

Landscape Sensitivity and Capacity Study

**ONGAR PARK ESTATE
NORTH WEALD BASSETT**

Peer Group plc

Updated January 2018

Report updated January 2018

Since the report was first issued in December 2016, the following has happened or can be confirmed:

- In the absence of a Council assessment of Landscape Sensitivity and Capacity for Ongar Park Estate, North Weald Bassett, Liz Lake Associates undertook an assessment in November 2016.
- We consider the report remains valid as written.
- Since that time there have been no material changes to circumstances on site that would affect the report.
- The report was originally submitted to the Council during the Draft Local Plan consultation period, in December 2016. The Council has been invited to comment on its specific findings, at the time of writing this update no comments have been raised by EFDC.

Landscape Sensitivity and Capacity Study

Ongar Park Estate
North Weald Bassett
Peer Group plc

December 2016

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CONTENTS

1	INTRODUCTION AND BACKGROUND	1
2	DESKTOP STUDY	10
2.1	Historic Landscape	10
2.2	Environment Designations (Refer to Figure 2: Designations; Figure 3: Landscape, Heritage and PRow and Figure 4: Environmental Designations)	12

1 INTRODUCTION AND BACKGROUND

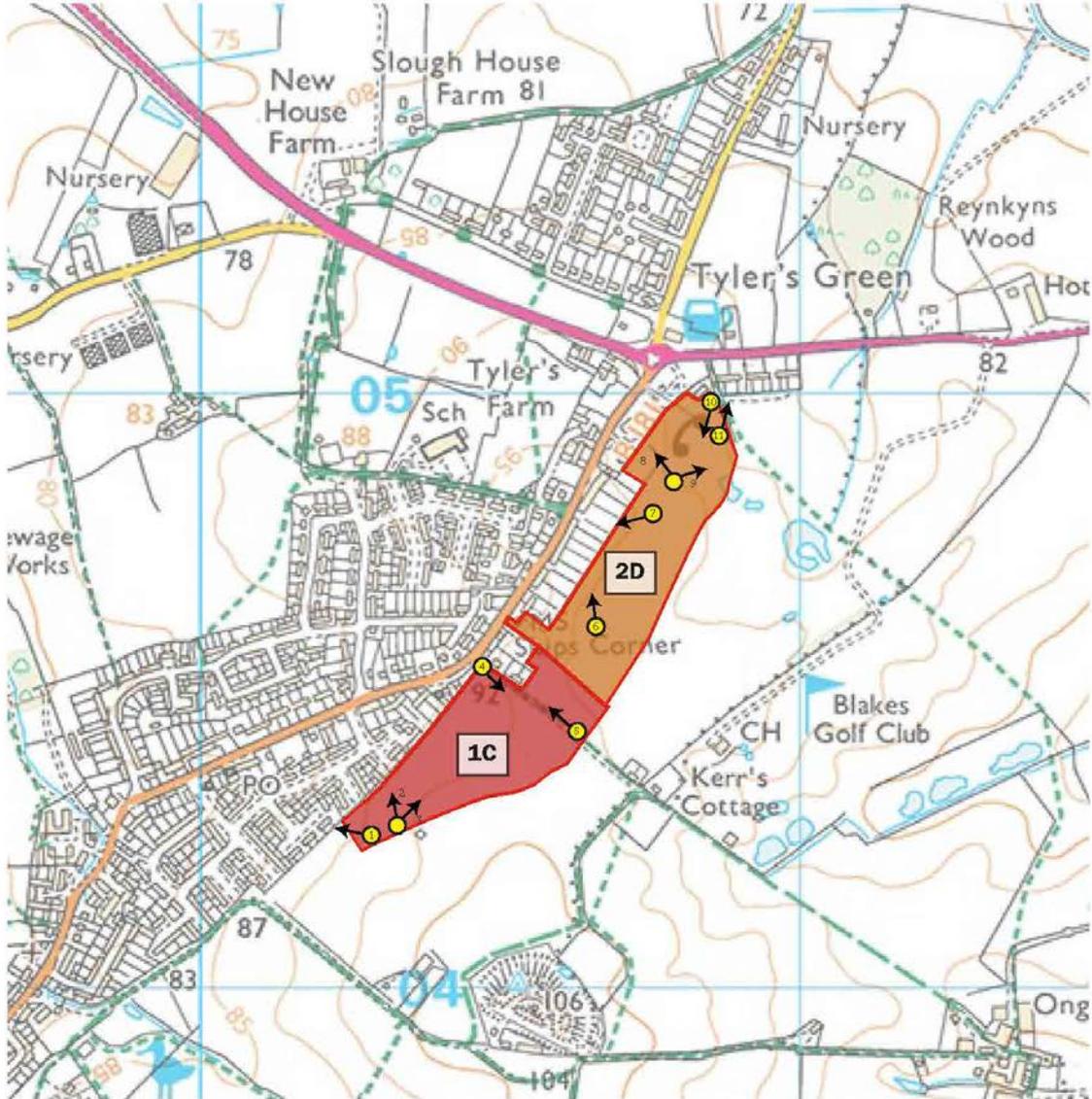
- 1.1.1 This report seeks to support and add to the Evidence Base undertaken by Epping Forest District Council (EFDC) to date.
- 1.1.2 In 2012, the SLAA, which was carried out by NLP for EFDC concluded that wider parcels of land (much larger than the land being promoted by Peer Group) located to the south east of North Weald Bassett (SLAA reference SR-0269 and SR-0310) were “suitable, and achievable” for development¹.
- 1.1.3 The SLAA acknowledges clearly that the process was based on a call for sites carried out in 2008. Given this is the case, it is unclear as to why on “deliverability” the assessment subsequently and erroneously concluded in 2012 that the Golf Course parcel (SR-0310) was,
- “designated ancient landscape”, and
 - “Ownership is unknown and therefore availability is unknown”
- 1.1.4 The land SR-0310 is not designated land and there is no such constraint arising. The land use has evolved and is now an established golf course, with a very particular character, quality and visual appearance in the landscape.
- 1.1.5 The Parcels of land appear to have been wrongly sieved out of the process at the “Residential Sites for Stage 2 Assessment” (ARUP, 2016) for a number of reasons, which we have identified as being a combination of factually incorrect and/or inconsistent assessments. A review of these errors has been undertaken and is contained in the Liz Lake Report titled “Environmental Issues”.
- 1.1.6 Furthermore, the Council’s Stage 2 Green Belt Study (LUC, August 2016) states,
- “This may provide the Council with a better tool and evidence base upon which to make decisions about the performance of Green Belt across the District and those locations where Green Belt release may be more appropriate. However, if [sic] the council decides to use these findings, we recommend that separate evidence on landscape character and quality should be applied – in order to distinguish between areas that are more and less sensitive to development in landscape terms”.*
- 1.1.7 It now appears that even at this very late stage in the process (Regulation 18), the Council has only undertaken very limited work on landscape character and quality of specific parcels of land (including the land being promoted by Peer

