

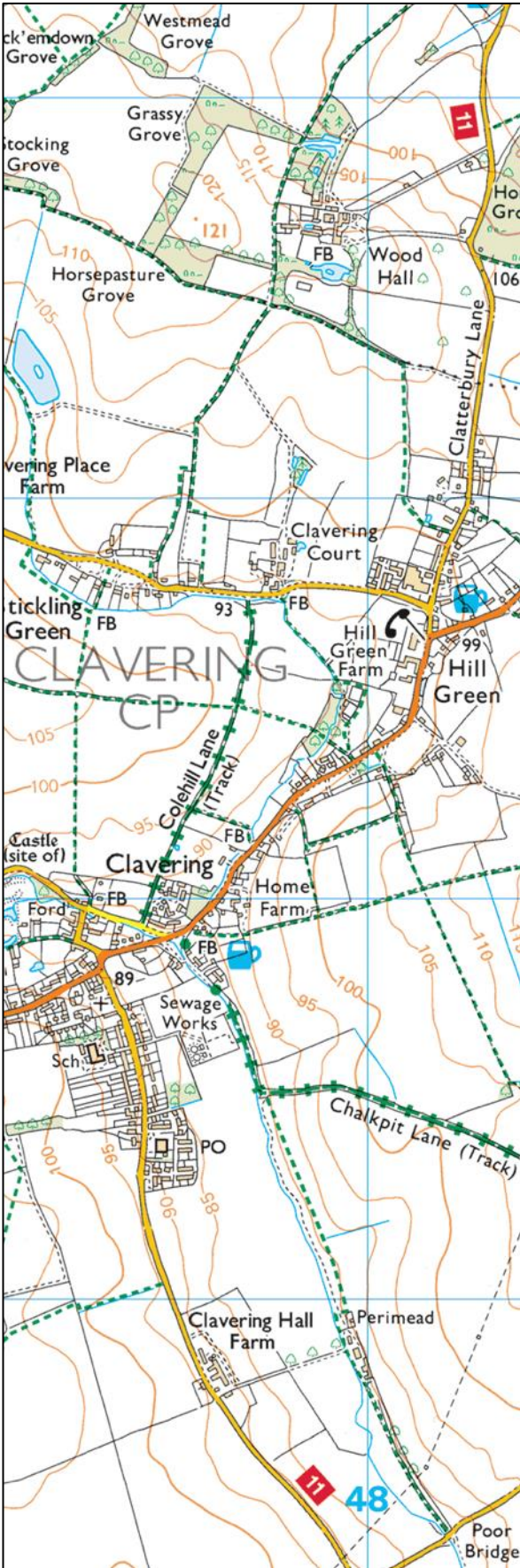
Keep Clavering Rural Objection

Section 62A Planning Application Number: S62A/2023/0025
Land to the North of Eldridge Close, Clavering, Essex

APPENDIX 2 of

KCR Objections letter -Land rear of Eldridge Close UTT_22_1578_OP

1230A Eldridge Close Final



Review of Planning Application

of
Land to the North of
Eldridge Close, Clavering

Prepared for
Keep Clavering Rural

July 2022

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1 Executive Summary

Introduction

- 1.1 This review concerns a planning application for 32 houses north of Eldridge Close, Clavering (UTT/22/1578/OP). An application for 9 houses on the same site was dismissed at appeal in August 2021 (APP/C1570/W/21/3267624).

Existing Landscape Character

- 1.2 The site is located within the Langley Chalk Upland LCA in the Uttlesford Assessment, 2006. This is a landscape of contrasts with intimate, small scale and populated valleys set within expansive, open and thinly populated plateaus. The Langley Chalk Upland LCA has a 'relatively high sensitivity to change'.¹ The sense of historic integrity, which results from a largely intact historic settlement pattern, widely dispersed settlements arranged along numerous linear greens and stream valleys, is particularly sensitive to change.
- 1.3 Aspects which are particularly distinctive or vulnerable (sensitive) to change that occur in the landscape around the site include:
- Smaller fields which wrap around the village and provide an appropriate transition/ buffer between valleys and the exposed plateaus.
 - The loose knit linear settlement pattern of single depth dwellings often set in large gardens along roads through the village but with regular, and occasionally substantial, gaps between dwellings.
 - A comprehensive (PRoW) network which includes routes that begin and end at the village and cross the surrounding elevated countryside.

¹ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

The Site

- 1.4 The site comprises a small arable field located behind an existing line of properties along the western side of Clatterbury Lane. An overgrown hedge forms the western boundary of the site and recent development at Eldridge Close is located to the south. The site is crossed by a Public Right of Way (PRoW). The site, including the overgrown hedge, is part of a successful transition between development within the village and the wider countryside and it makes a positive contribution to the setting of the settlement.
- 1.5 The site and the immediate landscape have **medium/high** value due to their contribution to the '*largely intact historic settlement pattern*'² and the access the PRoW provides to the attractive countryside that surrounds Clavering. The site and the immediate landscape contribute to local distinctiveness and sense of place.

Landscape and Visual Effects

- 1.6 The development would intrude into the countryside and result in a loss of the current effective transition between the settlement and the wider countryside. This would harm the historic settlement pattern of the village and the experience of using the PRoW. The harmful landscape effects identified by the Inspector for the dismissed application³ would also apply to this application. In addition, the current proposals would result in pressure on the overgrown hedge on the western boundary as it would form the boundary to the back gardens of 14 separate houses. The landscape effects would be **moderate/major** adverse.
- 1.7 The visual effects would be **major adverse** from the PRoW that crosses the site. The proximity of houses to the western boundary would increase their visibility from the wider landscape.

² Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

³ Appeal Decision APP/C1570/W/21/3267624 Paragraphs 5 & 16.

LVIA Rev C

- 1.8 There have been no changes to the landscape assessment (LVIA Rev C) since the assessment submitted for the dismissed application (LVIA Rev A). LVIA Rev C does not address any additional landscape or visual effects that would result from the increase in the number of houses by more than 3.5 times. LVIA Rev C does not address the Inspector's comments on landscape harm in the decision letter for the dismissed application.

