

CHRIS BLANDFORD ASSOCIATES
environment landscape planning



Epping Forest District Council

Settlement Edge Landscape Sensitivity Study

January 2010

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Approved

A handwritten signature in black ink, appearing to read 'D. Watkins', enclosed within a circular scribble.

Dominic Watkins

Position

Director

Date

11th January 2010

Revision

Final Report V2

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Preface

In April 2009, Epping Forest District Council commissioned Chris Blandford Associates (CBA) to undertake two Landscape Studies of the District to enable a better understanding of its landscapes and provide an evidence base for informing policies within the forthcoming Local Development Framework (LDF). The Studies comprise two inputs:

- A Settlement-edge Landscape Sensitivity Assessment (this report); and
- A district-wide Landscape Character Assessment.

Informed by the contextual characterisation mapping from the district-wide Landscape Character Assessment, this Study provides a more detailed understanding of sensitive landscape and environmental features around the edges of the twenty-two principal settlements within the District. The Study identifies the sensitivities of landscape and environmental features around the immediate fringes of these principal settlements and assesses how areas of similar landscape character and environmental features around the settlements contribute to their structure, character and setting. The report will inform options for settlement growth in landscape terms by providing a key part of the evidence base for a Green Belt review and informing land allocations in the LDF.

We are grateful for the advice and guidance provided by the Steering Group, namely:

Chris Neilan – Landscape Officer and Arboriculturist, Epping Forest District Council,
Ian White – Forward Planning Manager
Paul Hewitt - Countryside Manager

The Consultant team comprised:

Dominic Watkins
Emma Clarke
Emma Wigley
Sarah De Vos

Chris Blandford Associates
January 2010

1.0 INTRODUCTION

1.1 General

1.1.1 In April 2009, Epping Forest District Council commissioned Chris Blandford Associates to undertake two Landscape Studies of the District to enable a better understanding of its landscapes and provide an evidence base for informing policies within the forthcoming Local Development Framework. The studies comprise two inputs:

- A Settlement-edge Landscape Sensitivity Assessment (this report); and
- A District-wide Landscape Character Assessment

1.1.2 The District of Epping Forest abuts the north-eastern edge of London and is located in the south-west corner of the County of Essex. It contains the towns of Loughton/Buckhurst Hill, Waltham Abbey, Chigwell, Epping and Chipping Ongar, together with several villages, the largest of which are Theydon Bois, North Weald Bassett, Roydon and Nazeing.

1.2 Study Areas

1.2.1 In line within the brief, Landscape Sensitivity Analysis was undertaken for areas around the twenty-two 'principal' settlements within the District, to inform the appraisal of land allocations in the LDF. In agreement with the Steering Group, these settlements were grouped into sixteen discrete zones according to their spatial distribution within the District, as set out below:

North West District

- Epping/Coopersale Common
- Thornwood Common
- Waltham Abbey
- Lower Nazeing
- Epping Green
- Lower Sheering/Sheering
- Roydon

South West District

- Loughton/Buckhurst Hill/Theydon Bois
- Sewardstone

North East District

- North Weald Bassett

- Chipping Ongar/High Ongar
- Fyfield
- Moreton

South East District

- Chigwell/Chigwell Row
- Abridge
- Stapleford Abbots

1.3 Purpose of the Study

- 1.3.1 This assessment seeks to provide a landscape sensitivity study of areas around the principal settlements (as listed above) to inform policy within the Epping Forest District Local 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.

1.4 Planning Policy relevant to the Green Belt

General

- 1.4.1 The planning policy context relevant to the Green Belt has been reviewed at national and regional level, as set out below:






National Policy

Planning Policy Statement 1: Delivering Sustainable Development (PPS1, Department for Communities and Local Government, 2005)

- 1.4.2 PPS1 aims for sustainable development to be enshrined as the core principal underpinning planning. It states that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:
- Making suitable land available for development in line with economic, social and environment objectives to improve people's quality of life;
 - Contributing to sustainable economic development;
 - Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;



KEY

-  Epping Forest District Boundary
-  Green Belt
-  Key Traffic Route
-  Extent of Study Area for each Settlement
-  Settlement Boundary

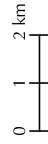
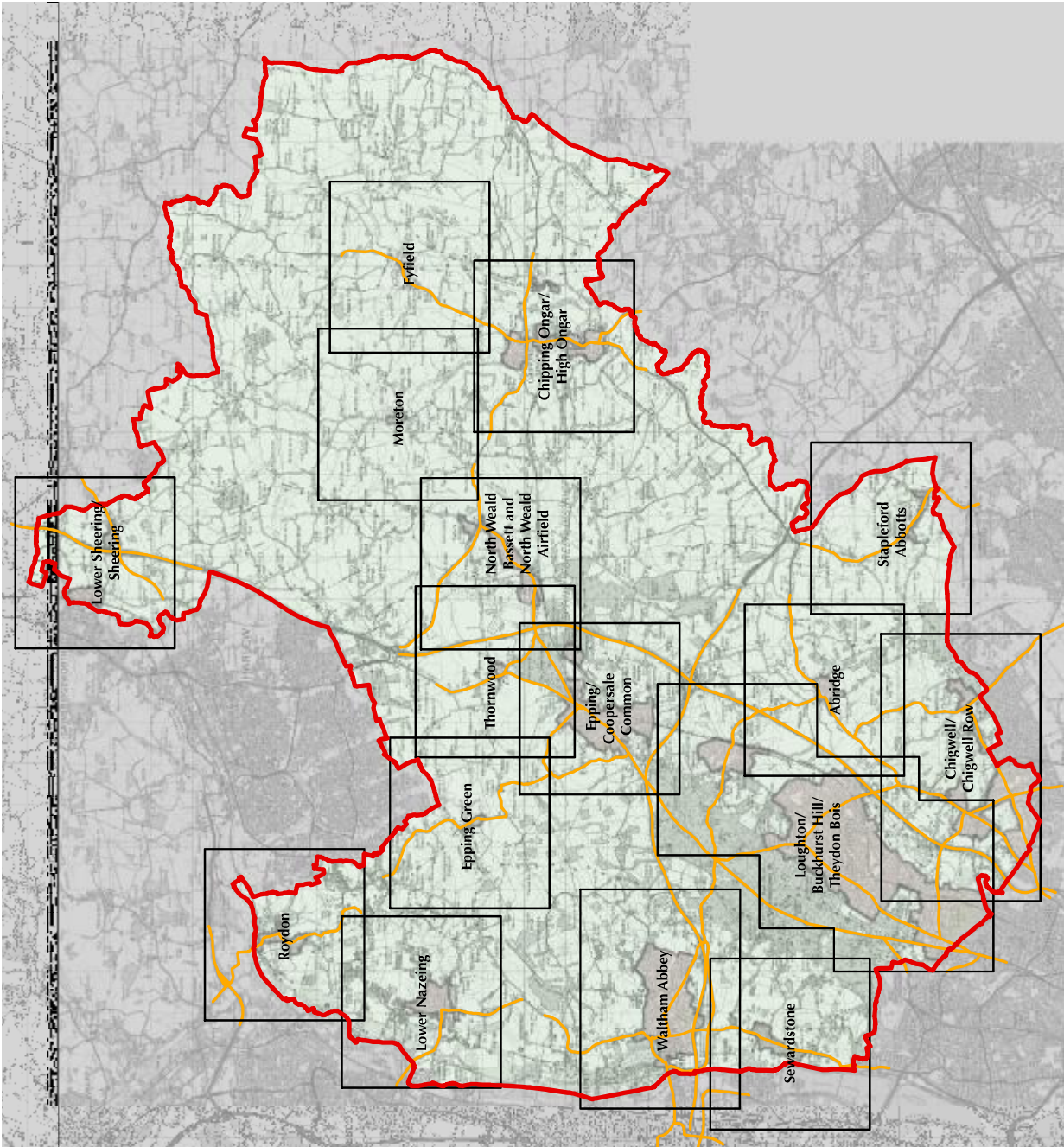


Figure 1.1
Settlement Locations
and Study Areas

EPPING FOREST DISTRICT COUNCIL LANDSCAPE STUDIES
LANDSCAPE SENSITIVITY STUDY

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- Ensuring high quality development through good and inclusive design, and the efficient use of resources; and
- Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

1.4.3 The policy statement requires development plan policies to be based upon up to date information on the environmental characteristics of the area.

Planning Policy Guidance Note 2: green Belts (PPG2, Department for Communities and Local Government, 1995)

1.4.4 PPG2 is the key Government planning policy document relating to Green Belts that includes the fundamental aim of Green Belt policy and the purposes of including land within them. This document defines the fundamental aim of Green Belt policy, which is:

'...to prevent urban sprawl by keeping land permanently open: the most important attribute of Green Belts is their openness. Green Belts can shape patterns of urban development at sub-regional and regional scale, and help to ensure that development occurs in locations allocated in development plans. They help to protect the countryside, be it in agricultural, forestry or other use. They can assist in moving towards more sustainable patterns of urban development' (paragraph 1.4).

1.4.5 PPG2 also defines, in paragraph 1.5, the five purposes of including land in Green Belts:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns from merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

1.4.6 The guidance note then addresses the use of land in Green Belts stating that, *'once Green Belts have been defined the use of land in them has a positive role to play in fulfilling the following objectives:*

- *To provide opportunities for access to the open countryside for the urban population;*
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas;*
- *To retain attractive landscapes and enhance landscapes, near to where people live;*

- *To improve damaged and derelict land around towns;*
- *To secure nature conservation interest; and*
- *To retain land in agricultural, forestry and related uses' (paragraph 1.6)'.*

1.4.7 PPG2 then clarifies that the extent to which land fulfils the above objectives is not in itself a material factor in the inclusion of land within a Green Belt or its continued protection (paragraph 1.7).

1.5 Approach and Methodology

1.5.1 The general approach of the Study has been informed by the Countryside Agency's 'Landscape character Assessment – Guidance for England and Scotland: Topic Paper 6 – Techniques and Criteria for Judging Capacity and Sensitivity'. For consistency with neighbouring Local Authority areas, this methodology was based on the approach set out within the Harlow Area Landscape and Environment Study¹ and refined through discussions with the Steering Group. In agreement with the Steering Group, the assessment has been carried out a scale of 1:10,000, which is considered appropriate for this scale of Study.

1.5.2 The assessment comprised the following tasks:

Desk-based Analysis

- Preparation of base maps for each settlement;
- Review of the relevant Landscape Character Types and Areas around each settlement from the Epping Forest District Landscape Character Assessment at the 1:25,000 contextual scale and review of the inherent landscape and visual sensitivities for each Landscape Character Area defined within the District;
- Analysis of the historic landscape character data² to provide an overview of different types /ages of historic fields and field boundaries which are still visible within the current landscape;
- Mapping of designated environmental constraints; and
- Definition of preliminary landscape setting areas, based on local variations in landscape character at the settlement edges (which fit within the broader landscape character areas defined within the Landscape Character Assessment at a scale of 1:25,000).

¹ Harlow Area Landscape and Environment Study: Detailed Analysis of Harlow's Fringes, Chris Blandford Associates, September 2009.

² Data provided by Essex County Council from the Essex Historic Landscape Characterisation Project

Field Survey Analysis

- Identifying the extent of the landscape setting areas and refining the boundaries of the preliminarily defined areas;
- Identifying and recording key views into and out of each settlement;
- Identifying and recording positive and negative qualities/features that contribute to the Landscape Setting Areas around each settlement – such as visually significant slopes, landmarks and visual detractors; and
- Evaluating the overall landscape sensitivity of each defined landscape setting area.

Evaluation of Landscape and Visual Sensitivities

1.5.3 The Epping Forest District Landscape Character Assessment (part one of this Study) was based on the latest guidance published by the Countryside Agency³, taking into account current best practice. The Landscape Character Assessment report provides an evaluation of the inherent landscape and visual sensitivities for each Landscape Character Area defined within the District at a scale of 1:25,000. This evaluation involved a strong degree of professional judgement in distilling out the landscape character and visual qualities that are sensitive to change. The judgements recognised that some attributes of the landscape may be more important in defining character than others and may therefore be more sensitive in relative terms.

1.5.4 Topic Paper 6⁴ states that overall landscape sensitivity of an area of landscape is a function of two aspects:

- Landscape character sensitivity; and
- Visual sensitivity

1.5.5 For the purposes of this study, **overall landscape sensitivity** is defined as follows:

‘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’⁵.

1.5.6 **Landscape Character Sensitivity** is defined in this study as ‘the degree to which a particular area of landscape is vulnerable to change with potentially adverse effects on its character’.

³ Landscape Character Assessment – Guidance for England and Scotland (Countryside Agency/Scottish Natural Heritage, 2002).

⁴ Landscape Character Assessment – Guidance for England and Scotland: Topic Paper 6 – Techniques and Criteria for Judging Landscape Capacity and Sensitivity (Countryside Agency/Scottish Natural Heritage, 2002).

⁵ Landscape Character Assessment, Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, The Countryside Agency and Scottish Natural Heritage,

1.5.7 **Visual Sensitivity** is defined in this study as ‘the degree to which a particular view or visual experience is vulnerable to change with potentially adverse effects on character’.

1.5.8 The following landscape character and visual characteristics/distinctive qualities are most likely to affect sensitivity:

Landscape Character Sensitivity

Natural Factors

- Vegetation types
- Tree cover type/pattern
- Extent and pattern of semi-natural habitat

Cultural Factors

- Land use
- Settlement pattern
- Field boundaries
- Enclosure pattern
- Time depth

Landscape Quality/Condition

- Intactness
- Representation of typical character
- State of repair of individual elements

Aesthetic Factors

- Scale
- Enclosure
- Diversity
- Texture
- Pattern
- Colours
- Form/Line
- Balance
- Movement

Visual Sensitivity

- Visual connections with adjacent landscapes
- Views
- Skyline
- Land form influences
- Tree and woodland cover
- Numbers and types of viewers

1.5.9 These factors are closely linked and, to an extent, interchangeable; for example, scale, enclosure and land cover will influence the extent that any development is visible within the landscape.

1.5.10 An analysis of the landscape character and visual sensitivity of each Landscape Setting Area was undertaken. Based on this, a judgement was reached about the overall sensitivity of each landscape setting area, focussing on the information set out within the matrix below:

Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	
1																			
2																			
3																			

Criteria

1.5.11 A definition of the criteria used within the above assessment is set out below:

Representation of Typical Character

1.5.12 Using the information set out within the overview and visual character sections for each settlement, an assessment was made about the extent to which each Landscape Setting Area reflects local landscape character. Definitions of the criteria used are set out below:

Positive

- 1.5.13 The structure of the landscape is apparent and the character of the setting area has many features that are representative of local landscape character (as defined within the Epping Forest District Landscape Character Assessment).

Moderate

- 1.5.14 The character of the setting area contains some features representative of the local landscape character. There are, however, some incongruous elements but these do not detract from the overall setting of the settlement.

Limited

- 1.5.15 The character of the setting area contains few features that are representative of the local landscape character and incongruous elements detract from the setting of the settlement.

Number of Natural, Cultural and Historic Features

- 1.5.16 Using the information set out within the Historic Character and Landscape Sensitivity sections for each settlement, an assessment was made about the number of natural, cultural and historic features within the landscape setting area.

Many

- 1.5.17 The landscape setting area contains many intact sensitive landscape and historic landscape features (as shown on Landscape Sensitivity plan).

Some

- 1.5.18 The landscape setting area contains some intact sensitive landscape and historic landscape features; however there are areas where few sensitive features are present.

Few

- 1.5.19 The landscape setting area contains few intact sensitive landscape and historic landscape features.

Intervisibility

- 1.5.20 Using the information set out within the visual character sections for each settlement, an assessment of the intervisibility of each Landscape Setting Area was assessed. For the purposes of this Study, intervisibility has been defined as 'the visibility of this area from other landscape setting areas or when viewed against a backdrop of adjacent landscape setting areas from key viewpoints'.

Visual Prominence

1.5.21 Using the information set out within the visual character sections for each settlement, an assessment of the visual prominence of each Landscape Setting Area was assessed. For the purposes of this Study, visual prominence has been defined as ‘the extent to which an area is visually dominant within views from surrounding areas, resulting from its topographical prominence and overlying pattern of landscape elements’.

Overall Sensitivity

1.5.22 Judgements on the overall sensitivity of each Landscape Setting Area were based upon the matrix below and are summarised on the corresponding Landscape Sensitivity Figures for each settlement:

Landscape Character			Visual Sensitivity			Overall Sensitivity		
High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Evaluation of Contribution to Green Belt

1.5.23 For each settlement identified within Section 1.2.1 above, the following analysis was undertaken for areas surrounding the settlement:

- The extent to which they contribute towards the purposes of including land in the Green Belt; and
- How they contribute now, and potentially in the future towards Green Belt objectives – i.e. providing the evidence base for policies which may be required under paragraph 2.12 of PPG2.

- 1.5.24 Assessment criteria have been identified, informed by the review of the relevant planning policy context for Green Belts (as set out in Section 1.4). An explanation and justification of the choice of each criterion is set out below:

Requirements of PPG2

- 1.5.25 PPG2 clearly sets out the policy requirements for consideration or inclusion of Green Belt land under the following categories:
- Contribution to the fundamental aim of retaining openness of Green Belts (*paragraph 1.4*)
 - Contribution to purposes of including land in the Green Belt (*paragraph 1.5*)

Contribution of Openness to Green Belts

- 1.5.26 As set out in PPG2, the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and a specific criterion has been identified that seeks to address the contribution of the landscape units and the Site to the openness of the Green Belt. In terms of relevance to the assessment of Green Belt land in the Study Area, this is a key criterion. The first criterion is therefore:

- Contribution to openness of Green Belt?

Contribution to Purposes of including Land in the Green Belt

- 1.5.27 A number of criteria have been identified representing all five purposes for inclusion of land in the Green Belt, and the landscape setting of each settlement has been assessed in terms of their contribution to these. Criteria two to six are as follows:

- Checking the unrestricted sprawl of large built up areas?

- 1.5.28 For the purposes of this Study, 'large built up areas' have been taken to mean 'Key Centres for development and change' as defined in the East of England Plan (May 2008) as urban areas that will be the main focus for development and redevelopment within the Region. Therefore, the large built up area of Harlow, to the north of the Study Area and the large, built-up edge of London (at the inner edge of the Metropolitan Green Belt) would constitute large built up areas under this definition. The landscape setting of the settlements has been assessed for their contribution of checking unrestricted urban sprawl from these large built up areas. This is a key criterion in assessing the role and function of Green Belt land at the setting of settlements.

- Preventing neighbouring towns from merging into one another?

1.5.29 In order to assess the contribution of the landscape settings to the purpose of preventing neighbouring towns from merging with one another, the assessment has considered the physical separation relationships between neighbouring towns in the Study Area. This is a key criterion in assessing the role and function of Green Belt land at the setting of settlements.

- Assisting in safeguarding the countryside from encroachment?

1.5.30 The Landscape Units have been assessed to consider their contribution to safeguarding the countryside from encroachment. In seeking to define such a contribution, the Study has taken this purpose to mean the aim of preventing that which is intrusive in the countryside from occurring and therefore involves some overlap with the concept of the physical openness of the Green Belt, in terms of absence of built development.

- Preserving the setting and character of historic towns?

1.5.31 While there appears to be no statutory definition of the term "historic towns", Essex County Council published supplementary planning guidance on "Essex Historic Towns" in 1999. This was part of a nationwide re-assessment of urban archaeological and historic resources commissioned by English Heritage in 1992. The County Council surveyed Roman, Late Saxon, medieval and early post-medieval settlements. Modern towns that did not exhibit urban characteristics prior to 1700 AD (the beginning of the Industrial Age) were not included. Chipping Ongar, Epping and Waltham Abbey are thus defined as historic towns. Plans of the towns show (i) Scheduled Ancient Monuments (SAM) where they have been identified; (ii) areas of urban archaeological potential and (iii) areas of archaeological destruction - the latter generally referring to areas of previous archaeological excavations or where quarrying or gravel extraction has taken place.

- Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?

1.5.32 The assessment has considered the extent to which the landscape setting of settlements currently contribute towards this purpose, namely how they currently assist in encouraging the recycling of derelict land.

1.5.33 In order to assist in assessing the contribution that Landscape Setting Areas surrounding the principal settlements within the Study Area (as identified in Section 1.2) make towards the fundamental aims and purposes of the Green Belt, the following criteria were identified:

Degree of Contribution to Green Belt Fundamental Aims and Purposes

<p>Major contribution to Green Belt fundamental aim and purposes</p> <p>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.</p>
<p>Moderate contribution to Green Belt fundamental aim and purposes</p> <p>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.</p>
<p>Limited contribution to Green Belt fundamental aim and purposes</p> <p>The Landscape Setting Area is considered to make a very limited contribution towards the particular Green Belt aim or purpose with regards to its key characteristics. Many built elements are present within the landscape, which are visually dominant within views across the area. Built elements are large-scale and of a high density. Settlement pattern may also comprise a number of smaller areas of development which are situated in close proximity to one another, resulting in a cumulative visual sense of development within the landscape.</p>

Contribution to Green Belt Objectives

- 1.5.34 PPG2 also addresses the use of land in Green Belts stating that, *‘once Green Belts have been defined, the use of land in them has a positive role to play in fulfilling the following objectives’*:
- *to provide opportunities for access to the open countryside for the urban population;*
 - *to provide opportunities for outdoor sport and outdoor recreation near urban areas;*
 - *to retain attractive landscapes and enhance landscapes, near to where people live;*
 - *to improve damaged and derelict land around towns;*
 - *to secure nature conservation interest;*
 - *to retain land in agricultural, forestry and related uses’* (paragraph 1.6).
- 1.5.35 PPG2 then clarifies that the extent to which land fulfils the above objectives is not in itself a material factor in the inclusion of land within a Green Belt or its continued protection (paragraph 1.7).
- 1.5.36 The Study identifies the Green Belt land use objectives for which the landscape setting around each settlement is considered to play a key role in fulfilling, based on an assessment of the available evidence. Retention of attractive landscapes and improvement of damaged land are inherent to the sections on visual and historic character analysis for each of the settlements.

- 1.5.37 It is important to recognise that the information in this report is not intended to provide an indication of likely planning consent for any given proposal, or to be interpreted as an indication of where Green Belt land might be released for development by the Council in the future. Land designated as Green Belt in the adopted Local Plan will be treated as such, unless its status is changed through the statutory planning process.

2.0 EPPING/COOPERSALE COMMON FRINGES

2.1 Overview

Epping

- 2.1.1 Epping is situated towards the centre of the District, to the southwest of North Weald Bassett and east of Waltham Abbey. The town is surrounded by several different Landscape Character Areas⁶. The broad wooded ridge of Epping Forest (Landscape Character Area D2) extends south-westwards from the settlement edge, whilst to the north-east, Lower Forest to Beachet Wood Ridge (Landscape Character Area D2) surround the settlement edge. To the northwest, Cobbin's Bridge (Landscape Character Area F3) and Upshire Ridges and Valleys about the edges of the town. To the southeast, Coopersale (Landscape Character Area G1) and Theydon Garnon (Landscape Character Area G2) Wooded Ridges and Valleys provide the setting the settlement edge.
- 2.1.2 The northwestern fringes of Epping encompass a patchwork of medium to large-scale fields lined with hedgerows and interspersed with blocks of woodland. At the northern edge of the town, dense woodland within the Lower Forest provides a sense of enclosure at the settlement edge. The eastern edge of the settlement is characterised by small to medium sized, predominantly arable fields, which are lined with mature hedgerows. The corridor of the tube line also runs southwest-northeast across this area, lined with mature deciduous trees. Small blocks of woodland further contribute to the sense of enclosure within this area.
- 2.1.3 The southern fringe of the town 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.

Coopersale Common

- 2.1.4 The village of Coopersale Common is situated to the northeast of Epping. It is located within the Coopersale Wooded Ridges and Valleys Landscape Character Area (G1). The Lower Forest to Beachet Wooded Ridge (Landscape Character Area D1) encloses the northern edge of the settlement.

⁶ See Epping Forest Landscape Studies: Landscape Character Assessment, Chris Blandford Associates for Epping Forest District Council, July 2009.

- 2.1.5 The northern and eastern settlement edges of Coopersale village are lined with dense, mature woodland within The Lower Forest and Gernon Bushes, which provides a strong sense of enclosure. To the south and west of the village, the landscape setting encompasses a patchwork of small to medium sized, predominantly arable fields, which are lined with mature hedgerows. The corridor of the tube line also runs southwest-northeast across this area, lined with mature deciduous trees. The western edge of this area also provides the eastern landscape setting to the town of Epping.

2.2 Visual Character

- 2.2.1 The analysis of key visual characteristics and attributes that contribute to variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes of Epping/Coopersale are illustrated on **Figure 2.1** and described in summary below:

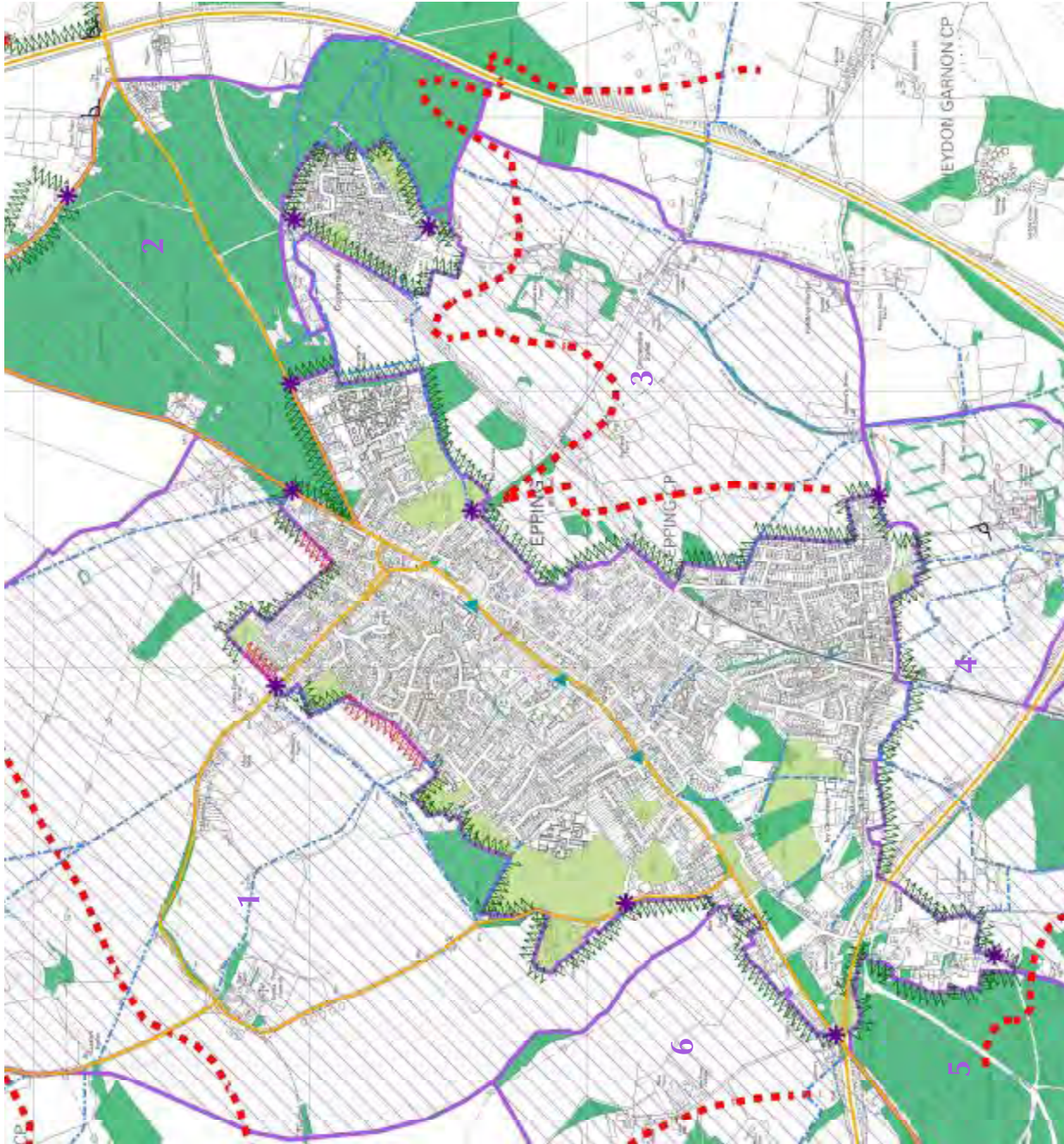
Epping

- 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;
- Glimpse 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;
- There are several areas of 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;
- 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;
- Landmarks that can be seen within views to Epping include the District Council office's clock tower, the old Gothic water tower and St Johns Church;



KEY

- Existing Features**
- Visually Significant Slope
 - Major Woodland Block
- Analysis**
- Soft Green Urban Edge
 - Hard Exposed Urban Edge
 - Urban Greenspace Character
 - Landmark
 - Urban Gateway
 - Key Traffic Route
 - Key Pedestrian Route
 - Key Short Distance View
 - Landscape Setting Area



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Figure 2.1
Epping/Coopersale Common -
Visual Character

- Electricity pylons within the western fringe of Epping are vertical visual detractors within the landscape;
- Key long distance views of the settlement of Epping with its rooftops, landmark church, water tower and clock tower, nestled within a treed setting can be gained from several places along the road from Thornwood Common to Epping Upland;
- 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;
- 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. There is also a scattering of small woodland blocks to the northwest of the town which limit views towards the northwestern edge of the settlement; and
- Epping is located along a ridge which descends towards the river valley of Cobbin's Brook and up again towards Epping Upland in the northwest creating visually significant slopes.

Coopersale

- The northern and eastern edges of the village are enclosed by mature woodland within the Lower Forest and Gernon Bushes, which provides a sense of enclosure and creates a soft, green edge to the settlement. A combination of mature hedgerows and trees lining the route of the tube line create green edges along the southern and western edges.
- A relatively large area of urban greenspace is situated at the southeastern edge of Coopersale, enclosed to the south and east by woodland within Gernon Bushes.
- There are two urban gateways within the fringes of Coopersale which signify the transition between village and predominantly rural landscape;
- A network of Public Rights of Way surrounds the southern and eastern edges of the village, including the Essex Way, which runs east and southwards from settlement edge; and
- Short distance views of the settlement edge are restricted due to mature hedgerows and trees surrounding the settlement.

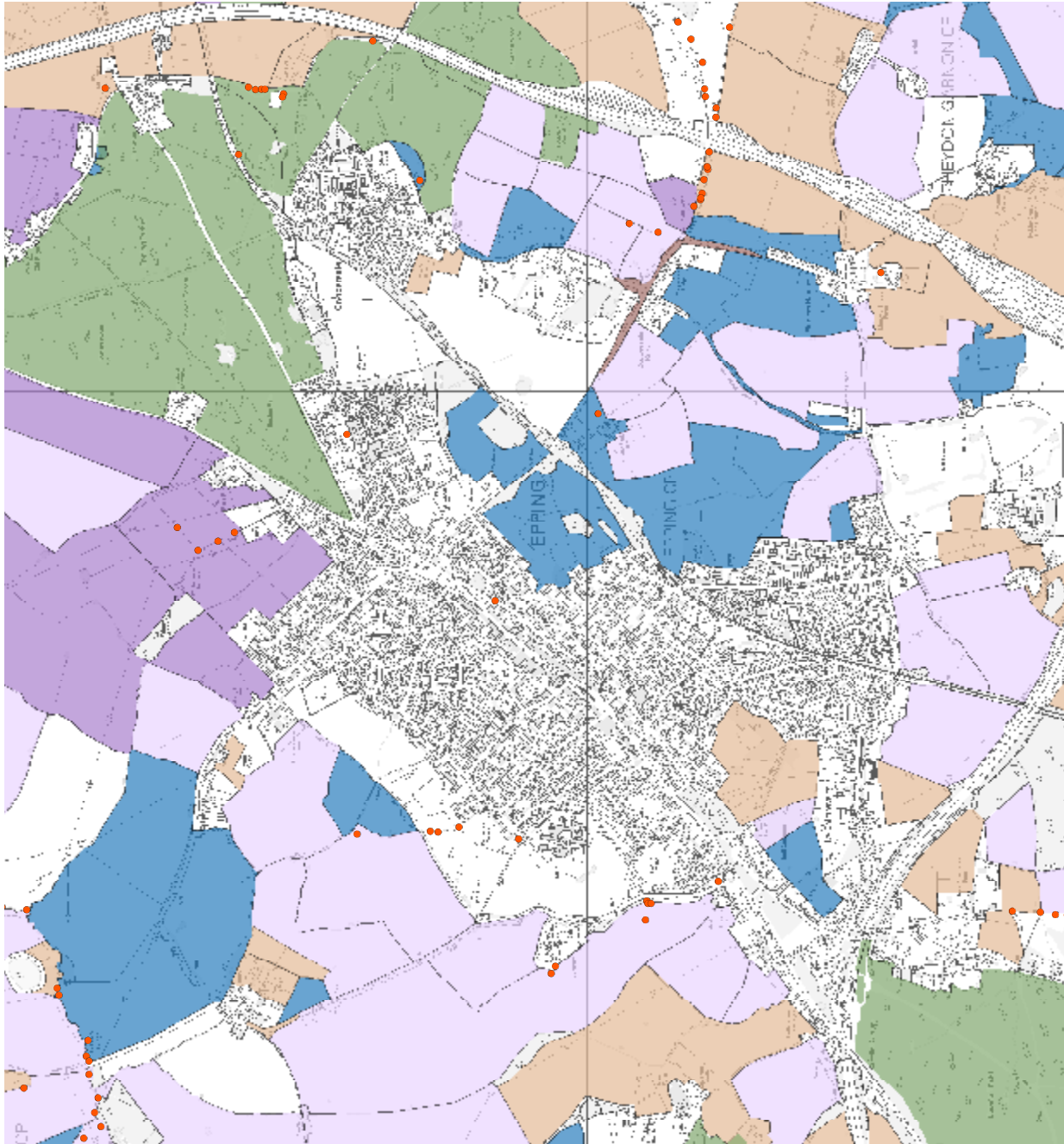
2.3 Historic Character

- 2.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Epping and Coopersale is illustrated on **Figure 2.2** and described in summary below:



KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- 18th to 19th century enclosure
- Common Land
- Historic fields with boundary lost
- Modern fields; post 1950
- No data / Unclassified



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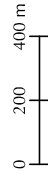


Figure 2.2
Epping/Coopersale Common -
Historic Landscape Analysis

Epping

- 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; and
- A number of veteran trees are scattered along the north-western edge of the town.

Coopersale

- There is a narrow strip of Common Land that runs through Coopersale Street, a small settlement to the south of Coopersale and east of Epping;
- There is a pocket of pre-18th Century fields to the south of Coopersale Street;
- A large block of Ancient Woodland (encompassing the Lower Forest and Gernon Bushes) is situated at the northern and eastern edges of Coopersale; and
- At the southern edge of the village, several historic fields exhibit boundary loss.

2.4 Designated Environmental Constraints

2.4.1 The analysis of the critical and less critical environmental designations within Epping and Coopersale fringes related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figure 2.3**, and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

Critical Constraints

- There are no Scheduled Monuments within Epping or Coopersale or within their immediate landscape settings;
- Two parts of the Epping Forest SSSI abut the northwest and southeast fringes of Epping and Coopersale;
- There are two narrow floodplains that surround a small stream to the southeast and the course of Cobbin's Brook to the northwest of Epping;
- There are several small areas of Registered Common Land within and surrounding Epping, one long strip close to the western fringe of Epping and one large block covering part of Epping Forest that borders the edge of Coopersale;



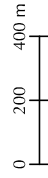
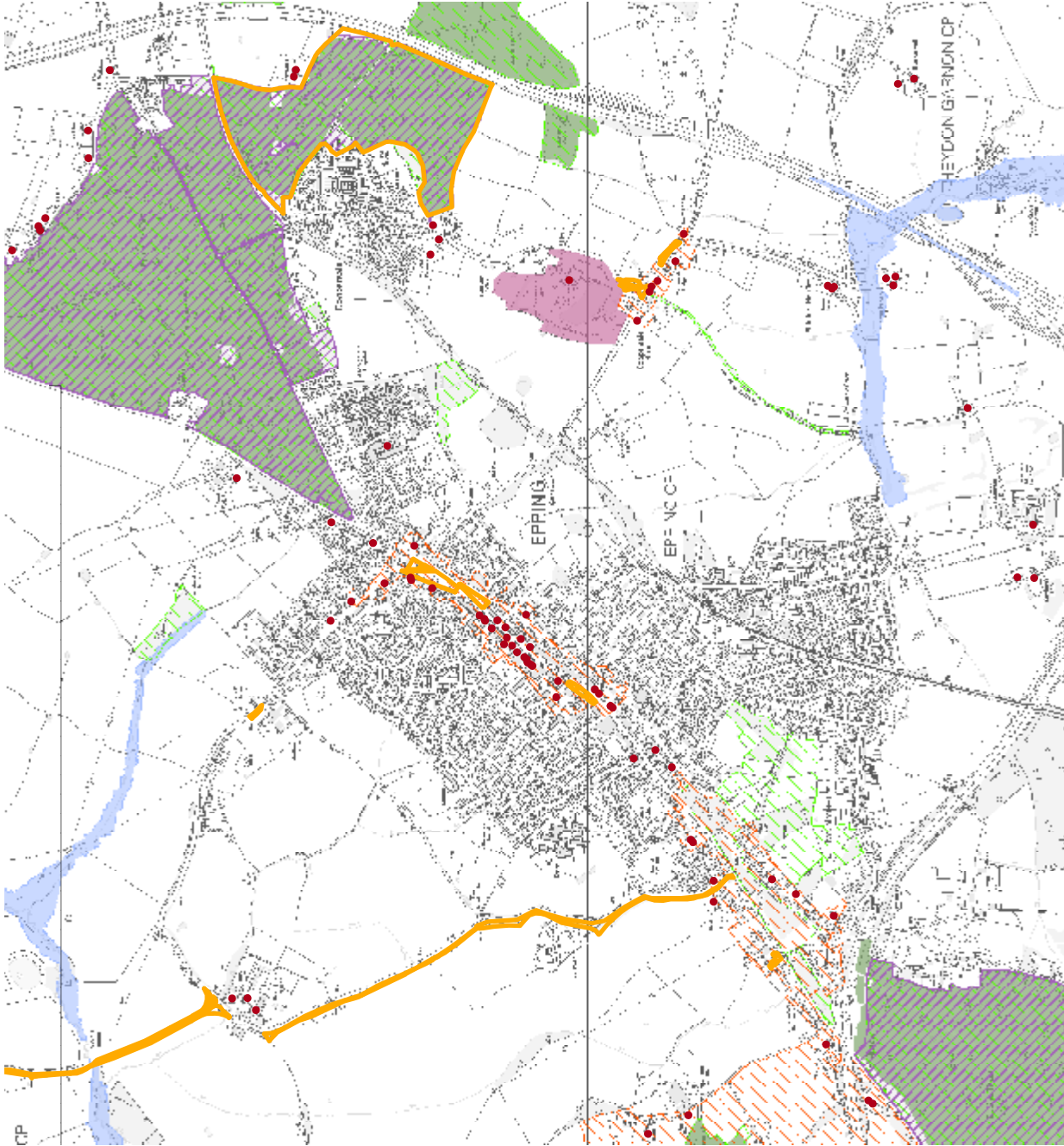
KEY

Critical Constraints

- Ancient Woodland
- Conservation Area
- Indicative Floodplain
- Listed Building
- Registered Common Land
- Registered Historic Parks & Gardens
- Site of Special Scientific Interest (SSSI)

Less Critical/Moderate Constraints

- Local Wildlife Sites



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LANDSCAPE SENSITIVITY STUDY

Figure 2.3
Epping/Coopersale Common - Designated Environmental Constraints

- Epping Forest, which is situated in two blocks to the northeast and southwest of Epping and Coopersale, consists of Ancient Woodland and in addition there are several smaller blocks of Ancient Woodland, including Griffins Woods, Redyns Wood and Hawkshill Wood scattered around the settlements.
- The historic core of Epping (lining the High Street) is designated as a Conservation Area; and
- Land surrounding Coopersale House (to the south of Coopersale and East of Epping) is a Registered Park and Garden.

Moderate Constraints

- There are several Local Wildlife Sites scattered within the landscape setting of Epping and Coopersale, and one (Bell Common) within the town of Epping.

2.5 Landscape Sensitivity

2.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered as desirable to safeguard within the fringes of Epping/Coopersale Common are shown on **Figure 2.4** and described in summary below:

- Significant patches of sensitive historic landscapes within the eastern, southern and northern fringes of Epping and Coopersale which encompass patches of surviving pre 18th Century fields and 18th-19th century enclosure;
- Several areas of urban greenspace character that are located on the fringes of the Epping and Coopersale which contribute to local landscape character;
- Within the northern and southern fringes of the settlements large blocks of sensitive woodland form significant elements in the landscape, whilst within the settlement fringes elsewhere smaller blocks of woodland contribute toward local landscape character;
- Veteran trees are scattered within the settlement fringes of Epping and Coopersale which are key landscape and historic features;
- Several public footpaths within the settlement fringes provide access for pedestrians and cyclists throughout the area; and
- There is a narrow floodplain to the northwest of the settlement fringe of Epping, and also a narrow floodplain to the southeast.

Sensitivity of Landscape Setting Areas

2.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:

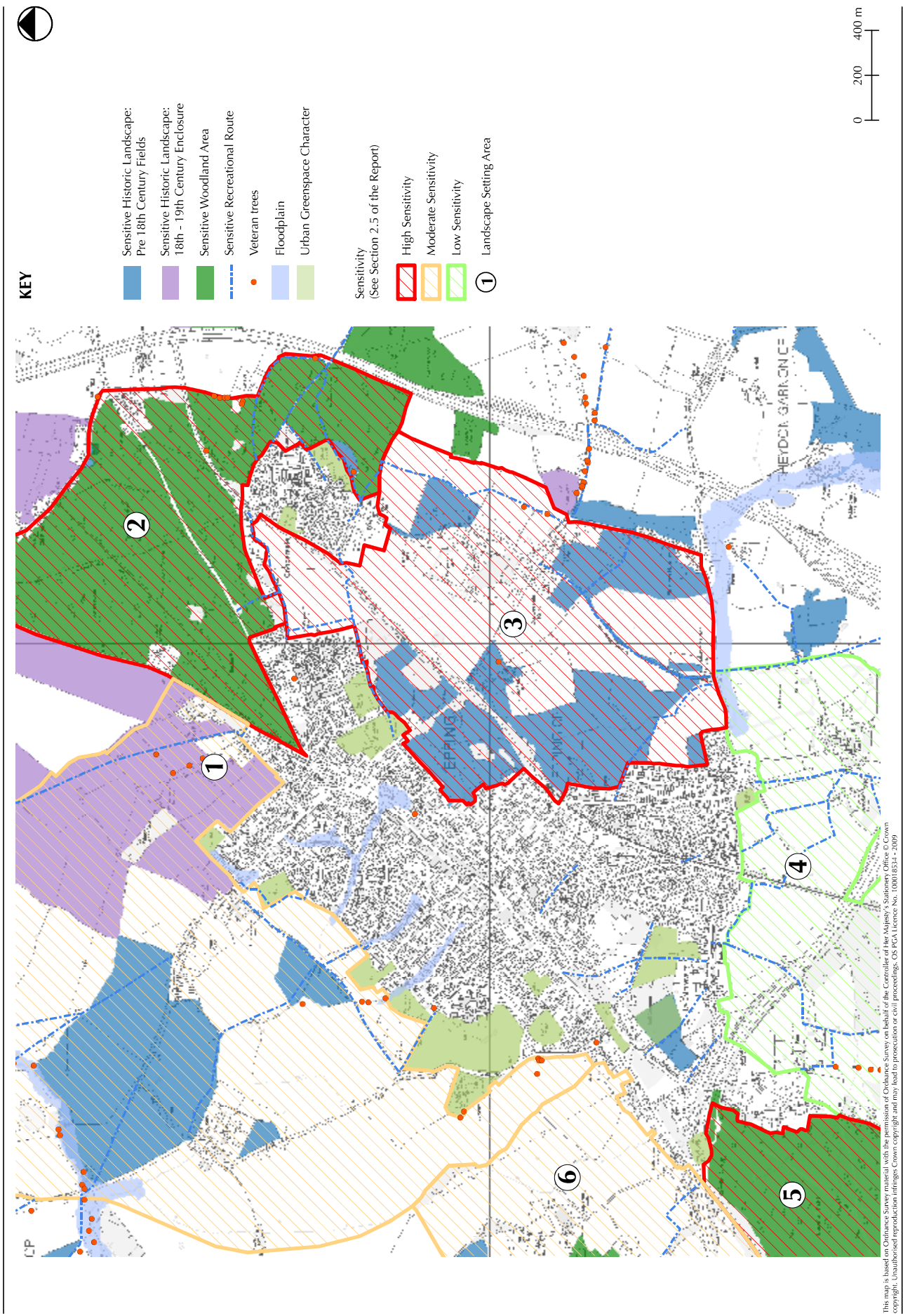


Figure 2.4
Epping/Coopersale Common -
Landscape Sensitivity

EPHING FOREST DISTRICT COUNCIL LANDSCAPE STUDIES
LANDSCAPE SENSITIVITY STUDY

Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity									Overall Sensitivity to change
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence			Overall Visual Sensitivity			
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	
1																			Moderate
2																			High
3																			High
4																			Low
5																			High
6																			Moderate

2.6 Key Opportunities for Growth

2.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

2.7 Contribution to Green Belt

2.7.1 In line with the methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Epping and Coopersale makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt Purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character information set out within Section 2.2 above and Figure 2.1	Landscape Setting Areas					
		1	2	3	4	5	6
Contribution to openness of Green Belt?	The M25, M11 motorway corridors and the major intersection/junction between the two are key developed features within the area, to the south and east of the settlements. Scattered farmsteads and small hamlets are also located within the landscape setting, which is crossed by a railway track. Views towards the settlements across the landscape are partially enclosed to the northeast and southwest by woodland within Epping Forest, whilst to the west there is a stronger sense of openness. Transient glimpsed views of the landscape setting can also be gained from the surrounding road corridors in particular the motorways.	Moderate	Major	Moderate	Moderate	Major	Moderate
Green Belt Purposes	Overall Evaluation						
Checking unrestricted sprawl of large built up areas?	The landscape setting of Epping and Coopersale is situated at a substantial distance from the built up areas of both Greater London and Harlow.	Major	Major	Major	Major	Major	Major
Preventing neighbouring towns from merging into one another?	Whilst there are some scattered built elements within the landscape, areas of predominantly open countryside and woodland within Epping Forest provides physical separation between neighbouring towns to the north, east and south.	Major	Major	Moderate	Moderate	Major	Moderate
Assisting in safeguarding the countryside from encroachment?	There are pockets of scattered farmsteads within the setting of the towns, which extent built development from the settlement edge. The M25 and M11 major transport corridors also cross this landscape.	Major	Major	Moderate	Moderate	Major	Moderate

<p>Preserving the setting and character of historic towns?</p>	<p>The Essex Historic Towns SPC (1999) shows Epping to have areas of archaeological potential in Lindsey Street up to James Street, the High Road including the Theydon Grove estate and north to Thornwood Road, and St Margaret's Hospital. Figure 2.4 of this study shows that all land east of the town down to Brook Road is an area of high landscape sensitivity. Land north of Lindsey Street and west of Thornwood Road is judged to be of moderate landscape sensitivity, which it is also considered desirable to safeguard in landscape terms.</p>	Moderate	Major	Major	Moderate	Major	Moderate
<p>Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?</p>	<p>The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land.</p>	Limited	Limited	Limited	Limited	Limited	Limited

Contribution to Green Belt Objectives

2.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting to Epping and Coopersale is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* A number of key pedestrian routes cross the landscape, connecting the settlements with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There are several greenspaces (including playing fields and recreation grounds) at the edges of the urban area;
- *To secure nature conservation interest:* There are several patches of Ancient Woodland, SSSI's and Local Wildlife Sites within the landscape setting; and
- *To retain land in agricultural, forestry and related uses:* Most of the land within the landscape setting of the settlements is under one of these uses.

3.0 THORNWOOD COMMON FRINGES

3.1 Overview

3.1.1 Thornwood Common is situated to the northeast of Epping, north of Coopersale and west of North Weald Bassett. The settlement is predominantly situated within Epping Green Farmland Plateau Landscape Character Area (C9), with the southern edge of the village within North Weald Ridges and Valleys Landscape Character Area (F5).

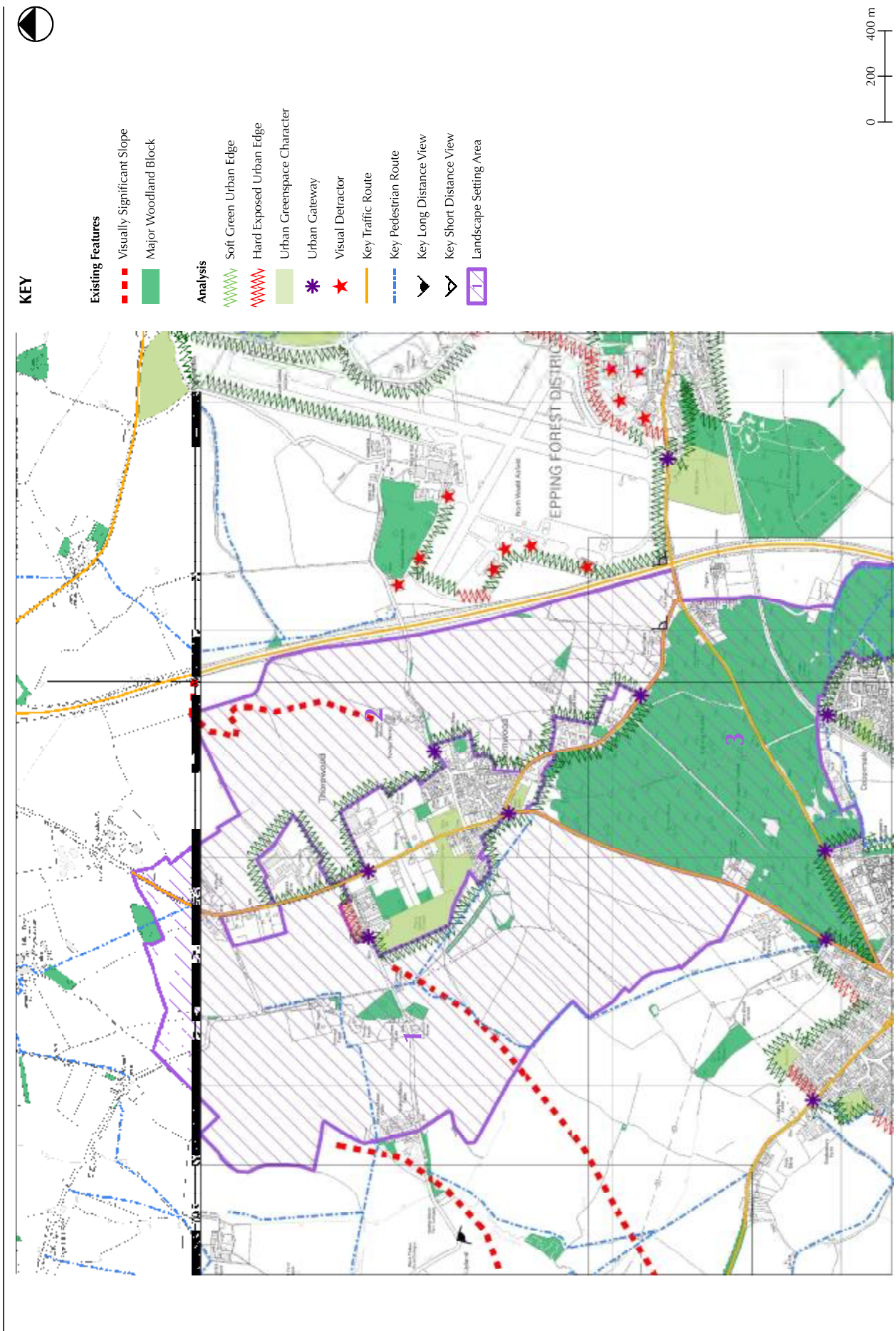
3.1.2 The western landscape setting of Thornwood encompasses a patchwork of small, medium and large-scale fields that are lined with hedgerows. To the north of the settlement, mature field trees are also a feature. Similarly, medium to large-scale arable fields line the eastern edge of the settlement. To the east, however, the corridor of the M11 motorway introduces a source of noise and movement.

3.1.3 At the southern edge of the village, dense, mature woodland within the Lower Forest provides a strong sense of enclosure and also provides physical and visual separation from the settlements of Coopersale and Epping to the south.

3.2 Visual Character

3.2.1 The analysis of key visual characteristics and attributes that contribute to variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes of Thornwood Common are illustrated on **Figure 3.1** and described in summary below:

- The majority of the settlement edges are lined with mature hedgerows, trees or large blocks of woodland, which create soft, green edges;
- There is a small patch of harsh urban edge at the northern edge of the settlement where low or gappy hedgerows within the back gardens allow short distance views of housing along the edge;
- There are five urban gateways within the linear settlement of Thornwood Common which mark the transition between village and predominantly rural landscape;
- The main road running north-south through the settlement is the B1393 which connects to the town of Epping to the south and the junction with the A414 and M11 to the north;
- There are several Public Rights of Way within the western landscape fringe of the settlement which connect with Epping to the south and Harlow to the north; and
- Short distance views of the settlement edge are restricted due to mature hedgerows and trees surrounding the settlement.



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 LANDSCAPE SENSITIVITY STUDY

Figure 3.1
 Thornwood -
 Visual Character

3.3 Historic Character

3.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Epping and Coopersale is illustrated on **Figure 3.2** and described in summary below:

- Small pockets of pre 18th century fields are dotted within the landscape to the north and west of the settlement;
- A large proportion of the fields within the western fringe of the village are 18th-19th century enclosure fields, whilst to the east of the settlement, most of the historic fields have suffered boundary loss (although some historic boundaries do remain);
- At the southern edge of the settlement, the Lower Forest (part of Epping Forest) is Ancient Woodland; and
- To the east, in close proximity to the M11 motorway corridor, there are several modern (post 1950s) fields.

3.4 Designated Environmental Constraints

3.4.1 The analysis of the critical and less critical environmental designations within Thornwood Common fringes related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figure 3.3**, and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

Critical Constraints

- To the south of the settlement, the Lower Forest is a designated SSSI and is also Ancient Woodland;
- To the east of the village, there is a moated site which is designated as a Scheduled Ancient Monument;
- The course of a stream corridor (which is a tributary of Cripsey Brook to the north) that runs across the southern edge of the settlement is within the floodplain.

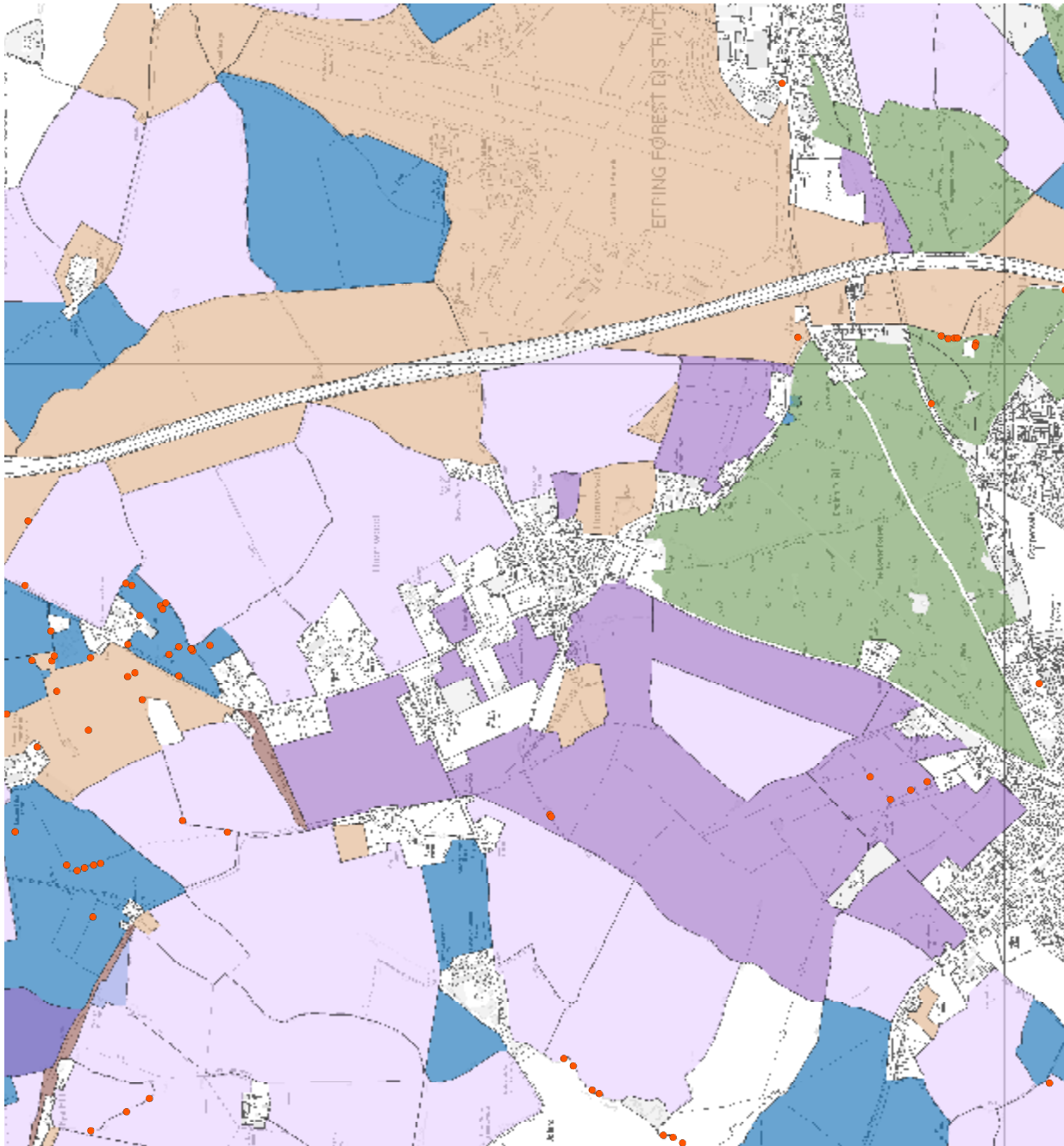
Moderate Constraints

- At the southwestern edge of the village there is a Local Nature Reserve.



KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- 18th to 19th century enclosure
- Common Land
- Historic fields with boundary lost
- Modern fields; post 1950
- No data / Unclassified



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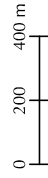


Figure 3.2
Thornwood -
Historic Landscape Character

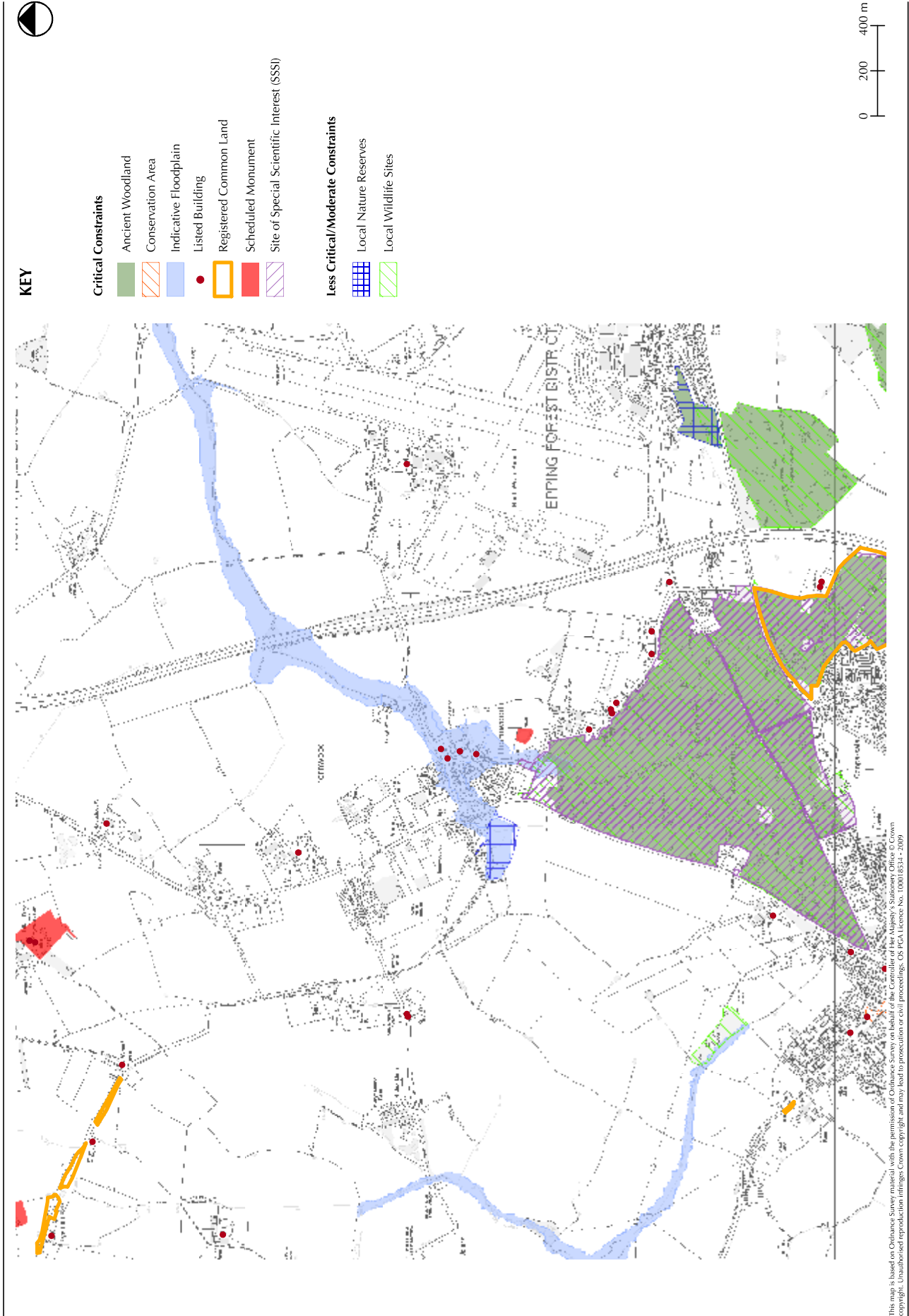


Figure 3.3
Thornwood -
Designated Environmental Constraints

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LANDSCAPE SENSITIVITY STUDY

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3.5 Landscape Sensitivity

3.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Thornwood Common are shown on **Figure 3.4** and described in summary below:

- Several large tracts of landscape within the fringes of Thornwood are of a sensitive historic nature, most of which are located within the western fringes of the settlement and predominantly comprise fields of 18th to 19th century enclosure;
- There are three areas of urban greenspace character situated on the western fringes of the settlement which contribute to local landscape character;
- Epping Forest which is situated within the southern fringes of the village forms a key visually significant landscape element and area of sensitive woodland. Elsewhere within other areas of the settlement fringe smaller blocks of woodland contribute to a varied sense of enclosure;
- There are a few veteran trees scattered within the fringes of the settlement, which are key landscape and historic features;
- A network of Public Rights of Way are situated within the western fringes of the village which form sensitive recreational routes for pedestrians and cyclists; and
- There is a floodplain situated within the eastern fringes of the settlement, following a tributary of Cripsey Brook.

Sensitivity of Landscape Setting Areas

3.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in Section 1.5.3:

Landscape Setting Area	Landscape Character Sensitivity						Visual Sensitivity						Overall Sensitivity to change						
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility				Visual Prominence			Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low	High	Moderate	Low
1																			Moderate
2																			Moderate
3																			High

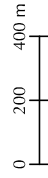
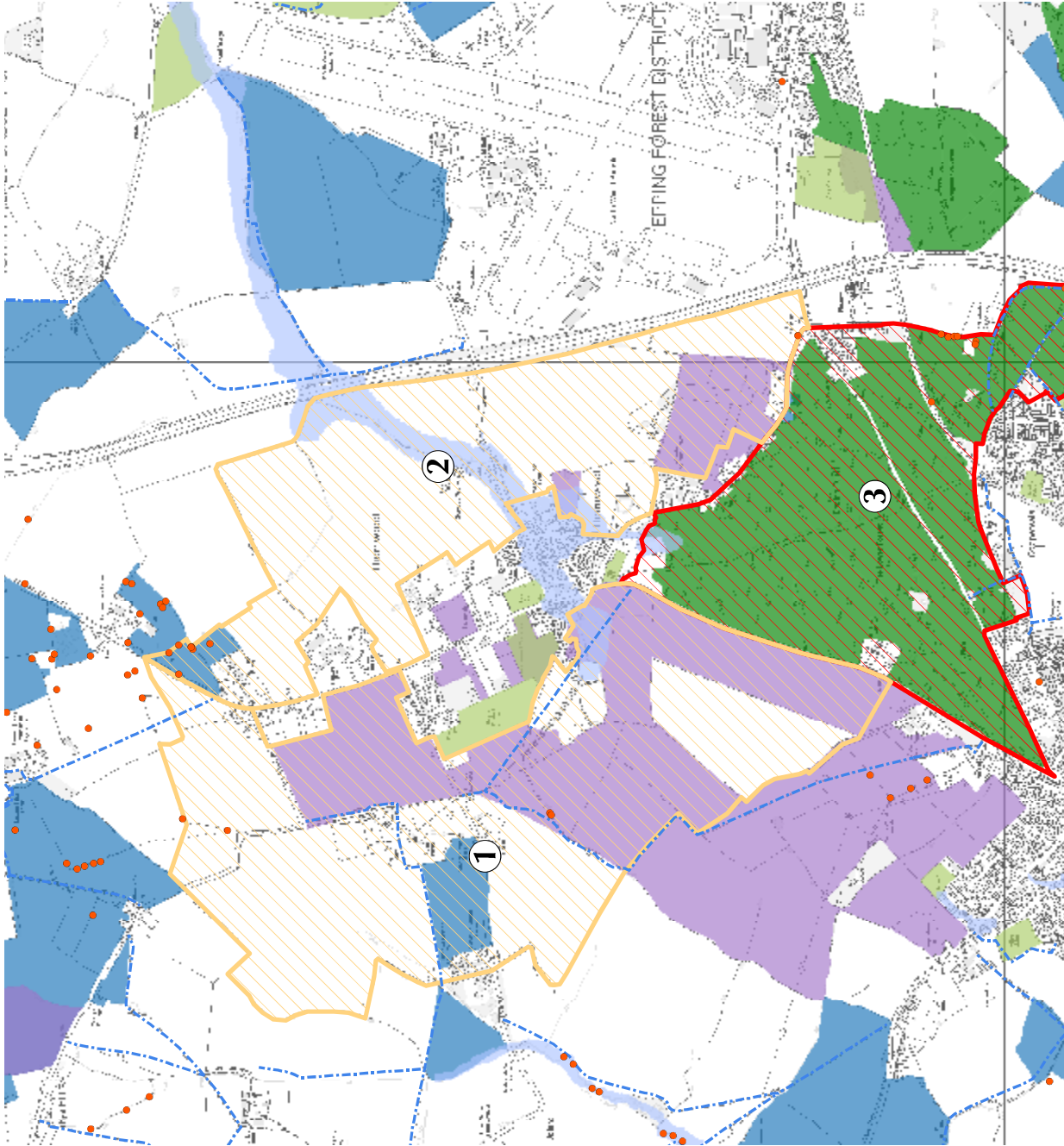


KEY

- 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 3.5 of the Report)

- High Sensitivity
- Moderate Sensitivity
- Landscape Setting Area



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Figure 3.4
Thornwood -
Landscape Sensitivity

3.6 Key Opportunities for Growth

- 3.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

3.7 Contribution to Green Belt

- 3.7.1 In line with methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Thornwood makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt Purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character information set out within section 3.2 above and Figure 3.1	Landscape Setting Areas		
		1	2	3
Contribution to openness of Green Belt?	There are few areas of built development within the landscape setting, other than scattered, isolated farmsteads. There is a high degree of visual enclosure to the south, provided by woodland within Epping Forest, which limits views from and to the settlement of Epping to the southwest. Transient, glimpsed views of the settlement within its setting are obtained from some sections of adjacent road corridors, in particular the M11 to the east.	Moderate	Moderate	Major
Green Belt Purposes	Summary Evaluation: Based on the Visual Character information set out within section 3.2 above and Figure 3.1			
Checking unrestricted sprawl of large built up areas?	This landscape setting is situated at distance from the built up areas of Greater London and Harlow.	Major	Major	Major
Preventing neighbouring towns from merging into one another?	Much of the landscape setting consists of predominantly rural landscape and there is a large area of woodland (forming part of Epping Forest) to the south, which prevents the settlement from merging with Epping and Coopersale.	Moderate	Moderate	Major
Assisting in safeguarding the countryside from encroachment?	The character of the setting is predominantly rural with little built development outside the limits of the urban area.	Moderate	Moderate	Major
Preserving the setting and character of historic towns?	Not applicable.	Not applicable	Not applicable	Not applicable

Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?	The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited	Limited	Limited
---	--	---------	---------	---------

Contribution to Green Belt Objectives

3.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting to Thornwood is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* A number of key pedestrian routes cross the landscape, connecting the settlements with adjacent landscapes;
- *To secure nature conservation interest:* To the south of the village, woodland within Epping Forest is a designated SSSI and is also Ancient Woodland;
- *To retain land in agricultural, forestry and related uses:* Most of the land within the landscape setting of the settlements is under one of these uses.

4.0 WALTHAM ABBEY FRINGES

4.1 Overview

4.1.1 Waltham Abbey is situated within the west of Epping Forest District, to the west of Epping and Loughton and south of Lower Nazeing. The corridor of the River Lee runs along the western edge of the town (Landscape Character Areas A3: Lea Valley Marshes and A4: Rammey Marsh). To the north of the town, the landscape setting is within Holyfield Ridges and Valleys Landscape Character Area (F1), whilst the eastern edge is within Upshire Ridges and Valleys Landscape Character Area (F2). The southeastern edge of the town is within Lippett and Daws Hills Ridges and Valleys Landscape Character Area (F4).

4.1.2 To the north-west of the town, adjacent to the corridor of the River Lee, the landscape setting encompasses a relatively large expanse of mature, dense woodland, which provides a sense of enclosure to the north of the Royal Gunpowder Mills Museum. To the east of this, a patchwork of medium to large-scale arable fields provides setting to the settlement edge. To the north, these fields slope upwards to encompass the southern slopes of Galley Hill. For the purposes of this Study, the large glasshouses associated with Abbey View nurseries and other adjacent nursery-related buildings have been included as part of the settlement.

4.1.3 At the northeastern and eastern edges of the town, the landscape setting comprises a patchwork of small to medium-sized fields which are generally lined with mature hedgerows, providing a sense of enclosure. The corridor of the M25 motorway cuts through this landscape, introducing a source of noise and movement.

4.1.4 At the southeastern edge of the town, a small patch of pasture fields, containing trees and scrub provide the immediate setting to the town, to the north of the M25. To the south of the M25, large arable fields, often with gappy field boundaries provide further landscape setting. At the southwestern edge of the town, the designed landscape of Gunpowder Park provides the landscape setting.

4.2 Visual Character

4.2.1 The analysis of key visual characteristics and attributes that contribute to variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes Waltham Abbey are illustrated on **Figures 4.1a and 4.1b**, and described in summary below:

- The majority of the settlement edges are lined with mature hedgerows or trees, which create a soft, green edge;



KEY

- Existing Features**
- Visually Significant Slope
 - Major Woodland Block
- Analysis**
- Soft Green Urban Edge
 - Hard Exposed Urban Edge
 - Urban Greenspace Character
 - Landmark
 - Urban Gateway
 - Visual Distractor
 - Key Traffic Route
 - Key Pedestrian Route
 - Landscape Setting Area
 - Study Area

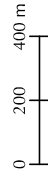
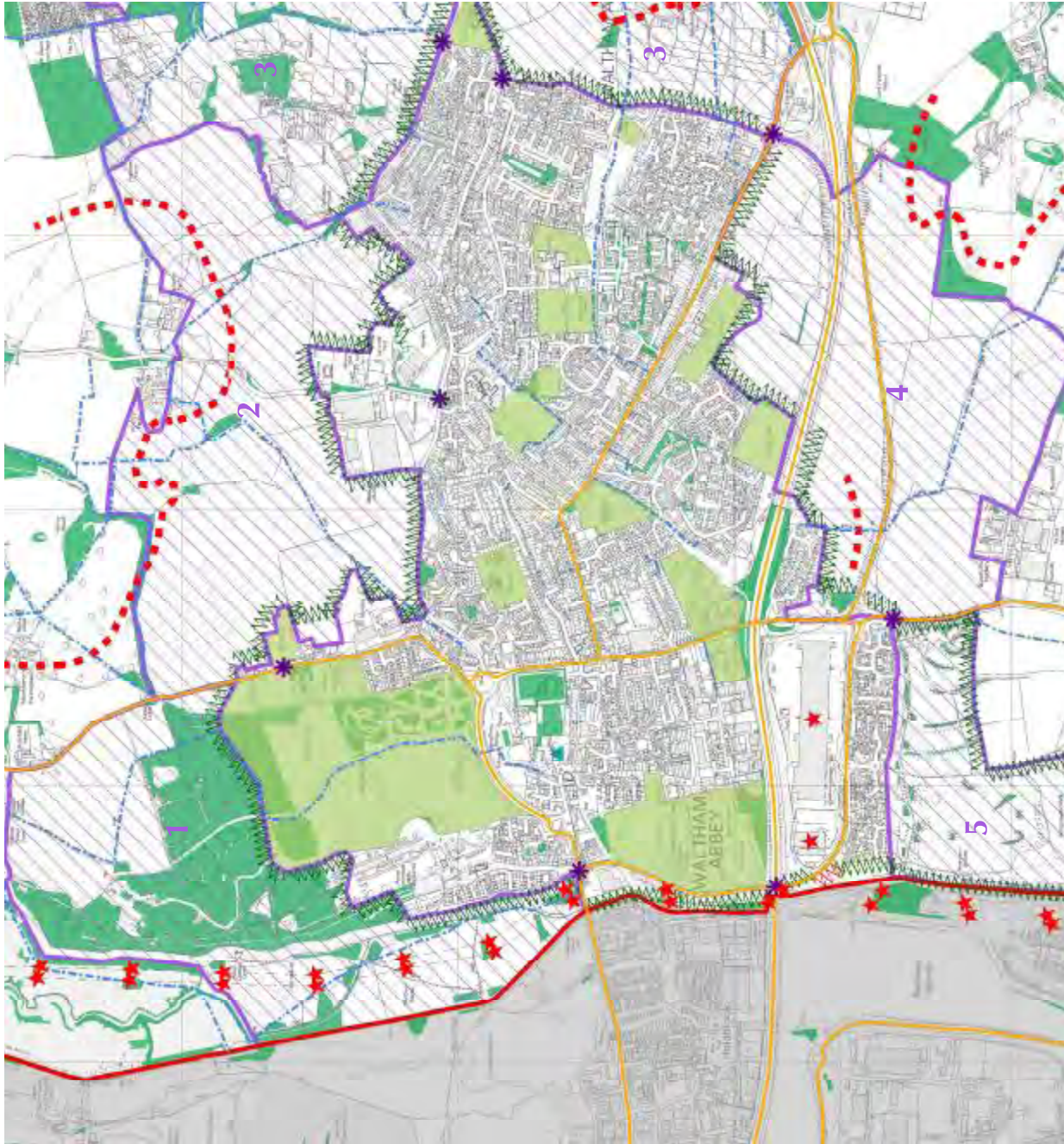


Figure 4.1a
Waltham Abbey a -
Visual Character

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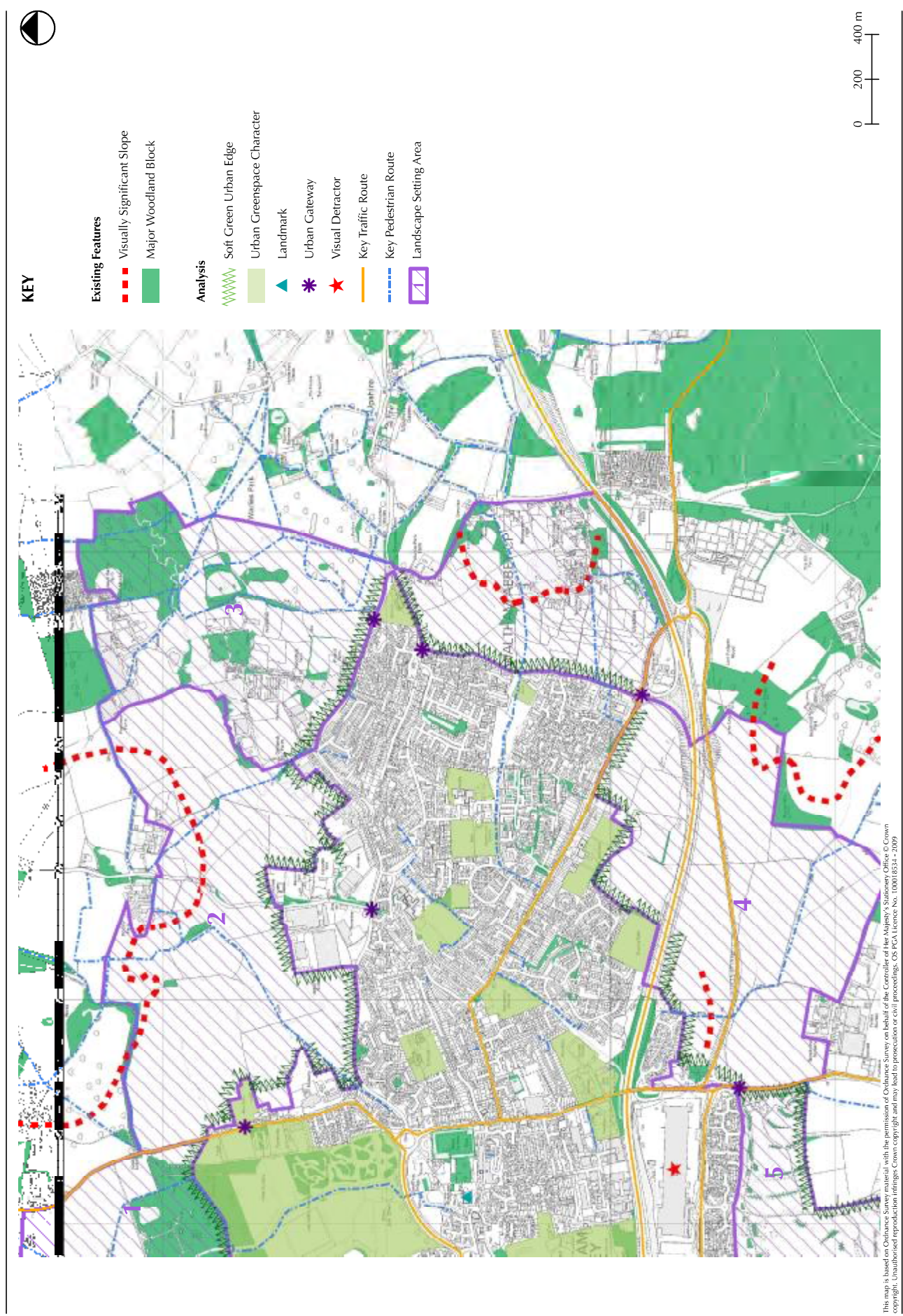


Figure 4.1b
Waltham Abbey b -
Visual Character

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- There are some small pockets of harsh urban edge where there are gaps in hedgerows;
- There are several large areas of urban greenspace within the fringes of Waltham Abbey which include Town Mead at the western edge and the greenspace surrounding the Cornmill Stream and the Old River Lea or Lee to the north and some smaller areas where there are allotments and playing fields. At the southwestern edge of the town, Gunpowder Park provides another large area of urban greenspace;
- There are six urban gateways into Waltham Abbey;
- Waltham Abbey is connected to a network of main road corridors. The B194 connects the town with Lower Nazeing and other settlements to the north and the A121 which runs around the southern fringe of the settlement provides connections to neighbouring towns to the west, south and east. In addition junction number 26 of the M25 motorway which is located at the southeast tip of the town provides access to the London Orbital;
- Waltham Abbey church is a landmark within certain short-distance views from landscape setting areas to the northwest of the town;
- There are many Public Rights of Way around the fringes of Waltham Abbey, while the Lee Valley Walk recreational path runs north-south along the western edges of the settlement;
- The large Sainsbury's warehouse depot is a visual detractor within views northwards from Gunpowder Park to the south of the settlement edge;
- At the western edge of the town, the line of visually dominant pylons are also visual detractors within the landscape setting;
- There are several small blocks of woodland to the north, east and south of Waltham Abbey, and a large block of Epping Forest to the southeast, all of which limit views to the settlement's edges;
- To the north of town, the southern slopes of Galleyhill are considered to be visually significant. Also, to the east of the town, the topography slopes gradually upwards from the settlement edge to hills at Warlies Park Farm and Beach Hill Park, creating visually significant slopes.

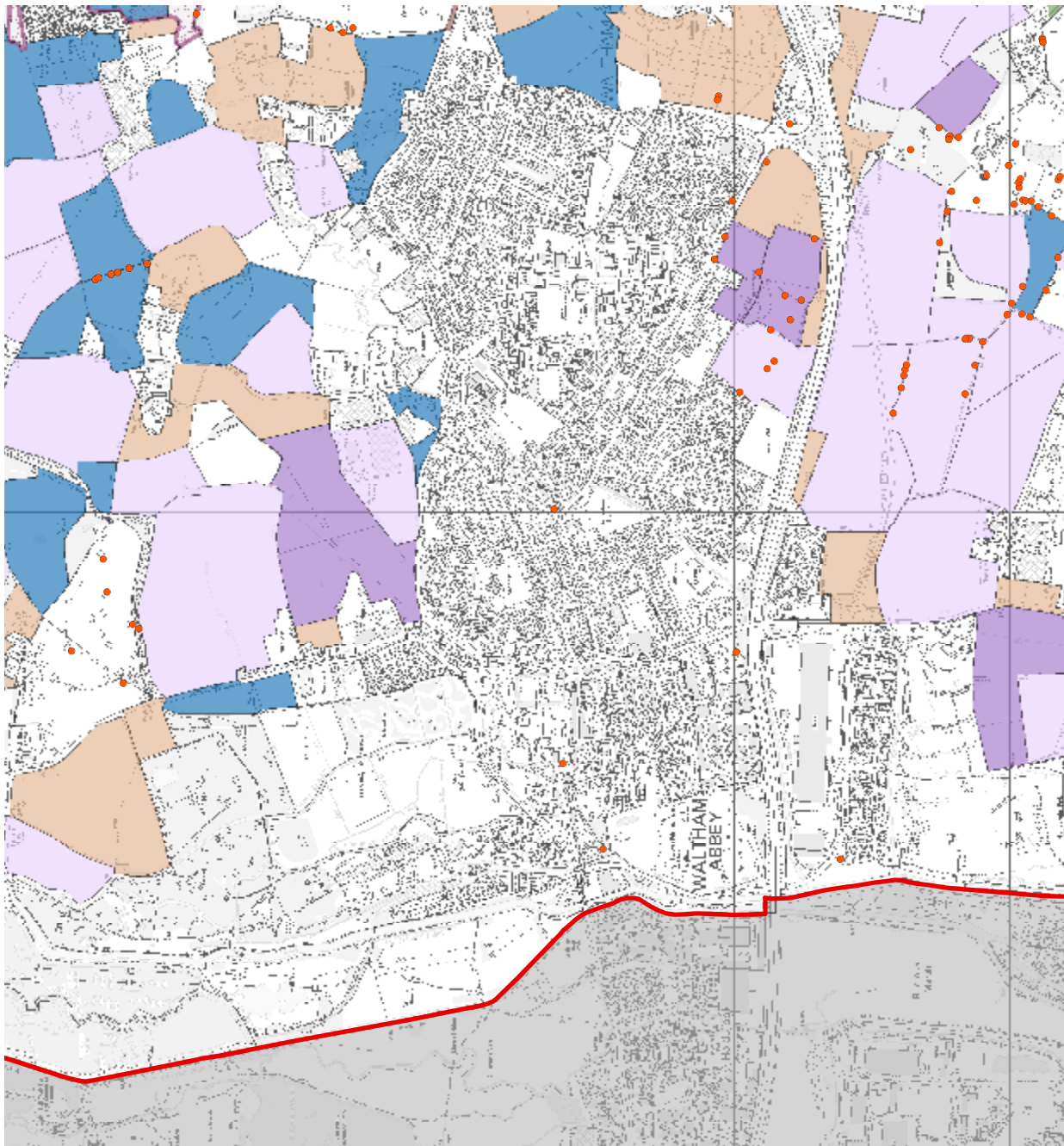
4.3 Historic Character

4.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Waltham Abbey is illustrated on **Figures 4.2a and 4.2b** and described in summary below:

- There are two areas of Ancient Woodland, including one large block to the southeast of Waltham Abbey within Epping Forest, and one smaller block to the east;
- There are a few medium sized areas of pre 18th Century Fields to the north and west of Waltham Abbey, some of which touch the fringes of the settlement, to the north of Pick Hill and south of Upshire Road;



- KEY**
- Ancient Woodland (pre 1600)
 - Veteran trees
 - Pre 18th century fields
 - Ancient Landscape
 - 18th to 19th century enclosure
 - Common Land
 - Historic fields with boundary lost
 - Modern fields: post 1950
 - No data / Unclassified
 - Study Area



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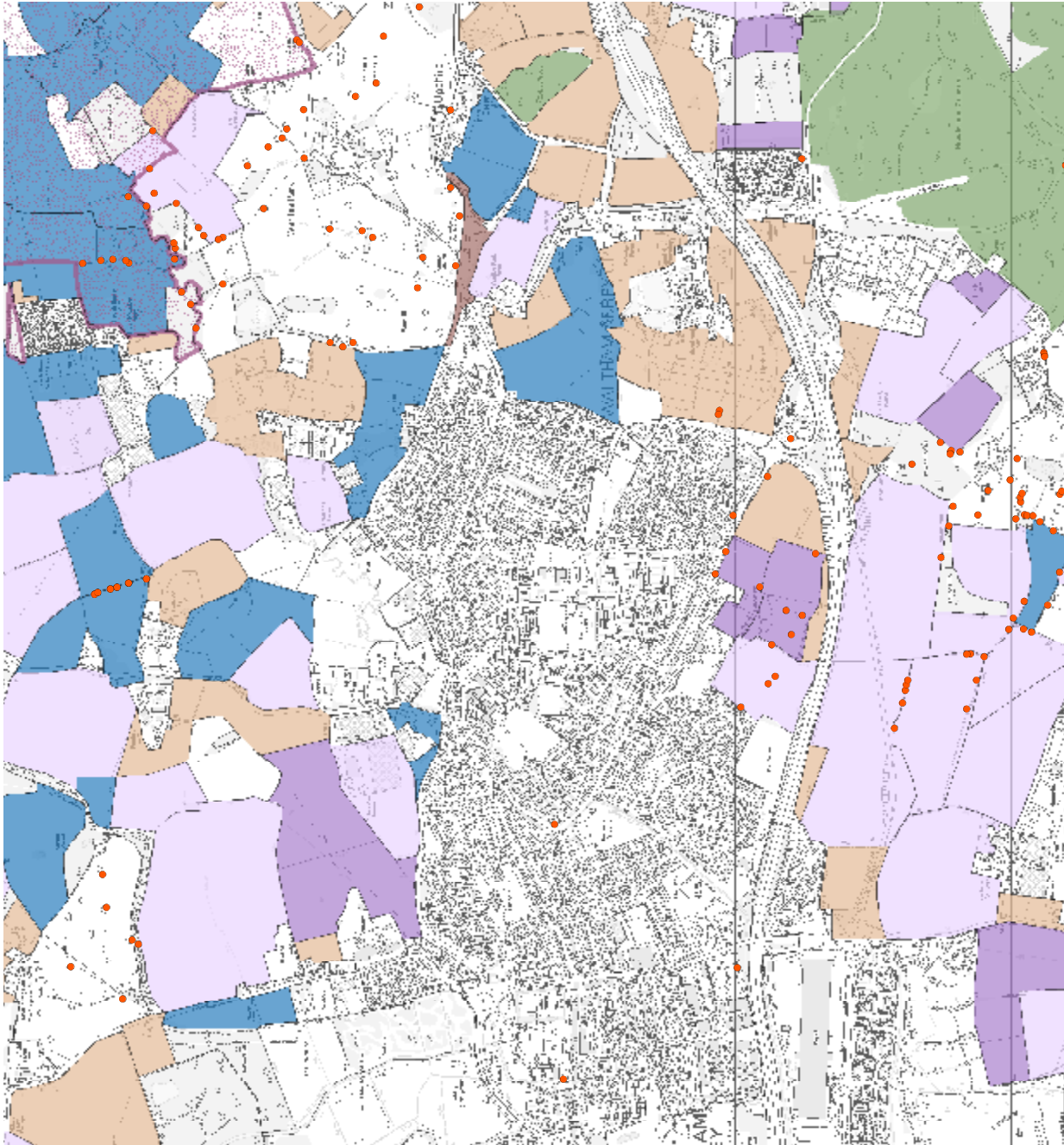
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Figure 4.2a
Waltham Abbey a -
Historic Landscape Analysis



KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- Ancient Landscape
- 18th to 19th century enclosure
- Common Land
- Historic fields with boundary lost
- Modern fields; post 1950
- No data / Unclassified



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Figure 4.2b
Waltham Abbey b -
Historic Landscape Analysis

- There are occasional small to medium sized areas of 18th to 19th Century Enclosure which are mostly located to the southeast of the settlement with exception of one medium to large sized area to the northeast;
- There is one small area of Common Land at the northeastern fringe of Waltham Abbey;
- There is a concentration of Historic Fields which have suffered boundary loss to the south of Waltham Abbey, with occasional medium sized fields to the west and north;
- There are many Modern fields post 1950 to the east of Waltham Abbey, many of which line the M25 motorway corridor; and a few to the north and south;
- Veteran trees are scattered at the boundaries of fields within the landscape setting of the town, with particular concentrations to the south of the M25 and at Warlies Park to the north; and
- There is a large concentration of pre 18th century fields to the north and east of Warlies Park (at distance from the settlement edge). This area is also designated as an ancient landscape within the Epping Forest District Combined Local Plan (1998) and Alterations (2006) document.

4.4 Designated Environmental Constraints

4.4.1 The analysis of the critical and less critical environmental designations within Waltham Abbey fringes related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figures 4.3a and 4.3b** and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

Critical Constraints

- Waltham Abbey (within the town centre) and the site of the Royal Gunpowder Mills (at the northwestern fringe of the town) are Scheduled Ancient Monuments;
- There is a large area of SSSI (encompassing part of the Lee Valley) which fringes the northwestern edge of the settlement;
- The wide corridor of the River Lee, on the western fringes of Waltham Abbey is within the flood plain. In addition there are two narrower bands of floodplain that run through the centre of the town along the course of Cobbins Brook and one of its tributaries;
- There are no areas of Registered Common Land in or surrounding Waltham Abbey;
- There is one large area of Ancient Woodland to the southeast at Epping Forest and several small blocks scattered to the west and north of Waltham Abbey;
- The centre of the town, surrounding the site of the Abbey and the Abbey church, is within a designated Conservation Area; and
- There are no Registered Parks and Gardens surrounding Waltham Abbey;

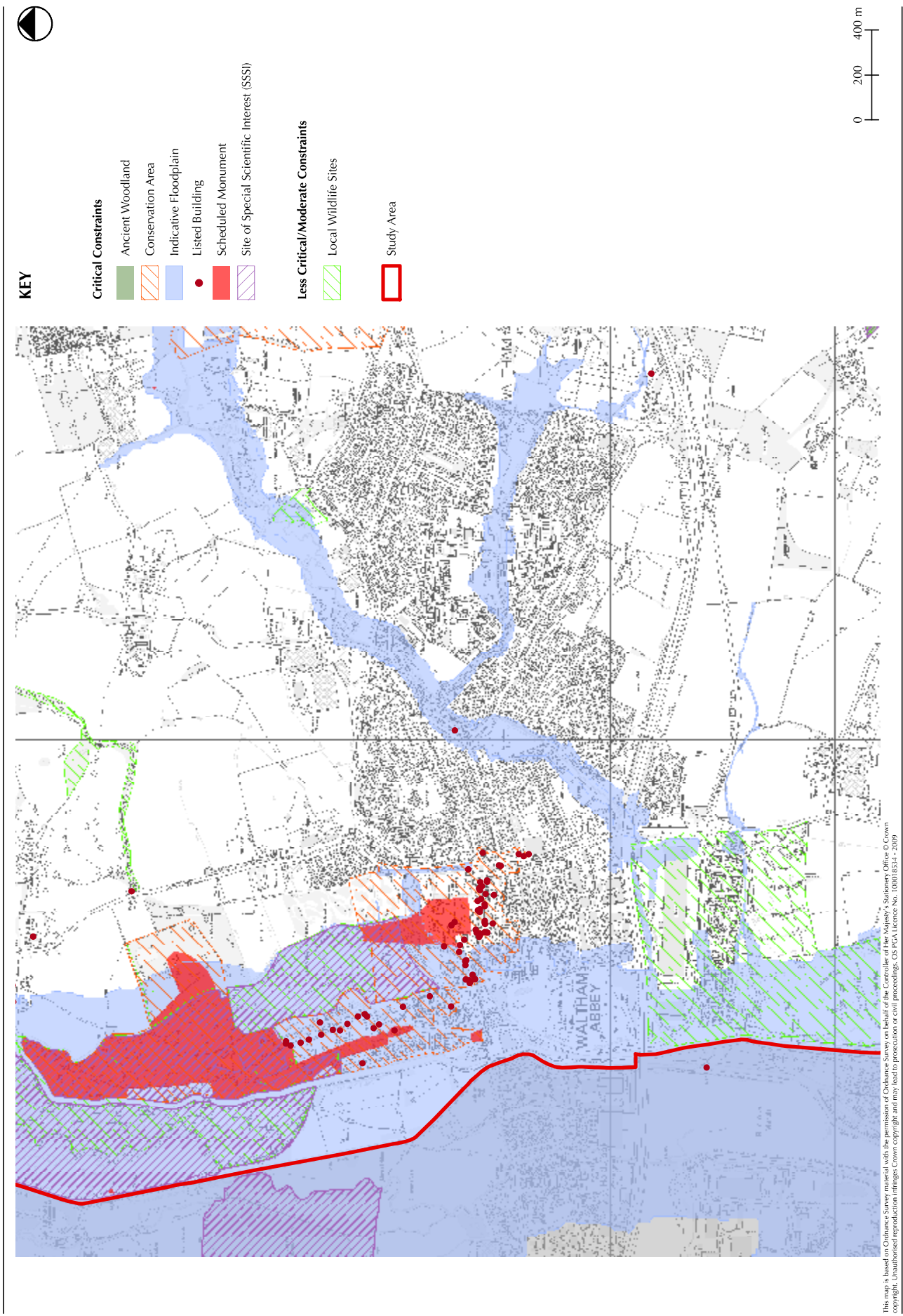


Figure 4.3a
Waltham Abbey a -
Designated Environmental Constraints







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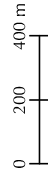
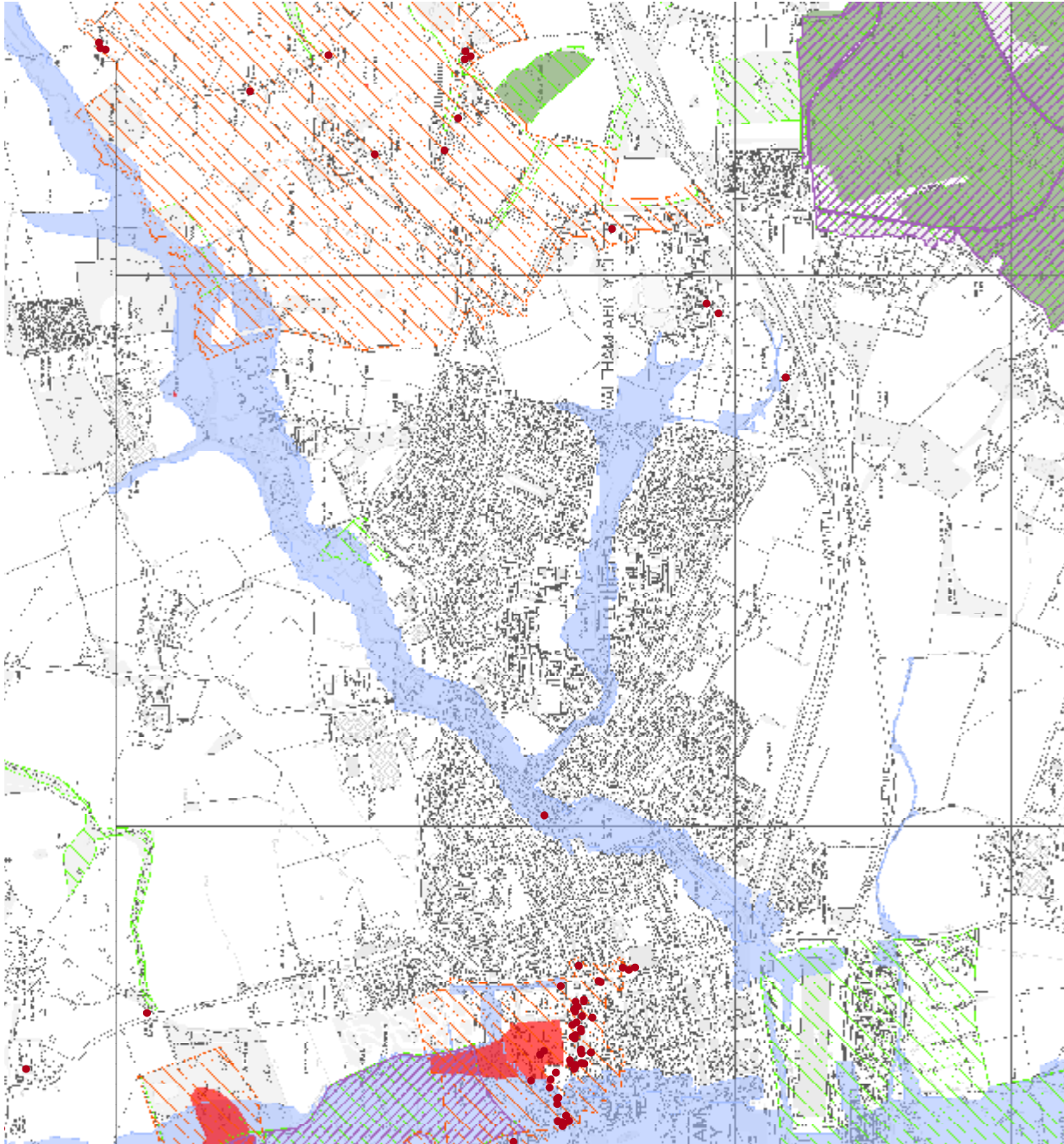
KEY

Critical Constraints

-  Ancient Woodland
-  Conservation Area
-  Indicative Floodplain
-  Listed Building
-  Scheduled Monument
-  Site of Special Scientific Interest (SSSI)

Less Critical/Moderate Constraints

-  Local Wildlife Sites



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Figure 4.3b
Waltham Abbey b -
Designated Environmental Constraints

Moderate Constraints

- There are several Local Wildlife Sites scattered around Waltham Abbey including one medium sized area which abuts the southern fringe of the town, forming part of Gunpowder Park.

4.5 Landscape Sensitivity

4.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Waltham Abbey are shown on **Figures 4.4a and 4.4b** and described in summary below:

- There are several patches of sensitive historic landscape within the north, south and eastern fringes of the town, which encompass patches of surviving pre 18th Century and 18th to 19th century enclosure;
- There are a few areas of urban greenspace character located on the edges of the town which contribute towards local landscape character, particularly the Lee Valley Regional Park at the northern edge of the settlement which significantly influences the character of the northern fringe;
- Within the northern fringe of the town, along the River Lee valley there is a large block of woodland which forms a significant landscape element and sensitive woodland area, whilst elsewhere around the fringes of the settlement smaller blocks of woodland contribute toward local landscape character;
- There are several Veteran trees within the surroundings of the town, particularly in the southern and north eastern fringes which are key landscape and historic features;
- Within the settlement fringes there is an interconnecting network of Public Rights of Way, with a particular concentration of paths within the eastern fringes. These footpaths provide pedestrian and cycle access between the settlement and surrounding landscapes; and
- There are several floodplains within the settlement fringes of Waltham Abbey including the wide floodplain of the River Lee to the west, and two narrower floodplains which stretch into the eastern fringes of the settlement.

Sensitivity of Landscape Setting Areas

4.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:

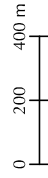
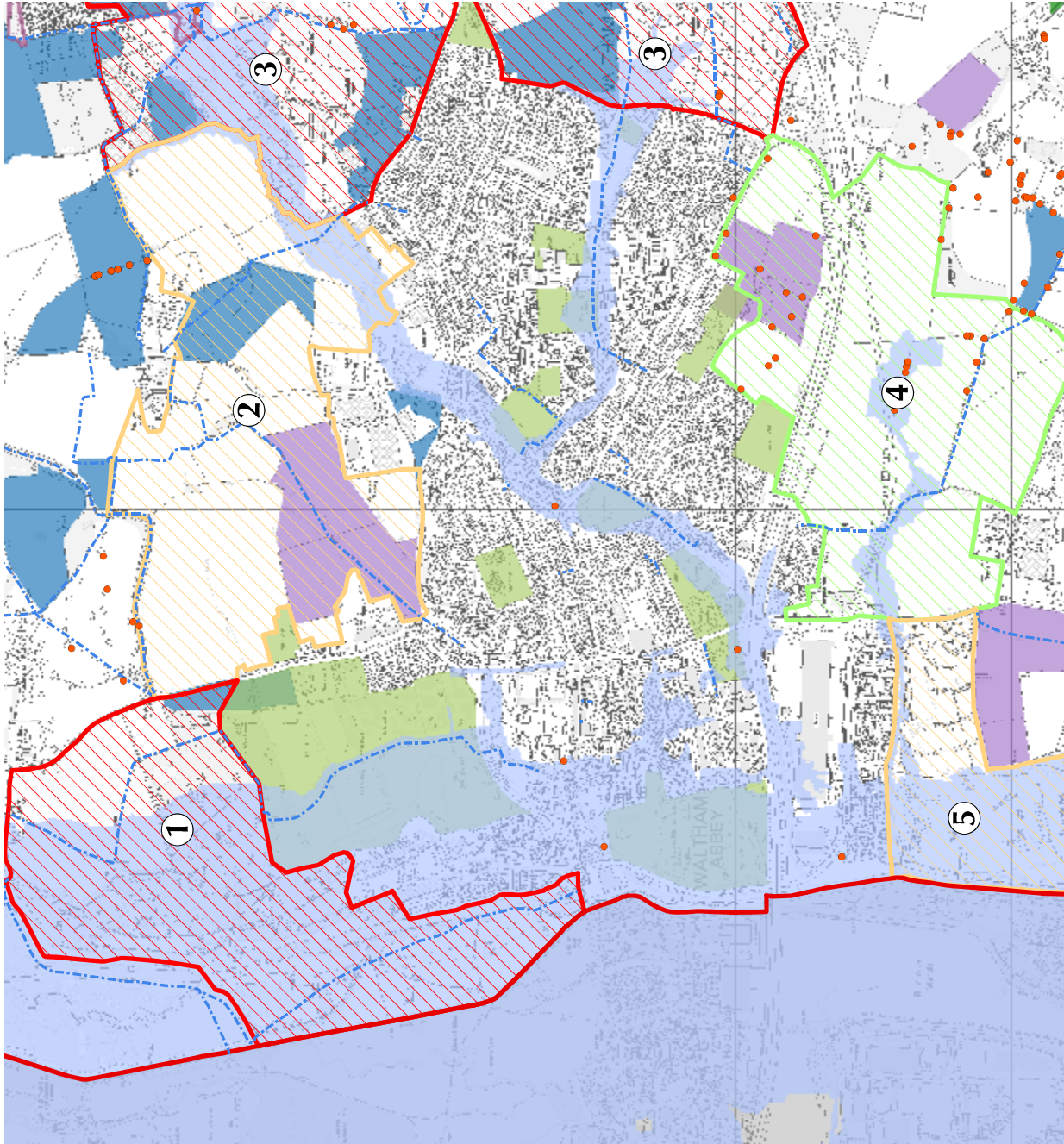


KEY

- Sensitive Historic Landscape: Pre 18th Century Fields
- Sensitive Historic Landscape: 18th - 19th Century Enclosure
- Sensitive Recreational Route
- Veteran trees
- Floodplain
- Urban Greenspace Character
- Ancient Landscape

Sensitivity (See Section 4.5 of the Report)

- High Sensitivity
- Moderate Sensitivity
- Low Sensitivity
- Landscape Setting Area
- Study Area



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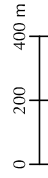
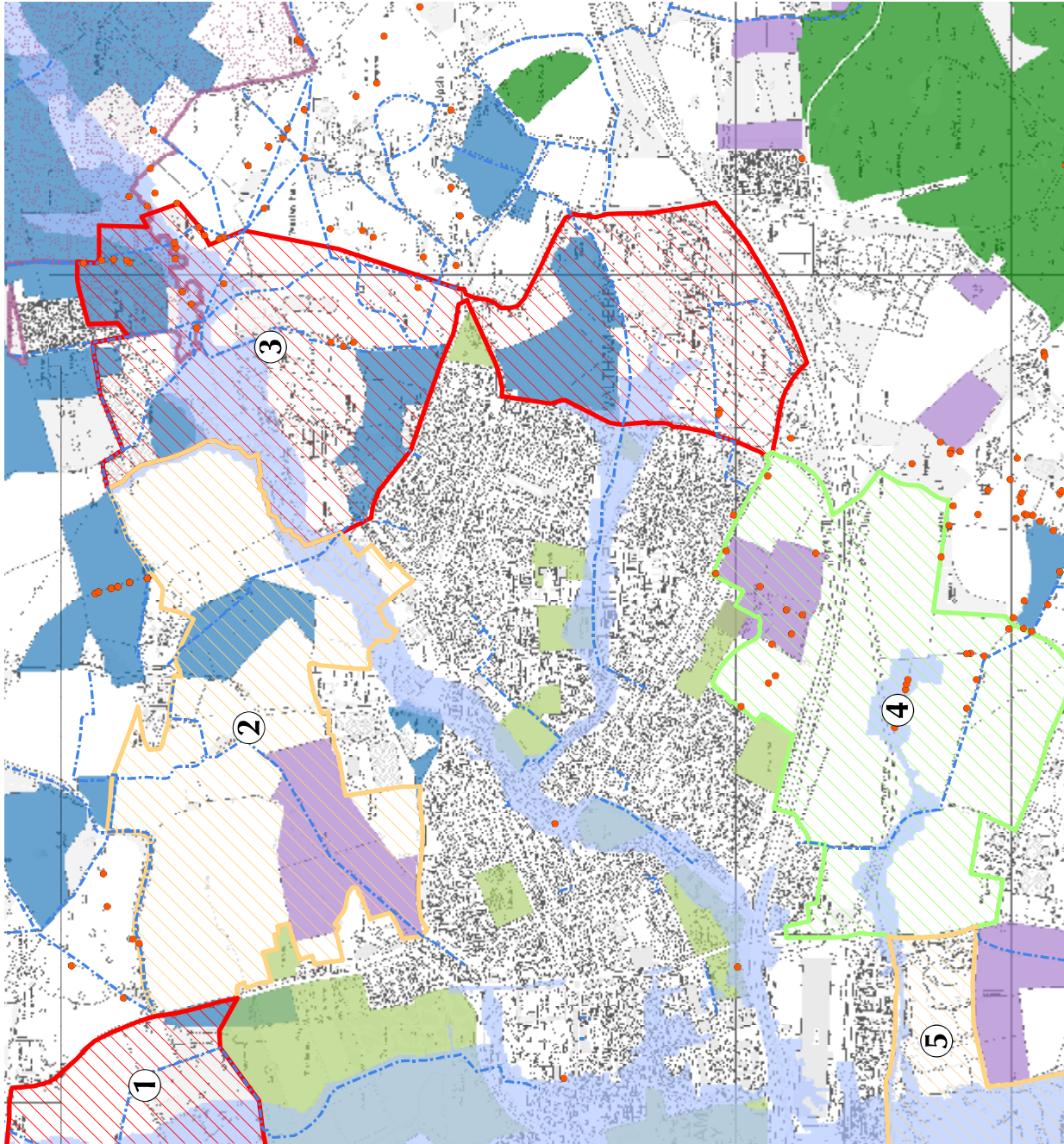
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Figure 4.4a
Waltham Abbey a -
Landscape Sensitivity



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
 - Ancient Landscape
-
- Sensitivity (See Section 4.5 of the Report)
 - High Sensitivity
 - Moderate Sensitivity
 - Low Sensitivity
 - Landscape Setting Area



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Figure 4.4b
 Waltham Abbey b -
 Landscape Sensitivity

Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity									Overall Sensitivity to change
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence			Overall Visual Sensitivity			
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	
1																			High
2																			Moderate
3																			High
4																			Low
5																			Moderate

4.6 Key Opportunities for Growth

4.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

4.7 Contribution to Green Belt

4.7.1 In line with the methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Waltham Abbey makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt Purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 4.2 above and Figures 4.1a and 4.1b	Landscape Setting Areas				
		1	2	3	4	5
Contribution to openness of Green Belt?	The landscape setting includes several elements of built development, including the major road corridor of the M25, glass houses associated with nurseries, small hamlets and two industrial estates. Transient views of this development can be gained from some stretches of the adjacent road corridors. To the south (at Gunpowder Park) there is an absence of built development.	Moderate	Moderate	Limited	Moderate	Major
Green Belt Purposes	Summary Evaluation: Based on the Visual Character information set out within section 4.2 above and Figures 4.1a and 4.1b					
Checking unrestricted sprawl of large built up areas?	To the north, east and south, this landscape setting is situated at distance from the large built up areas of Harlow and Greater London. To the west, however, the settlement forms an almost continuous spread of built development joined to Broxbourne (and in turn, Greater London).	Moderate	Major	Major	Moderate	Moderate
Preventing neighbouring towns from merging into one another?	The northern and eastern fringes encompass belts of countryside which provide gaps between adjacent settlements. To the west, however, Waltham Abbey joins West Holdbook (within Enfield District) and to the south, the village of Sewardstone is within 1.5km of the settlement.	Moderate	Major	Major	Moderate	Moderate
Assisting in safeguarding the countryside from encroachment?	The contribution varies: to the south, Gunpowder Park is considered to make a major contribution alongside parts of the Lee Valley Park to the north. Within northern and eastern fringes however, there is evidence of encroachment of built development in the form of glass houses (associated with nurseries, small hamlets, two industrial estates and the M25 motorway corridor).	Major	Moderate	Limited	Moderate	Major

<p>Preserving the setting and character of historic towns?</p>	<p>Waltham Abbey has two SAMs – the Abbey grounds immediately east and north of the Abbey itself, and the much larger Royal Gunpowder Factory site to the north-west of the town. The Essex Historic Towns SPG shows that areas of urban archaeological potential are similarly restricted to the western side of the town (and mostly west of Crooked Mile and Sewardstone Road), running south from the Royal Gunpowder Factory site to what is now Gunpowder Park in the Lee Valley Regional Park (LVRP). The area south of the M25 west of Sewardstone Road has been completely redeveloped since the Historic Towns report was published with (a) the Sainsbury’s distribution depot; (b) the Meridian Way residential estate and Gunpowder Park, so it is unlikely that this area would retain its urban archaeological standing. The Royal Gunpowder Factory site is within the LVRP and land to the north is identified as high sensitivity landscape (see Figure 4.4a).</p>	Major	Moderate	Moderate	Moderate
<p>Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?</p>	<p>The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land, other than Gunpowder Park, which has recycled urban land to form designed parkland at the edge of the settlement.</p>	Limited	Limited	Limited	Major

Contribution to Green Belt Objectives

4.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting to Waltham Abbey is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* A number of key pedestrian routes cross the landscape, connecting the settlement with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There are several greenspaces (including playing fields and recreation grounds) at the edges of the urban area;
- *To secure nature conservation interest:* Partially - there are two Local Wildlife Sites within the landscape setting; and
- *To retain land in agricultural, forestry and related uses:* Most of the land within the landscape setting of the settlements is under one of these uses.

5.0 LOWER NAZEING FRINGES

5.1 Overview

Location and Boundaries

- 5.1.1 Lower Nazeing is situated in the northwest of Epping Forest District, to the south of Roydon, north of Waltham Abbey and west of Epping Green. The southern half of the village is surrounded by Nazeing Green Farmland Plateau Landscape Character Area (C8), whilst Roydon Hamlet Farmland Plateau Landscape Character Area (C7) provides the northern landscape setting to the village.
- 5.1.2 The northern landscape setting encompasses a large expanse of glasshouses which are associated with nurseries at the northern edge of the village. To the east, a patchwork of medium sized arable fields, with mature hedgerows at field boundaries and occasional field trees, provides the setting to the village. Within this area, the landscape slopes downwards along the northern edge of the village and then slopes upwards again to the north, towards Clay Hill.
- 5.1.3 At the southeastern edge of the village, the landscape setting comprises an undulating patchwork of small to medium-sized, predominantly arable fields that are delineated by mature hedgerows. To the southwest, the slopes of Clayton Hill are covered by arable fields which are lined with mature hedgerows at field boundaries. Landscape at the western edge of the village encompasses nurseries and fields along Nursery Road; and further to the west waterbodies within the Lee Valley corridor.

5.2 Visual Character

- 5.2.1 The analysis of key visual characteristics and attributes that contribute to variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes of Lower Nazeing are illustrated on **Figure 5.1** and described in summary below:

- The majority of the settlement edges are lined with mature hedgerows or trees, which create a soft, green edge;
- There is an area of urban greenspace at the western fringe of the village which encompasses playing fields, whilst at the southwestern edge of the village, another urban greenspace encompasses a park;
- There are five urban gateways. An urban gateway to the south along the B194 corridor marks a transition between predominantly rural landscape and the start of the village. At



KEY

- Existing Features**
- Visually Significant Slope
 - Major Woodland Block
- Analysis**
- Soft Green Urban Edge
 - Hard Exposed Urban Edge
 - Urban Greenspace Character
 - Urban Gateway
 - Key Traffic Route
 - Key Pedestrian Route
 - Landscape Setting Area
 - Study Area

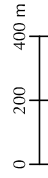
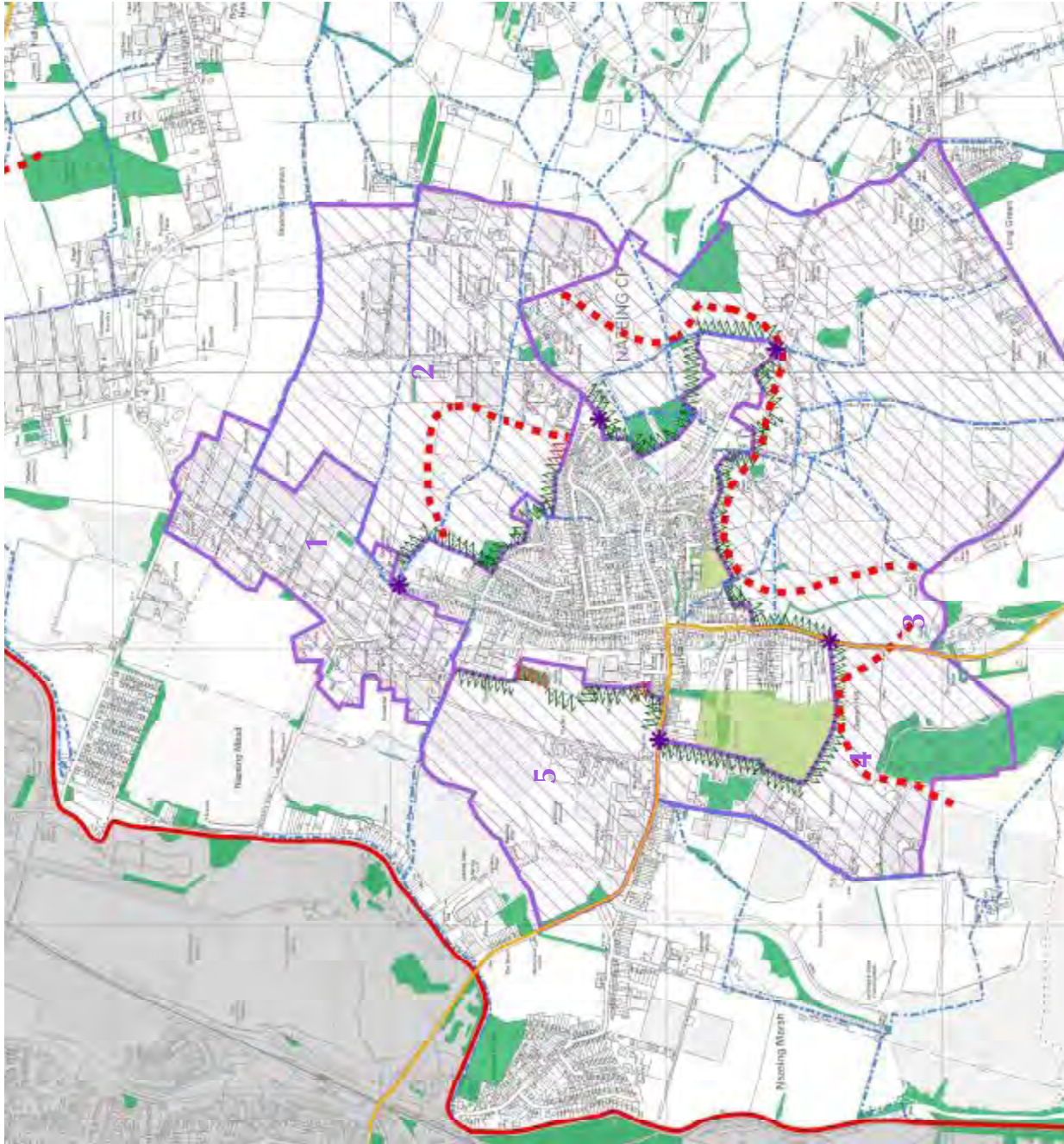


Figure 5.1
Lower Nazeing -
Visual Character

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the rest of the urban gateways, the transition is less marked due to farmsteads, houses and nurseries sprawling outwards along linear road corridors from the village into the predominantly rural setting;

- Lower Nazeing is connected by the B194 road corridor to Hoddesdon to the west and Waltham Abbey to the south. Minor roads connect the village to other settlements to the north and east;
- There is a network of Public Rights of Ways within the setting of the village, particularly around the western fringes. These footpaths provide access to the corridor of the Lee Valley;
- There are a few small blocks of woodland to the east of the village which restrict views westwards towards the edge of the village;
- Within the northeastern fringe of the village, the topography slopes downwards to the north, encompassing a hillside. These slopes are considered to be visually significant; and
- To the southeast of the village, the western slopes of Perry Hill and Clayton Hill are also considered to be visually significant.