¹Strategic Land Availability Assessment (SLAA): NLP, May 2012

Group) and that further work is clearly required to help identify locations where Green Belt release may be more appropriate than others. Therefore, to make clear and evidence based distinctions between differing parcels of land and to determine how sensitive each parcel would be to development, it is necessary to undertake a robust landscape sensitivity and capacity study. The Council has not, as far as we understand it, carried out such an assessment and has relied solely on a limited approach as documented in the Arup Site Selection Report, September 2016.

1.1.8 Accordingly, Liz Lake Associates has now been commissioned by the landowner, Peer Group plc, to undertake a Landscape Sensitivity and Capacity study, in line with an accepted methodology, so that the land can be properly considered.

1.1.9 The methodology adopted in this study of Sensitivity and Capacity is the *“Scottish National Heritage and Countryside Agency’s Landscape Character Assessment, Guidance for England and Scotland, 2002; and the supporting paper Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity”*, which is the recognized and accepted methodology.



Key:

-  Land being promoted by Peer Group
-  Sub-parcel 1C*
-  Sub-parcel 2D*
-  Photo Location

Project: Ongar Park Estate, North Weald Bassett

Client: Peer Group plc

Date: December 2016

Scale: NTS

Status: FINAL



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

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Photo Location 1: View looking north west towards the settlement edge from the Site.



