

ONGAR PARK ESTATE NORTH WEALD BASSETT

GREEN BELT REVIEW: SITES AND BOUNDARIES STUDY

FIGURES 1 - 4

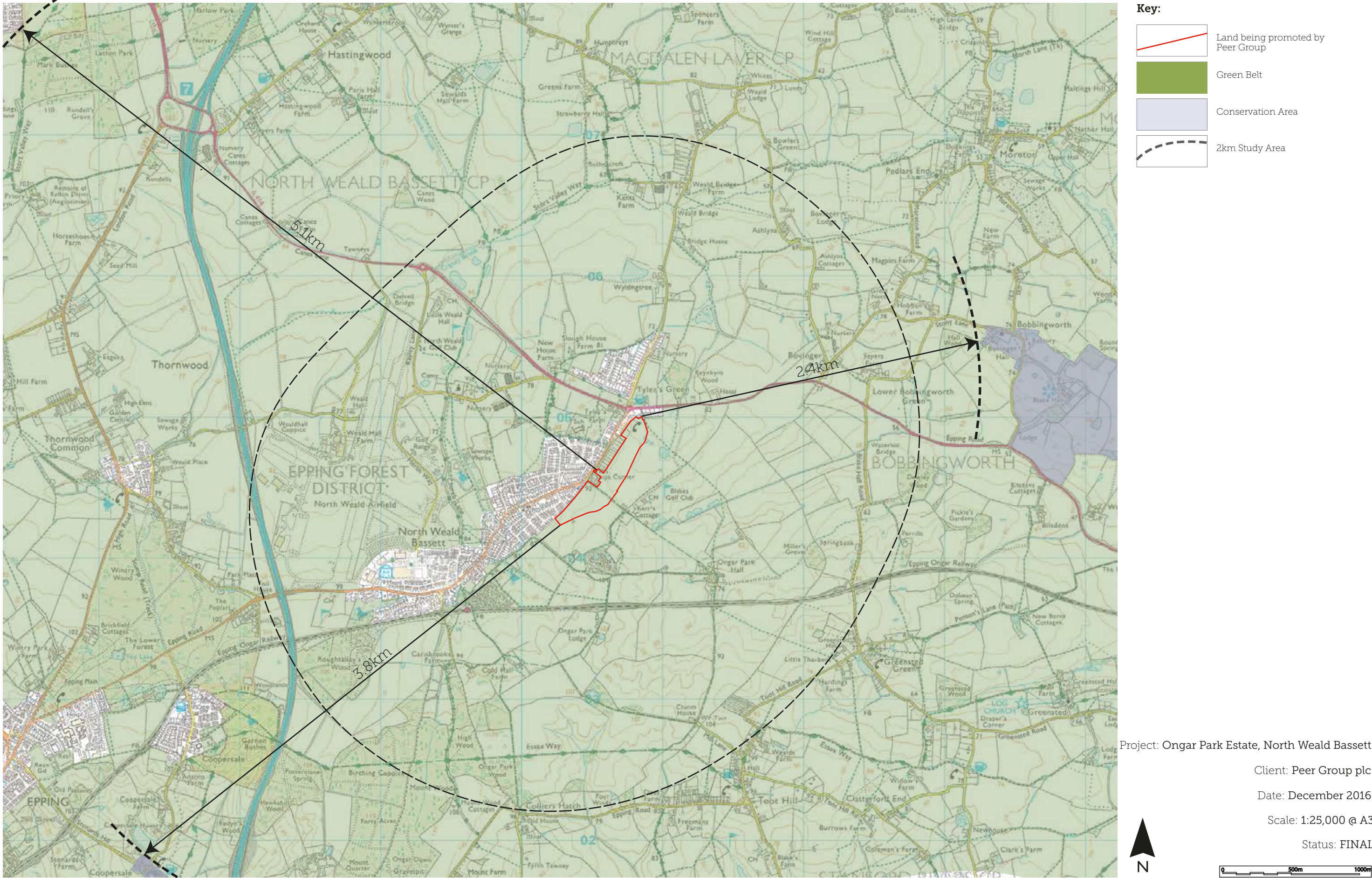