5.3 Historic Character

5.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Lower Nazeing is illustrated on **Figure 5.2** and described in summary below:

- There are no areas of Ancient Woodland surrounding Lower Nazeing;
- Many medium sized areas of pre 18th Century Fields surround the north eastern and southern fringes of Lower Nazeing;
- There are a few areas of 18th to 19th Century Enclosure abutting the north eastern and western fringes of the village;
- Several of the fields within the landscape setting of the village have suffered post 1950s boundary loss, however some historic boundaries are evident;
- There are also several small areas of Modern fields (post 1950) scattered within the setting of Lower Nazeing;
- There are a two areas of mineral extraction to the west of Lower Nazeing; and
- Veteran trees are scattered at the boundaries of several fields within the setting of the village.

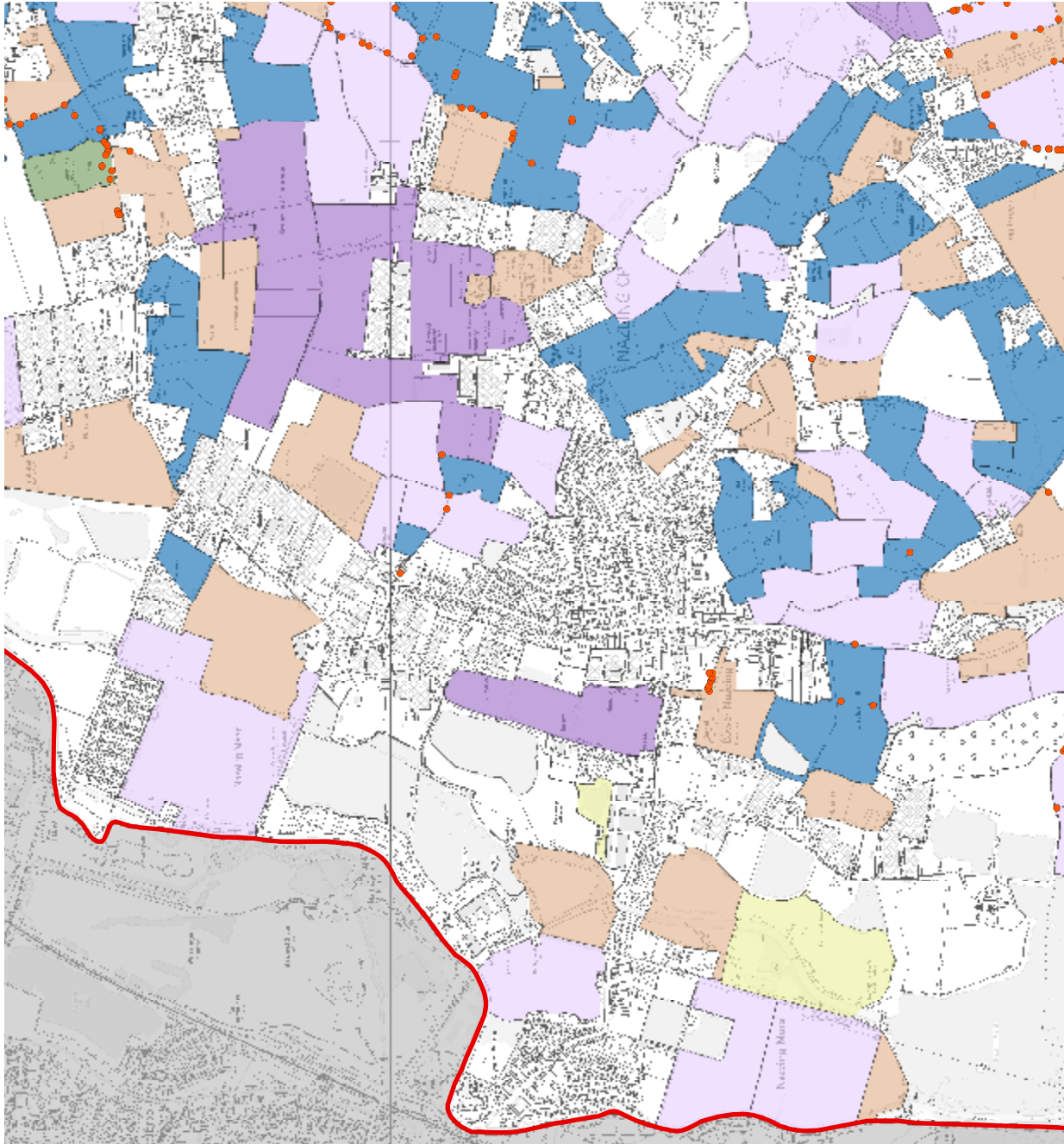
5.4 Designated Environmental Constraints

5.4.1 The analysis of the critical and less critical environmental designations within Lower Nazeing fringes related to nature conservation, the historic environment, landscape and other aspects



KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- 18th to 19th century enclosure
- Historic fields with boundary lost
- Modern fields; post 1950
- Mineral extraction
- No data / Unclassified
- Study Area



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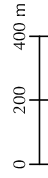
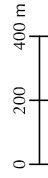
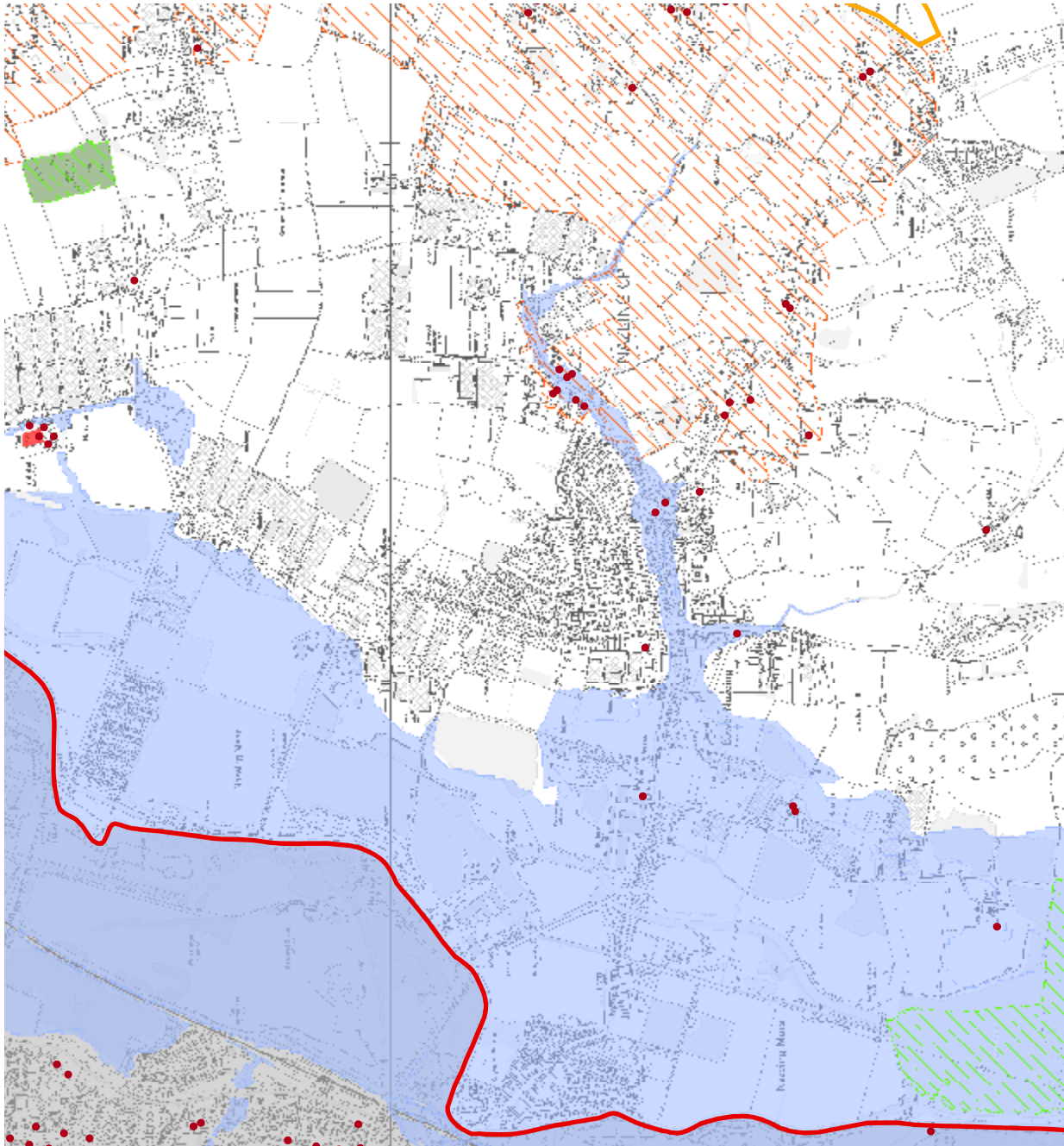


Figure 5.2
Lower Nazeing -
Historic Landscape Analysis



KEY

- Critical Constraints**
- Ancient Woodland
 - Conservation Area
 - Indicative Floodplain
 - Listed Building
 - Registered Common Land
 - Scheduled Monument
- Less Critical/Moderate Constraints**
- Local Wildlife Sites
 - Study Area



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EPPING FOREST DISTRICT COUNCIL LANDSCAPE STUDIES
 LANDSCAPE SENSITIVITY STUDY

Figure 5.3
 Lower Nazeing -
 Designated Environmental Constraints

such as protected floodplains, is illustrated in **Figure 5.3** and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

Critical Constraints

- There are no Scheduled Monuments within or surrounding Lower Nazeing;
- There are no areas of SSSI surrounding Lower Nazeing;
- There is a vast area of floodplain to the west of Lower Nazeing encompassing the River Lee Navigation and surrounding marshes. There is also a narrow band of floodplain that runs east-west through the centre of Lower Nazeing and surrounds a tributary of the River Lee;
- There is no Registered Common Land within or surrounding Lower Nazeing;
- There is a small block of Ancient Woodland (Totwellhill bushes) to the northeast of Lower Nazeing, at distance from the settlement edge;
- There is a Conservation Area to the east of the settlement; and
- There are no areas of Registered Parks and Gardens in or surrounding Lower Nazeing.

Moderate Constraints

- There are a couple of Local Wildlife Sites at some distance from Lower Nazeing, which include Totwellhill Bushes to the northeast and Nazeing Marsh to the southwest.

5.5 Landscape Sensitivity

5.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Lower Nazeing are shown on **Figure 5.4** and described in summary below:

- There are several large patches of pre 18th century fields and 18th to 19th century enclosure surrounding the village which form significant areas of sensitive historic landscape;
- There are two areas of urban greenspace character on the southern edges of the village which contribute toward the local landscape character within the southern fringes;
- There are several patches of sensitive woodland within the southern fringes of the village;
- There are several veteran trees located within the southern and northern fringes of the village which are key landscape and historic features;
- There is an interconnected network of public footpaths that create sensitive recreational routes within the western fringes of the village. These provide access for pedestrians and cyclists throughout the area and between the settlement and adjacent landscapes;



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 5.5 of the Report)

- Moderate Sensitivity
- Low Sensitivity

① Landscape Setting Area

▭ Study Area

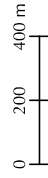
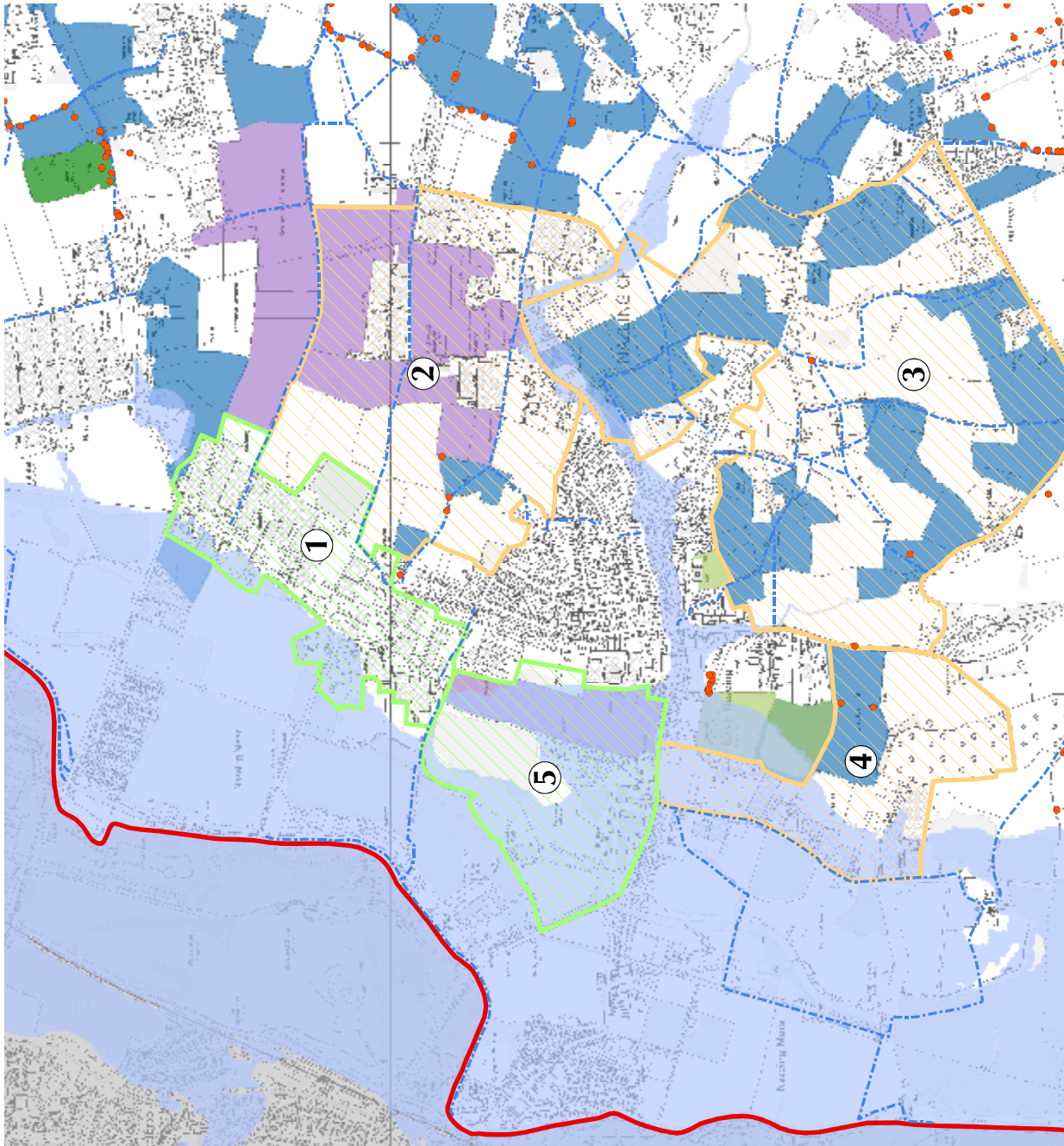


Figure 5.4 Lower Nazeing - Landscape Sensitivity

EPPING FOREST DISTRICT COUNCIL LANDSCAPE STUDIES
LANDSCAPE SENSITIVITY STUDY

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December 2009

- The wide floodplain of the River Lee valley abuts the western edge of the village, whilst a tributary of the River Lee is also within the floodplain (crossing the village west-east).

Sensitivity of Landscape Setting Areas

5.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:

Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low
1																			Low
2																			Moderate
3																			Moderate
4																			Moderate
5																			Low

5.6 Key Opportunities for Growth

5.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

5.7 Contribution to Green Belt

5.7.1 In line with the methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Lower Nazeing makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt Purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 5.2 above and Figure 5.1	Landscape Setting Areas				
		1	2	3	4	5
Contribution to openness of Green Belt?	There are several glasshouses within the landscape setting which introduce built elements. In addition to this, the landscape is partially enclosed as a result of other development, including houses lining road corridors and light industrial buildings, which are visible within several views across the area. Transient, glimpsed views of the built development are obtained from most sections of adjacent road corridors.	Limited	Limited	Moderate	Moderate	Moderate
Green Belt Purposes	Summary Evaluation: Based on the Visual Character Information set out within Section 5.2 above and Figure 5.1					
Checking unrestricted sprawl of large built up areas?	The northern, southern and western edges of the settlement are situated at distance from the large built up areas of Greater London, whilst the eastern edge is in relatively close proximity to Harlow.	Moderate	Moderate	Major	Major	Major
Preventing neighbouring towns from merging into one another?	To the north of the settlement, glasshouses extend the sense of built development northwards from the village into the landscape. To the east, south and west, however, although there are pockets of built development, this is generally scattered across the landscape setting.	Limited	Limited	Major	Major	Moderate
Assisting in safeguarding the countryside from encroachment?	There is less encroachment of built development within the southern landscape setting, than the north, east and west, where glasshouses and other buildings encroach into the otherwise predominantly rural landscape.	Limited	Limited	Moderate	Moderate	Moderate

Preserving the setting and character of historic towns?	Not applicable.	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?	The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited	Limited	Limited	Limited	Limited

Contribution to Green Belt Objectives

5.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting to Lower Nazeing is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* Several key pedestrian routes cross the landscape, connecting the settlement with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There are two greenspaces at the southern edge of the urban area;
- *To retain land in agricultural, forestry and related uses:* Most of the land within the landscape setting of the settlements is under one of these uses.

6.0 EPPING GREEN FRINGES

6.1 Overview

6.1.1 Epping Green is situated towards the centre of the District, to the east of Lower Nazeing, west of Epping and south of Harlow. The village is located within Epping Green Farmland Plateau Landscape Character Area (C9), with Nazeing Green Farmland Plateau Landscape Character Area (C7) situated to the north.

6.1.2 Along the northern edge of the village, running westwards along Epping Green, a linear strip of small-scale fields, lined with mature hedgerows provide the setting to the village. To the north of this, the landscape setting encompasses a series of large-scale arable fields with hedgerows at field boundaries. The topography slopes relatively steeply downwards into the valley of Nazeing Brook.

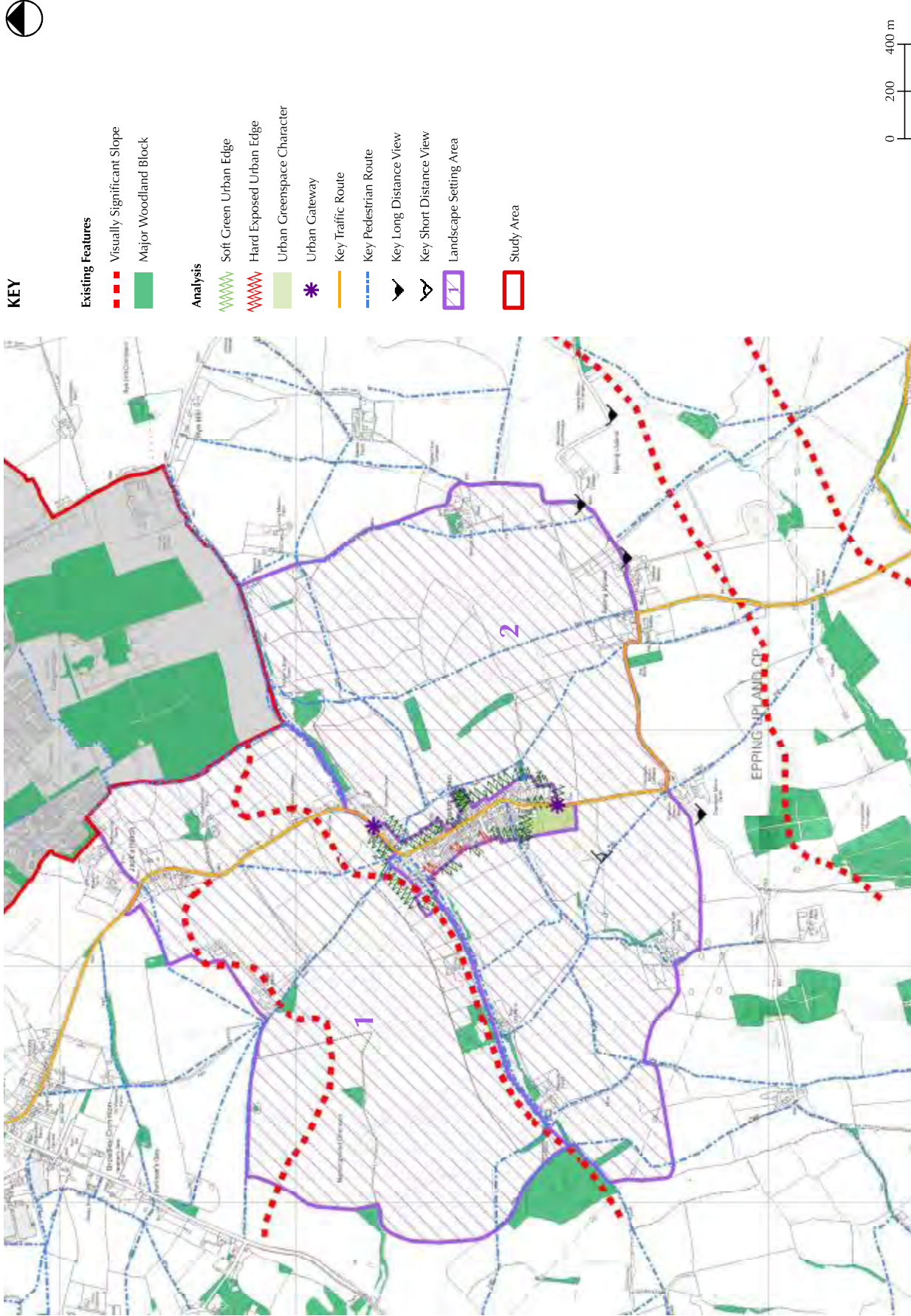
6.1.3 To the south, east and west of the village, a patchwork of small, medium and large-scale arable fields, interspersed with linear belts of deciduous woodland and occasional field trees provide the landscape setting to the village.

6.2 Visual Character

6.2.1 The analysis of key visual characteristics and attributes that contribute to variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes of Epping Green are illustrated on **Figure 6.1** and described in summary below:

- The majority of the settlement edges are lined with mature hedgerows or trees, which create a soft, green edge;
- There are a few small pockets of harsh urban edge along the western edge of the village where there are gaps in the hedgerow;
- There are some small areas of urban greenspace which include school playing fields on the southern edge and some allotments on the western edge;
- There are two urban gateways along the B181 road corridor which mark the transition between the predominantly rural landscape and the village;
- Epping Green is connected by the B181 road corridor which extends to the perimeters of Harlow to the north and Epping to the south;
- There are a number of Public Rights of Way that surround Epping Green which include the recreational paths of the Stort Valley Way and the Three Forests Way which run along the northern fringes of the village;

Figure 6.1
Epping Green -
Visual Character



KEY

Existing Features

- Visually Significant Slope
- Major Woodland Block

Analysis

- Soft Green Urban Edge
- Hard Exposed Urban Edge
- Urban Greenspace Character
- Urban Gateway
- Key Traffic Route
- Key Pedestrian Route
- Key Long Distance View
- Key Short Distance View
- Landscape Setting Area
- Study Area

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- Epping Green is located on a high plateau in relation to the surrounding landscape and therefore has the potential to be seen from surrounding areas of high ground such as the north western edges of Nazeingwood Common;
- Some short distance views of Epping Green may be gained from surrounding Public Rights of Way and the B181 road corridor due to the flat nature of the landscape along the ridge of Epping Upland. Several views of the village are limited by hedgerows and hedgerow trees;
- There are a few small patches of woodland to the east of the village and one patch to the west which limit views to the eastern and western edges of the village respectively. There are some larger patches of woodland at greater distances from the village to the north and south that lie at a lower gradient from the village which restrict views upwards to Epping Green; and
- The land slopes steeply away from the northern edges of Epping Green towards the centre of Nazeingwood Common and Jack's Hatch settlement creating a visually significant slope.

6.3 Historic Character

6.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Epping Green is illustrated on **Figure 6.2** and described in summary below:

- There are two blocks of Ancient Woodland to the northeast of Epping Green that lie within Harlow District;
- Several small pockets of pre 18th Century Fields are scattered throughout the landscape surrounding the settlement and also about the northeast, east and southern edges;
- There are several medium sized 18th to 19th Century Enclosure fields to the north of Epping Green, including the expanse of Nazeing Common;
- A long, narrow strip of Common Land that runs northeast-southwest across the landscape to the north of Epping Long Green;
- Epping Green is predominantly surrounded by Historic Fields with Boundary Loss with the exception of the area to the north which is dominated by 18th to 19th Century Enclosure.
- There are only a few Modern fields (post 1950); these are located along Epping Long Green (the strip of land that runs northeast-southwest from the northwest corner of Epping Green settlement) and in the area surrounding the settlement of Epping Upland to the southeast of Epping Green.

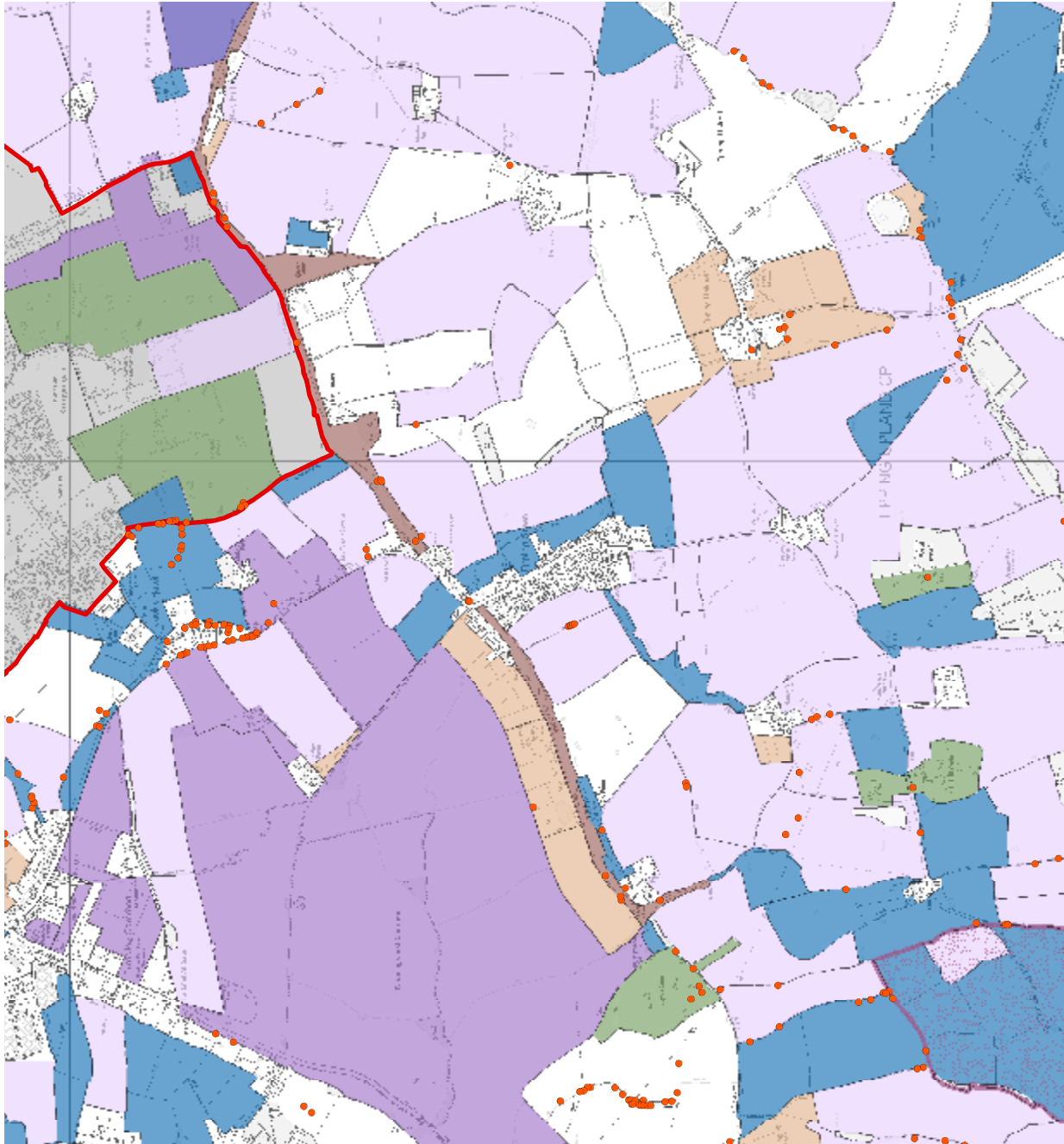
6.4 Designated Environmental Constraints

6.4.1 The analysis of the critical and less critical environmental designations within Epping Green fringes related to nature conservation, the historic environment, landscape and other aspects



KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- Ancient Landscape
- 18th to 19th century enclosure
- Common Land
- Historic fields with boundary lost
- Modern fields; post 1950
- No data / Unclassified
- Study Area



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Figure 6.2
Epping Green -
Historic Landscape Analysis

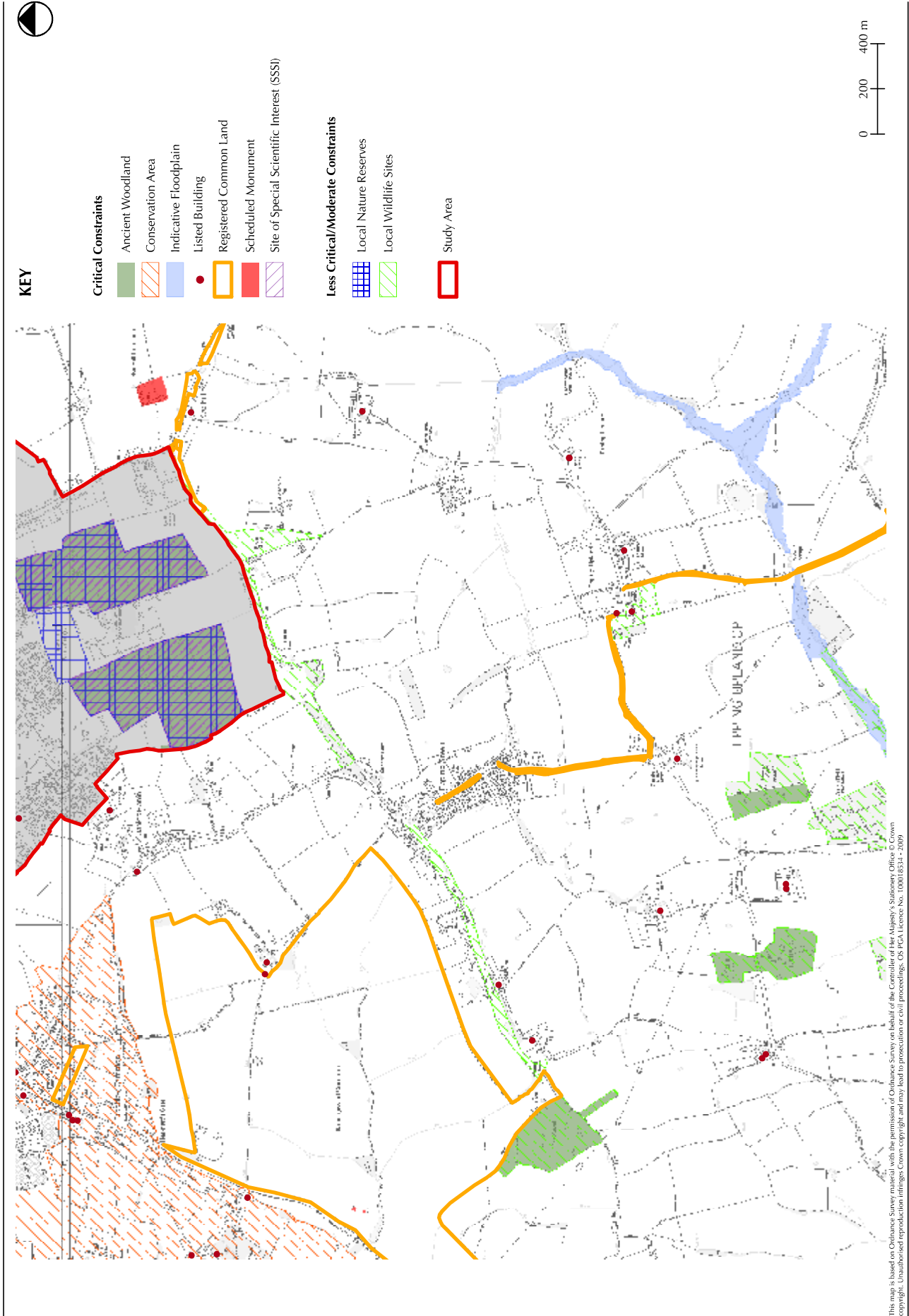


Figure 6.3
Epping Green -
Designated Environmental Constraints

EPPING FOREST DISTRICT COUNCIL LANDSCAPE STUDIES
LANDSCAPE SENSITIVITY STUDY

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such as protected floodplains, is illustrated in **Figure 6.3** and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

Critical Constraints

- Nazeingwood Common forms a large area of Registered Common Land close to the northwest fringe of Epping Green. In addition there are narrow strips of Registered Common Land through the centre of Epping Green and running to the south and southeast;
- There are several medium sized blocks of Ancient Woodland to the southwest of Epping Green including Copy Wood, Ballhill Wood and Orange Wood; and
- There are no Conservation Areas within Epping Green.

Moderate Constraints

- There are several Local Wildlife Sites scattered within the landscape setting of Epping Green.

6.5 Landscape Sensitivity

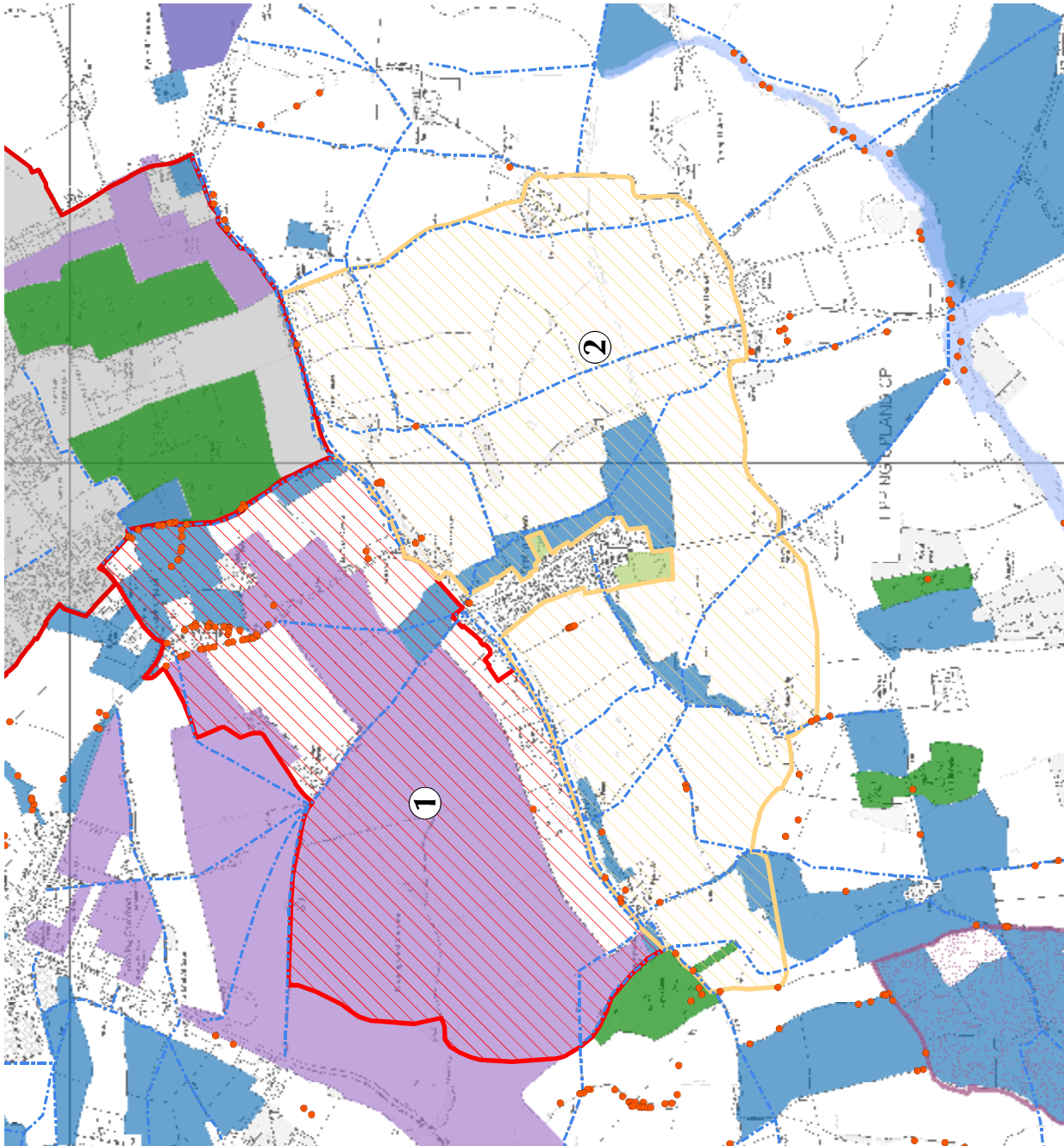
6.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Epping Green are shown on **Figure 6.4** and described in summary below:

- A large portion of the landscape within the northern fringe of the village comprises 18th to 19th century enclosure (including Nazeingwood Common) while to the north, east, south and west there are several patches of pre 18th century fields. Both of these areas are considered to be sensitive historic landscapes;
- There is one area of urban greenspace character on the southern edge of the village and another smaller area to the east, which contribute toward the local landscape character within the southern fringe of the settlement;
- There are some small patches of sensitive woodland within the fringes of Epping Green which make a small contribution toward local landscape character;
- There are several veteran trees within the settlement fringes which are sensitive landscape and historic features; and
- An interconnected network of public footpaths creates sensitive recreational routes within the fringes of the village. These provide access for pedestrians and cyclists throughout the landscape setting.



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
 - Ancient Landscape
-
- Sensitivity (See Section 6.5 of the Report)
 - High Sensitivity
 - Moderate Sensitivity
 - Landscape Setting Area
 - Study Area



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Figure 6.4
Epping Green -
Landscape Sensitivity

Sensitivity of Landscape Setting Areas

6.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:

Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low
1																			High
2																			Moderate

6.6 Key Opportunities for Growth

6.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

6.7 Contribution to Green Belt

6.7.1 In line with the methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Epping Green makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt Purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 6.2 above and Figure 6.1	Landscape Setting Areas	
		1	2
Contribution to openness of Green Belt?	The setting is considered to be predominantly open, with few areas of built development, other than scattered, isolated farmsteads. Views across the landscape are predominantly open.	Major	Major
Green Belt Purposes	Summary Evaluation: Based on the Visual Character Information set out within Section 6.2 above and Figure 6.1		
Checking unrestricted sprawl of large built up areas?	Although the village is surrounded by predominantly rural landscape, the setting is in close proximity to the large built up area of Harlow to the north.	Moderate	Moderate
Preventing neighbouring towns from merging into one another?	The village is surrounded by predominantly rural landscape which provides separation between nearby villages and towns.	Major	Major
Assisting in safeguarding the countryside from encroachment?	There are few aspects of built development within the fringes of the village and therefore there is little evidence of encroachment into the countryside.	Major	Major
Preserving the setting and character of historic towns?	Not applicable.	Not applicable	Not applicable
Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?	The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited	Limited

Contribution to Green Belt Objectives

6.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting to Epping Green is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* An interconnected network of key pedestrian routes cross the landscape, connecting the settlement with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There are two greenspaces at the settlement edge;
- *To secure nature conservation interest:* There are several Local Wildlife Sites within the landscape setting; and
- *To retain land in agricultural, forestry and related uses:* Most of the land within the landscape setting of the settlements is under one of these uses.

7.0 LOWER SHEERING/SHEERING FRINGES

7.1 Overview

7.1.1 The village of Lower Sheering is situated in the northwestern corner of Epping Forest District, to the west of Sheering. Lower Sheering is situated within the River Stort Landscape Character Area (B1), whilst Sheering is situated within the Sheering Farmland Plateau Landscape Character Area (C1).

7.1.2 To the north and west of Lower Sheering the gently meandering corridor of the River Stort encompassing clumps of woodland, areas of rough grassland and scrub provides the landscape setting to the village. A mainline railway corridor runs north-south through this area, introducing a source of noise and movement.

7.1.3 The north-eastern landscape setting of Lower Sheering encompasses very large arable fields which are lined with hedgerows and interspersed with a relatively large belt of woodland. Similarly, to the south and east of the village, the landscape setting comprises large arable fields which are delineated with mature hedgerows. Occasional field trees are also landscape features. The corridor of the M11 which runs north-south across the landscape is a physical and visual barrier between the villages of Lower Sheering and Sheering.

7.1.4 To the north of Sheering, large arable fields, delineated with mature hedgerows (occasionally containing hedgerow trees) provide the landscape setting to the village. Similarly, the southern and eastern landscape setting of Sheering encompasses medium to large-scale arable fields, interspersed with occasional woodland blocks. Further to the south, at distance from the settlement edge, the gently meandering treed corridor of Pincey Brook crosses the landscape running east-west.

7.2 Visual Character

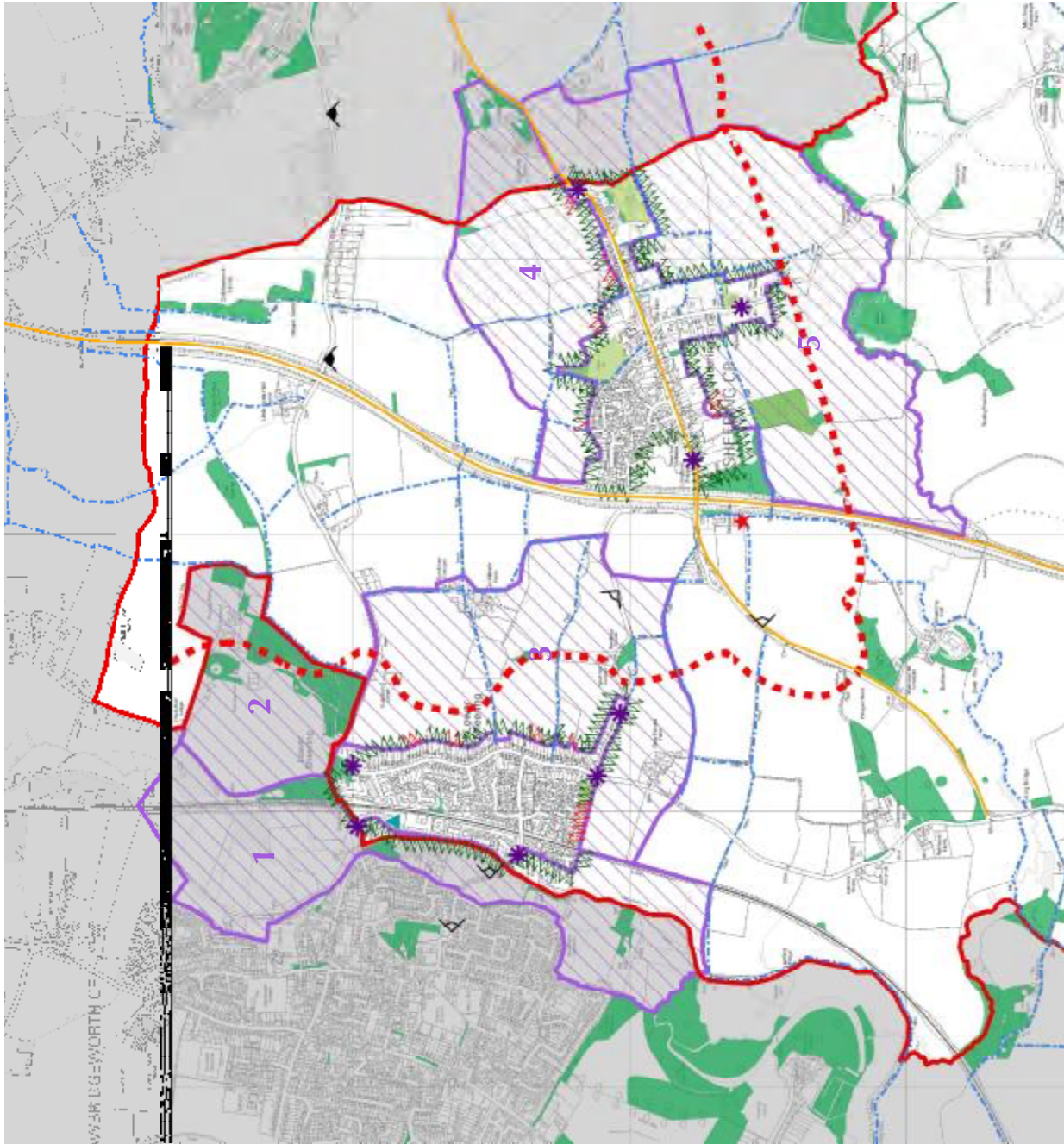
7.2.1 The analysis of key visual characteristics and attributes that contribute to variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes of Lower Sheering/Sheering are illustrated on **Figure 7.1** and described in summary below:

- The majority of the settlement edges within both Lower Sheering and Sheering are lined with mature hedgerows or trees, which create a soft, green edge;
- There is a small pocket of harsh urban edge along the northeastern edge of Lower Sheering where there are gaps in the hedgerows;



KEY

- Existing Features**
- Visually Significant Slope
 - Major Woodland Block
- Analysis**
- Soft Green Urban Edge
 - Hard Exposed Urban Edge
 - Urban Greenspace Character
 - Landmark
 - Urban Gateway
 - Visual Distractor
 - Key Traffic Route
 - Key Pedestrian Route
 - Key Long Distance View
 - Key Short Distance View
 - Landscape Setting Area
 - Study Area



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Figure 7.1
Lower Sheering/Sheering -
Visual Character

- Lower Sheering village meets Sawbridgeworth within Harlow District to the west and therefore there is little open landscape between the two settlements;
- There are several areas of urban greenspace within the fringes of Lower Sheering and Sheering that encompass sports fields and recreational grounds;
- There are two urban gateways at the settlement edge of Lower Sheering along the Sheering Lower Road, one in the north and another to the south, which mark the transition between the village edge and predominantly rural landscape;
- There are three urban gateways at the fringes of Sheering, two along the B183 corridor which runs east west and one from the south along Church Lane. The urban gateways from the east and south signify a transition from a predominantly rural landscape to the settlement within the village, while the urban gateway from the west has a more gradual transition where the B183 road passes over the M11 motorway;
- The main B183 road corridor connects Sheering with Hatfield Heath and Harlow to the south. Lower Sheering is connected with minor roads linking with the A1184 road corridor which runs north south through Sawbridgeworth.
- There is a network of Public Rights of Way which surround Lower Sheering and Sheering, while the recreational paths of the Stort Valley Way, the Harcamlow Way and the Three Forests Way run east-west across the area surrounding Lower Sheering and Sheering and directly through the village of Lower Sheering;
- A key long distance view of the eastern settlement edge of Sheering can be gained from Sawbridgeworth Road to the north of the village;
- A key short distance view of Sheering can be gained looking eastwards from the Harlow Road corridor (B183);
- Key short distance views of the western settlement edge of Lower Sheering can be gained from Sheering Mill Road to the west of the village and also from this road where it passes through Sawbridgeworth, further to the west;
- A key short distance view of the western edge of Lower Sheering can be gained, looking westwards from the Back Lane road corridor, which connects both villages;
- There are several small blocks of woodland in the surrounding area, several of which limit views to the villages, including those at Great Hyde Hall which restrict views of Lower Sheering from the north and Glyn's Spring and Heathen Wood which restrict views of Sheering from the south; and
- The eastern valley side of the River Stort, as it rises from the west (to the east of Lower Sheering and south of Sheering) is considered to be a visually significant slope.

7.3 Historic Character

7.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Sheering/Lower Sheering is illustrated on **Figure 7.2** and described in summary below:

- There are three small areas of Ancient Woodland to the south of Sheering and Lower Sheering, at distance from the settlement edge;
- A large concentration of pre 18th Century fields are located at the southern edge of Lower Sheering, with several smaller pockets to the southeast of Sheering;
- One small field of 18th to 19th century enclosure is situated at the southern edge of Sheering;
- Several of the historic fields within the northern and southern landscape setting of Sheering and at the eastern edge of Lower Sheering have suffered post 1950s boundary loss, however, historic field boundaries are still visible;
- There is a concentration of modern fields (post 1950s) towards the M11 corridor which runs north-south to the west of Sheering/Lower Sheering;
- There is one small area of mineral extraction to the north of Sheering close to the M11 corridor; and
- Veteran tree mapping has not yet been undertaken for this part of the District.

7.4 Designated Environmental Constraints

7.4.1 The analysis of the critical and less critical environmental designations within Lower Sheering and Sheering fringes related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figure 7.3** and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

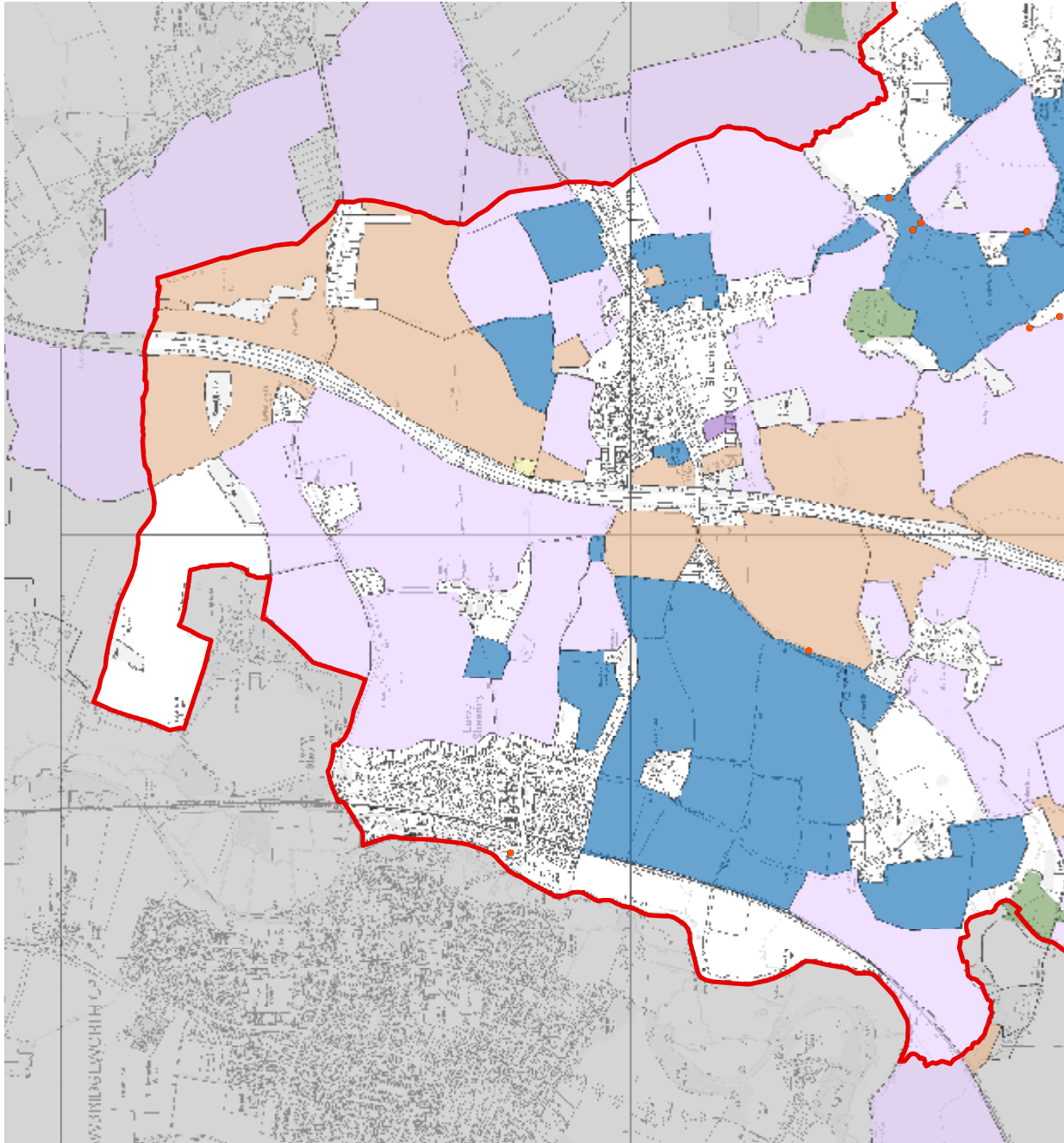
Critical Constraints

- The River Stort forms a wide flood plain which runs north-south along the western fringes of Lower Sheering (most of which lies within the neighbouring Harlow District to the west);
- There is also a narrow floodplain surrounding Pincey Brook to the south of Sheering;
- There is one small block of Ancient Woodland to the south of Sheering, named Heathen Wood; and
- There is a Registered Parks and Gardens at Down Hall to the southeast of Sheering.



KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- 18th to 19th century enclosure
- Historic fields with boundary lost
- Modern fields; post 1950
- Mineral extraction
- No data / Unclassified
- Study Area



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Figure 7.2
Lower Sheering/Sheering -
Historic Landscape Analysis





KEY

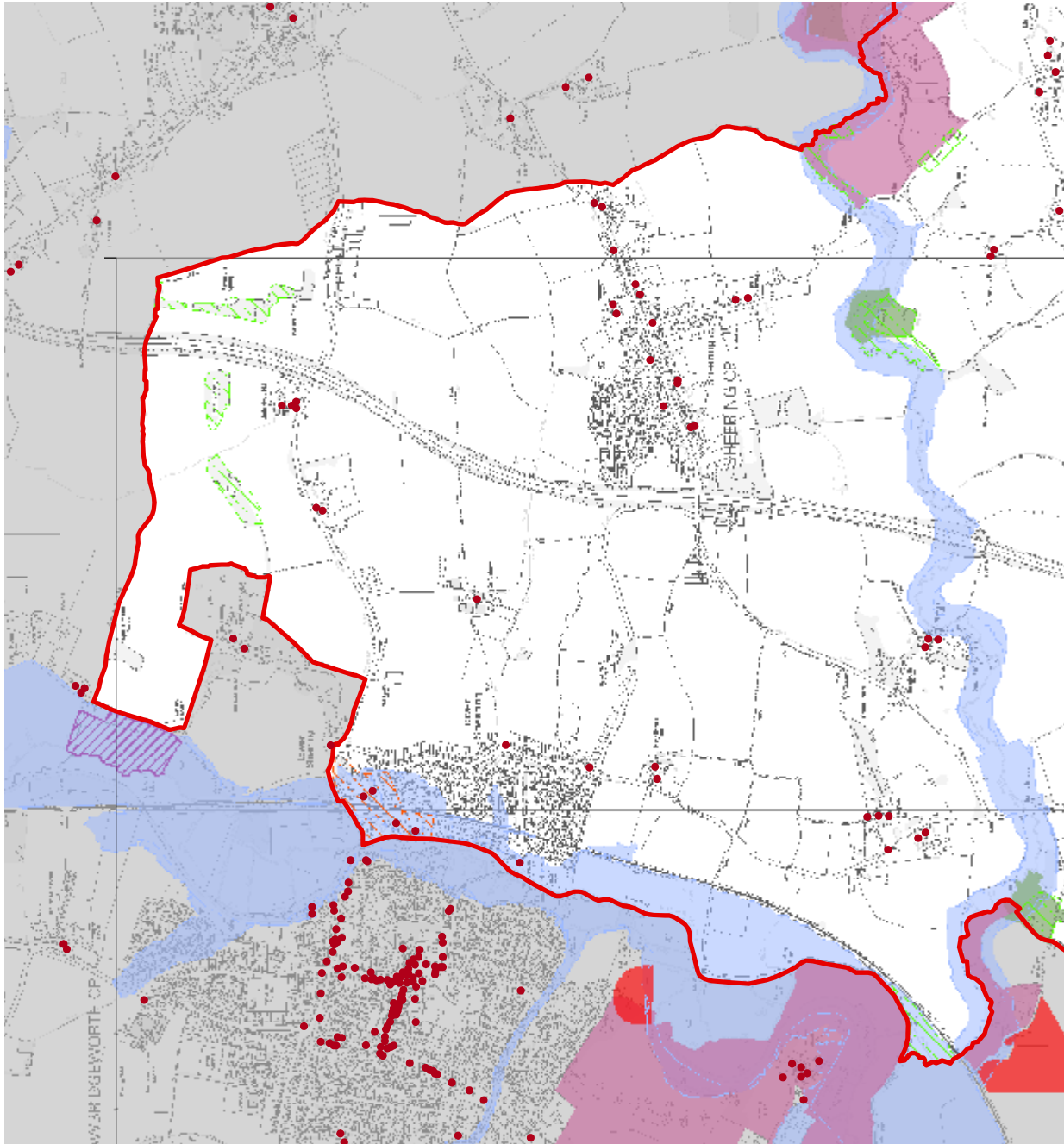
Critical Constraints

-  Ancient Woodland
-  Conservation Area
-  Indicative Floodplain
-  Listed Building
-  Registered Historic Parks & Gardens
-  Scheduled Monument
-  Site of Special Scientific Interest (SSSI)

Less Critical/Moderate Constraints

-  Local Wildlife Sites

-  Study Area



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Figure 7.3
Lower Sheering/Sheering -
Designated Environmental Constraints

Moderate Constraints

- There are several Local Wildlife Sites at some distance from the northern and southern edges of Lower Sheering and Sheering.

7.5 Landscape Sensitivity

7.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Lower Sheering/Sheering are shown on **Figure 7.4** and described in summary below:

- The landscape to the southeast of Lower Sheering and several fields to the north and south of Sheering represent sensitive historic landscape, encompassing patches of pre 18th Century fields and small areas of 18th to 19th century enclosure;
- There are some small areas of urban greenspace character on the edges of Sheering which contribute to the local landscape character within the settlement fringes;
- There are a few, small patches of sensitive woodland within the northern fringes of Lower Sheering; and
- An interconnected network of public footpaths creates sensitive recreational routes within the fringes of the villages. These provide access for pedestrians and cyclists throughout the area.

