

EB1421

# South Epping Masterplan Area

## Capacity Analysis (Sites EPP.R1 and EPP.R2)

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## 1.0 INTRODUCTION

1.1 David Lock Associates (DLA) are representing the Fairfield Partnership (TFP) and Framptons are representing Barwood Land (BL), who together are jointly promoting the proposed site allocation of South Epping Masterplan Area (SEMPA). The SEMPA is designated in the Local Plan as two separate land parcels:

- EPP.R1 (western parcel), is promoted by BL; and
- EPP.R2 (eastern parcel), is promoted by TFP.

1.2 The site capacity estimate for the SEMPA set out in the Epping Forest Local Plan Submission Version 2017 ("LPSV") is 950 units, with 450 units provided in EPP.R1 and 500 units in EPP.R2. The promoters and their consultant teams have actively participated in the Examination in Public, and subsequent meetings with District Council Officers and other stakeholders to progress the South Epping Masterplan. Preparation of the masterplan is currently at a preliminary stage and the details of development on the site will emerge through the master planning process.

1.3 Following the examination of the LPSV the Inspector on 2 August 2019 published initial findings that raised queries about how the indicative capacity of the SEMPA had been arrived at, based upon her own analysis of the physical and policy factors that impact the site. The promoters remained confident that the previous capacity analysis was robust for a site allocation. However, it is accepted that a more detailed technical site analysis undertaken has resulted in a reduced site capacity for outline planning application purposes in part or all of the SEMPA.

1.4 In summary, the Inspector raised the following with regard to the capacity of the SEMPA:

- Site constraints, including Green Belt and HRA considerations, noise and air quality associated with the M25, the presence of overhead powerlines and the need for a bridge over the railway to connect them.
- With particular reference to site EPP.R2, the effect of development on the elevated land in the region of Flux's Lane upon the Green Belt (purpose 4), together with the potential effects of any necessary acoustic bund adjacent to the motorway.
- Whether it is viable for the development itself to fund the vehicular bridge across the railway which the Council and highway authority maintain is essential for connectivity, and the impact on delivery of the strategic site.

1.5 The Inspector recommended that the Council should review its site capacity work, preferably in conjunction with the site promoters, with the above concerns in mind together with the need for SANG provision. The review should set out clearly how the bridge is intended to be delivered and what contingencies will be in place if this does not happen. A reduction in the number of dwellings proposed and/or a delay in the projected timing of their delivery was anticipated.

1.6 This report has now been prepared jointly by DLA and Framptons following consultation with Epping Forest District Council (EFDC) to discuss the Inspector's initial findings.

- **Section 2.0** of the report discusses Visual Impact, Landscape, and Green Belt considerations and
  - **Section 3.0** considers Noise and Air Quality matters.
  - **Section 4.0** covers Transport matters in and
  - **Section 5.0** examines HRA considerations and SANGS provision
- Sections **6.0, 7.0 and 8.0** sets out Flooding and Drainage, Utilities, and Education respectively.

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- 1.7 Concept plans and section drawings have been prepared for the SEMPA by the Promoter's consultant teams and are provided in **Appendix A** and summarised in **Section 9.0**, which considers the development concept and the capacity of the SEMPA. The concept plan is not a masterplan for the SEMPA but is intended to show an example of how the site could be developed in accordance with technical constraints and requirements and demonstrates how many dwellings can be delivered.
- 1.8 We consider that the concept plan that has been jointly prepared by both Promoters responds to the comments that have been raised by the Inspector to demonstrate an illustrative capacity the can realistically be delivered and provides a robust basis for the allocation of Sites EPP.R1 and EPP.R2. In our view the dwelling capacity of the SEMPA should be expressed as a range of dwellings because the precise capacity will only be confirmed after further detailed discussions are held with regard to housing mix as separate detailed planning applications are proposed.

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## 2.0 VISUAL IMPACT, LANDSCAPE AND GREEN BELT CONSIDERATIONS

2.1 The Planning Inspector raised queries about the visual effect of development on the elevated land in the region of Flux's Lane, specifically upon Green Belt purpose 4; *to preserve the setting and special character of historic towns*. There are also comments raised about the potential effects of any necessary acoustic bund adjacent to the motorway. These concerns were expressed in relation to Site EPP.R2 only. Therefore, below we first discuss EPP.R2 and explain how the Fairfield Partnership has considered and responded to the Inspector's comments. We then discuss how the landscape setting within EPP.R1 is proposed to integrate with EPP.R2.

### EPP.R2

#### *Previous work*

2.2 Landscape and Green Belt considerations have been assessed for Site EPP.R2 over a number of years. In November 2017 BMD prepared a Landscape and Green Belt appraisal for TFP, for the southern part of EPP.R2. This built on a previous appraisal undertaken in July 2013 that considered the northern part of EPP.R2.

2.3 The Inspector's comments relating to visual impact, landscape, and Green Belt matters focus on the southern part of EPP.R2. Therefore the 2017 report is pertinent and is attached at **Appendix C**. The purpose of the appraisal was to understand, define and record the character, setting and sensitivity of the southern part of EPP.R2 (referred to in the BMD report as 'Site A', with the northern part referred to as 'Site B'), in order to consider its capacity and that of the surrounding landscape and visual resource to accommodate a proposed residential allocation. A study area was identified with a 2km offset radius from the edge of the Site A boundary, which is broadly equivalent to the visual envelope of Site A.

2.4 BMD's report is informed by:

- Published assessments that provide a hierarchical appraisal of the character of Site A;
- BMD's own assessment of the local landscape typologies of Epping, developed through desk study of maps, aerial photography, plans and documents followed by field surveys;
- The physical landscape resource, including:
  - Topography, Geology and Hydrology; and
  - Vegetation and Land Use.
- Designated landscape and settings, including:
  - Scheduled Monuments;
  - Conservation Areas and Listed/Locally Listed Buildings;
  - Registered Parks and Gardens; and
  - National Parks and Areas of Outstanding Natural Beauty.
- A site appraisal, including the identification of landscape receptors;
- The visual baseline, including the identification of visual receptors; and
- A Green Belt appraisal.

2.5 BMD in paragraphs 5.1.4 to 5.1.8 reached the following conclusion with regard to landscape character:

"At a County level Site A lies wholly within the Epping Forest and Ridges LCA and displays typical landscape characteristics associated with this LCA, including a small to medium scale arable fields and high tree cover. Site A's existing relationship with the northern settlement edge of Epping is considered to enable potential development to be accommodated within the landscape.

This LVA does not concur with the County wide assessment of the Roding Valley LCA in so far as its assessment as having a *high* sensitivity. BMDs own assessment and review of the District Wide Assessment considers that the interchange between the M11 and M25 have a dominance on the landscape and overall tranquillity. The historic field pattern within this area has been overlain by the dominant presence of the motorway corridors.

It is considered that the landscape character of Site A and its surroundings are of **low to medium** sensitivity to change which corresponds with the District Wide landscape character assessment of LCA G2, Theydon Garnon. Some existing features are detracting and major infrastructure is present which has an obvious influence on the character and experience of the landscape. Site A has a **medium - high** level of ability to accept residential development and there are good opportunities for mitigation and enhancement.

Furthermore the LLCA has appraised Site A as falling within the Rolling Farmland LLCA whereby the value is appraised as **high** owing to its existing Green Belt designation but the susceptibility to change is **low**. Overall, the sensitivity of Site A and this LLCA is judged to be **medium** with scope for improvement and is tolerant of some change.

Site A is considered to relate closely to the southern built up edge of Epping and is more visually and physically connected to the built up edge than perceived as being connected to the open countryside. In consideration of Epping Forest District Council Settlement Edge Sensitivity Study 2010 Site A has a low sensitivity and is *'suitable for development in landscape terms and is considered to have a less significant role in contributing to the structure, character and setting of the settlement.'*

## 2.6 Paragraphs 5.1.9 to 5.1.11 provide the following conclusions with regard to visual receptors:

"The visual baseline identified those receptors that currently share intervisibility with Site A and are of the greatest visual sensitivity. These comprise:-

- Residential/Private Properties: Brook Road (Viewpoints 4, 5); Bower Hill (Viewpoint 9); Stewards Green Road (Viewpoints 10, 11) and Coopersale Hall School Grade II (Viewpoint 1);
- Public Rights of Way (PRoW) and Bridleways; Public Bridleway 189 13 (Viewpoint 11)  
PRoW 208 3 (Viewpoint 8); PRoW 183 32 (Viewpoint 6); PRoW 189 21 (Viewpoint 3); PRoW 189 22 (Viewpoint 2);
- Views from Roads; Brook Road (Viewpoints 4, 5); Bower Hill (Viewpoint 9) and Stewards Green Road (Viewpoint 10).

The most significant views of Site A are from receptors directly adjacent to and in close proximity to its boundaries who will experience the greatest level change. These receptors include residents and users of public rights of way who have a **high** susceptibility to change to development on Site A.

Whilst development of Site A will alter its existing character, it is considered that development can successfully occur in this area in a manner that minimises adverse impacts on available views from surrounding areas or the character of the surrounding landscape. In summary, the majority of Site A is therefore considered suitable to absorb new development and presents significant opportunities to enhance the existing landscape framework. Where Site A adjoins Site B, an extension of development within Site A would complement an established settlement pattern in Epping and has the ability to appear contained within a reinforced landscape framework that includes a strong woodland edge along the M25 corridor and tree lined horizon. With sensitivity in integrating the setting of Listed Buildings and vistas to heritage assets within open space areas in the south-east of Site A and measures taken to ensure development remains visually contained below the elevated ridgeline to the south - east, this area of landscape is considered capable of successfully absorbing development..."

- 2.7 Figure 10 of the BMD report provided a Landscape Opportunities and Constraints Plan, which responds to the landscape and visual characters of Site A that were identified by BMD.

**Further work undertaken in response to the Inspector's comments**

- 2.8 Paragraph 44 of the Inspector's initial advice after the examination hearings states in part:

*In particular, the concerns I expressed at the hearing about the effect of development on the elevated land in the region of Flux's Lane (EPP.R2) upon the Green Belt (purpose 4) remain; and I am similarly concerned about the potential effects of any necessary acoustic bund adjacent to the motorway...*

- 2.9 Paragraph 134 of the NPPF sets out that purpose 4 of the Green Belt is:

*to preserve the setting and special character of historic towns*

- 2.10 Following receipt of the Inspector's initial comments, a site visit was undertaken by DLA on 24 October 2019 to consider further the impact of site allocation EPP.R2 on this Green Belt purpose. This work was undertaken independently of BMD's 2017 work, although the resulting development concept appended to this report is comparable to the Landscape Opportunities and Constraints Plan provided in Figure 10 of BMD's report.

- 2.11 Two conservation areas are located in Epping, the Epping Conservation Area focussed on the High Street, and the Bell Common Conservation Area further west. They are located to the north and north west of Site EPP.R2. EFDC has published conservation area character appraisals for both conservation areas and these identify important views. Within the Epping Conservation Area important views are largely those along the High Street. With the Bell Common Conservation Area the important views focus on the common. There is no intervisibility between the two conservation areas and Site EPP.R2.

- 2.12 In addition most Listed Buildings in the town of Epping fall within the conservation areas referred to above. The Listed Buildings near EPP.R2 are located outside of Epping to the south and east of the allocation site (Gardners Farmhouse, the Barn to the North of Gardners Farmhouse, and slightly further away Coopersale Hall). Previous research undertaken for TFP has confirmed that there are no locally Listed Buildings within 500m of EPP.R2.

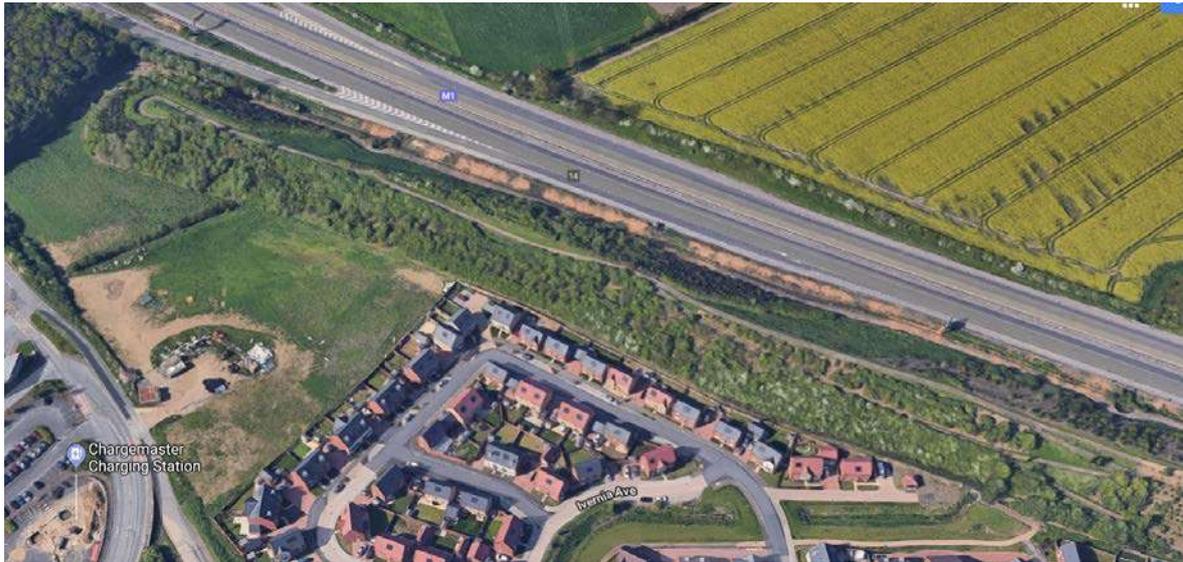
- 2.13 On this basis we conclude that the Inspector's concerns relating to the Green Belt do not relate to the setting of any particular heritage assets within Epping, but rather the broad outlook from the town towards the Green Belt to the south. In such views, for example from Bower Hill looking south, and from Bridge Hill looking southeast, the higher land within EPP.R2 is visible, in the region of Flux's Lane.

- 2.14 In order to address the concerns raised by the Inspector, we have concluded that the higher ground should be kept free of development in views from Epping. In addition, storey heights should be selectively restricted elsewhere in the development (for example, bungalows should be provided at higher levels within the development), and green landscape features introduced, to soften any visual impact of the proposals in views towards the site.

- 2.15 The Inspector has not raised any specific concerns about the setting of Listed Buildings near the to the site. However, removing development from the higher ground will also provide additional openness to the setting of the Listed former farm buildings to the south of the site. These residences are located within an urbanised context at the edge of the built-up area of Epping, near to electricity pylons and the M25. Notwithstanding this, the buildings have historical associations with the surrounding land, and providing an open landscaped setting to the north will conserve

elements of this setting and the existing relationship between the buildings and the town of Epping.

- 2.16 The Inspector also raised comments relating to the nature of any acoustic bund adjacent to the motorway. Acoustic bunds and noise considerations are discussed in more detail in **Section 3.0**. The proposed landform berm will be much more than an engineering structure. It will be landscaped and provide an attractive backdrop to the proposed development. **Figure 1** below provides an example of a similar landscape feature at the Brooklands development in Milton Keynes, which is adjacent to the M1. In our view a landscape feature of this nature will be entirely consistent with the existing landscape character to the south of Epping, with land rising towards the M25.



**Figure 1 - Acoustic landform berm at Brooklands, Milton Keynes, adjacent to the M1 (source: Google Maps)**

#### **EPP.R1**

- 2.17 Barwood Land appointed EDP to undertake a landscape analysis and review of the site and prepare a Landscape Statement for land parcel EPP.R1. This is provided at **Appendix B**.
- 2.18 This EDP Landscape Statement confirms that the site is currently designated as Green Belt, but has no national or local landscape designations. The EDP report notes that development of the site would conform to several overarching local planning policies in the emerging Local Plan.
- 2.19 EDP notes and agrees with the site's removal from the Green Belt via the draft allocation for residential development (EPP.R1) and part of the SEMPA is supported by the Plan's evidence case.
- 2.20 EDP's own independent assessment concludes that the site specific landscape differs in some respects from the wider County landscape characters; whereas the site has many detracting characteristics (e.g. pylons and the M25 corridor), it lacks some of the more valuable elements (e.g. enclosure formed by hedgerows, trees and woodland blocks). The EDP assessment evaluates the site as having a 'very low' sensitivity to change, a finding that is consistent with the Councils' own published evidence base.
- 2.21 The EDP assessment concludes that the Zone of Primary Visibility of the site is limited resulting from the enclosure created by the settlement, woodland, intervening natural topography, man-made

structures, e.g. embankments and road side vegetation. The opportunity for visual receptors is, therefore, limited to the immediate vicinity of the site and to its neighbouring allocated site to the east.

- 2.22 The following type of receptor has been considered, and a selection of Photo viewpoints have been chosen as representative of views:

#### *Open Access Land, Promoted Footpaths and PRow*

- 2.23 There is no open access land offering views of the site. The promoted route, including the “Essex Way,” is screened from the site by woodland and intervening built form.
- 2.24 Many PRow cross this landscape. Normally these receptors would have a high sensitivity to change, but views of the site from them are compromised by the major transport corridors and their sensitivity to change, consequently, is reduced to ‘medium’.
- 2.25 Development on site would have a fundamental change on the character of these views, especially out of the site centre towards the east.
- 2.26 There are many views available from the immediate east (from allocated site EPP.R2) the site appears as a horizontal strip of land above the well-treed Central Line embankment and below the wooded ridge behind. Critically, residential development (of say 2 to 3 storey dwellings) within the site would *not* create skyline development. The ridgeline behind would retain its wooded skyline character. A well-designed masterplan, with space for tree planting, would easily replicate, or even improve on, the baseline character of the southern edge of Epping
- 2.27 Other views are available from PRow south of the M25, however, existing embankments and roadside vegetation would screen development from these vantages. Any proposals to build and plant up bunds in the south of the site, as noise mitigation for the M25, would further mitigate this minor change.

#### *Motorways and Other Roads*

- 2.28 There are surprisingly few roads from where the site can be seen. Road users generally have a medium sensitivity to change (motorway users have a lower sensitivity). The site can be glimpsed in several slot views along Ivy Chimneys Road, and in the context of a sub-urban settlement edge character. Further afield, the site is either not visible or a minor feature of a view already including visible settlement.
- 2.29 There will be open views into the site from the M25 where the planted berm ends and the motorway is at grade with, or higher than, the site. An extended berm planted with native woodland would be in keeping with sites further around the M25 and would mitigate this effect if necessary.

#### *Railway Users*

- 2.30 There will be open, albeit filtered, views into the site from the Central Line railway, especially along raised, embanked sections adjacent to the site. Due to topography and a generally unwillingness to plant trees near rail lines, effects of development will be difficult to mitigate.

However, the rail users will only have a 'medium' sensitivity to change and the context or their journey will be either having just left, or about to enter an urban area.

### *Residential Dwellings*

- 2.31 There will be open or filtered views into the site from all dwellings that back onto the site along Ivy Chimneys Road. Some dwellings further to the north, as the land rises, may also have glimpsed views of the site over or between the intervening rooftops. The residents of Gardeners Farm to the east would have open views of the site.
- 2.32 Based on EDP's field assessment, the ZPV of the site is limited to the site itself and receptors along its boundaries, and from the network of PRow a few hundred metres to the east in allocated site EPP.R2.
- 2.33 The two key photo viewpoints EDP 5 and EDP 7. In both of these views, development would not obscure the wooded ridge behind (provided it is limited to, say, 3 storey dwellings). A well-designed masterplan with space for tree planting would easily replicate the baseline character of the southern edge of Epping. The effects from other views (except the Central Line) can be mitigated, if required, by strengthening boundary planting, which, in the south, will need to be on raised bunds.
- 2.34 By design, the proposed masterplan contains development below the wooded ridge behind, with space for tree planting to and replicates the baseline character of the southern edge of Epping and offer opportunities to create new and valuable green infrastructure.
- 2.35 EPP.R1 also provides a landscaped berm at the southern edge of the site, to the south of the existing electricity pylons, in order to provide noise mitigation to the dwellings on this part of the site. Landscaping is also provided to the south of the dwellings, reflective of the site configuration in EPP.R2. This ensures a consistent approach to landscaping across the SEMPA.

### **Green Belt boundary**

- 2.36 Allocation of the SEMPA requires Green Belt release. NPPF Paragraph 139 sets out that when defining Green Belt boundaries, plans should:

*f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.*

- 2.37 We consider that the M25 is the most logical permanent and readily recognisable physical feature to the south of Epping and should form a new southern boundary to the Green Belt. Although this would release from the Green Belt the higher ground in EPP.R2 described above, we consider that the Inspector's concerns relating to the Green Belt in EPP.R2 are a proxy for retaining the landscape setting to the south of Epping. The open area proposed in the development to the north of the M25 can be subject to legal mechanisms to ensure it is available in perpetuity for recreational purposes. In addition, it is also likely to form part of the SANGS requirement for the SEMPA.

### 3.0 NOISE AND AIR QUALITY CONSIDERATIONS

- 3.1 Comments were raised in the response made by the Inspector on the 2<sup>nd</sup> August 2019 in relation to Noise and Air Quality constraints across the SEMPA.
- 3.2 The comments made by the Inspector refer to the potential effects of any necessary acoustic bund adjacent to the motorway in relation to Green Belt (purpose 4). This has been discussed in Section 2.0 above.
- 3.3 Both site promoters, TFP and BL have been advised by the same Consultancy WSP with regard to noise and air quality considerations. WSP's technical work and advice has informed this capacity analysis of the South Epping Masterplan Area and consequently the response to the Inspector's comments.

#### Noise

- 3.4 A previous site capacity analysis assumed a noise barrier adjacent to the M25 and the adoption of a suitable building form and height in the parts of the site nearest to the M25 would be required. The approach to building heights has been revised slightly to reflect the sympathetic approach to visual impact and topography. Subsequently, the focus will be more on appropriate orientation and layouts to aid in a reduction in noise levels rather than reliance on taller buildings on the southern boundary.
- 3.5 As previously expressed within hearing statements submitted as part of the Local Plan Examination (Matter 15), suitable noise mitigation is likely to be in the form of a landscaped berm. This mitigation measure has been explored further through technical work undertaken by WSP. This has provided better understanding of the height necessary for the berm to be effective in reducing noise levels on site.
- 3.6 To provide a consistent approach to noise across the entire SEMPA southern boundary, indicative cross sections have been provided (in **Appendix A**) to show the proposed landscaped berm across site allocations EPP.R1 and EPP.R2. The cross sections drawings are illustrative approaches to give examples of how mitigation could be achieved technically. In EPP.R1 on the slope below the pylon, a 7m berm is shown with a 3m high acoustic fence on top of it. An example of the technical specification demonstrated is set out below:
- a 3 m width between the site boundary and the edge of the retaining wall for maintenance access;
  - a 1:1 cribblock walling system, if a 7m high berm then a 7m width is needed. The cribblock wall could be planted or an Envirolock system could be used;
  - a 4m width along the top of the berm for the fence and access;
  - a 1:3 bund total width, if 7m high, would be 21 m; and
  - a 3m width between the base of the bund and proposed development.
- 3.7 On EPP.R2, the berm is proposed to be 7m high, with a 3m high barrier. The total heights of both the earth bund and barrier is 10m on each side of the railway line. As set out in **Section 2.0** above, the approach to the landscaped berm has been developed to provide a consistent landscaped backdrop to the SEMPA. The design vision for the berm would be to provide an attractive backdrop to the development, entirely consistent with the landscape context to the south of Epping.
- 3.8 The potential noise mitigation will primarily aim to meet the requirements of noise criterion across the SEMPA but should also improve the levels of noise currently experienced by existing residents

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in South Epping, due to the levels of noise emitted by the M25, providing a proposed enhancement to residential amenity.

- 3.9 It is considered that the significant technical work undertaken to date to support the production of the supporting concept plans and cross sections is sufficient in demonstrating that the SEMPA can accommodate appropriate noise mitigation in the form of a landscaped berm, without detrimentally affecting the site capacity of the site allocation and providing a more attractive landscaped backdrop to the SEMPA, with noise reduction benefits to the current existing relationship with the M25.

### **Air Quality**

- 3.10 The main influence on local air quality within the SEMPA will be emissions from road traffic on the adjacent road network and the M25. In this location, the main pollutant of concern is nitrogen dioxide (NO<sub>2</sub>). WSP has recently completed a six-month NO<sub>2</sub> diffusion tube survey within the SEMPA.
- 3.11 Following this survey work, WSP has confirmed that concentrations at the southern boundary of the site exceed the NO<sub>2</sub> objective and it has been recommended that a buffer zone of at least 30m width between any residential premises and the edge of the M25 is implemented along this boundary.
- 3.12 This 30m buffer has been accommodated within the concept plans provided alongside this report.
- 3.13 Air Quality has therefore been regarded within these proposals and is not considered to be a significant constraint affecting the capacity of the SEMPA.

## 4.0 TRANSPORT

### Bridge Over the Railway Line

- 4.1 The two sites (EPP.R1 and EPP.R2) are currently connected by a footbridge over the Central Line, approximately 200 metres south of the site boundary at Bridge Hill and Brook Road. This provides access along an existing Public Right of Way enabling a pedestrian route over the railway.
- 4.2 The written position of Essex County Council (ECC) within the Local Plan Examination Documents conflict with the requirement for a bridge. It makes it abundantly clear that sustainable travel is to be supported. Planning officers agree that securing a modal shift whilst proposing a new vehicular link would seem contradictory positions.
- 4.3 It is not considered necessary to deliver an all movements vehicular bridge over the Central Line to connect EPP.R1 and EPP.R2. An improved pedestrian / cycle bridge will create a sustainable connection across the tube line which allows the residents of EPP.R1 and EPP.R2 to access community facilities across the SEMPA.
- 4.4 The bridge connects the established Public Right of Way that extend through both sites and could be improved to include for example, a cycle ramp to enable cyclists to easily use the footbridge, as each masterplan is developed with interconnecting links. An improved bridge, could offer greater access to destinations further afield of each site, therefore encouraging walking/cycling and discouraging the use of the car.
- 4.6 There are no strategic transportation benefits in seeking to link EPP.R1 and EPP.R2 with a vehicular road bridge. A vehicular road bridge in this location would have the effect of attracting extra traffic to the south of Epping creating problems in the wider strategic flow of traffic distribution. A vehicular bridge through the site has the potential of creating a 'rat run' through the site.

### Sustainable Transport Measures

- 4.7 Alternative means of securing connectivity via behavioural shifts and encouraging the use of more sustainable modes of transport include a range of options, such as:
  - shuttle bus between SEMPA and station/town centre;
  - enhanced public transport links (as described below);
  - car club / carpooling space provision;
  - enhanced cycle parking provision within the site;
  - limitations on private parking;
  - the provision of electric car charging points for new dwellings;
  - the provision of e-bikes bike pooling and charging points for e-bikes;
  - signage to walking and cycling routes to the tube station;
  - residential travel plans;
  - reduce the overall need to travel, particularly during peak periods;
  - promote awareness of transport issues and the impact of traffic on the local environment;
  - show a commitment to improving traffic conditions within the local area;
  - influence the level of private car journeys to and from the site in order to reduce air pollution and the consumption of fossil fuels;
  - increase the proportion of journeys to and from the site by sustainable modes of transport such as walking, cycling, public transport and car sharing; and
  - promote cycling as a health benefit.

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- 4.8 Provision of enhanced public transport links to Epping Underground Station and Epping Town Centre as part of the development proposals will be key to encouraging the use of sustainable modes and reducing the requirement for car parking spaces on site.
- 4.9 Connections and accessibility to the Epping tube station and the town centre are some of the most significant movements to be addressed. The site is within convenient walking and cycling distance of both the station and town centre.
- 4.10 There are established routes through existing residential areas and these can be made more conspicuous through appropriate signage.
- 4.11 However, it is recognised that the incline from the SEMPA could be challenging for some potential users. To address this particular issue, it is proposed to work with the local bus operators to provide an enhanced public transport offer, potentially including a shuttle bus from the SEMPA to the tube station and town centre.
- 4.12 There are a number of opportunities which could be explored to improve links to the Underground Station and Epping Town Centre including:
- The existing bus service (Number 87) that connects Epping Town Centre to Ivy Chimneys Road, could increase in frequency and number providing accessible public transport between the site and Epping Underground Station;
  - There are achievable opportunities to provide an hourly service between Epping, the site and Loughton, this could be as an extension of existing services (number 87/381);
  - The Number 13 service would require a short diversion to run via the site, providing links to the Enfield employment area; and A new / upgraded pedestrian / cycle bridge in combination with sustainable transport measures and car parking restraint forms the transport package that will be delivered by the site allocation.
- 4.13 These suggestions would enable a step change that is required for a modal shift towards more sustainable transport patterns and sustainable travel behaviour.

#### Site Access

- 4.14 A number of suitable site access points have been identified for site EPP.R1 along Ivy Chimneys Road and Bridge Hill as part of the indicative access strategy. This background work has led to a preferred location being promoted as indicated on the concept plan, which has been designed in accordance with ECC Design Guide as a staggered crossroads. To the west, a separate emergency access is also proposed.
- 4.15 Access to the site EPP.R2 will be achieved by the construction of a new internal access road with its eastern junction at the Flux's Lane end of the site through to a point near the tube bridge. This will allow traffic calming measures to be introduced on Brook Road (which potentially will become access only), together with additional/replacement car parking. A signalised junction will be introduced on Bridge Hill/Brook Road to make the carriageway under the bridge single lane and complementary traffic improvement measures are anticipated on Ivy Chimneys Road.

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## 5.0 HRA CONSIDERATIONS AND SANGS PROVISION

### Habitats Regulation Assessment (HRA)

- 5.1 We are aware that there are HRA issues relating to the SEMPA, but these are issues applicable to a wider areas around Epping Forest, and not specific to this site, and are dealt with on a district-wide basis by measures under consideration by EFDC.
- 5.2 Epping Forest Special Area of Conservation EFDC Position Statement October 2019 acknowledges that the Local Plan Inspector has provided the Council with written advice following completion of the hearings directing the Council to undertake additional HRA work. At present the Council cannot lawfully grant planning permission for development contrary to Natural England's current advice.
- 5.3 On 18th October 2018 the Council's Cabinet adopted an Interim Mitigation Strategy that was agreed with Natural England. The Planning Inspector has advised that this Strategy, to be kept under review, together with a Strategic Alternative Natural Greenspace Strategy will address the recreational impact of development on the Epping Forest SAC.
- 5.4 There is currently no agreed approach to atmospheric pollution, although work is being undertaken to devise an Air Quality Mitigation Strategy (AQMS) that is acceptable to Natural England, having regard to the Planning Inspector's advice.
- 5.5 In the absence of an approved AQMS all proposals that result in net additional residential and / or employment development anywhere within the District must be subject to an Appropriate Assessment under the Habitats Regulations.
- 5.6 There are Interim measures therefore, despite the degree of impact yet to be fully identified and agreed, which would be relevant to all of the proposed allocated strategic sites across Epping District – not just the SEMPA. As such all of the allocated sites, otherwise found sound, should be required to respond to the identified impact via proportionally appropriate mitigation measures.

### SANGS Provision

- 5.7 As set out in the Council's examination document (ED91A), the Council's 'Interim Approach to Managing Recreational Pressures on the Epping Forest Special Area of Conservation' (EB134), approved by Cabinet on 18 December 2018 ("the Interim Approach") explains that all development which result in a net additional increase in dwellings within the EFSAC Inner Zone will be required to make a financial contribution toward Strategic Access Management and Monitoring ("SAMM").
- 5.8 Moreover, Part K (xv) of Policy P 1: Epping, requires the Strategic Masterplan to include "adequate levels of high quality public open space, including the replacement of Brook Road Informal Recreation Ground ...". The principle of securing appropriate avoidance and mitigation measures, including provision of recreation space on site, has been agreed with the SEMPA site promoters (see Statement of Common Ground for South Epping Masterplan Area (ED39), at paragraphs 17.2 and 17.3).
- 5.9 The level of SANGS requirement generated by the two allocation sites EPP.R1 and EPP.R2 is not yet defined nor is there currently any recognised method of calculating the requirement. It is decided in effect, by negotiation with Natural England, often at the outline planning application stage. There is a general acceptance that a SANGS requirement for a particular site can be met by a combination of on-site provision plus a contribution to further off-site provision. The approach suggested here is effectively a residual one. This means that we objectively assess the development capacity of the site and then allocate much of the remaining land for SANGS,

together with a commitment to potential off-site payments and use of the relevant off-site footpath network if required.

## 6.0 FLOODING AND DRAINAGE

- 6.1 WSP has advised both TFP and BL regarding the provision of SuDS required across the SEMPA. This provision relates to the developable area outlined on the concept plans.
- 6.2 The SEMPA lies within Flood Zone 1, having a less than 1 in 1,000 (low risk) annual chance of flooding from rivers sources in accordance with the NPPF.
- 6.3 The SEMPA is indicated to be at very low risk from surface water flooding. There are areas near the watercourses which are considered at medium risk of flooding. Considering this, flooding and drainage has been taken into consideration at this stage as it can have an influence on overall site capacity.
- 6.4 The Surface Water Drainage Strategy Plan indicates the approximate size and location of the attenuation ponds within the development shown across the SEMPA.
- 6.5 The Surface Water Drainage Strategy Plan also shows the location and extent of any existing water courses across the SEMPA. This is a particular design consideration within site allocation EPP.R2, as there is an existing water course which runs from the north east corner of the site to the centre of the western boundary of EPP.R2.
- 6.6 TFP and BL are both satisfied that flooding risk and SuDS provision has appropriately been accommodated in the concept plans provided.

---

**7.0 EDUCATION**

- 7.1 The draft policy states that the SEMPA will make provision for a new primary school and early years childcare on the wider SEMPA site with a land take of 2.1 hectares.
- 7.2 The Council has agreed through a Statement of Common Ground with Essex County Council (ED10A representation ref. 45) to clarify the land requirements for education within the policy P 1 Part K. The proposed amended text in Policy P1 Part K (iii) is to refer to the need to make provision for a new primary school and early years childcare provision (including land provision of a minimum of 2.1 hectares), and that reference to the relocation of Ivy Chimneys Primary School is removed from the policy.
- 7.3 At present there are ongoing discussions between EFDC and ECC regarding the requirement for a new primary school provision within the SEMPA. TFP and BL acknowledge that a new primary school may need to be provided within the SEMPA and if it is required, this will reduce the development capacity of the site overall. The location of any new primary school will be subject to discussions with EFDC and ECC.

## 8.0 DEVELOPMENT CONCEPT AND CAPACITY

8.1 Enclosed in **Appendix A** are a set of concept plans, prepared in response to the concerns that have been raised by the Inspector. As set out in **Section 2.0**, the concept plan for EPP.R1 is underpinned by technical analysis of requirements with regard to landscape views, noise, air quality, highways and green infrastructure. In addition to input from technical specialists as set out in this report, the concept for EPP.R2 has been informed by a DLA site visit 24 October 2019. Although this was undertaken independently from the previously landscape and Green Belt appraisal prepared for EPP.R2 in 2017, the resulting development concept is very similar.

8.2 The following design principles have informed the concept plans for the SEMPA:

- stepped building heights (decreasing with higher topography) to reduce overall visual impact of development;
- development broken up by green infrastructure 'fingers' which can provide opportunities for view corridors, SUDS, walking and cycling, hedge and tree planting and biodiversity benefits;
- On EPP.R2 development extends to the 68m contour establishing a landscape buffer to the farm buildings of approximately 90m;
- landform berm to provide a degree of mitigation for M25 noise.

8.3 The concept plans are supplemented by indicative section drawings also provided in **Appendix A**. These demonstrate within EPP.R2 that limiting and reducing storey heights at upper levels of the site (with single-storey bungalows at the highest levels) will retain views of the higher land in the vicinity of Flux's Lane. This addresses the Inspector's concerns with regard to Green Belt impact and provides a greater open setting to the listed buildings nearest to EPP.R2. Green infrastructure fingers will also break up the development, soften its visual impact in views from Epping, and contribute positively to the setting of the listed buildings.

8.4 A buffer of at least 30m is retained from the edge of the M25 to address air quality considerations and noise impact from the M25 is mitigated through a landform berm with noise fence and landscaping.

8.5 The open space shown on the concept plan will be made available in perpetuity for recreational purposes and is anticipated to contribute to on site SANGS provision.

8.6 Initial analysis based on the net residential development area has shown the following indicative capacity for the SEMPA:

Site	Net Developable Area	Informal Open Space	Approximate Area of Attenuation Ponds	Dwelling range
EPP.R1	8.65ha	7.53ha	0.39ha	345 - 390
EPP.R2	9.75ha	11.00ha	0.30ha	390 - 439
<b>Total</b>	<b>18.4ha</b>	<b>18.53ha</b>	<b>0.69ha</b>	<b>735 - 829</b>

8.7 The capacity figures do not include land for a new primary school as we have not received confirmation that this is required. If a school is determined as being required, then the total number of dwellings would be approximately 650 dwellings across the SEMPA.

**9.0 DELIVERY**

9.1 Subject to the timely progress of the Masterplan and subsequent planning application, it is agreed that the allocation is capable of being delivered in line with the following trajectory (based on a 40 dph density):

2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
0	0	100	100	100	100	100	100	100	35	0	0	0

9.2 This is based on the following assumptions:

- Build out rate of 100 dwellings per year based on two outlets, one for EPP.R1 and one for EPP.R2;
- Local Plan is adopted by Q4 2020;
- An Outline planning application is submitted by Q4 2020;
- Outline planning permission is granted by Q3 2021;
- Reserved matters applications are submitted by Q4 2021;
- Reserved matters are approved by Q2 2022; and
- Start on site Q1 2023.