2 Introduction

Introduction

- 2.1 Michelle Bolger Expert Landscape Consultancy (MBELC) has been instructed by Keep Clavering Rural (KCR) to undertake a review of the landscape and visual aspects of Planning Application ref UTT/22/1578/OP, Land to the North of Eldridge Close, Clavering, Essex. (Figure 1 and Figure 5)
- 2.2 The planning application is for 32 houses to be accessed via the northern end of Eldridge Close. A previous application on this site for 9 houses (UTT/20/1628/OP) was refused by Uttlesford District Council (UDC) and dismissed at Appeal (APP/C1570/W/21/3267624) in August 2021 (the dismissed application). The Inspector concluded that
- ‘The proposal would detract from the open character of the countryside which forms the setting for the settlement; and it would be at odds with both the traditional development that contributes to the overall character of the village and with the more modern higher density development that would provide access to it. It would detract from the currently open experience of the footpath through this countryside area.’⁴*
- 2.3 A Landscape and Visual Impact Assessment - Rev A (LVIA Rev A) was prepared by Kirsten Bowden to accompany the dismissed application. It has been resubmitted as LVIA Rev C to accompany the current application. Apart from changing the number of houses, there has been no change to the assessment to take account of the increase in the number of houses proposed by more than 3.5 times; the conclusions of LVIA Rev C are exactly the same as the conclusions of LVIA Rev A. LVIA Rev C does not address the Inspector’s conclusions on the harm to the landscape that would result from the proposed development. Section 6 of this review considers LVIA Rev C in more detail.

⁴ APP/C1570/W/21/3267624 Paragraph 5

Methodology

- 2.4 This appraisal has been prepared by a Fellow of the Landscape Institute in accordance with the principles established by Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013 (GLVIA3). The assessment of landscape value is consistent with the LI's TGN 02/21 Assessing landscape value outside national designations (2021).

3 Existing Landscape Character

Uttlesford Landscape Character Assessment, 2006

- 3.1 The site is located within a chalk upland landscape type, and within the Langley Chalk Upland (H3) Landscape Character Area (LCA) in the *Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment* prepared by Chris Blandford Associates, 2006 (Uttlesford Assessment, 2006) (**Figure 2**).
- 3.2 The key characteristics of the Langley Chalk Upland LCA are:
- *‘Gently rolling plateau landform broad ridges eroded by valleys with small narrow streams.*
 - *Sound of water from weirs and fords.*
 - *Thickly wooded valley bottoms and along streams.*
 - *Many small settlements along water courses - few on the higher ground.*
 - *Distinctive settlement pattern around village greens, with many villages and hamlets identifying them in their names (ex: Stickling Green, Upper Green, Deer’s Green, etc.).*
 - *Area of striking contrasts - small-scale intimate and wooded versus expansive, large scale and somewhat isolated at higher elevations.*
 - *The line of the ancient Roman Road traverses the area southwest to northeast.*
 - *Scattering of ancient mounds, a castle and moated dwellings.*
 - *River Stort rises near Langley’⁵.*
-

⁵ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 334

- 3.3 The Uttlesford Assessment, 2006 describes the Langley Chalk Upland LCA as being a *'landscape of contrasts; intimate, small scale and populated in the valleys then expansive, open and thinly populated on the plateau ground'*. The plateaus are rolling and feature *'vast arable fields'*. Visible around Clavering are *'Pylons and a phone mast'* *'but in general, only telegraph poles, hedgerows or trees line the horizon'*. The description explains how the character changes when *'Descending into the valley areas'* and *'particularly in the Stort valley leading to Clavering. Here are tree-lined sunken lanes, the sound of rushing water from weirs and fords, and an intimacy created by woods and tall hedges'*. There is said to be *'a comprehensive network of public footpaths'* crossing the area and that overall *'the landscape has a strong sense of place and is very peaceful away from the traffic noise of the busier B roads that cross it'*.⁶
- 3.4 The description of historic land use within the Langley Chalk Upland LCA states that *'the original medieval settlement pattern of [settlements⁷] widely dispersed along numerous linear greens and stream valleys largely survives, although there has been a degree of coalescing creating linear villages along roads'*⁸. The description of the LCA states that *'a distinctive characteristic of this area is also the naming of village or hamlets after the village green that they cluster round'*⁹.
- 3.5 Overall, the Langley Chalk Upland LCA is described as having a *'relatively high sensitivity to change'*.¹⁰ Sensitive key characteristics and landscape elements include¹¹:
- The overall sense of tranquillity within the character area.
 - The sense of historic integrity or continuity, resulting from a largely intact historic settlement pattern (widely dispersed settlements arranged along numerous linear greens and stream valleys).
 - Enclosed meadows within the valley floors.

⁶ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 335

⁷ There is a word missing in the description and it is assumed to be settlements.

⁸ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 335

⁹ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 335

¹⁰ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

¹¹ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

3.6 The proposed Landscape Strategy Objectives for the Langley Chalk Upland LCA is:

- *‘Conserve - seek to protect and enhance positive features 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.*
- *Restore - seek to reinforce and/or reinstate historic landscape patterns and features that contribute to sense of place and time depth, by repairing distinctive elements that have been lost or degraded’.*¹²

3.7 The suggested landscape planning guidelines include:

- *‘Conserve the rural character of the area.*
- *Ensure that any new development responds to historic settlement pattern, especially scale and density, and that use of materials, and especially colour, is appropriate to the local landscape character; such development should be well integrated with the surrounding landscape’.*¹³

Uttlesford District Historic Environment Characterisation Project

3.8 The site is located within Historic Environment Character Area (HECA) 2 in the Uttlesford District Historic Environment Characterisation Project prepared by Essex County Council, 2009 (HECP Study, 2009).