December 2016

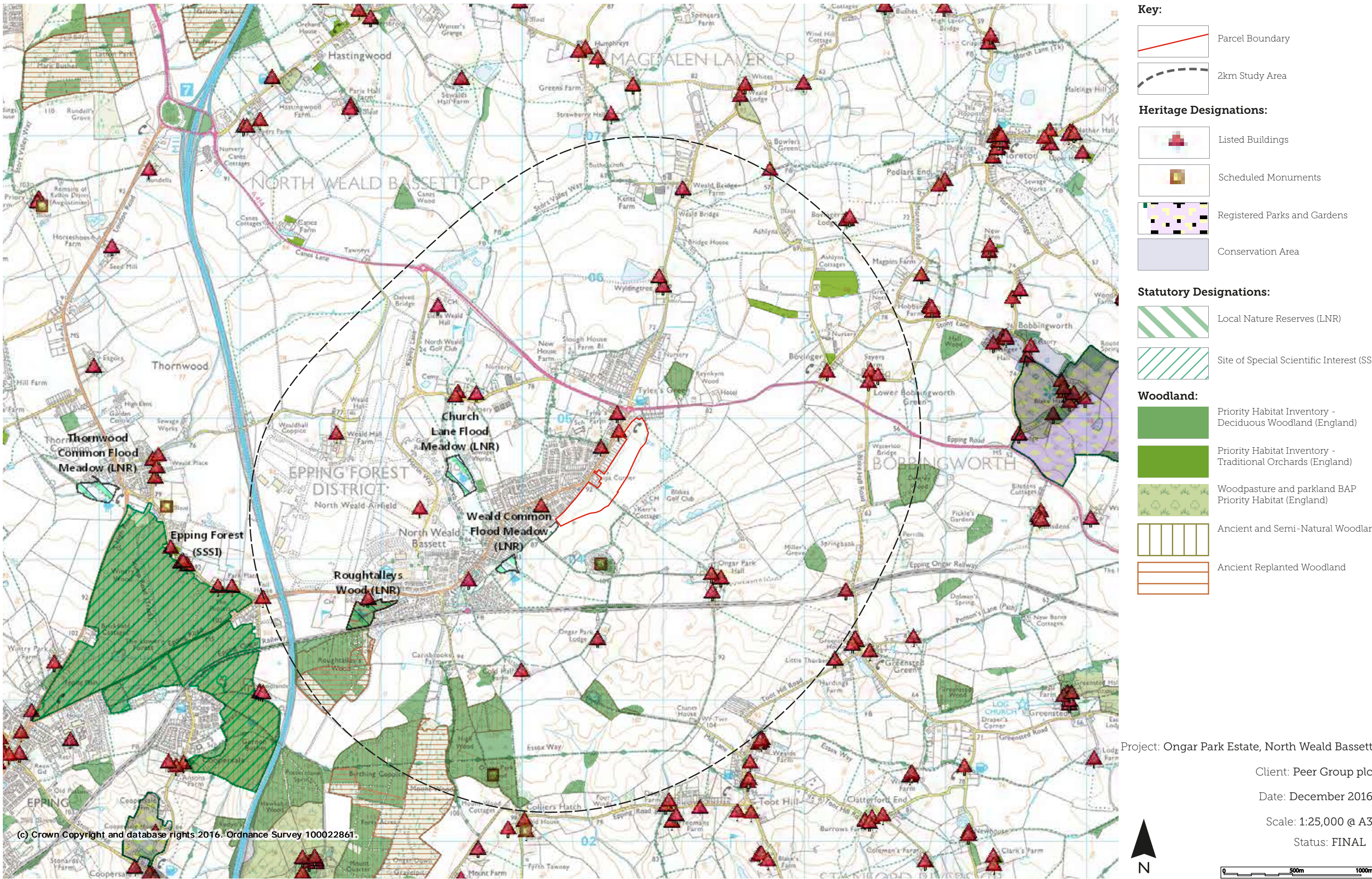
FIGURE 1: GREEN BELT CONTEXT

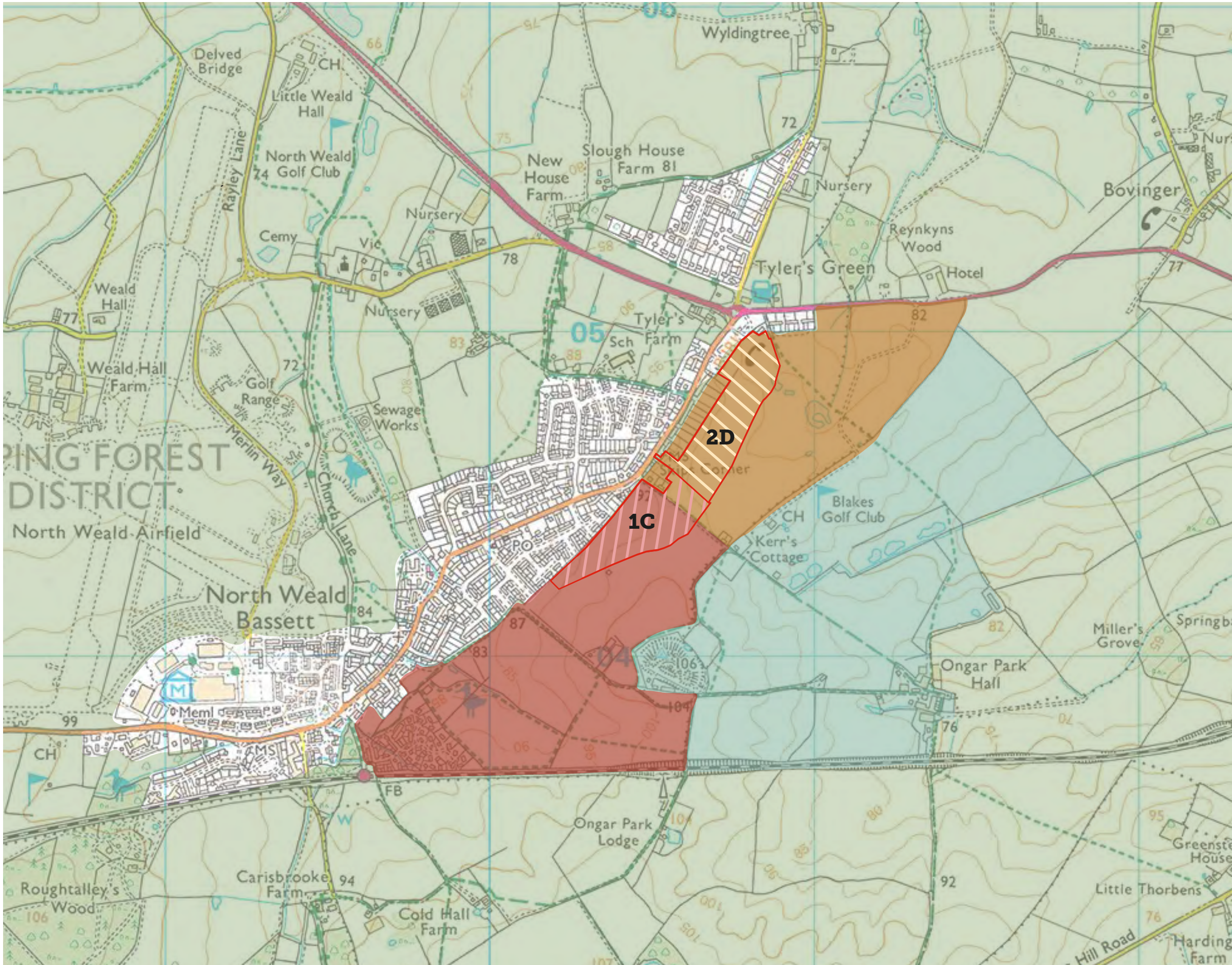
FIGURE 2: ENVIRONMENTAL CONTEXT

FIGURE 3: GREEN BELT LAND PARCELS PROPOSED FOR RELEASE

FIGURE 4: TOPOGRAPHY







Key:

Land being promoted by
Peer Group

Green Belt

Sub-Parcels*

Sub-parcel 1C

Sub-parcel 2D

Epping Forest District Council Green Belt Assessment
Stage 2 Parcels

011.1

011.2

011.3

*References taken from Allies & Morrison 2014 North Weald Masterplanning Study

Project: Ongar Park Estate, North Weald Bassett

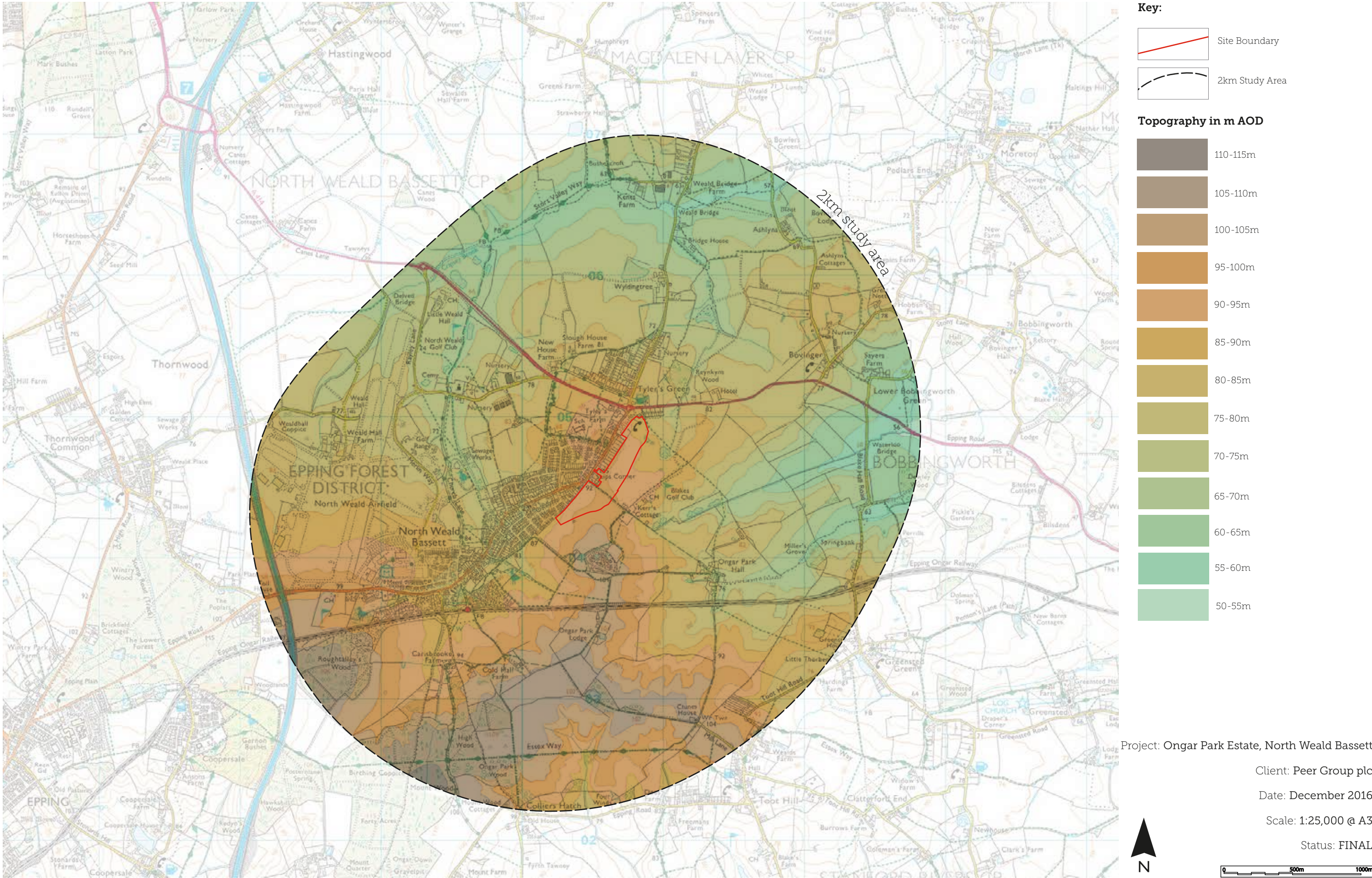
Client: Peer Group plc

Date: December 2016

Scale: NTS @ A3

Status: FINAL





ONGAR PARK ESTATE NORTH WEALD BASSETT

GREEN BELT REVIEW: SITES AND BOUNDARIES STUDY

PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS

December 2016

EPPING FOREST LANDSCAPE STUDIES, LANDSCAPE CHARACTER
ASSESSMENT (CBA, JANUARY 2010)

Epping Forest District Council
Epping Forest Landscape Studies
Landscape Character Assessment



Epping Forest District Council
Epping Forest Landscape Studies
Landscape Character Assessment

Approved

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

Dominic Watkins

Position

Director

Date

21st January 2010

Revision

Final Report

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Preface

In April 2009, Epping Forest District Council commissioned Chris Blandford Associates (CBA) to undertake a Landscape Character Assessment of the District.