Photo Location 2: View looking north east across the Site.



Photo Location 3: View looking east along the eastern boundary of the Site.



Photo Location 4: View looking south east across the Site from PRoW 201_85



Photo Location 5: View looking north west across the Site from PRow 201 85



Photo Location 6: View looking north west across the Site from within Blakes Golf Course



Photo Location 7: View looking east across the Site from within Blakes Golf Course



Photo Location 8: View looking north west across the Site from within Blakes Golf Course



Photo Location 9: View looking north east across the Site from within Blakes Golf Course



Photo Location 10: View looking south across the Site from the Site Boundary with Blakes Golf Course



Photo Location 11: View looking north from the Site to the north eastern boundary with the residential properties Marconi Bungalows on the A414.

2 DESKTOP STUDY

2.1 Historic Landscape

2.1.1 The Historic Environmental Character for Epping Forest District Council.

2.1.2 *The Historic Land Use which forms part of the Landscape Character Assessment (EFDC LCA, Area F5) notes that “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.”*

2.1.3 The Landscape Character Assessment identifies the location as being within EFDC Typology F: Ridges and Valleys. The typology notes;

- Series of small valleys which are encapsulated by minor ridges, resulting in an undulating landform;
- Strong sense of tranquility 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.

2.1.4 The assessment for Area F5: North Weald states:

“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.”²

2.1.5 Key characteristics of F5 North Weald;

- 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 tranquility 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.³

2.1.6 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.

2.1.7 The Historic Land Use which forms part of the Landscape Character Assessment (EFDC LCA, Area F5) notes that *“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.”*

² Epping Forest DC Landscape Character Assessment

³ Epping Forest DC Landscape Character Assessment

- 2.1.8 Sensitivities to Change; *“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”.*⁴

2.2 Environment Designations (Refer to Figure 2: Designations; Figure 3: Landscape, Heritage and PRow and Figure 4: Environmental Designations)

- 2.2.1 The parcel itself is an open area of urban fringe land, comprising mostly a golf course and an area of unmanaged grassland, abutting the southeast of the North Weald Bassett settlement. There are no designations within the parcel itself that give rise to planning or environmental constraints.
- 2.2.2 A public footpath bisects the site, running south east from High Road towards Kerr’s Cottage beyond the site boundary.
- 2.2.3 The parcel lies within flood zone 1, however this is not a material zone of concern in terms of flood risk.
- 2.2.4 The parcel does not lie within the immediate vicinity of any SSSIs and does not have an Open Urban Land designation. It has been identified by the Council as lying within the Settlement Buffer Zone.
- 2.2.5 The land, according to the Agricultural Land Classifications (ALC) Map, is classed as Non-Agricultural Land. It is not composed of any land that could be considered Best and Most Versatile (BMV), i.e Grades 1-3, nor is it likely to be a viable agricultural unit.

Scarcity of Landscape

- 2.2.6 The landscape is noted by the Harlow Landscape Character Assessment which extends into Epping District as being unusual. Elements of the former parklands are highly discrete elements within the much changed predominantly 20th century landscape. This area is rather typical of the impact of development on the former parkland areas of the county.

Scale

- 2.2.7 The overall area of both parcels combined have a size of 15.26ha (small) and have a height of around 85-90 metres AOD above sea level on the south-

⁴ Epping Forest DC Landscape Character Assessment

western boundary (adjacent to the settlement edge) and rising to approximately 95 metres in the centre of the parcels before falling to 85m AOD in the north. The gradient of the land is generally between 1:49 and 1:140 across the Site overall.