3.9 HECA 2 is described as:

‘The area comprises the northern part of the Stort Valley and a landscape of shallow valleys and ridges. The geology is overwhelmingly boulder clay, with head deposits in the valley floors. It is entirely rural in character, with the historic settlement pattern widely dispersed along numerous linear greens and stream valleys. This pattern largely survives, although there has been a degree of coalescing creating linear villages along

¹² Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

¹³ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

*roads. The largest settlement is the village of Clavering, with its church and castle/manorial site.*¹⁴

- 3.10 HECA 2 is divided into five smaller Historic Environment Character Zones (HECZ). The site is located within HECZ 2.2: Arkesden and Wicken Bonhunt. The description of which includes

*'The zone is entirely rural in nature, with the historic settlement pattern, both medieval and post-medieval, comprising the small villages, at Wicken Bonhunt and Arkesden, both of which were centred on small greens. The remainder of the historic settlement was widely dispersed with moated sites, farm complexes and cottages. Much of the historic settlement pattern survives with the villages and dispersed settlement pattern containing many listed buildings'*¹⁵.

- 3.11 The sensitivity to change of the historic landscape pattern in HECZ 2.2 is scored as 3 which is the highest level. This level is defined as *'The zones historic environment is highly sensitive to medium to large-scale development'*.¹⁶

Local Landscape Character

- 3.12 As described above, the Langley Chalk Upland is characterised by a landscape of contrasts; with large-scale and sparsely settled plateaus incised by valleys which are more intimate and populated. This description is easily recognised in the landscape in which the site is located. The site is located on the edge of the village where the land begins to rise (**Figure 4**) towards the higher ground to the north which is part of the elevated rolling plateaus which feature vast arable fields and isolated farms. The site itself is one of the small fields that wrap around the village and provide an appropriate transition/ buffer between the more intimate valleys and the exposed arable fields beyond.

- 3.13 Clavering flanks the B1038 and has a long linear form. The settlement pattern is characterised by a single depth of dwellings along roads through the village with regular, and occasionally substantial, gaps between dwellings. This pattern together with

¹⁴ Uttlesford District Historic Environment Characterisation Project Essex County Council 2009 Page 35

¹⁵ Uttlesford District Historic Environment Characterisation Project Essex County Council 2009 Page 73

¹⁶ Uttlesford District Historic Environment Characterisation Project Essex County Council 2009 Page 58

frequently large residential gardens, has resulted in a ‘loose knit linear’ character along many of the roads¹⁷.

- 3.14 Where other roads connect into the B1038 there is a greater concentration of development and this is where most of the recent extensions to the village have occurred all within the defined Development Limits of the Adopted Uttlesford Local Plan, 2005. One of these is the Eldridge Close development off Stickling Green Road. In contrast, going north along Clatterbury Lane and north east along the B1038 towards Wicken Bohunt the loose knit linear character of development reasserts itself.
- 3.15 Surrounding the village, is a comprehensive public rights of way (PRoW) network with many of the routes beginning at the village and then crossing the surrounding plateaus from where there are panoramic views over the village and its rural setting. From PRoWs such as Fp 10/19 the location of the village within a valley, enclosed by more elevated rolling plateaus, is easily appreciated.

Recent Developments

- 3.16 All assessments of the village place an emphasis on protecting the local settlement pattern. However, it is considered that some of the more recent developments have ignored distinctive aspects of the local settlement pattern, and this has led to the character of the village being harmed.
- 3.17 An example of development that has been harmful to the setting of the village is the residential development at Eldridge Close. The Eldridge Close site was a brownfield site with established boundary vegetation on the western edge that was removed to accommodate the new housing which is located close to this edge. Removal of this vegetation has resulted in intrusive visibility of the development from the wider countryside. This is uncharacteristic of the village, which is typically buffered by a combination of long gardens/ small pastoral fields and established vegetation at its edges.

¹⁷ A description reached by the Inspector in Appeal Decision APP/C1570/W/21/3267624 dated 23 August 2021.

4 The Site

Immediate Site Context

- 4.1 The site comprises a small arable field located behind an existing line of properties along the western side of Clatterbury Lane. These properties have long gardens and mature vegetation on their boundaries with the site which also form the boundary with the wider countryside. This transition is generally good although some elements, such as a conifer hedge, and a close boarded fence along the site's northern boundary are detractors. There are some views of the properties on Clatterbury Lane from within the site and the Tree Survey Report, (also prepared by Kirsten Bowden) identifies that some crown raising of mature trees on the garden boundaries has taken place, which it surmises was done in order to 'open views into the field'¹⁸.
- 4.2 To the south the site adjoins recent development at Eldridge Close which is separated from the site by a close boarded fence with no apparent planting. Consequently, views of the new development are unfiltered.
- 4.3 To the west the site is bounded an overgrown hedge/tree line which separates it from a large arable field that extends north and west. To the north the site partly adjoins the large garden of Elearon House, with the remainder of the northern boundary adjoining the large arable field that extends north and west.
- 4.4 The site is crossed by a PRoW (Footpath (Fp 10-19) which runs from Clatterbury Lane between the gardens of two properties (Affeneys and Summer House). The PRoW emerges from between the gardens into the countryside, then runs diagonally across the site before turning north along the eastern edge of the large arable field. It then turns west along a spur of higher ground (**Figure 3**). This PRoW is typical of the network of PRoWs that connect the village of Clavering to the open plateaux landscape that provide the wider landscape setting to the village.
-

¹⁸ Tree Survey Report Page 5

- 4.5 The site provides an attractive transitional space between development in the village and the wider more open landscape to the north and west. In this location development in the village is predominantly houses in large gardens with mature vegetation on their boundaries, although the northern boundaries of the recently developed Eldridge Close is harsh and intrusive in views from the north. The overgrown hedge along the western boundary of the site reinforces the effectiveness of the transition from the village to the wider countryside.
- 4.6 The Tree Survey Report describes the overgrown hedge on the western boundary as in poor physiological condition with a remaining contribution of less than 10 years¹⁹ and it is shown on Dwg 01 *Tree Quality Assessment - Appendix 1* as being of low quality and value. Whilst the arboricultural assumptions that underly these conclusions are not questioned, it is considered that the contribution that the overgrown hedge makes to the character of the landscape is not adequately reflected in these judgements.
- 4.7 The Design and Access Statement ²⁰(DAS) states that ‘*A group of trees close to the PROW have a Tree Preservation Order (TPO) and should be protected.*’ These TPO trees (Ref 1/76/08) are in the garden of Affneys, immediately adjacent to the site and overlapping Tree Group 1 as identified in the Tree Survey Report. There does not appear to be any reference to the TPO in the Tree Survey Report. The *Ground Protection Area - Appendix 3* plan from the Tree Survey Report which includes the illustrative masterplan shows development within the Construction Exclusion Zone and the Root Protection Area of G1.