**APPENDIX A DEVELOPMENT CONCEPT PLANS**

**SOUTH EPPING MASTERPLAN AREA**  
DEVELOPMENT CONCEPT PLAN

- RESIDENTIAL DEVELOPMENT
- OPEN SPACE
- SUDS ATTENUATION
- BUND  
(SEMI-ENGINEERED 30m WIDE)



**EPP.R1**

**EPP.R2**

**EPP.R1**  
BASED ON A SEMI-ENGINEERED NOISE BARRIER, 30M WIDE BUND

**NET DEVELOPMENT AREA**  
8.65HA

**INDICATIVE UNIT NUMBERS**  
@ 40DPH = 345  
@ 45DPH = 390

**APPROXIMATE INFORMAL OPEN SPACE**  
7.53HA

**EPP.R2**  
BASED ON A SEMI-ENGINEERED NOISE BARRIER, 30M WIDE BUND

**NET DEVELOPMENT AREA**  
9.75HA

**INDICATIVE UNIT NUMBERS**  
@ 40DPH = 390  
@ 45DPH = 439

**APPROXIMATE INFORMAL OPEN SPACE**  
10.75HA

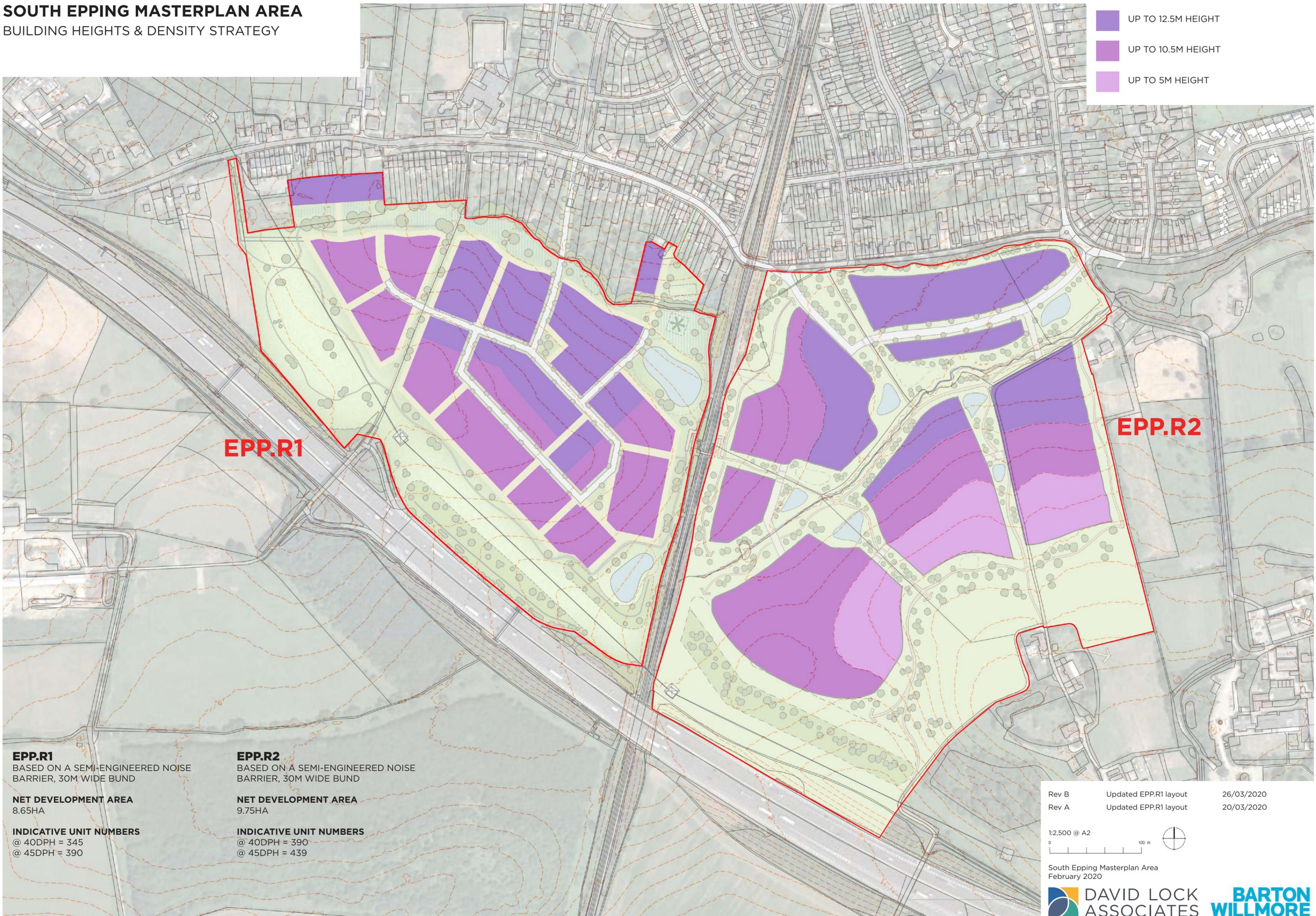
Rev B	Updated EPP.R1 layout	26/03/2020
Rev A	Updated EPP.R1 layout	20/03/2020



South Epping Masterplan Area  
February 2020

**SOUTH EPPING MASTERPLAN AREA**  
BUILDING HEIGHTS & DENSITY STRATEGY

- UP TO 12.5M HEIGHT
- UP TO 10.5M HEIGHT
- UP TO 5M HEIGHT



**EPP.R1**

**EPP.R2**

**EPP.R1**  
BASED ON A SEMI-ENGINEERED NOISE BARRIER, 30M WIDE BUND

**NET DEVELOPMENT AREA**  
8.65HA

**INDICATIVE UNIT NUMBERS**  
@ 40DPH = 345  
@ 45DPH = 390

**EPP.R2**  
BASED ON A SEMI-ENGINEERED NOISE BARRIER, 30M WIDE BUND

**NET DEVELOPMENT AREA**  
9.75HA

**INDICATIVE UNIT NUMBERS**  
@ 40DPH = 390  
@ 45DPH = 439

Rev B	Updated EPP.R1 layout	26/03/2020
Rev A	Updated EPP.R1 layout	20/03/2020

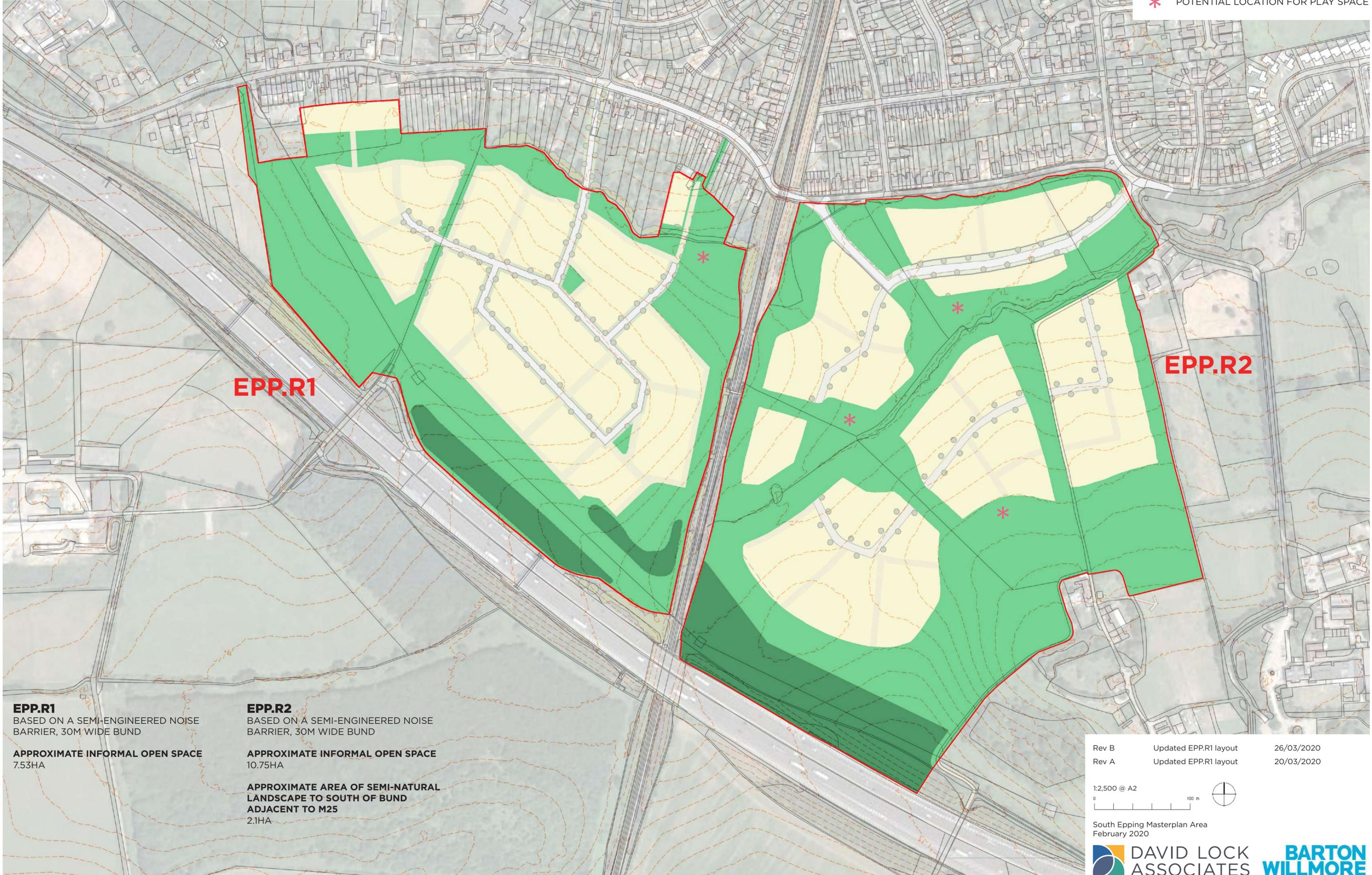


South Epping Masterplan Area  
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# SOUTH EPPING MASTERPLAN AREA

## OPEN SPACE STRATEGY

-  INFORMAL OPEN SPACE
-  SEMI-NATURAL LANDSCAPE
-  POTENTIAL LOCATION FOR PLAY SPACE



**EPP.R1**

**EPP.R2**

**EPP.R1**  
BASED ON A SEMI-ENGINEERED NOISE BARRIER, 30M WIDE BUND

**EPP.R2**  
BASED ON A SEMI-ENGINEERED NOISE BARRIER, 30M WIDE BUND

**APPROXIMATE INFORMAL OPEN SPACE**  
7.53HA

**APPROXIMATE INFORMAL OPEN SPACE**  
10.75HA

**APPROXIMATE AREA OF SEMI-NATURAL LANDSCAPE TO SOUTH OF BUND ADJACENT TO M25**  
2.1HA

Rev B	Updated EPP.R1 layout	26/03/2020
Rev A	Updated EPP.R1 layout	20/03/2020

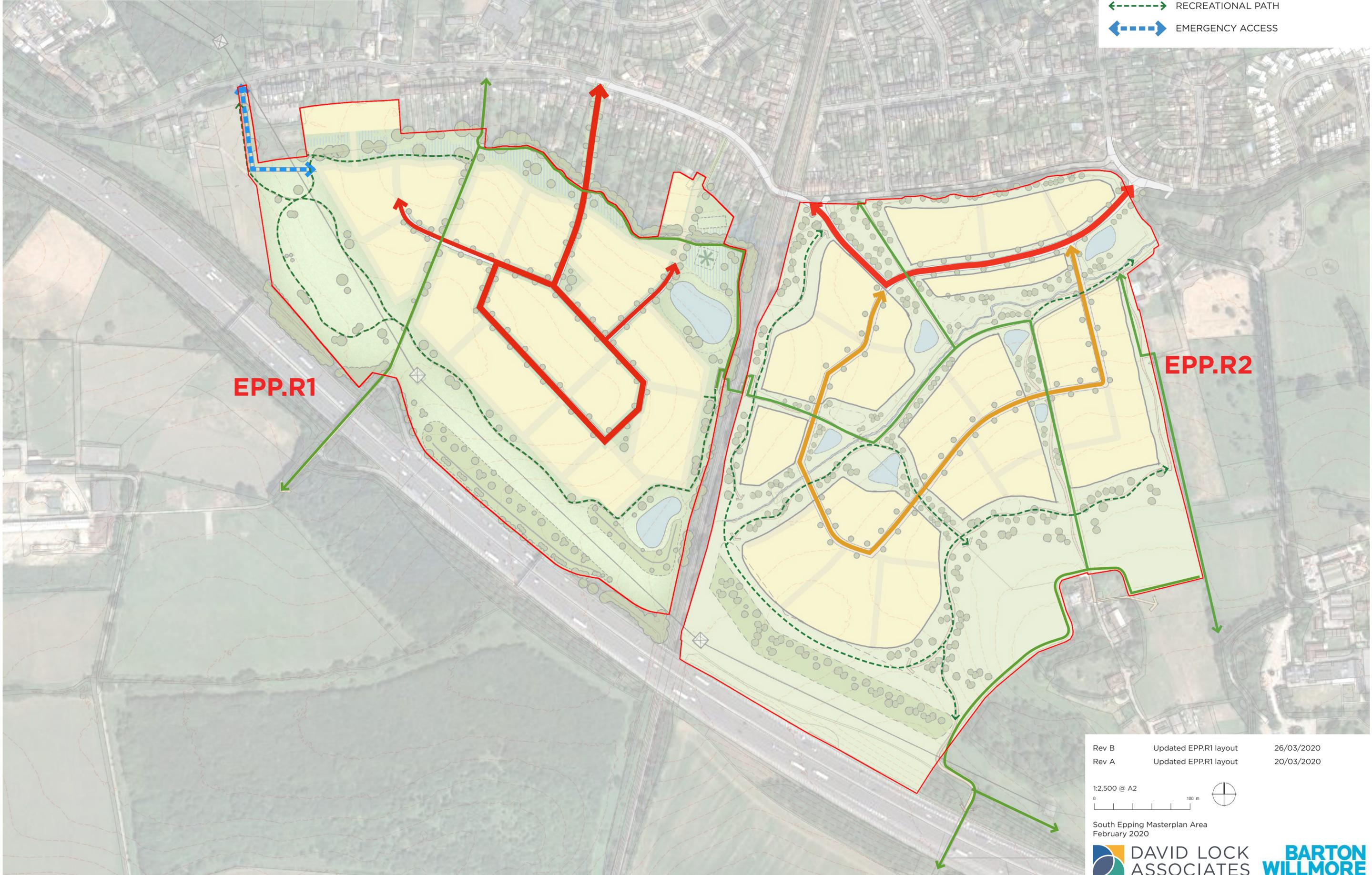


South Epping Masterplan Area  
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# SOUTH EPPING MASTERPLAN AREA

## ACCESS AND MOVEMENT STRATEGY

-  PRIMARY STREET
-  SECONDARY STREET
-  PUBLIC RIGHT OF WAY
-  RECREATIONAL PATH
-  EMERGENCY ACCESS



**EPP.R1**

**EPP.R2**

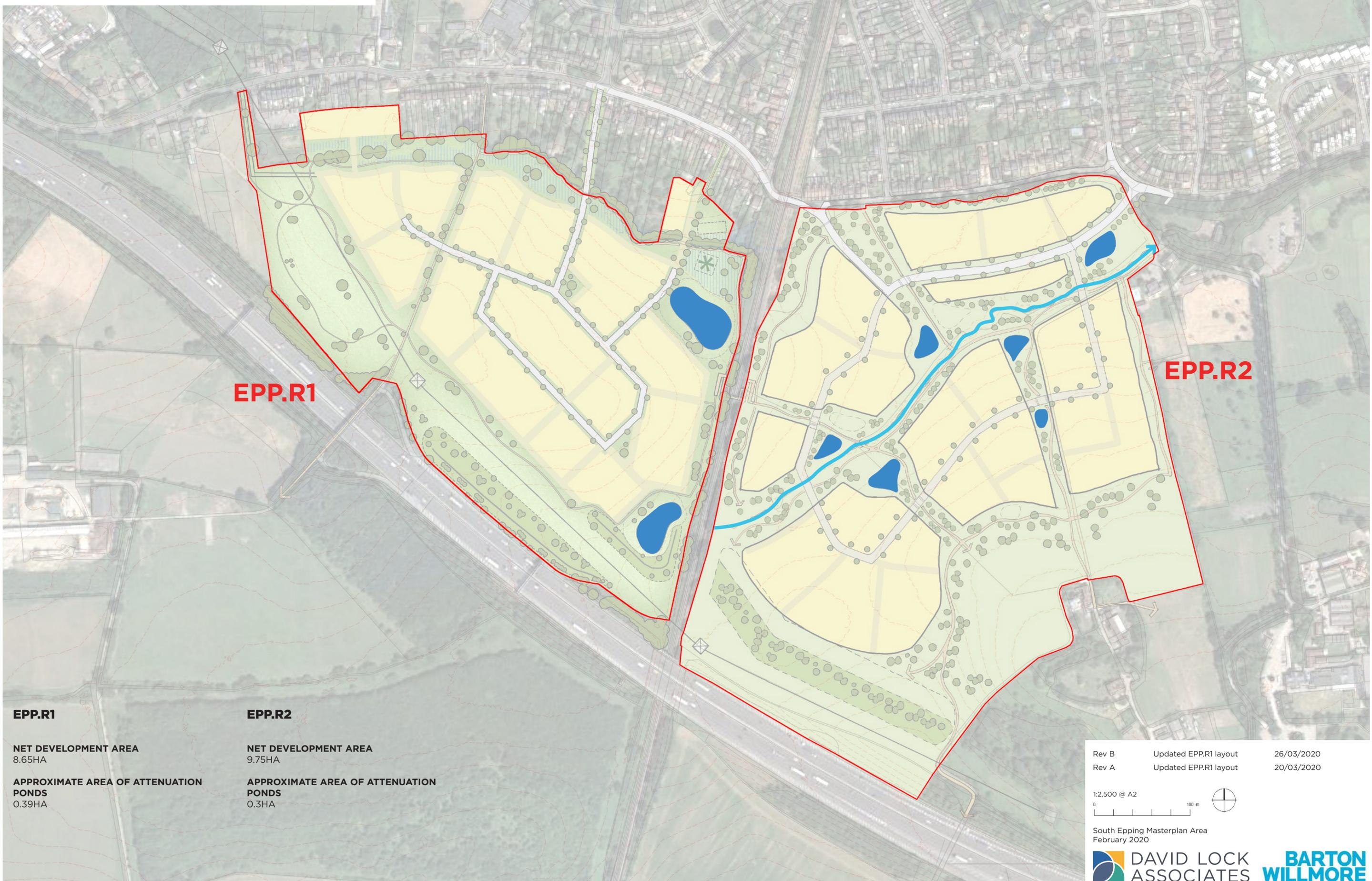
Rev B	Updated EPP.R1 layout	26/03/2020
Rev A	Updated EPP.R1 layout	20/03/2020



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**SOUTH EPPING MASTERPLAN AREA**  
SURFACE WATER DRAINAGE STRATEGY

→ WATER COURSE  
 SUDS ATTENUATION POND



**EPP.R1**

**EPP.R2**

**EPP.R1**  
 NET DEVELOPMENT AREA  
 8.65HA  
 APPROXIMATE AREA OF ATTENUATION  
 PONDS  
 0.39HA

**EPP.R2**  
 NET DEVELOPMENT AREA  
 9.75HA  
 APPROXIMATE AREA OF ATTENUATION  
 PONDS  
 0.3HA

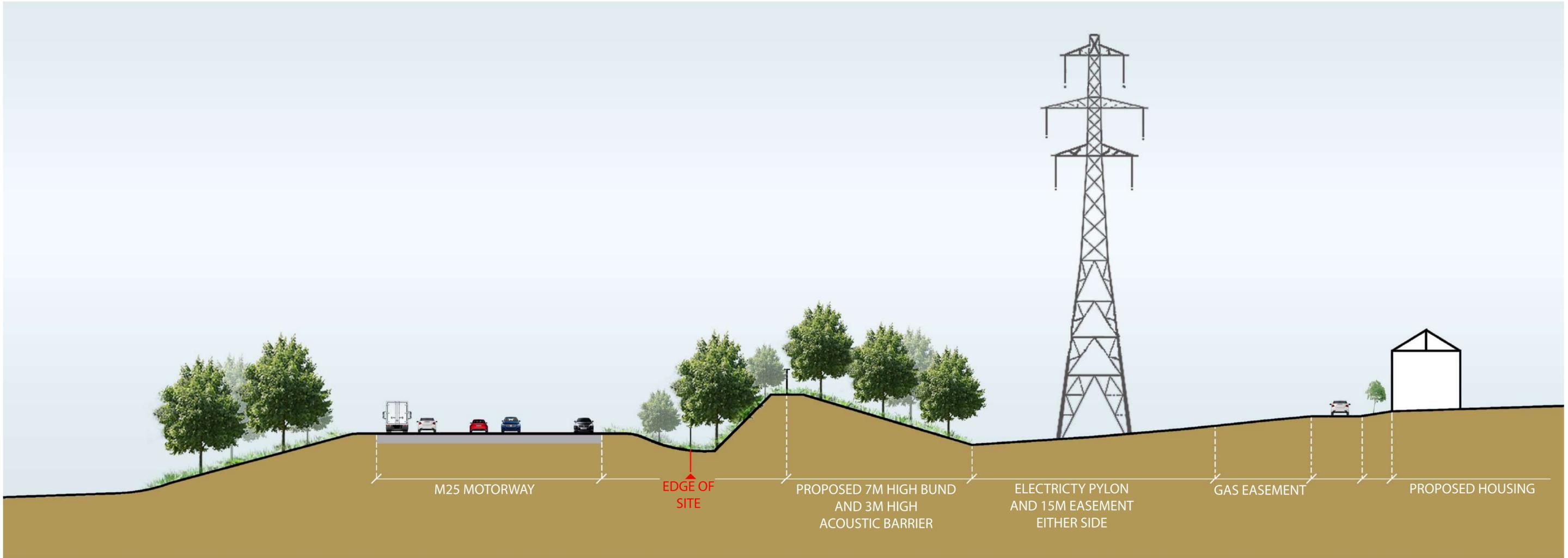
Rev B	Updated EPP.R1 layout	26/03/2020
Rev A	Updated EPP.R1 layout	20/03/2020



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# SOUTH EPPING MASTERPLAN AREA

EPP.R1 ILLUSTRATIVE SECTION



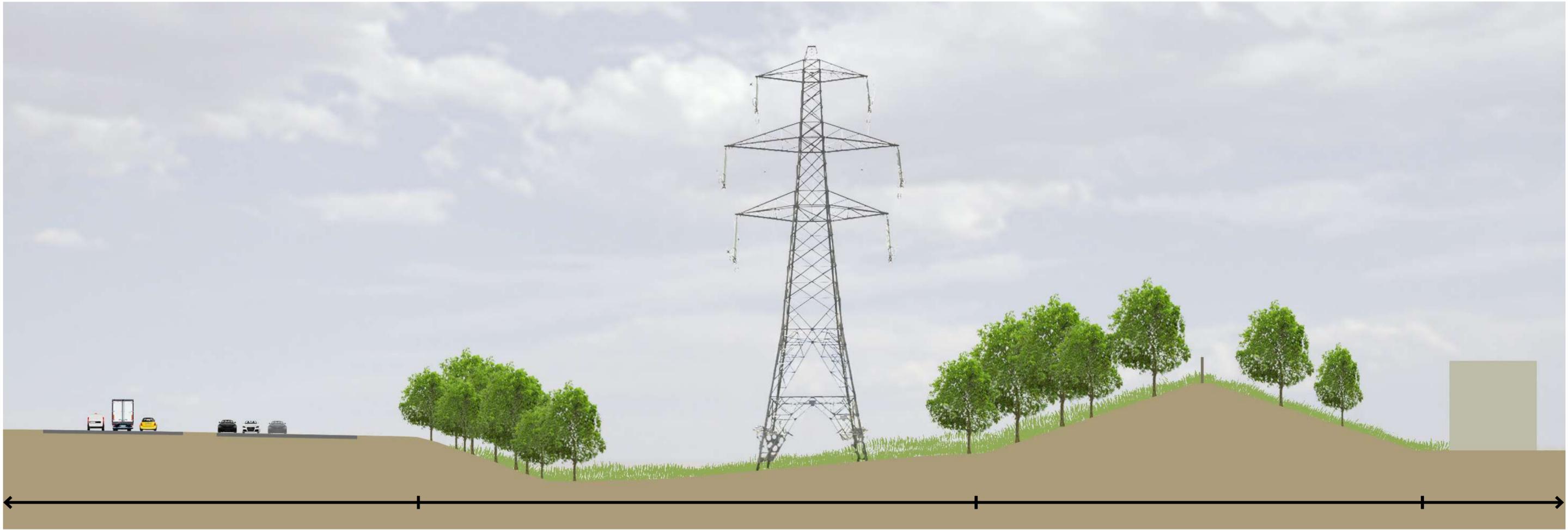
## KEY PLAN



South Epping Masterplan Area  
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# SOUTH EPPING MASTERPLAN AREA

EPP.R2 ILLUSTRATIVE SECTION



**M25 MOTORWAY CORRIDOR**

**SEMI-NATURAL GREEN SPACE**

OPEN SPACE CORRIDOR CONTAINING  
OVERHEAD LINES AND PYLON

**NOISE BUND**

3m FENCE  
8m EARTH BUND  
LANDSCAPE ENHANCEMENTS

**DEVELOPMENT**

10.5m BUILDING HEIGHT

## KEY PLAN

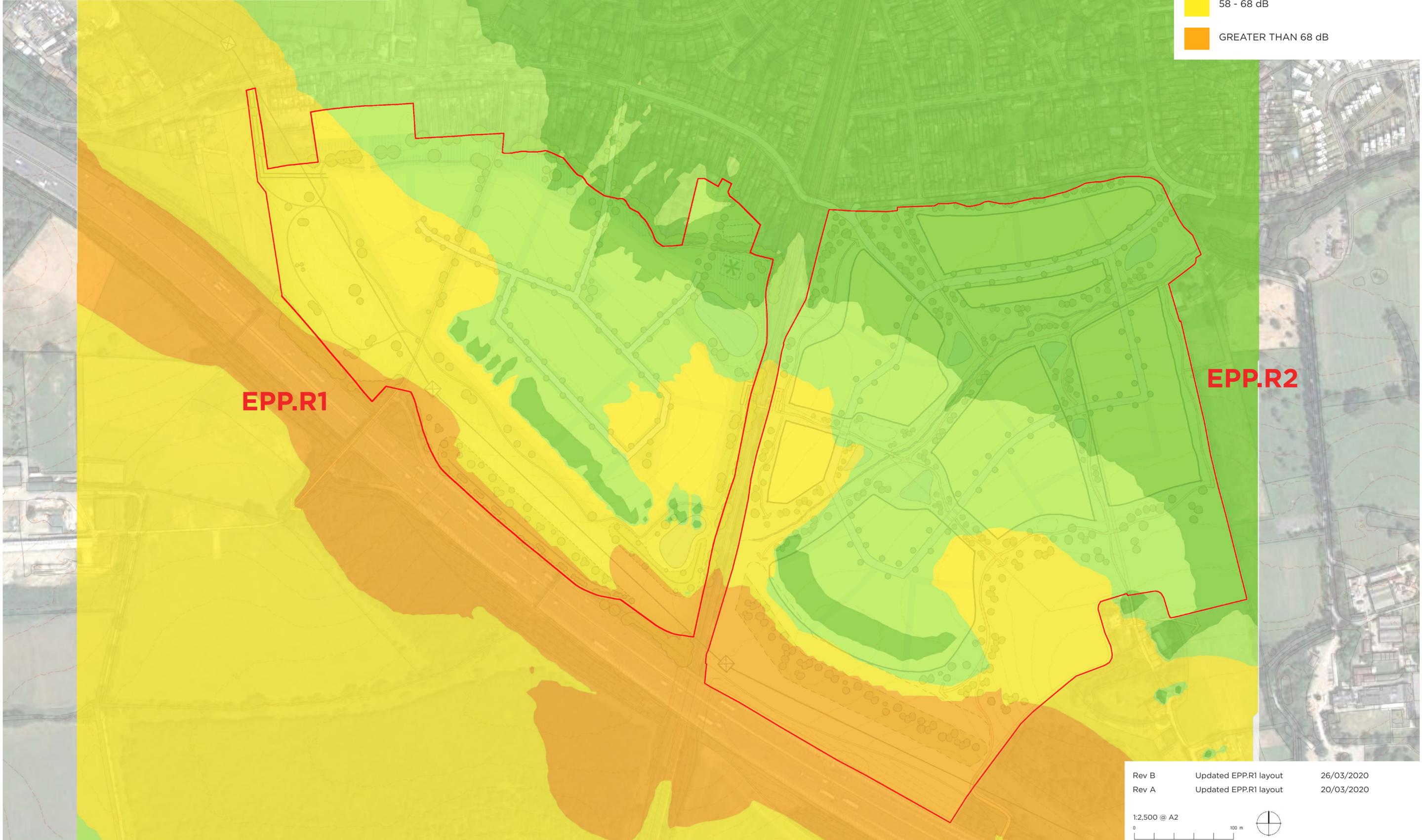


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**DAVID LOCK  
ASSOCIATES**

**BARTON  
WILLMORE**

**SOUTH EPPING MASTERPLAN AREA**  
DAY TIME NOISE CONTOURS

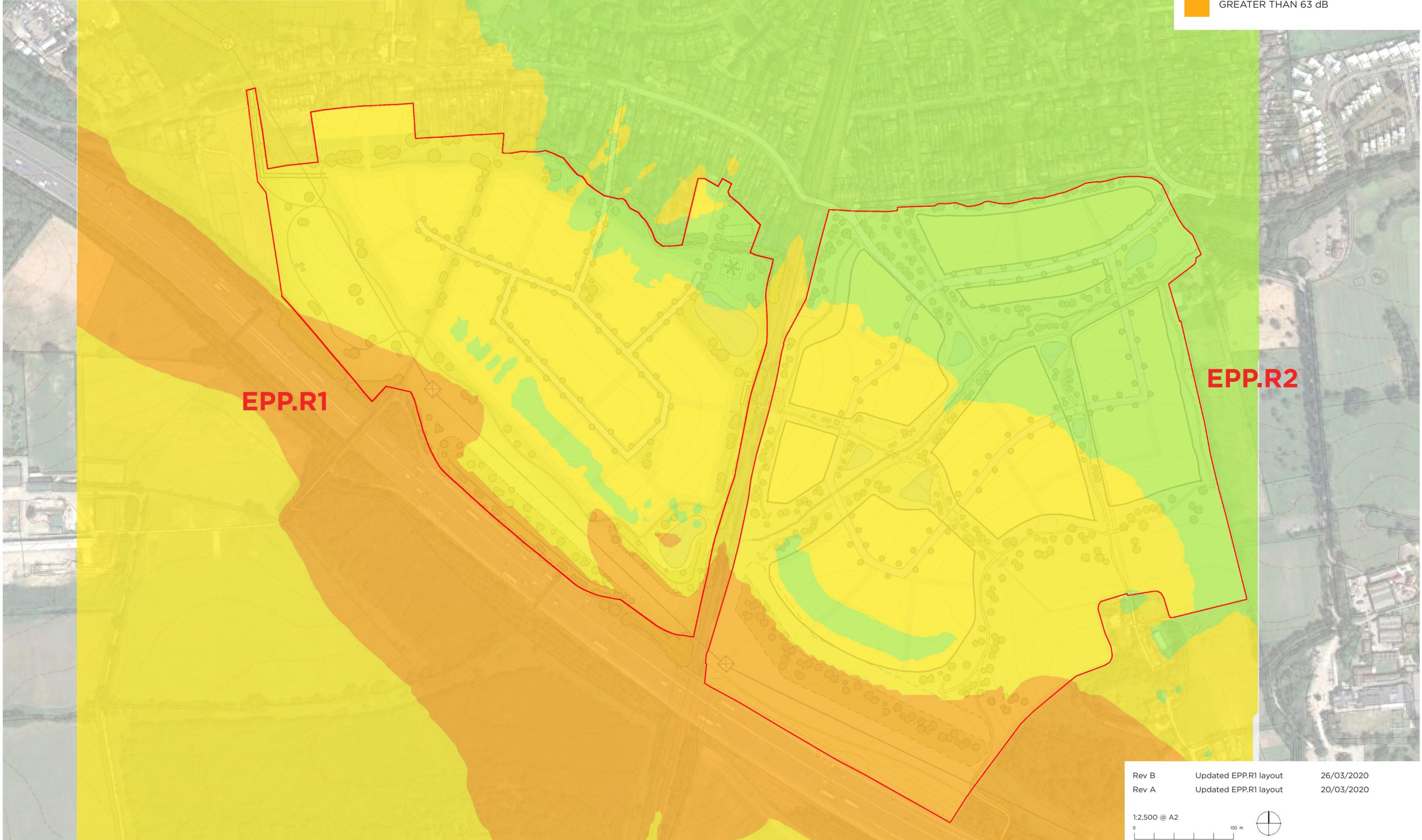
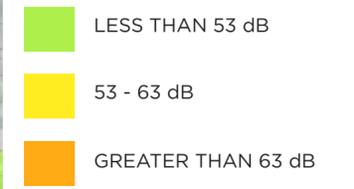


Rev B	Updated EPP.R1 layout	26/03/2020
Rev A	Updated EPP.R1 layout	20/03/2020



South Epping Masterplan Area  
February 2020

**SOUTH EPPING MASTERPLAN AREA**  
NIGHT TIME NOISE CONTOURS



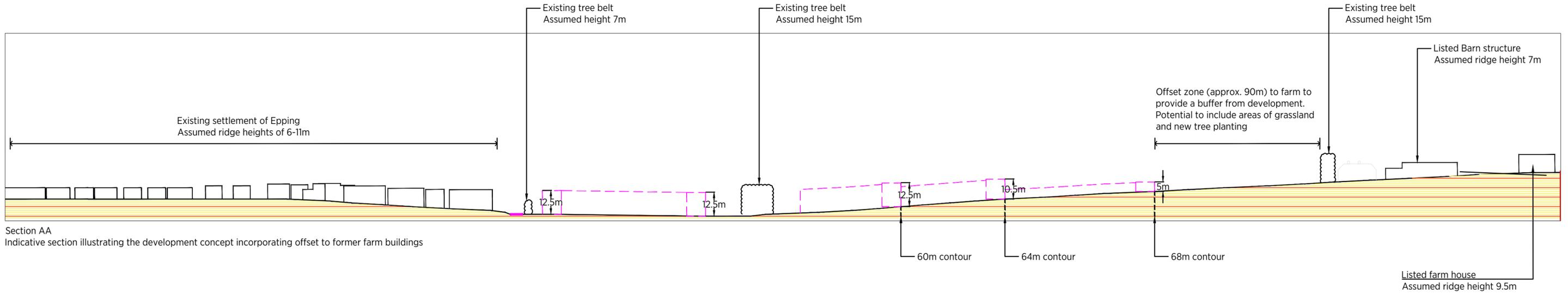
Rev B	Updated EPP.R1 layout	26/03/2020
Rev A	Updated EPP.R1 layout	20/03/2020



South Epping Masterplan Area  
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# SOUTH EPPING MASTERPLAN AREA

## INDICATIVE SECTION SHOWING BUILDING HEIGHT STRATEGY FOR EPP.R2



Section AA  
Indicative section illustrating the development concept incorporating offset to former farm buildings



Key Plan  
Indicative section line AA

**APPENDIX B EPP.R1 LANDSCAPE STATEMENT (EDP)**



**Land South of Ivy  
Chimneys Road,  
Epping**

## **Landscape Statement**

Prepared by:  
**The Environmental  
Dimension Partnership  
Ltd**

On behalf of:  
**Barwood Land**

March 2020  
Report Reference  
**edp5668\_r002d**

## Contents

<b>Section 1</b>	Introduction and Key Conclusions .....	1
<b>Section 2</b>	Findings of EDP Data Trawl .....	7
<b>Section 3</b>	Landscape Character Considerations .....	11
<b>Section 4</b>	Visual Amenity Considerations.....	17
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## Appendices

<b>Appendix EDP L1</b>	Photoviewpoints EDP 1-10 (edp5668_d005a 20 January 2020 GY/RMC)
<b>Appendix EDP L2</b>	Client's Masterplan (Barton Willmore 30076-RG-M-PS01F)
<b>Appendix EDP L3</b>	Map 5.1 from the Local Plan (Epping Forest District Council)
<b>Appendix EDP L4</b>	Figure 2.4 from Landscape Sensitivity Study (Chris Blandford Associates)
<b>Appendix EDP L5</b>	Methodology: Tables Defining the Thresholds and Definitions of Terminology used in this Appraisal

## Plans

<b>Plan EDP L1</b>	Site Location and Context (edp5668_d002a 20 January 2020 GY/RMC)
<b>Plan EDP L2</b>	Environmental Planning Context (edp5668_d003a 20 January 2020 GY/RMC)
<b>Plan EDP L3</b>	Local Landscape Character (edp5668_d006a 20 January 2020 GY/RMC)
<b>Plan EDP L4</b>	Findings of Visual Appraisal (edp5668_d004a 20 January 2020 GY/RMC)

*This version is intended for electronic viewing only*

	<b>Report Ref: edp5668_r002</b>			
	<b>Author</b>	<b>Formatted</b>	<b>Peer Review</b>	<b>Proofed by/Date</b>
002_DRAFT	RMC	CRC 160120	TR	CRC 160120
002a	RMC	-	-	CRC 200120
002b	RMC	-	-	CR 130320
002c	RMC	-	-	SC 200320
002d	RMC	CRC 230320	-	-

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## Section 1 Introduction and Key Conclusions

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Barwood Land ('the client') to undertake a Landscape Statement of 'Land South of Ivy Chimneys Road, Epping' ('the site'). The Epping Forest District Council ('the Council') has allocated the site in the submission version of draft Local Plan ('the Plan'), which has now been examined and due for publication after main modifications.
- 1.2 The location of the site is shown on **Plan EDP L1**. The site is known in the Plan as 'EPP.R1 - Land South of Epping, West'. Along with neighbouring site, 'EPP.R2 - Land South of Epping, East, it forms the South Epping Masterplan Area (SEMPA).
- 1.3 Draft policy 'P 1 Epping' allocated the site for mixed use development including "approximately 450 homes", with the neighbouring site allocated for approximately 500 homes, making a minimum of 950 homes for the SEMPA overall.
- 1.4 There are constraints to development, including the current green belt designation, a buffer to an oil pipeline, the easements to overhead power cables, and the site's location to the adjacent M25. However, no constraints related to landscape character or visual amenity had been identified in the Plan's evidence base, including the following reports prepared for the Examination in Public (EiP):
  - Epping Forest Landscape Studies, Landscape Character Assessment (Chris Blandford Associates, 2010);
  - EB712: Settlement Edge Landscape Sensitivity-Study, Chris Blandford Associates, Jan 2010); and
  - EB805N: Appendix B1.6.4 Results of Capacity and Deliverability Assessments - Site Reference - 0069/33 (ARUP, March 2018).
- 1.5 After the subsequent EiP, the 'Inspector's Advice After Hearings' considered "housing delivery" and suggested that 'minimum figures' for sites EPP.R1 and R2 for capacity should instead be expressed as 'approximate figures'. The inspector noted that "*in principle the allocation of these sites is justified by the Council's site selection work...*". The Inspector noted that "*at present, the indicative site density/capacity assessment in document EB805N (pages 874, 877 and 878) is insufficiently thorough to demonstrate that at least 950 homes could be accommodated over the Plan period...*" The Inspector advised that "*the Council should review its site capacity work, preferably in conjunction with the site promoters*".

1.6 Subsequently:

- The client produced a masterplan (**Appendix EDP L2**), showing the site's capacity as 385 units at 40dph.

1.7 The client has now commissioned EDP to produce a Landscape Statement, comprising an assessment of the sensitivity to change of the local landscape and visual receptors, to determine what site development constraints these would create.

1.8 EDP is an independent environmental planning consultancy with offices in Cirencester, Shrewsbury, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)). EDP is a Registered Practice of the Landscape Institute<sup>(1)</sup> specialising in the assessment of the effects of proposed development on the landscape.

1.9 This statement has followed best practice guidance set out in GLVIA3, and been informed by a desk-based review of available data, policy, landscape character publications and mapping, and by a site visit undertaken by an experienced Chartered Landscape Architect during January 2020.

1.10 In summary; EDP cannot find any justification – on grounds of potential harm to landscape character or visual amenity. For example, we cannot find a justification for development being restricted to stay below a certain contour-line for the allocated site EPP.R1. EDP believes that the evidence presented in this report justifies the removal of the 'Area of Landscape Sensitivity' from the allocated site EPP.R1.

### **The Site**

1.11 The site location is shown on **Plan EDP L1** showing it adjacent to the south-west edge of Epping. The local landscape character is shown on **Plan EDP L3**. The site comprises one very large, open and featureless arable field, alongside a small narrow field in the west (used as 'horsiculture') and separated by a defunct hedge and timber post and rail fence.

1.12 The sites boundaries can be described as follows:

- The northern boundary comprises residential rear gardens, many of which have mature domestic planting in long plots, providing a soft settlement edge (see **Image EDP 1.1**);
- The short western boundary is timber post and rail fence, used to separate horse paddocks in that small triangle of open land (see **Image EDP 1.2**);

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<sup>1</sup> LI Practice Number 1010

- The southern boundary is formed by the M25 and the paraphernalia, e.g. overhead signage and lighting, associated with that major transport corridor (see **Image EDP 1.3**). Beyond the south-west corner, the motorway exits a tunnel and lies above the site, but behind a vegetated bund. The bund tapers down until the site, and the motorway, are at grade in the central and south-eastern section. Some tree planting on the motorway verge here provides very little filtering of views to the carriageway; and
- The eastern boundary is formed by the Central Line underground railway line, which runs over ground at this point. The railway is at grade with the site in the central section (where there is a footbridge over the tracks) but is raised on an embankment to the north and south of this crossing (see **Image EDP 1.4**).

1.13 The centre of the site is generally devoid of natural features, save for a short section of a small stream in the south-east corner, and the generally undulating topography, demonstrated by **Images EDP 1.5** and **1.6**. From the first vantage, the scene looks tranquil, however, upon ascending the ridge, the several detracting influences of the transport infrastructure along the boundaries become visually apparent, as shown in the second vantage. One Public Right of Way (PRoW) crosses the centre of the site (north-south) meeting a bridge over the M21. A second PRoW follows the north-eastern boundary, meeting up with a footbridge across the central line. A row of high-voltage lines dominates the skyline and the pylons are a major visual detractor.