Field Record Sheet #1: Ongar Park Estate, North Weald Bassett (Peer Group plc)

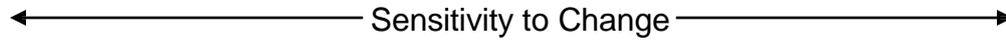
Date: 18/11/2016	Broad Location: Blakes Golf Course (North Parcel, 2D)*				
Time: 14:00	Part of SLAA site SR-0310				
Surveyed by: MF/ FG					
Landscape Sensitivity					
Ecological					
Vegetation Type	Grassland	Scrub	Woodland	Wetland	
Tree Cover	Low/limited	Sparse	Small Woodland	Large Woodland	
Tree Age	New	Young	Established	Mature	
Extent and Pattern of Semi Natural Habitat	Fragmented	Scattered	Widespread	Extensive	
Land Use	Arable	Improved Grassland	Unimproved Grassland	Set Aside	
Cultural					
Land Use	Urban	Arable	Grazing	Fallow	
Historic Landscape	New landscape / no evidence of historic landscape	Significant change	Interrupted	Ancient	
Field Boundaries	Varied		Uniform		
Field Size / Pattern	Large Regular	Small Regular	Large Irregular	Small Irregular	
Intactness	Broken	Disjointed	Grouped	Uniform	
Character	Urban	Urban Fringe	Managed Countryside	Fallow Countryside	
Enclosure Pattern	Contained	Semi-contained		Open	
Visual					
Tree / Woodland Cover	Low/limited	Sparse	Small Woodland	Large Woodland	
Form / Line	Flat	Gently Undulating	Rolling / Undulating	Sloping	
Landform Influences	No landmark	Interrupted Landmark	Man-made Landmark	Natural Landmark	
Levels of Openness (photos and views in / out of the area)	Limited / No view	Adjacent area (e.g. field)	Medium distance	Long distance	
Number of People	Residents	<5	5-25	26-50	>50
	Visitors	<5	5-25	26-50	>50
Scope for Mitigation	No			Yes	
Landscape Value					
Tranquility		Low	Moderate	High	
Cultural Associations		Low	Moderate	High	
Conservation Interests		Low	Moderate	High	

* Results in Yellow

Landscape Sensitivity Matrices – Ongar Park Estate, North Weald Bassett

- Ecological Sensitivity

0	1	2	3	4
Very Low	Low	Medium	High	Very High



Tree Cover	Large Wood	3	3	4	4
	Small Wood	2	3	3	4
	Sparse	1	2	2	3
	Low/Limited	0	1	2	3
		Grassland	Scrub	Woodland	Wetland

Vegetation Type

Tree Cover	Large Wood	3	3	4	4
	Small Wood	2	3	3	4
	Sparse	1	2	2	3
	Low/Limited	0	1	2	3
		New	Young	Established	Mature

Tree Age

Size	Large (>50ha)	2	3	3	4
	Medium (25 – 50 ha)	1	2	3	3
	Small (<25ha)	0	1	2	3
		Fragmented	Scattered	Widespread	Extensive

Extent and Pattern of Semi-Natural Habitat

Historic Landscape	Ancient	3	3	4	4
	Interrupted	2	2	3	4
	Significant Change	1	2	2	3
	No Evidence	0	1	2	3
		Grassland	Scrub	Woodland	Wetland

Vegetation Type

Size	Large (>50ha)	2	3	3	4
	Medium (25 – 50 ha)	1	2	3	3
	Small (<25ha)	0	1	2	3
		Arable	Improved Grassland	Unimproved Grassland	Set Aside
Land Use					

Total Ecological Score (out of 20):	1
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- Cultural Sensitivity Matrices

0	1	2	3	4
Very Low	Low	Medium	High	Very High

← Sensitivity to Change →

Historic Landscape	Ancient	4	4	4	4
	Interrupted	2	3	3	4
	Significant Change	1	2	2	3
	No Evidence	0	1	2	3
		Urban	Arable	Grazing	Fallow

Land Use

Field Size / Pattern	Small Irregular	4	4
	Large Irregular	3	4
	Small Regular	2	3
	Large Regular	1	2
		Varied	Uniform

Field Boundaries

Character	Fallow Countryside	3	3	4	4
	Managed Countryside	2	3	3	4
	Urban Fringe	1	2	2	3
	Urban	0	1	2	3
		Broken	Disjointed	Grouped	Uniform

Intactness

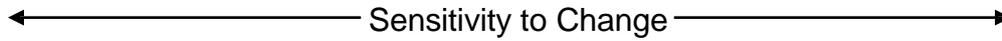
Size	Large (>50ha)	2	3	4
	Medium (25 – 50 ha)	1	2	3
	Small (<25ha)	0	1	2
		Contained	Semi-contained	Open