Landscape Value

- 4.8 GLVIA3 recommends that the value of a landscape is identified at the baseline stage. The sensitivity of a landscape is judged at the assessment stage as a combination of the value of the landscape and its susceptibility. Landscape susceptibility is development specific and is only assessed once the potential impacts of a development are known. Landscape value is inherent.

¹⁹ Tree Survey Report Rev C Page 4

²⁰ Design and Access Statement Page 7

4.9 The NPPF in paragraph 174 states that:

‘Planning policies and decisions should contribute to and enhance the natural and local environment by: (inter alia)

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

4.10 The Landscape Institute has recently issued a Technical Guidance Note (TGN 2/21) about *Assessing landscape value outside national designations*²¹ (CDH.21) which is useful in determining which aspects of a site /landscape are important to protect or enhance. The following aspects are likely to contribute to the overall value of a landscape

- **Natural Heritage:** No particular ecological value has been identified for the site or the surrounding landscape although the overgrown hedges and mature trees on three sides of the site are likely to have some ecological value. **Medium**
- **Cultural Heritage:** The site and the immediately surrounding landscape do not form the setting for any heritage assets. However, the site, as a small field on the edge of the settlement does contribute to the *‘largely intact historic settlement pattern*²² which is identified as a sensitive key characteristic of the Langley Chalk Upland LCA that contributes to its *‘relatively high sensitivity to change’*.²³ **Medium**
- **Landscape Condition:** Although the overgrown hedge along the western boundary of the site has been identified as being in poor condition the overall condition of this landscape is good. **Medium/high**

²¹ Michelle Bolger was one of the authors of the TGN 2/21

²² Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

²³ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

- **Associative:** No particular associations with the site or the immediately surrounding landscape have been identified.
- **Distinctiveness:** As a small field on the edge of the settlement this site forms part of a distinctive feature of this landscape. **Medium/high**
- **Recreational:** The site is crossed by a PRoW which forms part of an extensive network of PRoWs that provide access from the village to the wider landscape of chalk uplands. **Medium/high**
- **Perceptual (Scenic):** The village of Clavering and the immediately surrounding landscape are attractive countryside due in large part to the persistence of the historic settlement pattern in Clavering and the positive relationship between the village and the surrounding landscape. The Eldridge Close development is a detractor. **Medium/high**
- **Perceptual (Wildness and tranquillity):** This is not a wild landscape, but it is tranquil, and this tranquillity can be experienced from the PRoW that crosses the site. **Medium/high**
- **Functional:** As a small field on the edge of the settlement the site contributes to the distinctive character of the edge of the village of Clavering. **Medium/high.**

4.11 In conclusion, the landscape value of the site and the immediately surrounding landscape is assessed as **medium/high** but is not a valued landscape for the purposes of the NPPF. The site exhibits a number of positive features that are identified in the Uttlesford Landscape Character Assessment as contributing to local distinctiveness and sense of place and are therefore features that should be conserved.

5 Landscape and Visual Effects

Landscape Effects

- 5.1 The development of this field would result in the loss of the small field that forms part of the historic settlement pattern of the village. The current effective transition between development in the village and the more open, wider landscape would be lost. The proposal would result in new development intruding into the countryside, and it would also significantly alter the form of the settlement.
- 5.2 The proposal would detract from the current experience of the PRoW which is currently one of open countryside. It would become enclosed by development on both sides.
- 5.3 The adverse landscape effects identified above were identified by the Inspector with regard to the dismissed application. However, the current proposals would be additionally harmful on account of the proposed layout, which would result in the overgrown hedge along the western boundary becoming the boundary to the back gardens to 14 separate houses.
- 5.4 The western overgrown hedge is currently a distinctive feature in the landscape and is relied on by the applicant to limit the visual impact of the development. *Figure 5 - Proposals* in the LVIA Rev C, for example, has the following annotations on the western hedge ‘*Existing hedge retained in order to maintain soft edge to the site*’ and ‘*Retention of the woody vegetation on the edges adds a sense of maturity*’. However, it will not be possible to ensure that the overgrown hedge remains in a similar form once it forms the boundary of individual gardens. There is likely to be pressure to remove parts of the hedge or crown lift individual trees in order that new residents can enjoy the attractive countryside views to the west. Individual properties are likely to erect different styles of fencing and introduce sheds and other features to the bottom of the gardens.
- 5.5 The LVIA Rev C and the Tree Report both identify the need to prune and manage the western hedge ‘*to ensure that the risk of falling deadwood is reduced*’. Whilst management of the overgrown hedge to encourage healthy new growth is to be welcomed the risks associated with deadwood only arise as a result of the development as currently there is no public access to the overgrown hedge.
- 5.6 The current proposals are likely to result in a very unsatisfactory edge to the settlement which will replace the existing attractive transition between the village and the wider

landscape. This will exacerbate the loss of the historic settlement pattern which was identified by the Inspector as a result of the dismissed application.

- 5.7 The susceptibility of the site to the proposed development is **medium/high** as the current proposals do not satisfactorily address key aspects of the landscape such as the importance of the overgrown hedge along the western boundary or the route of the PRoW. The value of the site is **medium/high** and the sensitivity to this development is, therefore, **medium/high**. The magnitude of change is **medium**, and the overall effect is **moderate/major adverse**.

Visual Effects

- 5.8 The development will be clearly visible for users of the PRoW that crosses the site which the LVIA Rev C has acknowledged would result in a **major adverse impact** due to the loss of the existing visual amenity. This impact would not lessen in time as the existing visual qualities of the PRoW would not be restored. Whilst this effect would lessen as users of the PRoW travel north it would remain evident from this footpath that development had intruded into the wider countryside that currently forms the setting of the village and the effect would be **moderate adverse**.