Sensitivity of Landscape Setting Areas

7.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:

Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low
1																			High
2																			High
3																			High
4																			Moderate
5																			High

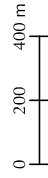
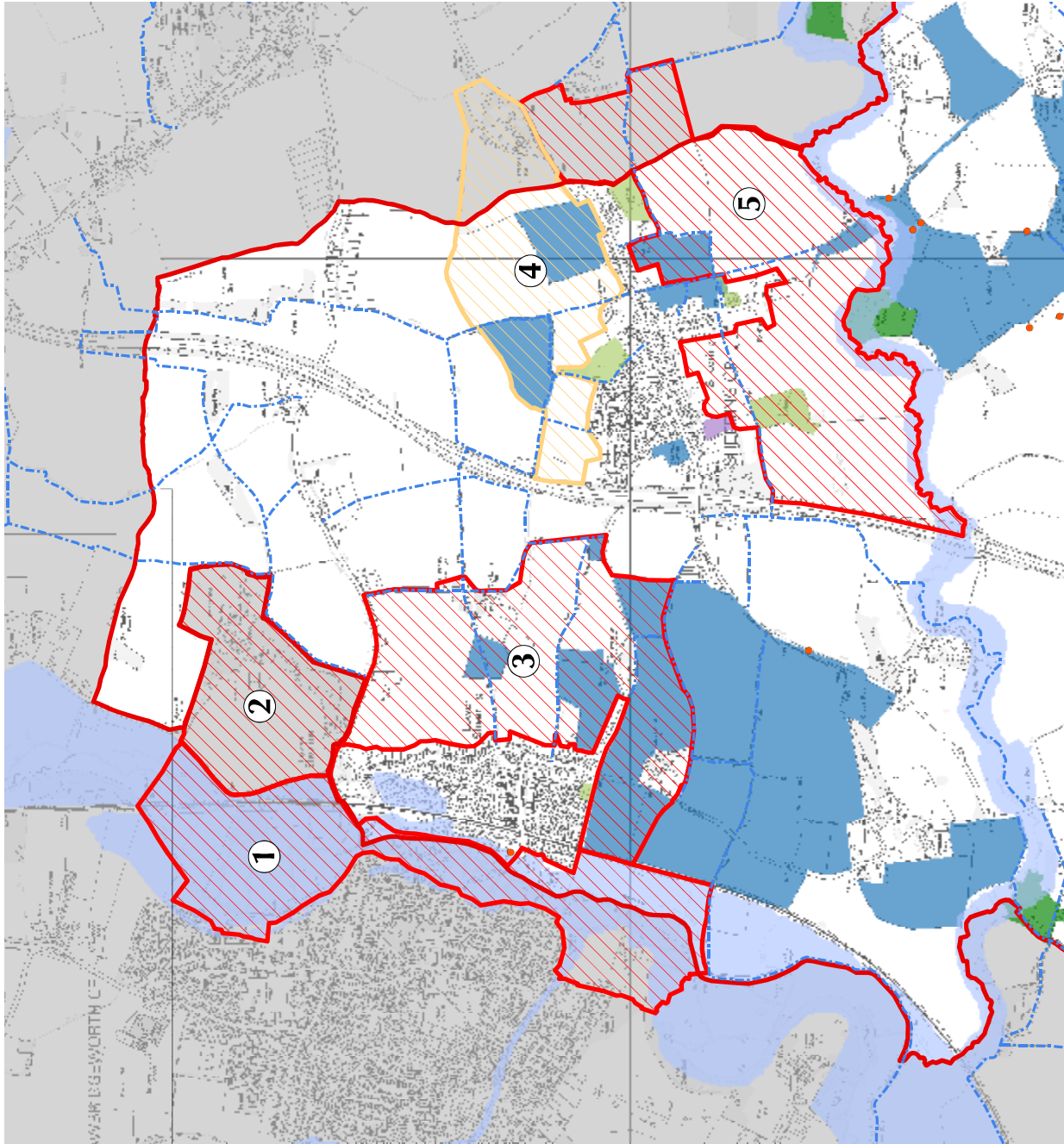


KEY

- 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 7.5 of the Report)

- High Sensitivity
- Moderate Sensitivity
- Landscape Setting Area
- Study Area



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EPPING FOREST DISTRICT COUNCIL LANDSCAPE STUDIES
LANDSCAPE SENSITIVITY STUDY

Figure 7.4
Lower Sheering/Sheering -
Landscape Sensitivity

7.6 Key Opportunities for Growth

- 7.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

7.7 Contribution to Green Belt

- 7.7.1 In line with the methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Sheering and Lower Sheering makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt Purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 7.2 above and Figure 7.1	Landscape Setting Areas				
		1	2	3	4	5
Contribution to openness of Green Belt?	The settings of both settlements are predominantly open, with few aspects of built development, other than occasional scattered farmsteads. To the west of Lower Sheering, however, enclosure is provided by the proximity of Sawbridgeworth urban area (within East Hertfordshire District). The M11 has limited landscape significance here as it is in a cutting.	Moderate	Major	Major	Major	Major
Green Belt Purposes		Summary Evaluation: Based on the Visual Character Information set out within Section 7.2 above and Figure 7.1				
Checking unrestricted sprawl of large built up areas?	The entire setting of Sheering is at distance from large built up areas, as are the eastern and southern edges of the Lower Sheering. To the west of Lower Sheering, however, there is a relatively narrow strip of landscape providing separation from Sawbridgeworth Urban Area, which in turn, is in close proximity to Harlow Urban Area to the southwest.	Limited	Moderate	Major	Major	Major
Preventing neighbouring towns from merging into one another?	The landscape setting of both settlements is predominantly rural, other than to the west of Lower Sheering, where Sawbridgeworth Urban Area is situated in close proximity and is visible within views westwards.	Limited	Major	Major	Major	Major
Assisting in safeguarding the countryside from encroachment?	As above, the landscape setting of both settlements is predominantly rural, with few elements of built development encroaching into the landscape. To the west, however, although there is physical separation from Sawbridgeworth urban area, houses do encroach into the countryside, almost joining the two settlements at one point.	Moderate	Major	Major	Major	Major

<p>Preserving the setting and character of historic towns?</p>	<p>Not applicable.</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?</p>	<p>The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land.</p>	<p>Limited</p>	<p>Limited</p>	<p>Limited</p>	<p>Limited</p>

Contribution to Green Belt Objectives

7.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting to Lower Sheering/Sheering is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* An interconnected network of key pedestrian routes cross the landscape, connecting the settlement with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There are two urban greenspaces at the edges of Sheering and one at the edge of Lower Sheering;
- *To retain land in agricultural, forestry and related uses:* Most of the land within the landscape setting of the settlements is under one of these uses.

8.0 ROYDON FRINGES

8.1 Overview

8.1.1 Roydon is situated within the northwestern corner of Epping Forest District, to the north of Lower Nazeing and northwest of Epping Green. Roydon Farmland Plateau Landscape Character Area (C6) provides the landscape setting to the village, whilst Roydon Hamlet Farmland Plateau Landscape Character Area (C7) is situated to the south of the village.

8.1.2 At the western edge of the village, the landscape setting encompasses a large arable field (at Roydon Park) which cloaks a hill, sloping downwards to the west towards the Lee Valley. A series of smaller-scale arable fields which are lined with mature hedgerows are situated at the settlement edge.

8.1.3 To the north of Roydon, the gently meandering corridor of the River Stort, which is lined with mature trees and linear belts of woodland, provides the landscape setting to the village. The main railway line also crosses this area, lined in places with trees. Associated with the river corridor is a patchwork of small-scale arable and pastoral fields which are lined with mature hedgerows. The river corridor and its associated vegetation provide a strong sense of enclosure to the northern edge of the village.

8.1.4 At the eastern edge of Roydon village, the landscape setting comprises large arable fields lined with mature hedgerows and interspersed with sinuous belts of mature deciduous woodland to the south of Harlow Road and at World's End. To the south of the village, a patchwork of small to medium-scale arable fields, lined with mature hedgerows and trees at field boundaries provide a sense of enclosure.

8.2 Visual Character

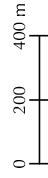
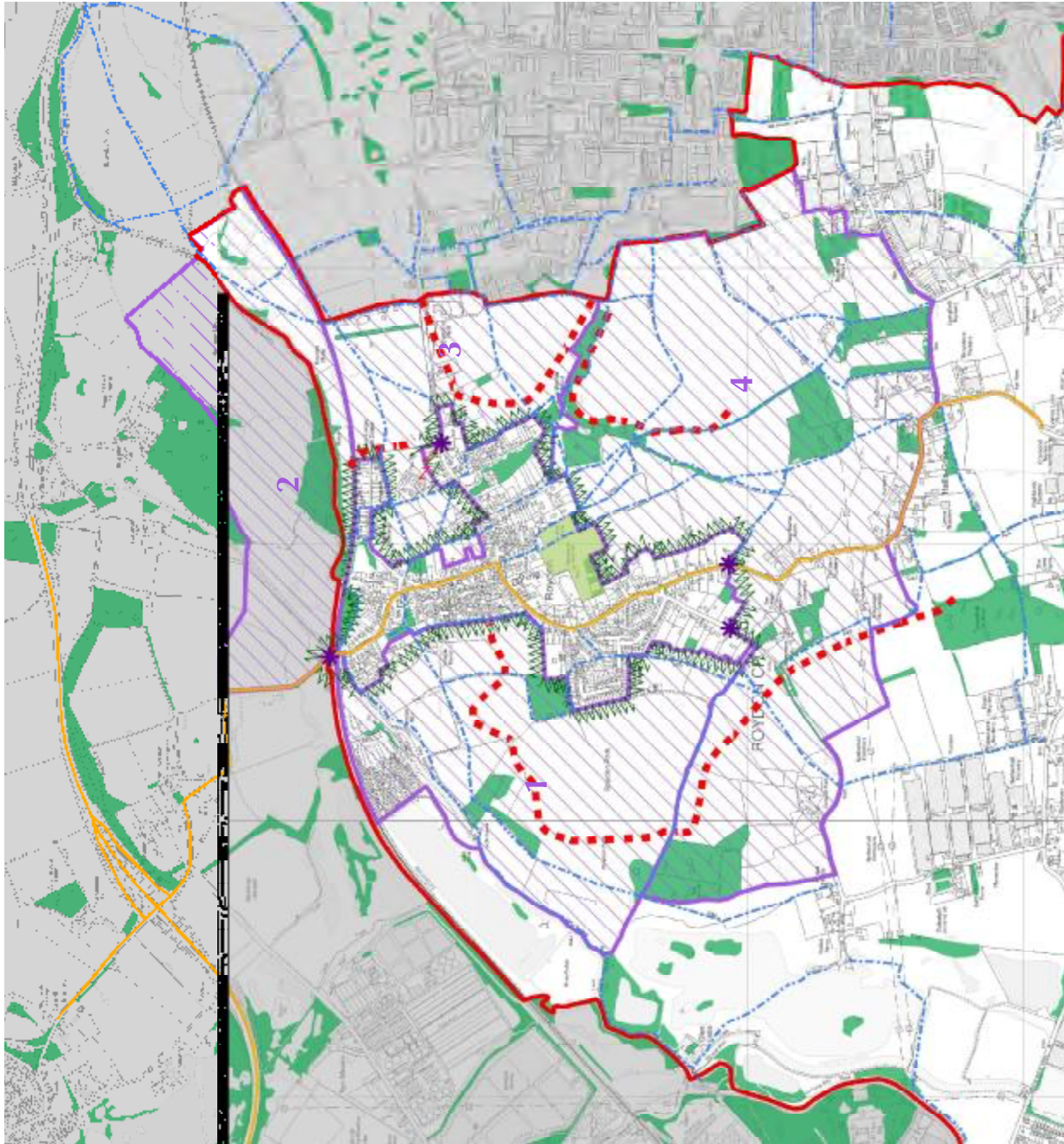
8.2.1 The analysis of key visual characteristics and attributes that contribute to variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes of Roydon are illustrated on **Figure 8.1** and described in summary below:

- The majority of the settlement edges are lined with mature hedgerows or trees, which create a soft, green edge;
- The road corridors in proximity to the village are lined with mature trees and hedgerows, which limit views to the settlement;
- There is one area of urban greenspace within the village, which consists of recreational grounds located within the western fringes;



KEY

- Existing Features**
- Visually Significant Slope
 - Major Woodland Block
- Analysis**
- Soft Green Urban Edge
 - Hard Exposed Urban Edge
 - Urban Greenspace Character
 - Urban Gateway
 - Key Traffic Route
 - Key Pedestrian Route
 - Landscape Setting Area
 - Study Area



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Figure 8.1
Roydon -
Visual Character

- There are four urban gateways which mark the transition between rural landscape and settlement within the village, two of which are located on the B181 road corridor and the other two are on minor roads extending out of the village to the east and west;
- Roydon is connected by the main road corridors of the B181 and Harlow Road. To the north of the settlement, the B181 road corridor provides access to the A414 to the north and to the south, the B181 road corridor provides access to Epping to the south and Harlow to the west;
- There are several Public Rights of Way within the setting of Roydon including the recreational paths of the Three Forests Way (to the west and south of the village) the Stort Valley Way and the Harcamlow Way (to the north of the village) which connect the village with the River Lee to the west and Harlow to the east;
- There are several small blocks of woodland within the setting of Roydon, which limit views of the settlement edges from the west, south and east;
- To the west of the village, the topography encompasses a hill which slopes downwards to the west towards the valley of the River Lee (the western slopes of this hill form the eastern valley sides). These slopes are considered to be visually significant; and
- Visually significant slopes have also been identified to the east of the village, where the topography rises from the edge of the settlement to the top of two hills.

8.3 Historic Character

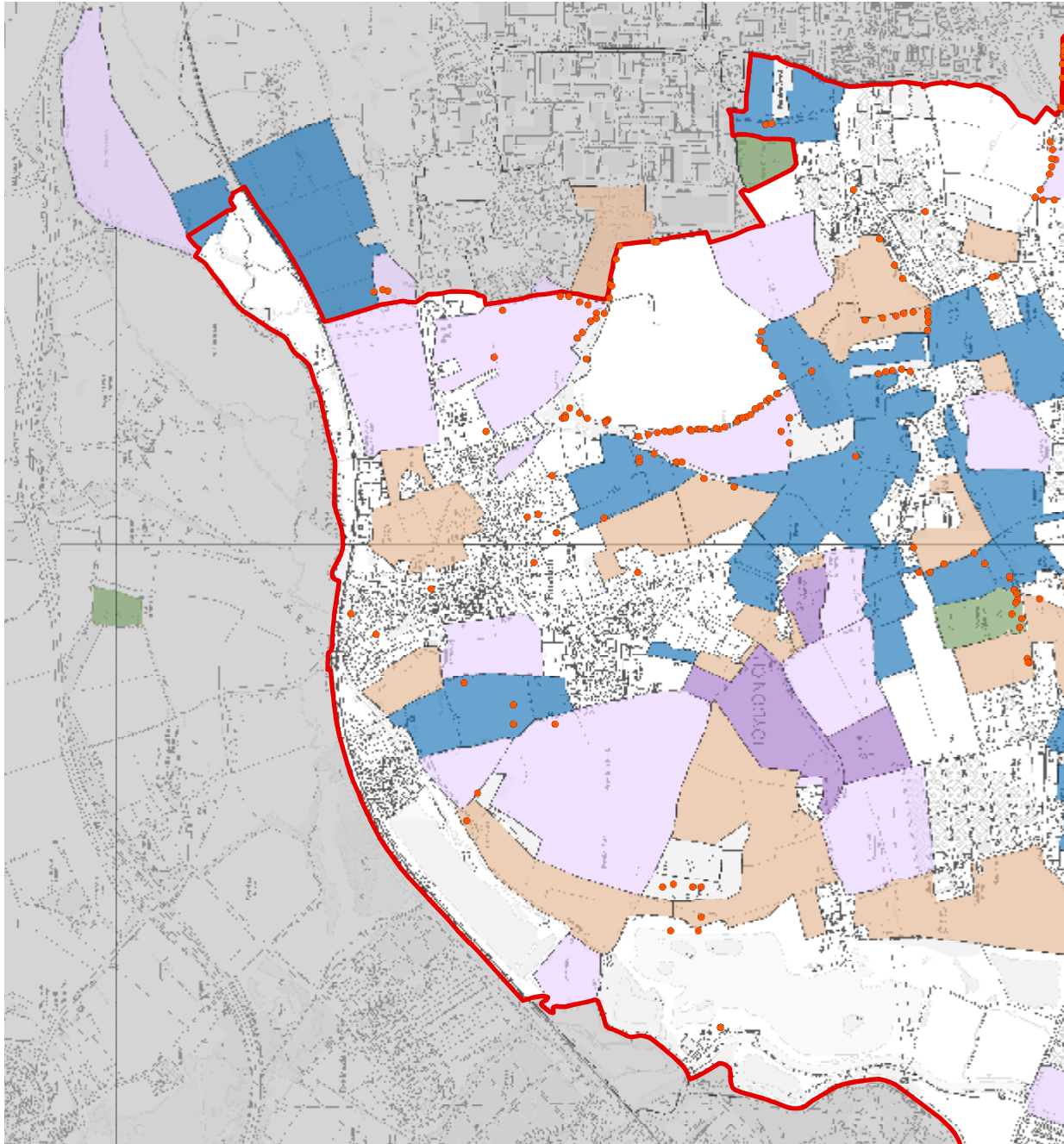
8.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Roydon is illustrated on **Figure 8.2** and described in summary below:

- There are two small blocks of Ancient Woodland within the landscape setting of Roydon. One is situated to the east within Harlow District and the other to the south of Roydon village;
- There are several patches of small to medium sized pre 18th Century fields to the east and west of Roydon, with a large concentration within the southern fringe of the village, to the north of Hall's Green;
- There are a few areas of 18th to 19th Century Enclosure at the south-eastern edge of the village;
- Several of the fields within the landscape setting of the village have suffered post 1950s boundary loss, however remnant historic boundaries are apparent;
- There are several pockets of Modern fields (post 1950) surrounding Roydon, some of which touch the fringes of the settlement;
- There are no areas of Mineral extraction surrounding Roydon; and



KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- 18th to 19th century enclosure
- Historic fields with boundary lost
- Modern fields; post 1950
- No data / Unclassified
- Study Area



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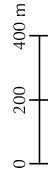


Figure 8.2
Roydon -
Historic Landscape Analysis

- There is a high concentration of veteran trees at field boundaries within the fringes of Roydon, particularly to the southeast of the village, to the south of World's End.

8.4 Designated Environmental Constraints

8.4.1 The analysis of the critical and less critical environmental designations within Roydon fringes related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figure 8.3** and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

Critical Constraints

- There are two Scheduled Monuments at some distance from Roydon including a moat at Netherhall to the southwest and a Cold War heavy aircraft gun station to the southeast;
- There is a wide, vast floodplain to the north and west of Roydon which follows the paths of River Lee and River Stort corridors;
- There is a medium sized area of Registered Common Land to the northeast of Roydon (most of which lies within Harlow District to the north);
- There are two small blocks of Ancient Woodland within the southern fringes of the village, at some distance from the settlement edge (one at Totwellhill Bushes and another to the west of this); and
- There are no Conservation Areas within the village; however there is one at the southeastern edge.

Moderate Constraints

- There are several Local Wildlife Sites scattered within the fringes of the village.

8.5 Landscape Sensitivity

8.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Roydon are shown on **Figure 8.4** and described in summary below:

- There are patches of sensitive historic landscape scattered to the west, south and east of the village which comprise pre 18th Century fields and some 18th to 19th century enclosure;

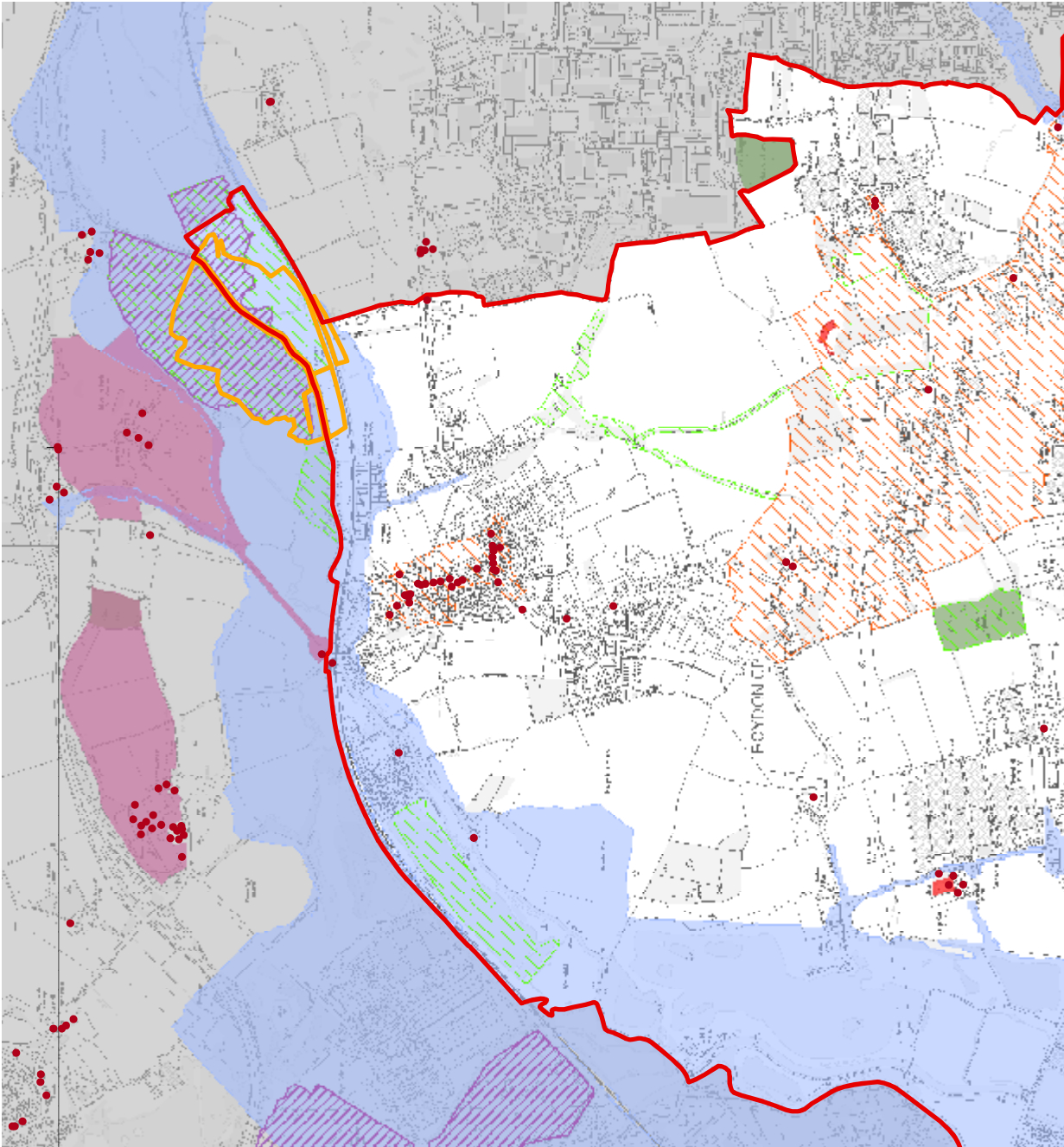
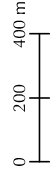


KEY

- Critical Constraints**
- Ancient Woodland
 - Conservation Area
 - Indicative Floodplain
 - Listed Building
 - Registered Common Land
 - Registered Historic Parks & Gardens
 - Scheduled Monument
 - Site of Special Scientific Interest (SSSI)

Less Critical/Moderate Constraints

- Local Wildlife Sites
- Study Area



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LANDSCAPE SENSITIVITY STUDY

Figure 8.3
Roydon - Designated Environmental Constraints

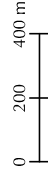
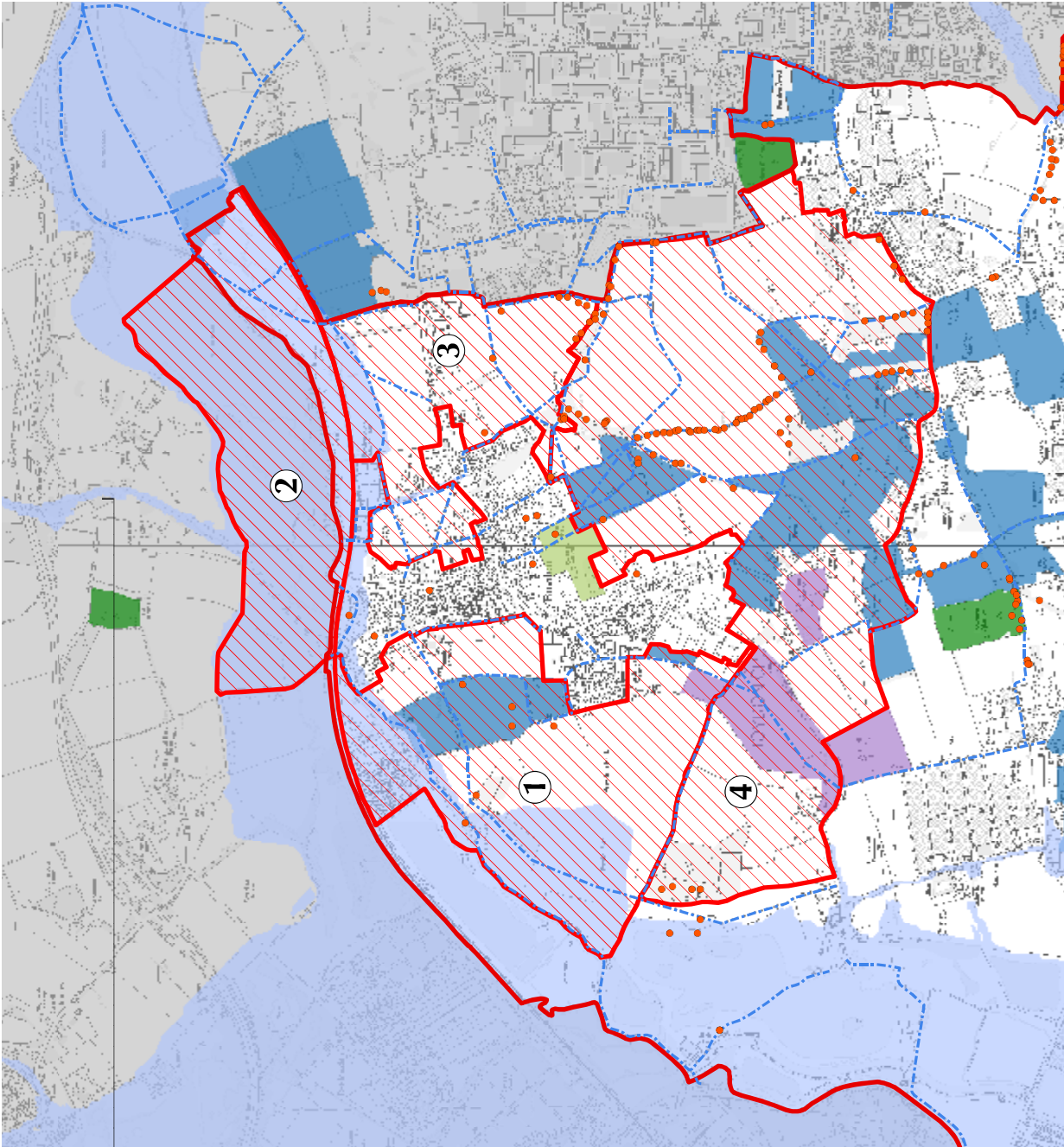


KEY

- 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 8.5 of the Report)

- High Sensitivity
- 1 Landscape Setting Area
- Study Area



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 LANDSCAPE SENSITIVITY STUDY

Figure 8.4
 Roydon -
 Landscape Sensitivity

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- There is one small area of urban greenspace character on the southern edge of the settlement edge which contributes toward the local landscape character within the eastern fringe of the settlement;
- There are two medium sized patches of sensitive woodland within the fringes of the village which contribute to local landscape character;
- There are many veteran trees located within the landscape of the village which are sensitive landscape and historic features;
- An interconnected network of public footpaths creates sensitive recreational routes within the fringes of the village. These provide access for pedestrians and cyclists throughout the area and connect the settlement to the surrounding landscape; and
- The wide floodplain of the River Stort borders the northern edge of the village, whilst the wide floodplain of the River Lee is situated in relatively close proximity to the western edge of the village.

Sensitivity of Landscape Setting Areas

8.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:

Landscape Setting Area	Landscape Character Sensitivity						Visual Sensitivity						Overall Sensitivity to change						
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility				Visual Prominence			Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low	High	Moderate	Low
1																			High
2																			High
3																			High
4																			High

8.6 Key Opportunities for Growth

8.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

8.7 Contribution to Green Belt

- 8.7.1 In line with methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Roydon makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt Purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 8.2 above and Figure 8.1	Landscape Setting Areas			
		1	2	3	4
Contribution to openness of Green Belt?	The setting of the village is predominantly open and rural, with few built elements. Built elements do, however include the railway track, campsite and caravan park and occasional scattered farmsteads and dwellings.	Major	Major	Moderate	Major
Green Belt Purposes	Summary Evaluation: Based on the Visual Character Information set out within Section 8.2 above and Figure 8.1				
Checking unrestricted sprawl of large built up areas?	The northern and western fringes are at distance from the large built up area of Harlow; however, the eastern and southeastern edges are in close proximity to the town. Despite this, predominantly rural landscape provides separation between the Roydon and Harlow.	Major	Major	Moderate	Moderate
Preventing neighbouring towns from merging into one another?	The landscape setting is predominantly rural and is considered to provide separation between neighbouring towns and villages.	Major	Major	Major	Major
Assisting in safeguarding the countryside from encroachment?	Whilst occasional built elements are present, these are not considered to generally encroach upon the surrounding landscape setting.	Major	Major	Moderate	Major
Preserving the setting and character of	Not applicable.	Major	Major	Major	Major

<p>historic towns?</p>		Not Applicable	Not Applicable	Not Applicable	Not Applicable
<p>Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?</p>	<p>The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land.</p>	Limited	Limited	Limited	Limited

Contribution to Green Belt Objectives

8.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting to Roydon is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* An interconnected network of key pedestrian routes cross the landscape, connecting the settlement with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There is one area of urban greenspace at the settlement edge;
- *To secure nature conservation interest:* There is a small pocket of Ancient Woodland to the southwest of the village within the landscape setting and a few Local Wildlife Sites; and
- *To retain land in agricultural, forestry and related uses:* Most of the land within the landscape setting of the settlements is under one of these uses.

9.0 LOUGHTON/BUCKHURST HILL/THEYDON BOIS FRINGES

9.1 Overview

- 9.1.1 Loughton, Buckhurst Hill and Theydon Bois are situated in the southwestern corner of the District. Loughton and Buckhurst Hill form a continuous urban area (running north-south), whilst Theydon Bois is a separate village which is situated to the northwest. Chigwell Wooded Ridges and Valleys Landscape Character Area (G3) provides the eastern landscape setting to Theydon Bois and Loughton, whilst Epping Forest Ridge (D2) forms the northwestern edges of Loughton, Buckhurst Hill and Theydon Bois settlements. The corridor of the Roding valley runs along the southern edges of Loughton and Buckhurst Hill (Lower Roding Landscape Character Area: B4).
- 9.1.2 The landscape setting to the north of Theydon Bois (the most northerly village of the three settlements) comprises a patchwork of medium scale fields on an underlying undulating landscape. To the northeast of the village, the large expanse of woodland (forming part of Epping Forest) provides a sense of enclosure. The corridor of the M25 runs to the north of the village, whilst the London Underground rail corridor transects this landscape from north to south and bounds Theydon Bois to the east.
- 9.1.3 To the south of Theydon Bois and north of Loughton the landscape comprises two differing areas of local landscape character. To the east the landscape comprises medium to large scale fields which are delineated by hedgerows and hedgerow trees, whilst to the west it comprises blocks of woodland that stretch eastwards from Epping Forest. To the west, there is also a golf course set within the treed landscape.
- 9.1.4 The western edge of the three settlements is lined by Epping Forest which rises towards a ridge to the west of the settlement and provides a distinctive enclosed setting. To the east of the settlement, the landscape setting is relatively varied, consisting of a golf course, several ponds, and a network of agricultural fields which are often lined by hedgerows with hedgerow trees. The landscape is also crossed by the north-south running M11 motorway corridor and the valley for the River Roding to the east.

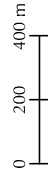
9.2 Visual Character

- 9.2.1 The analysis of key visual characteristics and attributes that contribute to variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes of Loughton/Theydon Bois/Buckhurst Hill are illustrated on **Figures 9.1a, 9.1b** and **9.1c** and described in summary below:



KEY

- Existing Features**
- Visually Significant Slope
 - Major Woodland Block
- Analysis**
- Soft Green Urban Edge
 - Hard Exposed Urban Edge
 - Urban Greenspace Character
 - Urban Gateway
 - Key Traffic Route
 - Key Pedestrian Route
 - Key Short Distance View
 - Landscape Setting Area



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LANDSCAPE SENSITIVITY STUDY

Figure 9.1a
Loughton/Buckhurst Hill/Theydon Bois a -
Visual Character



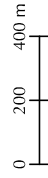
KEY

Existing Features

- Visually Significant Slope
- Major Woodland Block

Analysis

- Soft Green Urban Edge
- Hard Exposed Urban Edge
- Urban Greenspace Character
- Visual Detractor
- Key Traffic Route
- Key Pedestrian Route
- Key Short Distance View
- Landscape Setting Area



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 LANDSCAPE SENSITIVITY STUDY

Figure 9.1b
 Loughton/Buckhurst Hill/Theydon Bois b -
 Visual Character

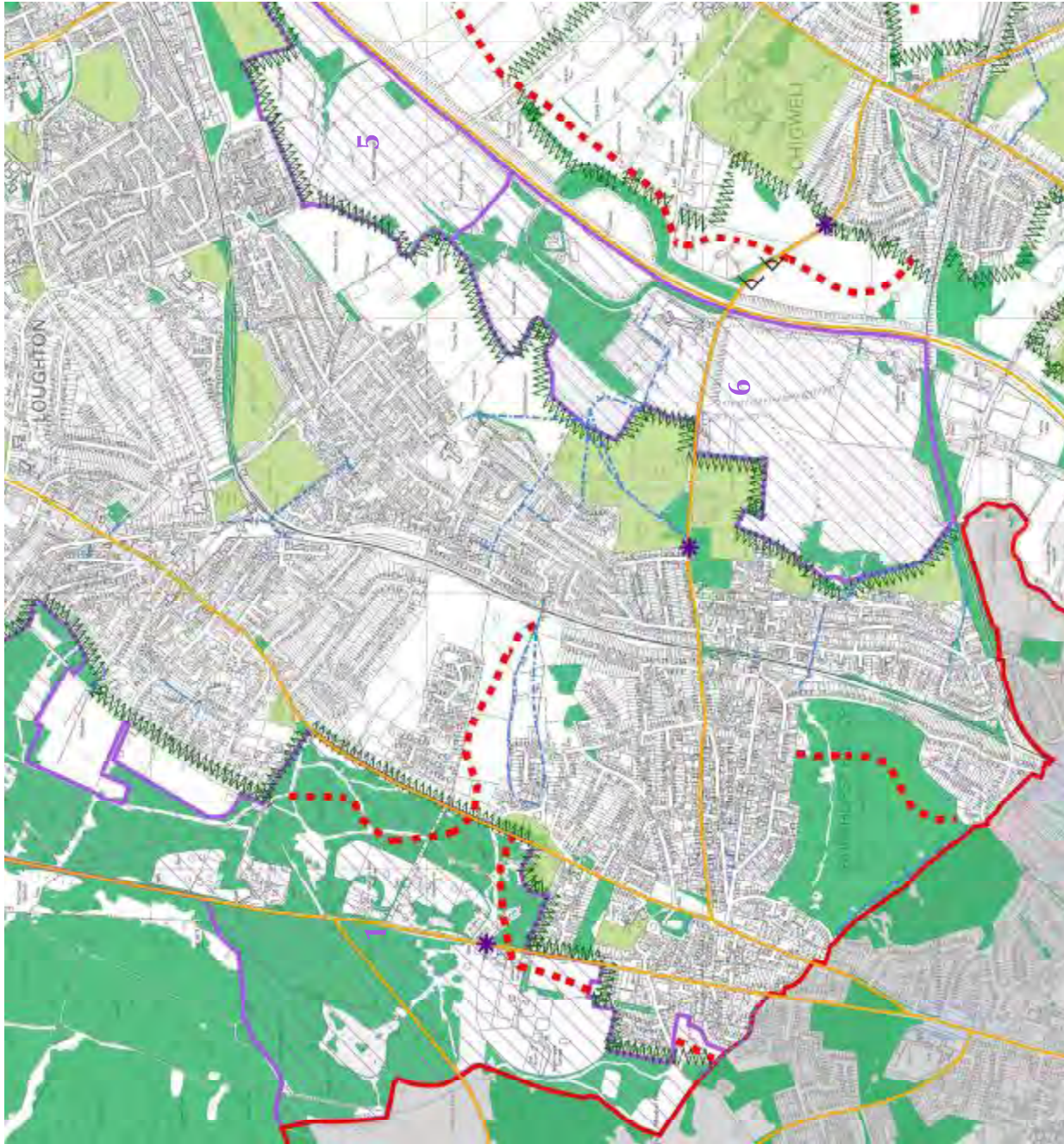
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KEY

- Existing Features**
- Visually Significant Slope
 - Major Woodland Block
- Analysis**
- Soft Green Urban Edge
 - Urban Greenspace Character
 - Urban Gateway
 - Key Traffic Route
 - Key Pedestrian Route
 - Key Short Distance View
 - Landscape Setting Area
 - Study Area



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Figure 9.1c
Loughton/Buckhurst Hill/Theydon Bois c -
Visual Character

- The majority of the settlement edges around all three settlements are lined with mature hedgerows or trees, which create soft, green edges;
- There are a couple of small pockets of harsh urban edge at the north and south of Theydon Bois, and one stretch of harsh exposed urban edge along the Debden Industrial Estate on the eastern edge of Loughton. These harsh edges occur where there are gaps in the vegetation surrounding the settlements;
- There are several urban greenspaces at the edges of the settlements of Loughton and Theydon Bois which include school playing fields, sports fields, a golf course and recreational grounds that stretch along the River Roding;
- There are three urban gateways at Theydon Bois, two of which mark the transition from a wooded landscape into the village and the other which marks a transition from a predominantly rural landscape to the village;
- In addition, there are three urban gateways within Loughton and two within Buckhurst Hill;
- Loughton, Buckhurst Hill and Theydon Bois are connected by a comprehensive network of main arterial routes. The A121 road corridor connects Loughton to the south and north, the A1168 road corridor links Loughton to the east, south and M11 motorway and the B172 runs east west through Theydon Bois linking the village to its surroundings;
- Buckhurst Hill Church provides a landmark in long distance views to the settlement from the surrounding landscape setting;
- There are a few Public Rights of Way within the setting of Loughton, Buckhurst Hill and Theydon Bois. Recreational paths that pass through the area include the London Loop which passes in between Loughton and Buckhurst Hill, the Centenary Walk which passes along the eastern edge of Loughton and Theydon Bois and the Three Forests Way which passes through the centre of Loughton;
- All three settlements are located on relatively high ground and Loughton and Buckhurst in particular are built on a ridge that rises from the floodplain of the River Roding to the east. There are several key long distance views of the settlement edges from the surrounding landscape setting, which include some views from the A113 road corridor across the Roding valley to the eastern edge of the Loughton and from the B170 road corridor across the Roding Valley towards Buckhurst Hill and its church tower;
- Key short distance views of Theydon Bois have been identified from Public Rights of Way around the village and similarly from locations within the River Roding Corridor towards Loughton and Buckhurst Hill, but these are often limited due to mature hedgerows and trees;
- Epping Forest borders all three settlements to the west, blocking views of the western stretches of the settlements, while occasional smaller strips of woodland limit some views to the east of the settlements; and
- There are two visually significant slopes within the landscape setting of Theydon Bois, where the landscape falls relatively steeply away from the edges of the village.

9.3 Historic Character

9.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Loughton, Buckhurst Hill and Theydon Bois is illustrated on **Figures 9.2a, 9.2b** and **9.2c** and described in summary below:

- The majority of landscape to the west of Loughton, Buckhurst Hill and Theydon Bois is covered by Ancient Woodland (forming part of Epping Forest) with additional pockets between Loughton and Theydon Bois and on the southern fringes of Buckhurst Hill;
- There are small pockets of medium sized pre 18th Century fields to the southwest of Theydon Bois and one within the settlement in between Loughton and Buckhurst Hill;
- There are a few small pockets of 18th to 19th Century Enclosure, one to the east of Loughton and two to the east of Theydon Bois;
- There are a three small areas of Common Land, two within Theydon Bois and one in between the settlements of Loughton and Theydon Bois;
- Several of the fields within the landscape setting of all three settlements have suffered post 1950s boundary loss;
- There is a scattering of medium sized modern fields' post 1950 to the northeast, and east of Loughton/Buckhurst Hill/Theydon Bois. Most of the modern (post 1950s) fields to the east are set beyond the M11 corridor. There are also several small modern fields at the edges of Loughton and Buckhurst Hill to the west; and
- A relatively dense concentration of veteran trees are scattered within the landscape setting of the settlements.

9.4 Designated Environmental Constraints

9.4.1 The analysis of the critical and less critical environmental designations within Loughton, Buckhurst Hill and Theydon Bois fringes related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figures 9.3a, 9.3b** and **9.3c** and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

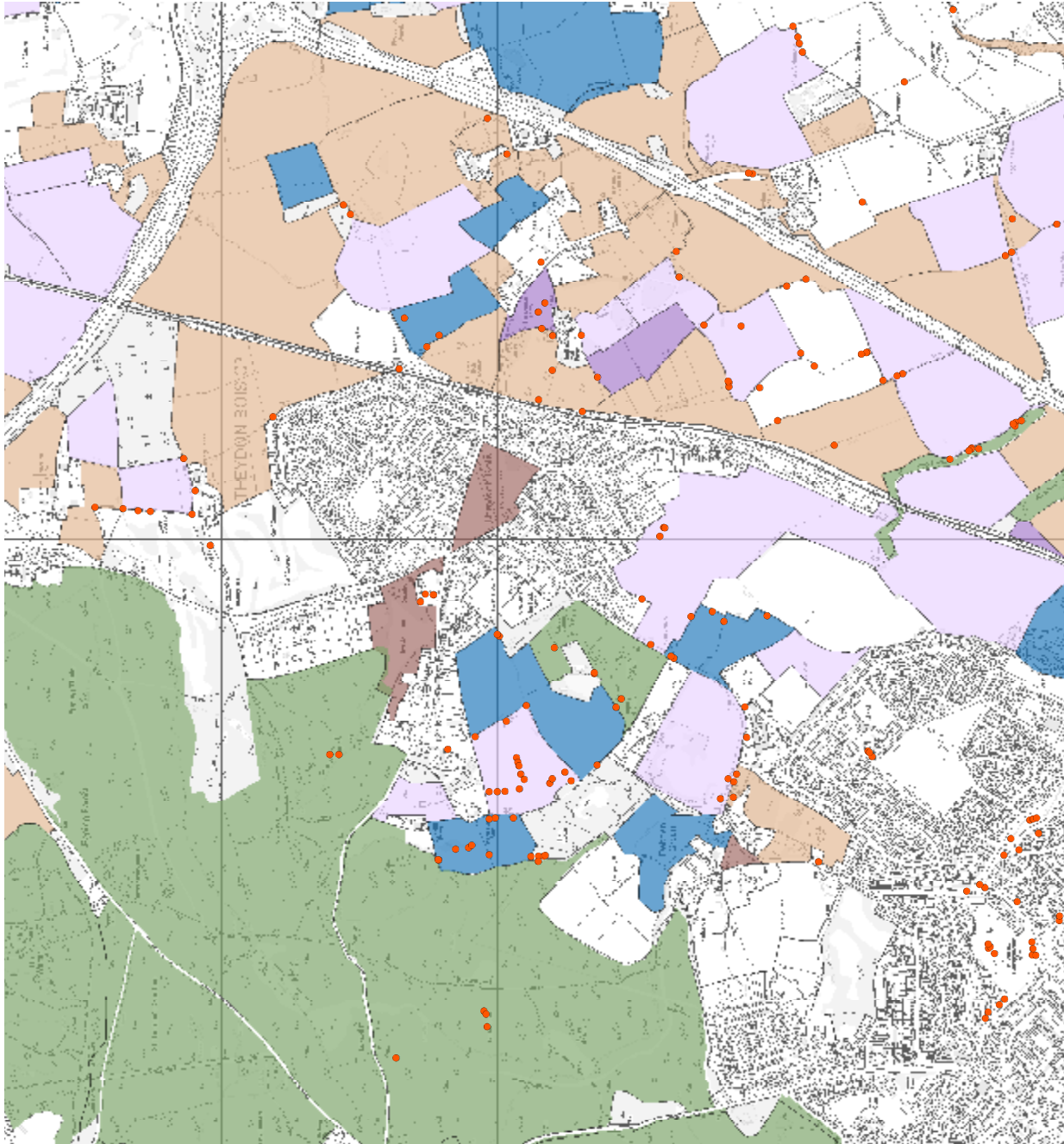
Critical Constraints

- There are three Scheduled Monuments within the landscape setting of these settlements, which include Loughton Camp to the west of Loughton, Ambresbury Banks to the northwest of Theydon Bois (both within Epping Forest) and the site of a roman villa to the east of Loughton;



KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- 18th to 19th century enclosure
- Common Land
- Historic fields with boundary lost
- Modern fields; post 1950
- No data / Unclassified



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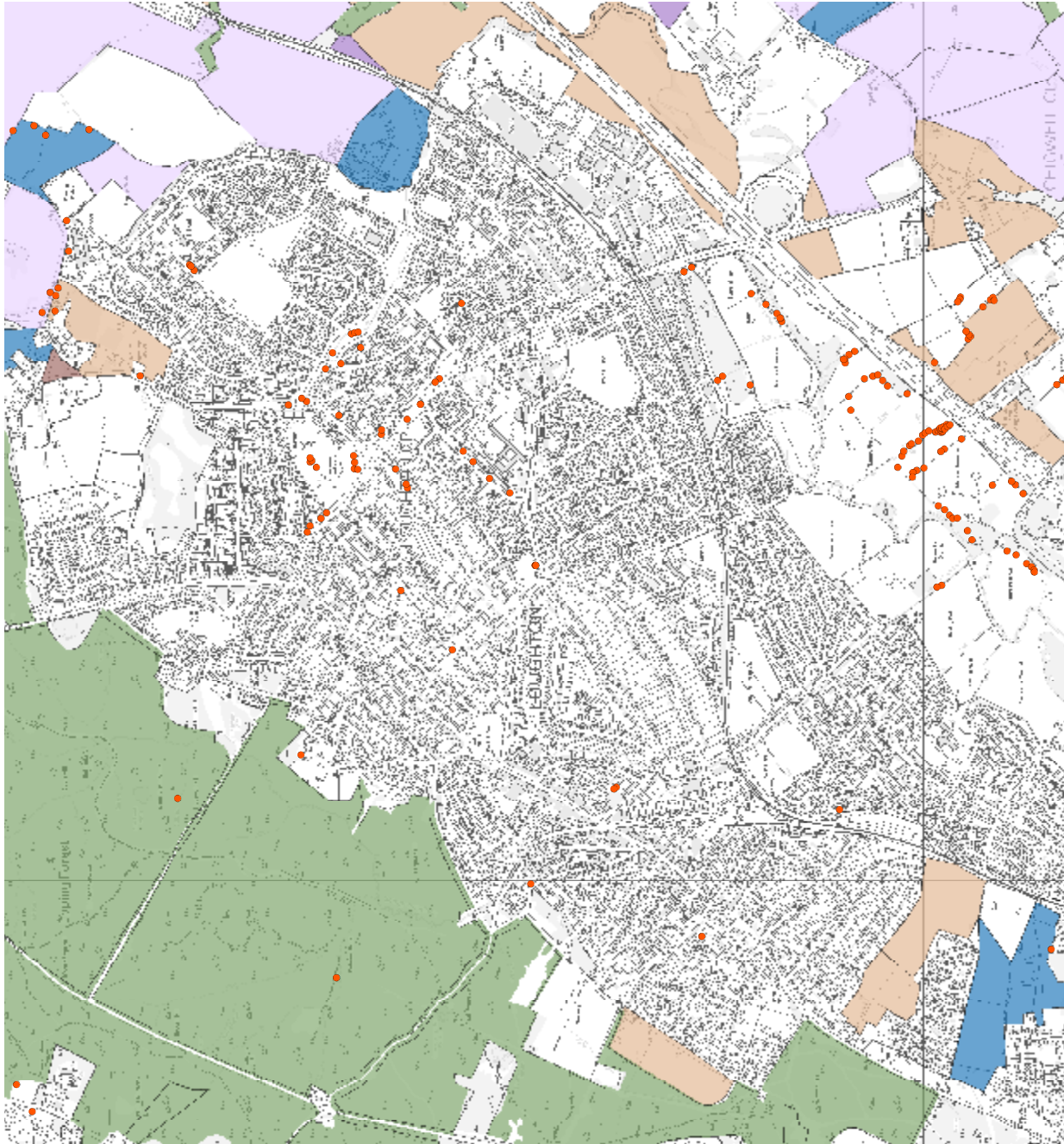
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Figure 9.2a
Loughton/Buckhurst Hill/Theydon Bois a -
Historic landscape Analysis

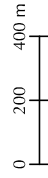


KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- 18th to 19th century enclosure
- Common Land
- Historic fields with boundary lost
- Modern fields; post 1950
- No data / Unclassified



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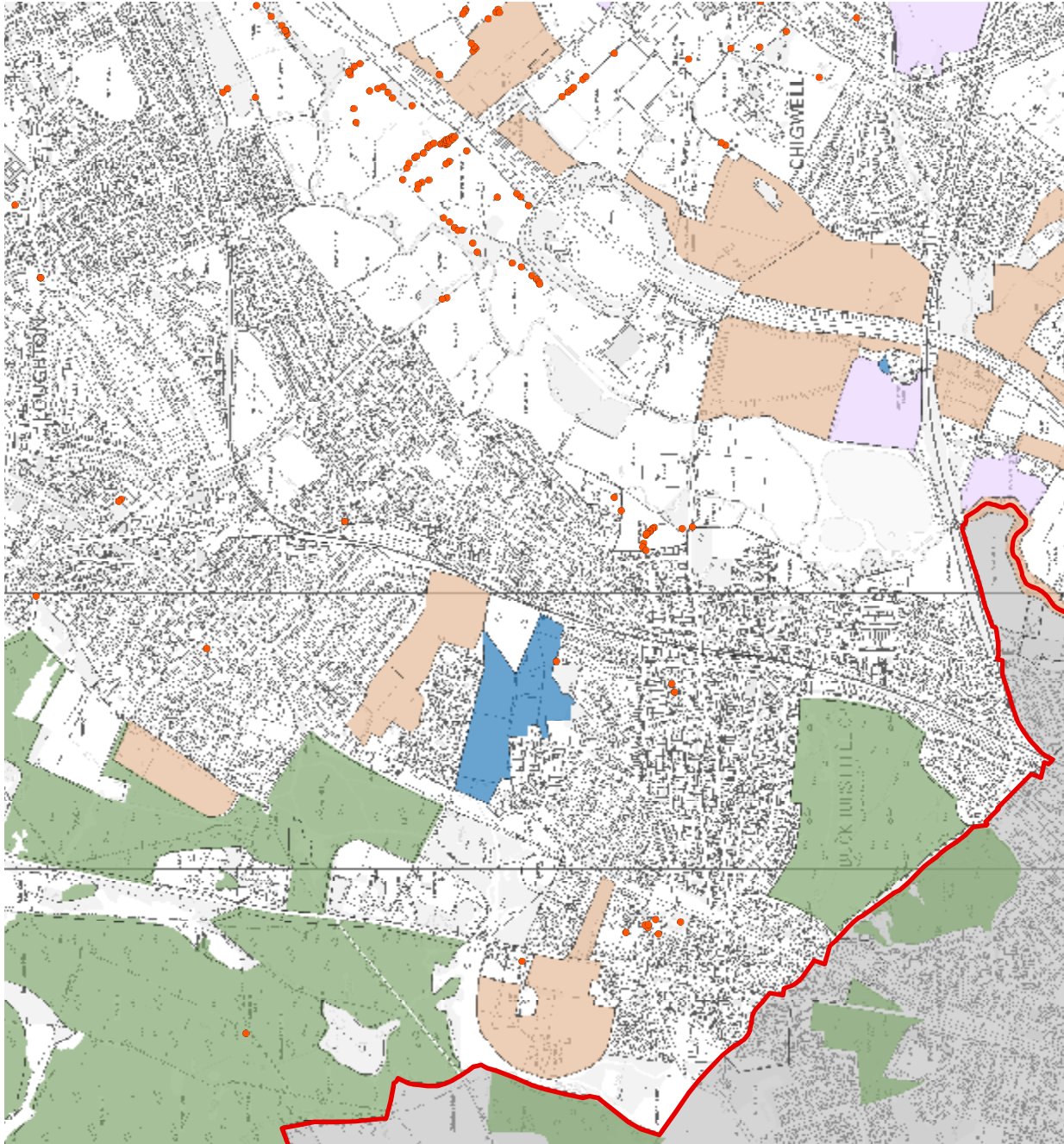
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Figure 9.2b
Loughton/Buckhurst Hill/Theydon Bois b -
Historic Landscape Analysis



KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- Historic fields with boundary lost
- Modern fields; post 1950
- No data / Unclassified
- Study Area



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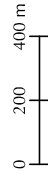


Figure 9.2c
Loughton/Buckhurst Hill/Theydon Bois c -
Historic Landscape Analysis

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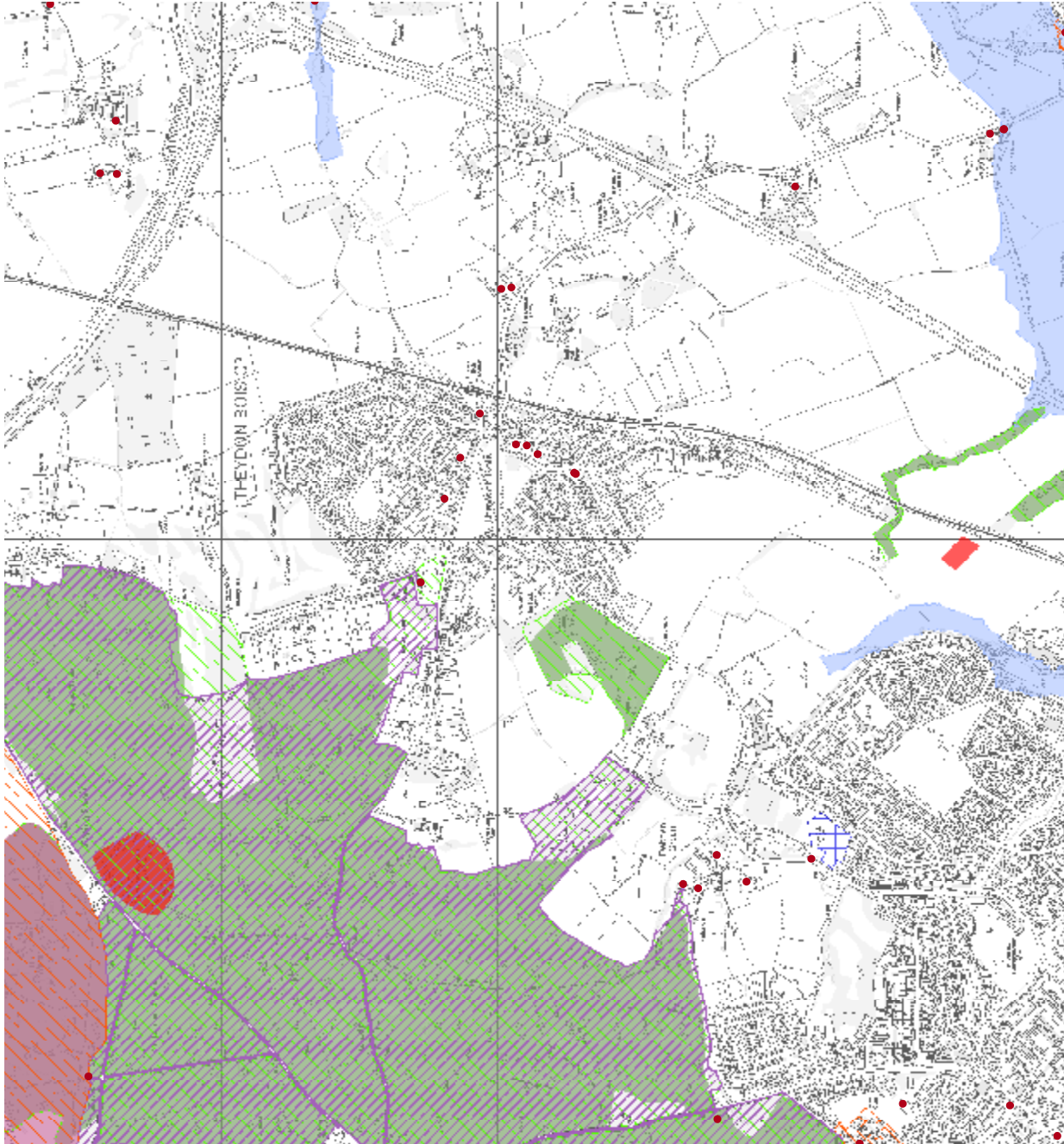
KEY

Critical Constraints

- Ancient Woodland
- Conservation Area
- Indicative Floodplain
- Listed Building
- Registered Historic Parks & Gardens
- Scheduled Monument
- Site of Special Scientific Interest (SSSI)

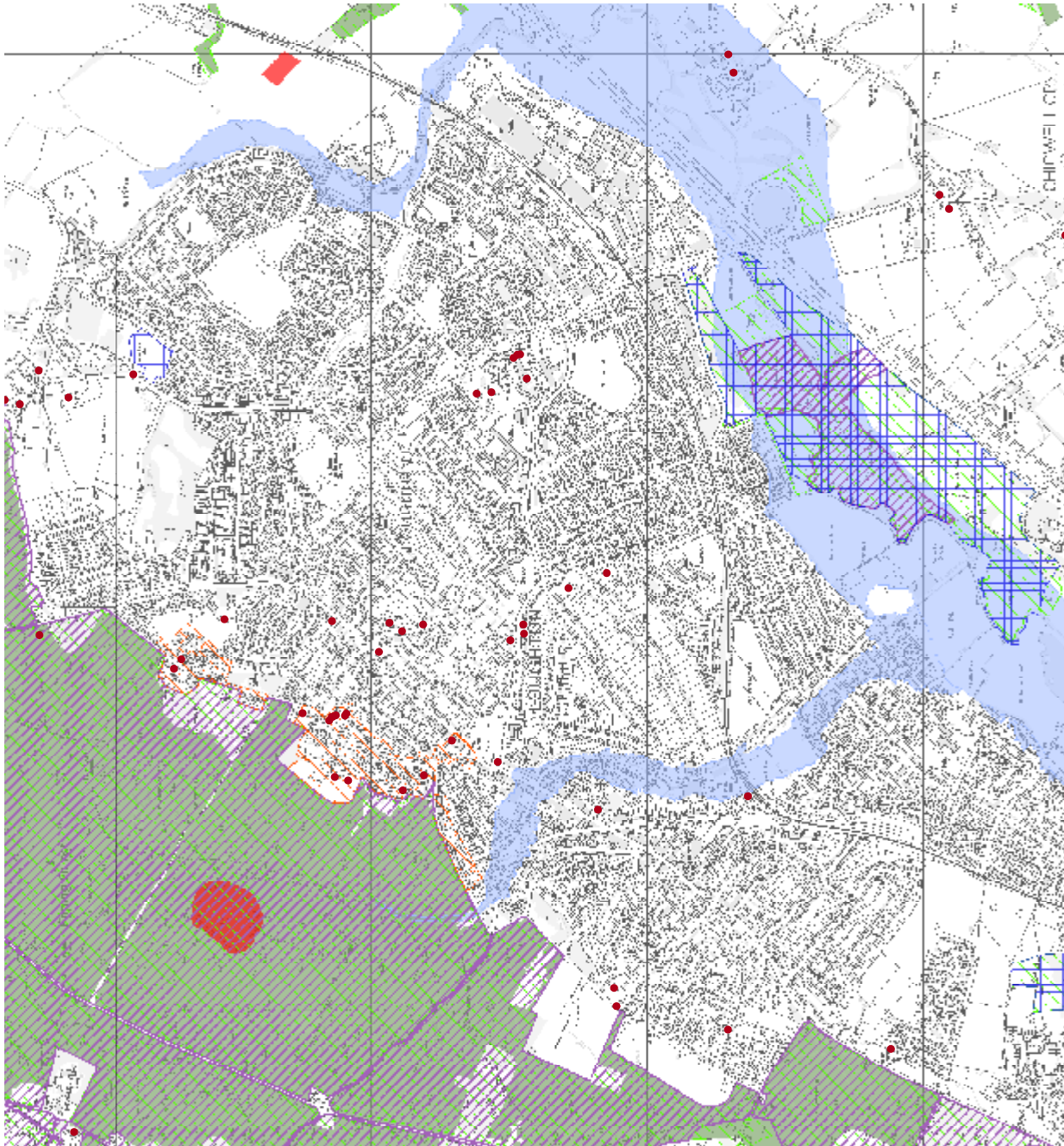
Less Critical/Moderate Constraints

- Local Nature Reserves
- Local Wildlife Sites



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Figure 9.3a
Loughton/Buckhurst Hill/Theydon Bois a -
Designated Environmental Constraints



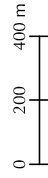
KEY

Critical Constraints

- Ancient Woodland
- Conservation Area
- Indicative Floodplain
- Listed Building
- Scheduled Monument
- Site of Special Scientific Interest (SSSI)

Less Critical/Moderate Constraints

- Local Nature Reserves
- Local Wildlife Sites



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Figure 9.3b
 Loughton/Buckhurst Hill/Theydon Bois b -
 Designated Environmental Constraints

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KEY

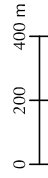
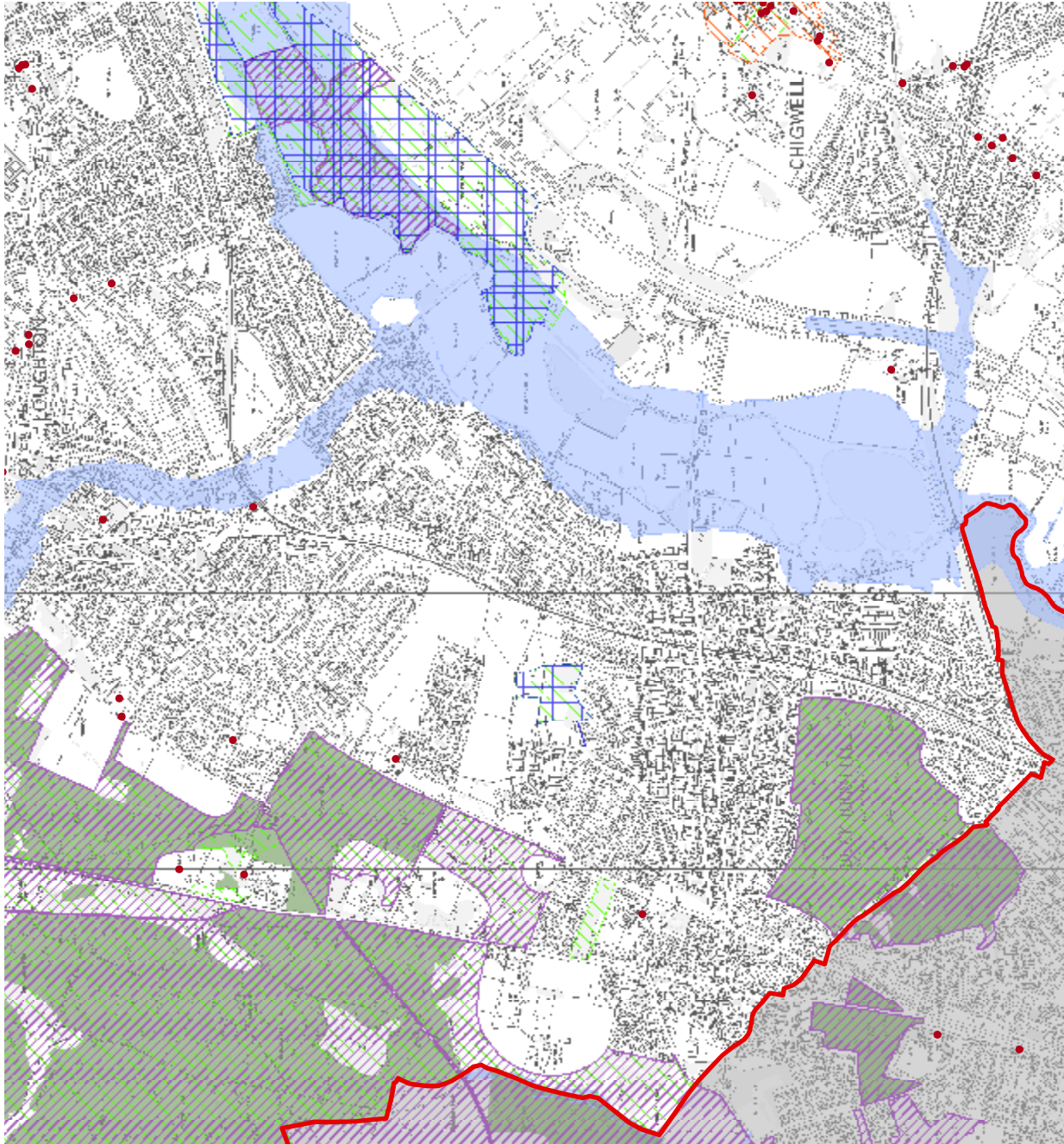
Critical Constraints

-  Ancient Woodland
-  Conservation Area
-  Indicative Floodplain
-  Listed Building
-  Site of Special Scientific Interest (SSSI)

Less Critical/Moderate Constraints

-  Local Nature Reserves
-  Local Wildlife Sites

-  Study Area



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Figure 9.3c
Loughton/Buckhurst Hill/Theydon Bois c - Designated Environmental Constraints

- At the western edge of the settlements, Epping Forest is designated as a SSSI and is also Ancient Woodland. There are also several smaller blocks of Ancient Woodland scattered between Theydon Bois and Loughton; and
- Theydon Bois and Loughton are both bounded by the floodplain of the River Roding to the east. In addition two narrower floodplains feed into the River Roding floodplain (following narrower tributary streams) through Loughton and to the east of Loughton.