Enclosure Pattern

Total Cultural Score (out of 16):	3
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- Visual Sensitivity Matrices

0	1	2	3	4
Very Low	Low	Medium	High	Very High



Tree Cover	Large Wood	3	3	4	4
	Small Wood	2	3	3	4
	Sparse	1	1	2	3
	Low/Limited	0	1	2	3
		Flat	Gently	Rolling / Undulating	Sloping
		Undulating			

Area Form

Levels of Openness	Long Distance	2	3	4	4
	Medium Distance	2	2	3	4
	Adjacent Area	1	2	2	3
	Limited / No View	0	1	2	2
		No landmark	Interrupted Landmark	Man-made Landmark	Natural Landmark

Area Form Influences

Number of People (Residents)

<25	26-50	51-75	>75
1	2	3	4

Number of People (Visitors)

<25	26-50	51-75	>75
1	2	3	4

Scope for Mitigation

Yes	No
1	4

Total Visual Score (out of 20):	7
Total Landscape Sensitivity Score (out of 56):	11

Total Landscape Sensitivity			
0 – 14	15 – 28	29 – 43	44 – 56
Low	Medium	High	Very High

Landscape Value Matrices

European / Local Environmental Designations

None	Within 50m	Adjacent	Partial	Whole
0	1	2	3	4

Landscape Value Criteria - Yes = 1; No = 0:

Criteria	Score					
Tranquility	Low	0	Moderate	1	High	2
Cultural Associations	Low	0	Moderate	1	High	2
Conservation Interests	Low	0	Moderate	1	High	2

Scarcity of Landscape

Common	Frequent	Unusual	Unique
1	2	3	4

Agricultural Land

Urban	Non Agricultural	Grade 4	Grade 3	Grade 2
0	1	2	3	4

Total Landscape Value Score (out of 18):	3
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Total Landscape Value			
0 – 4	5 – 9	10 – 14	15 – 18
Low	Medium	High	Very High

Landscape Capacity Matrix

Landscape Sensitivity	Very High	Low	Very Low	Very Low	Very Low
	High	Medium	Low	Low	Very Low
	Medium	Medium to High	Medium	Low	Very Low
	Low	High	Medium to High	Medium	Low
		Low	Medium	High	Very High
			Landscape Value		

Very Low Capacity within the Landscape – development is likely to be precluded by the high sensitivity and / or value of the landscape.

Low Capacity within the Landscape – development is likely to have an adverse effect on the quality and value of the landscape.

Medium Capacity within the Landscape – mitigation would be required to offset or balance any negative effects that development would have on the quality and value of the landscape.

Medium to High Capacity within the Landscape – appropriately designed development could be accommodated within the landscape. Some mitigation required.

High Capacity within the Landscape – development is likely to have no overall (net) adverse effects on the quality or value of the landscape. Some mitigation may still be required.

Summary Results:

The final Landscape Capacity matrix is derived by combining the Landscape Value with Landscape Sensitivity, which are in this case Medium and Low respectively. When combined, the scores result in an outcome that shows that the Site has a Medium to High Capacity to accommodate change. As noted above, this means that development could be accommodated with appropriate mitigation.

Note: As a general rule when evaluating landscape capacity it should be noted that sites with a higher sensitivity generally have a lower capacity to absorb or accommodate change. Conversely sites with a lower sensitivity have a higher capacity to absorb or accommodate those changes.