The Study provides a baseline inventory of the landscape character of the District. It also sets out recommendations for the application of the Study for consideration and action as appropriate by the Council. The need to protect and enhance landscape character is recognised by Government planning policy on the delivery of sustainable development through the planning system. To ensure that full account is given to landscape character in planning decisions, this report is recommended to the Council for use as an evidence base for informing the preparation of the Local Development Framework.

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
- Sarah De Vos

Chris Blandford Associates
January 2010

3.7 Ridges and Valleys: Landscape Character Type F

Location and Boundaries

- 3.7.1 The Ridges and Valleys Landscape Character Type is situated towards the centre of the District and extends from Little Laver in the northeast to Holyfield in the west. To the north, this Landscape Character Type abuts the Farmland Plateau (C) and Ridges and Valleys (E) Landscape Character Types. To the south, it is adjacent to the Wooded Ridges (D) and Wooded Ridges and Valleys (G) Landscape Character Types, whilst in the east; it abuts the River Valley (B) Landscape Character Type as it follows the course of the River Roding.

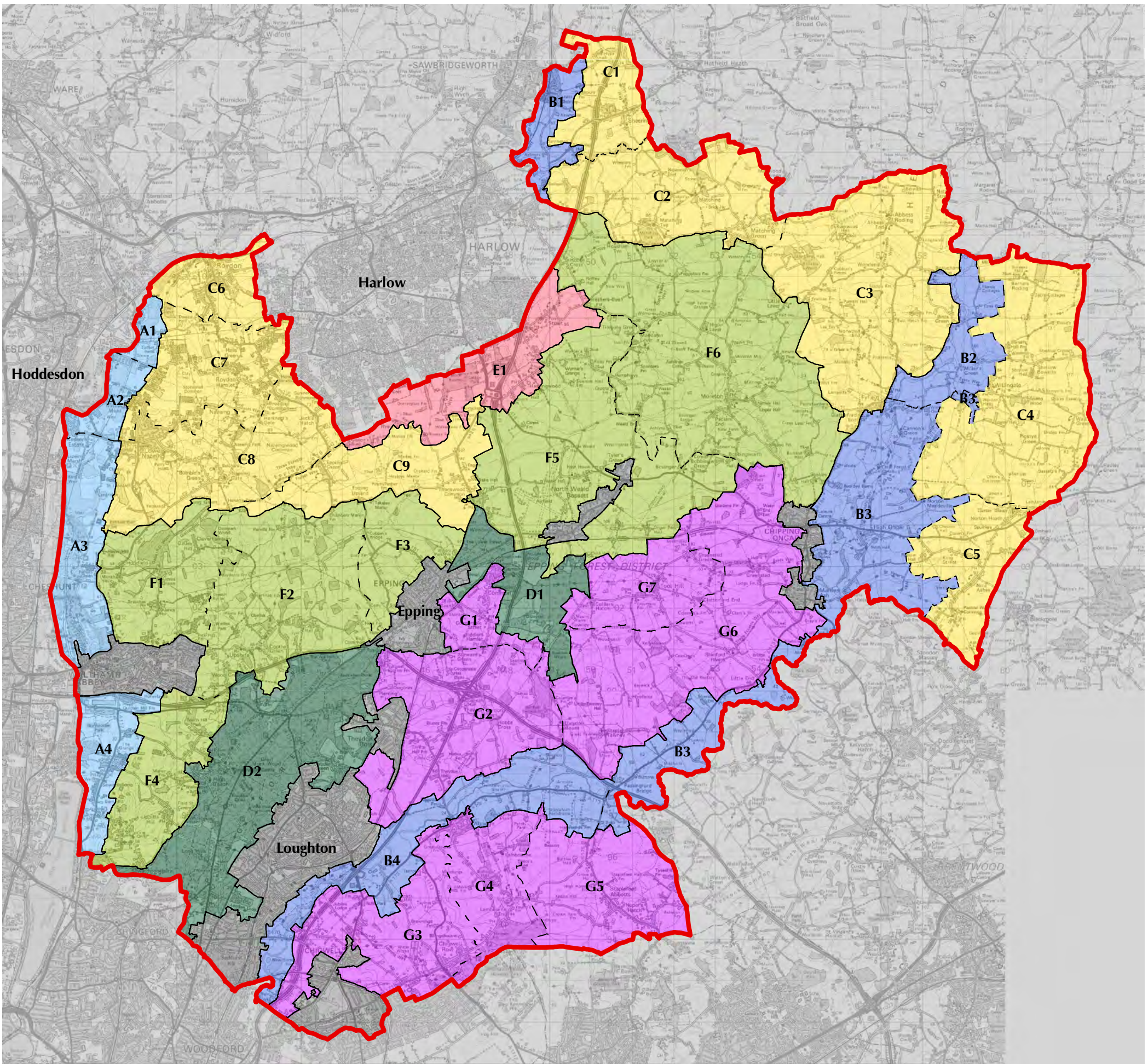
Key Characteristics

- 3.7.2 The key characteristics of this Landscape Character Type are:
- Series of small valleys which are encapsulated by minor ridges, resulting in an undulating landform;
 - Strong sense of tranquillity in places, at distance from major road corridors;
 - A pattern of predominantly arable fields, which are interspersed with pockets of pasture;
 - Field pattern is delineated by a series of hedgerows, which often contain mature deciduous trees;
 - Mature deciduous field trees are also a key feature;