**Image EDP 1.1:** Part of northern boundary



**Image EDP 1.2:** Part of western boundary



**Image EDP 1.3:** Part of southern boundary



**Image EDP 1.4:** Part of eastern boundary



**Image EDP 1.5:** Featureless interior of site showing undulating topography.



**Image EDP 1.6:** On-site landscape detractors apparent from higher ground.

## Section 2 Findings of EDP Data Trawl

- 2.1 Following desk-based analysis of local landscape-related planning policy, designations and character, a site visit was undertaken by a Chartered Landscape Architect from EDP in January 2020. This involved walking and driving the local area to understand the character of the promotion land and its context, and to consider the likely landscape and visual effects that might arise from development of the land.

### Landscape-related Designations, Policy and Considerations

#### *Landscape Designations*

- 2.2 The site is not located within, or near, and does not contain any national or local landscape designations.

#### *Local Policy*

- 2.3 All relevant landscape-related environmental designations are shown in **Plan EDP L2**. The site lies wholly within the Green Belt, which is a local planning designation.
- 2.4 The current adopted local plan comprises the 'Combined Policies of Epping Forest District Local Plan (1998) and Alterations (2006), published in February 2008. However, given that it will be superseded by the Plan that has been examined, those old policies can be disregarded for the purposes of this statement.
- 2.5 There are several overarching emerging policies in the Plan that are relevant for a landscape assessment of the site, and which must carry weight:
- Draft Policy SP 6 – Green Belt and District Open Land, that states that *“the openness of the Green Belt will be protected from inappropriate development in accordance with national planning policy and Policy DM 4”*;
  - Draft Policy DM 4 – Green Belt, lists the five purposes of the Green Belt as set out in the National Planning Policy Framework (NPPF – ‘the Framework’). It then states that *“within the Green Belt planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with national policy”*; and
  - Draft Policy SP 7 – The Natural Environment, Landscape Character and Green Infrastructure, is designed to protect the natural environment, the character and appearance of the countryside, and green and blue infrastructure assets.

- Draft Policy DM 3 – Landscape Character and Ancient Landscapes, aim to ensure that development will not cause significant harm to the character of ancient landscapes.
- 2.6 Draft Local Plan Policy P 1 Epping, is set out in **Appendix EDP L3**. The site EPP.R1 forms part of the South Epping Masterplan Area (SEMPA) site allocation. This SEMPA site allocation is for up to 900 dwellings and also proposes to remove the Green Belt designation. It comprises two parcels; site EPP.R1 and EPP.R2. This proposal site lies within most of the boundaries of site allocation EPP.R1
- 2.7 By reason of its draft allocation, the site can be deemed to comply with Policy SP 6 and Policy DM 4. Subject to a masterplan that protects any on-site green and blue assets, the site can also comply with Policy SP 7. Whether the site forms part of an “ancient landscape” is out-with the technical scope of this report, but the point is covered below.
- 2.8 Policy P 1 states that the site is located for residential development, forming the major part of allocation “*EPP.R1 Land South of Epping, West – Approximately 450 homes.*” Under a sub-heading, South Epping Masterplan Area, the policy states that development proposals “*must comply with a Strategic Masterplan for the South Epping Area which has been formally endorsed by the Council*”. The policy then sets out provisions for the SEMPA, including the following which have landscape-related implications:
- (xi) careful design to avoid or reduce impacts on the ancient woodland which may include providing a buffer zone of semi-natural habitat between built development and the Ancient Woodland;*
  - (xii) the continued protection of those trees benefitting from a Tree Preservation Order;*
  - (xiii) the strengthening and/or creation of new Green Belt boundaries to the east and west of the site; and*
  - (xiv) the integration, retention and improvements to the existing watercourse and Public Rights of Way, including the retention of the existing pedestrian footbridge over the M25...”.*
- 2.9 Gardeners Farm is some distance from the site, so this constraint can be discounted. Given the only vegetation is at the site boundaries, save for one short defunct hedge, and the centre of the site is essentially featureless, all other physical constraints (including the stream corridor and the retained PRoW routes) can be dealt with quite readily in a sensitively designed masterplan with no in principle constraints.
- 2.10 Importantly, the Policy P 1 does not highlight any site-specific sensitivities on landscape character or visual amenity that the site masterplanner should be made aware and deal with. This is consistent with the evidence base used to create the Plan.

## **Plan Evidence Base**

### *EB712 – Settlement Edge Landscape Sensitivity Study*

- 2.11 Chris Blandford Associates (CBA) published a sensitivity study in 2010 to inform the new Local Development Framework. For the purposes of that study, overall landscape sensitivity was defined as: *“The inherent sensitivity of the landscape itself, irrespective of the type of change that may be under consideration. It considers the sensitivity of the landscape resource, its stability of character, the degree to which that character is robust enough to be able to recuperate from loss or damage”*.
- 2.12 For the southern fringe of Epping, the report found that it is *“characterised by large-scale fields which are lined with mature hedgerows. The route of the M25 motorway crosses these fields and disturbs the sense of tranquillity within this area. The road corridor creates a visual and physical barrier between fields at the southern edge of the town and other arable fields to the south. At the southwestern corner of the settlement, the large expanse of woodland within Epping Forest provides a sense of enclosure. At this point, the route of the M25 is within a tunnel”*.
- 2.13 In respect of visual character, the report found the following to be true of the southern part of the town:
- *“the majority of the settlement edges are lined with mature hedgerows, trees or large blocks of woodland, which create soft, green edges”*;
  - *Electricity pylons within the western fringe of Epping are vertical visual detractors within the landscape;*
  - *A network of Public Rights of Way surrounds Epping. Leading from Epping to the south of Coopersale and eastwards is the Essex Way recreational path and leading from Epping southwards is the Centenary Walk recreational path;*
  - *Short distance views of the settlement edge are restricted due to mature hedgerows and trees surrounding the settlement; and*
  - *To the north and south of the town the settlement edges are met by large blocks of woodland which form part of Epping Forest. This woodland completely restricts views of the settlement edge.*
- 2.14 In respect of historic character of the town, the report found that *“blocks of Ancient Woodland forming part of Epping Forest are situated to the northeast and southwest of the town. There are several medium sized blocks of pre 18th Century Fields surrounding Epping, a few of which abut the eastern edge of the settlement. A large block of 18th and 19th Century Enclosure Fields surround the northern edges of the settlement. Many of the fields surrounding Epping have suffered boundary loss. A number of veteran trees are scattered along the north-western edge of the town”*.

- 2.15 In summary, the report found that the landscape around the south of the town (including what is now the SEMPA) to be of “*low sensitivity*”. This is shown in **Appendix EDP L4**. There is no information to suggest any more detailed sensitivities concerning landscape character or visual amenity.

*EB805N – Appendix B1.6.4 Results of Capacity and Deliverability Assessments*

- 2.16 The Council commissioned ARUP to conduct a series of Capacity and Deliverability Assessments for sites across the Epping district. The relevant Site Reference is SR-0069/33. This area is 12.47 hectares (ha) and comprises the vast majority of the site (17.37 ha). The assessed area excludes the land south and west of the line of high-voltage power lines.
- 2.17 The assessment identified no constraints to achievability of developing the site related to landscape character or visual amenity.
- 2.18 The assessment noted that development of such a site will “*generally provide opportunities to enhance green infrastructure*”.

*Inspector’s Advice After Hearings*

- 2.19 After the EiP the ‘Inspector’s Advice After Hearings’ considered “housing delivery” and suggested that ‘minimum figures’ for sites EPP.R1 and R2 for capacity should be expressed as ‘approximate figures’. The inspector noted that “*in principle the allocation of these sites is justified by the Council’s site selection work...*”. The Inspector noted that “*at present, the indicative site density/capacity assessment in document EB805N (pages 874, 877 and 878) is insufficiently thorough to demonstrate that at least 950 homes could be accommodated over the Plan period...*”. The Inspector advised that “*the Council should review its site capacity work, preferably in conjunction with the site promoters*”.

## Section 3 Landscape Character Considerations

### Methodology

- 3.1 Following EDP's data trawl and site visit, EDP assessed the local landscape character and the visual amenity from representative viewpoints of various local receptors, e.g. publicly accessible land and private residencies. The purpose of this was to assign a 'sensitivity' to change for these landscape areas and visual receptors. The method of assigning 'sensitivity' is shown in **Appendix EDP L5**. An understanding of 'sensitivity' to change helps inform the site's capacity to assimilate a proposed change to residential development.

### EDP's Field Assessment

- 3.2 The site, with its boundaries, is described in 'the site' paragraphs at Section 1 above. At the time of the site visit, 10 January 2019, the site was stubble and wet and sticky underfoot due to recent rainfall on the clay soils.
- 3.3 The centre of the site is a large open and undulating space, essentially free of landscape features as shown in **Image EDP 3.1**. There are one or two small remnant trees along the PRoW and there is small length of gappy hedge in the west as shown in **Image EDP 3.2**. There is a short section of a small stream crossing the south-east corner of the site.



**Image EDP 3.1**



**Image 3.2**

**Images 3.1 and 3.2** The centre of the site is essentially featureless, except for a short section of gappy hedge replaced with a post and rail timber fence

- 3.4 The main central features are man-made, being the large pylons supporting the high-voltage overhead lines, which are a local landscape detractor.
- 3.5 Historically, the site was compartmentalised by hedgerow enclosures, confirmed by analysing historical maps, but these hedges have long since been grubbed up and ploughed over. There are more modern enclosures in the west, but these open fences are associated with the sub-urban horse-paddocks.
- 3.6 The landscape feels relatively enclosed in the north, with views being curtailed to the north by the existing rising settlement, and to the south by the rising topography. However, from the centre and south of the site, on the higher land, the landscape opens up with longer distance views available to the south (across the M25) and east (over the Central Line railway embankment). This part of the site feels exposed and almost barren.
- 3.7 In summary, EDP found no area of character on site, nor any natural landscape features in the centre of a value that should constrain development. In fact, we suggest that the site offers an opportunity for the creation of a stronger and more positive landscape character and settlement edge.

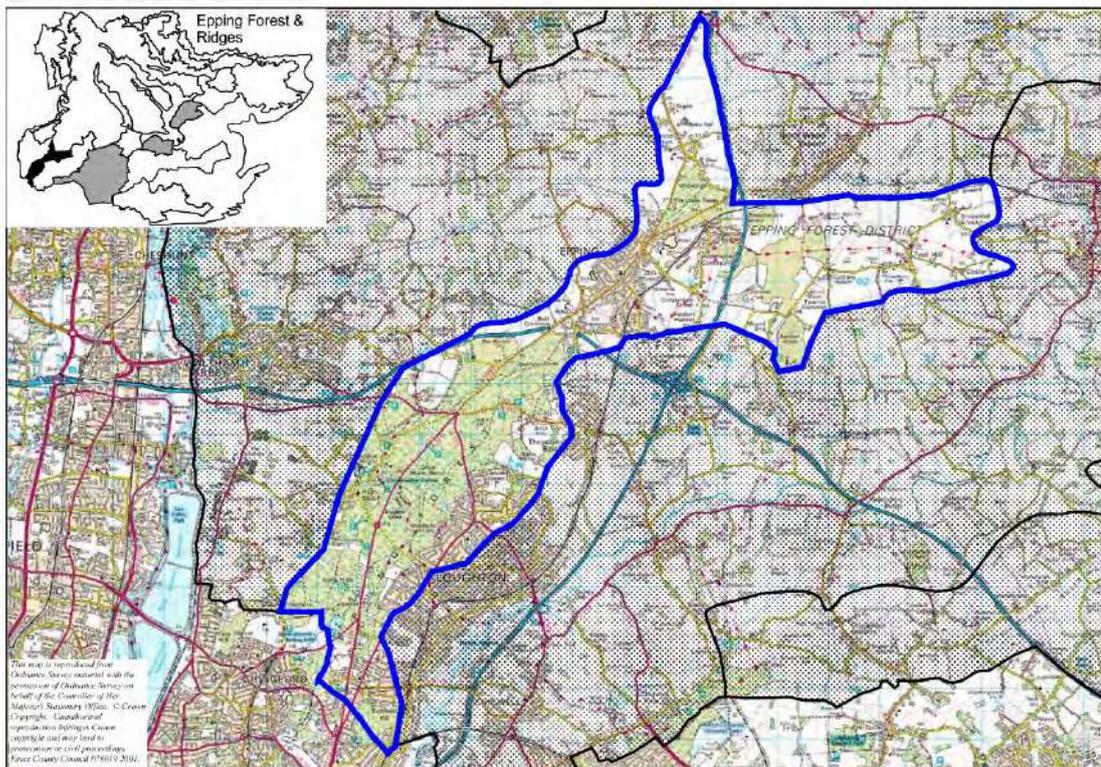
## Published Landscape Character Assessments

### **National Character Assessment**

- 3.8 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England. The site and its surroundings fall within NCA 111: Northern Thames Basins. Landscape description at such a broad scale are of little relevance to the site level and its immediate context

### **Essex Landscape Character Assessment (2008)**

- 3.9 The Essex Landscape Character Assessment (2008), authored by CBA on behalf of the county council and Southend-on-Sea Borough Council, provides further detail on the local landscape character. The vast majority of the site, except the extreme south-east corner, lies within Landscape Character Area (LCA) 'D1 Epping Forest and Ridges', which is part of the Landscape Character Type (LCT) 'Wooded Hills and Ridges LCT'. This is shown in **Figure EDP 3.1**. (The LCA of the smaller area has been discounted on the basis of its small, and unrepresentative area and intervisibility of it, and the wider LCA, being totally restricted by the M25 and Central Line infrastructure.)
- 3.10 The 'Key Characteristics' of LCA D1 are [EDP emphasis of elements relative to the site and its context]:
- *"Elevated moderate to steep sided ridges, crowned by woodland;*
  - *Very large crescent shaped block of ancient deciduous woodland to the west;*
  - *Wooded skylines;*
  - *Distinctive grassy plains and large ponds within Epping Forest, greens and commons associated with settlements; and*
  - *Small to medium scale pattern of hedged pasture and arable fields with frequent hedgerow trees".*



**Figure EDP 3.1:** Epping Forest and Ridges LCA (D1)

3.11 In terms of overall character, the LCA D1 is described as being “a landscape of heavily wooded ridgelines, fringed by predominantly small and medium size thick hedgerow fields which are often indented into the woodland edges. Within extensive areas of beech and oak-hornbeam woodland scattered small grassy plains and large ponds as well as many ancient formerly pollarded trees are a feature. The main settlements of Epping, Loughton and Theydon Bois have a historically linear form of development, including associated large commons. Although they have been much expanded by modern suburban development this is not widely apparent in the surrounding landscape due to enclosing woodland and/or their own high tree cover. The western and southern parts of the area are partly visually interrupted by a complex network of major transportation routes, including the M11 and M25. However, to the north east urban influences on character are uncommon with a network of narrow lanes, small villages, hamlets and farmsteads”.

3.12 We assess the site to share some characteristics with the wider LCA:

- The site is a modern sub-urban edge location, with the adjacent settlement having a good tree cover;
- The ridge off-site to the west is well-wooded and forms the skyline; and
- The M25 is a major visual transport route that heavily influences the local character.

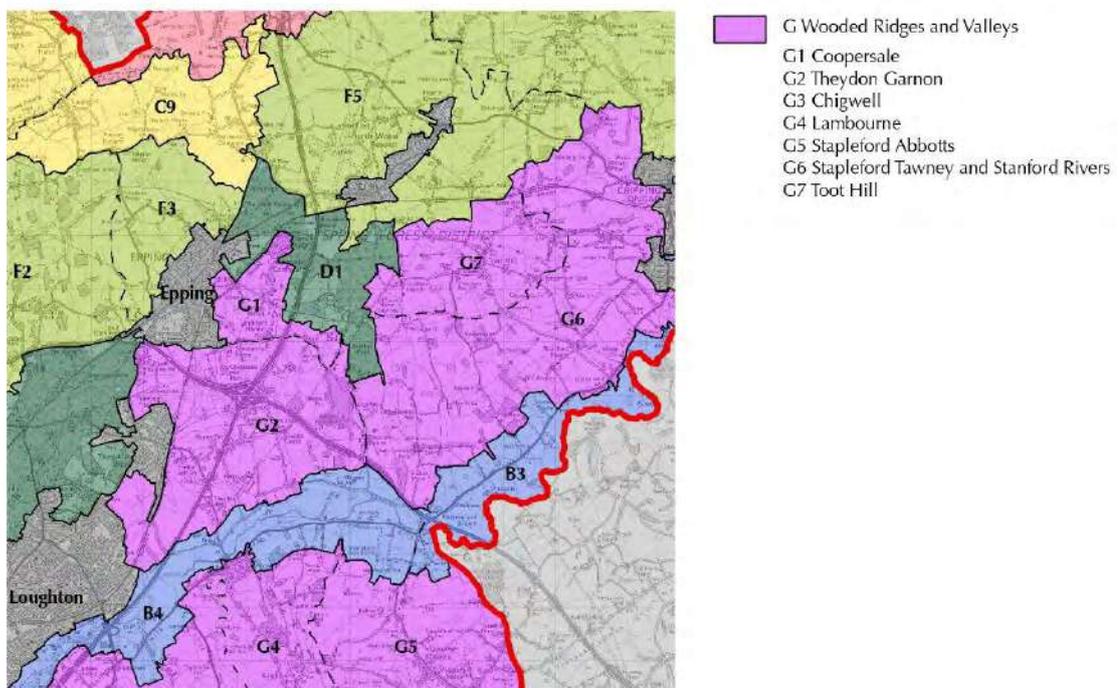
3.13 However, the site differs from LCA D1 in that:

- It has little, or no, woodland cover;
- It has no remaining functional hedgerows (which have been previously grubbed up and ploughed out); and
- This fact leads to a very and uncharacteristically large field size.

3.14 The M25 has also had a fundamental disruptive effect on the field pattern.

### ***Epping Forest Landscape Studies - Landscape Character Assessment***

3.15 This landscape assessment was commissioned by the Council from CBA and published in 2010. The site lies entirely within 'G2 Theydon Garnon' LCA, which is part of the LCT called 'Wooded Ridges and Valleys'.



3.16 The 'Key Characteristics' of LCA G2 are [EDP emphasis]:

- *"The interchange between the M11 and M25 road corridors dominates landscape pattern within this area;*
- *Both road corridors introduce a source of noise and movement into the area and disturb overall sense of tranquillity;*
- *Strongly undulating topography in places as a result of the series of ridges and slopes;*
- *A patchwork of arable and pastoral farmland, often lined with mature hedgerows, containing hedgerow trees;*

- Rows of pylons form dominant vertical elements within certain views;
- *A network of minor roads cross the area; and*
- *Settlement pattern comprises a series of small, linear, historic hamlets, such as Fiddler's Hamlet".*

3.17 In terms of overall character, the LCA G2 is described as follows: "The M11/M25 junction, with its constant source of noise and movement, dominates landscape pattern within this area. Adjacent to the road corridors, a patchwork of arable and pastoral fields is lined with mature hedgerows, which provide a sense of enclosure within views across the landscape. Settlement pattern is small-scale and incorporates several small, linear hamlets and isolated farmsteads. To the north of the area, the imposing buildings of Coopersale School are a key built element. At distance from the motorway corridors, this area has a predominantly rural character. Trees and woodland are often located on the brow of slopes, resulting in a treed skyline within several views across the area".

3.18 We assess the site to share some characteristics with the wider LCA, as reflected in the emphasised words above. However, the site differs from LCA D1 in that:

- It has little, or no, woodland cover;
- It has no remaining functional hedgerows; and
- This detracts from any sense of enclosure.

### **Summary and Conclusions on Landscape Character**

3.19 In summary, for the reasons described above, the site is markedly different from the published landscape characters. Whereas it does share many of the detracting characters (e.g. pylons and the M25 corridor), it lacks some of the more valuable elements (e.g. enclosure formed by hedgerows, trees and woodland blocks).

3.20 The site's landscape is of low value because it is an un-designated landscape with an absence of distinctive landscape characteristics, degraded by the presence of many landscape detractors. It has a very low susceptibility to change resulting from residential development, due to and absence of distinctive landscape elements, including aesthetic and perceptual aspects, and the presence of many landscape detractors.

3.21 EDP found, therefore, the landscape of the site to have a 'very low' sensitivity to change (as per the methodology in **Appendix EDP L5**). EDP can find no empirical basis, therefore, why the site might be constrained by a new 'Area of Landscape Sensitivity'.

3.22 As such, the landscape is able to accommodate considerable change. This supports the findings within the Settlement Edge Landscape Sensitivity Study (EB712) described earlier.

## Section 4 Visual Amenity Considerations

- 4.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where, and to what degree those views will be affected by the proposed development.
- 4.2 **Plan EDP L4** illustrates the findings of the preliminary visual appraisal. This plan shows:
- The Zone of Theoretical Vicinity (ZTV), which is based on a digital terrain model (DTM) and the assumption of 2-story residential development across the site; and
  - A much-restricted Zone of Primary Visibility (ZPV), identified from desk- and field-based assessment. The ZPV is where views of any proposed residential development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle.
- 4.3 **Plan EDP L4** shows the limited nature of the ZPV resulting from the enclosure created by the settlement, woodland, intervening natural topography, man-made structures, e.g. embankments and road side vegetation. The opportunity for visual receptors is, therefore, limited to the immediate vicinity of the site and to its neighbouring allocated site to the east (EPP.R2).

### Visual Receptors

- 4.4 The following type of receptor has been considered, and a selection of **Photoviewpoints EDP 1 to 10, (Appendix EDP 1)** have been chosen as representative of views, as shown on **Plan EDP L4**:
- Open access land, promoted footpaths and PRow;
  - Motorways and other roads;
  - Railway users; and
  - Residential dwellings

### ***Open Access Land, Promoted Footpaths and PRow***

- 4.5 There is no open access land offering views of the site. The promoted route, including the “Essex Way,” is screened from the site by woodland and intervening built form. **Photoviewpoint EDP 6** demonstrates a typical non-view of the site.

- 4.6 Many PRoW cross this landscape. Normally these receptors would have a high sensitivity to change, but views of the site from them are compromised by the major transport corridors and their sensitivity to change, consequently, is reduced to 'medium'. Examples of on-site views from PRoW are **Photoviewpoints EDP 2, 3 and 4**. Development on site would have a fundamental change on the character of these views, especially out of the site centre towards the east.
- 4.7 There are many views available from the immediate east (from allocated site EPP.R2) including **Photoviewpoints EDP 5 and 7**. In both of these views, the site appears as a horizontal strip of land above the well-treed Central Line embankment and below the wooded ridge behind. Critically, residential development (of say 2 to 3 storey dwellings) within the site would *not* create skyline development. The ridgeline behind would retain its wooded skyline character. A well-designed masterplan, with space for tree planting, would easily replicate, or even improve on, the baseline character of the southern edge of Epping (as per the right-hand side of these views).
- 4.8 Other views are available from PRoWs south of the M25, e.g. **Photoviewpoints EDP 8 and 10**, however, existing embankments and roadside vegetation would screen development from these vantages. Any proposals to build and plant up bunds in the south of the site, as noise mitigation for the M25, would further mitigate this minor change.

#### ***Motorways and Other Roads***

- 4.9 There are surprisingly few roads from where the site can be seen. Road users generally have a medium sensitivity to change (motorway users have a lower sensitivity). The site can be glimpsed in several slot views along Ivy Chimneys Road, as demonstrated by **Photoviewpoint EDP 1**, and in the context of a sub-urban settlement edge character. Further afield, the site is either not visible or a minor feature of a view already including visible settlement, as demonstrated by **Photoviewpoints EDP 6 and 9**.
- 4.10 There will be open views into the site from the M25 where the planted bund ends and the motorway is at grade with, or higher than, the site. An extended bund would be in keeping with other sites further around the M25 and would mitigate this visual effect if necessary.

#### ***Railway Users***

- 4.11 There will be open, albeit filtered, views into the site from the Central Line railway, especially along raised, embanked sections adjacent to the site. Due to topography and a generally unwillingness to plant trees near rail lines, effects of development will be difficult to mitigate. However, the rail users will only have a 'medium' sensitivity to change and the context or their journey will be either having just left, or about to enter an urban area.

#### ***Residential Dwellings***

- 4.12 There will be open or filtered views into the site from all dwellings that back onto the site along Ivy Chimneys Road. Some dwellings further to the north, as the land rises, may also have glimpsed views of the site over or between the intervening rooftops. The residents of

Gardeners Farm to the east would have open views of the site, as demonstrated by **Photoviewpoint EDP 7**.

### **Summary of Visual Amenity Considerations**

4.13 Based on EDP's field assessment, the ZPV of the site is limited:

- To the site itself;
- To receptors along its boundaries; and
- From the network of PRoW (a few hundred metres to the east) in allocated site EPP.R2 also part of the SEMPA.

4.14 The two key photoviewpoints are **Photoviewpoints EDP 5** and **7**. In both of these views, development would not obscure the wooded ridge behind (provided it is limited to, say, 3 storey dwellings). A well-designed masterplan with space for tree planting would easily replicate the baseline character of the southern edge of Epping. The effects from other views (except the Central Line) can be mitigated, if required, by strengthening boundary planting, which, in the south, will need to be on raised bunds.

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## **Section 5**

### **Summary and Conclusions**

#### **Summary**

- 5.1 The following summary points can be drawn from the above review of landscape and visual matters relevant to the site. The site lies within Green Belt, a local planning policy designation, but has no national or local landscape designations. Development of the site should conform to several overarching local planning policies in the emerging Plan.
- 5.2 The site is a draft allocation for residential development (EPP.R1) and part of the SEMPA. To this end, the Council must find that development warrants its removal from the Green Belt, and that a well-designed masterplan is capable of complying with the emerging Plan policies. EDP find that this is supported by the Plan's evidence case and by its own review.
- 5.3 EDP's own assessment finds that the site's landscape differs in some respects from the published landscape characters; whereas the site does share many of the detracting characteristics (e.g. pylons and the M25 corridor), it lacks some of the more valuable elements (e.g. enclosure formed by hedgerows, trees and woodland blocks). EDP finds it to have a 'very low' sensitivity to change, a finding that is consistent with the Councils' own published evidence base.
- 5.4 The ZPV of the site is limited to the: site itself; receptors along its boundaries; and from the network of PRow (a few hundred metres to the east) in allocated site EPP.R2 which is part of the SEMPA. Provided that the masterplan is designed to contain development below the wooded ridge behind, and with space for tree planting, it would easily replicate the baseline character of the southern edge of Epping and offer opportunities to create new and valuable green infrastructure.
- 5.5 Notwithstanding, the Council has, in response to feedback from the planning Inspector, produced a capacity constraints plan and a developable area plan. This identifies an "Area of Landscape Sensitivity" that is not described, but which restricts the developable area. EDP has found no empirical evidence, on the grounds of landscape character or visual amenity, on what this constraint is based, nor why it is located as shown. EDP has found no reason for an 'Area of Landscape Sensitivity' to exist within the allocated site EPP.R1.

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**Appendix EDP L1**  
**Photoviewpoints EDP 1-10**  
**(edp5668\_d005a 20 January 2020)**

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Photoviewpoint EDP 1: View from Ivy Chimneys Road looking south



Ivy Chimneys Road

Modern development backing onto site

Motorway signage just visible

Views into site filtered by roadside vegetation

Photoviewpoint EDP 2: View from central PRoW looking east



Rear of dwellings along Ivy Chimneys Road

Embankment of Central Line railway

Featureless, undulating centre of site

Line of high voltage O/H cables is a detracting feature

Overhead signs above M25

Photoviewpoint EDP 3: View from central PRoW looking west

PRoW across arable field

Featureless, undulating centre of site

Wooded bund alongside M25

Ridge associated with edge of Epping Forest

Rear of dwellings along Ivy Chimneys Road

Photoviewpoint EDP 4: View from northern PRoW looking south west

Embankment of Central Line railway

Line of high voltage O/H power lines is landscape detractor

Vegetation alongside M25 on bund

Photoviewpoint EDP 5: View from PRoW to east of adjacent site EPP.R2 looking west



Photoviewpoint EDP 6: View at point promoted footpath (Essex Way) meets Stewards Green Road



Photoviewpoint EDP 7: View from Gardeners Farm looking west



Photoviewpoint EDP 8: View from PRoW south of M25



Photoviewpoint EDP 9: Longer distance view from B172 looking north



Photoviewpoint EDP 10: View from PRoW south of bridge across M25 looking north



**Appendix EDP L2  
Client Masterplan  
(Barton Willmore 30076-RG-M-PS01F)**

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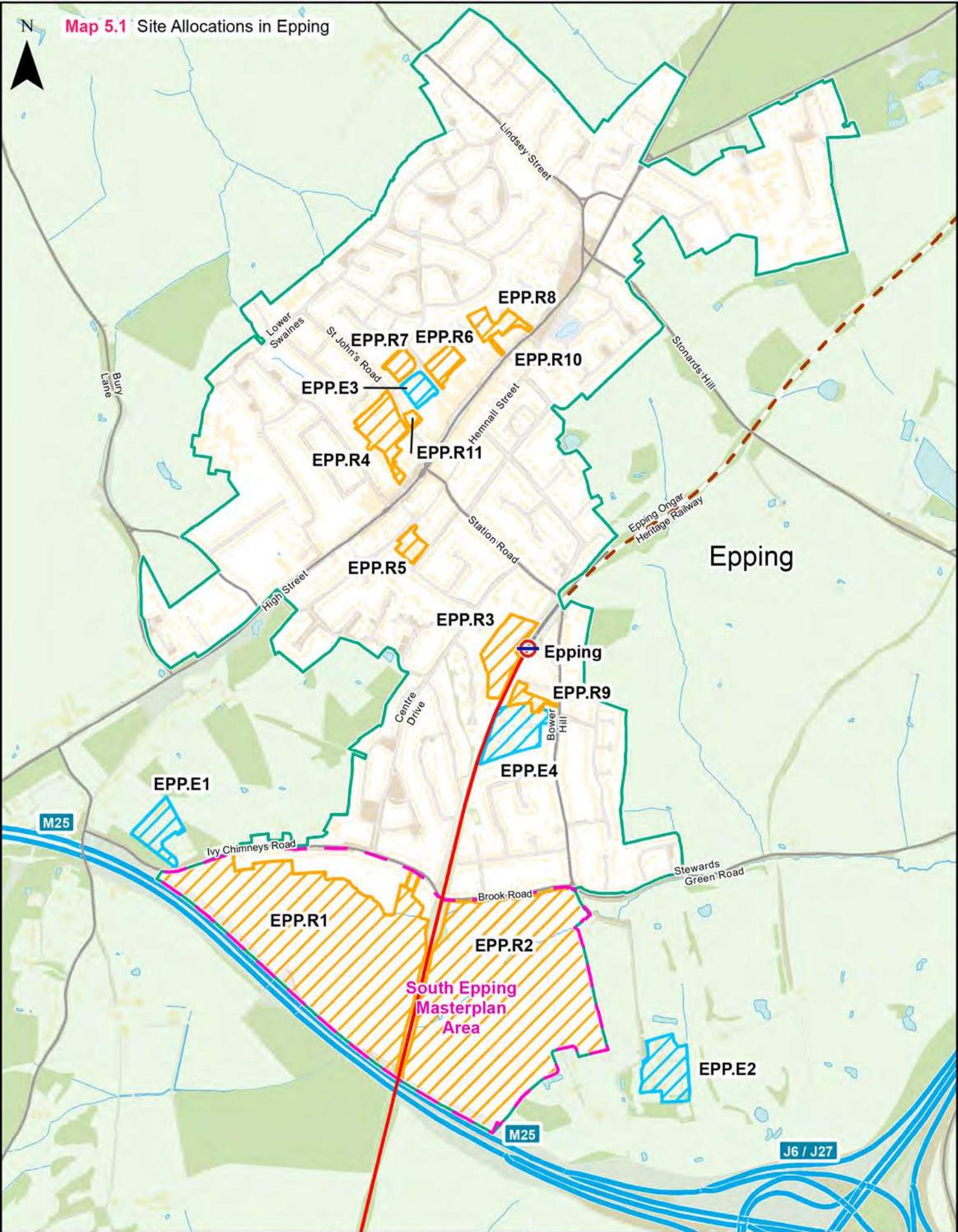
**Epping**  
Masterplan

30076 - RG-M-PS01F

**BARTON  
WILLMORE**

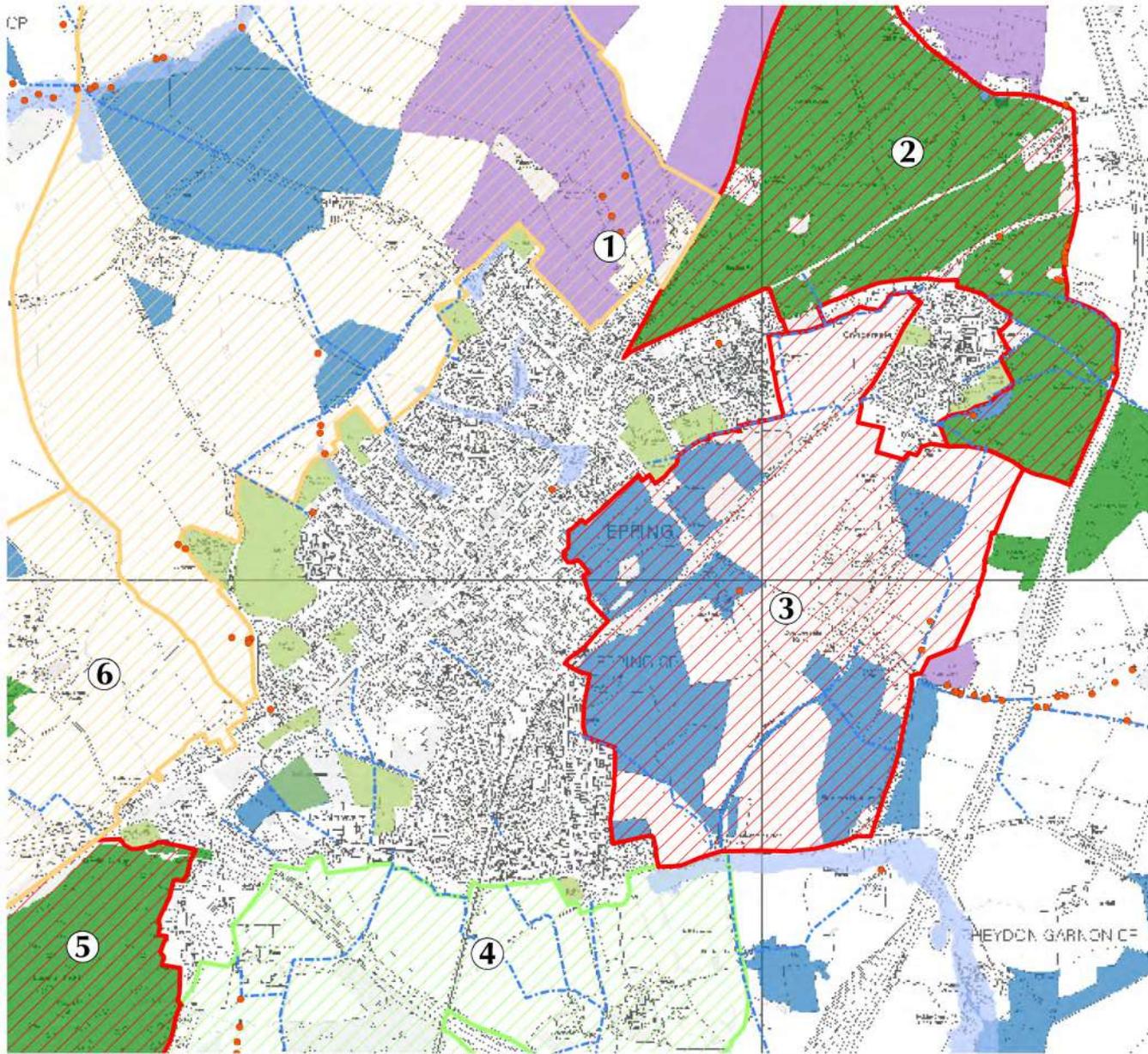
**Appendix EDP L3**  
**Map 5.1 from the Local Plan**  
**(Epping Forest District Council)**

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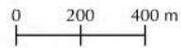


**Appendix EDP L4**  
**Figure 2.4 from Landscape Sensitivity Study**  
**(Chris Blandford Associates)**

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- KEY**
- Sensitive Historic Landscape: Pre 18th Century Fields
  - Sensitive Historic Landscape: 18th - 19th Century Enclosure
  - Sensitive Woodland Area
  - Sensitive Recreational Route
  - Veteran trees
  - Floodplain
  - Urban Greenspace Character
- Sensitivity  
(See Section 2.5 of the Report)
- High Sensitivity
  - Moderate Sensitivity
  - Low Sensitivity
  - 1 Landscape Setting Area



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**Figure 2.4**  
Epping/Coopersale Common -  
Landscape Sensitivity

## Appendix EDP L5

### Methodology: Tables Defining the Thresholds and Definitions of Terminology used in this Appraisal

A5.1 Landscape and visual assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people’s responses to the changes and to the overall effects with respect to visual amenity.

**Table EDP A1.1:** Defining the Sensitivity of the Landscape Baseline

<b>EDP Assessment Terminology and Definitions</b>	
<b>Landscape Baseline - Overall Sensitivity</b>	
<b>Very High</b>	<p><b>Value:</b> Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.</p> <p><b>Susceptibility:</b> Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.</p>
<b>High</b>	<p><b>Value:</b> Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.</p> <p><b>Susceptibility:</b> Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.</p>
<b>Medium</b>	<p><b>Value:</b> Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.</p> <p><b>Susceptibility:</b> Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.</p>
<b>Low</b>	<p><b>Value:</b> Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.</p> <p><b>Susceptibility:</b> Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.</p>
<b>Very Low</b>	<p><b>Value:</b> Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.</p> <p><b>Susceptibility:</b> Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.</p>

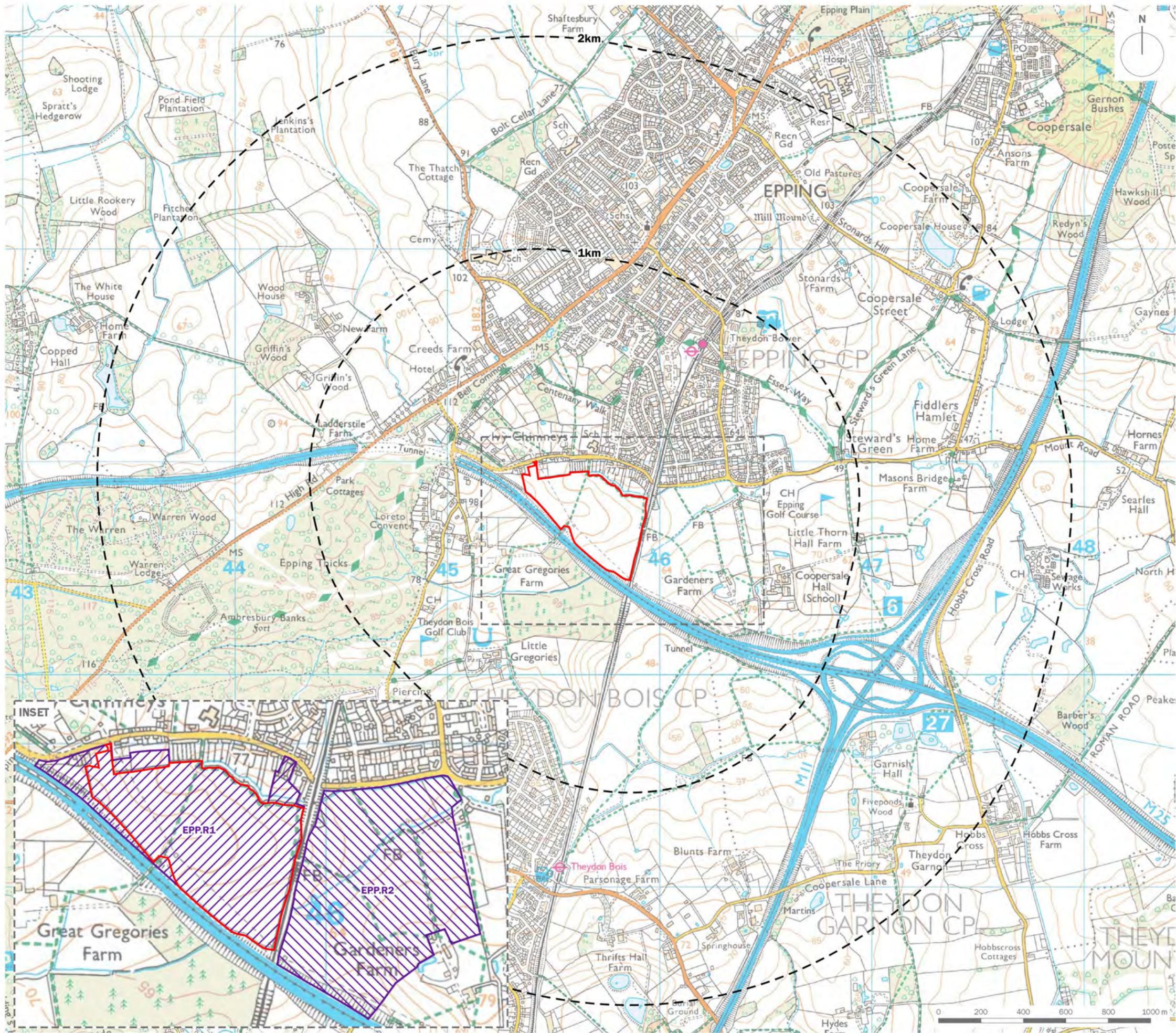
**Table EDP A1.2:** Defining the Sensitivity of the Visual Baseline

Visual Baseline - Overall Sensitivity	
<b>Very High</b>	<b>Value/Susceptibility:</b> View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
	<b>Examples:</b> May include views from residential properties; National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; Open Access Land.
<b>High</b>	<b>Value/Susceptibility:</b> View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRow.
	<b>Examples:</b> May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
<b>Medium</b>	<b>Value/Susceptibility:</b> View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	<b>Examples:</b> May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
<b>Low</b>	<b>Value/Susceptibility:</b> View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	<b>Examples:</b> May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.
<b>Very Low</b>	<b>Value/Susceptibility:</b> View may be affected by many landscape detractors and unlikely to be valued.
	<b>Examples:</b> May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little of no importance.