Field Record Sheet #1: Ongar Park Estate, North Weald Bassett (Peer Group plc)

Date: 18/11/2016		Broad Location: South of Blakes Golf Course (South Parcel, 1C)*			
Time: 14:00		Part of SLAA site SR-0269A			
Surveyed by: MF/ FG					
Landscape Sensitivity					
Ecological					
Vegetation Type	<i>Grassland</i>		Scrub	<i>Woodland</i>	<i>Wetland</i>
Tree Cover	<i>Low/limited</i>		Sparse	<i>Small Woodland</i>	<i>Large Woodland</i>
Tree Age	<i>New</i>		Young	<i>Established</i>	<i>Mature</i>
Extent and Pattern of Semi Natural Habitat	<i>Fragmented</i>		Scattered	<i>Widespread</i>	<i>Extensive</i>
Land Use	<i>Arable</i>		<i>Improved Grassland</i>	<i>Unimproved Grassland</i>	<i>Set Aside</i>
Cultural					
Land Use	<i>Urban</i>		<i>Arable</i>	<i>Grazing</i>	<i>Fallow</i>
Historic Landscape	New landscape / no evidence of historic landscape		<i>Significant change</i>	<i>Interrupted</i>	<i>Ancient</i>
Field Boundaries	Varied			<i>Uniform</i>	
Field Size / Pattern	Large Regular		<i>Small Regular</i>	<i>Large Irregular</i>	<i>Small Irregular</i>
Intactness	<i>Broken</i>		Disjointed	<i>Grouped</i>	<i>Uniform</i>
Character	<i>Urban</i>		Urban Fringe	<i>Managed Countryside</i>	<i>Fallow Countryside</i>
Enclosure Pattern	Contained		<i>Semi-contained</i>		<i>Open</i>
Visual					
Tree / Woodland Cover	<i>Low/limited</i>		Sparse	<i>Small Woodland</i>	<i>Large Woodland</i>
Form / Line	<i>Flat</i>		Gently Undulating	<i>Rolling / Undulating</i>	<i>Sloping</i>
Landform Influences	No landmark		<i>Interrupted Landmark</i>	<i>Man-made Landmark</i>	<i>Natural Landmark</i>
Levels of Openness (photos and views in / out of the area)	Limited / No view		<i>Adjacent area (e.g. field)</i>	<i>Medium distance</i>	<i>Long distance</i>
Number of People	Residents	<5	5-25	26-50	>50
	Visitors	<5	5-25	26-50	>50
Scope for Mitigation	<i>No</i>				Yes
Landscape Value					
Tranquility			Low	<i>Moderate</i>	<i>High</i>
Cultural Associations			Low	<i>Moderate</i>	<i>High</i>
Conservation Interests			<i>Low</i>	Moderate	<i>High</i>

* Results in Yellow

Landscape Sensitivity Matrices – Ongar Park Estate, North Weald Bassett

- Ecological Sensitivity

0	1	2	3	4
Very Low	Low	Medium	High	Very High

← Sensitivity to Change →

Tree Cover	Large Wood	3	3	4	4
	Small Wood	2	3	3	4
	Sparse	1	2	2	3
	Low/Limited	0	1	2	3
		Grassland	Scrub	Woodland	Wetland

Vegetation Type

Tree Cover	Large Wood	3	3	4	4
	Small Wood	2	3	3	4
	Sparse	1	2	2	3
	Low/Limited	0	1	2	3
		New	Young	Established	Mature

Tree Age

Size	Large (>50ha)	2	3	3	4
	Medium (25 – 50 ha)	1	2	3	3
	Small (<25ha)	0	1	2	3
		Fragmented	Scattered	Widespread	Extensive

Extent and Pattern of Semi-Natural Habitat

Historic Landscape	Ancient	3	3	4	4
	Interrupted	2	2	3	4
	Significant Change	1	2	2	3
	No Evidence	0	1	2	3
		Grassland	Scrub	Woodland	Wetland

Vegetation Type

Size	Large (>50ha)	2	3	3	4
	Medium (25 – 50 ha)	1	2	3	3
	Small (<25ha)	0	1	2	3
		Arable	Improved Grassland	Unimproved Grassland	Set Aside
Land Use					

Total Ecological Score (out of 20):	7
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- Cultural Sensitivity Matrices

0	1	2	3	4
Very Low	Low	Medium	High	Very High

← Sensitivity to Change →

Historic Landscape	Ancient	4	4	4	4
	Interrupted	2	3	3	4
	Significant Change	1	2	2	3
	No Evidence	0	1	2	3
		Urban	Arable	Grazing	Fallow

Land Use

Field Size / Pattern	Small Irregular	4	4
	Large Irregular	3	4
	Small Regular	2	3
	Large Regular	1	2
		Varied	Uniform