 - A series of narrow, rural road corridors cross the landscape, and are often lined with mature hedgerows and deciduous trees.

Landscape Character Areas

- 3.7.3 This Landscape Character Type contains the following Character Areas (as shown on **Figure 3.1**):

- F1: Holyfield
- F2: Upshire
- F3: Cobbin's Bridge
- F4: Lippitts and Daws Hill
- F5: North Weald
- F6: Magdalen Laver and Moreton



KEY

Epping Forest Landscape Character Types and Areas

A River Valley Floodplain:
Flooded Gravel Pits and Marshes

A1 Rye Meads

A2 Nazeing Mead

A3 Lea Valley Marshes

A4 Rammey Marsh

B River Valley

B1 River Stort

B2 Upper Roding

B3 Middle Roding

B4 Lower Roding

C Farmland Plateau

C1 Sheering

C2 Matching

C3 Abbess

C4 Willingale

C5 Nine Ashes

C6 Roydon

C7 Roydon Hamlet

C8 Bumble's Green

C9 Epping Green

D Wooded Ridges

D1 Lower Forest to Beachet Wood Ridge

D2 Epping Forest Ridge

E Farmland Ridges

E1 Jack's Hatch to Church Langley

F Ridges and Valleys

F1 Holyfield

F2 Upshire

F3 Cobbin's Bridge

F4 Lippitts and Daws Hills

F5 North Weald

F6 Magdalen Laver and Moreton

G Wooded Ridges and Valleys

G1 Coopersale

G2 Theydon Garnon

G3 Chigwell

G4 Lambourne

G5 Stapleford Abbots

G6 Stapleford Tawney and Stanford Rivers

G7 Toot Hill

Urban

Study Area

0 1 2 km

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CHRIS BLANDFORD ASSOCIATES

www.cba.uk.net

December 2009

EPPING FOREST DISTRICT COUNCIL LANDSCAPE STUDIES

LANDSCAPE CHARACTER ASSESSMENT

Figure 3.1

Epping Forest Landscape Character Types and Areas

Proposed Landscape Strategy Objectives

3.7.4 The proposed strategy objectives for this Landscape Character Type and its constituent Landscape Character Areas are:

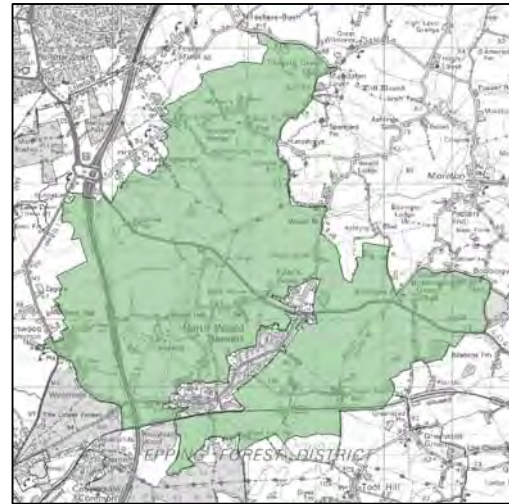
3.7.5 **Conserve** - seek to protect and enhance positive features (as set out within the 'sensitivities to change' sections for each Landscape Character Area below) that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.