## **Plans**

- Plan EDP L1**            Site Location and Context  
(edp5668\_d002a 20 January 2020 GY/RMC)
- Plan EDP L2**            Environmental Planning Context  
(edp5668\_d003a 20 January 2020 GY/RMC)
- Plan EDP L3**            Local Landscape Character  
(edp5668\_d006a 20 January 2020 GY/RMC)
- Plan EDP L4**            Findings of Visual Appraisal  
(edp5668\_d004a 20 January 2020 GY/RMC)

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Site Boundary  
 Range Rings (at 1km intervals)

Allocated Sites

EPP.R1  
 EPP.R2

client  
**Barwood Land**

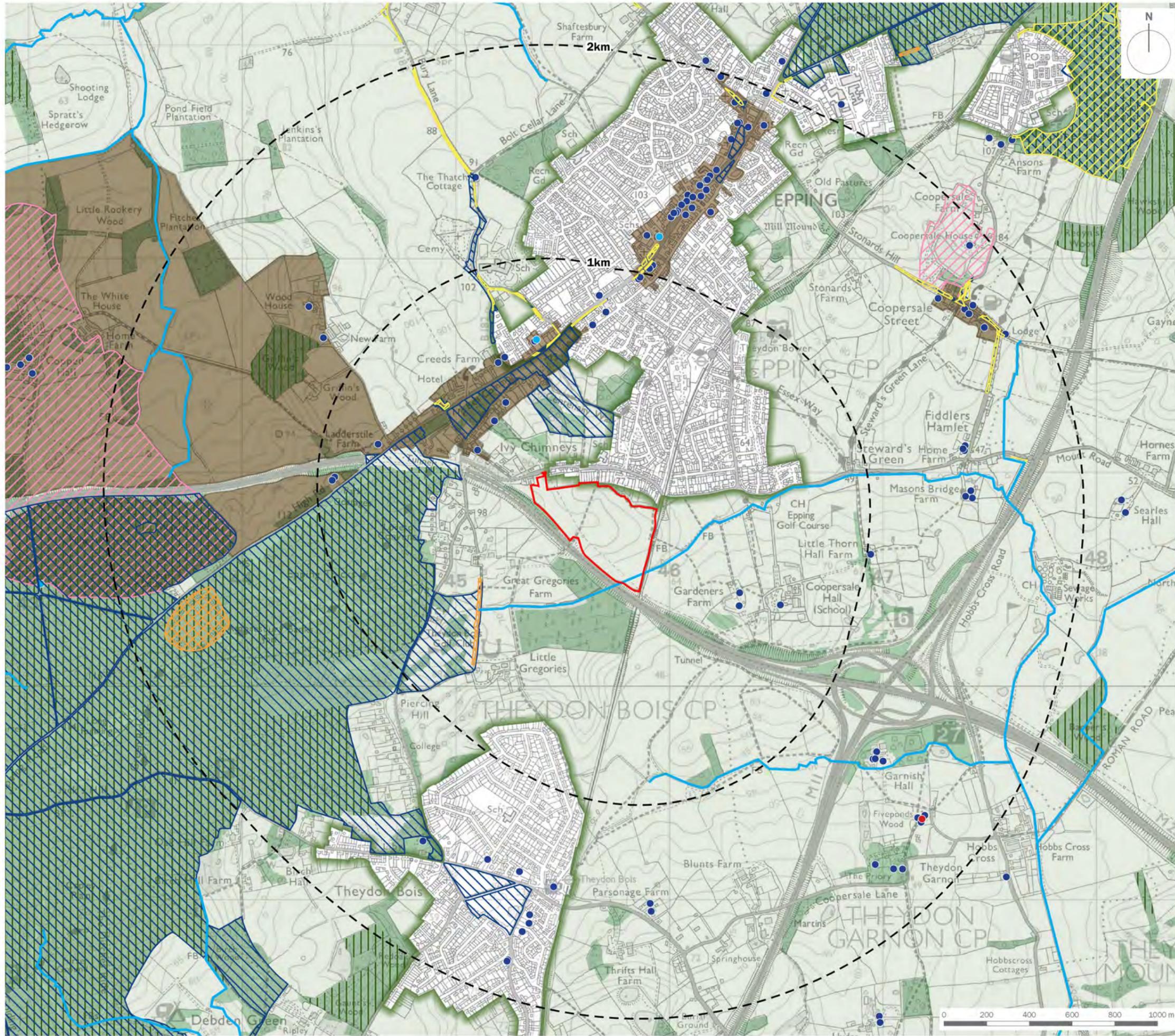
project title  
**Land South of Ivy Chimneys Road, Epping**

drawing title  
**Plan EDP L1: Site Location and Context**

date **20 JANUARY 2020** drawn by **GY**  
 drawing number **edp5668\_d002a** checked **RMC**  
 scale **1:17,500 @ A3** QA **RB**



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- Site Boundary
- Range Rings (at 1km intervals)
- Landscape Considerations**
- CRoW Act 2000 Access Land
- CRoW Act 2000 S15 Land
- Ancient Woodland
- National Forest Inventory
- Greenbelt
- Water Courses
- Heritage Considerations**
- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Registered Park and Garden
- Scheduled Monument
- Conservation Area

client  
**Barwood Land**

project title  
**Land South of Ivy Chimneys Road, Epping**

drawing title  
**Plan EDP L2: Environmental Planning Context**

date	20 JANUARY 2020	drawn by	GY
drawing number	edp5668_d003a	checked	RMC
scale	1:17,500 @ A3	QA	RB



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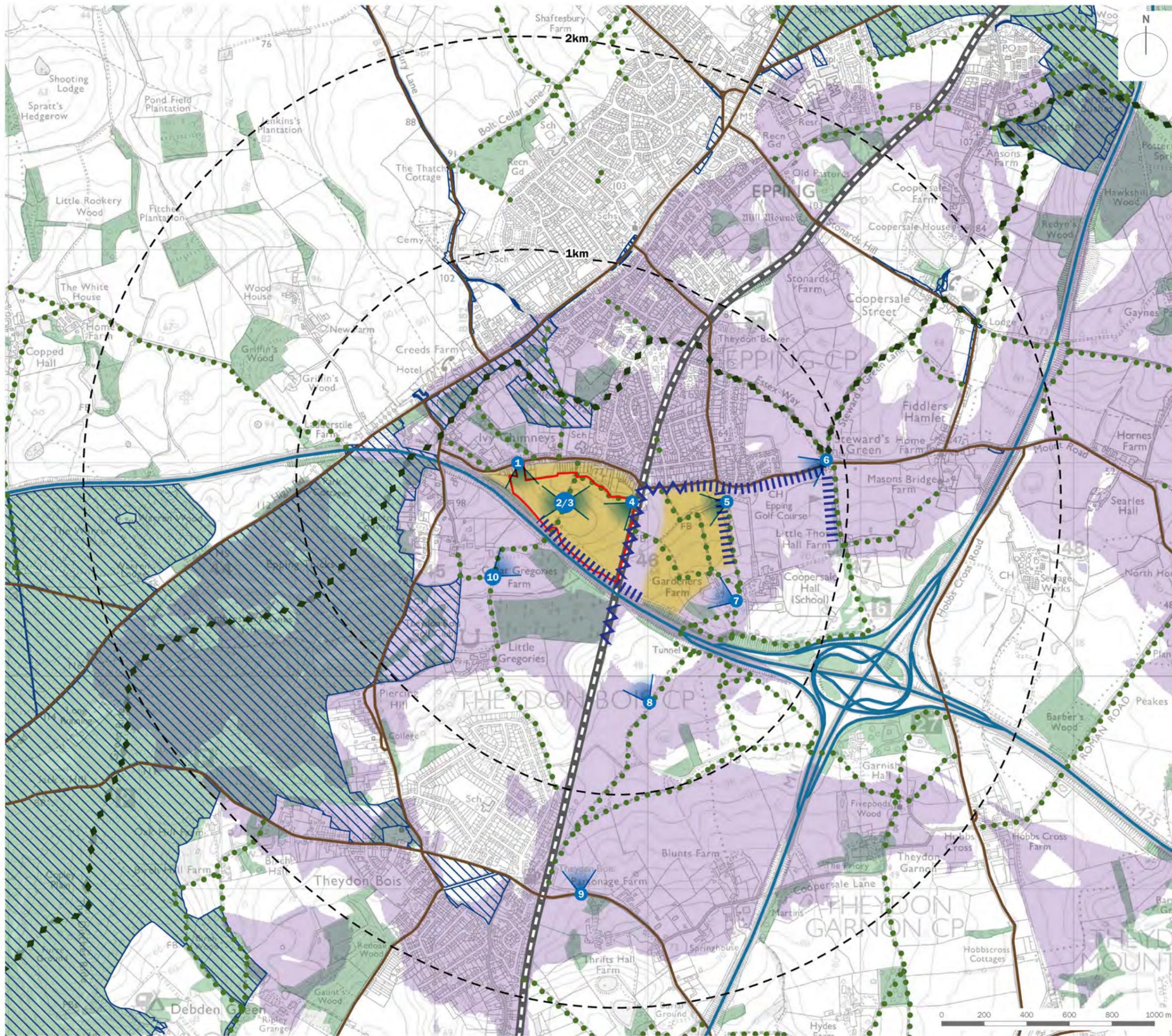
- Site Boundary
- Contours (at 5m intervals)
- Public Rights of Way
- Motorway
- Roads
- Railway (Central Line)
- ▶ Views of Centre of Site (Image EDP1.5/1.6)

client  
**Barwood Land**

project title  
**Land South of Ivy Chimneys Road, Epping**

drawing title  
**Plan EDP L3: Local Landscape Character**

date	20 JANUARY 2020	drawn by	GY
drawing number	edp5668_d006a	checked	RMC
scale	1:5,000 @ A3	QA	RB



- Site Boundary
- Range Rings (at 1km intervals)
- Zone of Theoretical Visibility
- Zone of Primary Visibility
- 10 Photoviewpoint Locations
- National Forest Inventory
- Open Access Land
- Public Rights of Way
- Promoted Route (Essex Way)
- Motorway
- Roads
- Railway (Central Line)
- ~ Screened Views
- Filtered Views

Note: Zone of Primary Visibility based on analysis of computer-generated ZTV and observation in the field from public locations. Limited to locations where the proposals are likely to be an obvious feature of the view in generally close-ranging, open or partially screened views.

client	Barwood Land	
project title	Land South of Ivy Chimneys Road, Epping	
drawing title	Plan EDP L4: Findings of Visual Appraisal	
date	20 JANUARY 2020	drawn by GY
drawing number	edp5668_d004a	checked RMC
scale	1:17,500 @ A3	QA RB



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**APPENDIX C EPP.R2 LANDSCAPE AND VISUAL APPRAISAL (BMD)**

# LANDSCAPE AND GREEN BELT APPRAISAL

## LAND SOUTH OF EPPING

ON BEHALF: THE FAIRFIELD PARTNERSHIP

NOVEMBER 2017

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## DOCUMENT HISTORY

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Revision	Purpose of Issue	Originated	Reviewed	Approved	Date
-	First Draft	AM	RW	RW	05.09.17
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## 1. INTRODUCTION

### 1.1 Purpose of the Appraisal

1.1.1 Bradley Murphy Design Ltd. (BMD) have been instructed by The Fairfield Partnership to prepare a Landscape and Visual Appraisal (LVA) and Green Belt Appraisal of land to the south of Epping (hereafter referred to as 'Site A' illustrated on **Figure 1** at **Appendix C**).

1.1.2 Site A adjoins the proposed allocated site SR-0113B (Land to the south of Brook Broad, hereinafter referred to as 'Site B'), also illustrated on **Figure 1**, which was the subject of a LVA and Green Belt Appraisal undertaken by BMD in July 2013. This 2013 study evaluated the existing landscape and visual context of Site B and its immediate surroundings in order to identify the optimum development capacity in terms of landscape character and visual amenity. The study also considered the effects and implications on the five stated purposes of Green Belt (NPPF, 2012) of removing the Site B area from the Green Belt.

1.1.3 The purpose of this appraisal is to understand, define and record the character, setting and sensitivity of Site A, in order to consider its capacity and that of the surrounding landscape and visual resource to accommodate a proposed residential allocation. The LVA considers how Site A could be included as a future allocation alongside Site B and also considers the role Site A plays in achieving the five stated purposes of Green Belt and how removing Site A area from the Green Belt could be masterplanned, along with the provision of a future long-term, defensible southern Green Belt boundary.

1.1.4 The principle aims of this LVA are to:

- Identify and evaluate the significant landscape and visual characteristics of Site A and the surroundings;
- Appraise the visual amenity;
- Assess capacity of Site A to accommodate changes of landscape character;
- Through analysis of desk top data on emerging draft local policy and landscape character, set out the constraints and policy framework within which proposals for Site A should be developed;
- Consider effects of removing Site A from the Green Belt and assess feasibility of re-aligning a southern Green Belt boundary; and
- Through this analysis provide a rationale for masterplanning and design of residential allocation in consideration of future allocation with Site B.

1.1.5 Following analysis of desk top data and field study, this LVA provides a series of recommendations through the presentation of a Landscape Opportunities and Constraints Plan (see **Figure 10, Appendix C**) to inform the masterplanning of Site A along with the masterplan proposed for Site B, which seeks to limit and wherever possible mitigate any landscape and

visual effects the proposals may have on the local and wider landscape and define a long-term defensible re-aligned Green Belt Boundary.

## 1.2 Context

- 1.2.1 Site A is located to the south of Epping beyond proposed allocated Site SR-0113B (Site B), as shown with reference to **Figure 1: Site Location and Study Area (Appendix C)**. Site A falls within the administrative boundary of Epping Forest District Council and within the Metropolitan Green Belt as shown on **Figure 3: Environmental Assets and Planning policy (Appendix C)**.
- 1.2.2 The District is largely rural and over 92% of the land is currently designated as being in the Metropolitan Green Belt. Agriculture is mainly arable, particularly in the north east of the District. The southern fringe of Epping is characterised by large-scale fields which are lined with mature hedgerows. The route of the M25 motorway crosses these fields and disturbs the sense of tranquillity within this area. The road corridor creates a visual and physical barrier between fields at the southern edge of the town and other arable fields to the south. At the south-western corner of the settlement, the large expanse of woodland within Epping Forest provides a sense of enclosure.
- 1.2.3 Blocks of Ancient Woodland forming part of Epping Forest are situated to the northeast and southwest of the town. There are pre 18th Century Fields surrounding Epping, a few of which about the eastern edge of the settlement. Many of the fields surrounding Epping have suffered boundary loss.
- 1.2.4 A detailed appraisal of Site A's characteristics and its existing features are provided in Section 3 of this LVA.
- 1.2.5 The Metropolitan Green Belt has been a central feature of planning policy since it was first formally approved in 1957. The current Green Belt boundaries were established in the 1980s in the Council's first three Local Plans with the 1998 Local Plan only introducing very minor changes. The 2006 Alterations Plan did not make changes to the Green Belt however did commit the Council to a comprehensive review of the Green Belt to take place when preparing the Local Development Framework. Since the 2006 Alterations Plan, the population forecasts for the District have increased demonstrating a requirement for more development than was previously forecast.
- 1.2.6 Subsequently a Green Belt Review (Stage 1 and Stage 2) has been undertaken appraising land around Epping for potential release for housing development. Site A originally formed part of the site SR-0113A (considered as part of the site selection process in the Epping Forest District Local Plan review) and DSR045.2 as part of the Green Belt Assessment Stage 2 Review undertaken as part of the evidence base for the emerging Local Plan.
- 1.2.7 Section 2 of this LVA and **Appendix B** provide a review of planning policy and supporting evidence base documents which have been prepared as part of the Epping Forest District Draft Local Plan (Consultation 2016).

### 1.3 Scope of Assessment

- 1.3.1 The purpose of this LVA is to assess the nature and extent of the landscape and visual effects likely to arise within a defined 'Study Area', on identified landscape and visual receptors. These receptors have been identified through desk top and field study work undertaken in August 2017.
- 1.3.2 Visibility of Site A is largely constrained to areas within 2km in views from the north, north-west and south due to the extent of enclosure provided by the surrounding built up edge, wooded copses and tree belts and the topographical variation to the south of Epping.
- 1.3.3 There are no views beyond 2km to the south-west and north-east due to the large expanse of ancient woodland forming part of the Epping Forest. There is also no intervisibility with Site A beyond 2km to the south and 2km to the north-west due to topographical variance.
- 1.3.4 The defined Study Area is shown with reference to **Figure 1 (Appendix C)** showing a 2km offset radius from the edge of the site boundary. This is broadly equivalent to the visual envelope of the site – i.e. the area from which any part of Site A is currently visible, extended to allow for the potential increased visibility of the site in the event that development of the nature proposed takes place. The visual envelope was determined through analysis of map data including contours, settlement and existing vegetation, refined through survey in which the limits of the visual significance of Site A when viewed from selected locations were identified. A detailed visual appraisal is provided in Section 3.2 of this LVA.

### 1.4 Methodology

- 1.4.1 Whilst the appraisal is not a detailed Landscape and Visual Impact Assessment (LVIA) for a defined development, the LVA was carried out in accordance with the principles of best practice set out in the following relevant published guidance: -
- Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013), (GLVIA3), Landscape Institute and the Institute of Environmental Management & Assessment;
  - Natural England's Approach to Landscape Character Assessment (2014)
  - GLVIA3 Statement of Clarification 1/13 (2013), Landscape Institute; and
  - Landscape Institute Advice Note 01/11, Photography and Photomontage in Landscape and Visual Impact Assessment (2011), Landscape Institute.
- 1.4.2 The Study Area is considered appropriate and proportional to the scale of Site A and potential future residential allocation. It is considered that any potential landscape and visual effects arising as a result of the proposed development at a distance greater than 2km would be negligible and are therefore not included within this appraisal. Full details of the methodology are included in **Appendix A**.

## 2. LANDSCAPE POLICY AND GUIDANCE

### 2.1 Overview

2.1.1 This section identifies the overarching planning policy framework relevant to landscape, visual and Green Belt issues pertinent to Site A. A detailed review of all relevant policy and guidance at a national, regional and local level has been undertaken as part of this appraisal and is provided in **Appendix B**.

2.1.2 The following summary provides an overview of the policy framework reviewed as part of the LVA.

### 2.2 National Planning Policy Framework

2.2.1 Material considerations include the National Planning Policy Framework (2012), National Planning Practice Guidance (2016). The NPPF sets out the Government's overarching guidance for planning policy for England and how it expects this to be applied. The Framework is concerned with the delivery of sustainable development, as stated in paragraph 14:

***“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”***

### 2.3 Local Policy

2.3.1 Site A lies within the administrative boundary of Epping Forest District Council. Policies and designations are considered in relation to Site A and wider study area, with regard to landscape and visual considerations, are illustrated on **Figure 3: Environmental Assets and Planning Policy** at **Appendix B**.

#### ***Epping Forest District Draft Local Plan Consultation (October 2016)***

2.3.2 The Epping Forest District Council (EDFC) Draft Local Plan sets out the proposed strategy for meeting the District's needs for the next 17 years. It is not a final Plan but represents the Council's preferred approach based on the evidence currently available and the results of the previous consultations in 2010/11 and community choices in 2012. The consultation draft sets out the proposed approach and detailed draft policies for the whole District for the period up to 2033. All relevant policies are considered in **Appendix B**.

#### ***Technical Studies and Evidence Base***

2.3.3 Other key published policy and technical study documents produced to support Technical studies and evidence documents have informed the Draft Local Plan. The following documents have been considered in **Appendix B**:

- Review of Site Selection and the various stages of ARUP's Site Selection Process (From Stage 1 to Stage 4) (Arup, 2016);
- Green Belt Review Stage 1 (EFDC, 2015);
- Green Belt Review Stage 2 (Land Use Consultants, 2016);
- Settlement Edge Landscape Sensitivity Study (Chris Blandford Associates, January 2010);
- Epping Forest District Council Landscape Character Assessment (Chris Blandford Associates, 2010); and
- Epping Forest District Characterisation Study (Essex County Council 2015)

### 3. BASELINE CONDITIONS

#### Existing Baseline

#### 3.1 Landscape Character Baseline

3.1.1 Character areas at the National, Regional and County level are treated as receptors for the purposes of this assessment, to ensure that the scale of assessment is appropriate and proportionate to the scale of the proposed development in line with the recommendations of GLVIA3.

3.1.2 The published assessments provide a hierarchical appraisal of the character of Site A, its surroundings and the wider region through a recognised process of landscape characterisation.

3.1.3 The character areas are represented on the following figures (**Appendix C**) in relation to their scale and corresponding published character assessments:

- **Figure 4: National Character Areas**
- **Figure 5: County Character Areas**
- **Figure 6: District Character Areas**
- **Figure 7: Local Landscape Character Areas**

3.1.4 It should be noted that there are often subtle differences between and within individual landscape character areas that can give rise to variations in both actual and perceived quality, condition, value and susceptibility to change. Furthermore, boundaries between character areas do not always follow recognised features within the landscape such as rivers, settlement edges or field boundaries. In these cases, the boundaries between character areas should be treated as transitions where there is a gradual change in character as is often the case with landscapes at the national and regional level.

#### Landscape Character at National Level

3.1.5 Natural England has divided England into 159 distinct natural areas referred to as National Character Area (NCAs). Their boundaries follow natural lines in the landscape, rather than administrative boundaries and each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity.

#### ***NCA Profile 111 Northern Thames Basin (NE466)***

3.1.6 As illustrated in **Figure 4**, Site A and the Study Area are located within National Character Area (NCA) 111 Northern Thames Basin. A National Character Area Profile was published in 2013 (NE466). NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of

Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.

3.1.7 This national character area exhibits the following main characteristics:

- The Northern Thames Basin is a large and diverse landscape with a similar overarching character of agricultural land, interspersed with woodland, dissected by rivers and influenced by the urban areas of North London.
- The area retains a substantial legacy of funerary monuments and settlement sites associated with the prehistoric period and was intensively settled in the Roman times, with a number of major and minor towns (including St Albans and Welwyn) having a Roman origin.
- The area merges with the outer London suburbs of Enfield, Barnet, Harrow, Hillingdon and Hounslow.
- The whole area is a combination of countryside mixed in with urban areas, with important habitats and species, especially woodland and wetland habitats and associated species.
- The rural area acts as a recreational opportunity for those living in the surrounding towns and cities and the urban areas offer work and recreation opportunities for those living in more isolated villages and settlements in the rural environment.

3.1.8 There are three supporting documents within the NCA profile, including 'Landscape Change', which provides at page 36 settlement and development changes, noting that London has an expanding population and pressure to meet housing demand, along with other changes is placing pressure on existing greenspace which varies considerably in quality. There is an overall lack of access to greenspace especially in the case of deprived urban communities.

3.1.9 It is considered that, whilst the character assessments provided at a national level inform the context for regional, county and local character assessments, they do not provide a sufficient level of detail appropriate to the nature of effects likely to arise at a local level as a result of the Proposed Development.

#### **Landscape Character at County Level**

3.1.10 Essex County Council and Southend-on-Sea Borough Council commissioned Chris Blandford Associates in 2003 to prepare an assessment of the character of the landscape within the area covered by the Replacement Structure Plan. The study identified thirty-five 'Landscape Character Areas' - geographical areas with a recognisable pattern of landscape characteristics, both physical and experiential, that combine to create a distinct sense of place. The emphasis of current landscape policy is on managing change through guiding necessary development to landscapes where the type and degree of change can best be accommodated without significant effects on the intrinsic character.

3.1.11 Following the identification of distinctive Landscape Character Areas, an evaluation of the relative sensitivity of these areas to change was undertaken to inform strategic planning decisions. **Figure 5** illustrates that Site A falls wholly within the **C4, Roding Valley** and key characteristics include:

- Wide valley, deepening to the south.
- Gently to moderately undulating valleysides, occasionally intersected by small tributary valleys.
- Strong pattern of valleyside vegetation with thick hedgerow field boundaries, many hedgerow trees and scattered small woodlands.
- Meadows on flat valley floor, with occasional riverside trees.
- Tranquil character except in the south.

3.1.12 The overall character is described as *“Arable fields of contrasting scale on the valley sides are typically enclosed by wide hedgerows with frequent hedgerow trees, and sometimes by woodland. The river meanders through small meadows on the valley floor with only a few riverside trees. The valley is quite sparsely settled for much of its length, but dense urban settlement occurs at Loughton. The M11, M25/railway corridors within the valley bottom or traversing the valley are visually prominent in the south.”*

3.1.13 The overall condition of the landscape is generally good with a high sensitivity to the type/scale of development/change proposed i.e. a major urban extension (>5ha) due to the following ‘Accommodation of Change Issues’:

- Some visually exposed valley sides.
- Integrity of hedgerow pattern/small woodlands.
- Integrity of valley bottom.
- Strong character, good condition of much of the valley.
- Mostly tranquil character.

3.1.14 Site A lies adjacent to and is influenced by the **Epping Forest and Ridges LCA(D1)**. Key characteristics relevant to the Study Area are:

- Elevated moderate to steep sided ridges, crowned by woodland.
- Extensive coherent blocks of woodland that have a major influence on character. Epping Forest is predominantly deciduous comprising ancient beech and oak-hornbeam woodland, wood pasture, pollards together with pockets of acid/heath and bog marsh adjoining ponds.
- High tree cover in Epping and Loughton.
- Wooded skylines.

- Distinctive grassy plains and large ponds within Epping Forest, greens and commons associated with settlements.
  - Small to medium scale pattern of hedged pasture and arable fields with frequent hedgerow trees.
  - Local vernacular of brick, weatherboarding and coloured washed plaster.
  - Typical hedgerow species are Hawthorn and Oak with occasional Gorse, Holly, Blackthorn, Dog rose, Hazel, Elm, Ash, Birch, Beech, Sweet Chestnut, Elderberry.
- 3.1.15 The overall condition of the landscape is generally good with a high sensitivity to the type/scale of development/change proposed i.e. a major urban extension (>5ha) due to the following 'Accommodation of Change Issues':
- Integrity of Woodlands, hedgerow field pattern.
  - Strong character of landscape, mostly in good condition.

#### **Landscape Character at District Level**

##### ***Epping Forest District Council Landscape Character Assessment 2010***

- 3.1.16 Epping Forest District Council commissioned Chris Blandford Associates (CBA) to carry out a Landscape Character Assessment (LCA) in 2010 for the district. As shown in **Figure 6 (Appendix C)**, the boundaries of the landscape character areas identified in this study broadly correspond with the above National/Regional and County level studies.
- 3.1.17 **Figure 6** shows Site A as lying within the **Theydon Garnon Landscape Character Area G2**. This character area is of the landscape type Wooded Ridges and Valleys, described as “a series of small valleys which are encapsulated by minor ridges, resulting in an undulating landform. An intact historic field system with scatters of veteran trees and patches of ancient woodland which provide an intermittent sense of enclosure within views across the landscape. Strong sense of tranquillity in places, at distance from major road corridors”.
- 3.1.18 Landscape Character Area G2 itself is defined by:
- The interchange between the M11 and M25 road corridors dominates landscape pattern within this area;
  - Both road corridors introduce a source of noise and movement into the area and disturb overall sense of tranquillity;
  - Strongly undulating topography in places as a result of the series of ridges and slopes;
  - A patchwork of arable and pastoral farmland, often lined with mature hedgerows, containing hedgerow trees;
  - Rows of pylons form dominant vertical elements within certain views; and

- A network of minor roads cross the area.
- 3.1.19 Overall, this landscape character area is considered to have **low** to **medium** sensitivity to change.
- 3.1.20 Management guidelines set the overall objective to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place. This is reflected in the following suggested management strategy:
- Conserve and enhance the existing hedgerow pattern, and strengthen through planting using local provenance species;
  - Conserve mature and veteran trees within fields and hedgerows as key landscape and ecological features;
  - Conserve and promote the use of building materials which are in keeping with local vernacular/landscape character.
  - Establish species rich field margins within arable fields as an important nature conservation habitat.

#### **Epping Forest District Council Settlement Edge Sensitivity Study 2010**

- 3.1.21 In April 2009, Epping Forest District Council commissioned Chris Blandford Associates (CBA) to undertake a Settlement-edge Landscape Sensitivity Assessment. Informed by the contextual characterisation mapping from the district-wide CBA Landscape Character Assessment (above) the study provides a more detailed understanding of sensitive landscape and environmental features around the edges of the principal settlements within the District. The study also includes an evaluation of each settlement edge in terms of its contribution to Green Belt purposes. Site A and Study Area are located within 'Landscape Setting Area 4.' A detailed consideration of this Study is provided in **Appendix B** of this LVA.
- 3.1.22 The study concludes for Area 4 that the overall sensitivity to change is identified as **low** and *which may be suitable for development in landscape terms and is considered to have a less significant role in contributing to the structure, character and setting of the settlement.*

#### **Landscape Character at the Local Level**

- 3.1.23 Whilst the County and District level characterisation is considered to be of an adequate scale and detail to appraise the character of the landscape surrounding Site A, it does not take account of the existing character and detail of the local landscape typologies of Epping. The previous LVA undertaken by BMD in 2013 provided a Local Landscape Character Assessment (LLCA) which is still applicable and relevant to Site A. Therefore this appraisal at a localised level has been considered as part of this LVA. The following descriptions were developed through desk study of maps, aerial photography, plans and documents followed by field surveys undertaken in June 2013. These are shown on **Figure 7** at **Appendix C**. The Study Area is drawn to include for all LLCAs which have a physical or visual relationship with Site A.

3.1.24 The aim of the assessment was to identify homogenous zones that can be categorised in terms of quality and character in order to assess the sensitivity of change for each area. The susceptibility to change and value have been considered as part of this LVA with respect to Site A to combine to provide their respective sensitivities (with reference to **Tables A.01, A.03 and A.04 in Appendix A**).

3.1.25 This study identified 7 distinct local landscape character areas (LLCA's) as follows:

- LLCA1 Rolling Farmland (Host LLCA)
- LLCA2 Settled Farmland
- LLCA3 Woodland Ridges
- LLCA4 Golf Course
  - i) The Epping Golf Club
  - ii) Theydon Bois Golf Course
- LLCA5 Degraded Farmland
- LLCA6 Motorway Corridor
- LLCA7 Urban Settlement
  - i) Epping Southern Fringe
  - ii) Theydon Bois Northern Fringe

#### **Local Landscape Character Area (LLCA1) Rolling Farmland**

3.1.26 This local landscape character area includes Site A, and is the host LLCA and occupies land between the southern edge of Epping (LLCA7i) and the northern edge of Theydon Bois (LLCA7ii). At a distance from the interface with these urban settlements the area has a rural character with localised ridges and slopes resulting in a strongly undulating topography in places. Tree belts and woodland planting located on the brow of slopes results in a treed skyline in certain views across the area. The area includes a patchwork of medium to large scale, mainly arable and pastoral fields lined with mature hedgerows which provide a sense of enclosure within views across the landscape.

3.1.27 Settlement pattern within the area is small-scale and includes a number of isolated farmsteads. Detracting features include the rows of pylons running adjacent to the M25 (LLCA6) which form a dominant vertical element within certain views. The area is bisected by LLCA6 Motorway Corridor which provides a constant source of noise and movement in the area and dilutes the overall sense of remoteness and tranquility.

3.1.28 The value is appraised as **high** and the susceptibility to change is **low**. Overall, the sensitivity of this area is judged to be **medium** with scope for improvement and is tolerant of some change.

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### **Local Landscape Character Area (LLCA2) Settled Farmland**

- 3.1.29 This local landscape character area lies to the north east of the site and occupies an undulating area comprising small and medium scale irregular arable fields with well treed hedgerow boundaries interspersed with small patches of ancient woodland. Views within the area are open to the west where the eastern urban edge of Epping is visible.
- 3.1.30 There is a strong sense of enclosure provided by the ancient wooded ridges to the north and framed views across the network of predominantly arable fields. Settlement pattern comprises a series of small, linear, historic hamlets, such as Fiddler's Hamlet. Large houses with areas characteristic of designed parkland are key built elements within this area.
- 3.1.31 This area is judged to be of **medium to high** sensitivity due to its strong sense of place and mature landscape features of **high** value and a **medium** susceptibility to change.

### **Local Landscape Character Area (LLCA3) Woodland Ridge**

- 3.1.32 This local landscape character area is located to the east of Site A and occupies land upon a long and densely wooded ridge which forms the highest land within the District and is a key feature within views across the landscape. The area includes extensive tracts of semi-natural ancient woodland including beech on the brow of the slopes with hornbeam on the lower slopes. This wooded ridge is a prominent feature within the landscape and in key views across the District and also from major road corridors such as the M11 and M25, reinforcing sense of place. Interspersed with areas of woodland are clearings of grassland, ponds, rivers and streams which all provide key ecological habitats. Sense of enclosure is strong on footpaths and minor roads within the forest.
- 3.1.33 Whilst this character area abuts the western edge of LLCA1 (within which the site resides) it shares no intervisibility with Site A itself. Settlement is generally absent from this character area.
- 3.1.34 This area has a strong integrity and provides a visually prominent backdrop to adjacent local landscape character areas within the Study Area. As a result this area is judged to be of **high** value due to its strong sense of place and high quality landscape features, however the disconnection from Site A would result in a **low** degree of susceptibility, resulting in a **medium** degree of sensitivity.

### **Local Landscape Character Area (LLCA4i+ii) Golf Course**

- 3.1.35 LLCA4i The Epping Golf Course lies to the east of Site A and is an open medium scale and undulating landscape. It lies adjacent to LLCA6 where it shares strong intervisibility due to an open and featureless boundary in places. The landscape is well maintained including grass fairways and close mown greens. Locally increased tree cover is evident although this is still in young maturity along the fairways within the course.
- 3.1.36 LLCA4ii Theydon Bois Golf Course lies to the south west of Site A adjacent to Epping Forest (LLCA3). The area is enclosed and comprises a small to medium scale gently undulating landscape. The landscape is well treed with a proportion of the area nestled within open glades

within the forest and locally increased tree cover within the course evident. The majority of this area consists of open grassland along fairways with mature tree belts and woodland blocks.

- 3.1.37 The value is appraised as **high** owing to the Green Belt designation and the condition of the landscape, with a **medium** susceptibility to change. Overall, these character areas are judged to be of **high** sensitivity.

#### **Local Landscape Character Area (LLCA5) Degraded Farmland**

- 3.1.38 This local landscape character area is located to the south of Site A and abuts LLCA1 and LLCA 6. The area comprises Blunts Farm and associated disturbed land to the north. The area was previously granted permission in 2002 (EPF/765/99) for change of use to a golf course. These proposals were never implemented although preparatory ground works were carried out across the area including hard standing and circulation areas, clearance works, excavated water pits and stockpiling of materials. The land however was never fully restored to its original state and these works are still evident in the landscape which exhibits a strongly derelict character. The area shares strong intervisibility with the M11 and M25 Corridors (LLCA6) to the north and eastern boundaries. Site A is crossed by a number of public rights of way which link into the wider footpath network between Epping and Theydon Bois.
- 3.1.39 This local landscape character area is much disturbed, contains few features of landscape value and is judged to be of **very low** value and **very low** susceptibility with a combined **very low** sensitivity and scope for considerable improvement.

#### **Local Landscape Character Area (LLCA6) Motorway Corridor**

- 3.1.40 This local landscape character area lies to the south and east of Site A. The area is dominated by the presence of major highway infrastructure associated with the M25 and M11 corridors and intersection. A combination of embankments alongside and belts of native tree and shrub planting provide localised screening towards the motorway from adjacent character areas.
- 3.1.41 Overall, the sensitivity of this area is judged to be **low** owing to its **low** value and **very low** susceptibility to change.

#### **Local Landscape Character Area (LLCA7i+ii) Urban Settlement**

- 3.1.42 LLCA7i Epping Southern Fringe contains the main urban residential area along the southern edge of Epping town where it interfaces with the sites northern boundary formed by Brook Road. This local townscape character area shares a strong intervisibility with LLCA1 within which the site resides. The area is comprised of a mix of housing styles and, sizes and layouts which reflect differing periods of settlement growth. Properties are predominantly 2 storeys interspersed with occasional bungalows and 2.5 storey dwellings. The area is strongly residential in character with a predominance of early to mid 20th century properties particularly at the settlement edges, although older buildings dating back to the 17th century exist within the core of Epping Conservation Area which also includes retail uses along the high street. Within the residential areas building types are typically 2 storey semi-detached and 2.5 detached red brick and render. Parking is mainly on street. Typical features of properties

include occasional mock Tudor, hanging red tile and weather board finish to fronts of houses with a mixture of walled, fenced and hedged boundaries and clay and slate tile roofs. Properties almost always front onto the street.

- 3.1.43 The value is appraised as **medium** with a **medium** susceptibility to change for the edge of the settlement facing the site. Overall, the sensitivity of this area is judged to be **medium**.
- 3.1.44 LLCA7ii Theydon Bois Northern Fringe consists of a low to medium density residential settlement edge with predominantly mid 20th century residential properties comprising a mix of bungalows and 2 storey semi detached red brick and render. Building styles vary with a range of roof pitches including cat slide roofs and barn hips adding variety and distinction to the street scene. Wide verges and tree lined streets reinforce a 'leafy' suburban character with occasional distant views out towards the undulating topography within the adjacent LLCA1 adding a rural character and sense of tranquility to the area. Parking is mainly on plot. Typical features of properties include hanging red tiles and mock Tudor details to fronts of houses with a predominance of low walled and planted boundaries with clay tile roofs. Properties always front onto the street.
- 3.1.45 The value is appraised as **medium** with a **medium** susceptibility to change for the edge of the settlement facing the site. Overall, the sensitivity of this area is judged to be **medium**.

## **3.2 Physical Landscape Resource**

- 3.2.1 This LVA considers the contribution heritage and ecological features make to the character and value of the landscape and visual receptors, including an overview appraisal on the setting of heritage features. An appraisal or assessment on the wider aspects of impact on heritage assets and their setting (e.g. impacts on cultural and historic associations) are considered to be beyond the remit of this LVA. This LVA does not provide an assessment of direct or any other indirect effects on heritage or ecological resources.

### ***Topography, Geology and Hydrology***

- 3.2.2 **Figure 2: Landform (Appendix C)** illustrates the topographical variation across the Study Area.
- 3.2.3 Epping is situated on a ridge approximately 100m above sea level. It is separated from the outer suburbs of London by the large expanse of woodland known as Epping Forest, which continues to the north east of the town. The town is bordered to the north west and south east by a gently undulating landscape of arable farmland. The soil is mainly London clay with belts of boulder clay.
- 3.2.4 Site A occupies a relatively sloping hill rising from 60m contour broadly parallel with the northern boundary and watercourse bisecting Site A and Site B, up to 75m AOD at Gardeners Farm. Further east, beyond Site A the landform continues to fall to around 38m AOD marking the lowest point within the Study Area. North beyond Brook Road and west beyond the London Overground railway line the landform rises gently towards a ridgeline at 110m AOD.