6 The Application

Design and Access Statement

- 6.1 The DAS states that *'The general thrust of the Planning Inspector's report was the principle of development of the site is deemed acceptable, but 9 units did not make efficient use of the land. Therefore, concluding that a higher density scheme would be appropriate.'*²⁴ Whilst the Inspector does conclude that *'the inefficient use of land .. would result in greater harm to the countryside overall'*, there does not seem to be anything in the decision that suggests that the principle of development of the site is deemed acceptable.
- 6.2 The Inspector makes clear that development that covered the whole of this field would not recognise the intrinsic character and beauty of the countryside. *'The Framework at paragraph 174(b) requires developments to protect and enhance the natural, built and historic environment by recognising the intrinsic character and beauty of the countryside. This proposal would detract from the setting of this settlement and the character of the countryside. This would be the case for any scheme which extended across the full extent of this field.'*²⁵ As identified earlier in the Decision Letter the Inspector was also concerned with the effect on *'the currently open experience of the footpath through this countryside area.'*²⁶

²⁴ Design and Access Statement Page 3

²⁵ APP/C1570/W/21/3267624 Paragraph 16

²⁶ APP/C1570/W/21/3267624 Paragraph 5

LVIA Rev C

- 6.3 Despite the increase in the number of houses by more than 3.5 times the assessment within the LVIA Rev C is identical to that in the LVIA Rev A. This includes Section 7 The Proposals where the old layout has been simply replaced with the new one and the annotations kept the same. For example, the annotation that previously referred to the open space alongside the western edge, described as creating a softer edge to the site and acting as '*a transitional space between the houses and the wider landscape*', is now applied to an entirely enclosed strip of open space within the site.
- 6.4 Paragraph 3 in the Proposals section states that '*The relationship between the Site and the neighbouring houses is of key importance and the position of the proposed new dwellings has taken this into account.*' However, exactly the same claim was made with regard to the dismissed application. Given that the position of the proposed new dwellings is entirely different between the two applications it is difficult to see how both these statements could be true.
- 6.5 The only difference between the summary for the dismissed application and that for the current application is the number of houses. The LVIA Rev C does not address any additional landscape or visual effects that would result from the number of houses being more than 3.5 times as many. In particular, it does not consider the landscape or visual implications of the proximity of those additional houses to the overgrown hedge along the western boundary.
- 6.6 LVIA Rev C does not address the Inspector's comments on landscape harm in the decision letter for the dismissed application.

Appendix 1

Figures

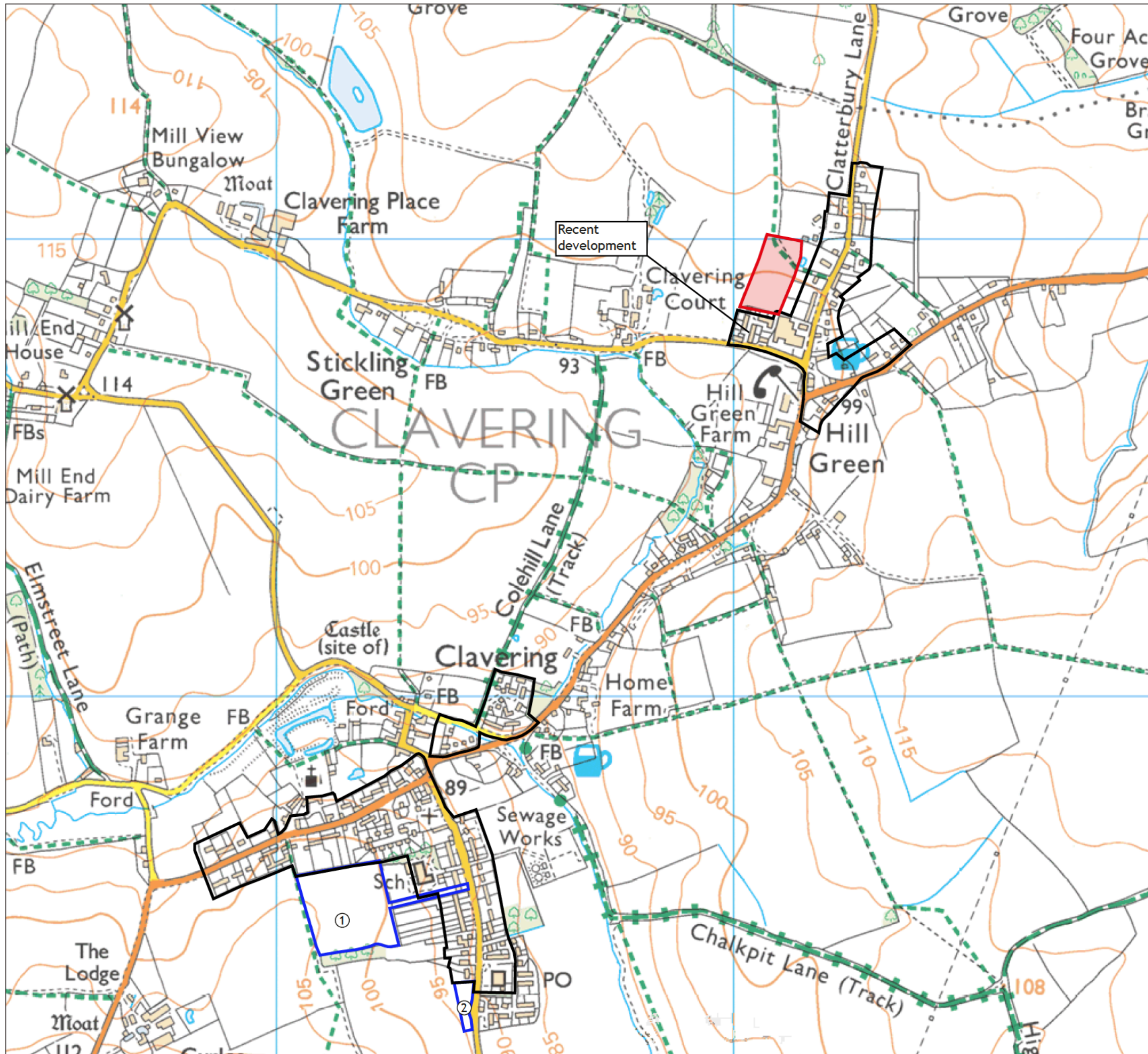


FIGURE 1
Site Location



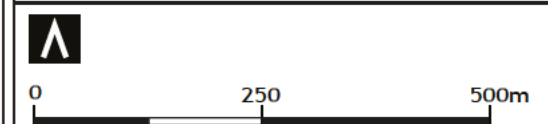
PROJECT
1230 A
Eldridge Close, Clavering