Moderate Constraints

- There are several small Local Wildlife Sites within the landscape setting between Theydon Bois and Loughton; and
- There are several Local Nature Reserves associated with the valley of the River Roding to the east of the settlements.

9.5 Landscape Sensitivity

9.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Loughton/Buckhurst Hill/Theydon Bois are shown on **Figure 9.4 a, 9.4b** and **9.4c** and described in summary below:

- There are a few small areas of sensitive historic landscape scattered within the northern fringes of Loughton and Theydon Bois, including some small areas of pre 18th Century fields between Loughton and Theydon Bois and within the western fringes of Theydon Bois, plus two small fields of pre 18th to 19th Century enclosure within the eastern fringes of Theydon Bois.
- There are many areas of urban greenspace character close to the edge of the settlements which contribute to the landscape character of the urban fringes, particularly along the south eastern fringes of Loughton and Buckhurst Hill where there is a concentration of recreational grounds and playing fields;
- The sensitive woodland area of Epping Forest which bounds all three settlements to the west forms a significant landscape element within the western fringes of the settlements, while elsewhere within the fringes of the settlements smaller blocks of woodland make a contribution to the local landscape character;
- There are several veteran trees scattered within the fringes of the settlements which are key landscape and historic features;
- There are a few Public Rights of Way within the fringes of the settlements which form sensitive recreational routes. These provide access for pedestrians and cyclists throughout the area; and

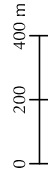
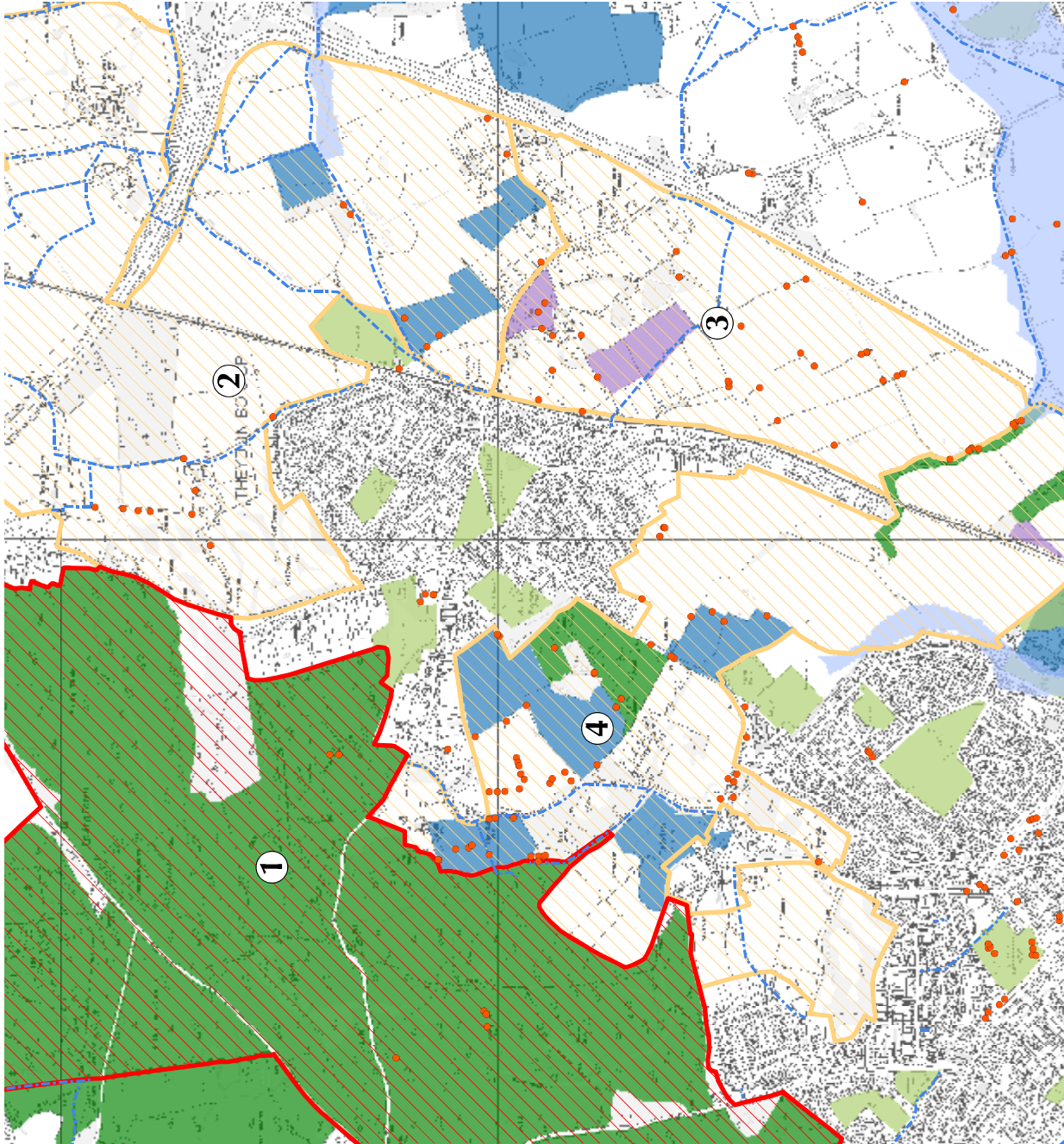


KEY

- 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 9.5 of the Report)

- High Sensitivity
- Moderate Sensitivity
- Landscape Setting Area



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Figure 9.4a
Loughton/Buckhurst Hill/Theydon Bois a -
Landscape Sensitivity

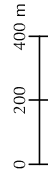
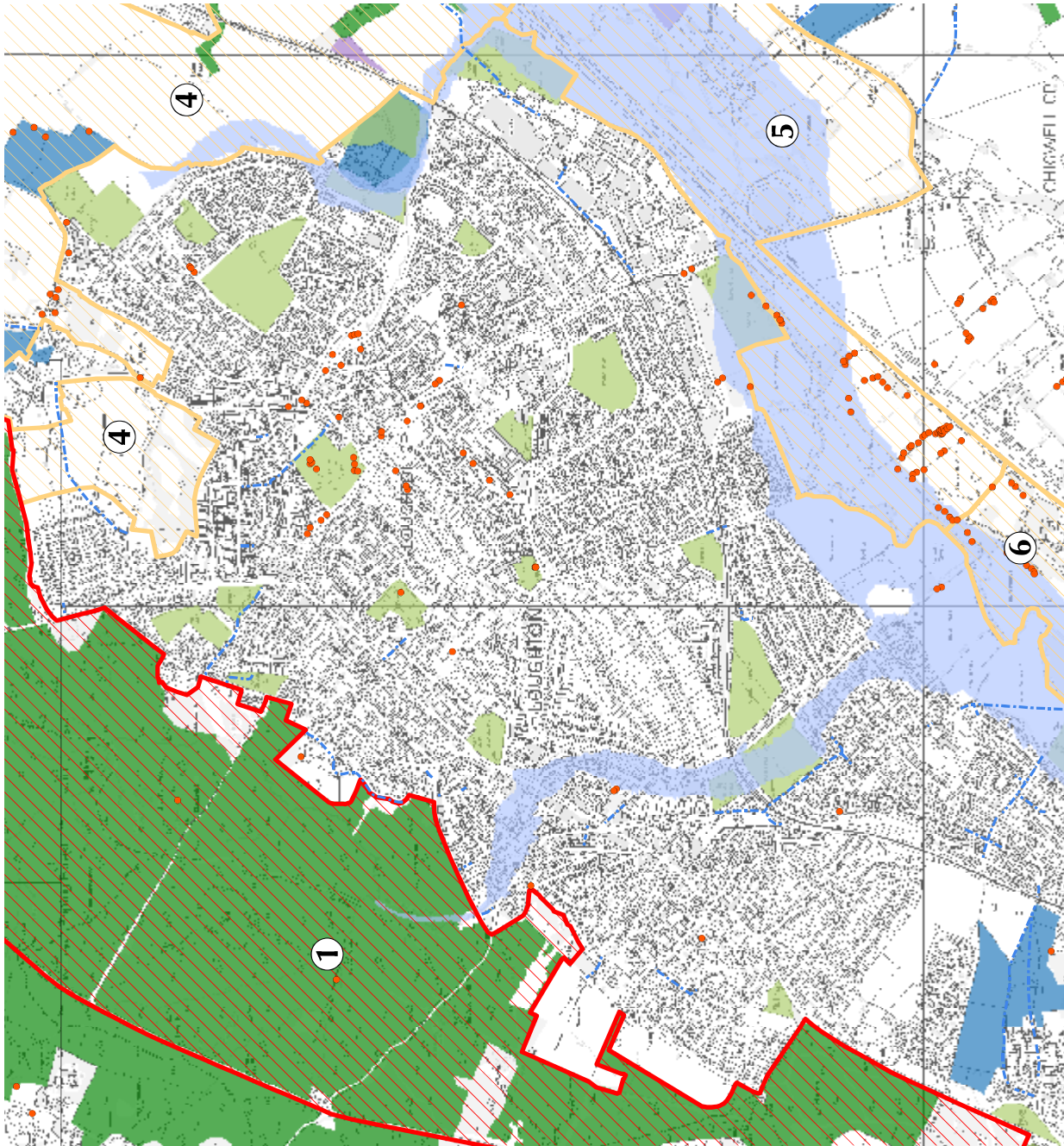


KEY

- 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 9.5 of the Report)

- High Sensitivity
- Moderate Sensitivity
- Landscape Setting Area



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Figure 9.4b
Loughton/Buckhurst Hill/Theydon Bois b -
Landscape Sensitivity



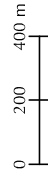
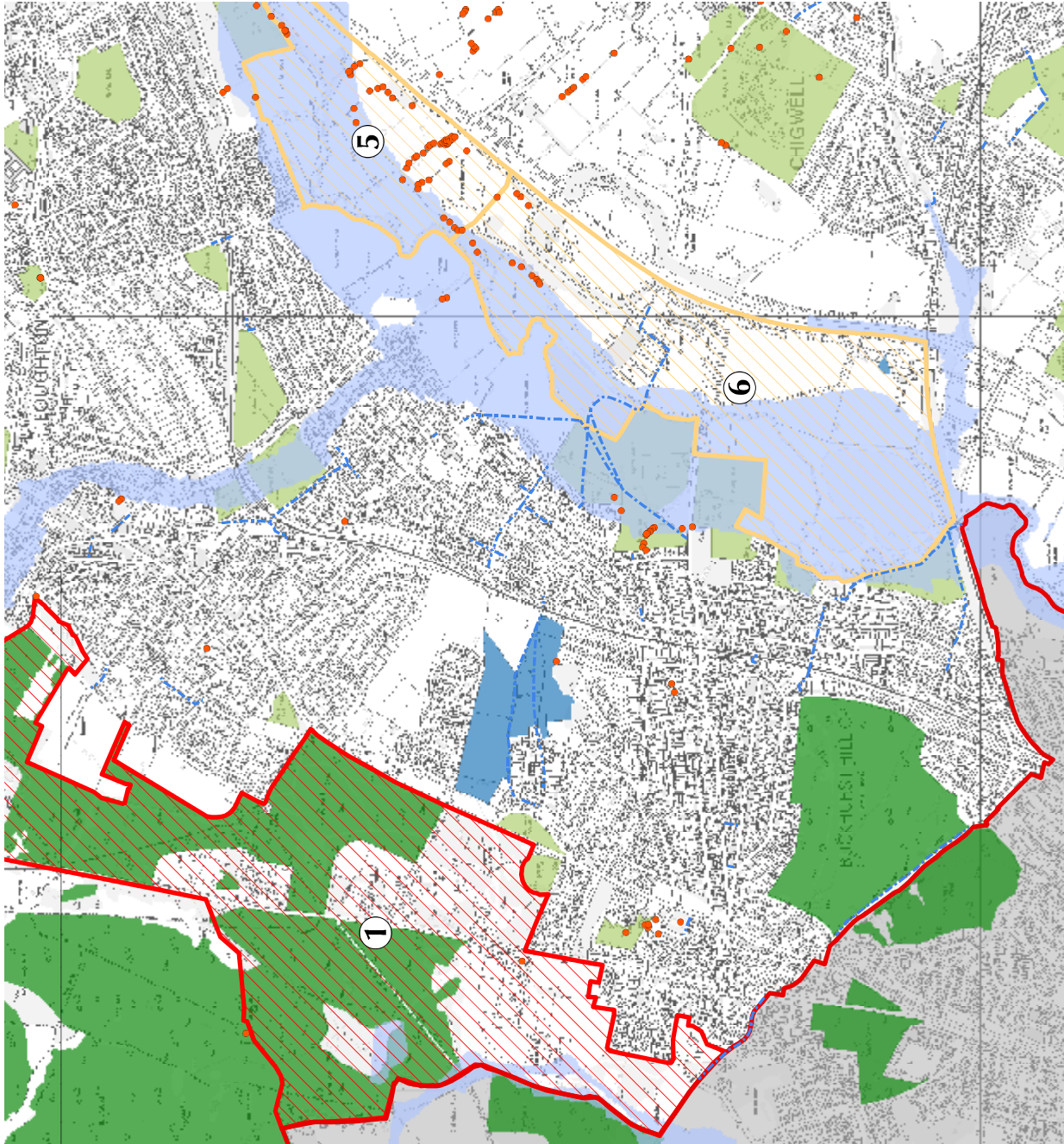
KEY

- Sensitive Historic Landscape: Pre 18th Century Fields
- Sensitive Woodland Area
- Sensitive Recreational Route
- Veteran trees
- Floodplain
- Urban Greenspace Character

Sensitivity (See Section 9.5 of the Report)

- High Sensitivity
- Moderate Sensitivity
- Landscape Setting Area

Study Area



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Figure 9.4c
Loughton/Buckhurst Hill/Theydon Bois c -
Landscape Sensitivity

- There is a wide floodplain along the River Roding within the eastern fringes of Loughton and Buckhurst Hill and two smaller floodplains to the north, one within the northern fringes of Loughton and the other within the eastern fringes of Theydon Bois.

Sensitivity of Landscape Setting Areas

9.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:

Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low
1																			High
2																			Moderate
3																			Moderate
4																			Moderate
5																			Moderate
6																			Moderate

9.6 Key Opportunities for Growth

9.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

9.7 Contribution to Green Belt

9.7.1 In line with methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Loughton/Buckhurst Hill/Theydon Bois makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt Purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 9.2 above and Figures 9.1a, 9.1b and 9.1c	Landscape Setting Areas					
		1	2	3	4	5	6
Contribution to openness of Green Belt?	The setting of Loughton, Buckhurst Hill and Theydon Bois has a mixture of open and enclosed character. The landscape setting to the north, east and south of the settlements encompasses built elements, including the M11 and M25 motorway corridor to the north and east and scattered pockets of buildings. There is a high degree of visual enclosure to the west, provided by woodland within Epping Forest, which limits views to and from the settlements to the west, and also to the south where Buckhurst Hill urban area continues into Redbridge district. Transient glimpsed views of the settlements within their settings are obtained from most sections of adjacent motorway corridors.	Major	Moderate	Moderate	Moderate	Major	Moderate
Green Belt Purposes	Summary Evaluation: Based on the Visual Character Information set out within Section 9.2 above and Figures 9.1a, 9.1b and 9.1c						
Checking unrestricted sprawl of large built up areas?	Despite proximity to Greater London to the south and scattered built elements, the landscape setting provides open land between areas of built development.	Moderate	Moderate	Moderate	Major	Moderate	Moderate
Preventing neighbouring towns from merging into one another?	Landscape elements such as the woodland within Epping Forest provide physical and visual separation between neighbouring towns. Although elements of built development are present within the setting, the overall character is predominantly rural.	Major	Major	Moderate	Major	Major	Major
Assisting in safeguarding the countryside from encroachment?	Built elements within the landscape setting such as motorway corridors, farmsteads, houses and industrial buildings encroach into the countryside. Overall, however, there is a predominant sense of openness.	Major	Major	Moderate	Moderate	Moderate	Moderate

<p>Preserving the setting and character of historic towns?</p>	<p>Not applicable.</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?</p>	<p>The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land.</p>	<p>Limited</p>	<p>Limited</p>	<p>Limited</p>	<p>Limited</p>	<p>Limited</p>	<p>Limited</p>

Contribution to Green Belt Objectives

9.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting to Loughton/Buckhurst Hill/Theydon Bois is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* An interconnected network of key pedestrian routes cross the landscape, connecting the settlement with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There are several areas of urban greenspace at the settlement edge;
- *To secure nature conservation interest:* There are several sites of nature conservation interest and areas of Ancient Woodland within the landscape setting to the settlements;
- *To retain land in agricultural, forestry and related uses:* A relatively high proportion of the land within the landscape setting of the settlements is under one of these uses.

10.0 SEWARDSTONE FRINGES

10.1 Overview

10.1.1 The small village of Sewardstone is situated within the southwestern corner of Epping Forest District, to the south of Waltham Abbey. Rammey Marsh Landscape Character Area (A4) provides the landscape setting for most of the village, with Lippett and Daws Hills Landscape Character Area (F4) abutting the northeastern and southeastern edges.

10.1.2 To the west of the village the landscape is characterised by land that rises steeply to the east towards Barn Hill and another steep hill at the north west edge of the village. Both hills are separated by a tributary to the River Lee. This steep land is overlain by a patchwork of fields which are delineated by mature hedgerows and interspersed with occasional small woodland blocks. Smaller-scale fields, which are interspersed with ponds, form the landscape setting to the south, where the land rises to a small hill near Picks Farm.

10.1.3 Along the western edge of the settlement edge the village is lined by small fields, however the large imposing built form of King George's Reservoir (within the adjacent district) dominates the landscape setting within the south-western edge of the village. To the north of the village arable farmland managed by Gunpowder Park provides the setting and is again sloping gradually to the east.

10.2 Visual Character

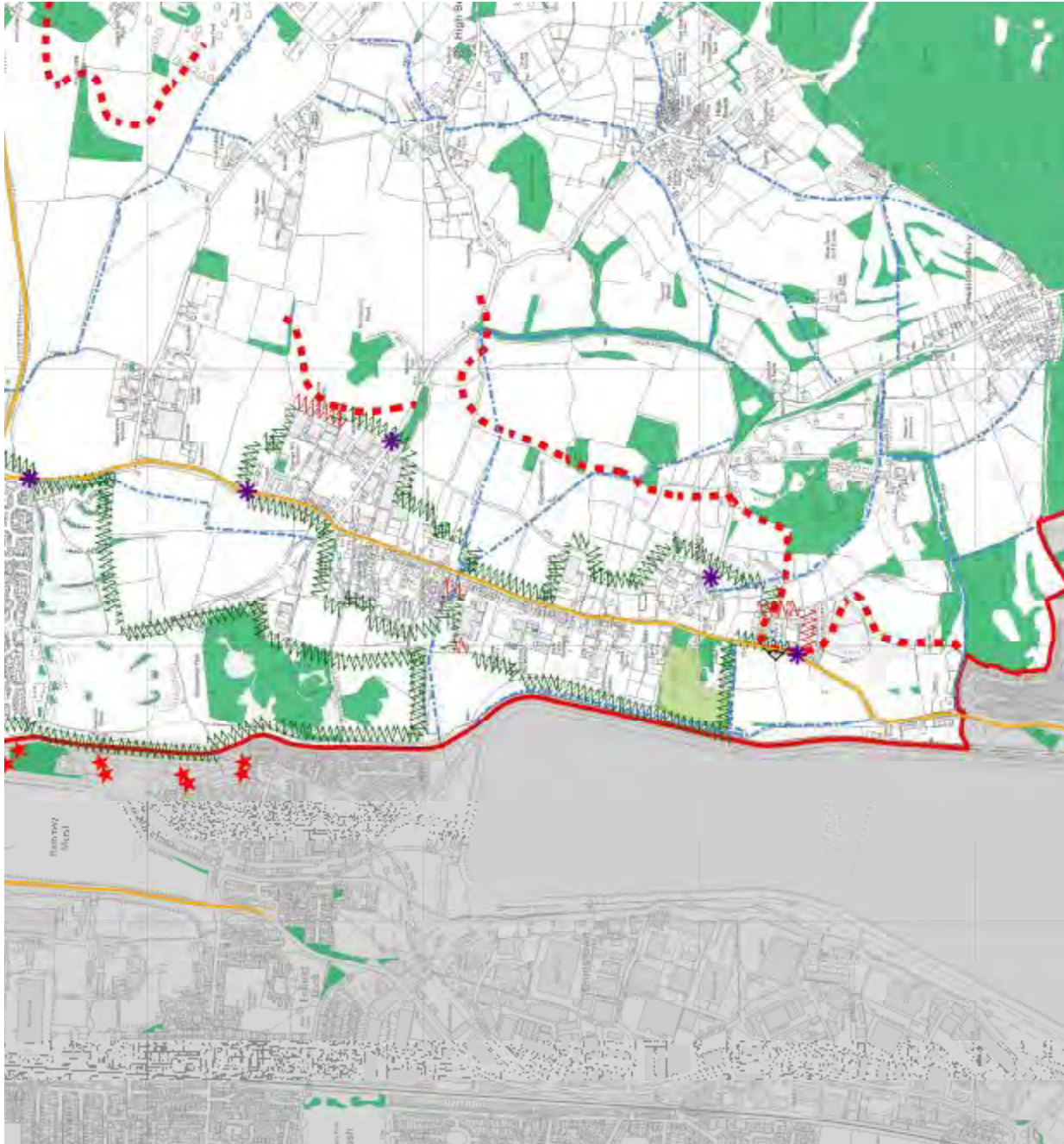
10.2.1 The analysis of key visual characteristics and attributes that contribute to variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes of Sewardstone are illustrated on **Figure 10.1** and described in summary below:

- The majority of the settlement edges are lined with mature hedgerows or trees, which create a soft, green edge;
- There are several pockets of harsh urban edge where there are gaps in the hedgerows, particularly surrounding farms and nurseries;
- There are no areas of urban greenspace at the fringes of Sewardstone;
- There are four urban gateways into Sewardstone, two of which are along the A112 corridor and two that are located along minor roads from the east. These urban gateways mark the transition between a predominantly rural landscape and built up area within the village;
- Sewardstone is connected to adjacent road corridors by the A112 corridor which runs north-south through the centre of the village;



KEY

- Existing Features**
- Visually Significant Slope
 - Major Woodland Block
- Analysis**
- Soft Green Urban Edge
 - Hard Exposed Urban Edge
 - Urban Greenspace Character
 - Urban Gateway
 - Visual Detractor
 - Key Traffic Route
 - Key Pedestrian Route
 - Key Short Distance View
 - Landscape Setting Area
 - Study Area



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Figure 10.1
Sewardstone -
Visual Character

- There are a few Public Rights of Way that are located at the edges of the village and the Lea Valley Walk recreational path runs east west through the centre of the village;
- There are several medium sized blocks of woodland to the east and some to the west of the village which partially limit views to the settlement edges.
- To the east of the village, the land that slopes upwards has been identified as a visually significant slope.

10.3 Historic Character

10.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Sewardstone is illustrated on **Figure 10.2** and described in summary below:

- Within the southeastern setting of Sewardstone there are several large blocks of Ancient Woodland (forming part of Epping Forest) with a couple of smaller blocks closer to the western fringes of Sewardstone;
- There are many medium sized areas of pre 18th Century fields surrounding Sewardstone, many of which are situated at some distance from the eastern edge of the settlement;
- There is one medium sized area of 18th to 19th Century Enclosure to the north of Sewardstone;
- Several of the fields within the landscape setting of Sewardstone have suffered post 1950's boundary loss;
- There is a scattering of small Modern fields post 1950 surrounding Sewardstone; and
- There are small pockets of veteran trees within the eastern setting of the village.

10.4 Designated Environmental Constraints

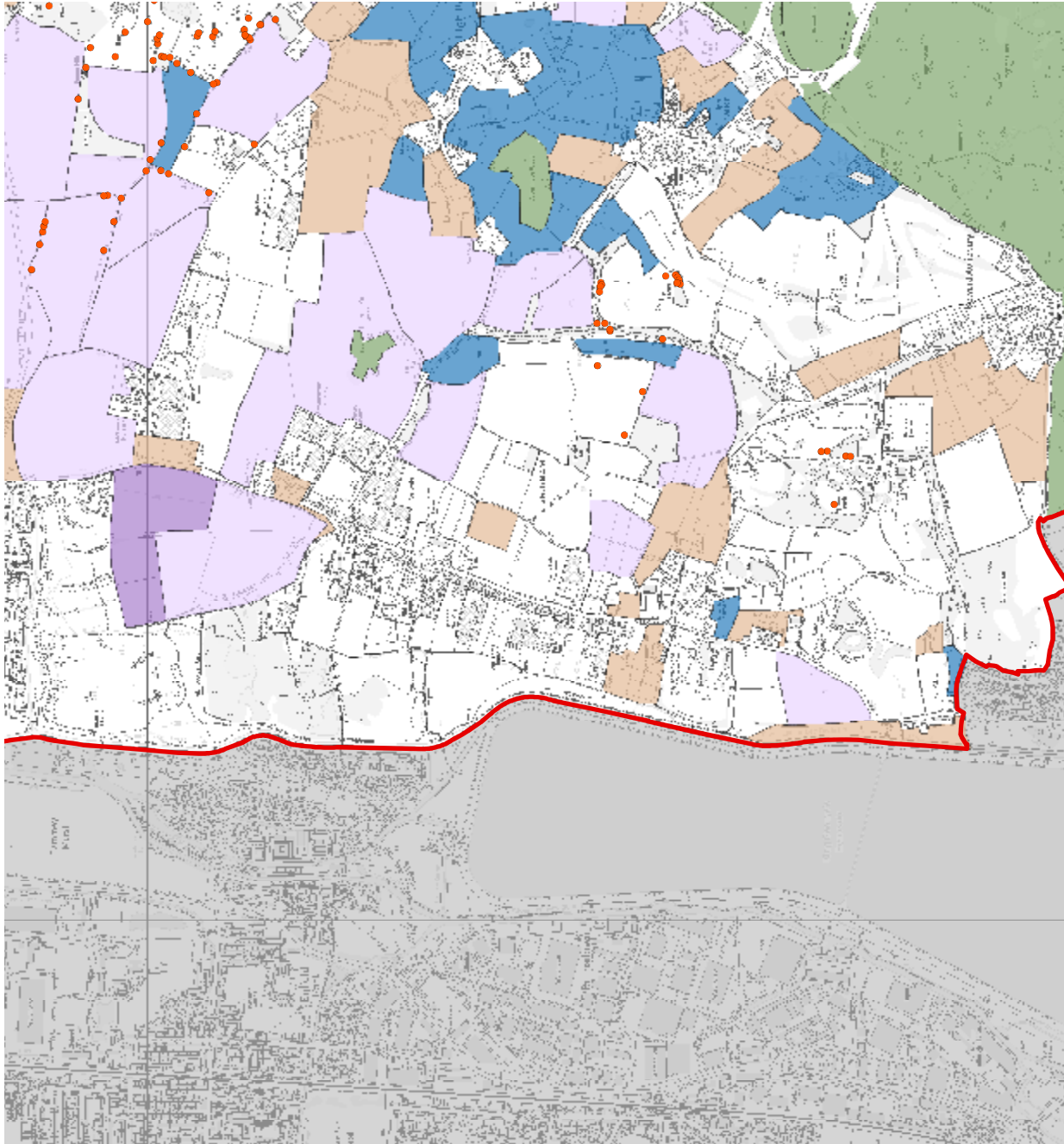
10.4.1 The analysis of the critical and less critical environmental designations within Sewardstone fringes related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figure 10.3**, and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

Critical Constraints

- There is one small Scheduled Monument at High Beach to the east of Sewardstone which is the site of a heavy anti-aircraft gun at Lippitts Hill;
- To the south and west of Sewardstone there are several large areas of SSSI, covering Epping Forest and the corridor of the Lee Valley;



- KEY**
- Ancient Woodland (pre 1600)
 - Veteran trees
 - Pre 18th century fields
 - 18th to 19th century enclosure
 - Historic fields with boundary lost
 - Modern fields; post 1950
 - No data / Unclassified
 - Study Area



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Figure 10.2
Sewardstone -
Historic Landscape Analysis

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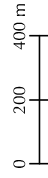
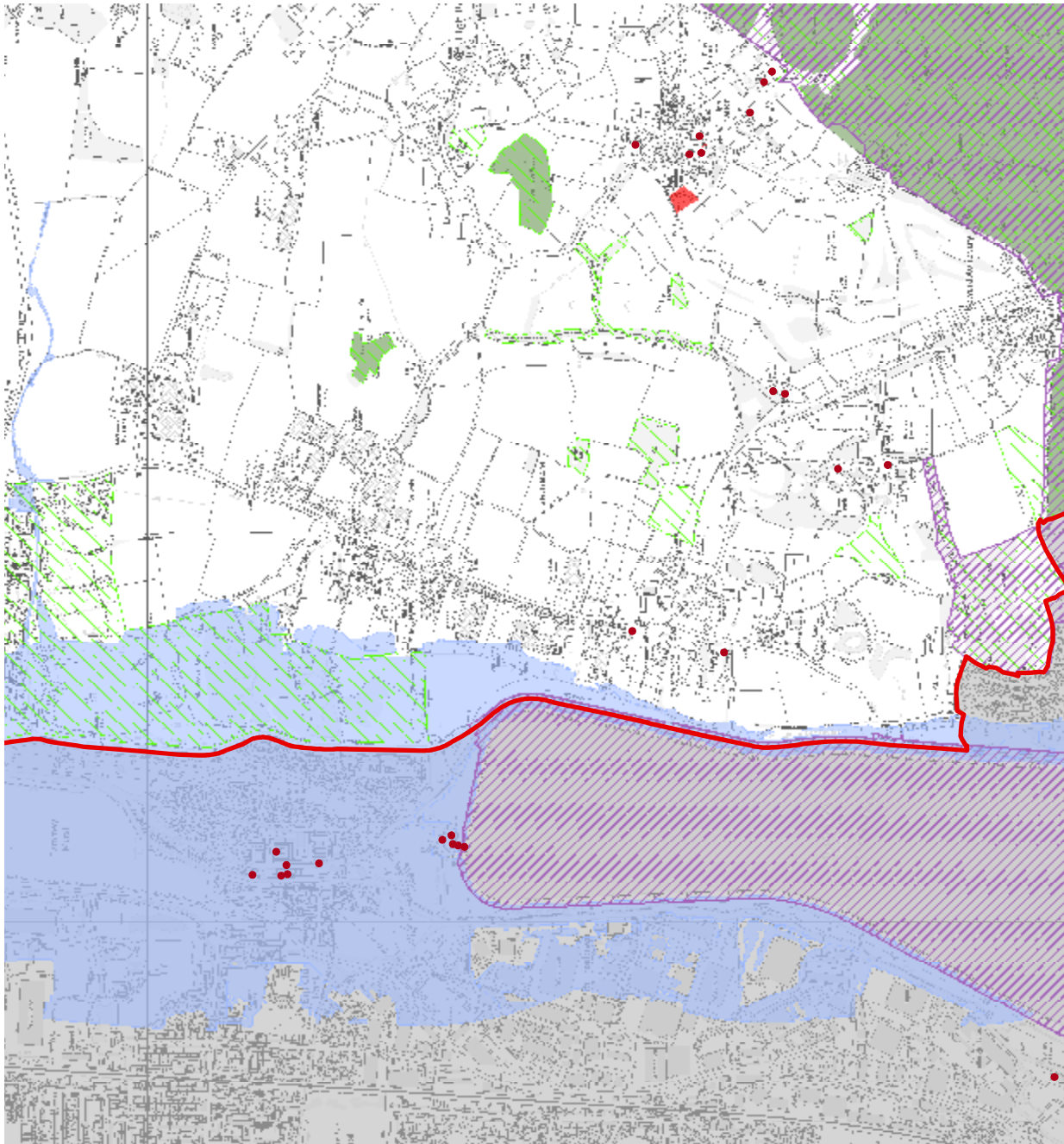
KEY

Critical Constraints

-  Ancient Woodland
-  Indicative Floodplain
-  Listed Building
-  Scheduled Monument
-  Site of Special Scientific Interest (SSSI)

Less Critical/Moderate Constraints

-  Local Wildlife Sites
-  Study Area



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Figure 10.3
 Sewardstone - Designated Environmental Constraints

- There is a vast area of floodplain which follows the path of the River Lee Navigation running north-south to the west of Sewardstone; and
- Epping Forest forms a large block of Ancient Woodland to the southeast of Sewardstone. In addition there are two smaller blocks of Ancient Woodland to the east of the town including Aldergrove Wood and Thompson's Wood.

Moderate Constraints

- There are several Local Wildlife Sites scattered to the southwest and west of Sewardstone, some in close proximity to the fringes of the settlement.

10.5 Landscape Sensitivity

10.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Sewardstone are shown on **Figure 10.4** and described in summary below:

- There are a few small patches of pre 18th century fields within the eastern and southern fringes of the village and one larger area of 18th to 19th century enclosure within the northern fringes which constitutes a sensitive historic landscape;
- There is one area of urban greenspace character on the western edge of the settlement which contributes to landscape character;
- There are several blocks of woodland within the eastern fringes of the village which contribute toward landscape character;
- There are some Veteran trees located within the south eastern fringes of the village which contribute to the historic character of the area;
- There are a few sensitive recreational routes within the fringes of the settlement contributing to the presence of pedestrians and cyclists; and
- To the west of the village, the floodplain of the River Lee abuts the western edge of the village.

Sensitivity of Landscape Setting Areas

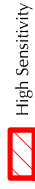
10.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:



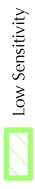
KEY

- 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 10.5 of the Report)



High Sensitivity



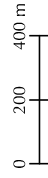
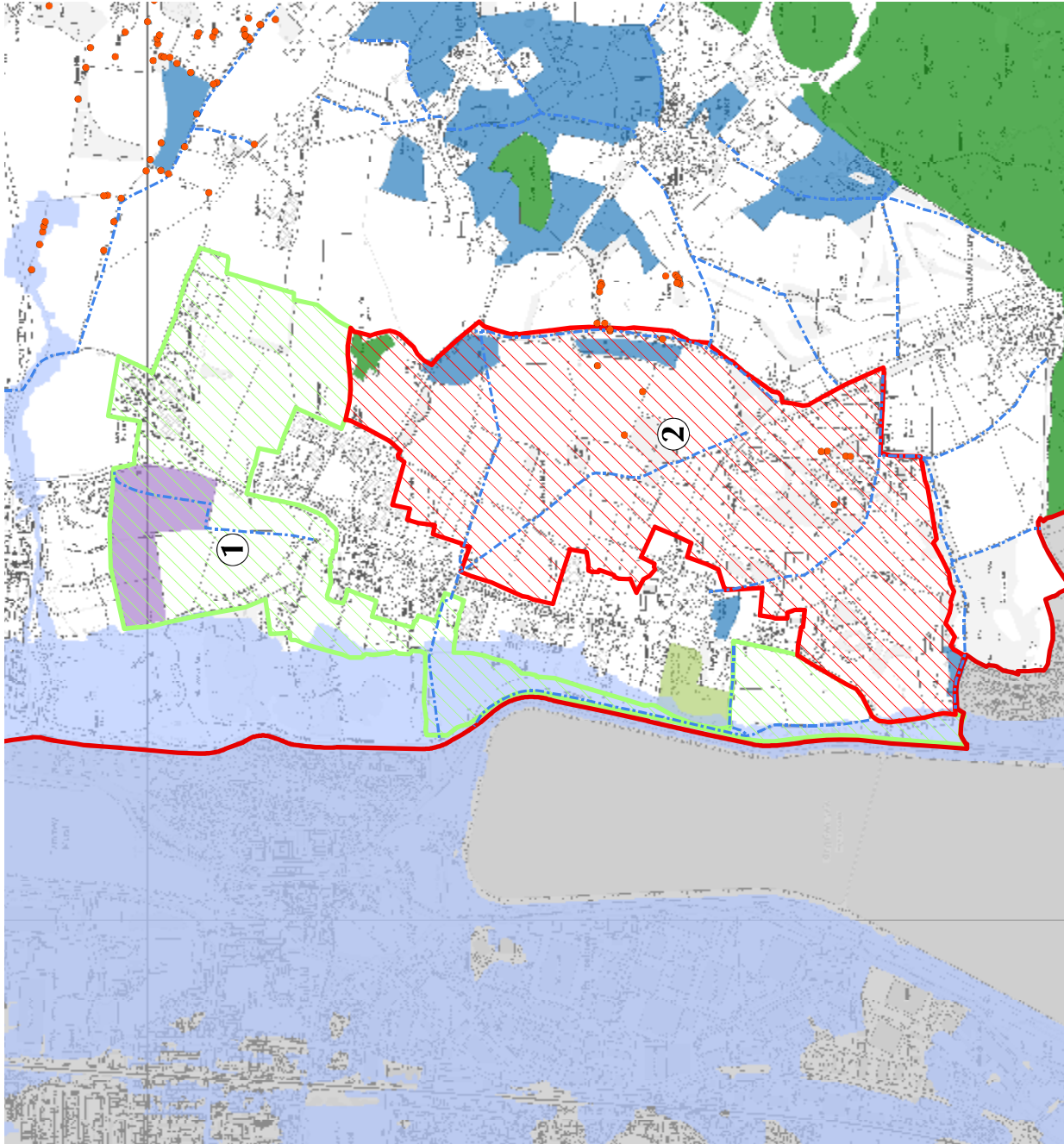
Low Sensitivity



Landscape Setting Area



Study Area



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Figure 10.4
Sewardstone -
Landscape Sensitivity

Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	
1																			Low
2																			High

10.6 Key Opportunities for Growth

10.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

10.7 Contribution to Green Belt

10.7.1 In line with methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Sewardstone makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt Purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 10.2 above and Figure 10.1	Landscape Setting Areas	
		1	2
Contribution to openness of Green Belt?	The setting is considered to be semi-enclosed, with built elements including scattered farmsteads, glasshouses associated with nurseries and houses. There is a high degree of visual enclosure to the west, south and parts of the east due to settlements, the reservoir and woodland. To the north, however the north eastern setting to the village is more open within views from the north-east. Some transient views of the settlement can be glimpsed from surrounding road corridors.	Moderate	Moderate
Green Belt Purposes	Summary Evaluation: Based on the Visual Character Information set out within Section 10.2 above and Figure 10.1		
Checking unrestricted sprawl of large built up areas?	The eastern setting of the village is at distance from large built up areas, however the western edge is within relatively close proximity to urban areas within Enfield District. Despite this, the western setting is predominantly open.	Moderate	Major
Preventing neighbouring towns from merging into one another?	The landscape setting is predominantly rural, despite the presence of some built elements.	Major	Major
Assisting in safeguarding the countryside from encroachment?	The landscape setting is predominantly rural, despite the presence of some built elements.	Moderate	Moderate
Preserving the setting and character of historic towns?	Not applicable.	Not applicable	Not applicable

<p>Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?</p>	<p>The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land.</p>	<p>Limited</p>	<p>Limited</p>
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Contribution to Green Belt Objectives

10.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting to Sewardstone is considered to play a role in fulfilling the following objectives:

- *To secure nature conservation interest:* There are several Local Wildlife Sites and areas of Ancient Woodland within or in close proximity to the landscape setting of the village; and
- *To retain land in agricultural, forestry and related uses:* A relatively high proportion of the land within the landscape setting of the settlements is under one of these uses.

11.0 NORTH WEALD BASSETT & NORTH WEALD AIRFIELD FRINGES

11.1 Overview

North Weald Bassett

- 11.1.1 North Weald Bassett is situated towards the centre of Epping Forest District, to the north-east of Epping and west of Chipping Ongar. The village is located within the North Weald Ridges and Valleys Landscape Character Area (F5)⁷. At the south-western tip of the village, the Lower Forest to Beachet Wood Landscape Character Area (D1) provides landscape setting to the settlement.
- 11.1.2 The southern fringe of the village is characterised by medium to large-scale, predominantly arable, gently undulating fields, which are lined in places with mature hedgerows, often containing hedgerow trees. At the south-eastern edge of the village, a relatively large golf course contributes a human influence to an otherwise predominantly rural landscape. The corridor of the Epping-Ongar railway crosses the southern fringe, lined along much of its route with mature deciduous trees.
- 11.1.3 Settlement within the village is split to the north by the corridor of the A414 main road. The northern landscape fringe of the village encompasses a patchwork of small, medium and large-scale arable fields, which are lined with mature hedgerows, often containing hedgerow trees. Outside the village, occasional farmsteads are scattered within the landscape.
- 11.1.4 The north-western fringe, to the south of the A414 road corridor encompasses a patchwork of small and large-scale arable fields, associated with farmsteads along Vicarage Lane. To the west of this (at distance from the settlement edge), North Weald golf course exerts a human influence over the otherwise, predominantly rural landscape within this area.
- 11.1.5 Landscape at the north-western edge of the village is dominated by the large, flat expanse of North Weald Airfield. The runway associated mown grassland and areas of hardstanding are surrounded by metal fences which separate this area physically and visually from adjacent areas of landscape setting. The Airfield also separates the North Weald Bassett (to the east) from the corridor of the M11 motorway, which runs north-south across the landscape to the west. At the south-western edge of the village a large block of mature deciduous woodland (Roughtalley's Wood) provides a sense of enclosure and forms the eastern extent of a broad

⁷ See Epping Forest Landscape Studies: Landscape Character Assessment, Chris Blandford Associates for Epping Forest District Council, July 2009.

swathe of woodland which extends to the west of the M11 within Landscape Character Area D1 (Lower Forest to Beachet Wood).

North Weald Airfield

- 11.1.6 North Weald Airfield is situated to the west of North Weald Bassett village within the North Weald Ridges and Valleys Landscape Character Area (F5)⁸. In the south-west, the Lower Forest to Beachet Wood Landscape Character Area (D1) provides landscape setting to the Airfield.
- 11.1.7 To the north, the tree lined corridor of Cripsey Brook abuts the edge of the Airfield. Beyond this the landscape encompasses a patchwork of medium scale, gently undulating arable fields dissected by the A414 road corridor, which runs east-west close to the edge of the Airfield.
- 11.1.8 The southern and western fringes of North Weald Airfield are bounded by the B181 Epping Road and the M11 motorway. To the north and west of these roads, the landscape comprises a mixture of arable fields, blocks of woodland and a relatively large golf course.
- 11.1.9 Along the south western fringes of the Airfield, the M11 motorway corridor runs north-south and dominates the landscape, introducing a source of noise and movement. At the north western fringes of the Airfield the predominantly rural landscape setting encompasses a farmstead and medium sized arable fields delineated by hedgerows.
- 11.1.10 Along the eastern edges of the Airfield the landscape is subject to further human influences in the form of North Weald Bassett village at its south-eastern edges and North Weald Golf Course to the north-east. Between the village edge and the golf course, the Airfield is fringed by arable fields.

11.2 Visual Character

North Weald Bassett

11.2.1 The analysis of key visual characteristics and attributes that contribute variations in to the overall character of the landscape as defined by 'Landscape Setting Areas' within the fringes of North Weald Bassett are illustrated on **Figure 11.1**, and described in summary below:

- The majority of the settlement edges of the village are lined with mature hedgerows or trees, which create a soft, green edge;

⁸ See Epping Forest Landscape Studies: Landscape Character Assessment, Chris Blandford Associates for Epping Forest District Council, July 2009.

- The northern edge of North Weald Bassett industrial estate (at the north-western edge of the village, to the south of the airfield) has a hard, exposed urban edge when viewed from the north, as a result of the large pre-fabricated warehouses. As a result, the industrial estate is also a visual detractor within the north-western fringe;
- Other small pockets of harsh urban edge occur where there are gaps in hedgerows;
- There are several areas of urban greenspace within the northern and southern fringes of the village, which generally encompass school playing fields or sports fields;
- There are four urban gateways, along the A414 and B181 road corridors, which mark the transition between the village and surrounding, predominantly rural landscape;
- The village is served by an interconnecting network of main road corridors. To the north of the settlement, the A414 provides access to the M11 motorway to the west and Chipping Ongar to the east. The B181 road corridor runs through the centre of the village, connecting North Weald Bassett with Epping to the south and the A414 to the north;
- The tower of North Weald church (to the north of the main area of settlement) is a landmark within short-distance views from fields to the north;
- There is a comprehensive network of public footpaths within the setting of the village. These connect with other footpaths to the north and south of the village, including the Essex Way and Stort Valley Way National Trails (to the south and north respectively);
- As a result of the predominantly intact network of hedgerows lining fields within the setting of the village and the gently undulating topography of the landscape, there are no key long distance views;
- Key short distance views of settlement edges from footpaths and road corridors can be gained from a few locations, however these are also limited by mature hedgerows and hedgerow trees; and
- To the south of North Weald village, large blocks of woodland (including High Wood and Birching Coppice) provide a sense of distant enclosure and limit views of adjacent landscapes to the south.

North Weald Airfield

11.2.2 The analysis of key visual characteristics and attributes that contribute variations in to the overall character of the landscape as defined by 'Landscape Setting Areas' within the fringes of North Weald Airfield are illustrated on **Figure 11.1**, and described in summary below:

- The majority of the Airfield is lined by hedgerows and trees that form a soft green edge;
- Some stretches along the south-eastern edges of the Airfield have a hard exposed urban edge. Here, the Airfield abuts North Weald Bassett industrial estate, with no soft landscaping between them. Along the south-eastern edge there is also a lack of vegetation

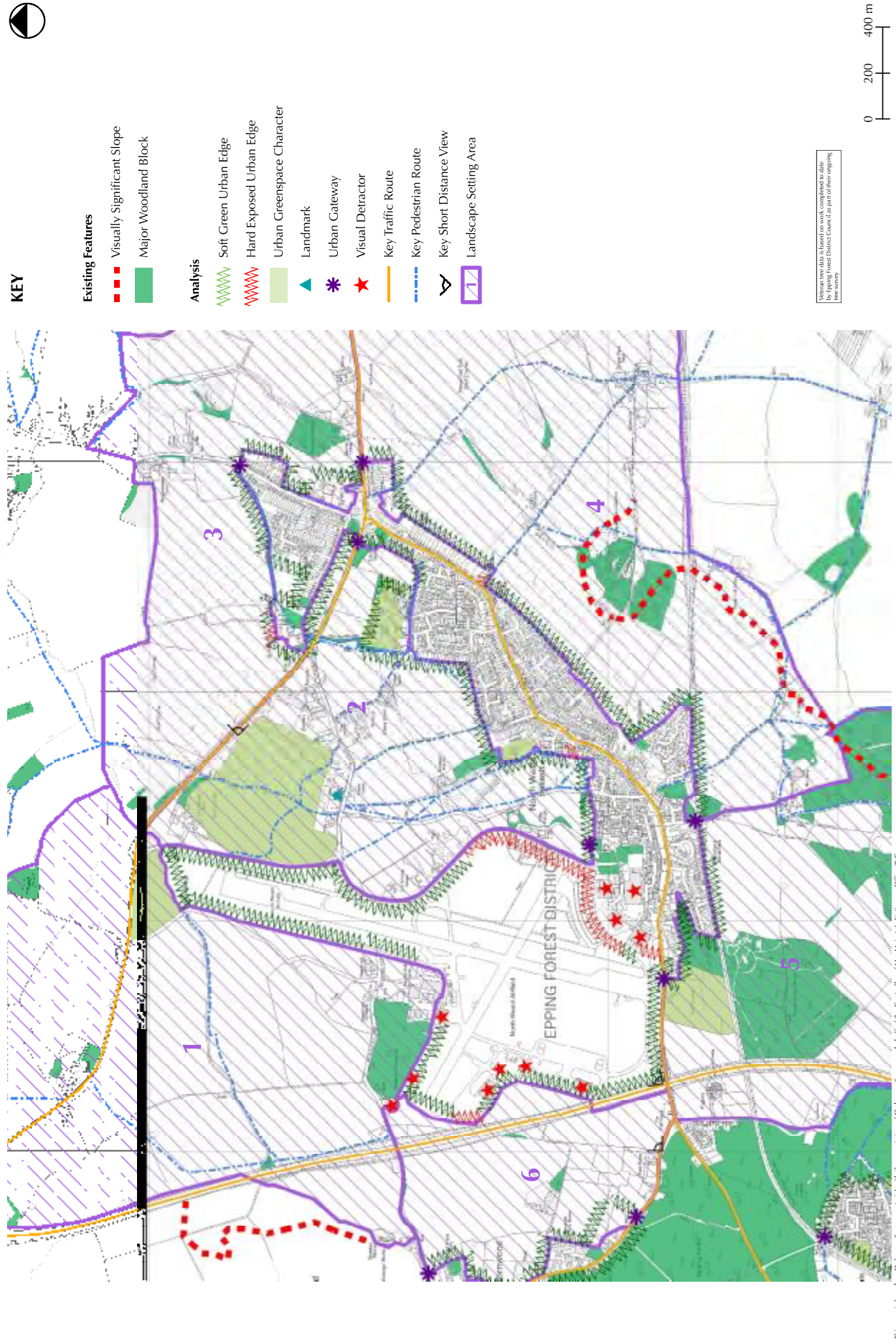


Figure 11.1 North Weald Bassett and North Weald Airfield - Visual Character

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resulting in a hard exposed urban edge. Likewise, a hard exposed urban edge is visible along a short stretch of the western edge where there is a gap in the hedgerow;

- There are two areas of urban greenspace within the fringes of North Weald Airfield, comprising playing fields to the north and a golf course to the northeast;
- Access to the Airfield is provided along Merlin Way which lines the eastern edge and is accessible from the B181 Epping Road to the south and the A414 to the north;
- There is an interconnected network of Public Rights of Way at the eastern edge of the Airfield and a few to the north west, some of which are situated in close proximity to the edge of the Airfield. None of the footpaths enter into the vicinity of the Airfield, the boundaries of which are lined by fencing. These footpaths also connect with other footpaths to the north and south of the village, including the Essex Way and Stort Valley Way National Trails;
- The presence of hedgerows and trees restrict long distance views of the Airfield;
- Short distance views of the Airfield can be gained from certain locations along Woodside Road to the west of the M11 motorway and also from parts of the M11 motorway corridor itself where it is raised on embankments; and
- To the south, large blocks of woodland within Epping Forest limit views to landscapes to the south and provide a sense of enclosure. The M11 motorway which stretches along the western edge of the Airfield also provides some visual and physical enclosure from the landscape to the west.