- 3.2.5 Site A's topography is typical of the prevailing landform within the local landscape character area. The value of Site A topography is appraised as **medium** and the susceptibility is **medium** due to the degree of interaction between landform and vegetation and existing settlement boundary and is therefore judged to be of a **medium** sensitivity to change.
- 3.2.6 **Figure 8: Access and Water (Appendix 8)** illustrates that there are no water courses within Site however two un-named ditches are associated with the northern, eastern and southern boundaries of Site B and act as carrier drains for surface water run off. The ditches converge at 's's north-eastern corner before flowing in an easterly direction.
- 3.2.7 Within the Study Area there are seasonal ponds and minor watercourses associated with the surrounding topography. Site A is located within Flood Zone 1, which has a low risk of flooding.

#### ***Vegetation and Land Use***

- 3.2.8 The majority of the settlement edges are lined with mature hedgerows, trees or large blocks of woodland, which create soft, green edges. There are a few small patches of harsh urban edge on the northern edge of Epping where there are gaps in hedgerows. Glimpsed views of the northern settlement edge of Epping appear to be soft and green from short distance views, but are generally harsh within long distance views from Epping Upland.
- 3.2.9 Blocks of Ancient Woodland forming part of Epping Forest are situated to the northeast and southwest of the town. There are several medium sized blocks of pre 18<sup>th</sup> Century Fields surrounding Epping, a few of which abut the eastern edge of the settlement.
- 3.2.10 A large block of 18<sup>th</sup> and 19<sup>th</sup> Century Enclosure Fields surround the northern edges of the settlement. Many of the fields surrounding Epping have suffered boundary loss and a number of veteran trees are scattered along the north-western edge of the town.
- 3.2.11 There are several areas or urban greenspace at the fringes of Epping which include school playing fields and sports fields. There are seven urban gateways on the settlement edges of Epping which signify the transition from either predominantly rural landscape or woodland to townscape. The prominent urban gateways along the main arterial routes into the town of the B1393 and the B181 road corridors pass from woodland to townscape, resulting in a relatively dramatic transition in character when entering the urban settlement.
- 3.2.12 The main arterial route through the town is the B1393 road corridor which provides access to the M11 motorway to the north and the towns of Waltham Abbey, Chingford and Loughton to the south. Other B roads link the town to settlements in the northeast and northwest, which include the B181 road which links with North Weald Bassett to the northeast and the B181 and B182 roads which link with villages to the northwest including Epping Green.

## Designated Landscapes and Settings

### ***Historic Environment: Scheduled Monuments, Conservation Areas and Listed Buildings***

3.2.13 Heritage Assets are shown with reference to **Figure 3: Environmental Designations and Planning Policy** and show the location of Scheduled Monuments, Conservation Areas and Listed Buildings.

3.2.14 Within the Study Area, in order of closest proximity, lie the following historical assets:

#### *Scheduled Monuments*

- (i) Romano – Purlieu Bank, Epping
- (ii) Ambresbury Bank slight univallate hillfort

3.2.15 As there is no intervisibility between Site A and these Scheduled Monuments, an appraisal on their setting is not considered further in this LVA.

#### *Conservation Areas and Listed/Locally Listed Buildings*

3.2.16 Within 1km of Site A to the north-west lies the Bell Common Conservation Area and approximately 1.2km to the north lies Epping Conservation Area, the boundaries of which are shown with reference to **Figure 3**.

3.2.17 Bell Common provides an important transition in the landscape between Epping Forest and the built-up area which forms the outskirts of Epping. The Conservation Area Appraisal (CAA) undertaken in February 2010 considers that Bell Common is a large green area that lies immediately to the south of Epping town. Bell Common Conservation Area encompasses this green area as well as most of the surrounding buildings. With the large amount of trees, green space and the nature of the buildings (modestly sized, low rise and relatively spread out), this area has a distinct rural character. Key views are considered in section 7.2 of the CAA and includes that *“The most important views in the conservation area are those across the common. These generally consist of glimpses of one or two buildings from behind vegetation.”* There are also numerous statutory and locally listed buildings within the CA, which are also shown with reference to **Figure 3**.

3.2.18 A Conservation Area and Management Plan has been published for the Epping Conservation Area in November 2009. Epping Conservation Area encompasses the town centre and the large green to the north of it. The majority of the Conservation Area is taken up by Epping High Street; a long wide busy street lined with shops. Key views are considered in section 7.2 of the CAA and includes that *“The variety and quality of views are an important part of the conservation area. They serve to highlight focal points and enhance the visual experience when walking through it. The most important views in the conservation area are those along the High Street and across the town green. Both St John’s Church and the Council offices have prominent towers which make them important landmarks and help them to act as focal points for the views along the High Street in both directions.”*

- 3.2.19 It is considered that both Conservation Areas and their associated Listed Buildings have a **high** susceptibility to change and in respect of their **high** value provides an overall **high** sensitivity.
- 3.2.20 The closest Listed Buildings in proximity to Site A are also shown on **Figure 3**, these are within 500m to the south-eastern and eastern boundaries and are as follows:
1. BARN TO NORTH OF GARDENERS FARMHOUSE (Grade II)
  2. GARDENERS FARMHOUSE (Grade II)
  3. COOPERSALE HALL (Grade II)
  4. LITTLE THORN FARM COTTAGE (Grade II)
- 3.2.21 As the Listed Buildings are all of Grade II Listings they are appraised as having **high** value. Due to their proximity to Site A and the importance of their setting their susceptibility to change is **high**. The overall sensitivity is appraised as **high**.

#### ***Registered Parks and Gardens***

- 3.2.22 Registered Parks and Gardens and Parks are of **Very High** Value and the location of the closest within the Study Area, Coopersale House (Grade II Listed), is shown with reference to **Figure 3 (Appendix C)**. It is sited approximately 1.5km to the west of Site A.
- 3.2.23 Coopersale House has a small landscaped park occupying about 11 hectares, developed from about 1730 with possible input by Lancelot Brown in the later 18th century. The c 11ha site lies to the west of the public road, Houblon Hill, which links the settlements of Coopersale 250m to the north, to Coopersale Street 100m to the south, the road forming the eastern boundary of the property. The southern boundary is defined by Stonards Hill/Coopersale Road, the public road joining Coopersale Street with Epping 1km to the north-west. To the west and north the grounds merge with arable farmland, the wider setting to east and south also being agricultural. The susceptibility of the landscape is considered to be **high**. Overall this heritage asset is of **very high** sensitivity.

#### ***National Parks and Areas of Outstanding Natural Beauty***

- 3.2.24 There are no National Parks or AONBs within the defined Study Area.

### **3.3 Site Appraisal**

- 3.3.1 Site A is located in an area of agricultural land between the mature tree lined watercourse to the north, Epping Golf Course to the east, the grounds of listed farmhouses to the south-east, the M25 to the south-west and the London Overground Central Line railway to the west. Site A is located south of the existing settlement edge of Epping separated by an agricultural field referred to as Site B previously in this report. Site A rises south-eastwards and faces directly across to Epping, thereby sharing a visual link with the settlement edge.
- 3.3.2 Site A is accessed via an existing hard-core track, Flux Lane, which lies south off Stewards Green Road.

- 3.3.3 A series of **Site Appraisal Photographs (A – D)** have been taken to represent the character of Site A in August 2017. These are included in **Appendix D** and referenced below in the descriptive text of Site A.
- 3.3.4 Site A is bordered to the north by a tree lined watercourse with three Public Right of Way crossing points leading from Fluxs Lane into Site B. To the east, Site A's boundary is formed by a fence line with intermittent trees which separate Site A from Epping Golf Course and properties on Fluxs Lane. Mature trees and a woodland copse lie to the south-east associated with the Listed Buildings at Gardeners Farm. To the south-west and west the boundaries of Site A with the M25 and railway line are flanked by mature trees which provide some enclosure and screening to the two main infrastructure links.
- 3.3.5 There are three Public Rights of Way (PRoW) traversing Site A as shown with reference to **Figure 8**. PRoW 189 22 provides a link north-west across Site A and Site B over the footbridge railway crossing and north-west to Bridge Hill. **Site Appraisal Photograph A** is taken from PRoW 189 22 to the boundary interface with the watercourse and tree belt which divides Site A with Site B. The view is looking south-east across Site A demonstrating the rising topography across Site A to the ridgeline associated with the mature tree belt which nestles around Gardeners Farm. Vegetation associated with Epping Golf Course is seen in the left of the photograph and the pylon and overhead lines crossing Site A are seen in the right hand side of the photograph. This Site Appraisal Photograph also demonstrates there are no views towards Theydon Bois and that the tree belt forms a strong wooded horizon to Site A.
- 3.3.6 PRoW 189 30 runs north-south along the eastern boundary of Site A (which has recently been diverted so it no longer passes through residential private land off Fluxs Lane). **Site Appraisal Photograph B** provides an elevated view from the south-eastern corner of Site A from the PRoW looking north west across Site A. The photograph demonstrates the elevated nature of this part of Site A and the views obtained across the open field to the southern built up edge of Epping, in which there is strong intervisibility. A clear vista is available from this PRoW of the tower of St Johns the Baptist Church, situated in Epping Conservation Area.
- 3.3.7 PRoW 189 21 provides a link from Gardeners Farm north to Brook Road passing through Site B. **Site Appraisal Photograph C** is taken from the southern point of this PRoW, north of Gardeners Farm looking northwards. The photograph demonstrates the nature of the existing footpath which serves as a driveway to the farm buildings from Fluxs Lane. The photograph also demonstrates the open nature of Site A and the visual relationship with Epping and the wooded character of the settlement edge. To the right of the photograph Epping Golf Course is located beyond the tree belt of Poplars and to the left of the photograph the M25 is depicted along with the pylon located in the south-western corner of Site A.
- 3.3.8 **Site Appraisal Photograph D** demonstrates the relationship Site A shares with Site B and the visual link between Site A to the built up edge of Epping where properties on Brook Road are discernable from the north-west corner of Site A. The watercourse and tree belt separating the two sites is more fragmented in the western area between Site As which enables visibility across to Epping. The vegetation associated with Epping Golf Course is seen on the horizon,

rising in the vicinity of Gardeners Farm, viewed in the center of the photograph. Glimpsed views are available towards Coopersale Hall and the M25 beyond the mature tree belts. Site A appraisal photograph also demonstrates the rising topography of Site A and the general undulating nature to the western side of Site A.

### On Site Landscape Receptors

3.3.9 **Table 1** provides the following on site landscape receptors which are identified for the purposes of this appraisal following the baseline review of Site A:

**Table 1: Identified Landscape Receptors**

Landscape Receptor	Geographical Location	Value
Arable Field	On Site	Low
Green Belt Land	On Site	High
Broadleaved trees	Site Boundaries	Medium - High
Species poor Semi-improved Grassland	On Site	Low

## 3.4 Visual Baseline

3.4.1 The visual baseline assesses the theoretical visibility of Site A and identifies those people (receptors) whose visual amenity is likely to be affected by changes to their views.

3.4.2 An appraisal of visual receptors throughout the Study Area has been undertaken in order to establish the baseline visual amenity conditions in relation to Site A and the consideration of a housing allocation on Site A.

3.4.3 The baseline situation for receptors is described through a series of viewpoint photographs – **Visual Appraisal Photographs**, taken from publically accessible locations, which illustrate the views likely to be experienced by people and are representative of potential views for other receptors in its vicinity.

3.4.4 Visual Appraisal Photographs are contained in **Appendix D**, with the viewpoint locations illustrated on **Figure 9** at **Appendix C**. Viewpoint photographs were taken in August 2017 and are representative summer views.

### **Views from Residential Receptors and Properties**

3.4.5 Views from residential receptors and properties are directly adjacent to Site A's boundary or within close proximity, less than 1km.

3.4.6 **Viewpoint 1** is taken from Coopersale Hall school grounds approximately 80m from Site A boundary looking north-westwards. Coopersale Hall School is Grade II Listed and is of **high** value. The view is representative of students, staff and visitors of the school, with glimpsed views towards Site A through gaps in the dense mature tree line surrounding the playing field.

Epping's urban edge is apparent in the view rising above the vegetation north of Coopersale Hall grounds. The majority of Site A is hidden by intervening vegetation, seen in the left of the photograph. Site A shares no clear intervisibility with the Listed Building at Coopersale Hall School as views from the building itself would be obscured by existing mature vegetation surrounding the school grounds.

- 3.4.7 Brook Road and Bower Hill include a mixed typology of detached and semi-detached housing with direct views south from Brook Road and oblique views from properties on Brook Road at the junction with Bower Hill. **Viewpoint 4** is representative of ground floor views from properties fronting onto Brook Road approximately 136m from Site A boundary looking south-west. At ground level, views are generally restricted to filtered short distance glimpses through gaps in the tree line. There are likely to be clearer unobstructed first floor views from some houses facing Site A, most notably in winter views. **Viewpoint 5** illustrates views further west along Brook Road at the north of the railway bridge at a distance of approximately 300m from Site A. From this elevated prospect views are available towards the southern portion of Site A with a clear view of Gardeners Farm and the overhead lines and pylons traversing Site A. Properties on Brook Lane from this location have oblique views and there would be no clear views of Site A from ground floor level.
- 3.4.8 **Viewpoint 7** provides a view representative of ground floor views for properties at Ivy Chimneys Road at a distance of approximately 720m looking south-east across to Site A at approximately 91m AOD. From this location the upper south-western portion of Site A is seen beyond Site SR-0069/33 with views available of Gardeners Farm and the strong wooded horizon. Overhead lines and pylons dominate in the view and the M25 is depicted in the center of the photograph.
- 3.4.9 To the north-east of Site A, at a distance of approximately 965m, **Viewpoint 9** provides a representative view of properties on Bower Hill. Whilst the photograph location is not from inside a specific property, the view is representative of the nature of the views obtained from properties on the higher rising land to the south of Epping. There are clear views available from this location towards the south-eastern portion of Site A which rises to 75m AOD. Gardeners Farm is depicted in the center of the photograph beyond to the wooded horizon and over sailing overhead line and pylons can be seen.
- 3.4.10 Other residential properties within 1km of Site A with views of Site A include views from properties on Flux Lane, which experience first floor views across to the north-eastern side of Site A. Listed properties at the Barn to Gardeners Farmhouse and Gardeners Farmhouse to the immediate south of Site A have partial filtered views towards Site A through the tree belt that defines the setting of the farm buildings. Little Thorn Hall Farm Listed Building, to the east has no views of Site A due to the topographical change across Epping Golf Course and the intervening vegetation across the course. Due to a combination of distance, vegetation and topography in the intervening landscape there are no views towards Site A from Parsonage Farm to the south-west. There are also no views of Site A from the cluster of residential properties and Listed Buildings at Fiddlers Hamlet, as shown with reference to **Viewpoint 10**.

- 3.4.11 The residential receptors outlined above all have a proprietary interest in their views, therefore their value is considered to be high.
- 3.4.12 **Viewpoint 8** is taken from PRoW 208 3 running along the northern edge of Theydon Bois settlement edge and is representative of residents and PRoW users. The Viewpoint was also taken to inform the Green Belt Appraisal as part of this LVA. Due to intervening topography there are no views towards Site A from Theydon Bois and therefore views are of **very low** sensitivity to change on Site A.
- 3.4.13 In consideration of properties with views of Site A, given the nature of these views, their susceptibility to the development is considered **medium - high**, resulting in a **high** level of sensitivity.

#### ***Views from Designated Landscapes***

- 3.4.14 Views are obtained from within Site A towards the tower of St Johns the Baptist Church within the Epping Conservation Area and partial views are available of Coopersale House Registered Park and Garden from the most elevated parts of Site A. There are, however, no views of Site A from within the Epping Conservation Area due to intervening built form and no clear open views from the setting of Coopersale House Registered Park and Garden. As there is no physical relationship of clear intervisibility from the designated landscapes setting it is considered that there would be **very low** sensitivity to changes on Site A.

#### ***Views from Epping Forest***

- 3.4.15 Due to a combination of topography, built form and vegetation in the intervening landscape there are no views towards Site A from the Epping Forest to the north-east and south-west (**Figure 3**) and therefore views are of **very low** sensitivity to change on Site A.

#### ***Views from Public Rights of Way***

- 3.4.16 **Viewpoint 2** is taken from PRoW 189 22 at the railway footbridge along at a distance of approximately 120m looking east and is representative of Public Footpath users. Long ranging, panoramic views are afforded east across arable farmland taking in Site A. Epping's wooded ridgeline is visible in the distance where the eye is drawn towards Gardener's Farm Cottage positioned on elevated ground to the south-eastern boundary of Site A. Pylons and the M25 detract from the view.
- 3.4.17 **Viewpoint 3** is taken from PRoW 189 21 at a distance of 186m looking south-east towards Site A within Site B. The photograph demonstrates the strong wooded tree belts crossing the landscape associated with the watercourse in the foreground of the photograph and the horizon along the south-western boundary of Site A. Gardeners Farm is viewed in the center of Site A. Due to the mature dense tree belt associated with the watercourse there is a limited view of Site A with a small proportion of Site A available in the view. Pylons and the M25 detract from the view.

- 3.4.18 **Viewpoint 6** is taken from PRow 189 32 378m from Site A boundary looking eastward at a height of approximately 80m AOD. The view provides an elevated vantage point looking across to the south and south-east of Epping. The upper south-eastern portion of Site A is viewed from this location with Gardeners farm in the center of the photograph. This viewpoint demonstrates the strong wooded backdrop to Site A and the wooded horizon which forms the south-eastern boundary. Furthermore the viewpoint demonstrates that from this elevated location there are no views of the built up edge of Theydon Bois.
- 3.4.19 Views from PRow 208 3 on the north-eastern edge of Theydon Bois are considered above in residential receptors for **Viewpoint 8**.
- 3.4.20 To the north-east of Site A at a distance of 1.1km **Viewpoint 11** provides a view from Bridleway 189 13 off Stewards Green Lane at approximately 65m OAD looking south-west. From this location there are no views of Site A and Site A is only identified by the Pylon on the south-western edge of Site A. Topographical change and vegetation curtail views of Site A. Therefore views are of **very low** sensitivity to changes on Site A.
- 3.4.21 Users of these publically accessible routes have an appreciation of their views and their value is **high**. Their susceptibility is considered to be **medium - high**, resulting in a **high** level of sensitivity.

#### ***Views from the Road Network***

- 3.4.22 Views from the public road network towards Site A are restricted to vehicle users on the M25, Brook Road (**Viewpoint 4, 5**), Stewards Green Road (**Viewpoint 10**), Flux Lane, Bower Hill (**Viewpoint 9**) and Bridge Hill. These views are transient in nature and typically are glimpsed views between vegetation and built form.
- 3.4.23 The value of views from the road network is considered **low** as the views are not protected, nor have any particular cultural associations, i.e. they are not views out over a designated landscape. Their susceptibility is considered to be **low**, resulting in a **low** level of sensitivity.

#### **Visual Amenity Baseline**

- 3.4.24 The visual baseline has considered those people (receptors) whose visual amenity is likely to be affected by the proposed development, the scope of their views towards Site A, nature of their activity from where they experience these views and the subsequent value of these views.
- 3.4.25 The visual baseline identifies views toward Site A with the potential to have the greatest visual change as a result of development. These visual receptors are identified as follows in **Table 2**. Where a viewpoint corresponds with a viewpoint photograph this is identified in **Table 2** and viewpoint photography is provided in **Appendix D**.

**Table 2: Identified Visual Receptors**

Receptor	Value	Viewpoint
<b><i>Residential and Private Properties including Listed Buildings</i></b>		
Brook Road	Medium - High	4, 5
Bower Hill	Medium	9
Stewards Green Road	High	10,11
Coopersale Hall School Grade II	High	1
<b><i>Public Rights of Way (PRoW) and Bridleways</i></b>		
Public Bridleway 189 13	High	11
PRoW 208 3	High	8
PRoW 183 32	High	6
PRoW 189 21	High	3
PRoW 189 22	High	2
<b><i>Views from Roads</i></b>		
Brook Road	Low	4, 5
Bower Hill	Low	9
Stewards Green Road	Low	10

3.4.26 In summary, the visual appraisal demonstrates that Site A is not visible in longer distance views over 1.5 kilometres due to the screening provided by: intervening buildings; the M25; the London overland railway line; woodland copses and tree belts; and topographical change. Similarly, much of the wider rural landscape extending to the south-east and south-west of Site A includes changes in topography and with tree belts along road margins which curtail available views.

## 4. GREEN BELT APPRAISAL

### Green Belt Review

- 4.1.1 A Green Belt Appraisal using the methodology set out by Epping Forest District Council is provided in Table 3 below. Reference is also made to **Figure 10: Landscape Opportunities and Constraints Plan (Appendix C)** in this table. Opportunities and Constraints and masterplanning considerations are discussed in detail in Section 5 of this LVA. **Figure 10** also presents proposals for a revised Green Belt boundary.
- 4.1.2 In reference to the Green Belt Review below, the following conclusions can be drawn:
- Development of Site A has a low potential to lead to unrestricted sprawl;
  - Development of Site A would not result in the merging of settlements;
  - Site A does not perform a critical role in safeguarding the countryside from encroachment; and
  - Development of Site A would have no effect on the setting and special character of historic towns.
- 4.1.3 Site A itself does not perform an important role in separating the built up area of Epping and the nearest settlement at Theydon Bois. This important role is effectively performed by the intervening undulating farmland and more significantly the M25 transport corridor bisecting the area.
- 4.1.4 Appropriate development on Site A, which would be integrated within a green infrastructure framework, would not erode the existing expansive area of separation between Epping and Theydon Bois.
- 4.1.5 National Planning Policy Framework (NPPF) paragraph 79 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. Paragraph 80 sets out the 5 purposes of Green Belt which are considered in the table below, which addresses the criteria and definitions and provides an assessment for each purpose with respect to development on Site A.

**Table 3: Green Belt Appraisal**

Purpose	Criteria and Definitions	Assessment
<p>1. Check the unrestricted sprawl of large built up areas</p>	<p>Intended to stop continuous spread of settlements and encourage brownfield regeneration. The following criteria will be used to judge whether an area being developed would result in unrestricted sprawl of large built up areas (Built up areas are London, Harlow, Cheshunt and Hoddesdon)</p> <p>Would development of the area lead to/ constitute or extend ribbon development <b>NO</b></p> <p>Would development result in an isolated development area not connected to existing boundaries <b>NO</b></p> <p>Is the area well connected to a settlement? Does it have two or more boundaries with the existing built up area? <b>VISUALLY CONNECTED AND WOULD BE CONNECTED BY SITE B (SR-0113B).</b></p> <p>Are there any defensible boundaries within the parcel which act as an effective barrier against sprawl from large built up areas? <b>YES</b></p> <p>Would development of the area effectively 'round off' the settlement pattern <b>YES</b></p> <p>Would development breach natural features or infrastructure which provide an obvious and defensible barrier between the existing urban area and undeveloped land? <b>NO</b></p>	<p><b>Figure 10</b> demonstrates that the revision to the Green belt boundary would provide a clearly defined and enduring boundary of the Green Belt in this location through enhanced woodland tree belt planting following existing natural features. The M25 and railway line to the west of Site A would also form part of a clear defensible long-term boundary.</p> <p><b>Low potential to lead to unrestricted sprawl</b></p>
<p>2. Prevent neighbouring towns from merging</p>	<p>It is impossible to define a minimum distance that there should be between settlements. The important consideration is whether development would appear to result in the merging of built up areas. Topography and features such as watercourses and major roads can act as barriers preventing merging.</p> <p>Does the parcel itself provide, or form part of, a gap or space between towns? <b>YES</b></p> <p>Do natural features and infrastructure provide a good physical barrier or boundary to the area that would ensure that development was contained?</p>	<p>Whilst development would extend Epping's urban edge slightly southwards in the direction of Theydon Bois, the be affected due to visual separation afforded by the intervening landform and the M25 corridor. The removal of Site A from the Green Belt would not prejudice this Green Belt purpose as Site A area is not fundamentally important in maintaining separation between the existing settlements separate identity.</p>

**Table 3: Green Belt Appraisal**

Purpose	Criteria and Definitions	Assessment
	<p><b>YES</b></p> <p>What is the distance (km) of the gap between the towns? <b>Less than 1km to Theydon Bois</b></p> <p>What is the visual perception of the gap between the towns' well used thoroughfares? <b>NO VISUAL PERCEPTION</b></p> <p>Would a reduction in the gap compromise the separation of towns and the overall openness of the parcel visually? <b>NO</b></p>	<p><b>Development of the area would not result in the merging of settlements</b></p>
<p>3. Assist in safeguarding the countryside from encroachment</p>	<p>This is an assessment of the extent to which the Green Belt constitutes 'open countryside' i.e. having countryside characteristics (e.g. fields in active agricultural use, patterns of dominant hedgerows, openness where any buildings do not dominate the landscape) .</p> <p>Is there a strong, defensible boundary between the existing urban area and the adjoining countryside – wall, watercourse, main road, hedgerow etc (as opposed to garden boundaries) <b>YES</b></p> <p>Does the area include areas of woodland, trees or hedgerows that are protected or significant unprotected tree/hedge cover. <b>YES</b></p> <p>Would the development of the area result in significant adverse impact as identified in the Settlement Edge Landscape Sensitivity Study <b>NO</b></p> <p>Does the Green Belt designation in this land parcel protect countryside that is in use for agriculture, forestry, outdoor sport and recreation, cemeteries and local transport infrastructure (uses that constitute appropriate development based on NPPF paragraph 89, bullets 1 and 2, and</p>	<p>The existing boundaries should be recognised as the permanent edge of the settlement , and development should not be permitted outside the boundaries</p> <p>Any development which is permitted should ensure that these natural features remain the dominant landscape feature to protect the characteristics of the local countryside.</p> <p>As shown on <b>Figure 10</b> there is a clear opportunity to provide a new green infrastructure framework reinforcing links between the southern edges of Epping towards the countryside. This could take the form of green corridors and a new linear park along Site As north-western and south-eastern boundary integrating existing and new woodland belts, hedgerows, public open space and SUDS and would potentially strengthen Public Footpath connectivity.</p>

**Table 3: Green Belt Appraisal**

Purpose	Criteria and Definitions	Assessment
	<p>paragraph 90, bullet 3)? <b>YES</b></p> <p>Are any existing buildings in the area dominant in the landscape? <b>YES</b></p>	<p><b>Site A does not perform an important role in safeguarding the countryside from encroachment</b></p>
<p>4. Preserve the setting and special character of historic towns (Historic Towns are Chipping Ongar, Waltham Abbey, Epping. Sawbridgeworth which is located in East Herts was also included as 'historic town' due to its proximity to EFDC)</p>	<p>Many towns and villages have historic features, so this assessment focuses on whether development would be adjacent to conservation areas, or significant groups of listed buildings, or other features of historic significance.</p> <p>Where a development is adjacent to such a feature, it may still be able to preserve the setting and special character if designed sensitively. This is a matter of judgement at initial area selection stage.</p> <p>Does the open character of the Green Belt land contribute positively to the historic significance of the town and/or heritage assets within the town? <b>NO</b></p> <p>Is the development adjacent to a conservation area, significant group of listed buildings or other historical features? <b>NO, NOT SIGNIFICANT GROUP BUT CLOSE PROXIMITY TO LISTED BUILDINGS: Barn to the north of Gardens Farmhouse Grade II Listed Gardner's Farm house Grade II Listed Coopersale Hall Grade II Listed.</b></p> <p><b>There is no intervisibility with Epping Conservation Area or Bell Common Conservation Area.</b></p>	<p>Whilst there is intervisibility with St Johns Baptist Church within the Epping Conservation Area there is no direct open views of Site A from within the Conservation Area.</p> <p><b>Development of the area would have no effect on the setting and special character of historic towns (Epping)</b></p>
<p>5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>Not to be included within GB assessment as the Local Plan policies will encourage regeneration within the urban area.</p>	<p>N/A</p>

## 5. CONCLUSION & RECOMMENDATIONS

### 5.1 Summary

- 5.1.1 This LVA has been prepared as part of the iterative process, to inform the design of and support an allocation for residential development on the land to the south of Epping.
- 5.1.2 An appraisal of the following has been undertaken to understand, define and record the context, character, setting and sensitivity of Site A, in order to consider its capacity and that of the surrounding landscape and visual resource to accommodate the nature of change proposed:-
- planning policy and guidance of relevance to landscape and visual issues;
  - key characteristics of the Landscape Character Assessments at a County, District and Local Scale;
  - likely views of potential development on Site A, from residential properties, heritage features, public rights of way, public open space and the road network.
- 5.1.3 Following the baseline study and on consideration of findings, a **Landscape Constraints and Opportunities Plan** has been produced (**Figure 10 at Appendix C**), which summarises the recommendations of the LVA. Consequently, elements of this are integral to the iterative design process used in the shaping of a masterplan for Site A.

#### ***Landscape Character***

- 5.1.4 At a County level Site A lies wholly within the Epping Forest and Ridges LCA and displays typical landscape characteristics associated with this LCA, including a small to medium scale arable fields and high tree cover. Site A's existing relationship with the northern settlement edge of Epping is considered to enable potential development to be accommodated within the landscape.
- 5.1.5 This LVA does not concur with the County wide assessment of the Roding Valley LCA in so far as its assessment as having a *high* sensitivity. BMDs own assessment and review of the District Wide Assessment considers that the interchange between the M11 and M25 have a dominance on the landscape and overall tranquillity. The historic field pattern within this area has been overlain by the dominant presence of the motorway corridors.
- 5.1.6 It is considered that the landscape character of Site A and its surroundings are of **low to medium** sensitivity to change which corresponds with the District Wide landscape character assessment of LCA G2, Theydon Garnon. Some existing features are detracting and major infrastructure is present which has an obvious influence on the character and experience of the landscape. Site A has a **medium - high** level of ability to accept residential development and there are good opportunities for mitigation and enhancement.
- 5.1.7 Furthermore the LLCA has appraised Site A as falling within the Rolling Farmland LLCA whereby the value is appraised as **high** owing to its existing Green Belt designation but the

susceptibility to change is **low**. Overall, the sensitivity of Site A and this LLCA is judged to be **medium** with scope for improvement and is tolerant of some change.

- 5.1.8 Site A is considered to relate closely to the southern built up edge of Epping and is more visually and physically connected to the built up edge than perceived as being connected to the open countryside. In consideration of Epping Forest District Council Settlement Edge Sensitivity Study 2010 Site A has a low sensitivity and is *'suitable for development in landscape terms and is considered to have a less significant role in contributing to the structure, character and setting of the settlement.'*

### **Visual Receptors**

- 5.1.9 The visual baseline identified those receptors that currently share intervisibility with Site A and are of the greatest visual sensitivity. These comprise:-
- Residential/Private Properties: Brook Road (Viewpoints 4, 5); Bower Hill (Viewpoint 9); Stewards Green Road (Viewpoints 10, 11) and Coopersale Hall School Grade II (Viewpoint 1);
  - Public Rights of Way (PRoW) and Bridleways; Public Bridleway 189 13 (Viewpoint 11) PRoW 208 3 (Viewpoint 8); PRoW 183 32 (Viewpoint 6); PRoW 189 21 (Viewpoint 3); PRoW 189 22 (Viewpoint 2);
  - Views from Roads; Brook Road (Viewpoints 4, 5); Bower Hill (Viewpoint 9) and Stewards Green Road (Viewpoint 10).
- 5.1.10 The most significant views of Site A are from receptors directly adjacent to and in close proximity to its boundaries who will experience the greatest level change. These receptors include residents and users of public rights of way who have a **high** susceptibility to change to development on Site A.
- 5.1.11 Whilst development of Site A will alter its existing character, it is considered that development can successfully occur in this area in a manner that minimises adverse impacts on available views from surrounding areas or the character of the surrounding landscape. In summary, the majority of Site A is therefore considered suitable to absorb new development and presents significant opportunities to enhance the existing landscape framework. Where Site A adjoins Site B, an extension of development within Site A would complement an established settlement pattern in Epping and has the ability to appear contained within a reinforced landscape framework that includes a strong woodland edge along the M25 corridor and tree lined horizon. With sensitivity in integrating the setting of Listed Buildings and vistas to heritage assets within open space areas in the south-east of Site A and measures taken to ensure development remains visually contained below the elevated ridgeline to the south - east, this area of landscape is considered capable of successfully absorbing development. Section 5.2 below provides detail on how opportunities and constraints can shape a successful and sustainable masterplan for Site A.

## 5.2 Design Recommendations

- 5.2.1 The assessment of landscape and visual opportunities and constraints includes consideration of landscape character in the vicinity of Site A, relevant landscape policy, landscape features within and surrounding Site A and visibility into Site A from available public and private viewpoints as summarised above.
- 5.2.2 The landscape attributes within Site A and Study Area present a range of opportunities to integrate development on Site A and provide a long term defensible Green Belt boundary. These arise both from the existing features, the landscape and visual context and potential for improvement. **Figure 10: Landscape Constraints and Opportunities** provides a visual summary of how the existing landscape framework and visual context can shape masterplanning Site A and its integration with proposed allocated Site SR-0113B (Site B), to the north and the context of the built up edge Epping.

### ***Sustainability***

- 5.2.3 A sustainable approach to landscape within Site A concurrently with the development of Site B should include:
1. Establish a robust landscape framework sustained by a long term management plan.
  2. Retention of as great a proportion of the existing landscape structure as possible, including mature vegetation.
  3. Enhancement of the network of pedestrian and cycling routes connecting residential, employment, shopping and leisure areas.
  4. Creation of a high quality public realm (including, greenway infrastructure, open space, and high quality streetscapes) as part of the master plan.
  5. Propose landscape and biodiversity strategies which will complement and enhance the best practice design approach to sustainable development.
  6. Design of streets in residential areas to prioritise non-vehicular uses whilst allowing vehicle traffic through shared surfaces.
  7. Use of locally appropriate native species in planting mixes, e.g. for screening or green spaces.
  8. Identify and establish a biodiversity action plan for Site As reinforced by a long term management plan.
  9. Inclusion of features fostering local distinctiveness such as “gateway” features.

### ***Layout, Scale and Character***

- 5.2.4 The scale of development should reflect that of the adjacent settlement edge of Epping, comprising a mix of two storey family residential properties.

- 5.2.5 It is considered the most south-eastern elevated portion of Site A in the immediate setting to Gardeners Farm is the most visually sensitive. Development beyond the 70m contour line would be least suitable for built development and lends itself to open space provision for informal recreation, integrating with the existing PRoW traversing Site A through Fluxs Lane and to the south-eastern boundary. This land form culminates in an elevated ridgeline that extends south-east, which introduces greater sensitivity with respect to intervisibility between long distant views from the north and an elevated horizon within Site A.
- 5.2.6 There are also opportunities to enhance the unique vistas available towards the historic core of Epping. The layout should respect and maintain existing intervisibility with Coopersale House (with its surrounding Grade I listed Registered Park & Garden of Special Historic Interest) and the vista across to the heritage assets in Epping Conservation Area including St Johns the Baptist Church.
- 5.2.7 In achieving the above, the layout for development would be focussed on the lower areas of topography, to the middle and north-western areas of Site A. Lower density development should be sited toward the visually sensitive southern parts of Site A.
- 5.2.8 Development should be orientated facing out, particularly along the northern boundary to address the relationship with the watercourse and tree belt which is proposed to be enhanced and form a linear park with Site B, forming a positive edge to Site A and interacting through PRoW links with the southern edge of Epping.
- 5.2.9 Areas of moderate - high landscape and visual constraint are considered to be within the 65 – 70m contours of Site A which would be more suitable for low density development that includes retention and reinforcement of existing landscape framework to create a sympathetic development edge with the proposed open space.
- 5.2.10 Areas of moderate landscape and visual constraint are identified below the 65m contour line and this portion of Site A lends itself more to medium density development that includes retention and enhancement of existing landscape framework associated with the watercourse along the north-western boundary. This area of Site A appears visually contained from most surrounding vantage points, respects the pattern and elevation of adjoining development and remains contained within an established landscape framework that minimises the potential for adverse visual impacts on surrounding areas of countryside. Where visible from roads and properties adjoining this area, views of built elements have the ability to remain filtered by intervening vegetation and would appear in the context of existing urban influences associated with M25 and railway line.
- 5.2.11 The masterplan for Site A would seek to adhere to the management guidelines provided for the Theydon Garnon LCA which includes:
- Conserve and enhance the existing hedgerow pattern, and strengthen through planting using local provenance species;
  - Conserve mature and veteran trees within fields and hedgerows as key landscape and ecological features;

- Conserve and promote the use of building materials which are in keeping with local vernacular/landscape character.
- Establish species rich field margins within arable fields as an important nature conservation habitat.

### ***Integrated Green Infrastructure Framework***

- 5.2.12 The existing hedgerow field boundaries and hedgerow trees on the boundaries of Site A provide an existing framework for contributing to the character of any new development. The development should retain and enhance existing boundaries, with an increase in hedgerow tree planting, to assist in integration of residential development, particularly along the sensitive south-eastern portion of Site A.
- 5.2.13 Existing pedestrian access and links with Public Rights of Way should be maintained. Proposed roads and footpaths should be positioned outside the canopy spread of existing trees where possible. Potential access will be taken from Fluxs Lane and Stewards Green Road.
- 5.2.14 There should be an appropriate network of landscape corridors and green buffers through and along the edges of the new development to ensure integration with its surroundings and reduce its visual impact on the wider landscape. The existing recreation ground in Site B would be relocated within Site A to allow for the inclusion of the link access road and junction. The provision of green links through Site A following the contour lines would provide a replicated mirror of the character of the south of Epping in which Site A faces. As part of this internal green network, a number of other landscape opportunities exist that should be integrated as part of the proposed design:-
- promoting the use of native species and patterns of planting that are consistent with the local landscape character;
  - the creation of SuDS ponds within the lowest point of Site A, with the potential to form key features, enhancing and contributing to the character of green spaces and the overall development; and
  - extensive tree planting throughout the development (including street trees, trees in the rear gardens, within hedgerows and public open spaces) to minimise the visual impact from receptors in the north and east, assist in softening the appearance of new built form, integrating the development into the wider landscape setting.

## **5.3 Conclusion**

- 5.3.1 **Figure 10: Landscape Opportunities and Constraints Plan** responds to the identified landscape and visual characteristics of Site A. The north-western areas of Site A are considered to afford greater ability to absorb development that would compliment the surrounding settlement pattern and sit comfortably within an established landscape framework. Within this

area, opportunities also exist to reinforce a strong settlement edge with Site B, increase linkages to the existing green space network of the local area and reinforce a welcoming entrance experience into Epping along adjacent roads. As Site A rises to the south-east, a sensitive transition is necessary to retain an elevated backdrop in views from the north and provide an appropriate transition with areas of countryside extending to the south.

- 5.3.2 The LVA demonstrates that Site A could be successfully developed for residential development, integrated within the existing context of Epping alongside Site B and assimilated into the surrounding landscape without causing wide scale change to landscape character and visual amenity. The proposed realigned Green Belt Boundary would be clearly defined, using physical features of the existing tree belt and field boundaries that are readily recognisable and would be permanent. Furthermore there are opportunities to strengthen the south-eastern boundary of Site A through advance structural planting to provide a robust strong physical Green Belt boundary. The proposed boundary would not split woodland, settlement or development and would assist in safeguarding the countryside from encroachment.
- 5.3.3 The LVA also demonstrates that Site A is judged to have a medium-high capacity for residential development. The retention and presence of the mature vegetation around Site A (and within the wider local area) alongside proposed landscape and ecological opportunities would help to contain the potential for wider landscape and visual effects of the development and secure a long term defensible Green Belt boundary.

## **6. APPENDICES**

APPENDIX A - ASSESSMENT METHODOLOGY

APPENDIX B – PLANNING POLICY

APPENDIX C - BASELINE FIGURES

APPENDIX D - VIEWPOINT PHOTOGRAPHS

## **A. METHODOLOGY**

### **A.1 Introduction**

A.1.1 The purpose of this appraisal is to understand, define and record the character, setting and sensitivity of Site A, in order to consider its capacity and that of the surrounding landscape and visual resource to accommodate future growth in Epping and a revised Green Belt boundary.