CLIENT
Keep Clavering Rural

DATE
July 2022

Legend

- Site
- Development Limits (Adopted Uttlesford Local Plan, 2005)
- Sites with planning permission (not yet built)
 - ① UTT/20/2639/OP
 - ② UTT/18/3326/PIP



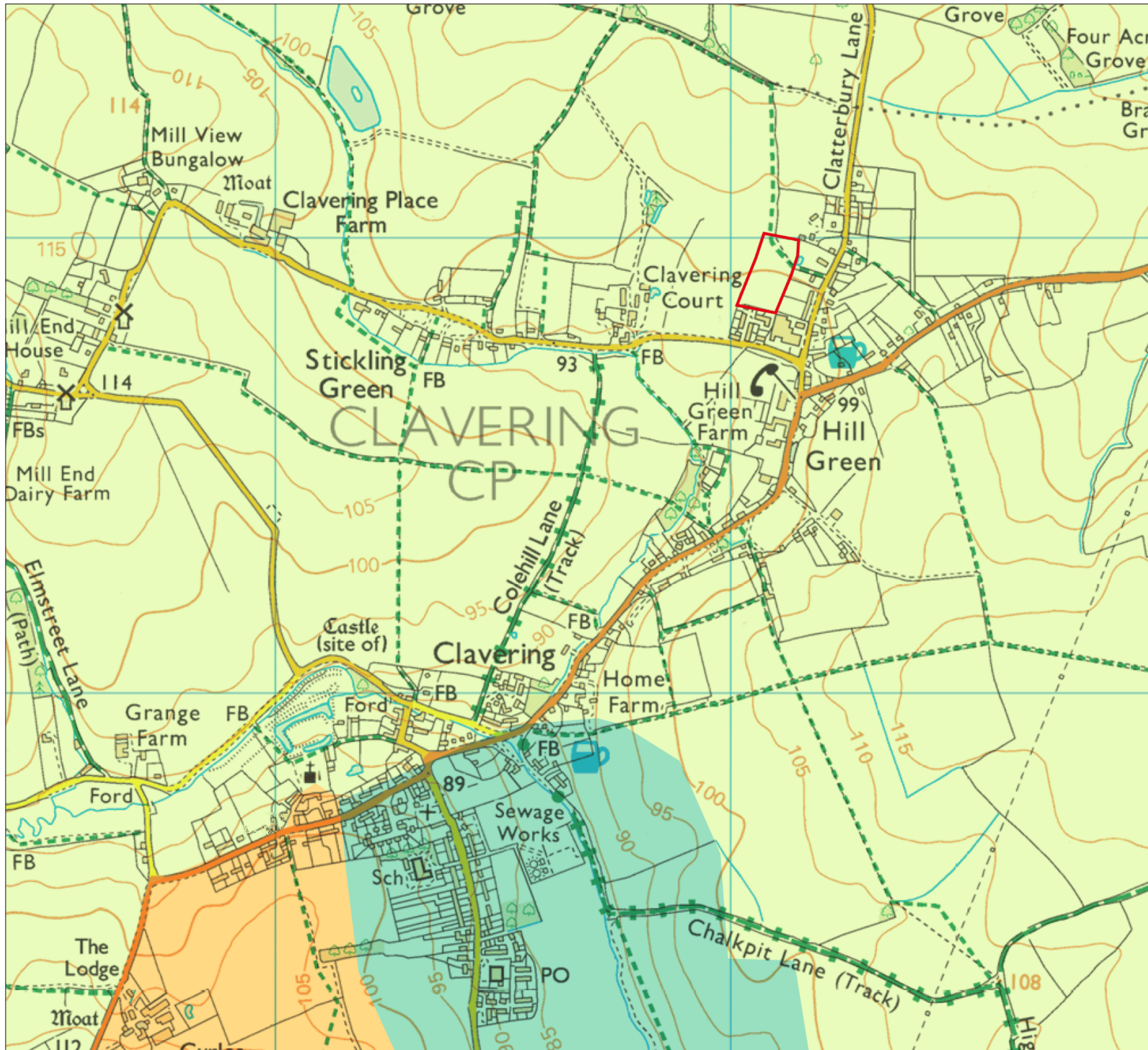


FIGURE 2
Landscape Character Areas



PROJECT
1230 A
Eldridge Close, Clavering

CLIENT
Keep Clavering Rural

DATE
July 2022

Legend

Site

Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments, 2006

Landscape Character Areas (LCA)

- H3 Langley Chalk Upland
- H4 Berden and Farnham Chalk Upland
- A3 Stort River Valley