Field Boundaries

Character	Fallow Countryside	3	3	4	4
	Managed Countryside	2	3	3	4
	Urban Fringe	1	2	2	3
	Urban	0	1	2	3
		Broken	Disjointed	Grouped	Uniform

Intactness

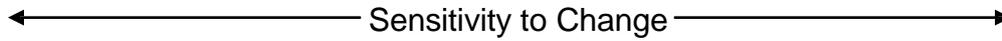
Size	Large (>50ha)	2	3	4
	Medium (25 – 50 ha)	1	2	3
	Small (<25ha)	0	1	2
		Contained	Semi-contained	Open

Enclosure Pattern

Total Cultural Score (out of 16):	3
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- Visual Sensitivity Matrices

0	1	2	3	4
Very Low	Low	Medium	High	Very High



Tree Cover	Large Wood	3	3	4	4
	Small Wood	2	3	3	4
	Sparse	1	1	2	3
	Low/Limited	0	1	2	3
		Flat	Gently Und'g	Rolling / Undulating	Sloping

Area Form

Levels of Openness	Long Distance	2	3	4	4
	Medium Distance	2	2	3	4
	Adjacent Area	1	2	2	3
	Limited / No View	0	1	2	2

No landmark	Interrupted Landmark	Man-made Landmark	Natural Landmark
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Area Form Influences

Number of People (Residents)

<25	26-50	51-75	>75
1	2	3	4

Number of People (Visitors)

<25	26-50	51-75	>75
1	2	3	4

Scope for Mitigation

Yes	No
1	4

Total Visual Score (out of 20):	4
Total Landscape Sensitivity Score (out of 56):	14

Total Landscape Sensitivity			
0 – 14	15 – 28	29 – 43	44 – 56
Low	Medium	High	Very High

Landscape Value Matrices

European / Local Environmental Designations

None	Within 50m	Adjacent	Partial	Whole
0	1	2	3	4

Landscape Value Criteria - Yes = 1; No = 0:

Criteria	Score					
Tranquility	Low	0	Moderate	1	High	2
Cultural Associations	Low	0	Moderate	1	High	2
Conservation Interests	Low	0	Moderate	1	High	2

Scarcity of Landscape

Common	Frequent	Unusual	Unique
1	2	3	4

Agricultural Land

Urban	Non Agricultural	Grade 4	Grade 3	Grade 2
0	1	2	3	4

Total Landscape Value Score (out of 18):	6
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Total Landscape Value			
0 – 4	5 – 9	10 – 14	15 – 18
Low	Medium	High	Very High

Landscape Capacity Matrix

	Very High	Low	Very Low	Very Low	Very Low
	High	Medium	Low	Low	Very Low
Landscape Sensitivity	Medium	Medium to High	Medium	Low	Very Low
	Low	High	Medium to High	Medium	Low
		Low	Medium	High	Very High
					Landscape Value

Very Low Capacity within the Landscape – development is likely to be precluded by the high sensitivity and / or value of the landscape.

Low Capacity within the Landscape – development is likely to have an adverse effect on the quality and value of the landscape.

Medium Capacity within the Landscape – mitigation would be required to offset or balance any negative effects that development would have on the quality and value of the landscape.