11.3 Historic Character

North Weald Bassett

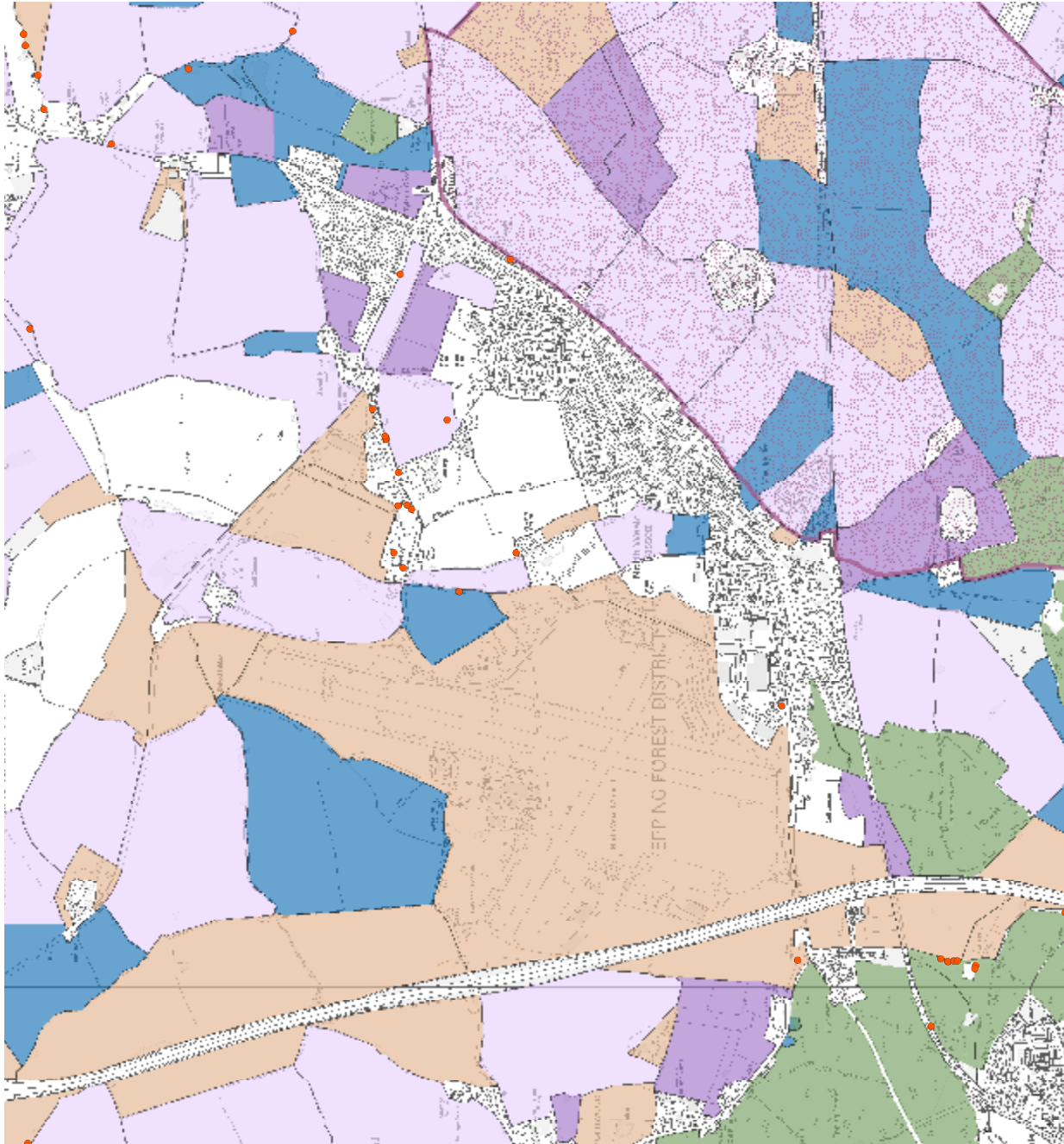
11.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of North Weald Bassett is illustrated on **Figure 11.2** and described in summary below:

- With the exception of the North Weald Airfield to the west of North Weald Bassett and blocks of woodland to the south west, the majority of fields within the southern fringe have suffered loss of historic boundaries (varying in size from small to large, irregular fields);
- There is a scattering of pre 18th Century fields at the northeastern and southwestern edges of North Weald Bassett, varying in size from small to large fields;
- There are some small areas of 18th to 19th Century enclosure at the northern and southern edges of North Weald Bassett;
- There is a scattering of small areas of post 1950s modern fields to the east of North Weald Bassett, and some large modern fields to the north west. The Historic Landscape Character

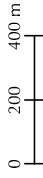


KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- Ancient Landscape
- 18th to 19th century enclosure
- Historic fields with boundary lost
- Modern fields; post 1950
- No data / Unclassified



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Figure 11.2
North Weald Bassett and North Weald Airfield-
Historic Landscape Analysis

data classifies North Weald Airfield as post 1950s, modern fields, however the airfield was established in the early part of the 20th Century and is still a working airfield;

- The majority of woodland lies to the south west of North Weald Bassett in medium to large blocks, the majority of which are Ancient Woodland including High Wood and Roughtalleys Wood with the exception of Wintry Wood. There is also a small block of Ancient Woodland to the north east of the North Weald Bassett (Reynkyns Wood);
- There are a few veteran trees scattered within the northern and southern landscape settings of the settlement; and
- The southeastern setting of the village is an ancient landscape which encompasses the former radio station site.

North Weald Airfield

11.3.2 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of North Weald Airfield is illustrated on **Figure 11.2** and described in summary below:

- Several medium sized fields that have suffered historic boundary loss to the west, north and east of the Airfield;
- There is a large area of pre 18th Century fields on the north-western fringe of the Airfield and a smaller area to the east;
- There are some small areas of 18th to 19th Century enclosure to the south of the Airfield;
- The Airfield itself and some surrounding fields to the north, south, east and west are classed as modern fields post 1950s;
- Large woodland blocks to the south of the Airfield including parts of Epping Forest and Roughtalleys Wood are designated as Ancient Woodland; and
- There is a scattering of veteran trees at the southwestern and northeastern edges of the Airfield.

11.4 Designated Environmental Constraints

11.4.1 The analysis of the critical and less critical environmental designations within North Weald Bassett and North Weald Airfield edges related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figure 11.3**, and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

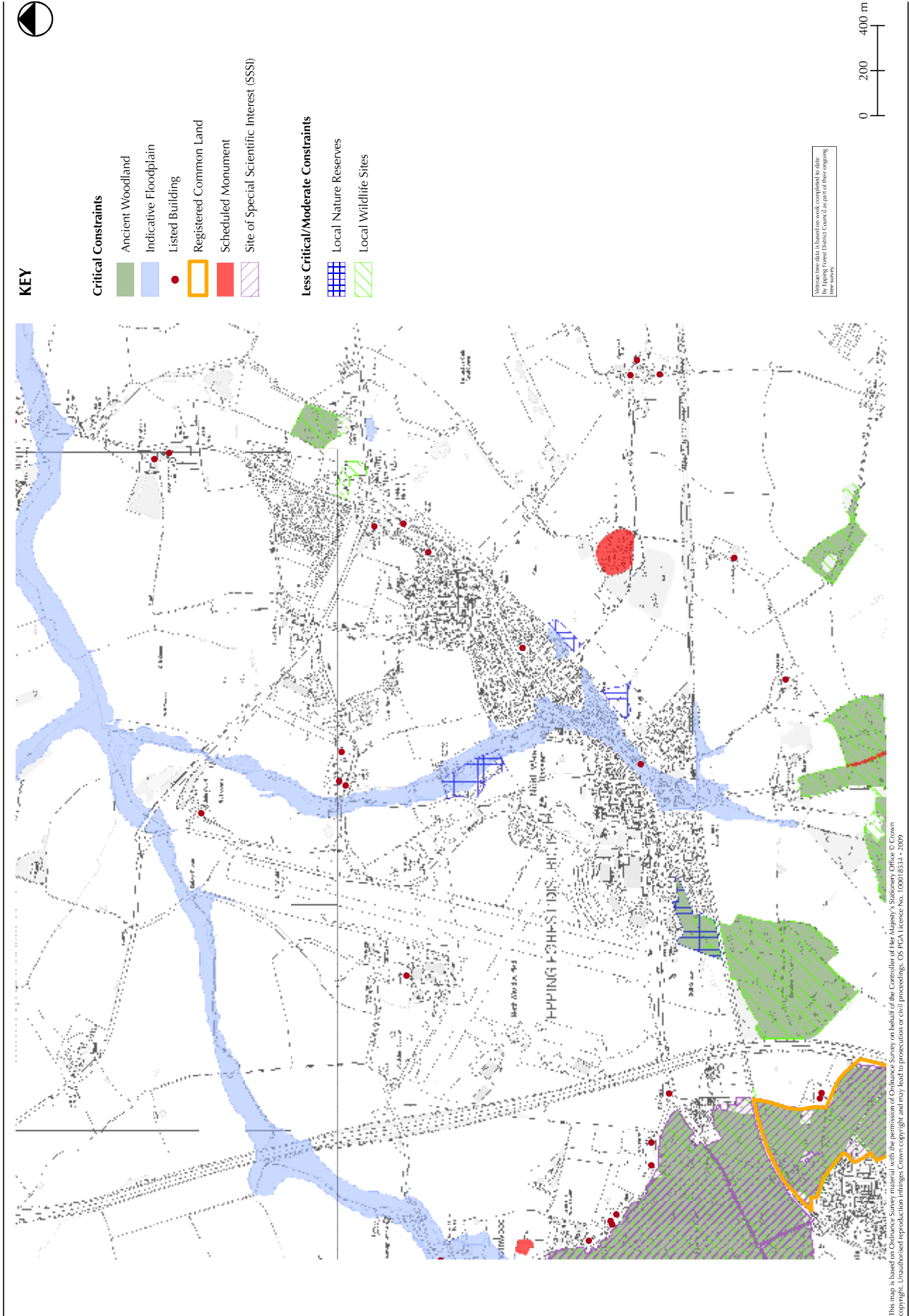


Figure 11.3
 North Weald Bassett and North Weald Airfield-
 Designated Environmental Constraints

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 LANDSCAPE SENSITIVITY STUDY

Critical Constraints

- There is one Scheduled Monument to the east of North Weald Bassett, encompassing the site of the former Ongar radio station;
- There is a scattering of listed buildings within North Weald Bassett village and throughout the surrounding area (in particular concentrated along Woodside Road to the southwest of North Weald Airfield);
- There are two areas of floodplain within the vicinity of the settlement and the Airfield, one which runs north-south across the settlement encompassing the course of Shonks Brook and the other which runs southwest to northeast encompassing the course of the Cripsey Brook north of the Airfield;
- There is one area of Registered Common Land to the south of North Weald Airfield situated within Epping Forest; and
- There are several areas of Ancient Woodland that surround North Weald Bassett and North Weald Airfield, including Reynkyns Wood, Roughtalleys Wood (which touches the edge of the settlement), High Wood and a large part of Epping Forest to the southwest of the Airfield.

Moderate Constraints

- There are several County Wildlife Sites within the southern fringes of the North Weald Bassett village and North Weald Airfield (including Roughtalleys Wood, High Wood and Epping Forest) and one to the northwest (Reynkyns Wood); and
- There are four Local Nature Reserves within the landscape setting of the village and Airfield.



11.5 Landscape Sensitivity

11.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of North Weald Bassett and North Weald Airfield are shown on **Figure 11.4** and described in summary below:




- There are significant patches of sensitive historic landscape at the north-eastern and western edges of the village, which encompass patches of surviving pre 18th Century and 18th-19th century fields and a large area of Ancient Landscape to the south of the village. Also to the west and east of North Weald Airfield sensitive areas of historic landscape comprise surviving pre 18th Century and 18th-19th century fields;
- Five areas with urban greenspace character provide accessible areas for sport and recreation, whilst also contributing to the landscape character of the area;




KEY

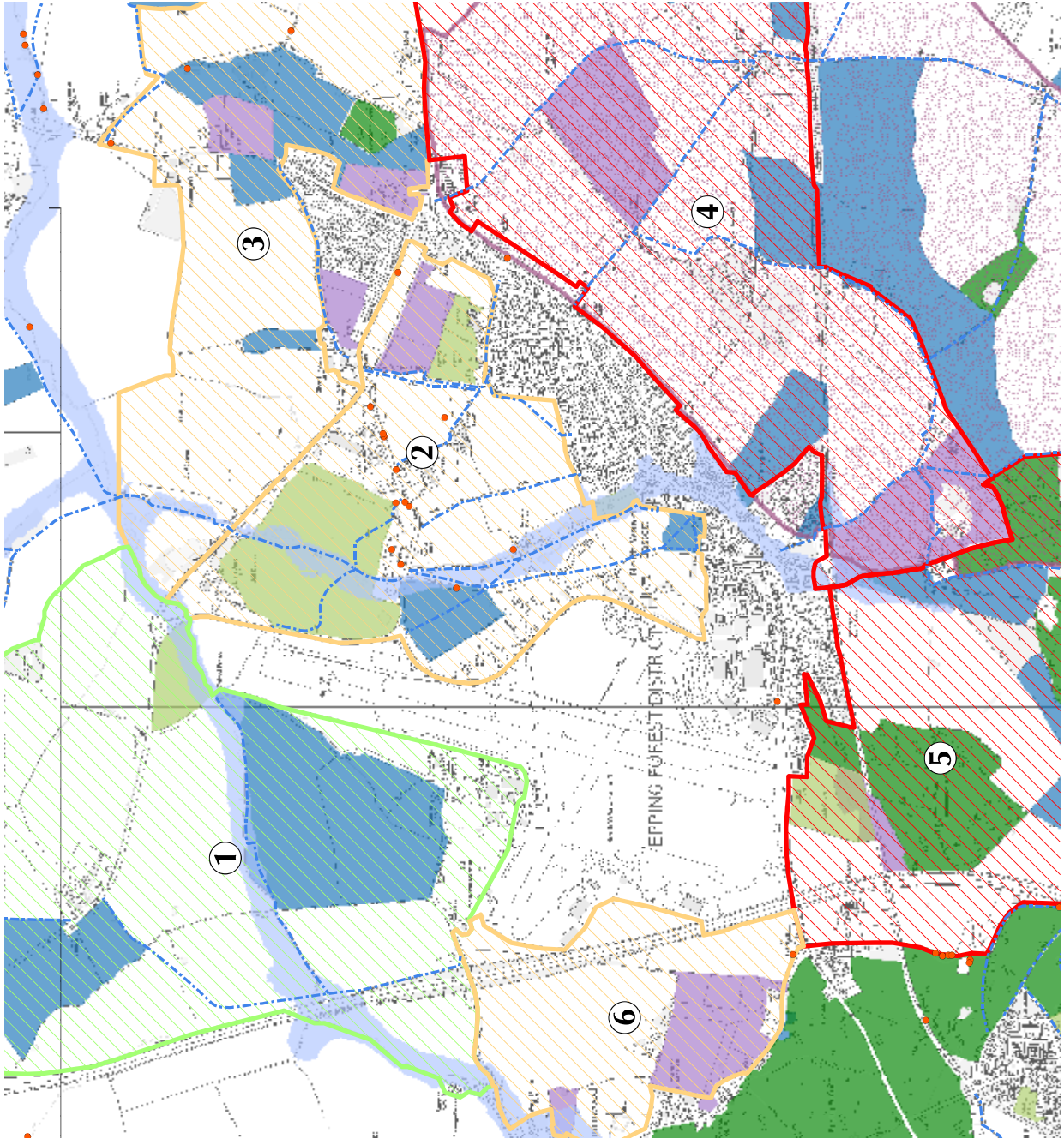
-  Sensitive Historic Landscape: Pre 18th Century Fields
-  Sensitive Historic Landscape: 18th - 19th Century Enclosure
-  Sensitive Woodland Area
-  Sensitive Recreational Route
-  Veteran trees
-  Floodplain
-  Urban Greenspace Character
-  Ancient Landscape

Sensitivity (See Section 11.5 of the Report)

-  High Sensitivity
-  Moderate Sensitivity
-  Low Sensitivity

 Landscape Setting Area

Historic aerial data has been used to complete the data for the Ancient Landscape as part of the survey.



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LANDSCAPE SENSITIVITY STUDY

Figure 11.4
North Weald Bassett and North Weald Airfield-
Landscape Sensitivity

CHRIS BLANDFORD ASSOCIATES
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December 2009

- There are five sensitive woodland areas within the fringes, which are significant elements within the local landscape. Several of these are defined as Ancient Woodland and County Wildlife Sites, highlighting their importance as wildlife and nature conservation assets;
- An interconnected network of public footpaths creates sensitive recreational routes within the fringes of the village and Airfield. These provide access for pedestrians and cyclists throughout the area; and
- Two floodplains run through the landscape setting of the village and Airfield.

Sensitivity of Landscape Setting Areas

11.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:

North Weald Bassett Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low
1																			Low
2																			Moderate
3																			Moderate
4																			High
5																			High
6																			Moderate

11.6 Key Opportunities for Growth

11.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

11.7 Contribution to Green Belt

11.7.1 In line with methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of North Weald Bassett makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt Purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 11.2 above and Figure 11.1	Landscape Setting Areas					
		1	2	3	4	5	6
Contribution to openness of Green Belt?	The setting of North Weald Bassett and North Weald Airfield is considered to be semi-enclosed. There are generally few areas of built development, other than scattered, isolated farmsteads. There is a high degree of visual enclosure to the south, provided by woodland within Epping Forest, which limits views from and to Epping to the southwest. Only transient, glimpsed views of the settlement and Airfield are obtained from most sections of adjacent road corridors.	Moderate	Moderate	Moderate	Major	Moderate	Moderate
Green Belt Purposes	Summary Evaluation: Based on the Visual Character Information set out within Section 11.2 above and Figure 11.1						
Checking unrestricted sprawl of large built up areas?	The landscape settings of North Weald Bassett and the Airfield are situated at distance from large built up areas.	Major	Major	Major	Major	Major	Major
Preventing neighbouring towns from merging into one another?	There is little built development other than scattered farmsteads and North Weald Airfield. The setting to both the village and the Airfield is predominantly rural. The landscape setting area to the west of North Weald Airfield however is close to Thornwood but there is little built development between these two areas. An area of predominantly rural landscape also provides separation between the southern edges of the village and Airfield and the edges of the town of Epping to the south-west.	Major	Limited	Major	Major	Major	Moderate

Assisting in safeguarding the countryside from encroachment?	There is little built development other than scattered farmsteads and the M11 motorway which encroach into the countryside.	Moderate	Limited
		Moderate	Limited
		Moderate	Limited
		Major	Limited
		Moderate	Limited
		Moderate	Limited
		Moderate	Limited
Preserving the setting and character of historic towns?	Not applicable.	Not applicable	Limited
		Not applicable	Limited
Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?	The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land.	Not applicable	Limited
		Not applicable	Limited
		Not applicable	Limited
		Not applicable	Limited
		Not applicable	Limited
		Not applicable	Limited
		Not applicable	Limited

Contribution to Green Belt Objectives

11.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting to North Weald Bassett and North Weald Airfield is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* There are several key pedestrian routes which cross the landscape, connecting the settlement with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There are two areas of urban greenspace at the settlement edge;
- *To secure nature conservation interest:* There are several sites of nature conservation interest and areas of Ancient Woodland within the landscape setting to the settlements; and
- *To retain land in agricultural, forestry and related uses:* A relatively high proportion of the land within the landscape setting of the settlements is under one of these uses.

12.0 CHIPPING ONGAR/HIGH ONGAR FRINGES

12.1 Overview

12.1.1 Chipping Ongar and High Ongar settlements are situated within the east of Epping Forest District. High Ongar is situated to the east of Chipping Ongar, within the Middle Roding River Valley Landscape Character Area (B3). This Landscape Character Area also provides the eastern landscape setting to Chipping Ongar. To the north of Chipping Ongar, Magdalen Laver and Moreton Ridges and Valleys Landscape Character Area (F6) provides the landscape setting, whilst Stapleford Tawney and Stanford Rivers Wooded Ridges and Valleys Landscape Character Area abuts the western edge of the town.

12.1.2 The landscape setting to the north of Chipping Ongar and High Ongar consists of large agricultural (predominantly arable) fields which are generally delineated by hedgerows and occasionally punctuated by strips of woodland. Here, landscape slopes gently downwards towards the Cripsey Brook which meanders north-south through the landscape.

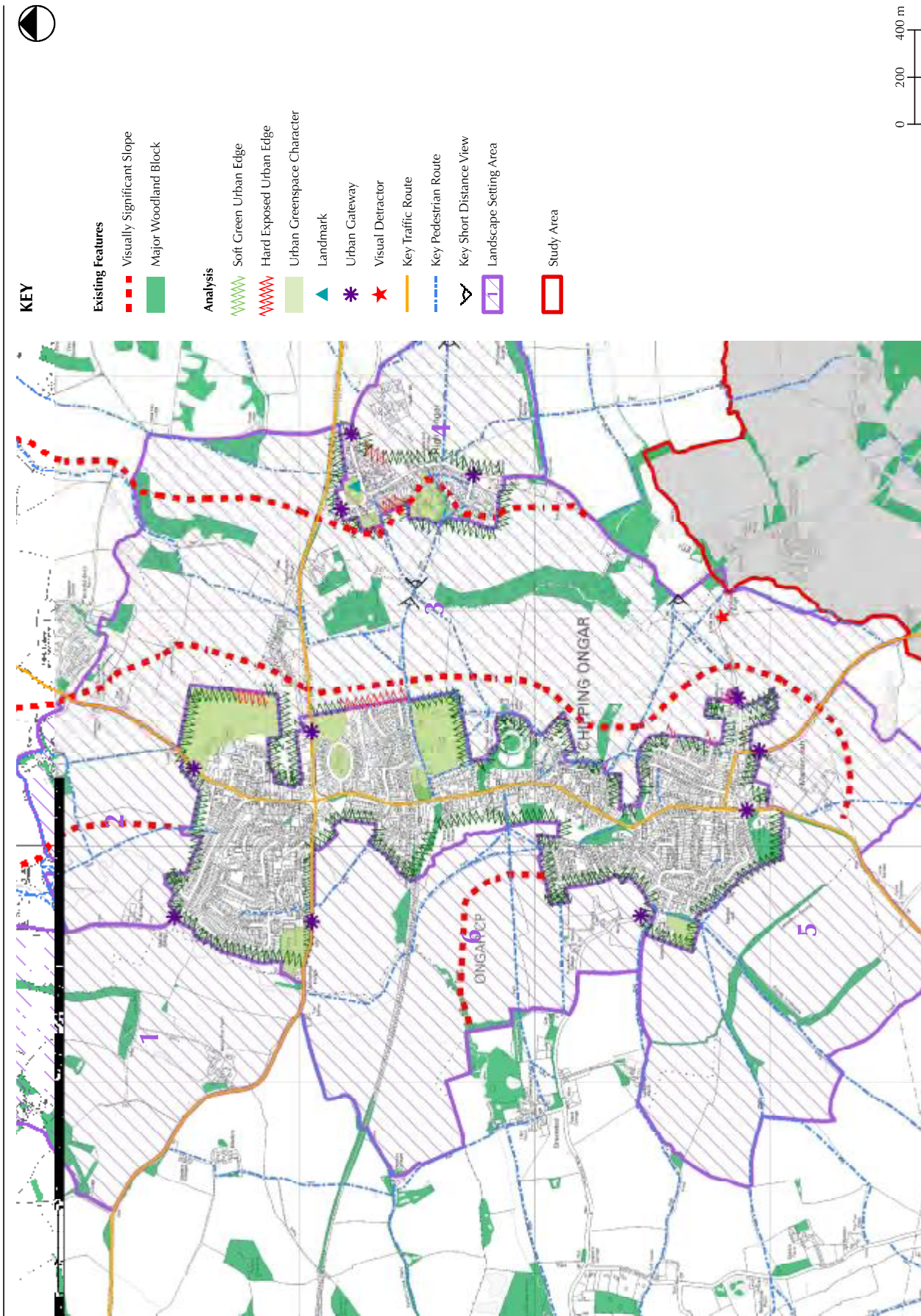
12.1.3 At the western edge of Chipping Ongar the landscape comprises an undulating patchwork of large fields that are bounded by hedgerows. Interspersed within this landscape are small streams, the tree lined Epping Ongar Railway and Greenstead Hall which is a recognisable built feature. The southern edge of Chipping is characterised by large agricultural fields delineated by hedgerows and interspersed with strips of woodland. The valley of the River Roding, which is lined in places by a thick strip of woodland, provides the landscape setting between Chipping Ongar and High Ongar.

12.1.4 The small village of High Ongar to the east is surrounded by a patchwork of undulating arable fields, small patches of woodland and the gently meandering corridor of the River Roding to the west.

12.2 Visual Character

12.2.1 The analysis of key visual characteristics and attributes that contribute to variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes of Chipping Ongar/High Ongar are illustrated on **Figure 12.1** and described in summary below:

- The majority of the settlement edges are lined with mature hedgerows or trees, which create a soft, green edge;



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Figure 12.1
Chipping Ongar/High Ongar -
Visual Character

- There are some small pockets of harsh urban edge where there are gaps in the hedgerows, at Chipping Ongar these are located along the western edge of the town and at High Ongar they are both on the eastern and the western edge of the village;
- There are several areas of urban greenspace within the fringes of Chipping Ongar which include school playing fields, sports grounds and recreational grounds;
- There are eight urban gateways set within the edges of Chipping Ongar, all of which signify the transition between town and predominantly rural landscape;
- There are three urban gateways within the edges of High Ongar which also signify the transition between village and predominantly rural landscape;
- Chipping Ongar is served by the main arterial routes of the A113, A128, A414 and the B184 that link the town to other settlements. High Ongar is situated in close proximity to the main road corridor of the A414;
- The site of Ongar Castle is raised upon a mound and provides panoramic views of the surrounding land, the site is marked only by mature deciduous trees but is a landmark site within short distance views across the area. Also, the church tower at High Ongar represents a landmark within views of the village;
- A row of pylons run across the Roding Valley (to the southwest of High Ongar and southeast of Chipping Ongar), to an electricity sub station at Hallsford Bridge, which are visually detracting vertical features;
- There are several Public Rights of Way within the setting of Chipping and High Ongar;
- In addition there are several recreational paths that pass through the area including the Essex Way and the Three Forests Way which enter the study area from the northeast, pass between High Ongar and Chipping Ongar, through the town of Chipping Ongar and westwards out of the study area and also St Peter's Way, which leads from Chipping Ongar to High Ongar and westwards;
- There are key short distance views of both settlements from the recreational paths between Chipping Ongar and High Ongar and of High Ongar from a Public Right of Way to the east of the village. Where glimpses of Chipping Ongar can be gained, views are of a treed settlement with the rooftops visible, as the village is built on rising land. From several locations, however, short distance views of both villages are restricted by mature hedgerows along road corridors and field boundaries; and
- There are medium sized strips of woodland scattered around both settlements which limit views towards the settlement edges.

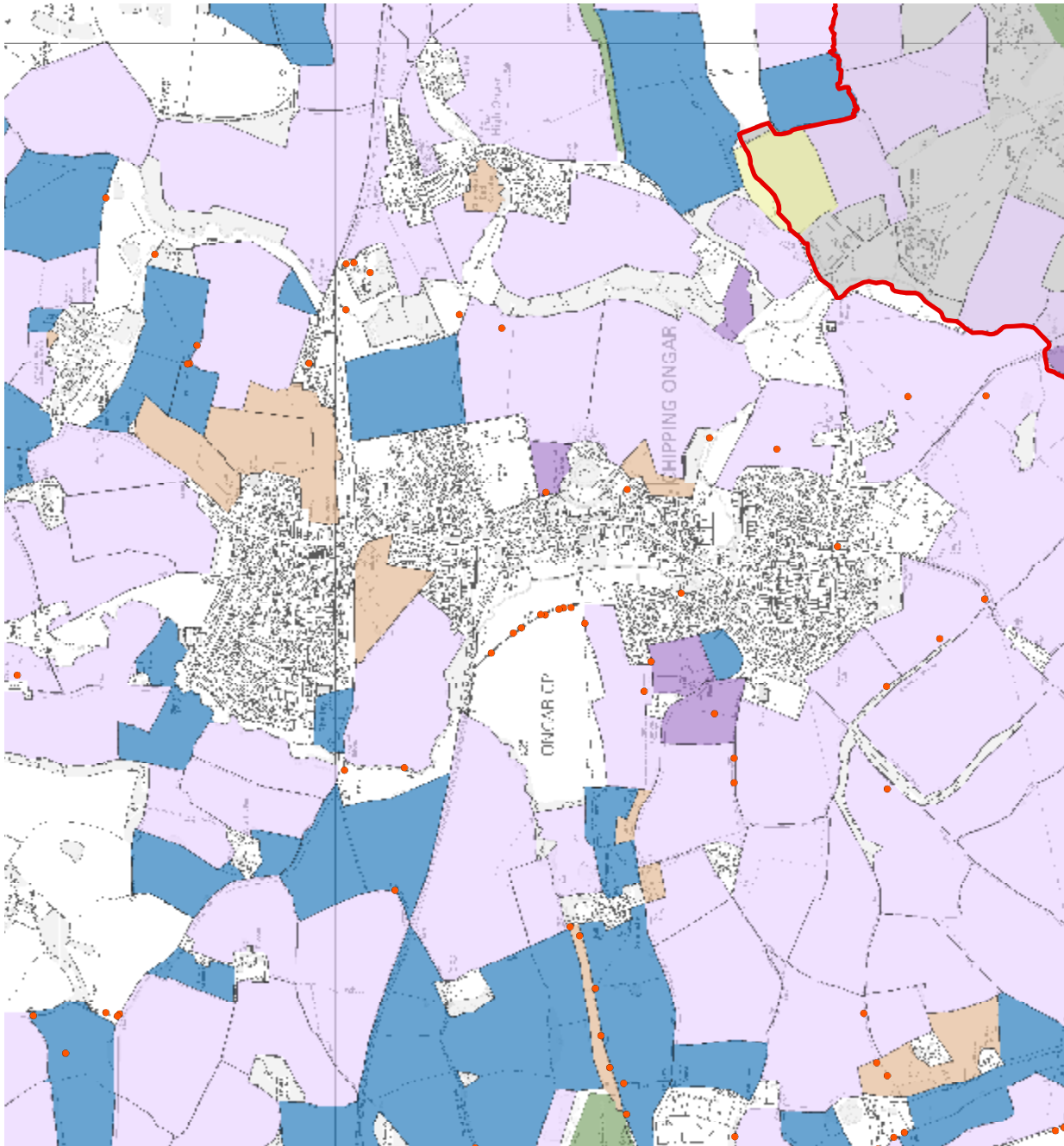
12.3 Historic Character

- 12.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Chipping Ongar/High Ongar is illustrated on **Figure 12.2** and described in summary below:

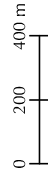


KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- 18th to 19th century enclosure
- Historic fields with boundary lost
- Modern fields; post 1950
- Mineral extraction
- No data / Unclassified
- Study Area



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Figure 12.2
Chipping Ongar/High Ongar -
Historic Landscape Analysis

- There is only one small strip of Ancient Woodland to the southeast of High Ongar;
- There is a scattering of pre 18th Century fields around the west, north and east of Chipping Ongar/High Ongar;
- There is one large area of 18th to 19th Century enclosure to the northwest of Chipping Ongar and several small areas on the west and east fringes of Chipping Ongar;
- There are many areas of medium to large sized historic fields which have suffered post 1950's boundary loss surrounding Chipping Ongar/High Ongar;
- There are patches of Modern (post 1950s) fields which lie on the fringes of Chipping Ongar and High Ongar;
- There is one area of mineral extraction to the east of Chipping Ongar/High Ongar; and
- Veteran trees are scattered throughout the landscape setting of both settlements.

12.4 Designated Environmental Constraints

12.4.1 The analysis of the critical and less critical environmental designations within Chigwell/Chigwell Row fringes related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figure 12.3** and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

Critical Constraints

- There is one Scheduled Monument in the fringes of Chipping Ongar (Ongar Castle);
- The Cripsey Brook and the River Roding form narrow floodplains that run through and in close proximity to the edges of both Chipping Ongar and High Ongar;
- There is a very small pocket of Registered Common Land in the centre of Chipping Ongar and a medium sized area to the north;
- There is a narrow strip of Ancient Woodland to the southeast of High Ongar and a small block to the west of Chipping Ongar named Greenstead Wood;
- The historic core of High Ongar is a designated Conservation Area, whilst there are two Conservation Areas within Chipping Ongar; and
- There is a Registered Parks and Garden at Blake Hall to the northwest of Chipping Ongar.

Moderate Constraints

- There are several Local Wildlife Sites scattered within the landscape settings of Chipping Ongar and High Ongar.

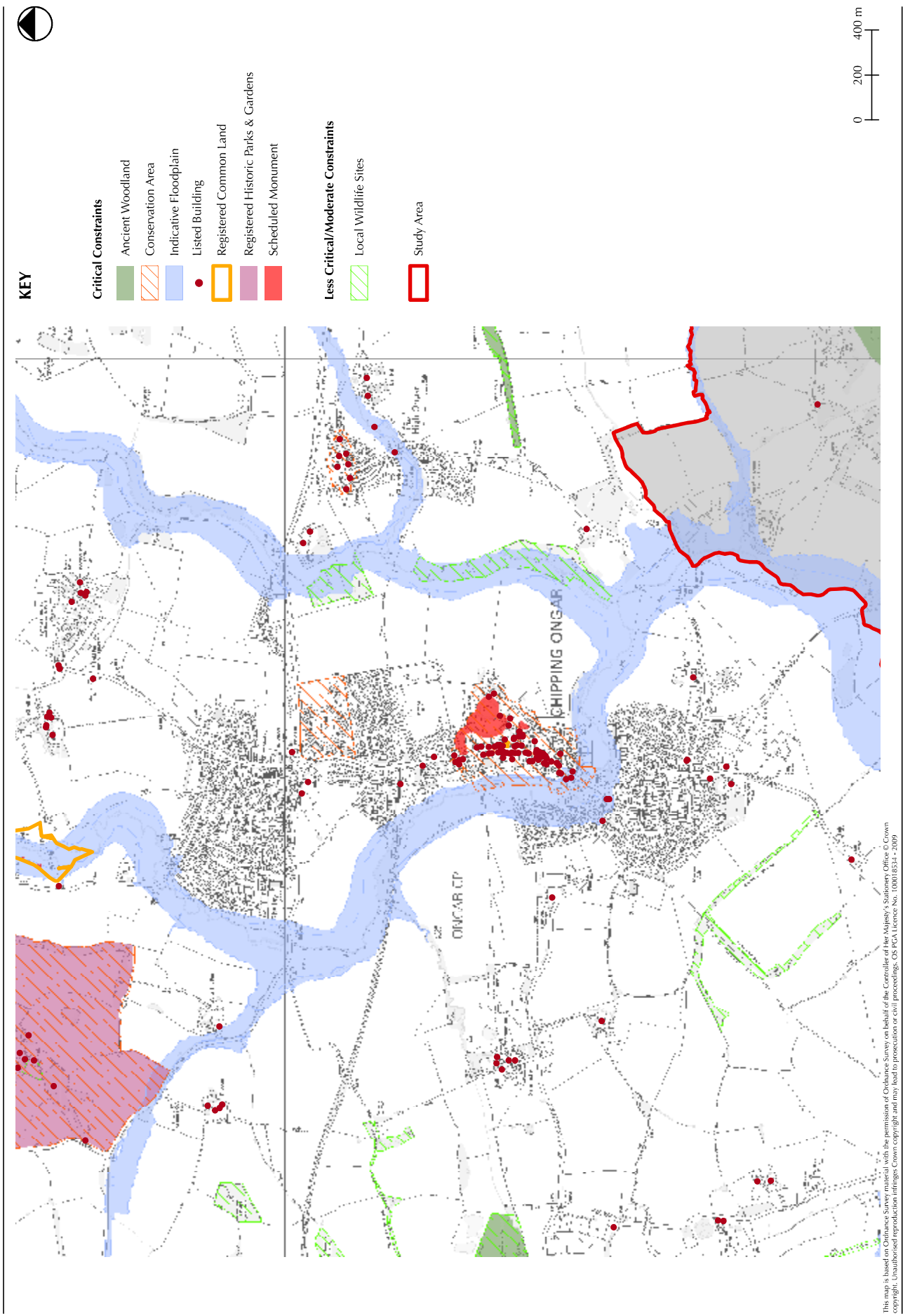


Figure 12.3
Chipping Ongar/High Ongar - Designated Environmental Constraints

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12.5 Landscape Sensitivity

12.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Chipping Ongar/High Ongar are shown on **Figure 12.4** and described in summary below:

- There are a few patches of sensitive historic landscape within the fringes of Chipping Ongar and High Ongar, including a few pre 18th Century fields in the northern fringes of the settlements and a few small 18th to 19th Century enclosure areas close to the west and east fringes of Chipping Ongar;
- There are several areas of urban greenspace character that are situated on the outskirts of both settlements which contribute towards the landscape character of the settlement's setting;
- There are several patches of sensitive woodland within the fringes of Chipping Ongar and High Ongar which are significant elements within the local landscape;
- There is a scattering of veteran trees within the fringes of the settlements which are key landscape and historic features;
- An interconnected network of public footpaths creates sensitive recreational routes within the fringes of both villages and provide access for pedestrians and cyclists throughout the area; and
- Two areas of floodplain flow north-south across the landscape, encompassing the course of the River Roding and another tributary stream.

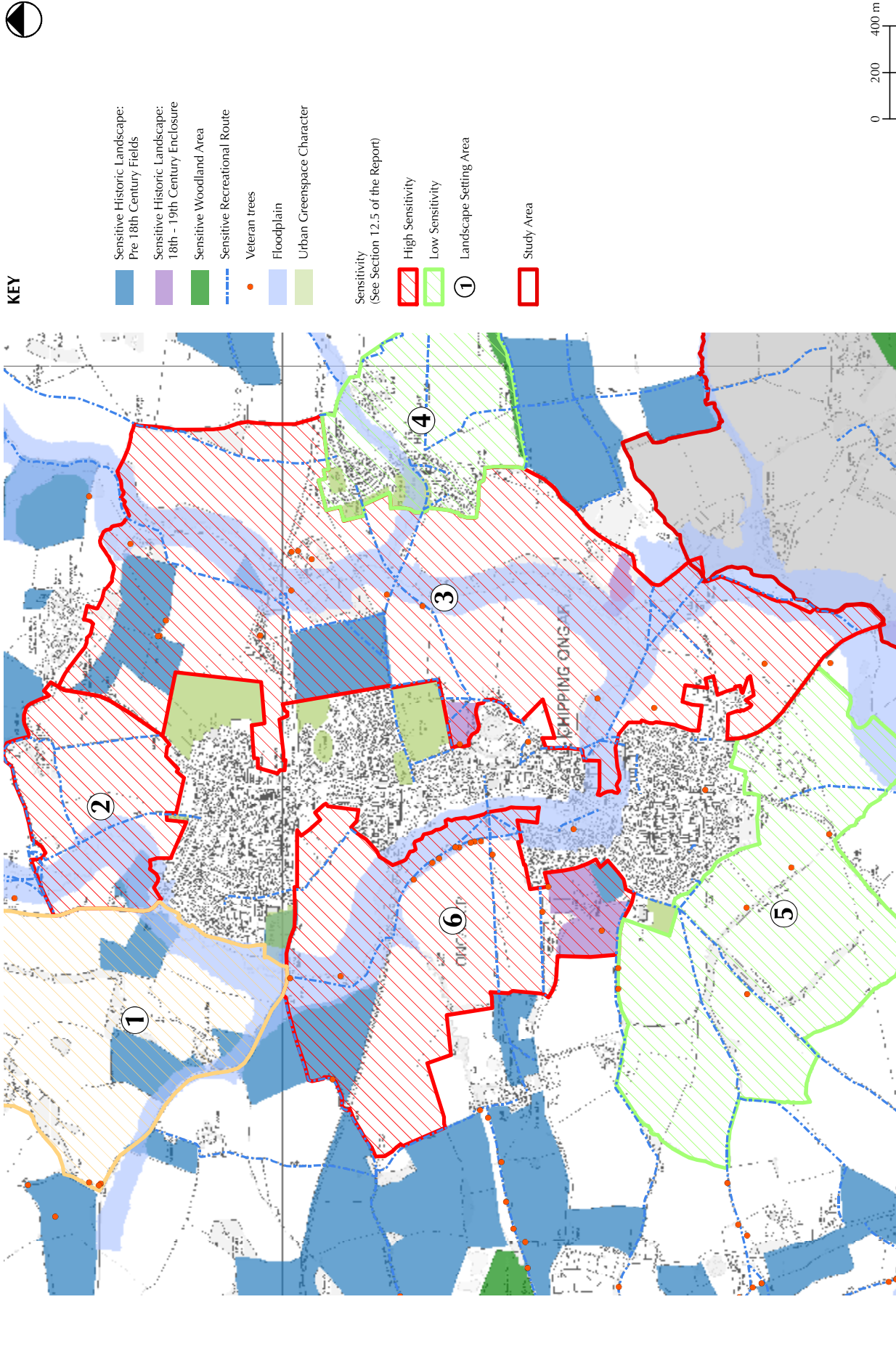
Sensitivity of Landscape Setting Areas

12.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:

Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low
1																			Moderate
2																			High
3																			High

Figure 12.4
Chipping Ongar/High Ongar -
Landscape Sensitivity

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LANDSCAPE SENSITIVITY STUDY



Contribution to Green Belt Purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 12.2 above and Figure 12.1	Landscape Setting Areas					
		1	2	3	4	5	6
Contribution to openness of Green Belt?	The setting of Chipping Ongar and High Ongar is considered to be predominantly open, with few areas of built development, other than scattered, isolated farmsteads and halls. Views toward the settlements are semi-enclosed due to scattered blocks of woodland. Transient views of the settlements can also be gained from the key traffic routes.	Major	Major	Major	Major	Major	Major
Green Belt Purposes	Summary Evaluation: Based on the Visual Character Information set out within Section 12.2 above and Figure 12.1	Major					
Checking unrestricted sprawl of large built up areas?	Both settlements are at distance from the large built up areas of Greater London and Harlow.	Major	Major	Major	Major	Major	Major
Preventing neighbouring towns from merging into one another?	The landscape setting is considered to be predominantly open and rural.	Major	Major	Major	Major	Major	Major
Assisting in safeguarding the countryside from encroachment?	The landscape setting is considered to be predominantly open, with few encroaching elements.	Major	Major	Major	Major	Major	Major
Preserving the setting and character of historic towns?	In Ongar's case the main areas of urban archaeological potential (from the Essex Historic Towns SPG) are Great Stony Park and the area of the town immediately south and west (both sides of the High Street) of the site of the castle (itself a SAM). As can be seen from Figure 12.4 and para 12.6.1 of this report, these areas of the town about Landscape Areas of High Sensitivity which have a significant role in contributing to the structure, character and setting of the town.	Major	Major	Major	Moderate	Moderate	Major

Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?	The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land.						Limited	Limited	Limited	Limited	Limited	Limited
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Contribution to Green Belt Objectives

12.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting to Chipping Ongar/High Ongar is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* There are several key pedestrian routes which cross the landscape, connecting the settlement with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There are several areas of urban greenspace at the settlement edge;
- *To secure nature conservation interest:* There are several sites Local Wildlife Sites within the landscape setting to the settlements; and
- *To retain land in agricultural, forestry and related uses:* A relatively high proportion of the land within the landscape setting of the settlements is under one of these uses.

13.0 FYFIELD

13.1 Overview

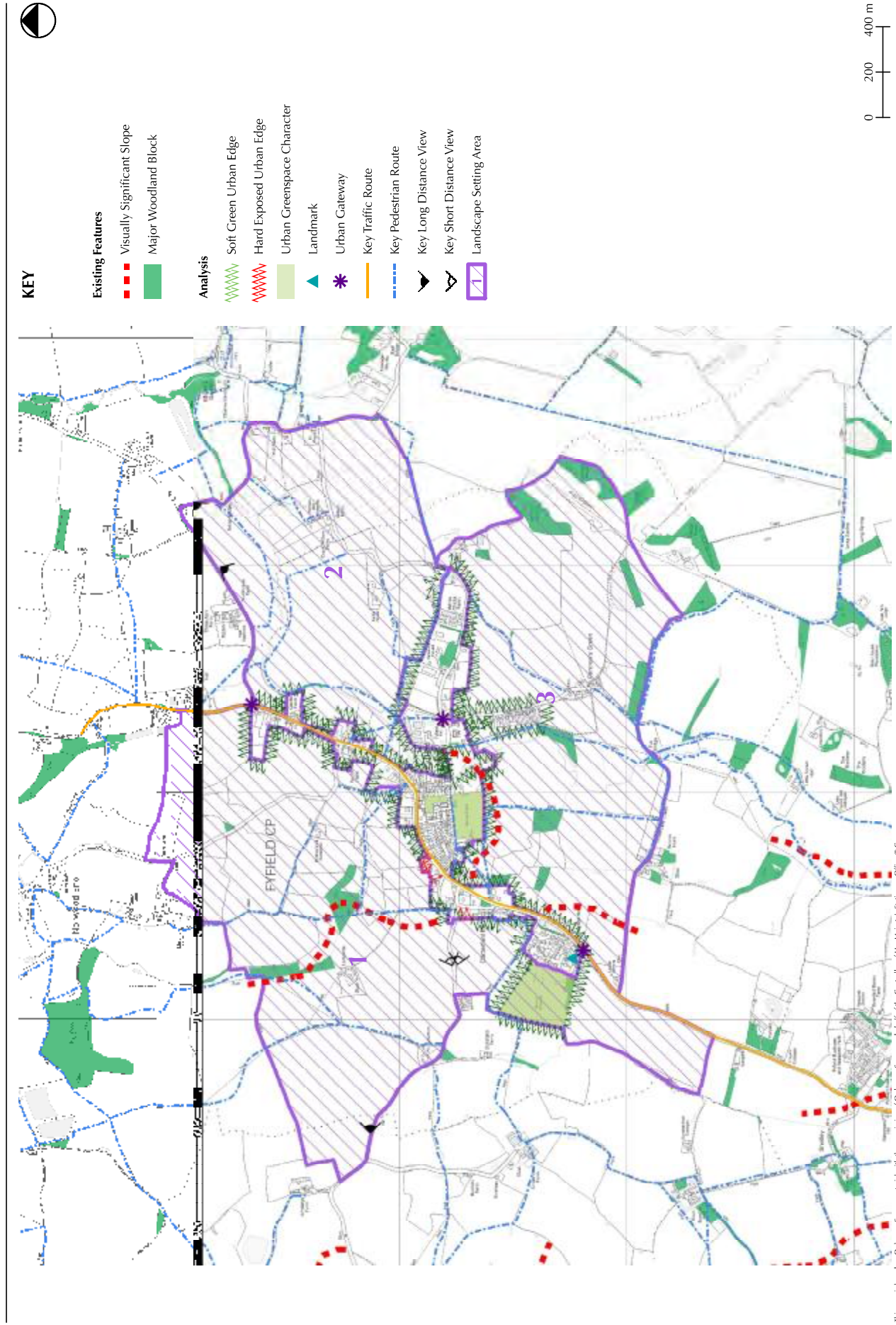
13.1.1 Fyfield is situated within the northeast of Epping Forest District, to the north of Chipping Ongar and High Ongar and east of Moreton. Abbess Farmland Plateau Landscape Character Area (C3) provides the northern setting to the village, whilst the southern edge abuts the middle section of the Roding River Valley (Landscape Character Area B3).

13.1.2 The river meanders along the southern edge of the village, providing the southern landscape setting. Alongside the river, large scale arable fields delineated by hedgerows, further contribute to local landscape character. To the north of the village the landscape setting is characterised by a patchwork of fields, which are interspersed with blocks of woodland.

13.2 Visual Character

13.2.1 The analysis of key visual characteristics and attributes that contribute to the variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes of Fyfield are illustrated on **Figure 13.1** and described in summary below:

- The majority of the settlement edges are lined with mature hedgerows or trees, which create a soft, green edge;
- There are only a few small pockets of harsh urban edge where there are gaps in the hedgerows;
- There are several areas of urban greenspace within the fringes of Fyfield that encompass sports fields and recreational grounds;
- There are three urban gateways, two along the B184 road corridor which mark the transition between village and predominantly rural landscape, and one along Willingale Road where a strip of farms meet the settlement edge;
- The B184 forms the main arterial route, which runs north south through the village, providing access to small settlements in the north and Chipping Ongar to the south;
- There are several Public Rights of Way in the setting around Fyfield and in addition there are two recreational paths that pass around the east of the village which include the Essex Way and the Three Forests Way;
- Key short distance views of the settlement can be gained looking eastwards from the Fyfield Road Corridor at Clatterford End;
- Key Long Distance views of the settlement can be gained from Epping Green Road to the north of the settlement;



KEY

Existing Features

- Visually Significant Slope
- Major Woodland Block

Analysis

- Soft Green Urban Edge
- Hard Exposed Urban Edge
- Urban Greenspace Character
- Landmark
- Urban Gateway
- Key Traffic Route
- Key Pedestrian Route
- Key Long Distance View
- Key Short Distance View
- Landscape Setting Area



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Figure 13.1
Fyfield -
Visual Character

- There is a scattering of small woodland blocks around Fyfield, mostly concentrated to the south of the village, which limit views to the settlement edges; and
- Several visually significant slopes have been identified, associated with the valley sides of the River Roding.

13.3 Historic Character

13.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Fyfield is illustrated on **Figure 13.2** and described in summary below:

- There are a few small blocks of Ancient Woodland to the southeast of Fyfield;
- There are several medium sized areas of pre 18th Century fields surrounding Fyfield, many of which abut the fringes of the settlement to the east and west;
- There is small area of 18th to 19th Century enclosure to the southwest of Fyfield;
- Several of the fields within the setting of Fyfield have suffered post 1950s boundary loss; and
- There are several areas of Modern fields (post 1950) to the southeast and north of Fyfield.

13.4 Designated Environmental Constraints

13.4.1 The analysis of the critical and less critical environmental designations within Fyfield fringes related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figure 13.3** and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

Critical Constraints

- There is one Scheduled Monument within the landscape setting of Fyfield (a small moated site to the southwest – at distance from the settlement edge);
- There are two floodplains within the landscape setting, one that runs north-south along the River Roding and a smaller one that surrounds one of its tributaries to the west; and
- There are a few small blocks of Ancient Woodland which include Witney Wood to the southeast and Norwood to the northwest.

Moderate Constraints

- There are a few small Local Wildlife Sites scattered around Fyfield.



KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- 18th to 19th century enclosure
- Historic fields with boundary lost
- Modern fields; post 1950
- No data / Unclassified

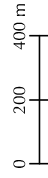
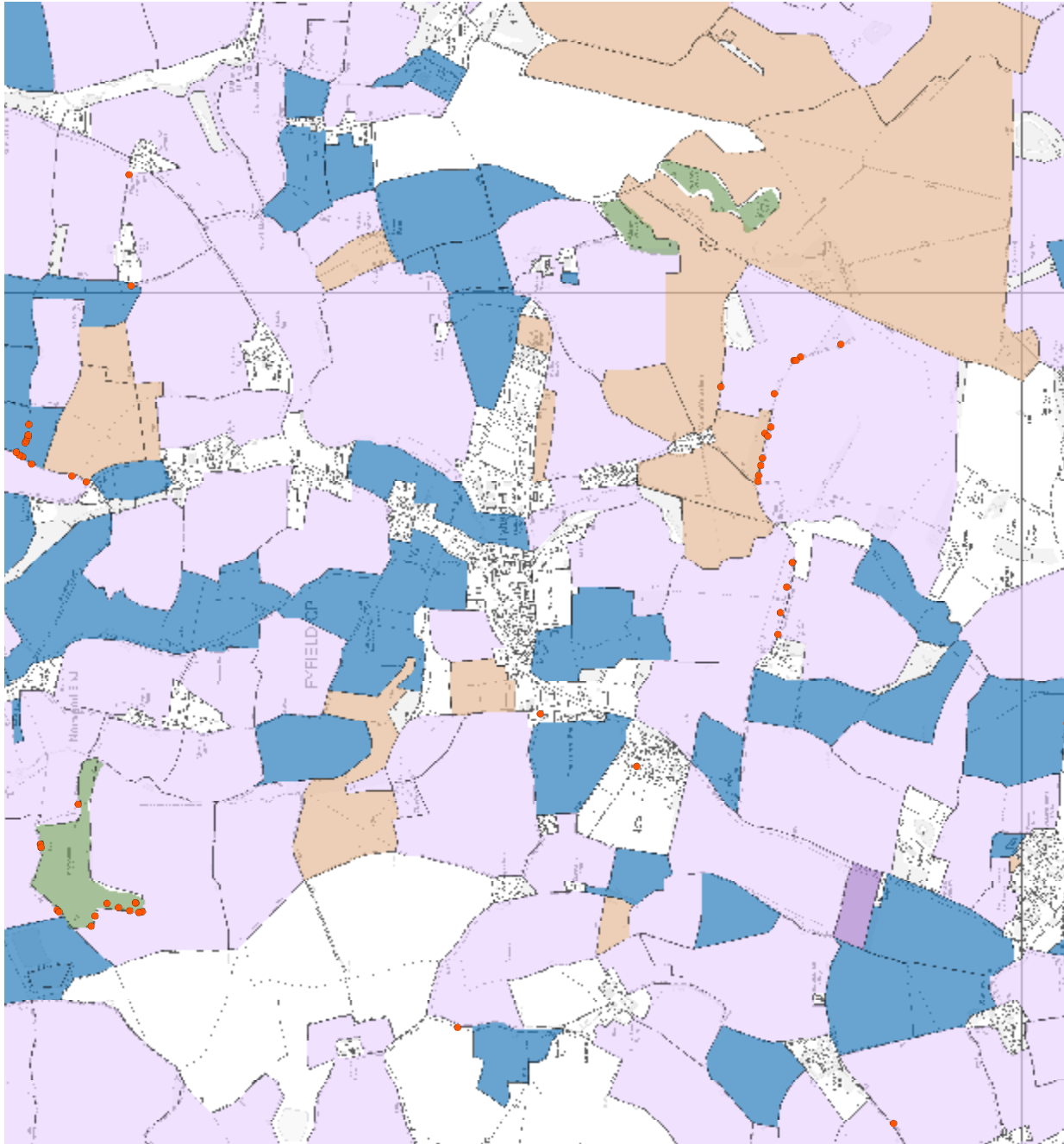


Figure 13.2
Fyfield -
Historic Landscape Analysis

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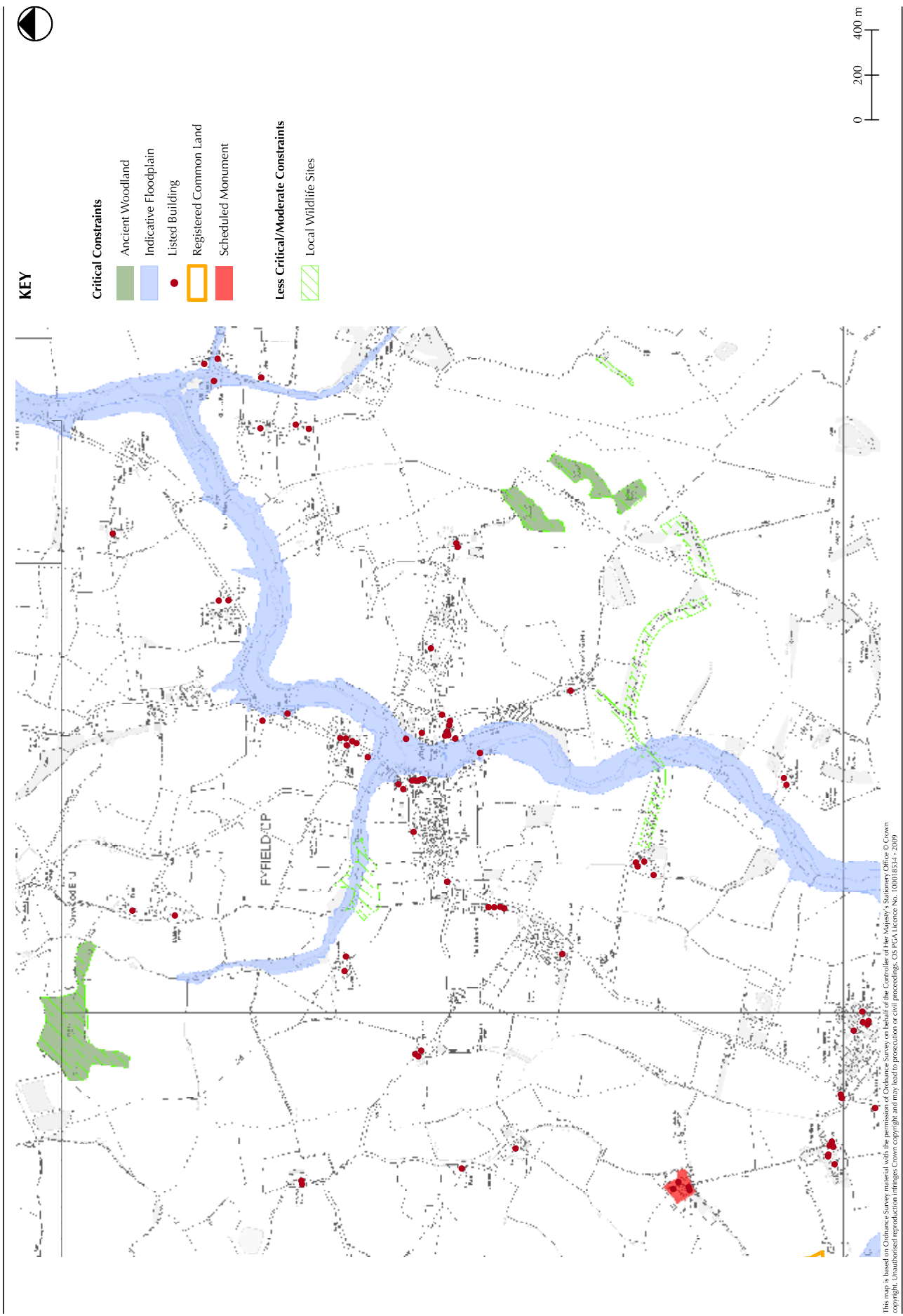


Figure 13.3
Fyfield -
Designated Environmental Constraints

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13.5 Landscape Sensitivity

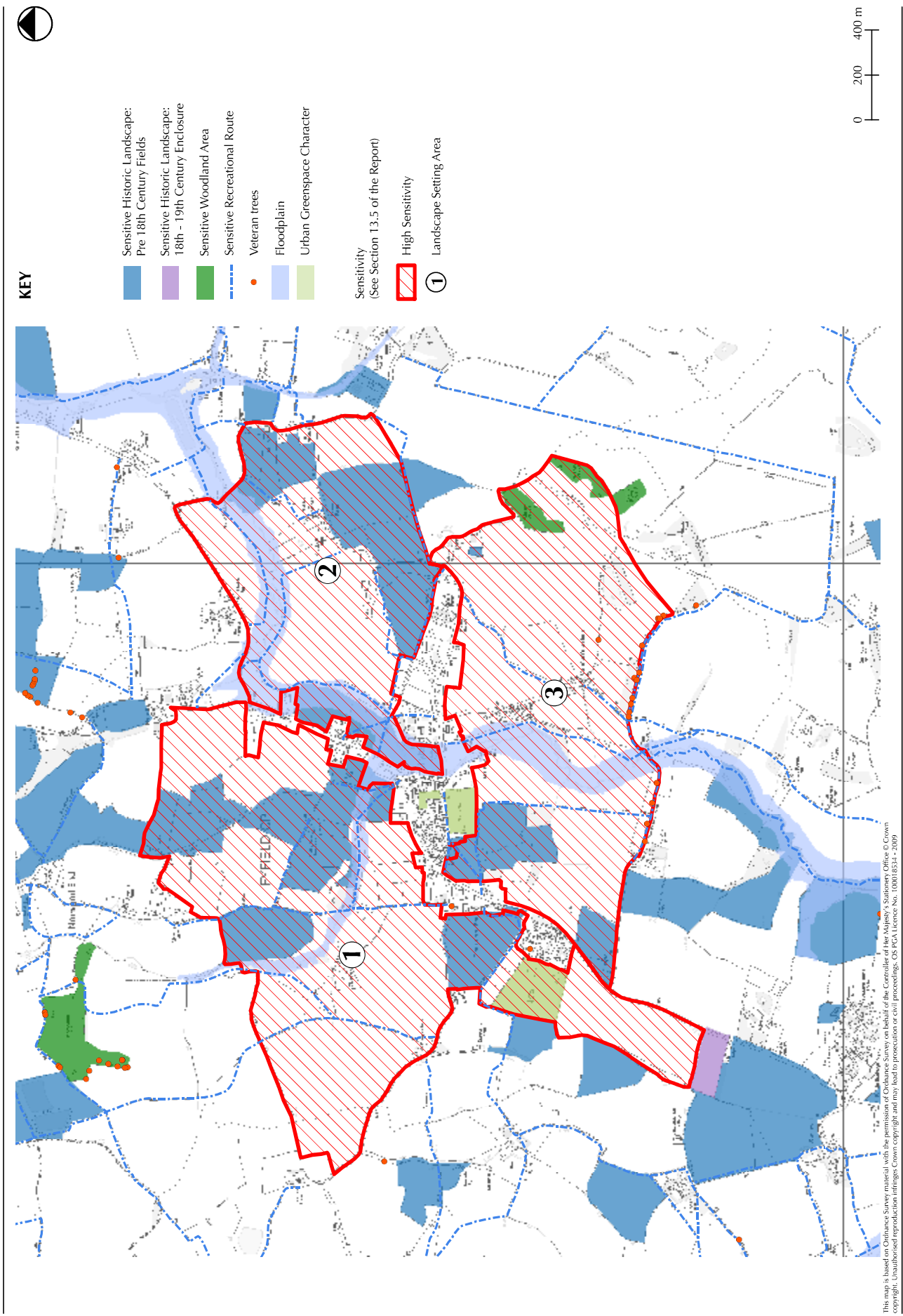
13.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Fyfield are shown on **Figure 13.4** and described in summary below:

Sensitivity of Landscape Setting Areas

- There are several areas of sensitive historic landscape that surround the village fringes which mostly consist of pre 18th Century fields. There is one small area of 18th to 19th Century enclosure in the south;
- Two areas of urban greenspace character on the southern edges of the settlement provide areas for sport and recreation and contribute to the landscape setting of the village;
- There are several small patches of woodland within the south and north western fringes of the village which contribute towards local landscape character;
- There is a linear strip of a few veteran trees within the southern fringes of the village which are key landscape and historic features;
- There are several interconnecting sensitive recreational routes within the fringes of the village that contribute to access for pedestrians and cyclists; and
- There are two floodplains that run through the village and stretch into the north and south fringes of the village.