Enhance – seek to improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

3.7.6 Suggested landscape guidelines for planning and land management of each Landscape Character Area, within the context of the above strategy objectives, are set out in the following section.

F5: NORTH WEALD

Location and Boundaries



3.7.28 North Weald Ridges and Valleys Landscape Character Area is situated towards the centre of the District, to the south of Jack's Hatch to Church Langley Farmland Ridges (E1) Landscape Character Area and to the north of Epping Forest Ridge (D2) Landscape Character Area.

Key Characteristics

- Mature trees and hedgerows at field boundaries (of low to medium height);
- North Weald airfield is a dominant human element, with its associated metal railings, roadways and control tower;
- Overall sense of tranquillity is disturbed in the west by proximity to the noise of traffic on the M11 road corridor;
- A small-scale settlement pattern of scattered farmsteads and occasional nurseries, other than the large linear settlement of North Weald Bassett towards the centre of the area.
- Predominantly arable farmland;
- Rural road corridors lined with verges and mature deciduous trees;
- Mature field trees and hedgerow trees are key landscape features;
- Copses of mature deciduous woodland contribute to a sense of enclosure.

Overall Character

3.7.29 In the south of this area, the large mass of North Weald airfield, with its surrounding metal railings, introduces a strong human element into this otherwise predominantly arable landscape. Surrounding the airfield and further to the north, arable fields are lined with mature hedgerows, which often contain hedgerow trees. Mature field trees are also key landscape features which contribute to recognisable sense of place. Several minor road roads cross the landscape and are lined with species-rich verges and mature deciduous trees, creating a sense of enclosure. Linear roadside settlements and scattered farmsteads interrupt the surrounding farmland landscape. The visible remains of earlier medieval manor houses are also apparent.

Visual Character

- Views to the urban edges of North Weald Bassett from surrounding areas of farmland;
- Views southwards from the southern edge of the area are dominated by the wooded ridge (Landscape Character Area D1: Lower Forest to Beachet Wood);
- Open and framed views across a patchwork of arable fields are characteristic of this landscape.

Historic Land Use

3.7.30 Historic field pattern within this Landscape Character Area is dominated by North Weald airfield which was founded in the summer of 1916 during the First World War by the Royal Flying Corps. The airfield played an important part in the air defence strategy of the UK during the Second World War. Today, the airfield is still operational for non-military use. Outside the airfield, pockets of pre 18th century enclosure are apparent and there is an area of parkland to

the east of North Weald Hall. In addition, several fields have suffered post 1950's boundary loss as a result of agricultural intensification.

Ecological Features

- 3.7.31 There are no internationally or nationally designated sites of nature conservation value within this Landscape Character Area, however there is one County Wildlife Site and two Local Nature Reserves (Church Lane Flood Meadow and Roughtalley's Wood). In addition, key ecological features include patches of deciduous woodland, species-rich verges, hedgerows and veteran trees.

Key Planning and Land Management Issues

- Potentially visually intrusive development of new farm buildings;
- Deterioration and eventual loss of mature treed hedgerows and single mature trees through lack of appropriate management;
- Potential for the expansion of the urban edges of North Weald Bassett to the south;
- Potential for the conversion or development of North Weald Bassett airfield.

Sensitivities to Change

- 3.7.32 Sensitive key characteristics and landscape elements within this Landscape Character Area include hedges, hedgerow trees and species-rich verges. Open views across this area are visually sensitive to potential new development, particularly large-scale or tall vertical elements. As a result of the above factors, overall this Landscape Character Area is considered to have **moderate** sensitivity to change.

Suggested Landscape Planning Guidelines

- Conserve the landscape setting of North Weald.
- Ensure that any new development within the farmland is small-scale, responding to historic settlement pattern of small villages, hamlets and scattered farmsteads, landscape setting and locally distinctive buildings styles;
- Maintain characteristic open and framed views across the area;

Suggested Land Management Guidelines

- Conserve and enhance the existing hedgerow pattern (and associated headlands), and strengthen through planting using local provenance species;

- Conserve mature and veteran trees within fields and hedgerows as key landscape and ecological features;
- Conserve patches of broadleaved woodland as key landscape and ecological features;
- Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character;
- Establish species rich field margins within arable fields as an important nature conservation habitat.

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