### **A.2 Approach**

A.2.1 This methodology has been developed in accordance with the principles of good practice set out in the following published guidance produced by the relevant professional organisations concerned with landscape and visual appraisal:

- Guidelines for Landscape and Visual Impact Assessment Third Edition (2013), (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management & Assessment
- GLVIA3 Statement of Clarification 1/13 (2013), published by the Landscape Institute
- Natural England's 'Approach to Landscape Character Assessment' October 2014
- Landscape Institute Advice Note 01/11, Photography and photomontage in landscape and visual impact assessment (2011), published by the Landscape Institute

#### **Data Sources**

A.2.2 The desk study has included a review of the following sources of information:

- The National Planning Policy Framework (2012)
- Epping Forest District Draft Local Plan (2016) and supporting evidence base
- Natural England National Character Area profiles (Natural England) NCA 86 South Suffolk and North Essex Claylands (2014) and NCA 83 South Norfolk and High Suffolk Claylands (2014)
- Ordnance Survey Mapping at 1:25,000 scale
- Aerial photography of the site and wider area (Google Earth, [www.maps.google.co.uk](http://www.maps.google.co.uk) and [www.bing.com/maps](http://www.bing.com/maps))
- Multi Agency Geographic Information for the Countryside (MAGIC) interactive mapping ([www.magic.gov.uk](http://www.magic.gov.uk))
- National Heritage List for England Map Search, English Heritage (<http://www.english-heritage.org.uk/>)
- National Cycle Network mapping ([www.sustrans.org.uk](http://www.sustrans.org.uk))

#### **Photography**

A.2.3 A series of representative and specific viewpoint photographs were captured during field work using a digital SLR camera with a fixed 50mm lens (equivalent focal length) at approximately 1.6m in height. The method used to capture and present the photographs was

consistent with Landscape Institute Advice Note 01/2011. These are presented as a series of panoramic viewpoints that were stitched together using Adobe Photoshop CC – Photomerge and have been used to inform the appraisal.

## Establishing Value

### Landscape Value

- A.2.4 Landscape value describes the relative level of value or importance attached to a landscape or feature (that would potentially be affected by the proposed development) by the different stakeholders and parts of society that use or experience that landscape resource.
- A.2.5 Factors that have been considered in the determination of landscape value include landscape designations and the level of importance that they signify (i.e. whether international, national or local), relevant local planning policy and guidance, the status of individual areas or features (e.g. TPOs), the quality, condition and rarity of individual features or elements within the landscape and any verifiable local community interest (e.g. village greens, allotments etc.).
- A.2.6 The value of landscape receptors are determined against the criteria set out in Table A.01 in order to establish a consistent and objective baseline against which the potential effects arising as a result of the proposed development can be assessed.

**Table A.01 Criteria considered when determining landscape value.**

Value	Criteria
Very High	<p>International and National level designated areas (e.g. World Heritage Sites, National Parks, AONBs, Registered Parks and Gardens, Scheduled Monuments, Grade I or II* Listed Buildings, SSSIs etc) are present within the receptor.</p> <p>The area is considered to be an important component of the country's character and is experienced by a high number of tourists.</p> <p>The condition of the landscape and its individual elements is good and is generally maintained to a high standard.</p> <p>Rare or distinctive elements and / or features are key components that contribute to the character of the area / quality of the landscape resource.</p> <p>The landscape generally has an elevated level of tranquillity and / or may be valued for its wildness / remoteness.</p>
High	<p>Regional or County level designated areas (e.g. Areas of Great Landscape Value (AGLV), Green Belt, Country Parks, Grade II Listed Buildings, Conservation Areas etc) are present within the receptor.</p> <p>The area is considered to be an important component of the region or county's character and is experienced by a reasonable proportion of its population.</p>

Value	Criteria
	<p>The condition of the landscape and its individual elements is good and is generally well maintained.</p> <p>Rare or distinctive elements and / or features may be present and would contribute to the character of the area / quality of the landscape resource.</p> <p>The landscape, or areas within it, may have a high level of tranquillity.</p>
Medium	<p>No designated landscapes are present, but the landscape may be valued locally (e.g. village greens, allotments or public open spaces etc).</p> <p>Use of the area is likely to be limited to the local community with informal recreational use / greenspace.</p> <p>The condition of the landscape and its individual elements are good to fair, but has good potential for flora and fauna.</p> <p>If present, rare or distinctive elements and / or features are not notable components that contribute to the character of the area.</p> <p>The landscape generally has a moderate level of tranquillity.</p>
Low	<p>A landscape of low importance, of low quality and in fair to poor condition, with few features of value or interest.</p> <p>The landscape has little or no amenity value.</p> <p>Rare or distinctive elements and / or features are not present.</p> <p>The landscape has low potential for biodiversity.</p> <p>The landscape is of limited tranquillity.</p>
Very Low	<p>Industrial or contaminated land.</p> <p>The landscape has no amenity value.</p> <p>A landscape of very low quality and in poor condition, with very low potential for biodiversity.</p> <p>The landscape is not considered to be tranquil.</p>

### **Value Attached to Views**

- A.2.7 A view is valued through formal designation and / or indicators of value attached by people. Table A.02 sets out the criteria that have been considered when determining value attached to the views of visual receptors in order to establish a consistent and objective baseline against which the potential effects of the proposed development can be assessed.

**Table A.02 Criteria for determining value attached to views**

Value	Criteria
Very High	Views from landscapes of International and National importance (e.g. World Heritage Sites, National Parks, AONBs, Registered Parks and Gardens, Scheduled Monuments, Grade I or II* Listed Buildings, SSSIs etc), particularly where the view provides a contribution to the significance of the asset.  Views from landscapes / viewpoints within highly popular visitor attractions / tourist destinations.  Protected views.
High	Views from landscapes of Regional or County importance (e.g. Areas of Great Landscape Value (AGLV), Country Parks, Long Distance Trails, Grade II Listed Buildings, Conservation Areas etc).  Views from landscapes / viewpoints within moderately popular, well used visitor attractions / tourist destinations, including long distance trails, rights of way etc.  Views to which receptors have a proprietary interest, including residential properties.
Medium	Views from landscapes of local importance, which may be subject to designation (e.g. village greens, allotments or public open spaces etc).  Views from landscapes / viewpoints not used by substantial numbers of people, including public rights of way, touring routes, cycle paths, canals, public open spaces etc.
Low	Views from landscapes with no designations and of at most local importance.  Views from landscapes / viewpoints which are not particularly popular or recognised as being destinations in their own right, including infrequently used rights of way.  Views with no cultural associations.
Very Low	Views from landscapes of no importance, of poor scenic quality or with no sense of tranquillity.

**Landscape Sensitivity**

- A.2.8 In LVA, the sensitivity of landscape receptors is specifically related to the nature of development that is being proposed and its location. Whilst landscapes generally have some intrinsic sensitivity, landscape receptors have different features and elements that can accommodate different types of development and levels of change.
- A.2.9 The sensitivity of receptors is assessed by combining judgements on the value attached to the landscape resource and its susceptibility to the type of change proposed, i.e. a judgement about the nature of the proposed development in relation to the baseline ability of the

landscape to accept that type of change. The sensitivity of landscape receptors will vary therefore depending on the type and nature of development proposed.

### **Landscape Susceptibility**

- A.2.10 Landscape susceptibility describes the ability of a landscape receptor to accommodate change (i.e. the proposed development) without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies or strategies.
- A.2.11 Table A.03 sets out the criteria that have been considered when determining landscape susceptibility.

**Table A.03 Criteria for determining landscape susceptibility**

Susceptibility	Criteria
Very High	<p>The proposed development would conflict with relevant or specific national planning policies or strategies.</p> <p>The landscape is of a very large scale and / or there is a negligible level of containment, resulting in a significant degree of interaction between landform, topography, vegetation cover, field pattern and built form.</p> <p>There is no existing reference or context within the receptor to the type of development proposed.</p> <p>The majority of existing element(s) would not be easy to replace (e.g. ancient woodland, mature trees etc).</p> <p>Detracting features or major infrastructure are not present in the area.</p> <p>The receptor has a very low level of ability to accept the type of development proposed and there are very limited opportunities for mitigation.</p>
High	<p>The proposed development would conflict with relevant or specific local planning policies or strategies.</p> <p>The landscape is of a large scale and / or there is a low level of containment, resulting in a moderate degree of interaction between landform, topography, vegetation cover, field pattern and built form.</p> <p>There is little or no existing reference or context within the receptor to the type of development proposed.</p> <p>The majority of existing element(s) would not be easy to replace (e.g. ancient woodland, mature trees etc).</p> <p>Detracting features or major infrastructure are not present in the area or, where present, these have little influence on the character or experience of the landscape.</p> <p>The receptor has a low level of ability to accept the type of development proposed and there are limited opportunities for mitigation.</p>

Susceptibility	Criteria
Medium	<p>The proposed development would not be supported by specific local planning policies or strategies but may be in line with general policy, guidance or strategies.</p> <p>The landscape is of a medium scale and / or there is a moderate level of containment, resulting in a minor degree of interaction between landform, topography, vegetation cover, field pattern and built form.</p> <p>There is some existing reference or context within the receptor to the type of development proposed.</p> <p>There are limited opportunities for replacement of existing elements.</p> <p>Detracting features or major infrastructure are present in the area and these have a noticeable influence on the character or experience of the landscape.</p> <p>The receptor has a medium level of ability to accept the type of development proposed and there are good opportunities for mitigation.</p>
Low	<p>The proposed development would be in line with local planning policies, strategies or guidance and the site may be allocated for the type of development proposed.</p> <p>The landscape is of small scale and / or has a high level of containment, resulting in only a slight degree of interaction between landform, topography, vegetation cover, field pattern and built form.</p> <p>There are many existing references within the receptor to the type of development proposed. Few / no existing landscape elements are present (e.g. brownfield sites) or, where these are present, these can easily be replaced.</p> <p>Some existing features are detracting and / or major infrastructure is present which has an obvious influence on the character or experience of the landscape.</p> <p>The receptor has a high level of ability to accept the type of development proposed and there are good opportunities for mitigation and enhancement.</p>
Very Low	<p>The proposed development would be in line with local and national planning policies, strategies and guidance and the site may be allocated for the type of development proposed.</p> <p>Due to the scale of enclosure, the receptor has no interaction with the surrounding landscape.</p> <p>The proposed development would be in keeping with the land use of the site and the surrounding landscape.</p> <p>All landscape elements are easily replaceable.</p> <p>Existing features are detracting and / or major infrastructure is present which heavily influences the character or experience of the landscape.</p> <p>The receptor has a very high level of ability to accept the type of</p>

Susceptibility	Criteria
	development proposed and there are very good opportunities for mitigation and enhancement.

**Sensitivity of Landscape Receptors**

- A.2.12 Receptors are selected to describe the likely effects on the landscape resource arising as a result of the proposed development at a range of scales and can include wider landscape character areas / types as well as specific features or elements within the site and the surrounding area.
- A.2.13 Sensitivity is specific to each landscape receptor and reflects a balanced judgement on the value attached to the receptor and its susceptibility to the type of change proposed. The matrix in Table A.04 illustrates how sensitivity is determined by a combination of value and susceptibility of the landscape receptor.
- A.2.14 The sensitivity of landscape receptors is described using a five point word scale. Intermediate levels of sensitivity can also be attributed to receptors where relevant. Sensitivity is assessed to be very high, high / very high, high, medium / high, medium, low / medium, low or very low.

**Table A.04 Matrix for determining landscape sensitivity**

	VALUE					
		Very Low	Low	Medium	High	Very High
SUSCEPTIBILITY	Very Low	Very Low	Low	Low	Medium	Medium
	Low	Low	Low	Medium	Medium	High
	Medium	Low	Medium	Medium	High	High
	High	Medium	Medium	High	High	Very High
	Very High	Medium	High	High	Very High	Very High

**Visual Sensitivity**

- A.2.15 Visual receptors are people and comprise individuals or groups of people who are likely to be affected by the proposed development at specific viewpoints or a series of viewpoints. The sensitivity of visual receptors is determined by balancing judgements about the susceptibility of receptors to changes in their views and visual amenity (i.e. the proposed development) with the baseline value attached to the view by the receptor. The sensitivity of visual receptors will vary therefore depending on the type and nature of development proposed.

### **Susceptibility of Visual Receptors**

- A.2.16 The susceptibility of different receptors to changes in their views and visual amenity is a function of the occupation or activity of people experiencing a view at a particular location and the extent to which their attention is focussed on the view and visual amenity they experience.
- A.2.17 Table A.05 sets out the criteria that have been considered when determining the susceptibility of visual receptors to change.

**Table A.05 Criteria for determining susceptibility of visual receptors**

Susceptibility	Criteria
Very High	Tourists and visitors to very high value heritage assets or other attractions where views of the surroundings are an important part of the experience.
High	<p>Occupiers of residential properties with clear views toward the development.</p> <p>Visitors to high value heritage assets where views of the surroundings are an important part of the experience.</p> <p>People engaged in outdoor recreation whose attention is likely to be focussed on the landscape and / or particular views, or for whom their appreciation of views is an important factor in the enjoyment of the activity.</p> <p>People travelling through the landscape on roads, rail or other routes on recognised scenic routes or where there is a distinct awareness of views of their surroundings and their visual amenity.</p>
Medium	<p>Occupiers of residential properties with oblique or partially screened views.</p> <p>People at work and in educational institutions for whom the appreciation of setting is important to the quality of working / school life, with oblique or partially screened views.</p> <p>People staying in hotels and healthcare institutions who are likely to appreciate views of their surroundings.</p> <p>People engaged in outdoor recreation or sport which involves an appreciation of views (including public rights of way, touring routes, cycle paths, public open spaces etc), but not used by substantial numbers of people.</p> <p>People travelling through the landscape for short periods of time on roads, rail, canals or other routes who are likely to experience and appreciate views of their surroundings or are passing through the landscape to enjoy the view.</p>
Low	<p>Occupiers of residential properties with limited views of the development.</p> <p>People at their place of work where the appreciation of the setting is of limited importance to the quality of working life.</p> <p>People staying in hotels and healthcare institutions who are unlikely to appreciate views of their surroundings.</p>

Susceptibility	Criteria
	<p>People engaged in outdoor recreation or sport which does not involve an appreciation of views.</p> <p>People travelling through the landscape who have limited views of their surroundings or for whom the appreciation of views is of limited importance to their journey (e.g. on main roads, rail corridors, infrequently used public rights of way or footways adjacent to carriageways).</p>
Very Low	<p>People travelling through the landscape often at high speed (e.g. on motorways and main line railways).</p> <p>People who have no views of their surroundings or for whom views of their surroundings are not important.</p>

### ***Sensitivity of Visual Receptors***

- A.2.18 Receptors have been selected to describe the range of likely effects on the views of people and their visual amenity arising as a result of the proposed development, taking into account a range of factors including the number and sensitivity of viewers likely to be affected.
- A.2.19 Sensitivity is specific to each visual receptor and reflects a balanced judgement on the value attached to the view by the receptor, their visual amenity and susceptibility of the receptor to the type of change proposed. The matrix in Table A.06 illustrates how sensitivity is determined by a combination of value and susceptibility of the visual receptor.
- A.2.20 The sensitivity of visual receptors is described using a five point word scale. Intermediate levels of sensitivity can also be attributed to receptors where relevant. Sensitivity is assessed to be very high, high / very high, high, medium / high, medium, low / medium, low or very low.

***Table A.06 Matrix for determining visual sensitivity***

	VALUE					
		Very Low	Low	Medium	High	Very High
SUSCEPTIBILITY	Very Low	Very Low	Low	Low	Medium	Medium
	Low	Low	Low	Medium	Medium	High
	Medium	Low	Medium	Medium	High	High
	High	Medium	Medium	High	High	Very High
	Very High	Medium	High	High	Very High	Very High

### A.3 Glossary of Terms

A.3.1 Definitions of the following terms used throughout this LVIA have been included for ease of reference.

**Table A.12 Glossary of terms**

Term	Definition
Baseline	Also referred to as the 'baseline situation', this term describes the existing nature of the landscape and the visual environment within the study area at a fixed point in time, as well as any changes likely to occur independently of the proposed development, including the legislative and planning context and any relevant published guidance.
Designated Landscape	Area(s) of land identified as being of importance at international, national or local levels, either defined by statute or identified in development plan or other documents.
Development	Any proposal that results in a change to the landscape and / or visual environment.
Element	Individual parts which make up the landscape, for example trees, hedgerows or buildings.
Enhancement	Measures that seek to improve the landscape of the site and / or its wider setting beyond its baseline condition.
Feature	Prominent or eye-catching elements in the landscape, such as wooded skylines, parkland trees, church spires, or a particular aspect of the proposed development.
Key characteristic	The combination of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land cover	This term relates to the surface cover of the land and is usually expressed in terms of vegetation cover or lack thereof.
Land use	This term refers to what land is used for and is based on broad categories such as urban, industrial, agriculture or forestry.
Landform	The shape and form of the land surface resulting from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Area (LCA)	Single unique areas which are discreet geographical areas of a particular landscape type.

Term	Definition
Landscape Character Appraisal	The process of identifying and describing variation in the character of the landscape and using this information to assist in managing change in the landscape.
Landscape Character Type (LCT)	Distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.
Landscape quality / condition	A measure of the physical state of the landscape. It may include the extent to which the character typical of the area is represented in individual locations, the intactness of the landscape and the condition of individual elements.
Landscape receptor	The constituent features and elements of the landscape, its specific or perceptual qualities and its character considered in relation to the proposed development.
Landscape resource	This term refers to the character and all features, elements and qualities of the landscape, which is defined by the European Landscape Convention (ELC) as follows: <i>“Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors”</i> (Council of Europe, 2000). The landscape resource concerns all types of landscape within the study area and covers <i>“natural, rural, urban and peri-urban areas. It includes land, inland water and marine areas. It concerns landscapes that might be considered outstanding as well as everyday or degraded landscapes”</i> (Article 2 of the ELC, Council of Europe, 2000).
(The) Landscape scheme	The landscape design for the proposed development, incorporating all landscape mitigation and enhancement measures.
Landscape value	The relative value that is attached to landscapes by society, which may vary depending on the nature of the stakeholder.
Mitigation	This term refers to those measures that are proposed to prevent / avoid, reduce and where possible offset any adverse effects.
Open Access Land	Land where the public have access either by legal right or informal agreement, within which certain activities may be restricted.
Operation	Also referred to as completion, this term describes the operation phase of the completed development and is considered to commence at the end of the construction phase, after demobilisation. The duration of the operation phase is dependent on the nature of the proposed development.

Term	Definition
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception / perceptible	A term used to describe the sensory (i.e. received through human senses) with the cognitive (i.e. knowledge and understanding gained from many sources and experiences).
Permissive Paths	A path over which there is no formal right of access (i.e. not a public right of way) whose use by the public is allowed by the landowner.
(The) Proposed development	The proposed development, also referred to as development proposals, is the 'fixed' or 'frozen' design of the scheme for which planning consent is sought.
Public Right of Way	In England and Wales public rights of way are routes on which the public have a legally protected right to pass. These include footpaths, bridleways, byways open to all traffic and restricted byways.
Receptor	See 'Landscape Receptor' and 'Visual Receptor'.
Sensitivity (of a receptor)	A judgement regarding the susceptibility of a receptor to the change arising as a result of the proposed development and the value attached to the receptor.
Stakeholder	The whole constituency of individuals and groups who have an interest in a subject, place or landscape.
Study area	The area within which it is considered that changes arising as a result of the proposed development would result in the highest and / or most important direct or indirect effects.
Topography	Local detail or specific features of landform.
Tranquil / tranquillity	A state of calm and quietude associated with peace and considered to be an important asset of landscape.
Viewpoint	The location from which photographs that describe specific or representative views toward the proposed development are captured.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides the setting or backdrop for the enjoyment of peoples activities.
Visual envelope	The approximate geographical area(s) from within which full or partial views of the proposed development would be possible.
Visual receptor	Individuals and / or defined groups of people who have the potential to be affected by the proposed development.

Term	Definition
Worst case	Reasonable prediction of the scenario that would result in the highest level of effect(s).

**B. PLANNING POLICY**

**APPENDIX B. POLICY AND BACKGROUND EVIDENCE BASE DOCUMENT  
 REVIEW**

B1.1 The following statement provides a summary of key findings and review of all current background policy and supporting documents pertinent to landscape and visual matters with respect to the Land to the South of Epping, Brook Road.

**National Planning Policy Framework**

B1.2 The National Planning Policy Framework (NPPF)<sup>1</sup> sets out the Government’s planning policies for England and provides a framework within which the appropriate local council can produce local and neighbourhood plans; the NPPF is material consideration in making planning decisions. Those policies relevant to this LVIA are listed in Table B1. 1.

**Table B1. 1 Relevant National Planning Policies**

Reference	Summary
	Core planning principles
Para. 17	In particular to landscape and visual matters, the planning should:  “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;  take account of the different roles and character of different areas..., recognising the intrinsic character and beauty of the countryside...; contribute to conserving and enhancing the natural environment...; and  encourage multiple benefits from the use of the land, recognising that some open land can perform many function (such as wildlife, recreation, flood risk mitigation, or food production).
Para 18	The Government is committed to meeting the twin challenges of global competition and a low carbon future.
7	Requiring good design
para. 58	High quality design and local character are key themes through the core planning principles and specific planning guidance on delivering sustainable development. Planning policies and decision should aim to ensure that developments:  “add to the overall quality of the area...; Establish a strong sense of place...; optimise the potential of the site to ... support transport networks; respond to local character and history; create safe and accessible environments; and are visually attractive as result of

<sup>1</sup> Department for Communities and Local Government (March, 2012).  
*National Planning Policy Framework*

	good architecture and appropriate landscaping.”
9	Protecting Green Belt Land
Para. 79	The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
Para. 80	Green Belt serves five purposes: <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic towns; and</li> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul>
Para. 87	As with previous Green Belt Policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
Para. 88	When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of appropriateness, and any other harm is clearly outweighed by other considerations.
11	Conserving and enhancing the natural environment
para. 109	“The planning system should contribute to and enhance the natural and local environment by:  protecting and enhancing valued landscape...; and  minimising impacts on biodiversity and providing net gains in biodiversity where possible.”
Para.111	Planning policies should encourage the effective use of land by reusing land that has been previously developed provided that it is not of high environmental value.
para. 113	“Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.”
para. 114	Local planning authorities should plan positively for creating, protecting, enhancing and managing the networks of green infrastructure.
12	Conserving and enhancing the historic environment
para. 126	In developing the strategies in local plans, local planning authorities should take into account:

	<p>The desirability of new development making a positive contribution to local character and distinctiveness; and</p> <p>Opportunities to draw on the contribution made by the historic environment to character of a place.</p>
Para. 128	<p>In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise when necessary where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interests, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p>

- B1.3 National Planning Practice Guidance supplements the NPPF, offering further guidance in regard to renewable and low carbon energy.
- B1.4 The Guidance recognises the need to increase the amount of energy from renewable and low carbon technologies will help to ensure that the UK has a secure energy supply and that the planning system has an important role to play in the delivery of appropriate infrastructure to support this in locations where the local environmental impact is acceptable.
- B1.5 With regard to developments which have the potential to generate noise, the NPPG offer the following guidance;
- B1.6 Local Planning Authorities' plan making and decision taking should take into account of the acoustic environment and in doing so consider;
- Whether or not a significant adverse effect is occurring or likely to occur;
  - Whether or not an adverse effect is occurring or likely to occur; or
  - Whether a good standard of amenity can be achieved.

**Local Planning Policies and Background Evidence Base**

- B1.7 The following documents have been reviewed as part of the Landscape and Visual Appraisal:
- **Epping Forest District Draft Local Plan Consultation (October, 2016)**
  - **Review of Site Selection (Arup, 2016)**
  - **Green Belt Review Stage 1 (EFDC, 2015)**
  - **Green Belt Review Stage 2 (LUC, 2016)**
  - **Settlement Edge Landscape Sensitivity Study (EFDC/CBA, 2010) *pre dates GB reviews and NPPF***

**Table B1. 2 Epping Forest District Draft Local Plan Consultation**

*Underlined text is BMD emphasis*

Reference	Summary
	<b>Strategic Policies of the Local Plan</b>
Draft Policy SP 4	<b>Place Shaping</b>
	<p>Development proposals for allocations in the Local Plan (as identified in Policy SP 3 and Chapter 5) and where applicable Strategic Masterplans must reflect and demonstrate that the following place shaping principles will be adhered to:</p> <ul style="list-style-type: none"> <li>i strong vision, leadership and community engagement;</li> <li>ii. provide for the long-term stewardship of assets;</li> <li>iii. provide mixed-tenure homes and housing types that are genuinely affordable for everyone;</li> <li>iv. ensure a robust range of employment opportunities with a variety of jobs within easy commuting distance of homes;</li> <li>v. provide high quality and imaginatively designed homes with gardens or access to usable and accessible amenity space, combining the very best of town and country living to create healthy homes in vibrant communities;</li> <li>vi. <u>generous, well connected and biodiversity rich green space provision;</u></li> <li>vii. extend, enhance and reinforce strategic green infrastructure and public open space;</li> <li>viii. <u>ensure that development enhances the natural environment;</u></li> <li>ix. deliver strong local cultural, recreational, social (including health and educational where required) and shopping facilities in walkable neighbourhoods;</li> <li>x. <u>positive integration and connection with adjacent rural and urban communities including contribution to the revitalisation of existing neighbourhoods;</u></li> <li>xi. <u>ability to maintain and enhance the important features, character and assets of existing settlements;</u></li> <li>xii. <u>conserve and positively enhance key landscapes, habitats and biodiversity;</u></li> <li>xiii. provide for sustainable movement and access to local and strategic destinations (including rail, bus and pedestrians/cycling); and</li> <li>xiv. <u>positively respond to sustainable water management</u></li> </ul>

Draft Policy SP 5	<b>Green Belt and District Open Land</b>
	<p>Green Belt</p> <p>A. The general extent of the Green Belt is set out in Figure 3.8. The detailed boundaries and inset settlements are defined in Chapter 5. <u>The openness of the Green Belt will be protected from inappropriate development in accordance with national planning policy.</u></p> <p>District Open Land</p> <p>The same level of protection will be applied to areas of District Open Land as is applied to Green Belt. The key characteristics of District Open Land are their openness, local significance, wildlife value and/ or public accessibility. It is not necessary for each of these characteristics to be present to be designated or retained as such.</p>
Draft Policy SP6	<b>The Natural Environment, Landscape Character and Green Infrastructure</b>
	<p>A. The Council will protect the natural environment, enhance its quality and extend access to it; this contributes to the health and wellbeing of its people and economic viability of the District. In considering proposals for development the Council aims to <u>create a comprehensive network of green corridors and places, appropriate to the specific rural or urban setting.</u> In so doing, it seeks to connect and enrich biodiversity through habitat improvement and protection at all scales, and extend access to and maximise the recreation opportunities of, our countryside and urban open spaces.</p> <p>B. The countryside:</p> <p>i) the Council will conserve and enhance the character and appearance of the countryside. <u>Landscape character assessments will be used to assist in judgements on the suitability of new development;</u></p> <p>ii) the Council will act itself, and in relation to development proposals, to develop a multifunctional countryside, which is productive, rich in biodiversity at all scales, with <u>a well-connected green infrastructure network that is accessible for quiet enjoyment, recreation and exercise.</u></p> <p>C. Towns and smaller settlements:</p> <p>i) the Council will protect the green infrastructure assets of the towns and smaller settlements and improve the quality of existing green space in towns and smaller settlements.</p> <p>ii) the Council will ensure that new development is designed to protect existing green infrastructure, enhance networks, secure better provision where deficiencies have been identified and deliver new green infrastructure to link to local or wider green infrastructure networks.</p> <p>iii) the Council will seek the provision of new quality green space appropriate to</p>

	<p>the scale of the development.</p> <p>D. Green Infrastructure:                  The District's green infrastructure network will be extended, maintained and enhanced through the remaining policies in this Plan including:</p> <ul style="list-style-type: none"> <li>i) the location of development (Policy SP 2 and Chapter 5)</li> <li>ii) adapting to climate change</li> <li>iii) sustainable urban drainage systems (Policy DM 16) iv) supporting sustainable transport choices (Policy T 1) v) open space, sport and recreation provision (Policy DM 6)</li> </ul> <p>E. The Council will therefore expect all development proposals, where appropriate, to contribute towards the delivery of new green infrastructure which develops and enhances a network of multi-functional green+ and blue assets throughout the District. This will be proportionate to the scale of the proposed development and the rural or urban context. The Council will support development which contributes to the District's existing green infrastructure and where possible, enhances and protects networks. It will secure additional provision where deficiencies have been identified. Where on site provision is not feasible then the use of CIL/S106 agreements will be sought to contribute to green infrastructure.</p>
	<b>Development Management Policies</b>
Draft Policy DM 2	<b>Landscape Character and Ancient Landscapes</b>
	<p>A. Development proposals will be permitted where applicants are able to <u>demonstrate that the proposal will not, directly or indirectly, cause significant harm to landscape character or the nature and physical appearance of ancient landscapes.</u></p> <p>B. Proposals should:</p> <ul style="list-style-type: none"> <li>i) be <u>sensitive to their setting in the landscape, and its local distinctiveness and characteristics;</u></li> <li>ii) use techniques to minimise impact on, or enhance the appearance of, the landscape by:                         <ul style="list-style-type: none"> <li>- <u>taking into account existing landscape features</u> from the outset;</li> <li>- <u>careful landscaping of the site;</u> and</li> </ul> <u>the sensitive use of design, layout, materials and external finishes.</u> </li> </ul>
Draft Policy DM 5	<b>Green Infrastructure: Design of Development</b>
	<p>Development proposals must demonstrate that they have been designed to: i) <u>retain and, where possible, enhance existing green infrastructure, including trees, hedgerows, woods and meadows, green lanes, ponds and watercourses;</u></p> <ul style="list-style-type: none"> <li>ii) incorporate <u>appropriate provision of green assets or space;</u></li> <li>iii) <u>enhance connectivity and integration by providing pedestrian / cycle access</u></li> </ul>

	<p><u>to existing and proposed Green Infrastructure networks and established routes, including footpaths, cycleways and bridleways/Public Rights of Way;</u></p> <p>iv) enhance the public realm through the provision and/or retention of trees and/or designated and undesignated open spaces within built up areas.</p> <p>B. Development proposals must be accompanied by sufficient evidence to demonstrate that:</p> <p>i) <u>the retention and protection of trees (including veteran trees), landscape features or habitat will be successfully implemented in accordance with relevant guidance and best practice;</u></p> <p>ii) the provision of new trees, new landscape features or habitat creation/improvement will be implemented in accordance with relevant guidance and best practice; and</p> <p>iii) as a whole the proposals for Green Infrastructure are appropriate and adequate, taking into account the nature and scale of the development, its setting, context and intended use.</p> <p>C. In the <u>Strategic Allocations a full concept plan of proposed green infrastructure that incorporates existing features on the site and its links to the wider landscape and townscape will be required for submission with the application.</u> Further requirements may be outlined within Strategic Masterplans in accordance with policies SP 3 and DM 9.</p>
<p>Draft Policy DM 7</p>	<p><b>Heritage Assets</b></p>
	<p>A. Development proposals which may harm the significance of any heritage asset or its setting should demonstrate <u>how the asset will be enhanced and at a minimum protected and sustained.</u> A heritage statement is required for any applications that may affect heritage assets (both designated and non-designated). The resulting statement should:</p> <p>i) include a description of the significance of any heritage asset affected, including the contribution made by its setting;</p> <p>ii) provide an evaluation of the impact the development may have on this significance; and iii) demonstrate how the significance of the heritage asset has informed the design of the proposed development.</p> <p>In considering development proposals, the Council will have regard to the following:</p> <p>B. Conservation Areas:</p> <p>i) <u>development in conservation areas, or affecting the setting of conservation areas, including views in and out, which preserves or enhances the character and/or appearance of the area, and which demonstrates a sensitive and appropriate response to context, including its relationship with existing buildings and spaces, will be permitted.</u> Proposals should demonstrate that they have had regard to Conservation Area Character Appraisals and Management Plans where available; and</p>

	<p>ii) only permit the demolition of any building in a conservation area where it can be demonstrated that this would not cause harm to the significance, or the character and/or appearance of the area, unless it can be fully justified and demonstrated that the harm is necessary to achieve substantial public benefits. Furthermore, consent to demolish will be given only when acceptable plans for development have been agreed and a legal contract for the redevelopment of the site has been entered into and full detailed recording of the building including plans and photographs may be required depending upon its merit. C. Registered Parks and Gardens: <u>Any proposed development within or conspicuous from a Registered Park or Garden will be permitted provided that it does not harm the significance of the asset, unless it can be fully justified and demonstrated that the harm is necessary to achieve substantial public benefits.</u></p> <p>D. Statutorily Listed Buildings:</p> <p>i) the Council will only permit proposals involving the demolition of any whole or part of a listed building where very exceptional circumstances are demonstrated as to why the building cannot be retained and returned to an appropriate use. The fact that a building has become derelict, in itself, will not be sufficient reason to permit its demolition; and</p> <p>ii) the Council will permit development <u>which would not cause harm to the significance of the listed building</u>. Furthermore the Council will encourage proposals which seek their conservation, regeneration, maintenance, repair or enhancement, and which improve access for people with disabilities who visit or work there. In such cases it must be fully justified and demonstrated that any harm to their significance is necessary to achieve substantial public benefits.</p> <p>E. Scheduled Monuments and Archaeological Heritage:</p> <p>i) planning permission will only be granted for development which <u>would not harm the significance of a scheduled monument, or any other nationally important site or monument, or its setting</u>, unless it can be fully justified and demonstrated that the harm is necessary to achieve substantial public benefits; and</p> <p>ii) the Council will ensure the preservation, protection and where possible enhancement of the archaeological heritage of the District including areas of archaeological potential. Where proposals affect heritage assets of archaeological interest, preference will be given to preservation and management in situ. However, where loss of the asset is justified in accordance with national policy, the Council will require:</p> <ul style="list-style-type: none"><li>– an archaeological evaluation demonstrating that the remains have been properly assessed and the implications of development understood, and any impacts of development minimised through design; and</li><li>– where in situ preservation proves impossible that a full investigation, recording and an appropriate level of publication by a competent archaeological</li></ul>
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	organisation has been undertaken prior to the commencement of development...
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**Review of Site Selection (Arup, 2016)**

- B1.8 As part of the evidence base for the emerging Local Plan, residential (including Traveller) and employment sites have been assessed based on detailed methodologies that provide a framework for the identification of appropriate sites for allocation. This Report provides further details of both of the methodologies developed and the resulting assessment.
- B1.9 All sites located in Green Belt adjacent to the settlement (whether that be land of greater value or most value to the Green Belt) were identified for further testing. This included Epping which states at page 19 of the report “to provide sufficient choice of sites to enable the settlement to continue to grow at a rate that enables Epping to continue in its role as one of the main towns within the District.”
- B1.10 The study identified that the proposed site allocations would require alterations to the Green Belt boundary in the following settlements: Buckhurst Hill; Chigwell; Chipping Ongar; Coopersale; Epping; Fyfield; High Ongar; Lower Sheering; Nazeing; North Weald Bassett; Roydon; Sheering; Stapleford Abbots; Theydon Bois; Thornwood; and Waltham Abbey. For each settlement consideration has been given to the aspirations for each settlement, the most suitable broad locations for growth, the suitability of individual sites to accommodate development and their deliverability over the Plan period. The sites proposed for allocation therefore represent the minimum land take required from the Green Belt to enable the Council to meet the District’s housing needs through a strategy that is both sustainable and deliverable. Such an approach accords with the requirements of the NPPF.

**Green Belt Review Stage 1 (EFDC, 2015)**

- B1.11 Epping Forest District Council undertook at Stage 1 study to review the Green Belt land across the district to identify its contribution towards Green Belt purposes as set out in the NPPF. The outcome of the study provides evidence (amongst a wide range of considerations) that are to be taken account before any potential changes to the Green Belt boundaries are proposed. The current Epping Forest Green Belt boundaries were established in the 1980s in the Council’s first three Local Plans. The current extent of the District’s Green Belt designation and Green Belt policies are set out in the Adopted Local Plan maps of 1998 (The Local Plan Alterations of 2006 made no amendments to Green Belt boundaries). There are eighteen Green Belt policies in the 2006 Local Plan, the majority of which are District-wide criteria based policies which set out the conditions under which development will or will not be permitted in the Green Belt. Since the 2006 Alterations Plan, the population forecasts for the District have increased demonstrating a requirement for more development than was previously forecast. Although no decisions have been taken yet on the District’s Objectively Assessed Need (OAN) or a new housing requirement for the emerging Local Plan, current evidence indicates that the need for development may outstrip the supply outside the Green Belt.

B1.12 For the purpose of this assessment the District's Green Belt has been divided into parcels of land. The parcel boundaries generally follow well-defined physical features and the outer boundary of the study area is the District boundary. Settlements are not included within the parcel boundaries unless they are designated as Green Belt in the adopted Local Plan (generally only the smaller villages/hamlets are washed over with Green Belt). The parcel boundaries have been developed using a combination of the parcels from the EFDC Landscape Character Assessment (2010)) and the following criteria:

- Boundaries should be aligned to natural or physical features where possible e.g. water courses, prominent hedgerows, roads, railway lines;
- Boundaries should not split woodland or main areas of trees or existing settlements, existing housing or urban development.

B1.13 Appendix 2, Figure 6: Purpose 1 Map (To check the unrestricted sprawl of large built up areas) identifies land to the south east of Epping falling within land parcel DSR-036 and as having a 'Relatively Strong' contribution to the Green Belt.

B1.14 Figure 9; Purpose 2 Map (To prevent neighbouring towns merging into one another) identifies DSR-036 has having a 'Moderate' contribution. Paragraph 5.23 (page 24/25) with regards to Gaps to the north of the M25 states "The gaps north of the M25 consist of Waltham Abbey – Lower Nazeing (4.2 km), Chipping Ongar – North Weald Bassett (3.6 km), Roydon – Lower Nazeing (2.78 km), Epping – North Weald Bassett (1.9 km). Of these gaps Epping – North Weald Bassett is the shortest gap at 1.9 km however there are a number of strong boundaries between these settlements including the M11, Epping Ongar Railway and Epping Forest. The other gaps between settlements north of the M25 are of such considerable distance between one another the parcels score poorly against this purpose."

B1.15 Paragraph 5.27 includes that DSR-036 is considered to have topography which may prevent encroachment due to the strong slope at the urban edges of Chigwell to the north; Hainault and Grange Hill to the south.

B1.16 Figure 12 identifies DSR-036 as having a relatively strong score with regards to assisting in safeguarding the countryside from encroachment and Figure 13 identifies DSR-037 as having no contribution to the preservation of the setting and special character of historic towns. Figure 14 includes this site has having a 'relatively string/strong contribution' to the Green Belt Parcel (aggregated score) however this site is not identified as having the highest scores in all respects to the Green Belt purposes and is considered for further assessment in Stage 2 of the Green Belt Study.

#### **Green Belt Review Stage 2 (LUC, 2016)**

B1.17 The Stage 2 report, prepared by Land Use Consultants, provides a more detailed assessment assessing identified parcels which have a 'relatively strong' or 'strong' contribution against at least one purpose of the Green Belt. The report highlights that Green Belt release, as opposed to a larger number of smaller urban sites, can provide an opportunity for infrastructure provision,

including the transport, open space and green infrastructure. It also recommends that the Council prepares outline master plans for areas to be released from the Green Belt, as this would help to engender public confidence and support, as well as mitigate harm to the remaining Green Belt.