13.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:

Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low
1																			High
2																			High
3																			High



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 13.5 of the Report)
- High Sensitivity
 - 1 Landscape Setting Area



Figure 13.4
Fyfield -
Landscape Sensitivity

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13.6 Key Opportunities for Growth

- 13.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

13.7 Contribution to Green Belt

- 13.7.1 In line with methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Fyfield makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 13.2 above and Figure 13.1	Landscape Setting Areas		
		1	2	3
Contribution to openness of Green Belt?	The setting of Fyfield is considered to be predominantly open, with few areas of built development, other than scattered, isolated farmsteads.	Major	Major	Major
Green Belt Purposes	Summary Evaluation: Based on the Visual Character Information set out within Section 13.2 above and Figure 13.1			
Checking unrestricted sprawl of large built up areas?	The village is at distance from the built up areas of Greater London and Harlow.	Major	Major	Major
Preventing neighbouring towns from merging into one another?	The landscape setting is predominantly rural and the village is at distance from surrounding settlements.	Major	Major	Major
Assisting in safeguarding the countryside from encroachment?	The setting is considered to be predominantly open and rural, with few built elements encroaching into the landscape.	Major	Major	Major
Preserving the setting and character of historic towns?	Not applicable.	Not applicable	Not applicable	Not applicable
Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?	The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land, however a recent housing development has been built on previously derelict land.	Limited	Limited	Limited

Contribution to Green Belt objectives

13.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting of Fyfield is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* There are several key pedestrian routes which cross the landscape, connecting the settlement with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There are two areas of urban greenspace at the settlement edge;
- *To secure nature conservation interest:* There are a few Local Wildlife Sites within the landscape setting to the settlements; and
- *To retain land in agricultural, forestry and related uses:* A relatively high proportion of the land within the landscape setting of the settlements is under one of these uses.

14.0 MORETON

14.1 Overview

- 14.1.1 Moreton is situated in the northwest of the District, to the west of Fyfield and north of Chipping Ongar. The village is within Magdalen Laver and Moreton Landscape Character Area (F6).
- 14.1.2 The northern fringe of the village is characterised by large arable fields with gappy hedgerows at field boundaries. Three small lakes (disused gravel pits) punctuate the fields, surrounded by mature trees. To the southeast of the village, the gently meandering corridor of Cripsey Brook runs south-eastwards from the settlement edge across medium-sized linear fields. The brook is lined in places with mature trees.
- 14.1.3 Large-scale, linear arable fields delineated by hedgerows, provide the landscape setting to the southern edge of the village. To the west, the landscape encompasses a patchwork of small, medium and large-scale fields, lined with mature hedgerows

14.2 Visual Character

- 14.2.1 The analysis of key visual characteristics and attributes that contribute to the overall character of the landscape within the fringes Moreton are illustrated on **Figure 14.1** and described in summary below:
- The majority of the settlement edges are lined with mature hedgerows or trees, which create a soft, green edge;
 - There are only a few small pockets of harsh urban edge where there are gaps in the hedgerows;
 - Three urban greenspaces are situated within the village, to the north of Church Road and north and south of Pedlar's End Road;
 - There are four urban gateways situated on the minor roads that run through the village. These mark the transition between the settlement edge and the predominantly rural landscape at fringes of the village;
 - Moreton is accessible by minor roads which run towards the north, east and south, connecting the village with other small settlements to the north and to the A414 road corridor to the south (which connects with Chipping Ongar and North Weald Bassett to the south and west respectively).
 - There is a comprehensive network of Public Rights of Way within the setting of the village, linking the settlement with surrounding villages;

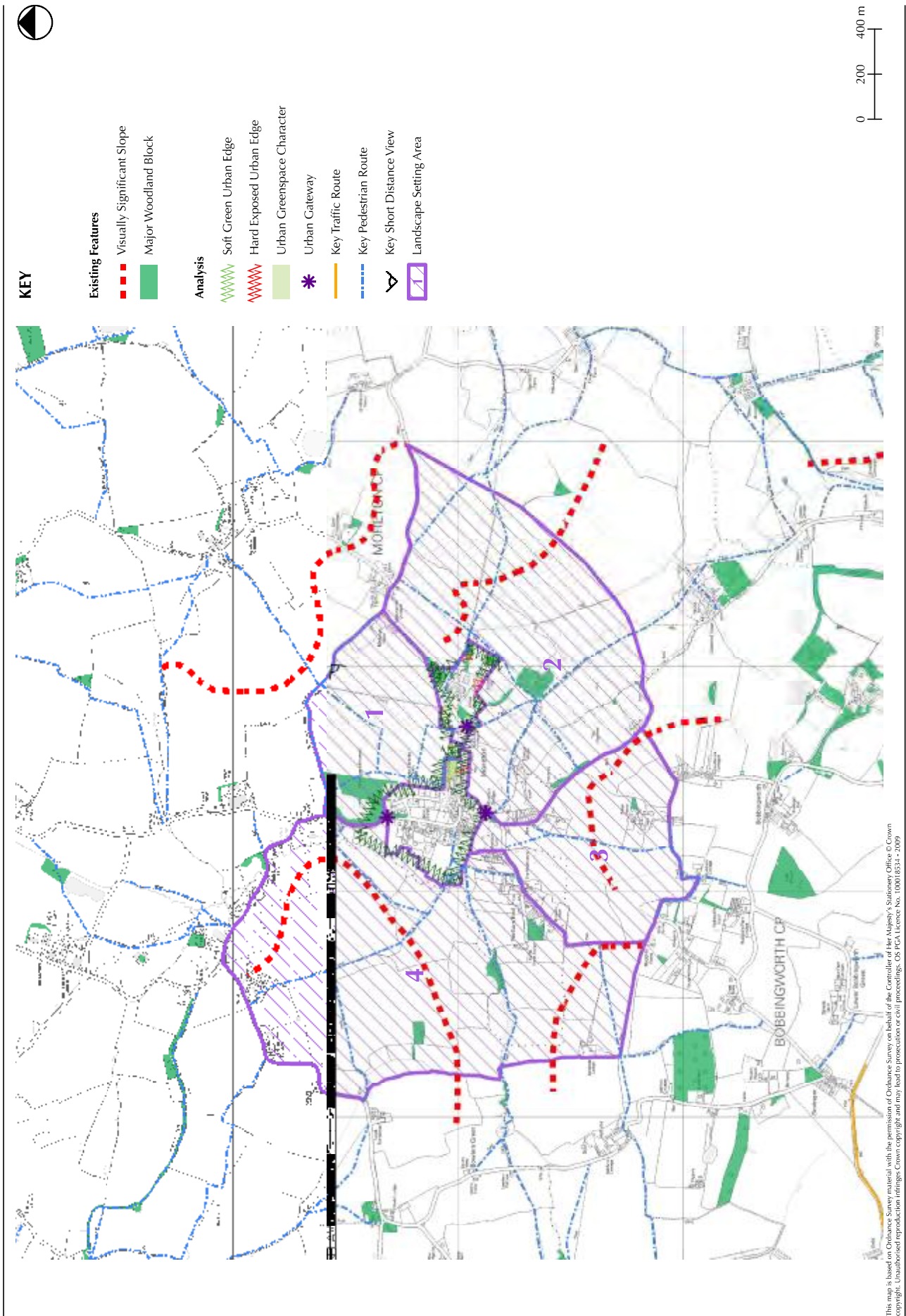


Figure 14.1
Moreton -
Visual Character

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- Generally, there are few key long or short distance views of the settlement edges from surrounding landscape setting areas, however, a key short distance view of the treed eastern edge can be gained from Fyfield Road;
- There are a few small blocks of woodland to the south of Moreton, however, due to their distance from the edge of the village, they provide little sense of enclosure; and
- The gentle sloping valley sides of Cripsey Brook are defined as visually significant.

14.3 Historic Character

14.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Moreton is illustrated on **Figure 14.2** and described in summary below:

- Several areas of pre 18th Century fields are scattered around the fringes of Moreton, some of which abut the western settlement edge;
- There are a few areas of 18th and 19th Century enclosure within the fringes of the village, to the south and east of Harlow Road;
- Many of the historic fields surrounding Moreton have encountered post 1950's boundary loss. Most fields, however, display remnant historic field boundaries, with only a few small areas of post 1950s modern fields to the southwest of the village; and
- Veteran trees are scattered throughout much of the landscape setting of the village, often following field boundaries and the course of Cripsey Brook.

14.4 Designated Environmental Constraints

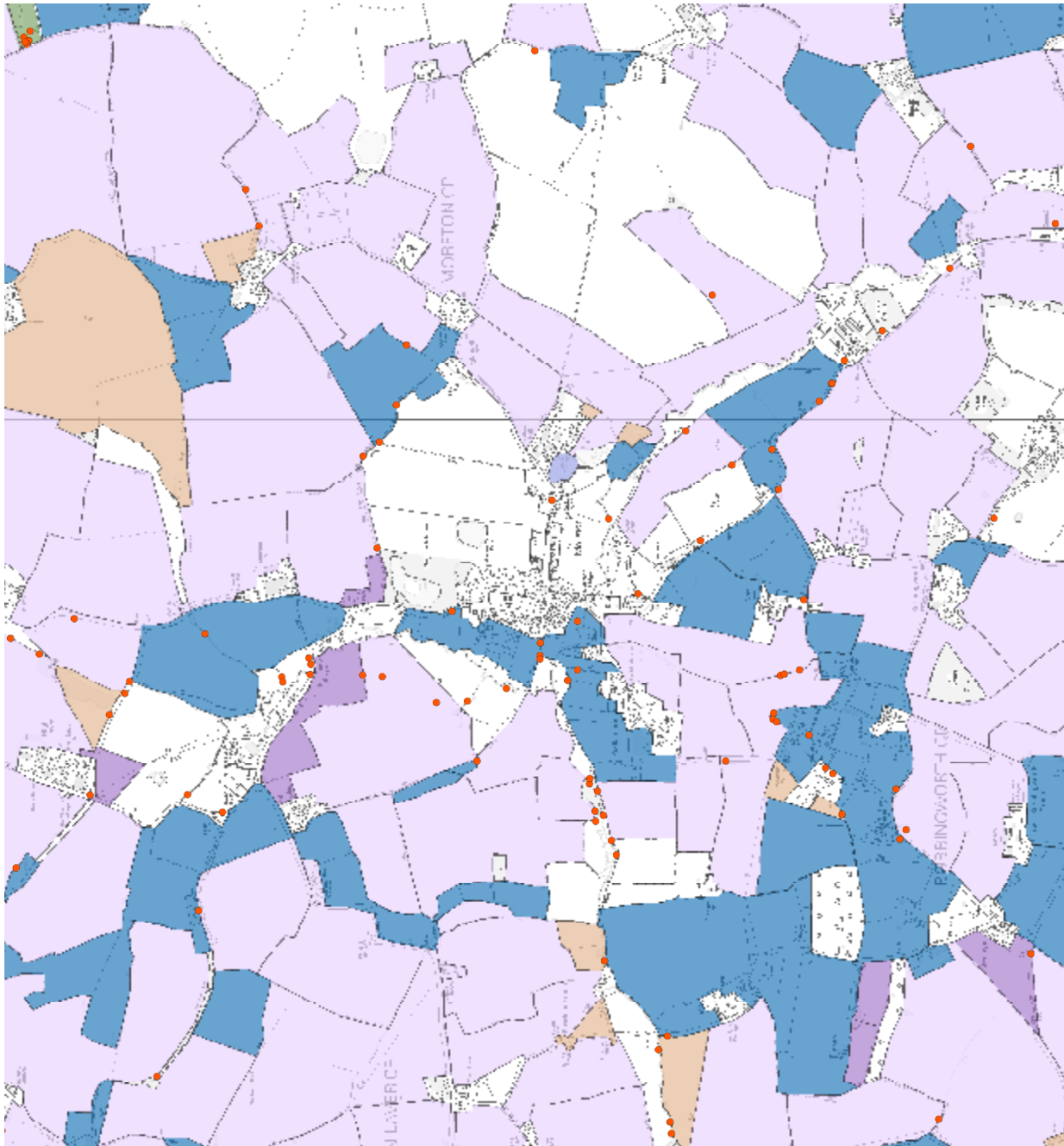
14.4.1 The analysis of the critical and less critical environmental designations within Moreton fringes related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figure 14.3** and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

Critical Constraints

- The historic core of the village, from Moreton Bridge in the south, to the centre of the village at the junction of Church Road and Bridge Road is designated as a Conservation Area;
- The floodplain of Cripsey Brook runs east-west through Moreton, whilst one of its tributaries runs north-south, to the west of the village; and



- KEY**
- Ancient Woodland (pre 1600)
 - Veteran trees
 - Pre 18th century fields
 - 18th to 19th century enclosure
 - Historic fields with boundary lost
 - Modern fields; post 1950
 - No data / Unclassified



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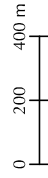


Figure 14.2
Moreton -
Historic Landscape Analysis

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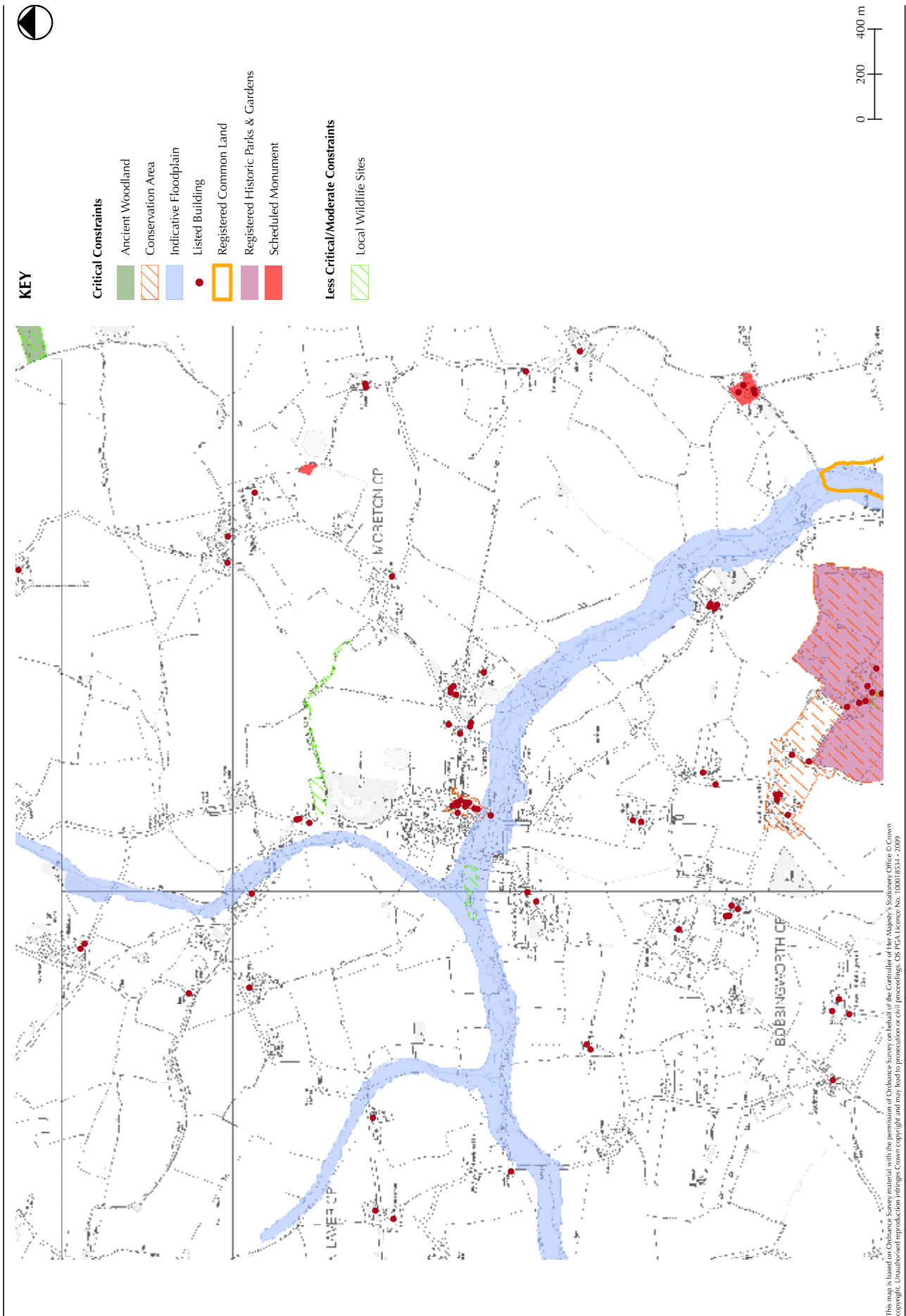


Figure 14.3
Moreton -
Designated Environmental Constraints

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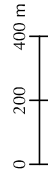
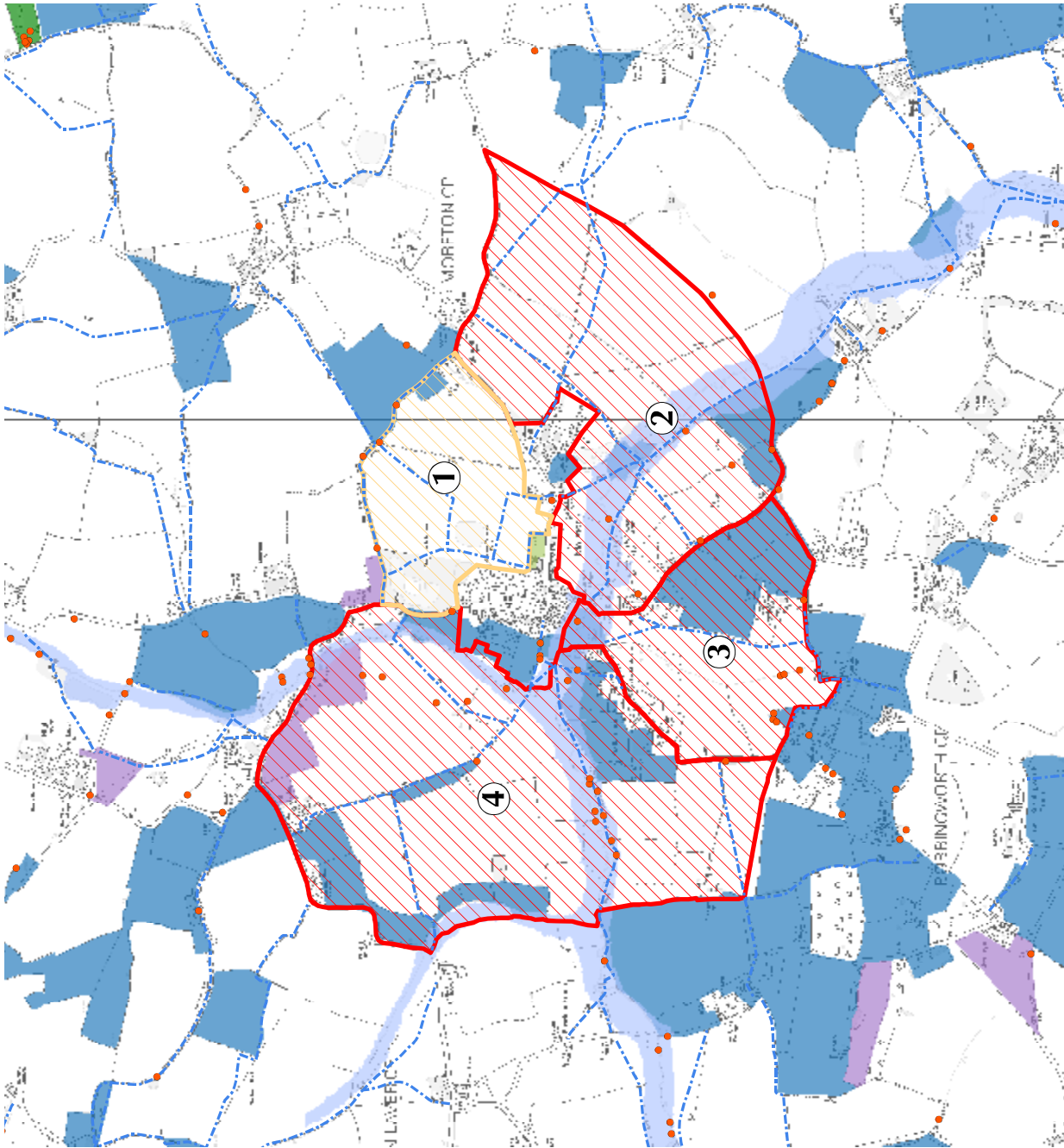


KEY

- 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 14.5 of the Report)

- High Sensitivity
- Moderate Sensitivity
- Landscape Setting Area



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Figure 14.4
Moreton -
Landscape Sensitivity

- Blake Hall Registered Park and Garden is situated at some distance to the south of the settlement edge.

Moderate Constraints

- There are two Local Wildlife Sites situated on the fringes of Moreton, one to the west and the other to the north.

14.5 Landscape Sensitivity

14.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Moreton are shown on **Figure 14.4** and described in summary below:

Sensitivity of Landscape Setting Areas

- There are several areas of sensitive historic landscape to the west and south fringes of the village which encompass pre 18th Century fields;
- One small area of urban greenspace character located at the north of the settlement contributes to local landscape character in the northern fringe of the settlement;
- There are a few small patches of woodland within the fringes of the village that contribute to the character of the landscape;
- The fringes of Moreton are scattered with veteran trees which are key landscape and historic features;
- An interconnected network of sensitive recreational routes connect Moreton with the surrounding area providing access for pedestrians and cyclists within the village fringes;
- There are two floodplains within the village, one which crosses landscape setting to the east and west of the village and another which crosses the landscape setting to the north.

14.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:

Landscape Setting Area	Landscape Character Sensitivity			Visual Sensitivity			Overall Sensitivity to change
	Representation of typical character	Number of sensitive natural, cultural and historic features	Overall Landscape Character Sensitivity	Intervisibility	Visual Prominence	Overall Visual Sensitivity	

	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	
1																			Moderate
2																			High
3																			High
4																			High

14.6 Key Opportunities for Growth

14.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

14.7 Contribution to Green Belt

14.7.1 In line with the methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Moreton makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 14.2 above and Figure 14.1	Landscape Setting Areas			
		1	2	3	4
Contribution to openness of Green Belt?	The setting of Moreton is considered to be predominantly open, with few areas of built development, other than scattered, isolated farmsteads.	Major	Major	Major	Major
Green Belt Purposes	Summary Evaluation: Based on the Visual Character Information set out within Section 14.2 above and Figure 14.1				
Checking unrestricted sprawl of large built up areas?	The village is at distance from the built up areas of Greater London and Harlow.	Major	Major	Major	Major
Preventing neighbouring towns from merging into one another?	The landscape setting is considered to be predominantly rural and open.	Major	Major	Major	Major
Assisting in safeguarding the countryside from encroachment?	As above – there are few built elements which encroach into the landscape setting.	Major	Major	Major	Major
Preserving the setting and character of historic towns?	Not applicable.	Not applicable	Not applicable	Not applicable	Not applicable

Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?	The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited	Limited	Limited	Limited
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Contribution to Green Belt objectives

14.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting of Moreton is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* There are several key pedestrian routes which cross the landscape, connecting the settlement with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There is one area of urban greenspace at the settlement edge;
- *To secure nature conservation interest:* There are some Local Wildlife Sites within the landscape setting to the settlements; and
- *To retain land in agricultural, forestry and related uses:* A relatively high proportion of the land within the landscape setting of the settlements is under one of these uses.

15.0 CHIGWELL/CHIGWELL ROW

15.1 Overview

- 15.1.1 Chigwell and Chigwell Row settlements are situated in the south of Epping Forest District, to the south of Abridge and southwest of Stapleford Abbots. Both settlements are surrounded by Chigwell Wooded Ridges and Valleys Landscape Character Area (G3).
- 15.1.2 To the north of Chigwell a patchwork of small to medium fields surrounded by mature hedgerows, containing some hedgerow trees overlies gently sloping land which falls to the northwest. To the west of Chigwell, landscape comprises a patchwork of undulating, medium-sized fields, delineated by mature hedgerows – often containing hedgerow trees. Further to the west, the corridor of the M11 crosses the landscape, running north-south. To the south, Chigwell abuts Grange Hill urban area which is partly located within Epping Forest district and partly within Redbridge district to the south.
- 15.1.3 To the south of Chigwell Row, the topography slopes southwards away from the settlement and is mostly dominated by woodland within the Hainault Forest Country Park, which provides a sense of enclosure. To the southwest, small fields provide the landscape setting, beyond which lies Hainault urban area within the Redbridge district. North of Chigwell Row the topography is undulating with a combination of large and small-scale fields surrounded by mature hedgerows. The water works to the north are also a feature within this area of landscape.
- 15.1.4 Between the two settlements of Chigwell and Chigwell Row, landscape setting comprises a gently undulating patchwork of small fields delineated by hedgerows (often containing hedgerow trees).

15.2 Visual Character

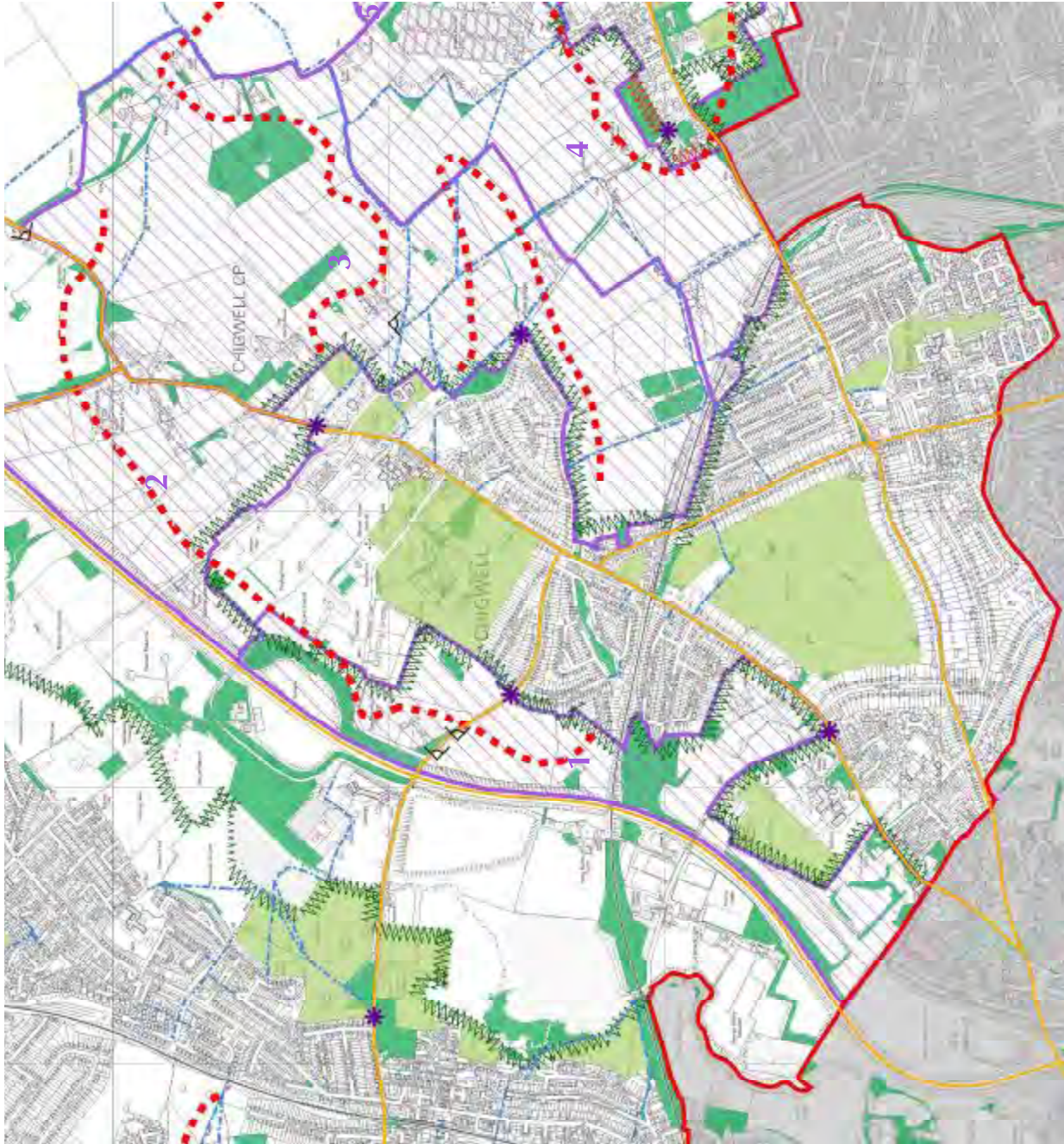
- 15.2.1 The analysis of key visual characteristics and attributes that contribute to variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes of Chigwell/Chigwell Row are illustrated on **Figures 15.1a** and **15.1b** and described in summary below:

- The majority of the settlement edges are lined with mature hedgerows or trees, which create a soft, green edge;
- There are two small pockets of harsh urban edge around the fringes of Chigwell Row where there are gaps in the hedgerows and no harsh urban edges identified around Chigwell. Towards the western end of Chigwell Row there is a small pocket of harsh exposed urban



KEY

- Existing Features**
- Visually Significant Slope
 - Major Woodland Block
- Analysis**
- Soft Green Urban Edge
 - Hard Exposed Urban Edge
 - Urban Greenspace Character
 - Urban Gateway
 - Key Traffic Route
 - Key Pedestrian Route
 - Key Short Distance View
 - Landscape Setting Area
 - Study Area



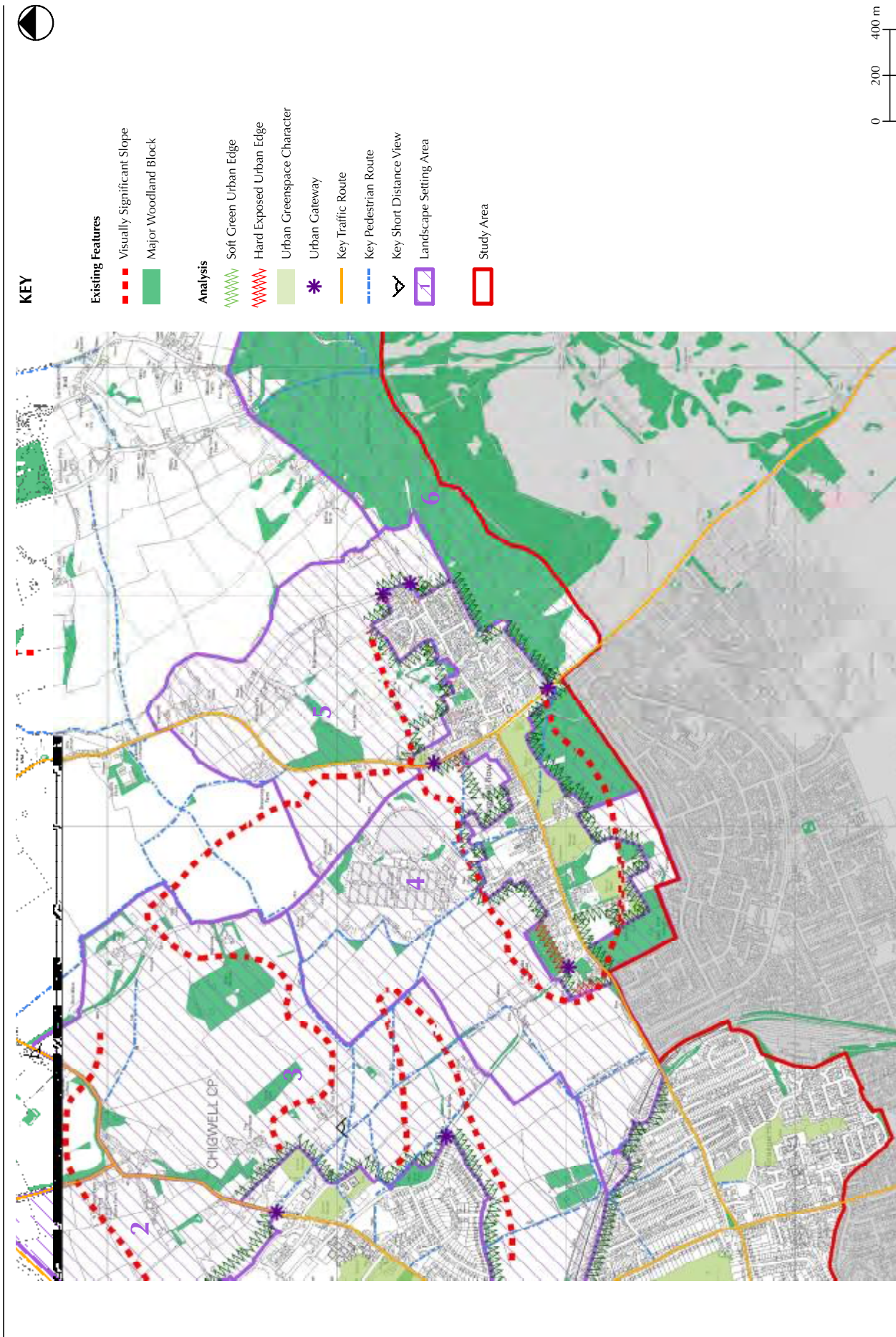
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Figure 15.1a
Chigwell/Chigwell Row a -
Visual Character



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Figure 15.1b
Chigwell/Chigwell Row b -
Visual Character

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edge along the settlement fringe. This is not highly visible within short distance views due to soft landscaping and mature trees, but more prominent from longer distance views from Chigwell to the west;

- There are several urban greenspace areas which encompass school playing fields and sports fields within the fringes of both villages;
- There is an area of new development (currently being built) at the northern edge of Chigwell;
- There are five urban gateways within the fringes of Chigwell, the three to the north of the settlement clearly mark the transition between village and predominantly rural landscape, whilst the two to the south mark the transition to other adjacent urban areas (Grange Hill and Hainault);
- There are five urban gateways within the fringes of Chigwell Row, the three to the north of the village signify the transition between village and predominantly rural landscape. Again, the two to the south are within the close proximity to the edges of the urban area of Hainault, marking the transition from one urban area to another;
- Chigwell and Chigwell Row are both interconnected by a comprehensive road network. Chigwell is served by the B170 road corridor to the west and the A1168 road corridor to the north which connects to the M11 motorway, while the A123 and A1168 roads connect to settlements in the south. Chigwell Row is linked by the A112 road corridor to the north and south and the B173 road to the west;
- There are no significant landmarks within Chigwell or Chigwell Row;
- The Bowls residential housing is considered to be a visual detractor within long distance views of Chigwell Row from the west, due to its vertical height of five storeys and location on a ridge. This development can be seen from public footpaths which cross high ground to the east of Chigwell. From within Chigwell Row and short distance views of the settlement edge, the housing appears softer as a result of landscaping with mature trees;
- There are several Public Rights of Way which connect both settlements to their adjacent landscape settings and to each other. These include, the London Loop and the Three Forests Way recreational paths which pass east west through the study area;
- Chigwell Row is situated on relatively high ground and is therefore visible within occasional long distance views from surrounding areas. For example, there is a key long distance view of Chigwell Row from Green Lane and the Public Rights of Way to the east of Chigwell;
- No key short distance views were identified due to the strong presence of mature hedgerows and trees along road corridors and field boundaries which limit views of the villages from within close proximity;
- Chigwell Row is bordered to the south by the woodland of Hainault Forest Country Park which blocks views of most of the southern part of the settlement edge. A few small blocks of woodland to the north of Chigwell partially limit views to small segments of the settlement edge at Chigwell; and

- To the south of Chigwell there is a visually significant slope, where the landscape slopes downwards towards a small stream corridor. This dip in the topography limits views to the south of Chigwell on the approach along Vicarage Lane.

15.3 Historic Character

- 15.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Chigwell/Chigwell Row is illustrated on **Figures 15.2a** and **15.2b** and described in summary below:

Field pattern/Land Use

- There are a few small blocks of Ancient Woodland to the east and south of Chigwell Row, whilst the large area of Hainault Forest is also Ancient Woodland;
- There is a large concentration of pre 18th Century fields to the northeast of Chigwell Row and smaller pockets between the two settlements of Chigwell and Chigwell Row, many of which abut the fringes of both settlements;
- Several fields within the landscape setting of both settlements have suffered Post 1950's boundary loss;
- There is a concentration of modern fields (post 1950) along the M11 corridor which runs north-south to the west of Chigwell. At other locations, for example to the north of Chigwell Row, modern fields are small and occasional; and
- Many veteran trees are scattered within the landscape setting of both settlements.

15.4 Designated Environmental Constraints

- 15.4.1 The analysis of the critical and less critical environmental designations within Chigwell/Chigwell Row fringes related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figures 15.3a** and **15.3b** and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

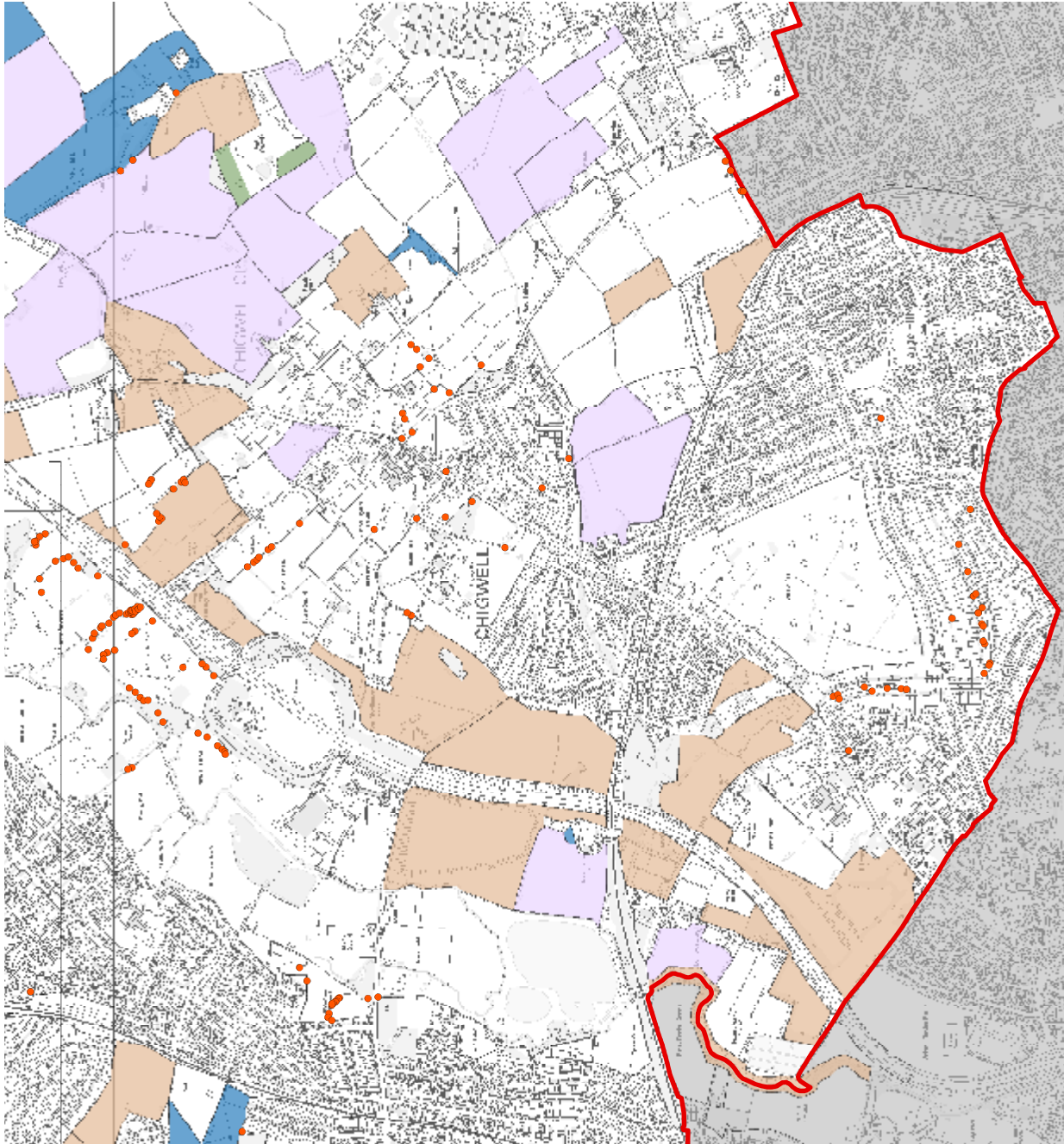
Critical Constraints

- Hainault Country Park is a designated SSSI at the southern edge of Chigwell Row;
- The River Roding floodplain runs from northwest-southeast to the northwest of Chigwell, however most of this is separated from the settlement edge by the M11 motorway corridor;



KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- Historic fields with boundary lost
- Modern fields; post 1950
- No data / Unclassified
- Study Area



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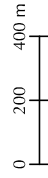


Figure 15.2a
Chigwell/Chigwell Row a -
Historic Landscape Analysis

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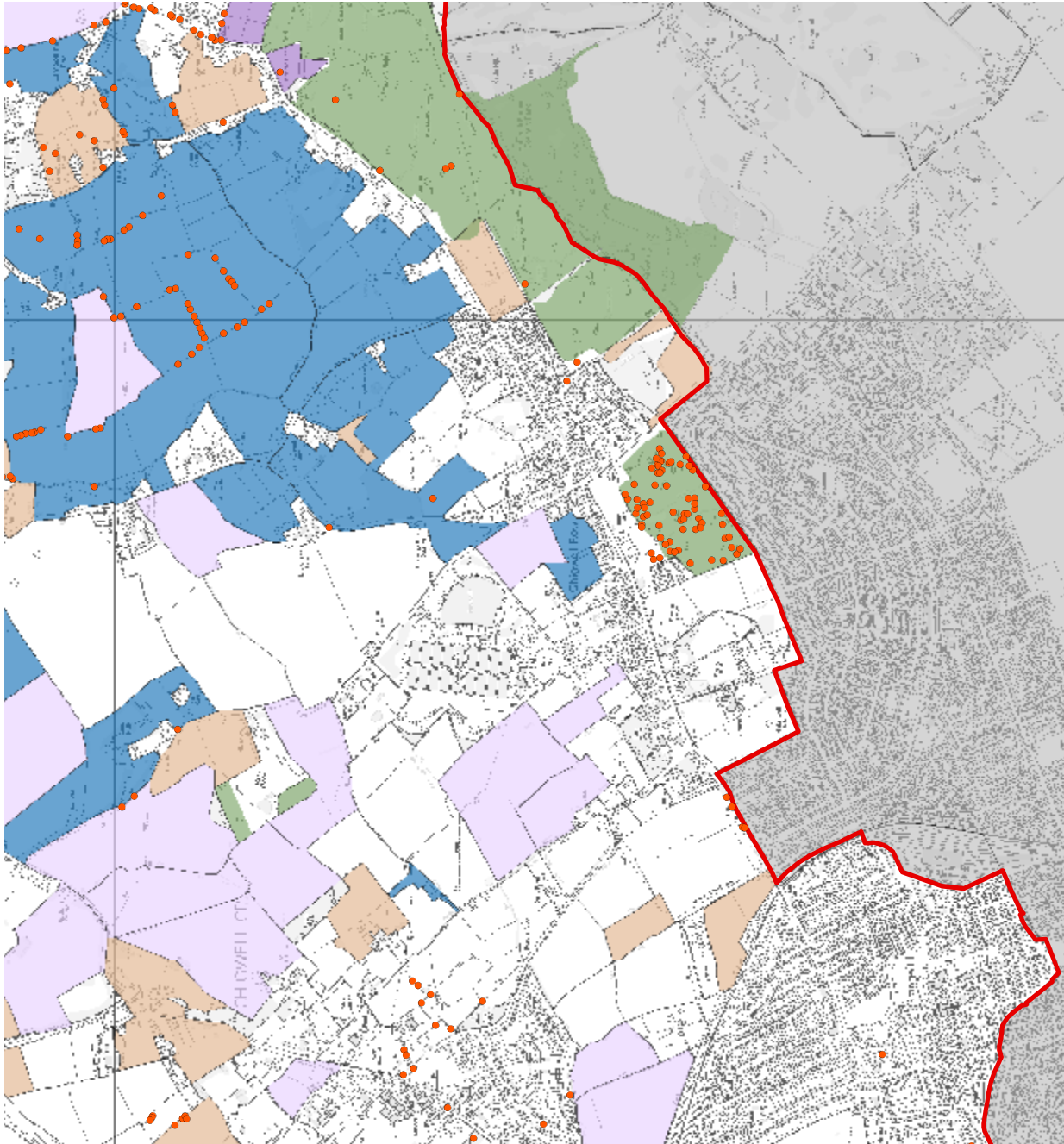
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KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- 18th to 19th century enclosure
- Historic fields with boundary lost
- Modern fields; post 1950
- No data / Unclassified
- Study Area



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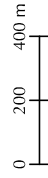


Figure 15.2b
Chigwell/Chigwell Row b -
Historic Landscape Analysis

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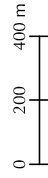
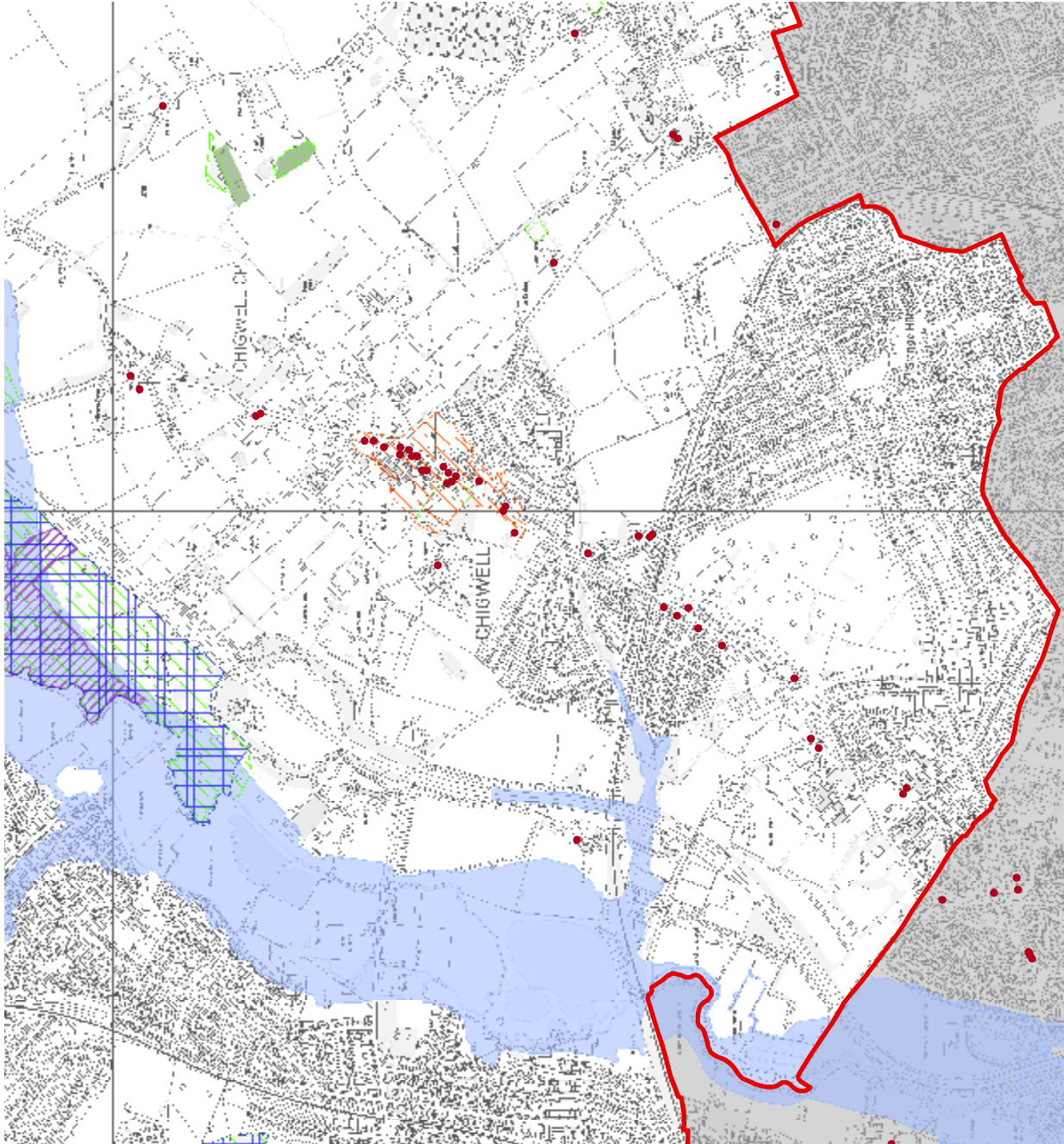
KEY

Critical Constraints

- Ancient Woodland
- Conservation Area
- Indicative Floodplain
- Listed Building
- Site of Special Scientific Interest (SSSI)

Less Critical/Moderate Constraints

- Local Nature Reserves
- Local Wildlife Sites
- Study Area



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Figure 15.3a
Chigwell/Chigwell Row a -
Designated Environmental Analysis






KEY

Critical Constraints

-  Ancient Woodland
-  Conservation Area
-  Indicative Floodplain
-  Listed Building
-  Site of Special Scientific Interest (SSSI)

Less Critical/Moderate Constraints

-  Local Nature Reserves
-  Local Wildlife Sites

 Study Area

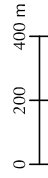
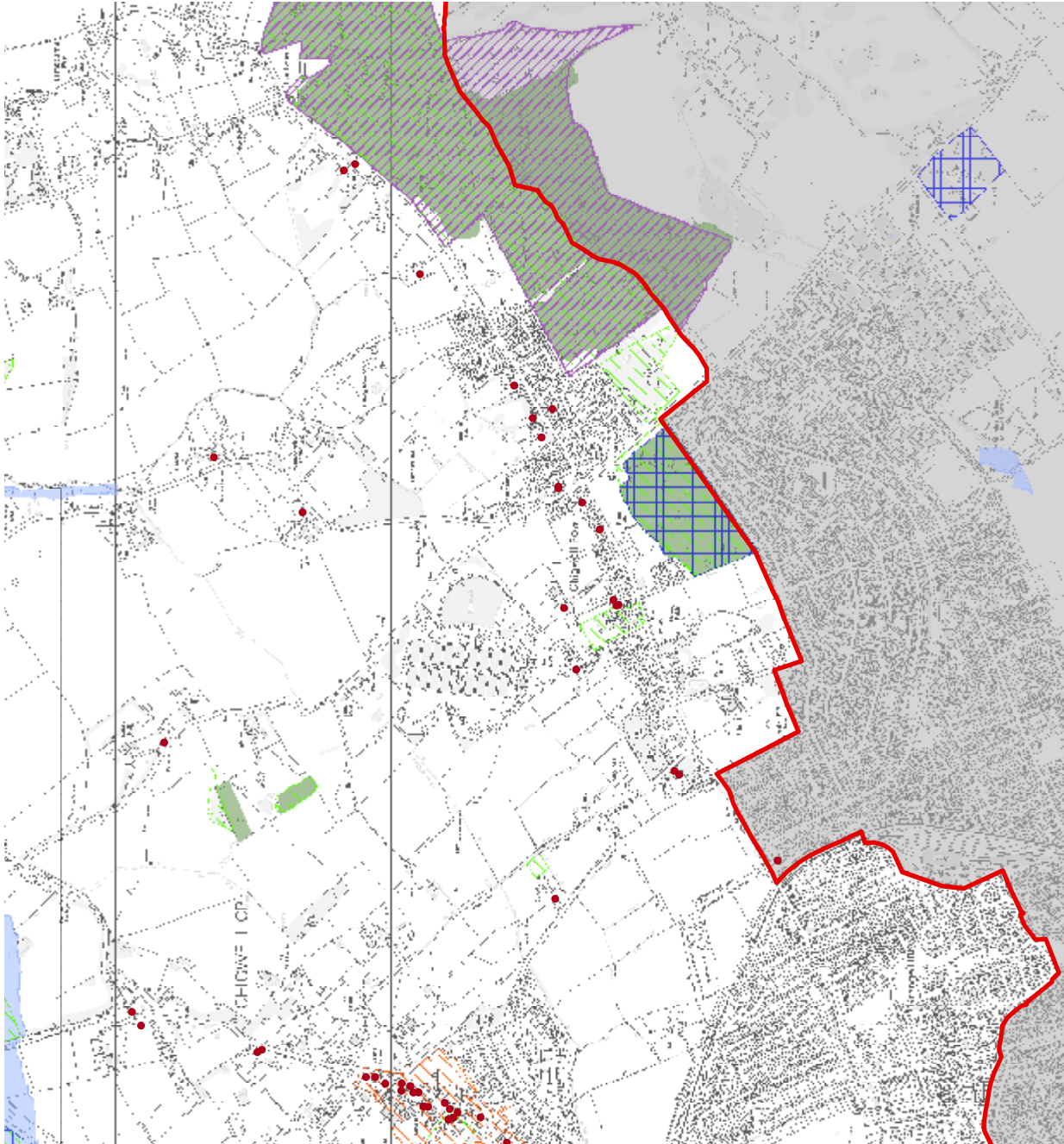


Figure 15.3b
 Chigwell/Chigwell Row b -
 Designated Environmental Analysis

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 LANDSCAPE SENSITIVITY STUDY

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- There is a large block of Ancient Woodland abutting the eastern and southern edges of Chigwell Row settlement, covering Hainault Forest. In addition, there are a couple of small blocks to the north of Chigwell/Chigwell Row; and
- The historic core of Chigwell is a designated Conservation Area.

Moderate Constraints

- There are several Local Wildlife Sites surrounding Chigwell/Chigwell Row including Hainault Forest to the east and south of Chigwell Row; and
- Parts of the Roding Valley (to the northwest of the M11) are designated as a Local Wildlife Site and Local Nature Reserve.

15.5 Landscape Sensitivity

15.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Chigwell/Chigwell Row are shown on **Figures 15.4a** and **15.4b** and described in summary below:

Sensitivity of Landscape Setting Areas

- There is a large area of sensitive historic landscape to the north of Chigwell Row and some small patches to the north east of Chigwell, encompassing pre 18th Century fields;
- There are several areas of urban greenspace character within the edges of both settlements which contribute toward landscape character;
- Several small patches of sensitive woodland within the fringes of Chigwell and Chigwell Row contribute to local character. Hainault Forest forms a large patch of sensitive woodland to the south of Chigwell Row;
- There are many veteran trees located in a small area of woodland within the southern fringe of Chigwell Row. Veteran trees are also scattered elsewhere within the northern fringe of Chigwell Row and also in the northern fringes of Chigwell;
- There are several public footpaths located between Chigwell and Chigwell Row that create sensitive recreational routes within the fringes of the settlements. These provide access for pedestrians and cyclists throughout the area; and
- There is a small floodplain within the western fringes of Chigwell.