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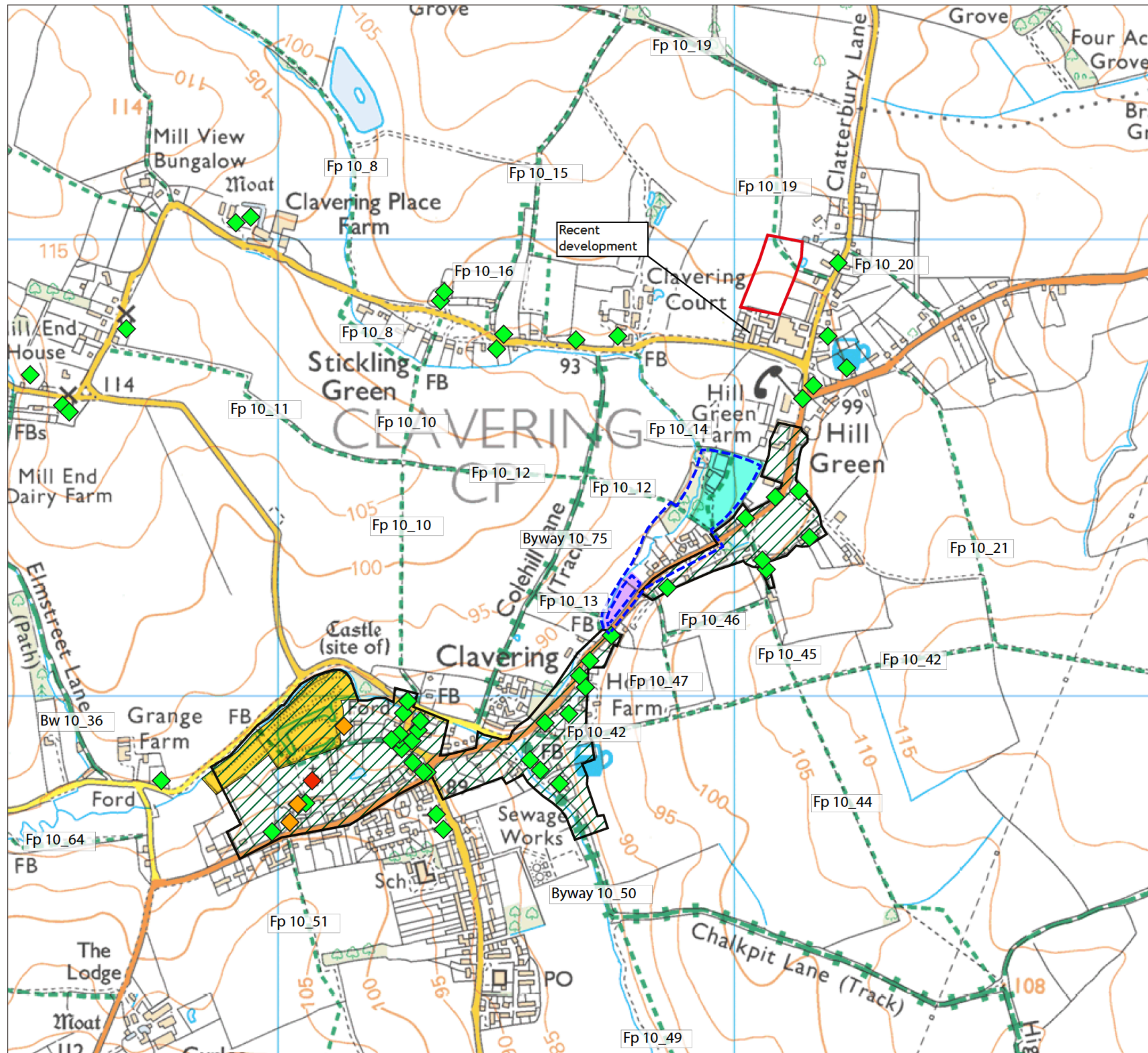


FIGURE 3
Designations



PROJECT
1230 A
Eldridge Close, Clavering

CLIENT
Keep Clavering Rural

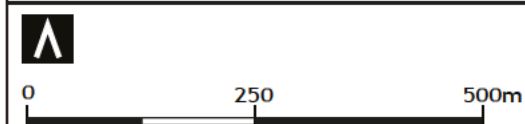
DATE
July 2022

Legend

- Site
- Scheduled Monument
- Clavering Conservation Area

- Listed Buildings**
- Grade I
- Grade II*
- Grade II

- Clavering Jubilee Nature Trail**
- Jubilee Field
- Dick Ball Meadow
- Nature Trail