- B1.18 Figure 3.1 (page 23) identifies the Land to the South of Epping falling within a wider parcel of land identified as 045.2.
- B1.19 A detailed assessment of this land parcel is provided in the Technical Annex and provides the following judgments with respect to the purposes of the Green Belt:

<p><b>1st Green Belt Purpose</b></p> <p><b>Check the unrestricted sprawl of large built-up areas</b></p>	<p><b>No Contribution</b></p> <p>The parcel is remote from a large built-up area and therefore contributes little to this purpose.</p>
<p><b>2nd Green Belt Purpose</b></p> <p><b>Prevent neighbouring towns from merging</b></p>	<p><b>Moderate</b></p> <p>The gap between Epping and Theydon Bois in this location is approx. 1.1km and the parcel lies within it. Other land provides separation between the two towns (the M25 and land further south outside the parcel, including the woodland block). Development within the parcel would reduce the size of the gap and, given the elevated and undulating topography, may increase perception of the proximity of the towns to each other, though it would not result in a sense of physical or visual coalescence. The Stage One parcel DSR-045 was given a lower rating. Although the M25 forms a barrier to the merging of settlements, development within parcel 045.1 would still result in a reduction in the physical separation of the towns.</p>
<p><b>3rd Green Belt Purpose</b></p> <p><b>Assist in safeguarding the countryside from encroachment</b></p>	<p><b>Strong</b></p> <p>The parcel consists of agricultural fields with scattered individual buildings including a school and farmsteads, as well as Epping Golf Course, and some minor rural lanes. The landscape is intact and rural with the existing development well integrated. The topography is pronounced, forming a horizontal ridge across the centre of the parcel which dips down to the stream next to Stewards Green Road and to the south towards the M25. The parcel is not adjacent to the settlement edge. New strategic development on the north-facing slopes would lead to the perception of encroachment into the countryside in views from Epping as these slopes are highly visible from the southern part of the town and from further south around Theydon Bois.</p>

<p><b>4th Green Belt Purpose</b></p> <p><b>To preserve the setting and special character of historic towns</b></p>	<p><b>Relatively Strong</b></p> <p>The parcel is not shown as lying within the extent of the historic town on the map of the Essex Historic Towns – Supplementary Planning Guidance (1999). As stated in the</p>
	<p>Stage One assessment, the parcel is separated from the Epping Conservation Area by development that occurred in the 20th century to accommodate commuters. It does not share a strong physical or visual relationship with the Conservation Area. Views from the higher ground within the parcel (Gardeners Barn in the vicinity of Fluxs Lane) contribute to the perception of the town of Epping as a compact town, including views across to the three towers on Epping High Street.</p> <p>This contributes to its historic importance as a small medieval and post-medieval market town as noted in the Essex Historic Towns – Supplementary Planning Guidance (1999). It is likely that this view would be impacted if strategic development were to occur within the parcel. There is some intervisibility with the parcel from Epping town and therefore the parcel contributes to its setting and the perception of its ridgeline location as a historic market town.</p>
<p><b>5th Green Belt Purpose</b></p> <p>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>Not Assessed</p>

B1.20 The summary of the assessment states there would be a ‘Very High’ resultant harm to the Green belt purposes if the parcel was released from the Green Belt.

B1.21 The following statements provided by BMD provide an assessment against this Stage 2 outcome for this site:

- 045.2 includes a larger area within this parcel of land including Epping Golf Course. The proposed site for development is smaller and does not encompass land east beyond Fluxs Lane and south of Gardner’s Farm.
- Whilst the parcel is not adjacent to the settlement edge, the proposed allocated site to the north (SR-0113B) does lie adjacent to the southern built up edge of Epping and therefore this land would be released concurrently and not in isolation therefore 045.2 would be adjacent to the extended settlement edge.
- It is agreed that development on the north-facing slopes would be visible from the southern part of the town, development would not be visible further south from Theydon Bois due to topographical variation and intervening mature and dense vegetation and

woodland copses. Therefore there would be no perception of encroachment into the countryside.

- Development would physically reduce the size of the gap between Epping and Theydon Bois however development is not likely to be a substantial reduction and would not prejudice the visual distinction between the two settlements and would not result in a sense of physical or visual coalescence.
- There are views from the higher ground within the parcel across to heritage assets on Epping High Street (Including St Johns Church Tower). It is not considered that these views would be impacted as masterplanning and the scale of residential development would not adversely affect these views furthermore the parcel does not contribute to the setting of Epping Conservation Area, or Bell Common Conservation Area.

**Settlement Edge Landscape Sensitivity Study (January 2010)**

B1.22 A Landscape Sensitivity Analysis was undertaken by Chris Blandford Associates for areas around the twenty-two principal settlements within the District to inform the appraisal of land allocations within the LDF. It also outlines the extent to which these areas of landscape contribute towards the purposes of including land within the Green Belt and how they contribute now, and potentially in the future, towards Green Belt objectives. A district Landscape Character Assessment has also been undertaken which is considered in the LVA for Land to the South of Epping Southern Land Control Assessment report.

B1.23 Whilst this study predates the published NPPF and the subsequent Green Belt Studies for Epping, the Landscape Sensitivity Study provides a useful background of evidence documentation of site review for potential land in and around Epping. Land to the south of Epping falls within Landscape Setting Area 4, as identified on Figure 2.1. Figure 2.4 illustrates that Area 4 falls within 'Low Sensitivity' with respect to Landscape Sensitivity. The following table is extracted from the overall table provided on page 32 considering landscape character sensitivity and visual sensitivity of Site 4:

Representation of typical character	Number of sensitivity natural and historic features	Overall landscape character sensitivity	Intervisibility	Visual prominence	Overall visual sensitivity	Overall sensitivity to change
Moderate	Few	Low	Moderate	Moderate	Moderate	LOW

Site 4

B1.38 Page 26 provides a summary table considering each aim of the Green Belt providing an evaluation of each Landscape Setting Area against the Green Belt purposes. The following table provides the evaluation summary provided for Landscape Setting Area 4:

<p><b>1st Green Belt Purpose</b></p> <p><b>Check the unrestricted sprawl of large built-up areas</b></p>	<p><b>Major</b></p>
<p><b>2nd Green Belt Purpose</b></p> <p><b>Prevent neighbouring towns from merging</b></p>	<p><b>Moderate</b></p>
<p><b>3rd Green Belt Purpose</b></p> <p><b>Assist in safeguarding the countryside from encroachment</b></p>	<p><b>Moderate</b></p>
<p><b>4th Green Belt Purpose</b></p> <p><b>To preserve the setting and special character of historic towns</b></p>	<p><b>Moderate</b></p>
<p><b>5th Green Belt Purpose</b></p> <p><b>To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</b></p>	<p>Not Assessed</p>

B1.39 A major contribution is defined at page 18 as ‘The Landscape Setting Area is considered to wholly or predominantly contribute towards the particular Green Belt aim or purpose with regards to its key characteristics. There are few or no built elements within the landscape and these have little visual dominance within views across the area.’ It is not agreed that Land to the South of Epping has a major contribution as the parcel is separate from a large built-up area and therefore contributes little to this purpose.

B1.40 A moderate contribution is defined as ‘The Landscape Setting Area is considered to partially contribute towards the particular Green Belt aim or purpose with regards to its key characteristics. There are some built elements within the landscape (for example, scattered farmsteads or linear development along road corridors) which are visible within certain views across the area. Generally, however, these built elements are not visually dominant or of a large-scale, massing or density.’ BMD concur with this definition in application of the assessment of the wider Landscape Setting Area 4 with regards to purposes 2, 3 and 4.

B1.41 Landscape Setting Areas identified as high or moderate overall sensitivity are considered desirable to safeguard in landscape terms and are considered to have a significant role in contributing to the structure, character and setting of the settlement. Landscape Setting Areas that have been identified as low sensitivity may be suitable for development in landscape terms and are considered to have a less significant role in contributing to the structure, character and setting of the settlement. Further assessment undertaken by BMD to examine

site-specific landscape and visual sensitivities for Land to the South of Epping to demonstrate that this parcel of land does not have a significant role in contributing to the setting of Epping.

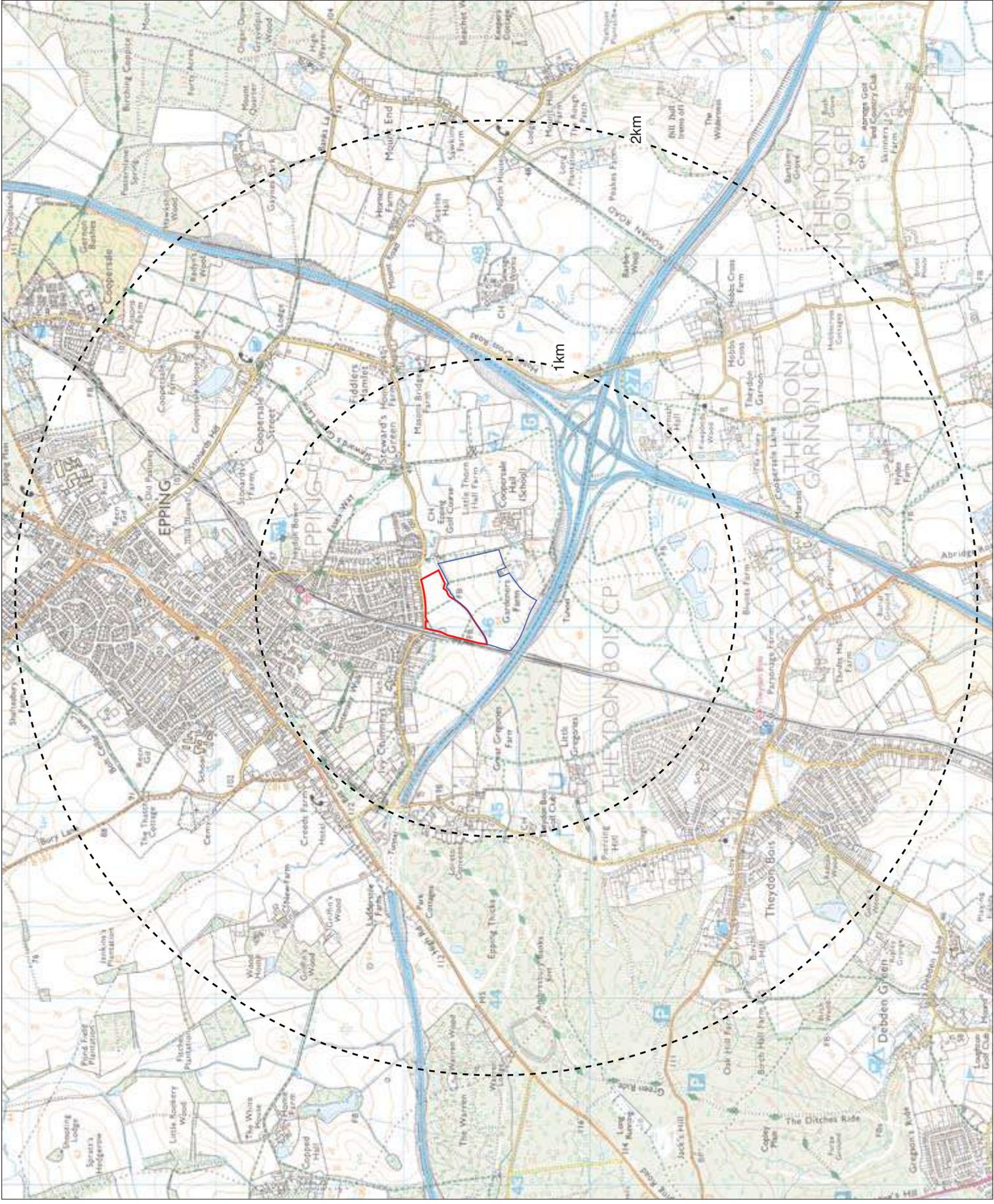
## **C. BASELINE FIGURES**

- Figure 1: Site Location & Study Area
- Figure 2: Landform
- Figure 3: Environmental Assets and Planning Policy
- Figure 4: National Character Areas
- Figure 5: County Character Areas
- Figure 6: District Character Areas
- Figure 7: Local Landscape Character Areas
- Figure 8: Access and Water
- Figure 9: Viewpoint Locations
- Figure 10: Landscape Opportunities and Constraints

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-  DISTANCE FROM EDGE OF THE SITE



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**Project**

Land South of Epping

**Drawing Title**

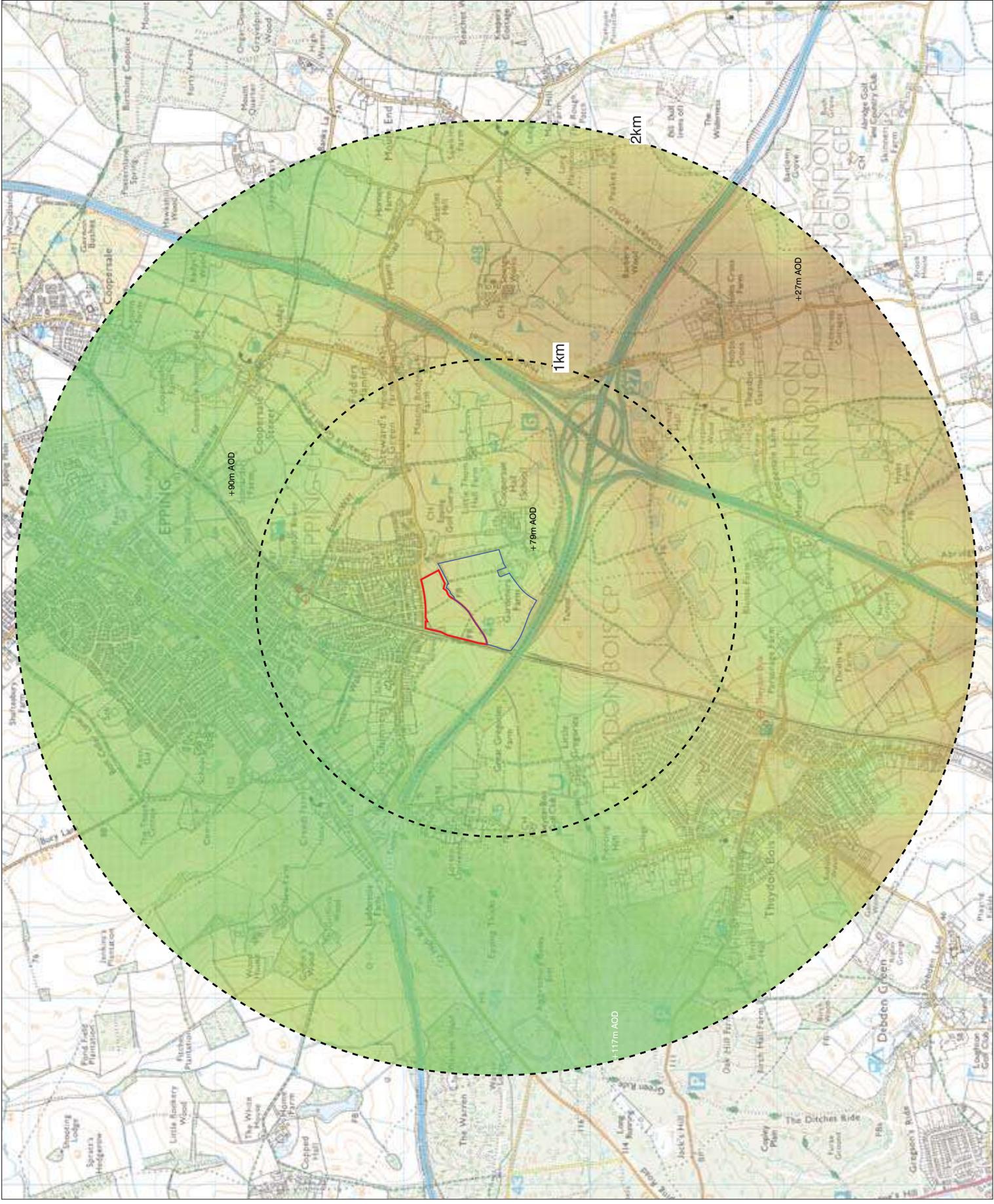
Figure 1: Site Location and Study Area

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17.028	As Shown	A3	-
Drawing Number	BMD.17.028.LVA.FIG.001		

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Figure 2: Landform			
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17.028	As Shown	A3	-
Drawing Number		BMD-17.028.LVA-FIG.002	

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-  DISTANCE FROM EDGE OF THE SITE

**ENVIRONMENTAL DESIGNATIONS**

-  ANCIENT WOODLAND
- CONSERVATION AREAS**
  -  A. Epping Conservation Area
  -  B. Ball Common Conservation Area
  -  C. Coopersale Street Conservation Area

**LISTED BUILDINGS**

1. BARN TO NORTH OF GARDENERS FARMHOUSE
2. COOPERSALE HOUSE
3. COOPERSALE HALL
4. LITTLE THORN FARM COTTAGE
5. BARN TO SOUTH WEST OF MASONS BRIDGE
6. MASONS BRIDGE FARMHOUSE
7. OUTBUILDING TO SOUTH EAST OF MASONS BRIDGE
8. GRAMARY AT HOME FARM
9. BUILDING FORMING WEST SIDE OF COURTYARD AT HOME FARM
10. LODGES AT ENTRANCE TO GAINES PARK
11. COOPERSALE LODGE
12. WOODSIDE LODGE
13. BARN ADJOINING NUMBER 26
14. THEYDON OAK INN
15. COVERED COURT
16. COOPERSALE HOUSE
17. COOPERSALE HOUSE

**SCHEDULED MONUMENTS**

-  i. Purleu Bank, Epping
-  ii. Ambresbury Bank slight univallate hillfort

-  REGISTERED COMMON LAND
-  COOPERSALE HOUSE REGISTERED PARK AND GARDEN (GRADE II)
-  GREEN BELT
-  PREVIOUS VIEWPOINT
-  PROPOSED VIEWPOINT

SOURCE: www.mags.gov.uk

Rev	Description	Date

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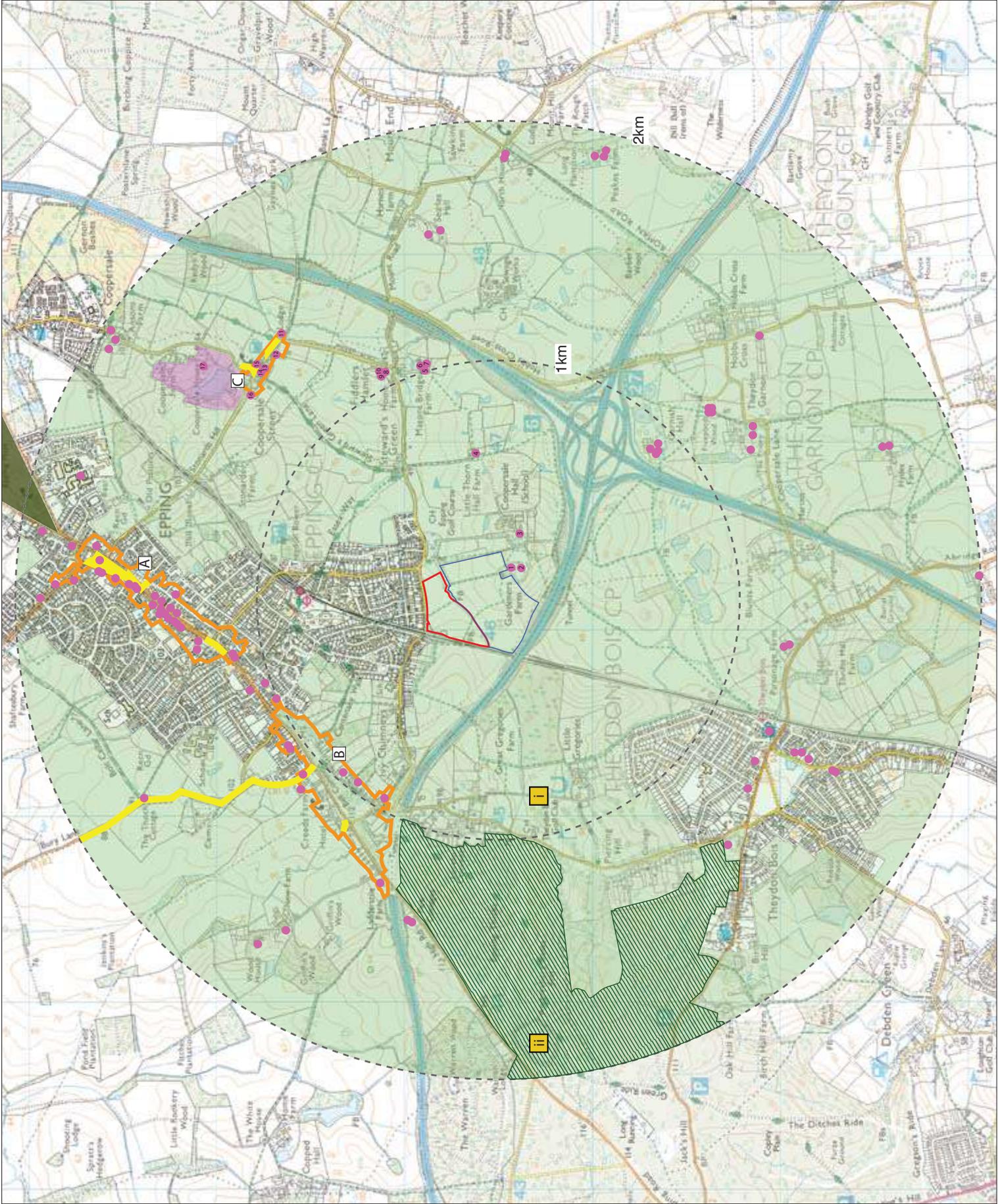
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Project	
Land South of Epping	
Drawing Title	
Figure 3: Environmental Assets and Planning Policy	
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Job No.	Scale
17.028	As Shown
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Date	Approved
04/08/2017	RW
Revision	Revision
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BMD-17.028.LVA-FIG.003	

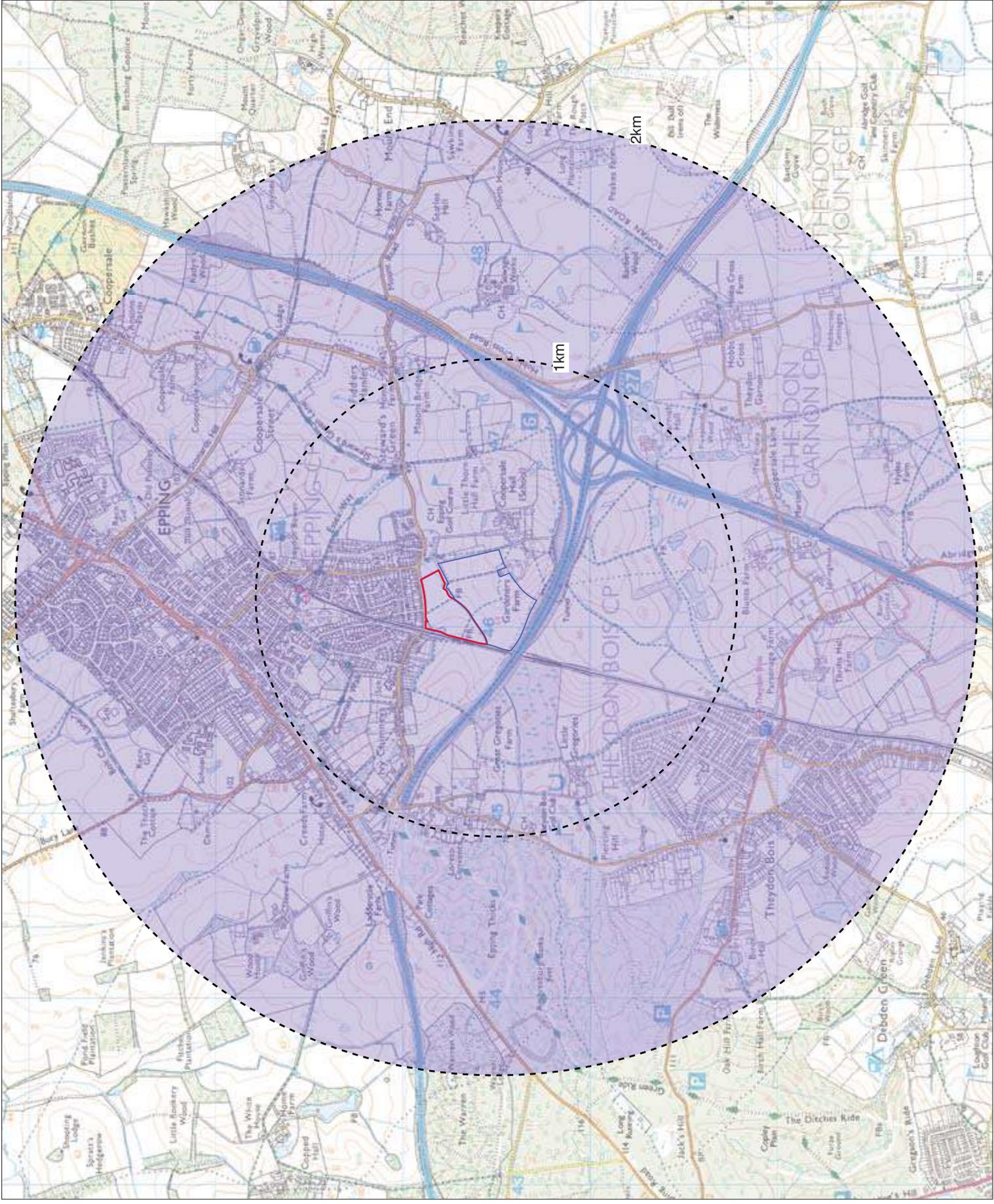


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-  SITE B (SR-0113B BOUNDARY)
-  DISTANCE FROM EDGE OF THE SITE

-  ENVIRONMENTAL DESIGNATIONS
-  NATIONAL CHARACTER AREA 111: NORTHERN THAMES BASIN



SOURCE: <http://publications.naturalengland.org.uk>

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Figure 4: National Character Areas			
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17.028	As Shown	A3	-
Drawing Number		BMD.17.028.LVA.FIG.004	

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-  SITE B (SR-0113B BOUNDARY)
-  DISTANCE FROM EDGE OF THE SITE

- COUNTY CHARACTER AREAS
-  CHARACTER AREA C3: LEE VALLEY
  -  CHARACTER AREA C4: RODING VALLEY
  -  CHARACTER AREA D1: EPPING FOREST AND RIDGES

SOURCE:  
www.eppingforestdc.gov.uk

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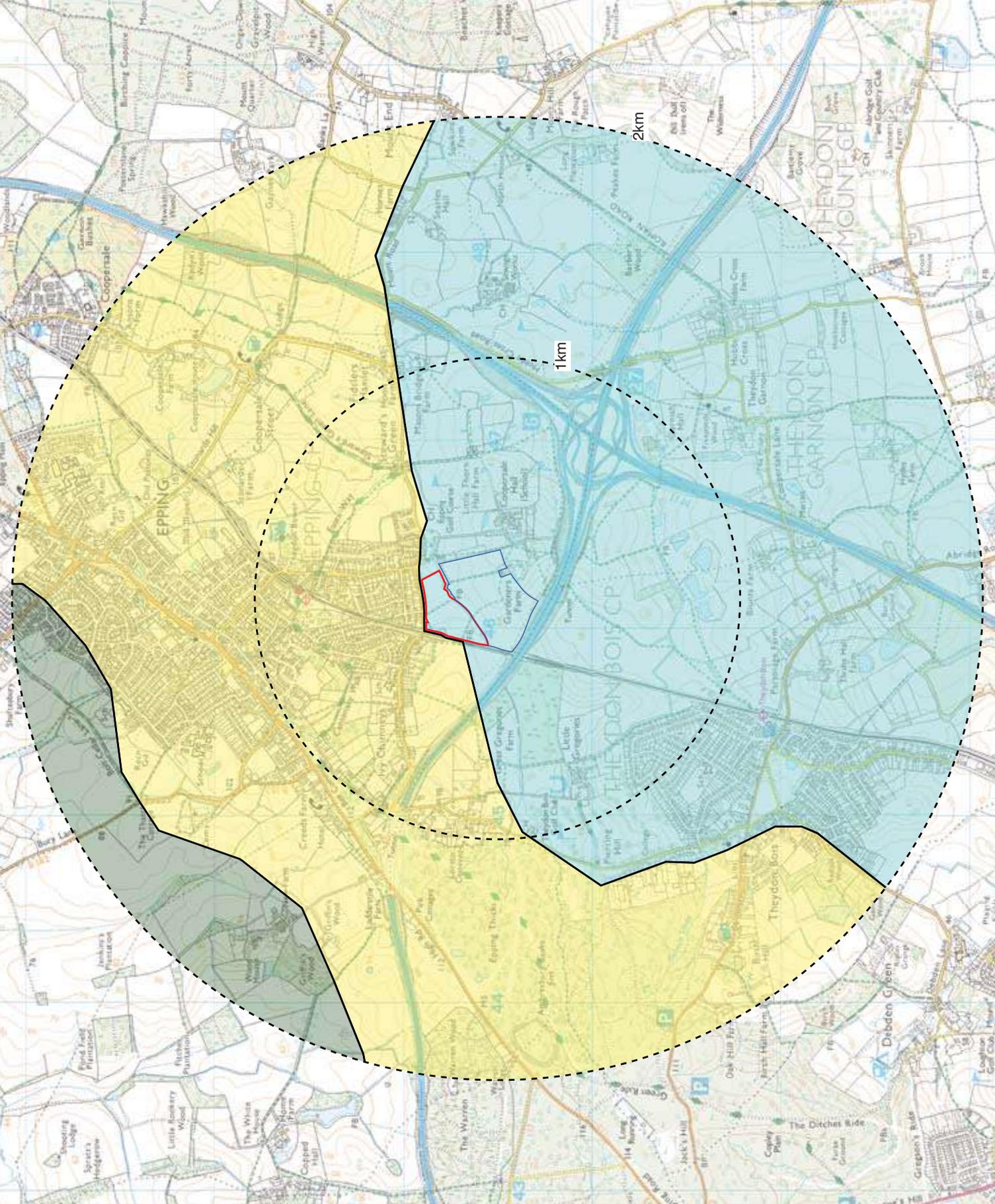
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DESIGN  
PLANNING

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Project  
**Land South of Epping**

Drawing Title  
**Figure 5: County Character Areas**

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17.028	As Shown	A3	-
Drawing Number			
BMD.17.028.LVA.FIG.005			



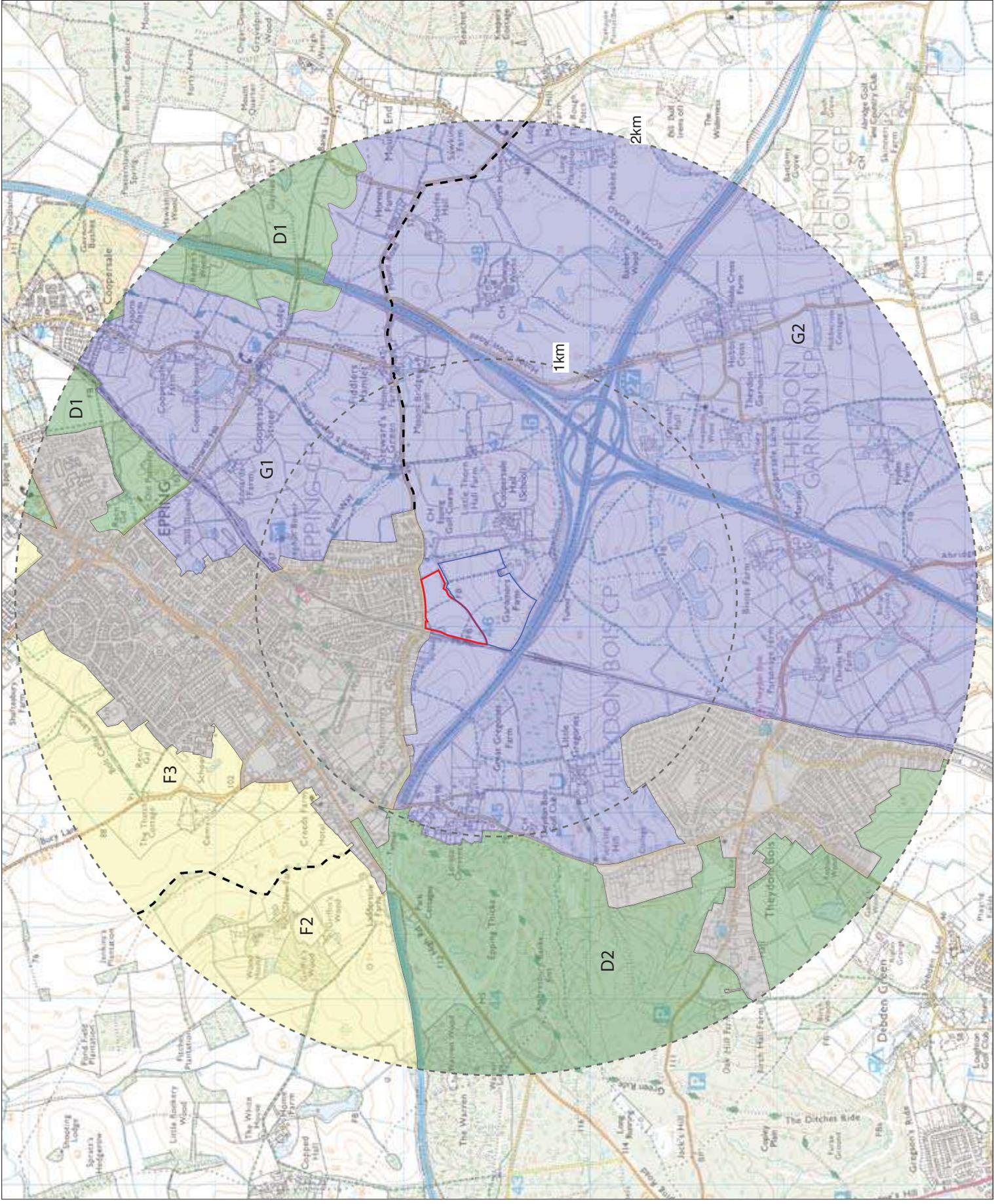
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-  SITE B (SR-0113B BOUNDARY)
-  DISTANCE FROM EDGE OF THE SITE
-  SETTLEMENT

**EPPING FOREST LANDSCAPE CHARACTER AREAS**

- D: WOODED RIDGES**
  -  D1: LOWER FOREST TO BEACHET WOOD RIDGE
  -  D2: EPPING FOREST RIDGE
- F: RIDGES AND VALLEYS**
  -  F2: UPSHIRE
  -  F3: COBBIN'S BRIDGE
- G: WOODED RIDGES AND VALLEYS**
  -  G1: COOPERSALE
  -  G2: THEYDON GARNON



SOURCE: [www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk)

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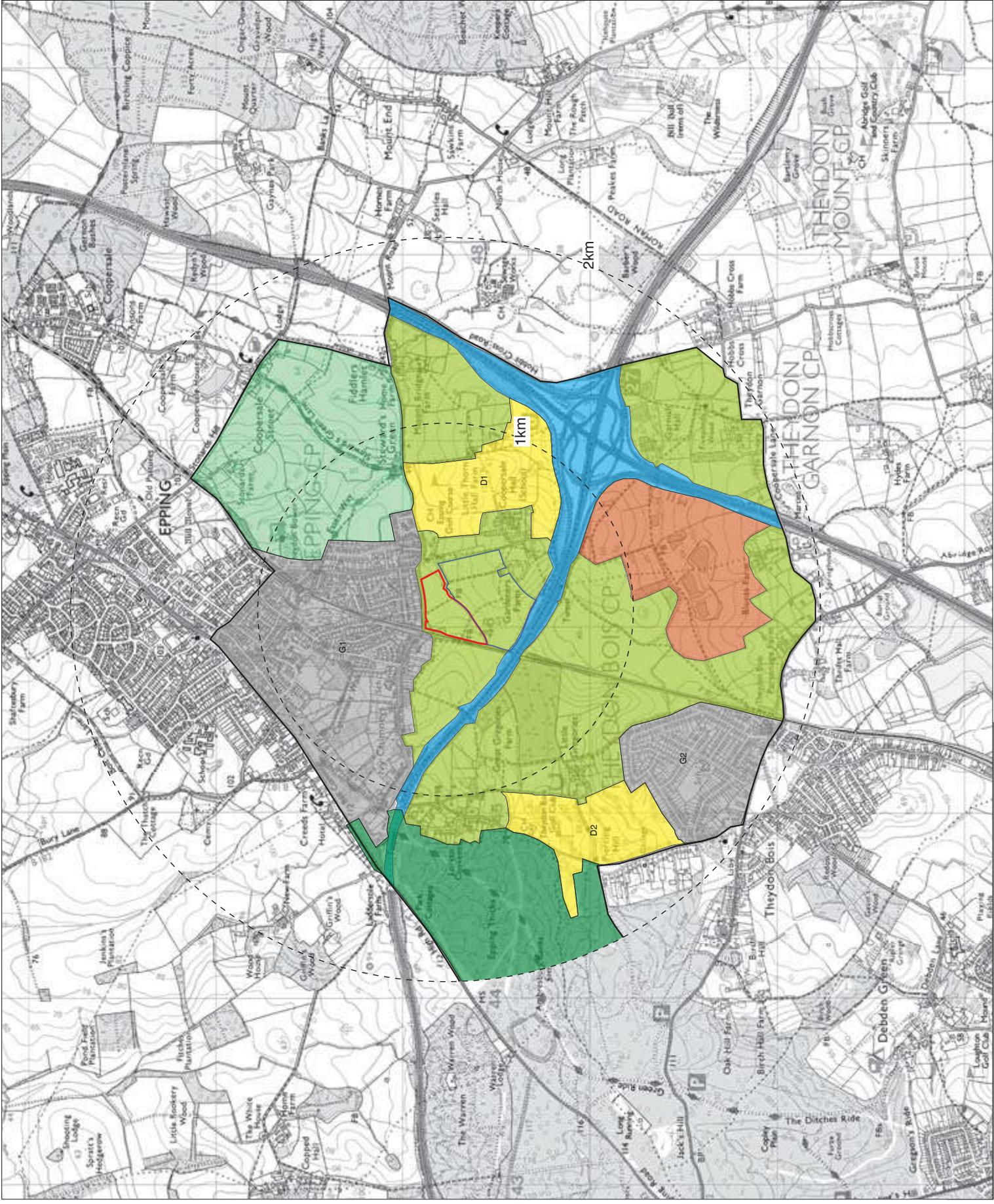
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Project	
Land South of Epping	
Drawing Title	
Figure 6: District Character Areas	
Drawn	Checked
SR	AM
Date	Approved
04/08/2017	RW
Revision	Sheet Size
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Job No.	Scale
17.028	As Shown
Drawing Number	A3
BMD:17.028.LVA.FIG.006	

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-  SITE A (PROMOTED LAND TO THE SOUTH OF SS-0119B)
-  SITE B (SR-0113B BOUNDARY)
-  DISTANCE FROM EDGE OF THE SITE
-  EXTENT OF AREAS WITH A POTENTIAL RELATIONSHIP WITH THE SITE
-  A: ROLLING FARMLAND (LLCA1)
-  B: SETTLED FARMLAND (LLCA2)
-  C: WOODLAND RIDGE (LLCA3)
-  D: GOLF COURSE (LLCA4)
-  D1: EPPING GOLF COURSE
-  D2: THEYDON BOIS GOLF COURSE
-  E: DEGRADED FARMLAND (LLCA5)
-  F: MOTORWAY CORRIDOR (LLCA6)
-  G: URBAN SETTLEMENT (LLCA7)
-  G1: EPPING SOUTHERN FRINGE
-  G2: THEYDON BOIS NORTHERN FRINGE



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**Land South of Epping**

Drawing Title  
 Figure 7: Local Landscape Character Areas

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Job No.	Scale	As Shown	Sheet Size	Revision
17.028	1:1	A3	A3	-