15.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:

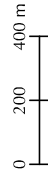
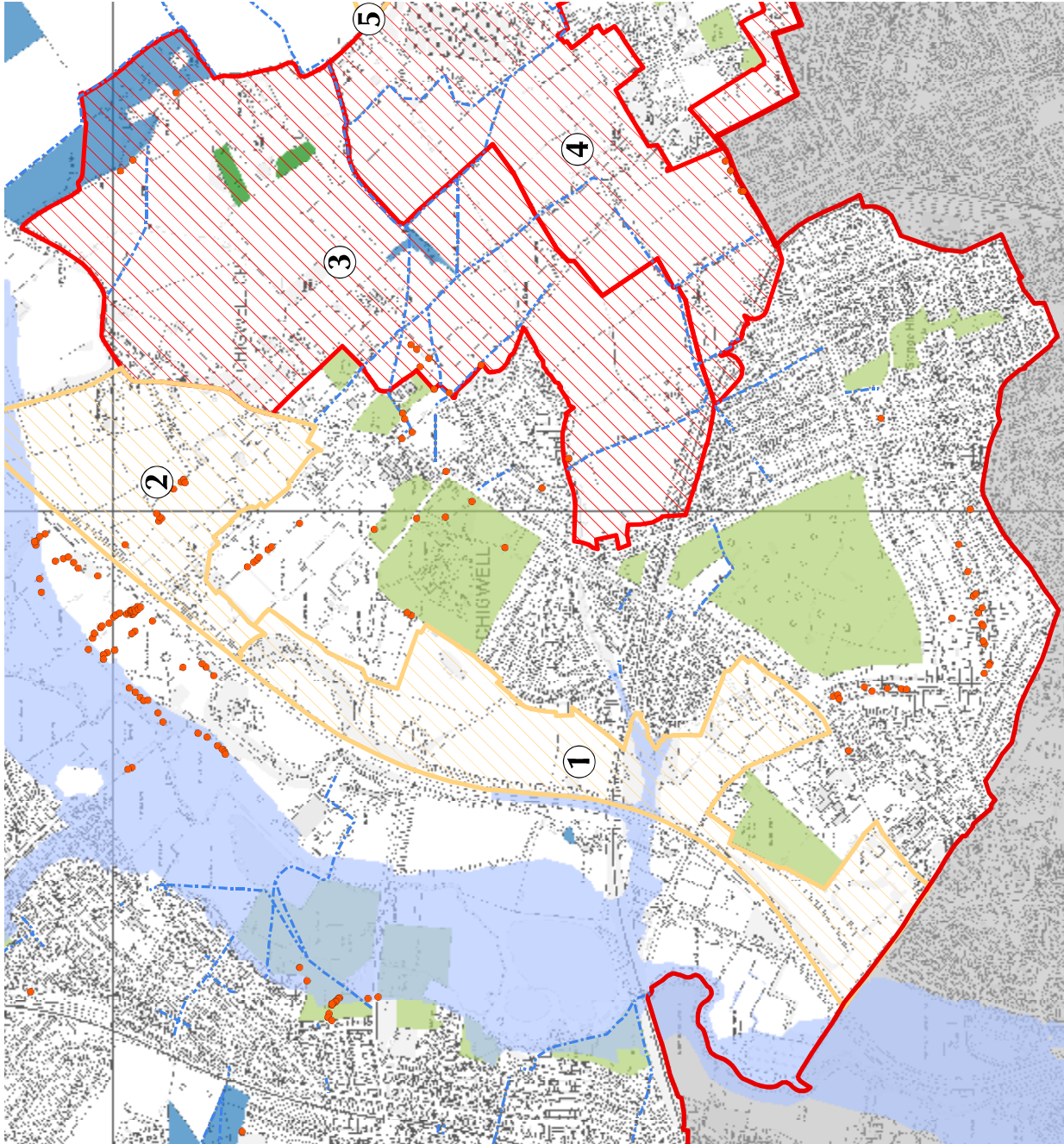


KEY

- Sensitive Historic Landscape: Pre 18th Century Fields
- Sensitive Woodland Area
- Sensitive Recreational Route
- Veteran trees
- Floodplain
- Urban Greenspace Character

Sensitivity (See Section 15.5 of the Report)

- High Sensitivity
- Moderate Sensitivity
- Landscape Setting Area
- Study Area



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 LANDSCAPE SENSITIVITY STUDY

Figure 15.4a
 Chigwell/Chigwell Row a -
 Landscape Sensitivity

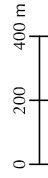
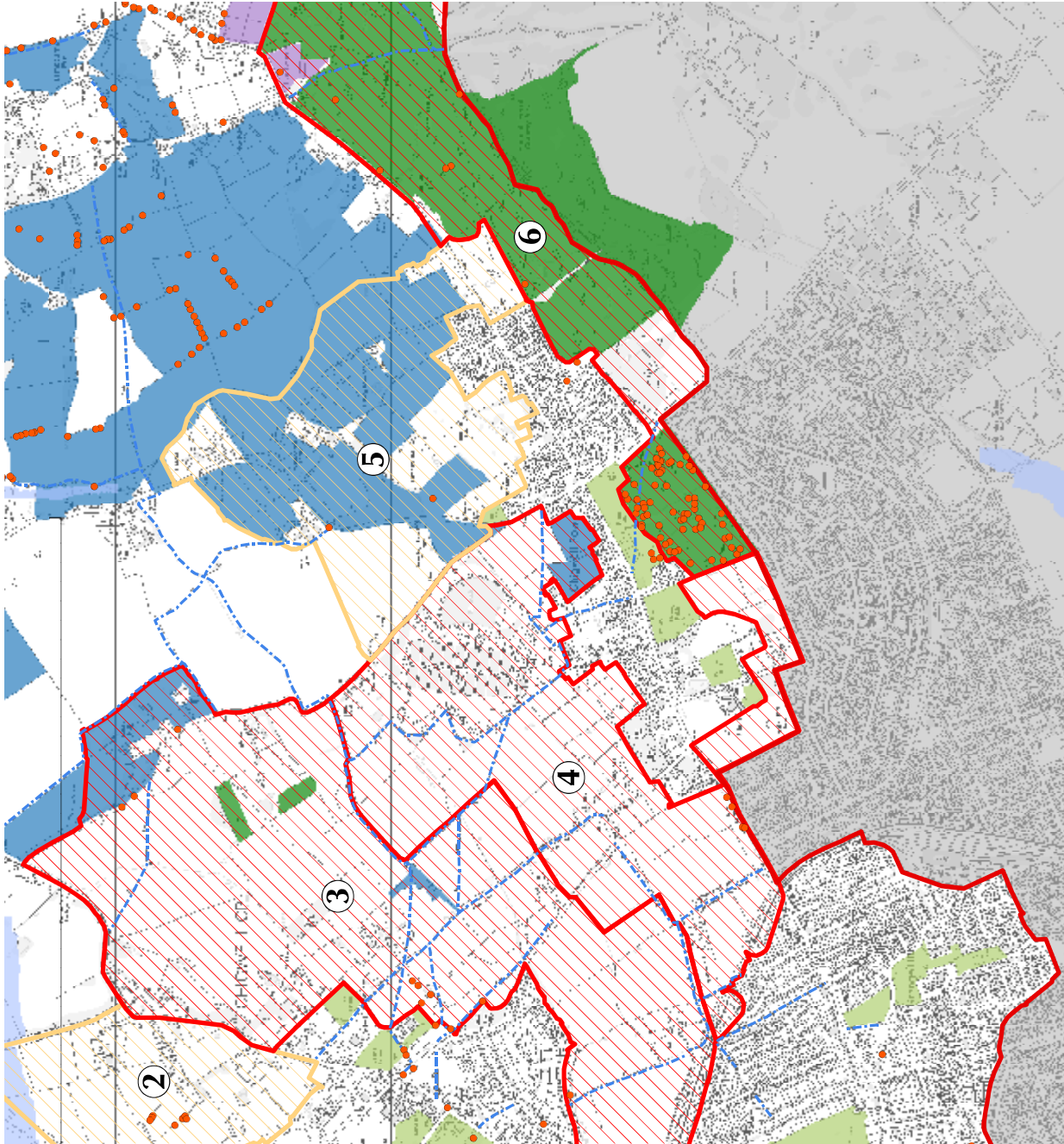
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KEY

- 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
-
- High Sensitivity
 - Moderate Sensitivity
 - Landscape Setting Area
 - Study Area



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Figure 15.4b
Chigwell/Chigwell Row b -
Landscape Sensitivity

Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low
1																			Moderate
2																			Moderate
3																			High
4																			High
5																			Moderate
6																			High

15.6 Key Opportunities for Growth

15.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

15.7 Contribution to Green Belt

15.7.1 In line with methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Chigwell/Chigwell Row makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 15.2 above and Figures 15.1a and 15.1b	Landscape Setting Areas					
		1	2	3	4	5	6
Contribution to openness of Green Belt?	The setting of Chigwell and Chigwell Row is considered to be semi enclosed. In places, scattered farmsteads, houses and light industrial buildings are present, whilst in others there is a predominantly rural character. To the south, the urban areas of Grange Hill and Hainault provide a sense of enclosure, however to the north of the settlements the setting is more open aside from scattered isolated farmsteads, the M11 corridor and some water works.	Moderate	Moderate	Moderate	Major	Moderate	Major
Green Belt Purposes	Summary Evaluation: Based on the Visual Character Information set out within Section 15.2 above and Figures 15.1a and 15.1b						
Checking unrestricted sprawl of large built up areas?	Despite proximity to Greater London to the south and pockets of built development, there is a sense of openness and a predominantly rural character within the setting.	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Preventing neighbouring towns from merging into one another?	Although there are pockets of built development, there is a general sense of openness and the landscape setting provides separation between settlements.	Major	Major	Major	Major	Major	Major
Assisting in safeguarding the countryside from encroachment?	In some places, buildings encroach into the countryside, whilst in others, there is a sense of openness.	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate

<p>Preserving the setting and character of historic towns?</p>	<p>Not applicable.</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?</p>	<p>The landscape setting is considered to make a moderate/limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land; as only a medium sized previously derelict area of land had been found to be in the process of being developed.</p>	<p>Limited</p>	<p>Limited</p>	<p>Limited</p>	<p>Limited</p>	<p>Limited</p>	<p>Limited</p>

Contribution to Green Belt objectives

15.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting of Chigwell/Chigwell Row is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* There are several key pedestrian routes which cross the landscape, connecting the settlement with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There are several areas of urban greenspace at the settlement edges;
- *To secure nature conservation interest:* There are some Local Wildlife Sites within the landscape setting to the settlements; and
- *To retain land in agricultural, forestry and related uses:* A relatively high proportion of the land within the landscape setting of the settlements is under one of these uses.

16.0 ABRIDGE

16.1 Overview

16.1.1 Abridge is situated within the south of Epping Forest District, to the north of Chigwell Row and Chigwell and east of Loughton, Buckhurst Hill and Theydon Bois. The Lower Roding Valley (Landscape Character Area B4) provides the northern landscape setting to the village, whilst to the south, Lambourne Wooded Ridges and Valleys Landscape Character Area (G4) abuts the settlement edge. Chigwell Wooded Ridges and Valleys Landscape Character Area (G3) is situated at the western edge of the village.

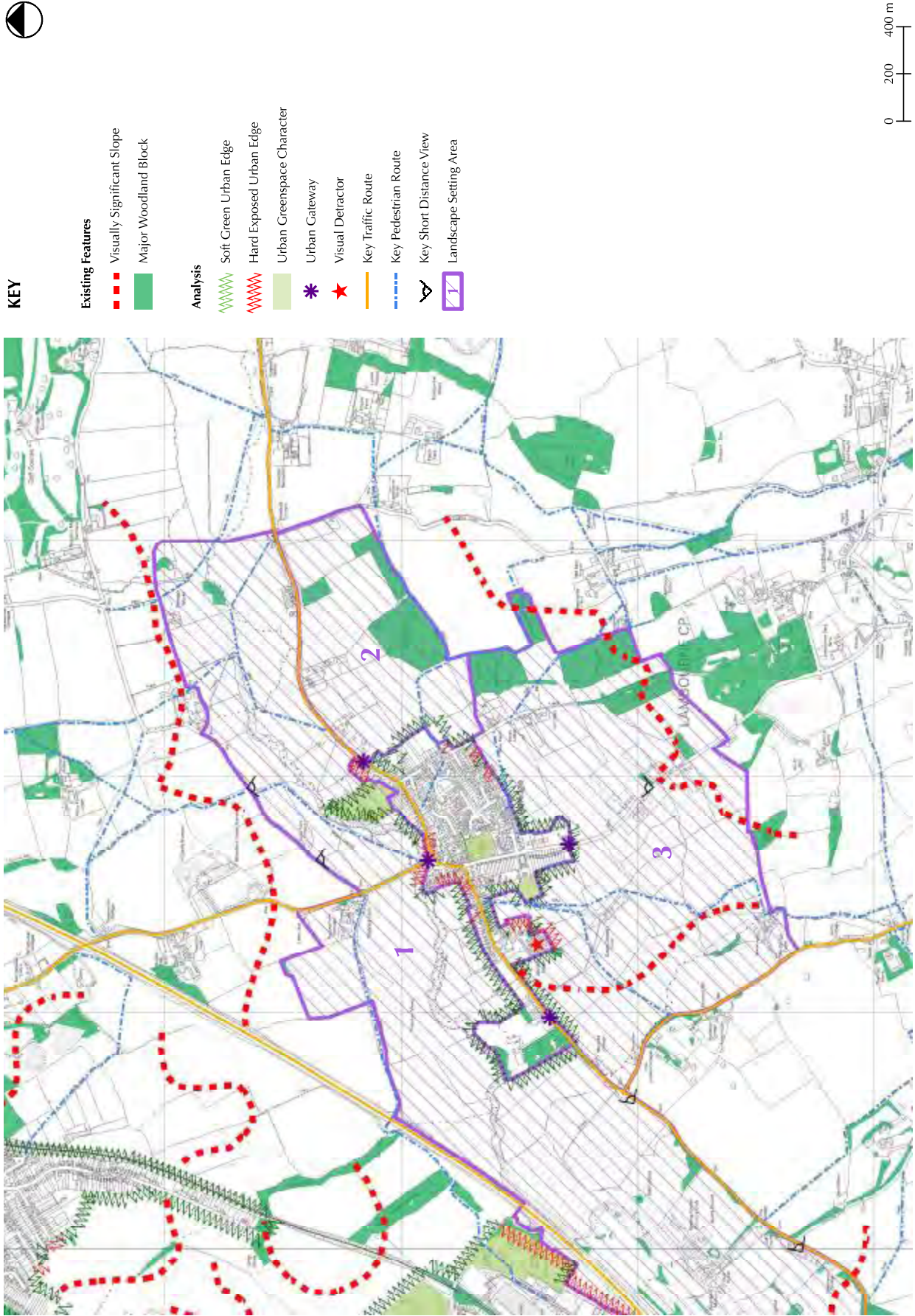
16.1.2 The relatively wide floodplain of the River Roding, with a patchwork of fields, often delineated by hedgerows, provides the northern setting to the village. At the edge of the settlement, a pattern of small-scale fields is apparent.

16.1.3 To the south and southeast of the village, the topography rises towards Lambourne End. Here, the landscape encompasses a patchwork of small to medium sized fields that are delineated by hedgerows. To the west and southwest of the village, several medium sized blocks of woodland provide an enclosed setting to the village.

16.2 Visual Character

16.2.1 The analysis of key visual characteristics and attributes that contribute to variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes of Abridge are illustrated on **Figure 16.1** and described in summary below:

- The majority of the settlement edges are lined with mature hedgerows or trees, which create a soft, green edge;
- There are a few small pockets of harsh urban edge where there are gaps in the hedgerows;
- There are two areas of urban greenspace located within the fringes of the Abridge which include a cricket ground and a school playing field;
- There are four urban gateways located on the A113 and B172 corridors and along Hoe Lane which enters Abridge from the south, all of which mark the transition between the village and the adjacent predominantly rural landscape surrounding;
- The village is connected by an interconnecting network of main road corridors. To the north of the settlement the B172 provides access to Theydon Bois. Running through the village, the A113 provides access to Chigwell to the south and Chipping Ongar to the north;
- There are several Public Rights of Way surrounding the settlement edges of Abridge and the Three Forests Way recreational path abuts the eastern edge of the village;



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Figure 16.1
Abridge -
Visual Character

- Key short distance views of the settlement edge can be gained from the road to the north of the settlement;
- There are several medium sized blocks of woodland to the east of Abridge which limit views of the eastern settlement edges from areas of landscape setting;
- Visually significant slopes have been identified to the north of the village, encompassing the sides of the Roding River Valley, and to the south, as land rises towards Lambourne End.

16.3 Historic Character

16.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Abridge is illustrated on **Figure 16.2** and described in summary below:

- There are several small blocks of Ancient Woodland to the east of Abridge;
- There is a large concentration of pre 18th Century fields to the south of Abridge, several of which abut the settlement edge;
- There are only a couple of areas of 18th to 19th Century enclosure, one to the southwest and another to northeast of Abridge;
- Several of the historic fields within the setting have suffered post 1950s' boundary loss;
- There are several modern (post 1950's) fields, a few to the south of the settlement, with the remainder concentrated towards the M11 corridor to the northwest and north; and
- A large concentration of veteran trees are scattered within the landscape setting of the village.

16.4 Designated Environmental Constraints

16.4.1 The analysis of the critical and less critical environmental designations within Abridge fringes related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figure 16.3** and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:

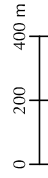
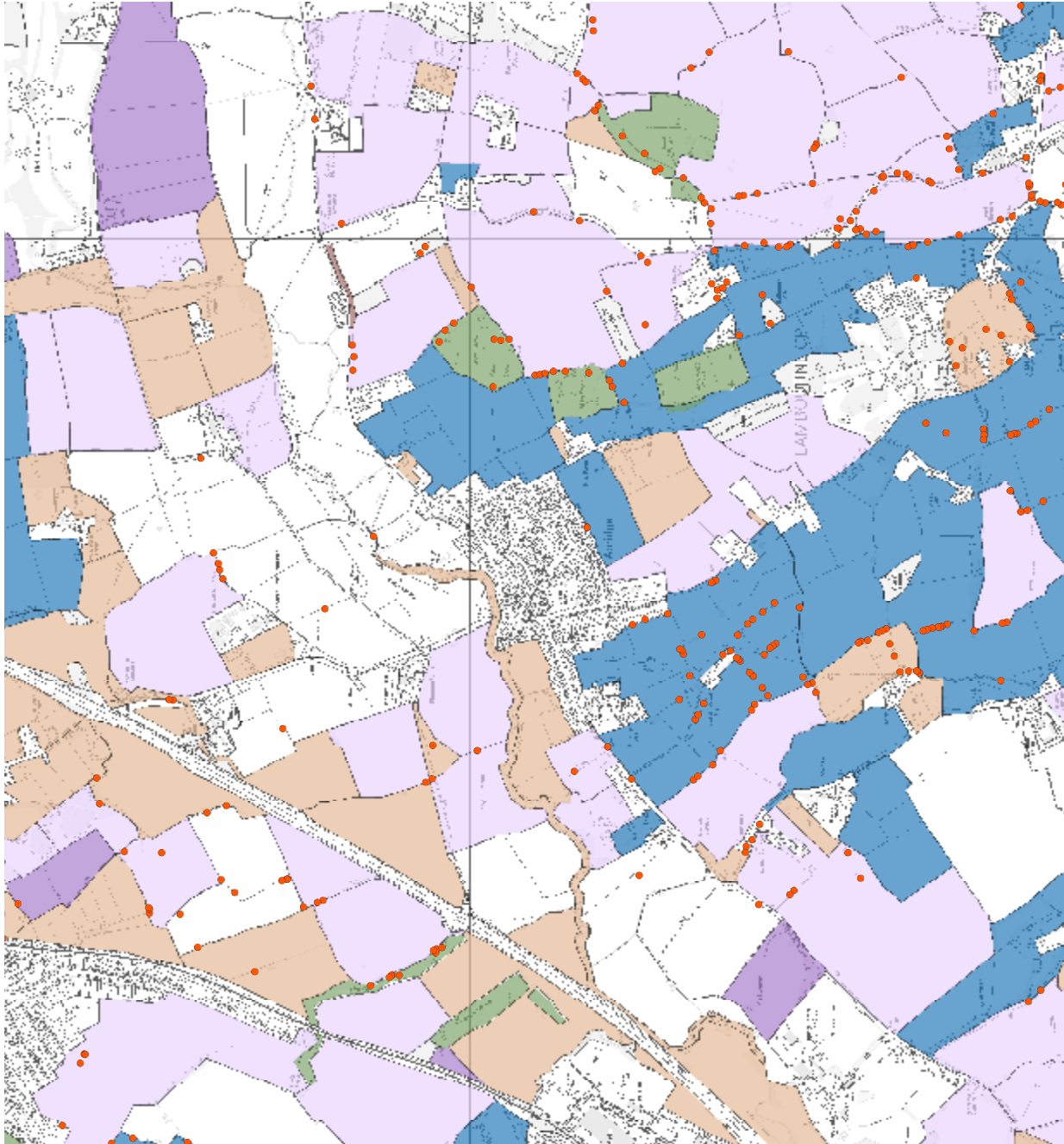
Critical Constraints

- There is one Scheduled Monument to the north east of Abridge (the site of a Roman Villa situated close to Hill Farm);
- The River Roding which runs from northwest-southeast along the northwest edge of Abridge has a wide floodplain;



KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- 18th to 19th century enclosure
- Common Land
- Historic fields with boundary lost
- Modern fields; post 1950
- No data / Unclassified



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Figure 16.2
Abridge -
Historic Landscape Analysis

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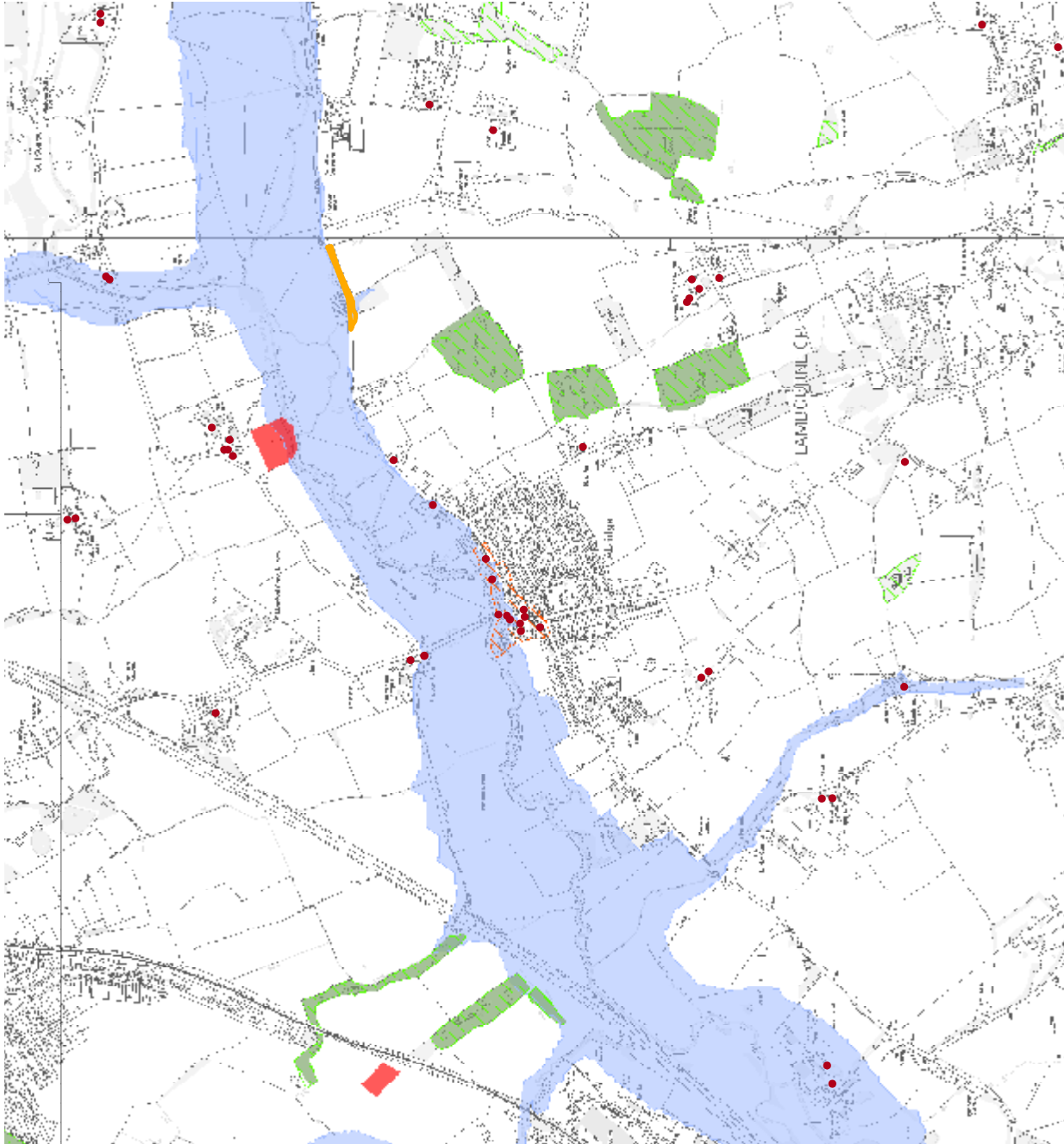
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KEY

- Critical Constraints**
- Ancient Woodland
 - Conservation Area
 - Indicative Floodplain
 - Listed Building
 - Registered Common Land
 - Scheduled Monument
- Less Critical/Moderate Constraints**
- Local Wildlife Sites



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Figure 16.3
Abridge -
Designated Environmental Constraints

- There is a small strip of Registered Common Land to the northwest of Abridge which runs along Ongar Road; and
- There are small blocks of Ancient Woodland surrounding Abridge including Apes Grove, Alder Wood, Soapley's Wood and Great Wood to the east and Broadfield Shaw and Long Shaw to the west.

Moderate Constraints

- There are several Local Wildlife Sites surrounding Abridge including Apes Grove, Alder Wood, Soapley's Wood, Clarks Wood and Great Wood to the east and Broadfield Shaw and Long Shaw to the west.

16.5 Landscape Sensitivity

16.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Abridge are shown on **Figure 16.4** and described in summary below:

Sensitivity of Landscape Setting Areas

- The landscape within the southern fringes of the village encompasses large expanses of sensitive historic landscape, consisting of large patches of pre 18th Century fields;
- Some small areas of urban greenspace character on the edges of the settlement contribute toward landscape character within the fringes;
- There are several blocks of woodland within the south eastern fringes of the village which are key sensitive landscape features;
- There are significant numbers of veteran trees within the southern fringes of the village which are key landscape and historic features;
- There are several sensitive recreational routes within the fringes of the village providing access for cyclists and pedestrians; and
- There is a wide floodplain running east-west through the northern fringes of the settlement

16.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:



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 16.5 of the Report)
- High Sensitivity
 - 1 Landscape Setting Area

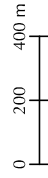
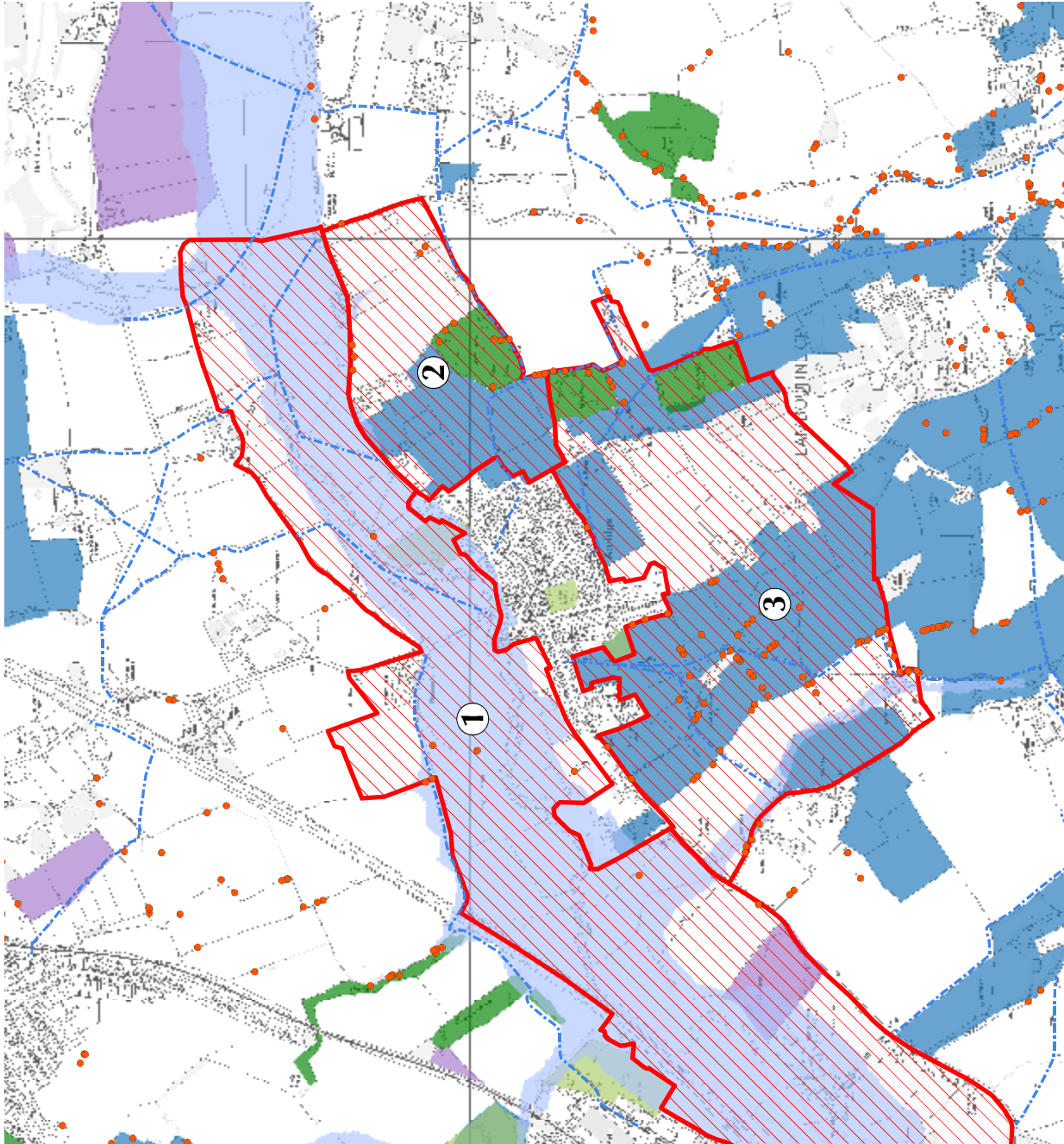


Figure 16.4
Abridge -
Landscape Sensitivity

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Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	
1																			High
2																			High
3																			High

16.6 Key Opportunities for Growth

16.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

16.7 Contribution to Green Belt

16.7.1 In line with methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Abridge makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 16.2 above and Figure 16.1	Landscape Setting Areas		
		1	2	3
Contribution to openness of Green Belt?	The setting of Abridge is considered to be predominantly open with few areas of built development, with the exception of scattered isolated farmsteads. Views gained from surrounding road corridors are only transient glimpsed views.	Major	Moderate	Moderate
Green Belt Purposes	Summary Evaluation: Based on the Visual Character Information set out within Section 16.2 above and Figure 16.1			
Checking unrestricted sprawl of large built up areas?	The village is situated distance from the built up areas of Greater London and Harlow.	Major	Major	Major
Preventing neighbouring towns from merging into one another?	The landscape is considered to be predominantly open and rural with few elements of built development extending into the landscape setting.	Moderate	Major	Major
Assisting in safeguarding the countryside from encroachment?	The landscape setting is considered to be predominantly open. To the south, however, scattered farmsteads encroach into the predominantly rural landscape.	Major	Major	Moderate
Preserving the setting and character of historic towns?	Not applicable.	Not applicable	Not applicable	Not applicable
Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?	The landscape setting is considered to make a limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited	Limited	Limited

Contribution to Green Belt objectives

16.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting of Abridge is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* There are several key pedestrian routes which cross the landscape, connecting the settlement with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There are several areas of urban greenspace at the settlement edges;
- *To secure nature conservation interest:* There are some Local Wildlife Sites within the landscape setting to the settlements;
- *To retain land in agricultural, forestry and related uses:* A relatively high proportion of the land within the landscape setting of the settlements is under one of these uses.

17.0 STAPLEFORD ABBOTTS

17.1 Overview

- 17.1.1 Stapleford Abbots is situated at the southeastern corner of Epping Forest District, to the east of Chigwell Row and southeast of Abridge. Stapleford Abbots Wooded Ridges and Valleys Landscape Character Area (G5) provides the northern, eastern and western landscape setting to the village.
- 17.1.2 The northern edge of the settlement consists of small scale fields in close proximity to the edge of the settlement and medium scale fields at a further distance. These fields are delineated by hedgerows and some hedgerow trees. The landscape slopes gently downwards towards the Bourne Brook which runs north south towards the northern part of the village.
- 17.1.3 On the southern edge of the settlement the landscape is more steeply undulating and encompasses an irregular field pattern of different scale fields. Some field boundaries are marked by hedgerows and a scattering of hedgerow trees whilst others are more open. The Bourne Brook continues to flow southward from the southeastern edge of the village and the land descends towards it, steeply on the western edge and more gently in the southeast. Several patches of mixed coniferous and deciduous woodland and plantations are scattered within this area, providing a sense of enclosure.

17.2 Visual Character

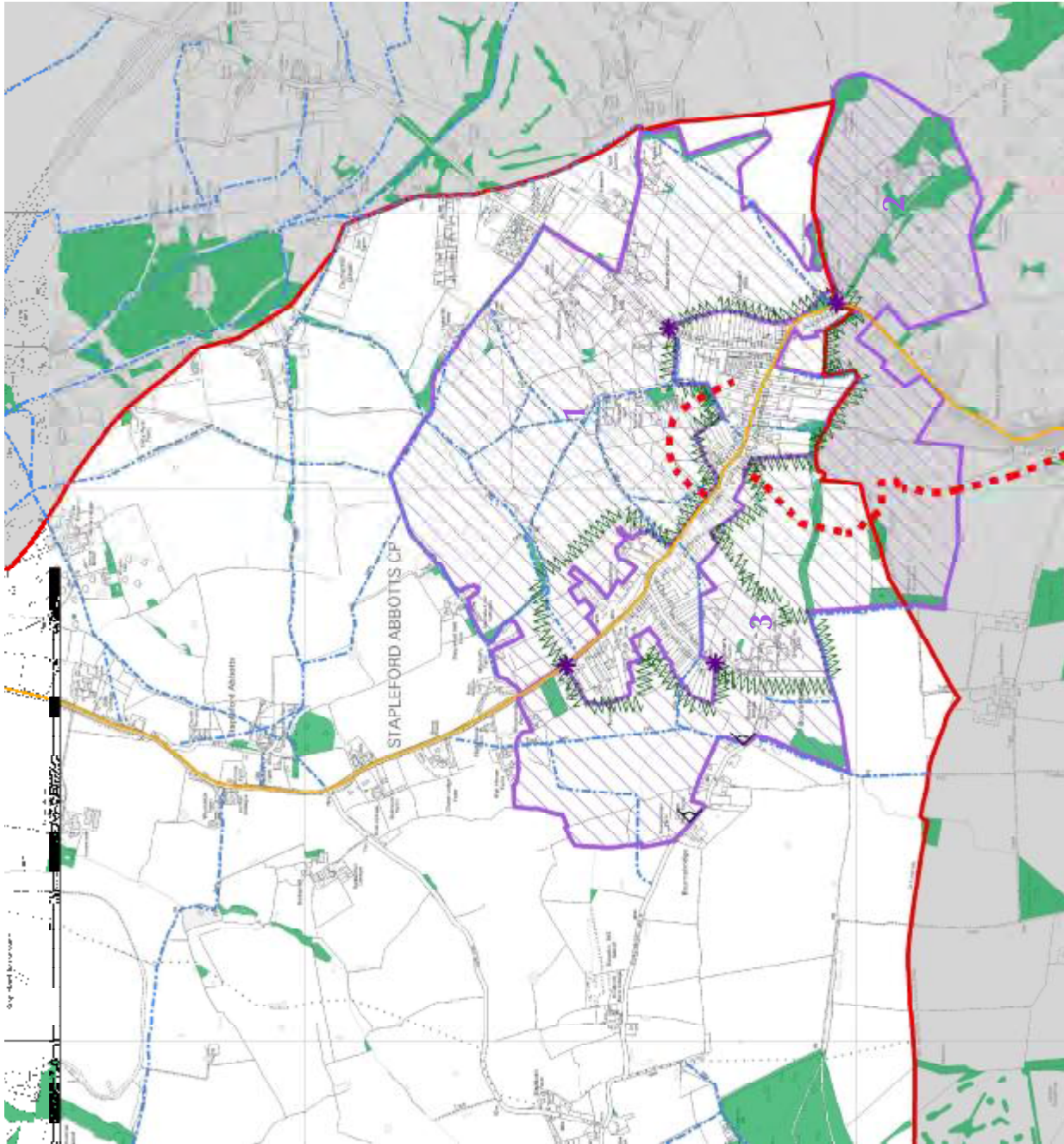
17.2.1 The analysis of key visual characteristics and attributes that contribute to variations in the overall character of the landscape (as defined by 'Landscape Setting Areas') within the fringes Stapleford Abbots are illustrated on **Figure 17.1** and described in summary below:

- The entirety of the settlement edge of Stapleford Abbots consists of soft, green edge due to the presence of hedgerows and trees which line the edges of the village;
- There are three urban greenspaces located within the fringes of Stapleford Abbots;
- Four urban gateways mark the entrances to the village of Stapleford Abbots, two to the west which mark a transition from rural to urban and two to the east, which lack a distinctive transition due to the continuation of the built up area within the adjoining settlements of Tysea Hill and Havering-atte-Bower;
- Stapleford Abbots is connected to neighbouring areas by the B176 road corridor. To the north the B176 provides access to the A113 road corridor and to the south it provides access to Romford;



KEY

- Existing Features**
- Visually Significant Slope
 - Major Woodland Block
- Analysis**
- Soft Green Urban Edge
 - Urban Gateway
 - Key Traffic Route
 - Key Pedestrian Route
 - Key Short Distance View
 - Landscape Setting Area
 - Study Area



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Figure 17.1
Stapleford Abbots -
Visual Character

- There is a comprehensive network of Public Rights of Way within the setting of the village which provide access to the surrounding, predominantly rural countryside;
- Key short distance views of the settlement edge can be gained from Bournebridge Lane to the southwest of the settlement;
- There are several small blocks of woodland set within close proximity to the southern edges of the settlement including Straights Plantation, Foxburrow Wood and Sandpits Plantation, which limit views to the edges of the village; and
- The topography slopes downwards from east to west through the village, creating visually significant slopes.

17.3 Historic Character

17.3.1 The analysis of historic patterns of land use and how they contribute to the overall character of the modern landscape within the fringes of Stapleford Abbots is illustrated on **Figure 17.2** and described in summary below:

- There is one block of Ancient Woodland to the southwest of Stapleford Abbots, at some distance from the settlement edge;
- There are several areas of pre 18th Century Fields scattered around Stapleford Abbots with a particular concentration around Knolls Hill to the west of the village;
- There are a few small areas of 18th to 19th Century Enclosure within the fringes of Stapleford Abbots, with a larger concentration to the southwest of the village;
- Most of the historic fields within the landscape setting of Stapleford Abbots have suffered post 1950s boundary loss, however remnant field boundaries are apparent;
- Small areas of Modern Fields (post 1950) are scattered within the northern, southeastern and southwestern fringes of the village;
- There is one area of mineral extraction at the southwest of Stapleford Abbots.
- Relatively high concentrations of veteran trees line field boundaries throughout most of the landscape setting surrounding the village.

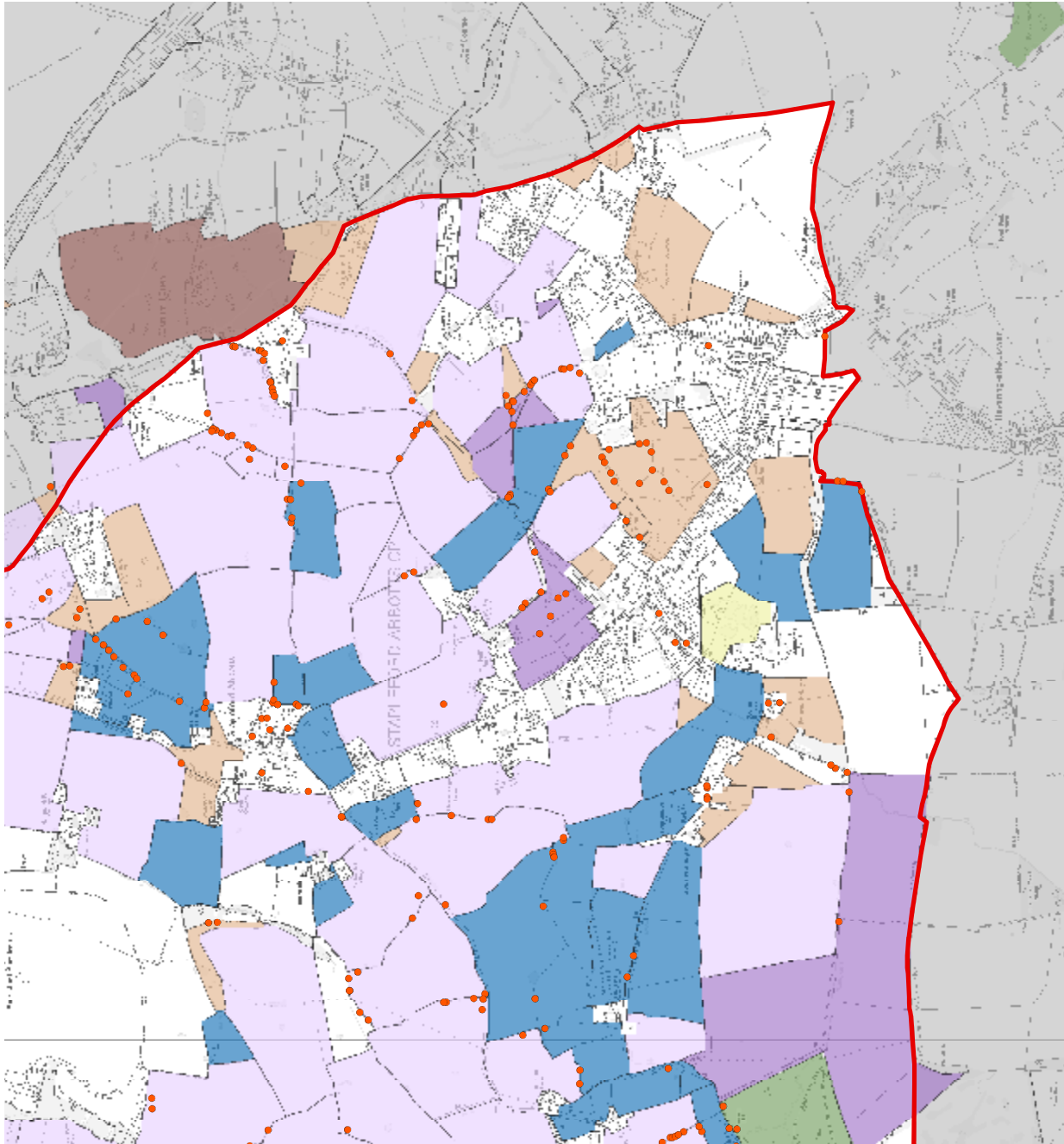
17.4 Designated Environmental Constraints

17.4.1 The analysis of the critical and less critical environmental designations within Stapleford Abbott's fringes related to nature conservation, the historic environment, landscape and other aspects such as protected floodplains, is illustrated in **Figure 17.3** and described in summary below. The weighting between constraints reflects the statutory (critical) and non-statutory (less critical) or 'moderate' status of individual environmental designations:



KEY

- Ancient Woodland (pre 1600)
- Veteran trees
- Pre 18th century fields
- 18th to 19th century enclosure
- Common Land
- Historic fields with boundary lost
- Modern fields; post 1950
- Mineral extraction
- No data / Unclassified
- Study Area



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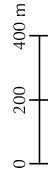


Figure 17.2
Stapleford Abbotts -
Historic Landscape Analysis

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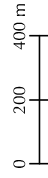
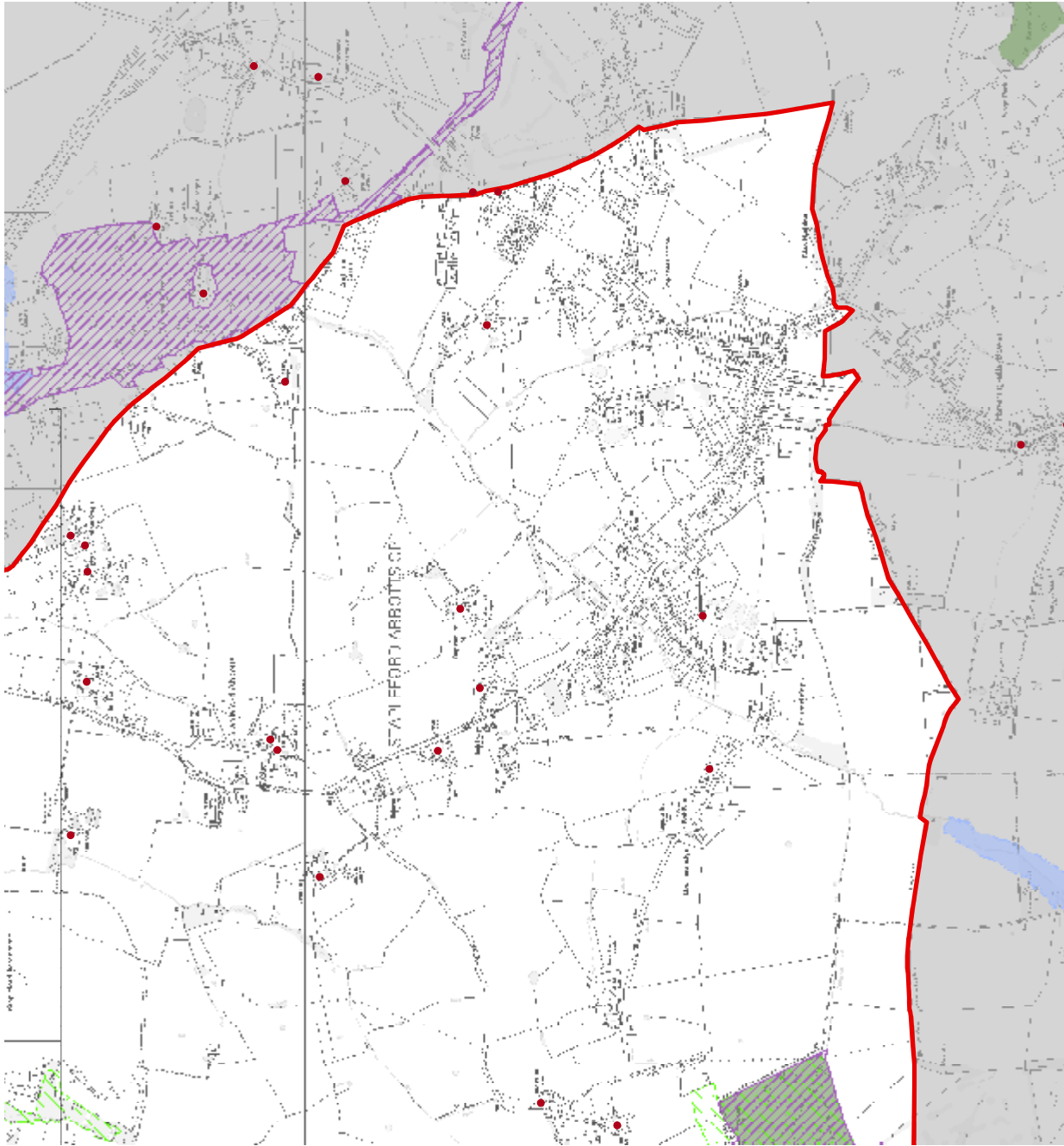
KEY

Critical Constraints

-  Ancient Woodland
-  Indicative Floodplain
-  Listed Building
-  Site of Special Scientific Interest (SSSI)

Less Critical/Moderate Constraints

-  Local Wildlife Sites
-  Study Area



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Figure 17.3
Stapleford Abbots -
Designated Environmental Constraints

Critical Constraints

- There is one area of SSSI which covers Hainault Forest Country Park that lies at some distance to the west of Stapleford Abbots. To the northeast of Stapleford Abbots; Curtismill Green forms another area of SSSI which lies outside the District within Brentwood Borough; and
- There is one block of Ancient Woodland at Hainault Forest Country Park to the west of Stapleford Abbots.

Moderate Constraints

- There are a couple of Local Wildlife Sites situated at some distance from Stapleford Abbots, one to the west and the other to the northwest.

17.5 Landscape Sensitivity

17.5.1 Drawing on the above analysis, the key sensitive landscape/environmental features that are considered desirable to safeguard within the fringes of Stapleford Abbots are shown on **Figure 17.4** and described in summary below:

Sensitivity of Landscape Setting Areas

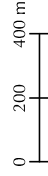
- There are a few patches of sensitive historic landscape within the fringes of the village which consist of some pre 18th Century fields and some 18th to 19th Century enclosure;
- There are a few small areas of sensitive woodland within the village fringes which contribute to the landscape setting;
- There are several veteran trees scattered around the fringes of the village which at key landscape and historic features; and
- There is an interconnected network of public footpaths that creates sensitive recreational routes within the fringes of the village. These provide access for pedestrians and cyclists throughout the area.

17.5.2 Taking into account the above, the sensitivity of each Landscape Setting Area is evaluated as follows, based on the criteria set out in section 1.5.3:

Figure 17.4
Stapleford Abbotts -
Landscape Sensitivity

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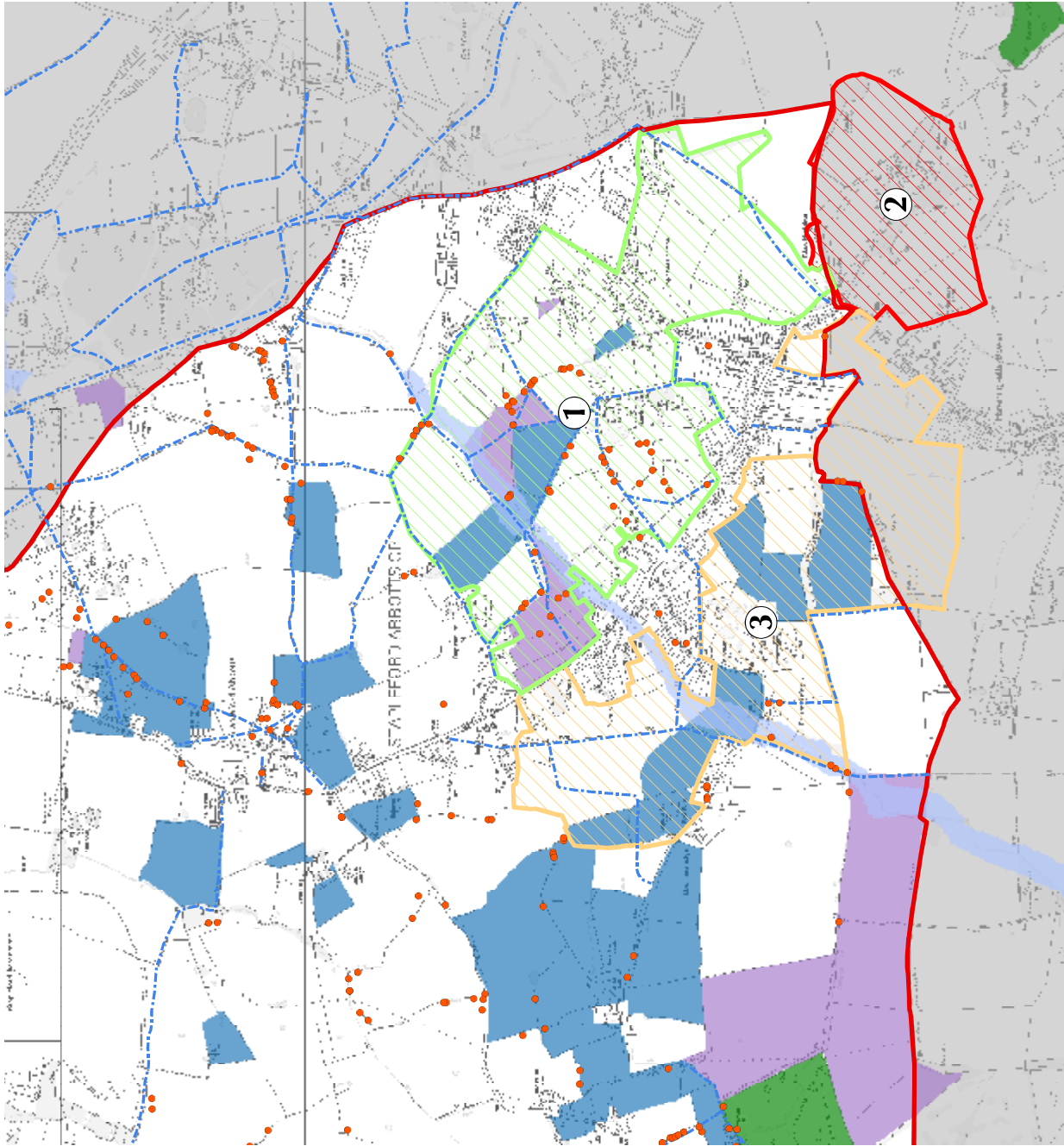


KEY

- Sensitive Historic Landscape: Pre 18th Century Fields
- Sensitive Historic Landscape: 18th - 19th Century Enclosure
- Sensitive Woodland Area
- Sensitive Recreational Route
- Veteran trees
- Floodplain
- Ancient Landscape

Sensitivity
(See Section 17.5 of the Report)

- High Sensitivity
- Moderate Sensitivity
- Low Sensitivity
- Landscape Setting Area
- Study Area



Landscape Setting Area	Landscape Character Sensitivity									Visual Sensitivity						Overall Sensitivity to change			
	Representation of typical character			Number of sensitive natural, cultural and historic features			Overall Landscape Character Sensitivity			Intervisibility			Visual Prominence				Overall Visual Sensitivity		
	Positive	Moderate	Limited	Many	Some	Few	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low		High	Moderate	Low
1																			Low
2																			High
3																			Moderate

17.6 Key Opportunities for Growth

17.6.1 Drawing on the above analysis, those 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 work would, however, be needed to examine site-specific landscape and visual sensitivities.

17.7 Contribution to Green Belt

17.7.1 In line with the methodology set out within Section 1.5.27, an evaluation of the contribution that the landscape setting of Stapleford Abbots makes to the purposes of including land within the Green Belt (PPG2: Paragraph 1.5) is set out within the table below:

Contribution to Green Belt purpose

Green Belt Aim	Summary Evaluation: Based on the Visual Character Information set out within Section 17.2 above and Figure 17.1	Landscape Setting Areas		
		1	2	3
Contribution to openness of Green Belt?	The setting of Stapleford Abbotts is considered to be semi-enclosed. Although the character is predominantly open, there are also scattered farmsteads which introduce built elements into the predominantly rural landscape setting. To the south, a sense of enclosure is provided by settlement within Havering-atte-Bowers. In addition there are transient views available from the M25 road corridor to the northeast.	Moderate	Moderate	Moderate
Green Belt Purposes	Summary Evaluation: Based on the Visual Character Information set out within Section 17.2 above and Figure 17.1			
Checking unrestricted sprawl of large built up areas?	The village is at distance from the large built up areas of Greater London and Harlow.	Major	Major	Major
Preventing neighbouring towns from merging into one another?	Although there is a predominant sense of openness, scattered farmsteads and dwellings extend the semi-urban character from the settlement edges into the adjacent landscape setting.	Moderate	Major	Major
Assisting in safeguarding the countryside from encroachment?	Although the character is predominantly open, there are also scattered farmsteads which encroach into the predominantly rural landscape setting.	Moderate	Moderate	Moderate
Preserving the setting and character of historic towns?	Not applicable.	Not applicable	Not applicable	Not applicable

<p>Assisting in urban regeneration by encouraging the recycling of derelict and other urban land?</p>	<p>The landscape setting is considered to make a moderate/limited contribution to assisting in urban regeneration by encouraging the recycling of derelict and other urban land; as only a small previously derelict area of land had been found to be recently developed.</p>	<p>Limited</p>	<p>Limited</p>	<p>Limited</p>
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Contribution to Green Belt objectives

17.7.2 In relation to Paragraph 1.6 of PPG2, the landscape setting of Stapleford Abbots is considered to play a role in fulfilling the following objectives:

- *To provide opportunities for access to the open countryside for the urban population:* There are several key pedestrian routes which cross the landscape, connecting the settlement with adjacent landscapes;
- *To provide opportunities for outdoor sport and outdoor recreation near urban areas:* There are several areas of urban greenspace at the settlement edges;
- *To secure nature conservation interest:* There are some Local Wildlife Sites within the landscape setting to the settlements; and
- *To retain land in agricultural, forestry and related uses:* A relatively high proportion of the land within the landscape setting of the settlements is under one of these uses.

Appendix A: Definition of Terms

Definition of terms used on Visual Character Figures:

Visually significant slope

Sloping land or hills which have been identified as a result of fieldwork as providing a visible landmark or backdrop within views from the surrounding landscape or facilitating views across surrounding landscapes. Any form of potential new development on these slopes has the potential to be visually significant.

Major woodland block

Areas of deciduous, coniferous and mixed woodland that are key features within the landscape.

New Development

Areas of new development that are not currently shown on the 1:10K base map, but have been identified as built or in the process of being built as a result of field survey.

Soft Green Urban Edge

The settlement is lined with a combination of trees, hedgerows or woodland which screens the edge within views from surrounding landscape setting areas. For the purpose of this Study, these edges were identified by a review of aerial photos, followed by verification in the field.

Hard Exposed Urban Edge

There is an absence of vegetation or screening at the settlement edge, which results in an abrupt transition between built edge and surrounding landscape setting within views. For the purpose of this Study, these edges were identified by a review of aerial photos, followed by verification in the field.

Urban Greenspace Character

Key areas of greenspace within the settlement or at the settlement edges. For the purposes of this Study, these were identified by a review of aerial photos and include playing fields, recreation grounds, school playing fields, cemeteries, golf courses and campsites (within the urban fabric) or any greenspace that appears to be public as a result of an open edge or presence of a playground.

Urban Gateway

The point at which there is a sense of arrival within or departure from the settlement.

Visual Detractor

A feature which is visible within views to the settlement or across the landscape setting area which is considered to detract from the character of the landscape within that area.

Landmarks

Key features (which are often tall vertical elements, such as church or water towers) which are visible within views to the settlement or across the landscape setting area, provide orientation and contribute to recognisable local sense of place.

Landscape Setting Area

Areas of locally similar character at the settlement edges, defined at a scale which fit within the broader landscape character areas defined within the Landscape Character Assessment (at a scale of 1:25,000).

Key Traffic Route

Motorways, A and B roads, which have been identified on the 1:25K OS maps

Key Pedestrian Route

Public Rights of Way, as identified within the Epping Forest District Adopted Local Plan (1998)

Key Long Distance View

Key views of the settlement edge from roads and footpaths at distance from the settlement edge.

Key Short Distance View

Key views of the settlement edge from roads and footpaths within close proximity of the settlement edge.

Definition of terms used on Historic Character Figures:**Ancient Woodland**

Areas that have been continuously wooded since at least 1600 AD as defined by Epping Forest District Council and Natural England.

Veteran Trees

A tree that is of interest biologically, culturally or aesthetically because of its age, size or condition. Normally over 250 years old with a girth at breast height of over 3 metres. However, other factors must be considered such as the location and past management of the Tree. These were identified as part of the Epping Forest District Council Veteran Tree Survey (work is ongoing).

Ancient Landscape

As set out on the Local Plan maps (accompanying the Epping Forest District Adopted Local Plan, 1998 and subsequent alterations, 2006, published 2008).

18th to 19th Century enclosure

As defined as part of the Essex Historic Landscape Characterisation Project⁹ (work is ongoing): fields that were enclosed during the 18th and 19th centuries.

Common Land

As defined as part of the Essex Historic Landscape Characterisation Project (work is ongoing).

Historic Fields with boundary loss

As defined as part of the Essex Historic Landscape Characterisation Project (work is ongoing): This represents field boundary loss since the 1950's due to mechanisation, changes in agricultural practices, often as a result of the Common Agricultural Policy (CAP). This may range from the loss of a single boundary (two fields merged into one) or many field boundaries. The resultant field is a palimpsest, with edges that may have several periods of origin. Surviving edges are of historic importance.

Modern fields: post 1950

As defined as part of the Essex Historic Landscape Characterisation Project (work is ongoing): Modern field enclosure can either be nested within a pre-existing field system or be a totally new field system that has over-written the prior landscape. These occur either at random across the landscape, or may be focussed around the fringes of urban settlement, being part of the peri-urban fringe: or along new infrastructure such as motorways.

Mineral extraction

As defined as part of the Essex Historic Landscape Characterisation Project (work is ongoing).

⁹ Information provided by Alison Bennett, Essex Historic Environment Record, Essex County Council



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