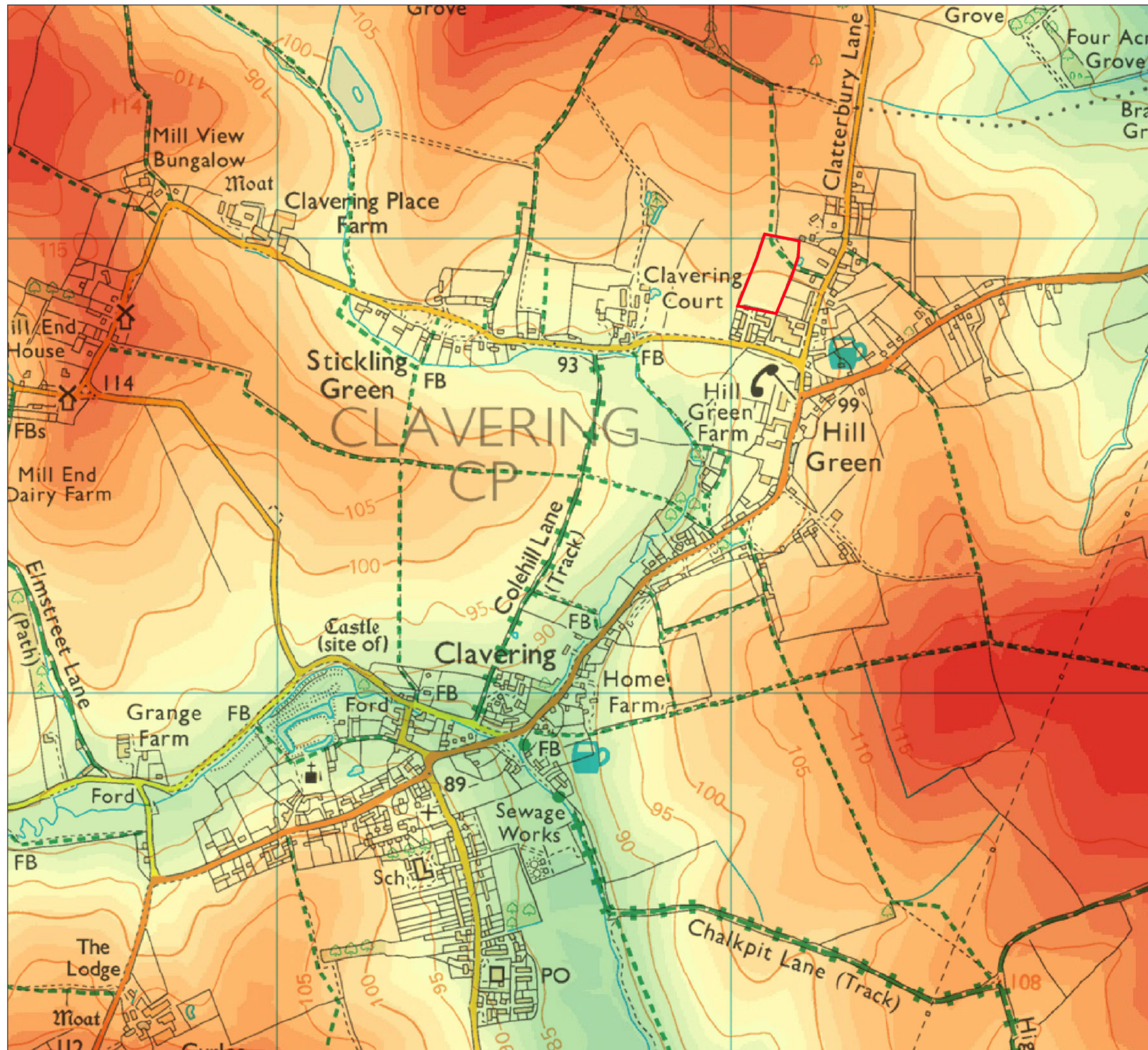


FIGURE 4
Topography



PROJECT
1230 A
Eldridge Close, Clavering

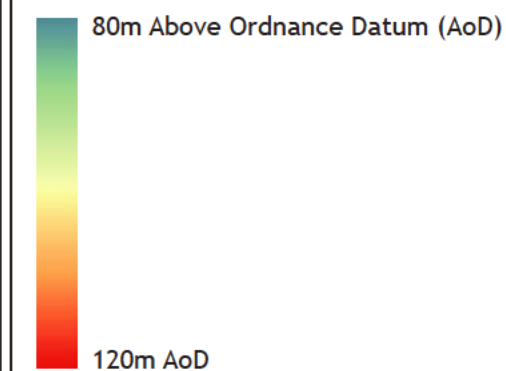
CLIENT
Keep Clavering Rural

DATE
July 2022

Legend

Site

Topography
(Colour bands represent 2m contour intervals)



0 250 500m

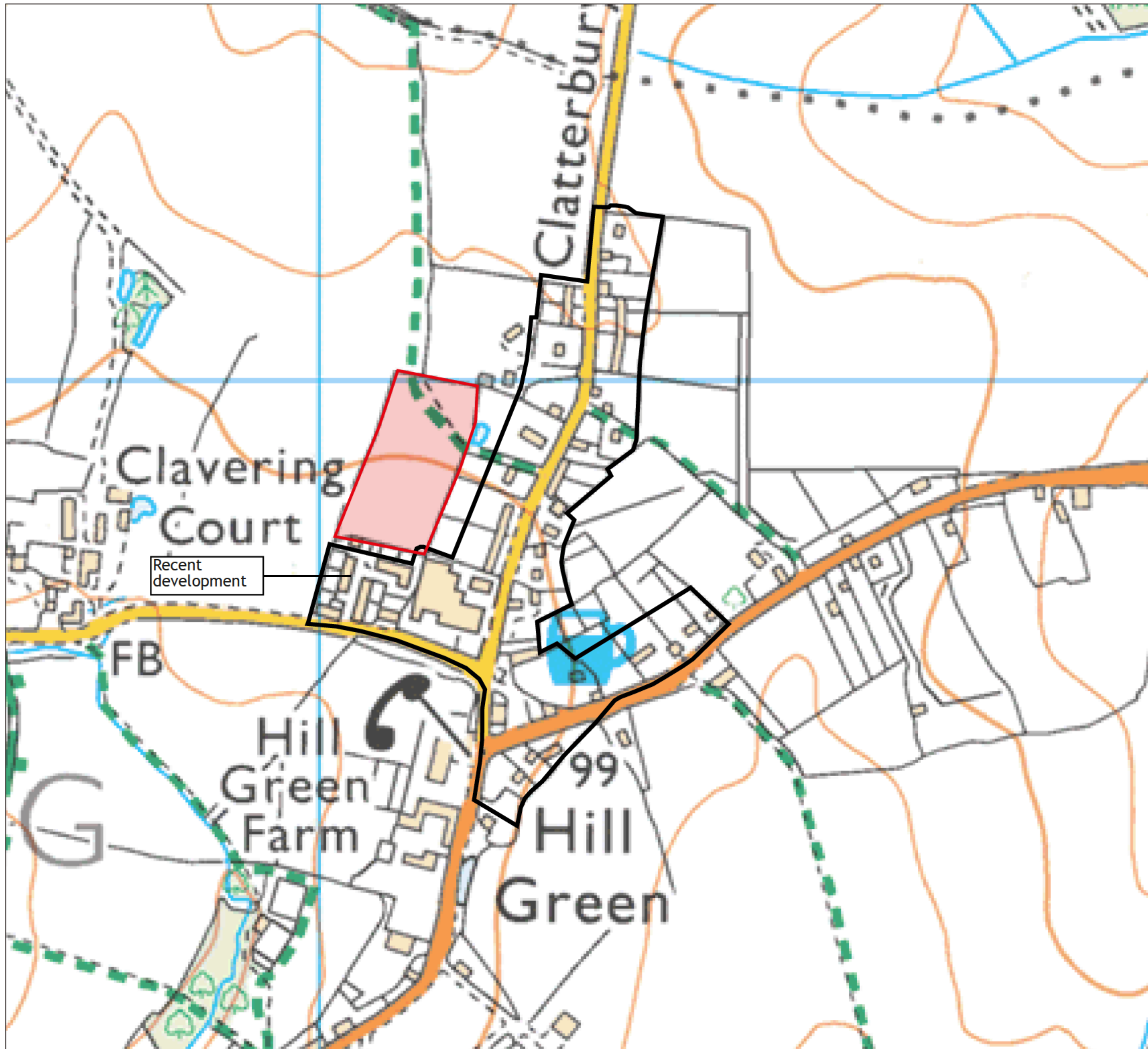


FIGURE 5
 Site Location - Eldridge Close



PROJECT
 1230 A
 Eldridge Close, Clavering

CLIENT
 Keep Clavering Rural

DATE
 July 2022

Legend

- Site
- Development Limits (Adopted Uttlesford Local Plan, 2005)



0 125 250m



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