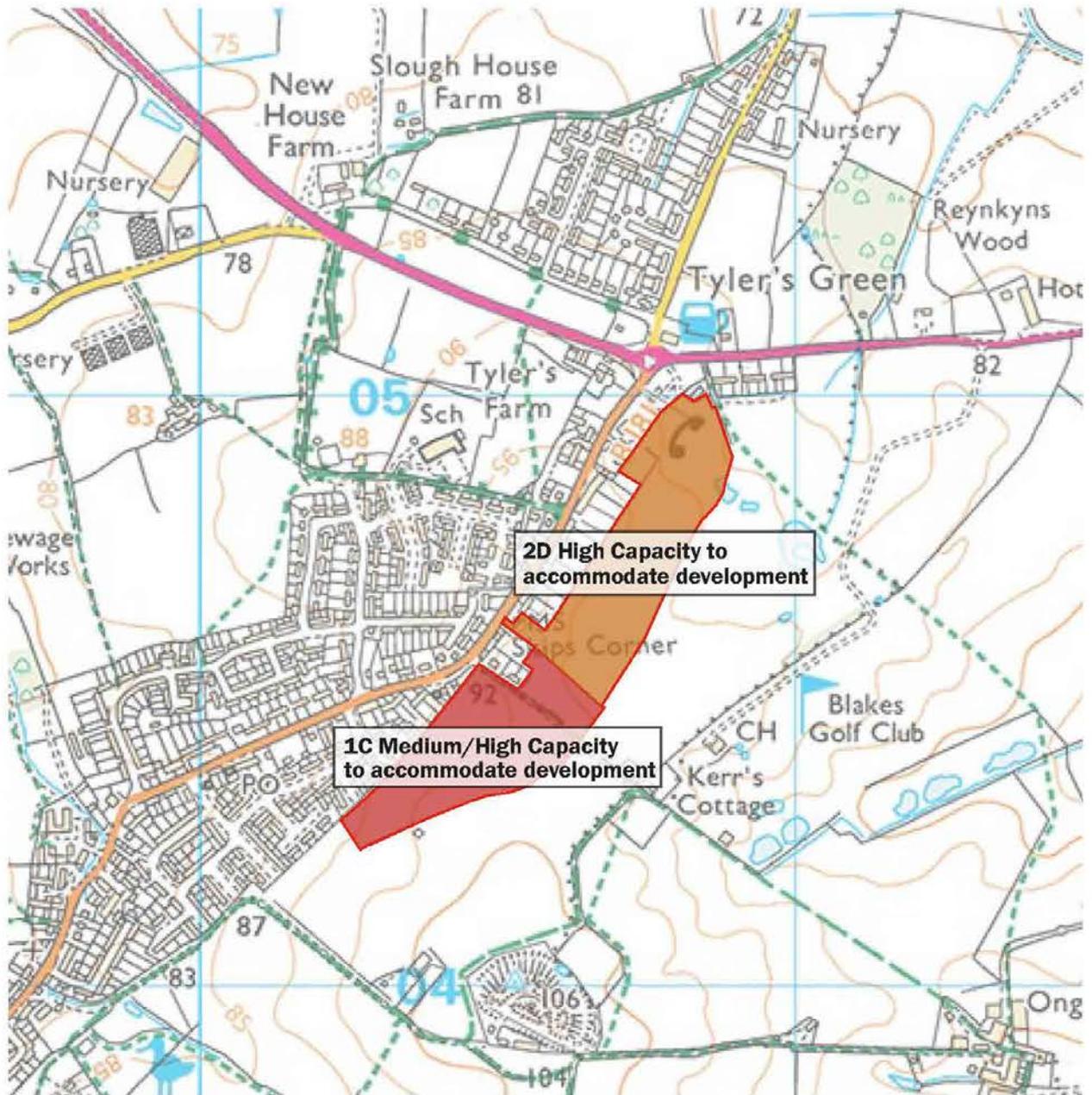
Medium to High Capacity within the Landscape – appropriately designed development could be accommodated within the landscape. Some mitigation required.

High Capacity within the Landscape – development is likely to have no overall (net) adverse effects on the quality or value of the landscape. Some mitigation may still be required.

Summary Results:

The final Landscape Capacity matrix is derived by combining the Landscape Value with Landscape Sensitivity, which are in this case Medium and Low respectively. When combined, the scores result in an outcome that shows that the Site has a Medium to High Capacity to accommodate change. As noted above, this means that development could be accommodated with appropriate mitigation.

Note: As a general rule when evaluating landscape capacity it should be noted that sites with a higher sensitivity generally have a lower capacity to absorb or accommodate change. Conversely sites with a lower sensitivity have a higher capacity to absorb or accommodate those changes.



Key:

-  Land being promoted by Peer Group
-  Sub-parcel 1C*
-  Sub-parcel 2D*

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

Project: Ongar Park Estate, North Weald Bassett

Client: Peer Group plc

Date: December 2016

Scale: NTS

Status: FINAL



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