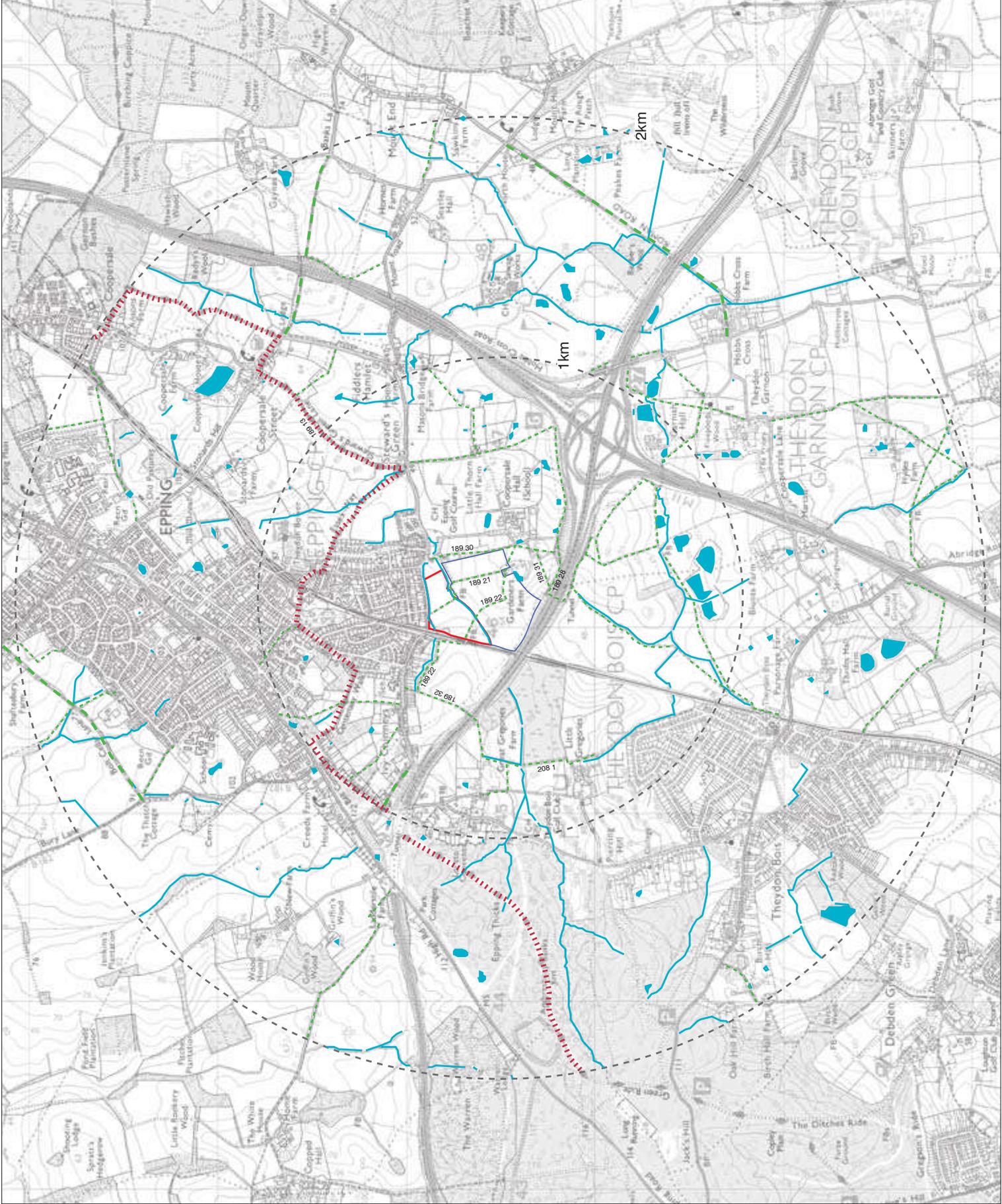
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-  DISTANCE FROM EDGE OF THE SITE
-  FOOTPATH
-  BRIDLEWAY
-  LONG DISTANCE FOOTPATH
-  WATERCOURSE
-  WATER BODY
-  PUBLIC RIGHT OF WAY REFERENCE 189 13

\*PRoW references included as those which are part of the visual appraisal



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**Project**  
**Land South of Epping**

Drawing Title

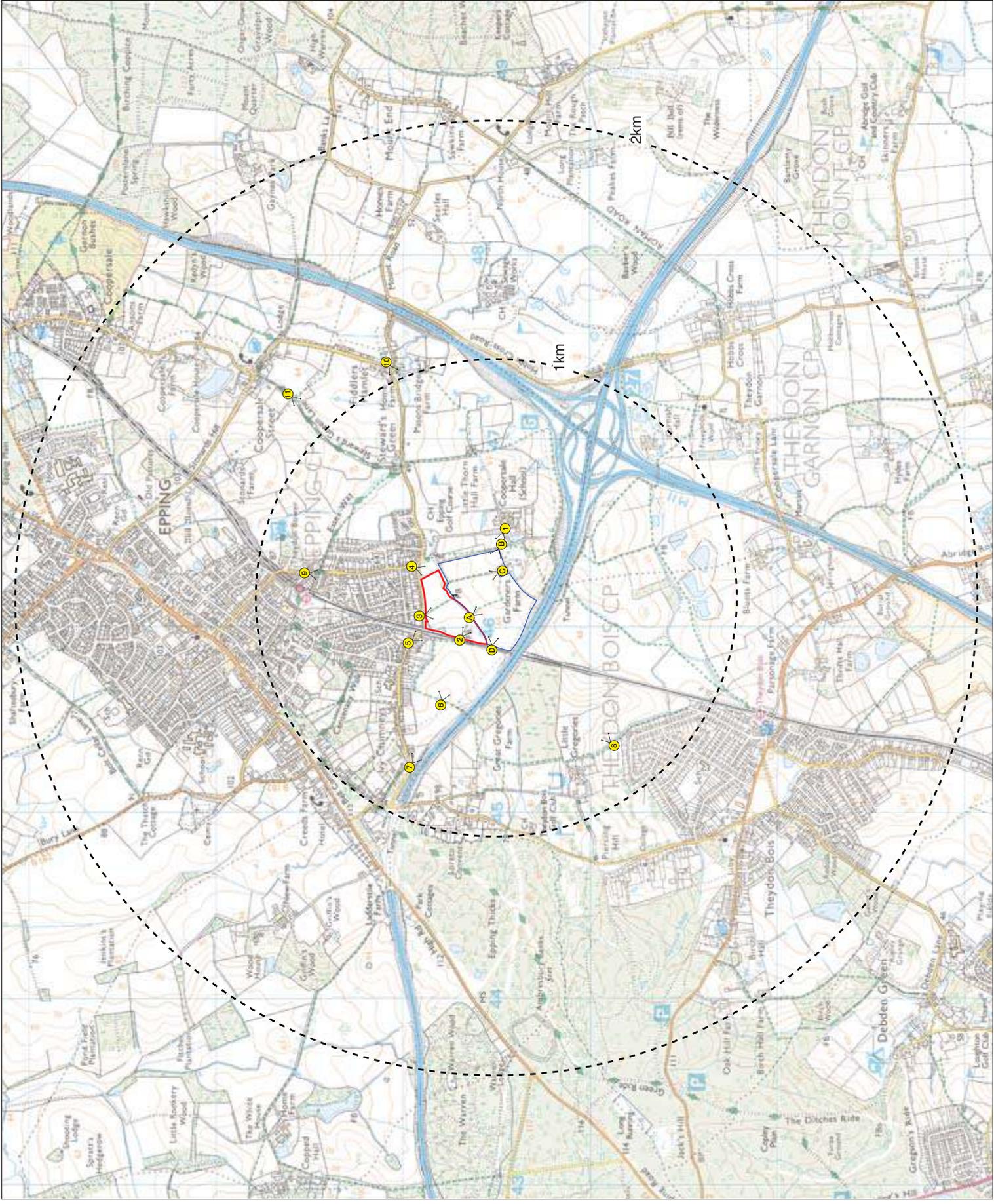
**Figure 8: Access and Water**

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SR	AM	RW	12/08/2017
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17.028	1:1	A3	A3
Drawing Number	Revision		
BMD.17.028.LVA.FIG.008			

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-  SITE B (SR-0113B BOUNDARY)
-  DISTANCE FROM EDGE OF THE SITE
-  SITE APPRAISAL VIEWPOINT LOCATIONS
-  VISUAL APPRAISAL VIEWPOINT LOCATIONS



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Project		Drawing Title	
Land South of Epping		Figure 9: Viewpoint Locations	
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 SITE A (PROMOTED LAND TO THE SOUTH OF SS-0113B)  
 SITE B (SR-0113B BOUNDARY)

LAND USE

- LOWER DENSITY HOUSING  
Lower Density housing to more elevated land across the site
- MEDIUM - HIGH DENSITY HOUSING  
Medium - higher density housing to more enclosed and lower lying land
- PUBLIC OPEN SPACE  
Public Open Space to visually higher aspects of site with vantage points and look out locations across to heritage assets

VEGETATION

- EXISTING TREES
- PROPOSED ROBUST LONG TERM DEFENSIBLE EDGE TO GREEN BELT
- PROPOSED LINEAR PARK

ACCESS & MOVEMENT

- INTERNAL GREEN LINKS
- PUBLIC RIGHT OF WAY
- POTENTIAL LINK ROAD
- EXISTING FRAGMENTED BOUNDARY TO BE ENHANCED AND MANAGED
- VISUALLY SENSITIVE EDGE
- INTRUSIVE EDGE

VISUAL

- ELEVATED VIEWS OUT TOWARDS EPPING
- PARTIAL VIEWS TOWARDS THE SITE FROM BUILT UP EDGE OF EPPING
- TRANSIENT VIEWS FROM M25 TOWARDS THE SITE
- VANTAGE LOOK OUT POINT
- PYLON AND OVERHEAD CABLES

HERITAGE

- LISTED BUILDING
- GARDENERS FARMHOUSE, GRADE II
- BARN TO NORTH OF GARDENERS FARMHOUSE, GRADE II

Purpose of Issue	A	Minor amendments to development plans	23.01.19
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Client

The Fairfield Partnership

Project

Land South of Epping

Drawing Title

Figure 10: Landscape Opportunities and Constraints

Drawn	CS	Checked	AM	Approved	21/08/2017
Job No.	17.028	Scale	As Shown	Sheet Size	A3
Revision		Revision		Drawing Number	BMD.17.028.LVA.FIG.010



Relocation of Recreation Ground to allow for Proposed Link Road and Junction

Existing footpath bridge link between SR-0113B and SR-0069/33 and wider footpath links

Stewards Green Road

BUILT UP EDGE OF EPPING

Erica Road

Existing footpath bridge link between SR-0113B and SR-0069/33 and wider footpath links

SR-0113B

65m AOD

SR-0069/33

Proposed Linear Park part of SR-0113B site which integrates new and existing Green Infrastructure assets including footpaths and tree belts as part of a wider GI Strategy for both sites. The existing water course could form a centrepiece within the rural parkland setting incorporating SUDS and tree belts to enhance biodiversity.

Existing vegetation to be supplemented with hedgerow and tree planting, to form defensible Green Belt edge and boundary.

Public Open Space transitioning from residential edge to new reinforced green linear park and proposed Green Belt boundary.

Opportunity to enhance and strengthen woodland edge to M25 providing a looping green swathe around the site as part of a wider GI Strategy.

## **D. VIEWPOINT PHOTOGRAPHS**

### **Site Appraisal Photographs**

- VIEWPOINT A: VIEW FROM PUBLIC FOOTPATH 189 22
- VIEWPOINT B: VIEW FROM PUBLIC FOOTPATH 189 30
- VIEWPOINT C: VIEW FROM PUBLIC FOOTPATH 189 21
- VIEWPOINT D: VIEW FROM WESTERN SITE BOUNDARY RAILWAY LINE

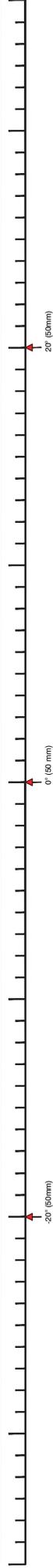
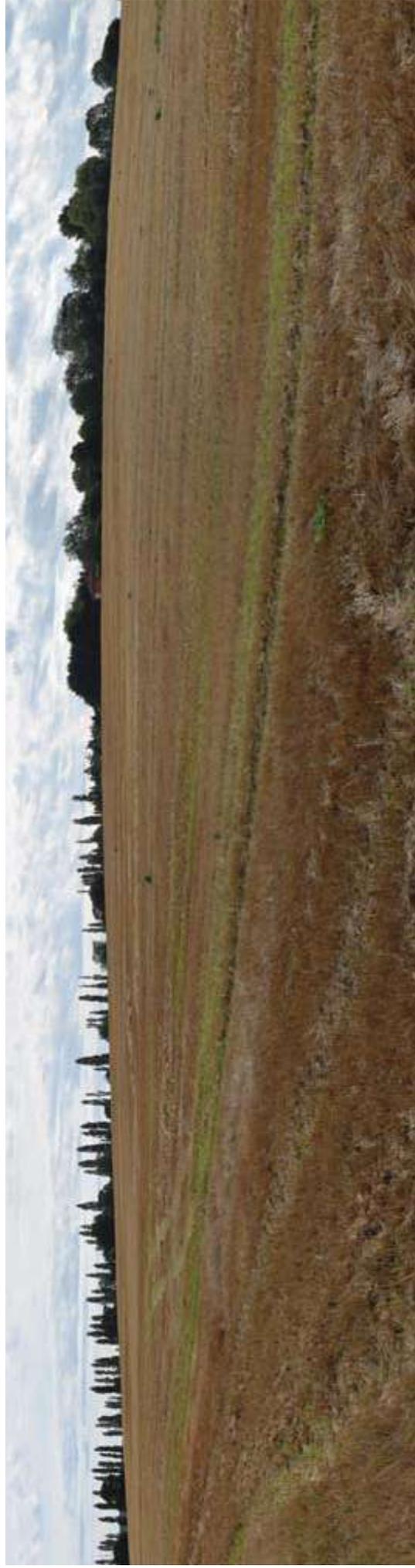
### **Visual Appraisal Photographs**

- VIEWPOINT 1: VIEW FROM COOPERSALE HALL
- VIEWPOINT 2: VIEW FROM PUBLIC FOOTPATH 189 22
- VIEWPOINT 3: VIEW FROM PUBLIC FOOTPATH 189 21
- VIEWPOINT 4: VIEW FROM JUNCTION OF BROOK ROAD AND BOWER HILL
- VIEWPOINT 5: VIEW FROM BROOK ROAD LOOKING SOUTH WEST
- VIEWPOINT 6: VIEW FROM PUBLIC FOOTPATH 189 32
- VIEWPOINT 7: VIEW FROM PROPERTIES ALONG IVY CHIMNEYS ROAD
- VIEWPOINT 8: VIEW FROM PUBLIC FOOTPATH 208 3, THEYDON BOIS
- VIEWPOINT 9: VIEW FROM BOWER HILL
- VIEWPOINT 10: VIEW FROM STEWARDS GREEN ROAD, FIDDLERS HAMLET
- VIEWPOINT 11: VIEW FROM BRIDLEWAY 189 13, STEWARDS GREEN LANE

SITE EXTENT



Existing summer baseline views (Extended Panorama)

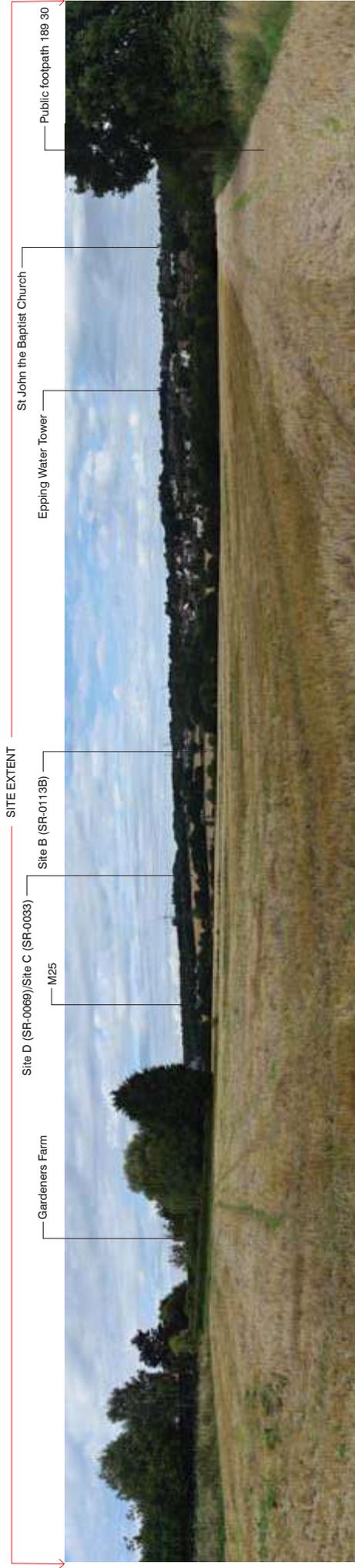


Summer view at recommended viewing distance of 300mm

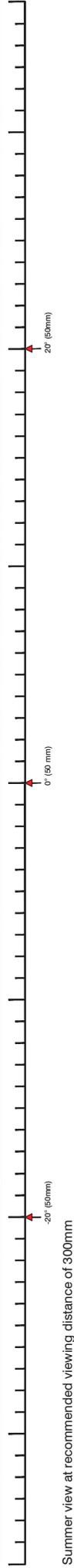
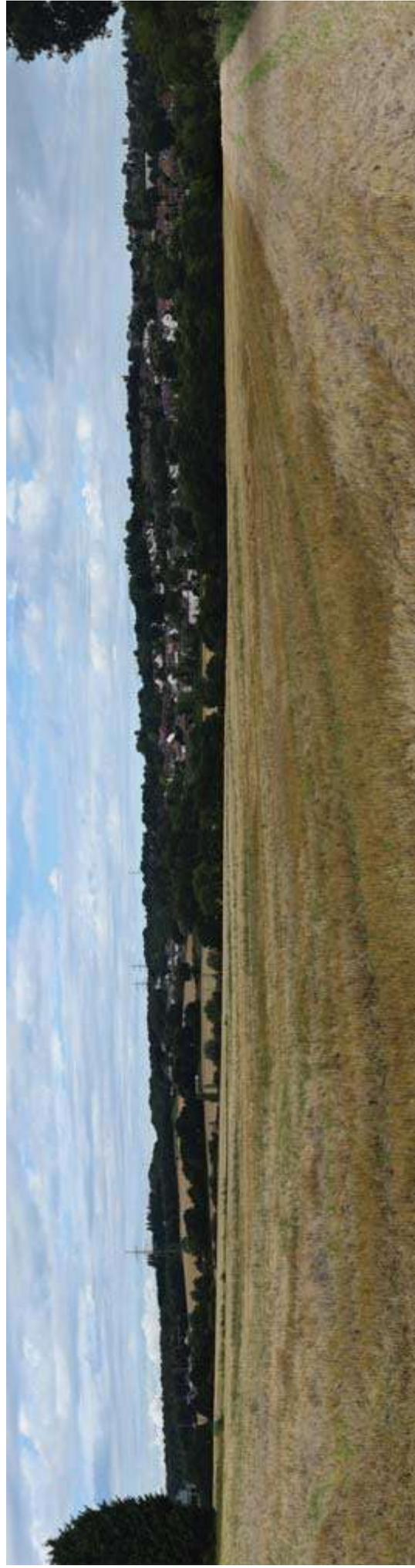
VIEWPOINT A: VIEW FROM PUBLIC FOOTPATH 189 22

Distance from the site boundary:	0M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:546063, N:200625	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	South East	AOD:	+60M	Receptors Represented:	Walkers
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 09:23AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9



Existing summer baseline views (Extended Panorama)



Summer view at recommended viewing distance of 300mm

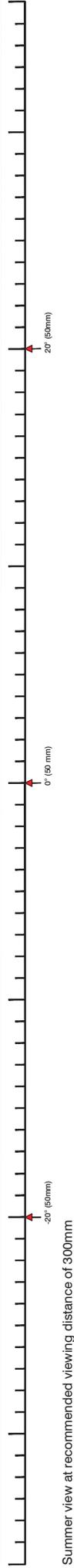
**VIEWPOINT B: VIEW FROM PUBLIC FOOTPATH 189 30**

Distance from the site boundary:	0M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:546419, N:200484	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	North West	AOD:	+74M	Receptors Represented:	Walkers
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 08:59AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9



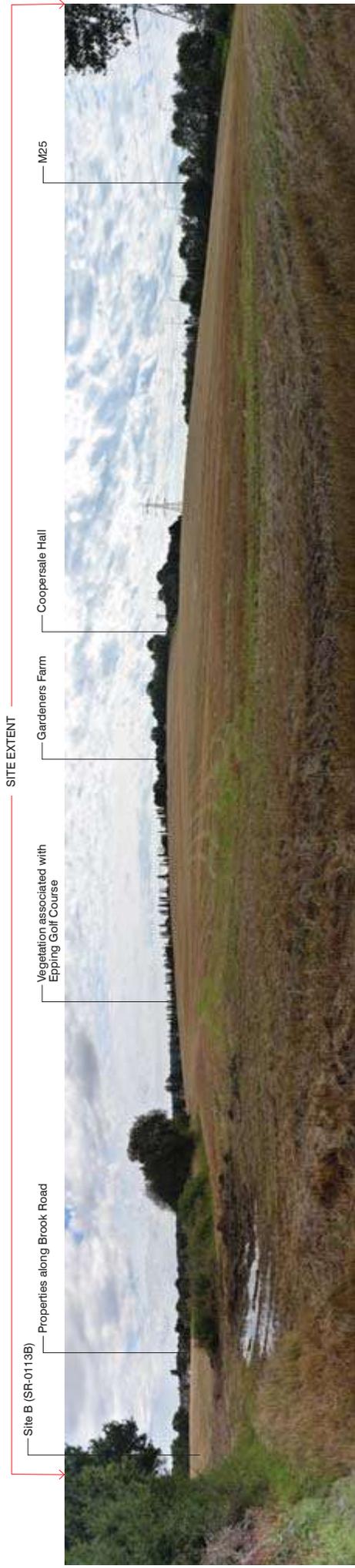
Existing summer baseline views (Extended Panorama)



**VIEWPOINT C: VIEW FROM PUBLIC FOOTPATH 189 21**

Distance from the site boundary:	0M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:546300, N:200504	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	North West	AOD:	+71M	Receptors Represented:	Walkers
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 08:50AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9



Existing summer baseline views (Extended Panorama)



Summer view at recommended viewing distance of 300mm

**VIEWPOINT D: VIEW FROM WESTERN SITE BOUNDARY RAILWAY LINE**

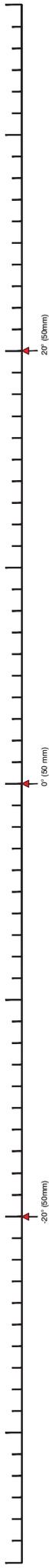
Distance from the site boundary:	0M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:545892, N:200495	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	East	AOD:	+65M	Receptors Represented:	Railway users
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 09:30AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9

	PROJECT: LAND SOUTH OF EPPING	CLIENT: THE FAIRFIELD PARTNERSHIP	VIEWPOINT PHOTOGRAPHS AND LIKELY VISUAL EFFECTS	DATE:	AUG 17
	BRADLEY MURPHY DESIGN LTD, 5 The Courtyard, Hatton Technology Park, Dark Lane, Hatton, Warwickshire, CV35 8XB   info@bradleymurphydesign.co.uk   www.bradleymurphydesign.co.uk			DRAWN BY:	SR
				CHECKED:	AM



Existing summer baseline views (Extended Panorama)

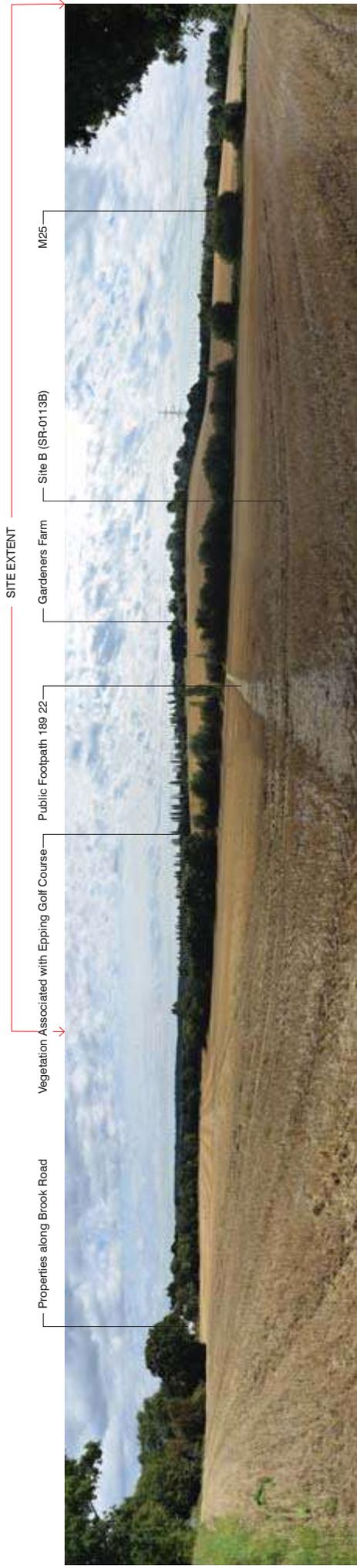


Summer view at recommended viewing distance of 300mm

**VIEWPOINT 1: VIEW FROM COOPERSALE HALL**

Distance from the site boundary:	79M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:546496, N:200451	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	North West	AOD:	+76M	Receptors Represented:	Students, recreational users
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 11:02AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9



Existing summer baseline views (Extended Panorama)

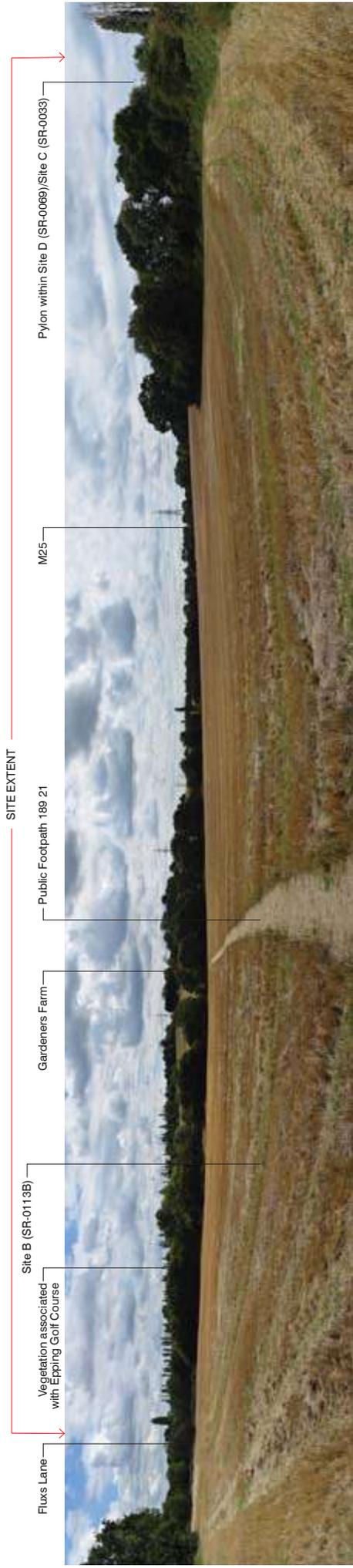


Summer view at recommended viewing distance of 300mm

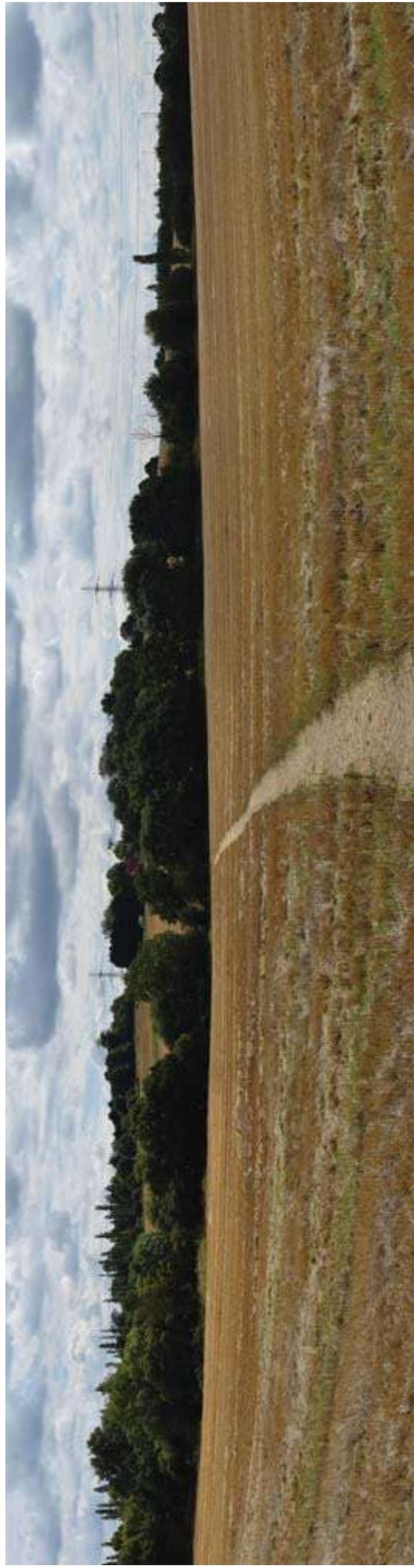
**VIEWPOINT 2: VIEW FROM PUBLIC FOOTPATH 189 22**

Distance from the site boundary:	119M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:545940, N:200676	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	East	AOD:	+70M	Receptors Represented:	Walkers
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 09:37AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9



Existing summer baseline views (Extended Panorama)



Summer view at recommended viewing distance of 300mm

**VIEWPOINT 3: VIEW FROM PUBLIC FOOTPATH 189 21**

Distance from the site boundary:	186M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:546065, N:200878	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	South East	AOD:	+63M	Receptors Represented:	Walkers
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 11:28AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9



Existing summer baseline views (Extended Panorama)



Summer view at recommended viewing distance of 300mm

**VIEWPOINT 4: VIEW FROM JUNCTION OF BROOK ROAD AND BOWER HILL**

Distance from the site boundary:	136M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:546322, N:200927	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	South West	AOD:	+60M	Receptors Represented:	Residents, road users
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 11:42AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9

	PROJECT: LAND SOUTH OF EPPING	CLIENT: THE FAIRFIELD PARTNERSHIP	VIEWPOINT PHOTOGRAPHS AND LIKELY VISUAL EFFECTS	DATE:	AUG 17
	BRADLEY MURPHY DESIGN LTD, 5 The Courtyard, Hatton Technology Park, Dark Lane, Hatton, Warwickshire, CV35 8XB   info@bradleymurphydesign.co.uk   www.bradleymurphydesign.co.uk   01926 676496			DRAWN BY:	SR
				CHECKED:	AM



Existing summer baseline views (Extended Panorama)



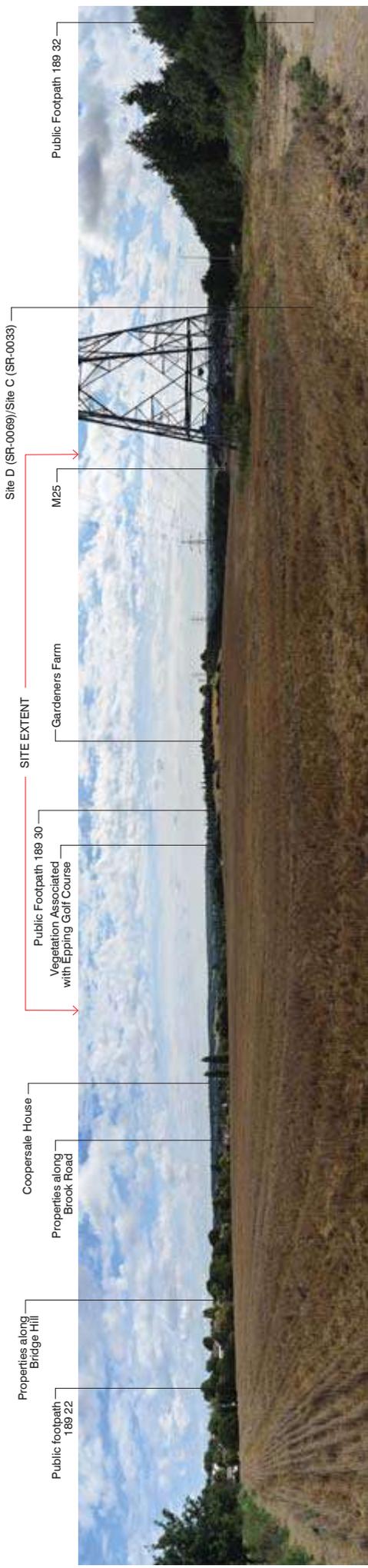
Summer view at recommended viewing distance of 300mm

**VIEWPOINT 5: VIEW FROM BROOK ROAD LOOKING SOUTH WEST**

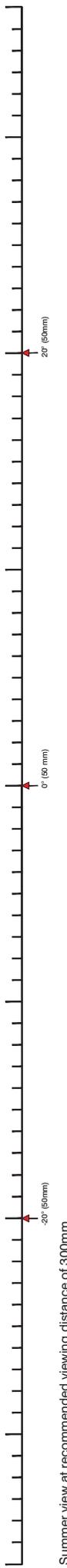
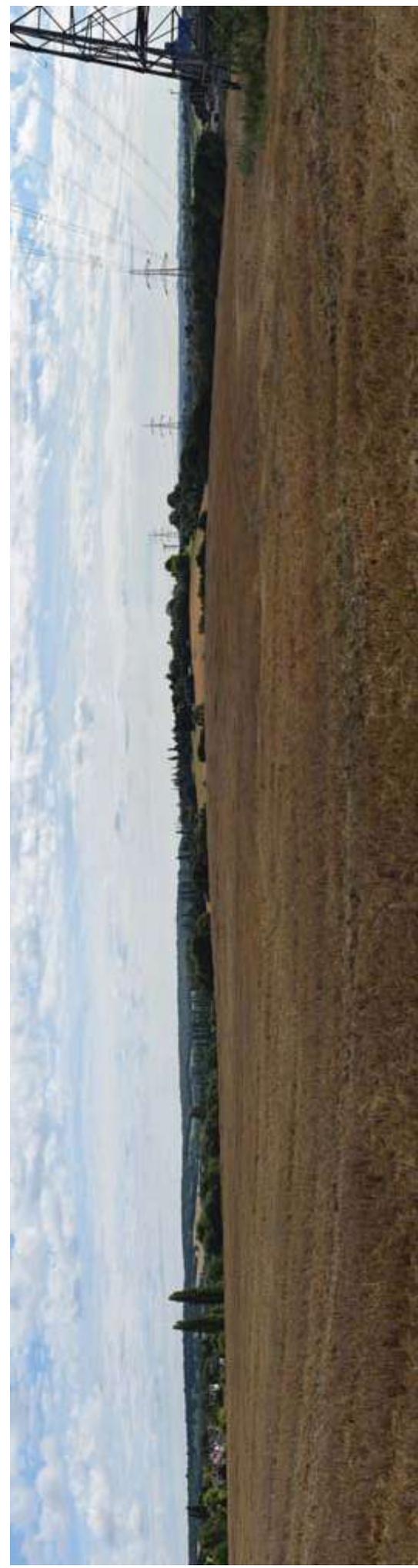
Distance from the site boundary:	306M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:545933, N:200950	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	South East	AOD:	+72M	Receptors Represented:	Residents, road users
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 11:35AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9

<p><b>BMD</b> LANDSCAPE DESIGN PLANNING</p>	PROJECT: LAND SOUTH OF EPPING	CLIENT: THE FAIRFIELD PARTNERSHIP	VIEWPOINT PHOTOGRAPHS AND LIKELY VISUAL EFFECTS	DATE:	AUG 17
	BRADLEY MURPHY DESIGN LTD, 5 The Courtyard, Hatton Technology Park, Dark Lane, Hatton, Warwickshire, CV35 8XB   info@bradleymurphydesign.co.uk   01926 676496			DRAWN BY:	SR
				CHECKED:	AM



Existing summer baseline views (Extended Panorama)

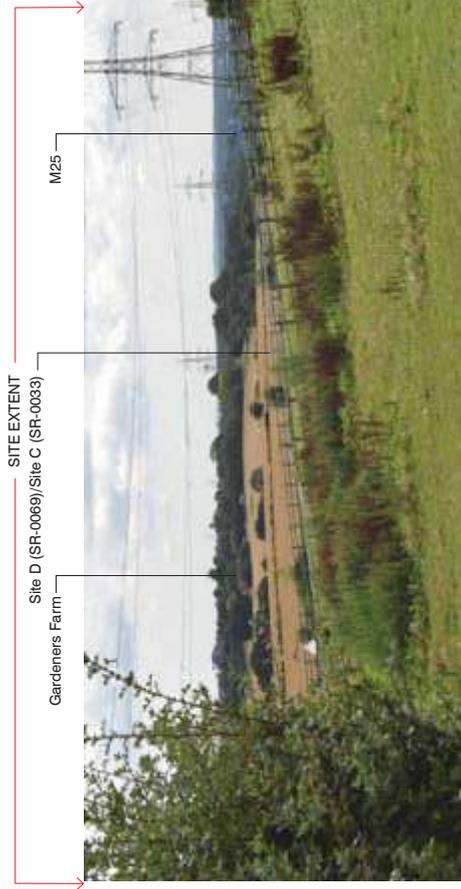


Summer view at recommended viewing distance of 300mm

**VIEWPOINT 6: VIEW FROM PUBLIC FOOTPATH 189 32**

Distance from the site boundary:	378M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:545572, N:200713	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	East	AOD:	+80M	Receptors Represented:	Walkers
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 10:02AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9



Existing summer baseline views (Extended Panorama)



Summer view at recommended viewing distance of 300mm

**VIEWPOINT 7: VIEW FROM PROPERTIES ALONG IVY CHIMNEYS ROAD**

Distance from the site boundary:	722M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:545303, N:200939	Horizontal Field of View:	67°	Weather Conditions:	Cloudy
Direction of View:	South East	AOD:	+91M	Receptors Represented:	Residents
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 11:20AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9



Existing summer baseline views (Extended Panorama)



Summer view at recommended viewing distance of 300mm

**VIEWPOINT 8: VIEW FROM PUBLIC FOOTPATH 208 3, THEYDON BOIS**

Distance from the site boundary:	722M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:545998, N:199855	Horizontal Field of View:	56°	Weather Conditions:	Cloudy
Direction of View:	North East	AOD:	+60M	Receptors Represented:	Residents, walkers
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 14:12PM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9



Existing summer baseline views (Extended Panorama)



Summer view at recommended viewing distance of 300mm

**VIEWPOINT 9: VIEW FROM BOWER HILL**

Distance from the site boundary:	963M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:546290, N:201491	Horizontal Field of View:	63°	Weather Conditions:	Cloudy
Direction of View:	South	AOD:	+89M	Receptors Represented:	Residents, road users
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 12:08PM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9



Existing summer baseline views (Extended Panorama)



Summer view at recommended viewing distance of 300mm

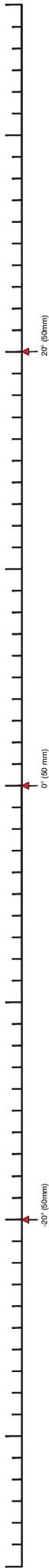
**VIEWPOINT 10: VIEW FROM STEWARDS GREEN ROAD, FIDDLERS HAMLET**

Distance from the site boundary:	1.1KM	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:547400, N:201063	Horizontal Field of View:	Weather Conditions:	Cloudy
Direction of View:	West	AOD:	Receptors Represented:	Road users
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 13:03PM	

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9



Existing summer baseline views (Extended Panorama)



Summer view at recommended viewing distance of 300mm

VIEWPOINT 11: VIEW FROM BRIDLEWAY 189 13, STEWARDS GREEN LANE			
Distance from the site boundary:	1.1KM	Lens:	Fixed 50mm (equivalent focal length)
OS Grid Reference:	E:547192, N:201553	Horizontal Field of View:	72°
Direction of View:	South West	AOD:	+65M
Camera Make and Model:	NIKON D3300	Date and Time:	15.08.2017, 13:21PM
		Camera Height Above AOD:	1.6m
		Weather Conditions:	Cloudy
		Receptors Represented:	Walkers

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 9

	PROJECT: LAND SOUTH OF EPPING	CLIENT: THE FAIRFIELD PARTNERSHIP	VIEWPOINT PHOTOGRAPHS AND LIKELY VISUAL EFFECTS	DATE:	AUG 17
	BRADLEY MURPHY DESIGN LTD, 5 The Courtyard, Hatton Technology Park, Dark Lane, Hatton, Warwickshire, CV35 8XB   info@bradleymurphydesign.co.uk   www.bradleymurphydesign.co.uk			DRAWN BY:	SR
				CHECKED:	AM

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