

Dutch  
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landscape  
architects.

LAND LYING TO THE WEST OF  
CLATTERBURY LANE,  
HILL GREEN, CLAVERING, ESSEX

—  
Landscape Strategy

BAYA Group  
1055-DLA-ZZ-RP-L-0002  
04.12.2023

Revision: P02

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References:

1055-DLA-ZZ-DR-L-0001 : Masterplan

1055-DLA-ZZ-RP-L-0001 : LVIA

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Rev	Description	Date	By
P01	Draft Issue	01 / 12 / 23	TA
P02	Adjusted to comments	04 / 12 / 23	TA







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Introduction

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Inspired by people and  
places, Dutch LA care  
passionately about design,  
art, the spaces they shape  
and the landscape that  
leads it.



## Introduction

This Landscape Strategy Report has been prepared by Dutch Landscape Architects in support of a planning application by BAYA Group on behalf of E&A Securities for the proposed development, comprising an 'Outline application with all matters reserved except access for up to 28 dwellings (Class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development.' on land to the west of Clatterbury Lane, Clavering, Essex

This Landscape Strategy Report sets out key parameters and a foundation on which a future reserved matters submission would be based. It provides UDC with detail on the proposals for the design of the landscape which makes up a crucial part of the proposals. It will offer rationale and explanation of why certain design moves have been made. Careful consideration has been given to all aspects of the landscape design, and this document demonstrates this.

This report responds to and sits alongside the Landscape and Visual Impact assessment carried out by Dutch Landscape Architects: 1055-DLA-ZZ-RP-L-0001



Site location overlay onto Google satellite image



## Structure of the report

The report will begin by setting the scene; describing the current site and its context, and the current weaknesses and opportunities posed by the site. It is important to understand what is considered successful or not within the current site and how this can be built upon.

The next phase of the report details the results of a comprehensive design process, and interrogates the proposals at varying scales.

## Who is the report for

This report is written to support the application for the development at the land adjacent Clatterbury Lane, Clavering, with a focus on the elements within the external environment.

The landscape setting is crucial to this development, it will tie all of architecture elements together and provide rationality to the scheme.

## Key objectives of the report

The objectives for the landscape design development at Clatterbury Lane, Clavering, leading to this submission, is a coherent approach that has been driven by the following principles:

- To create attractive and interesting spaces for play, for contemplation, for passing through and for meeting people;
- To create a sense of place,
- To create a thriving place for people to live, work and play;

The key objective of this report is to make it clear to all how the proposed design is the best possible proposal for the development at the land lying west of Clatterbury Lane.







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Analysis

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Inventive and respectful.  
Always inspired by the  
space, it's history, it's  
environment, and future.  
Connecting people, places  
and nature.



# Site Location

To Wendens Ambro  
& Saffron Walden

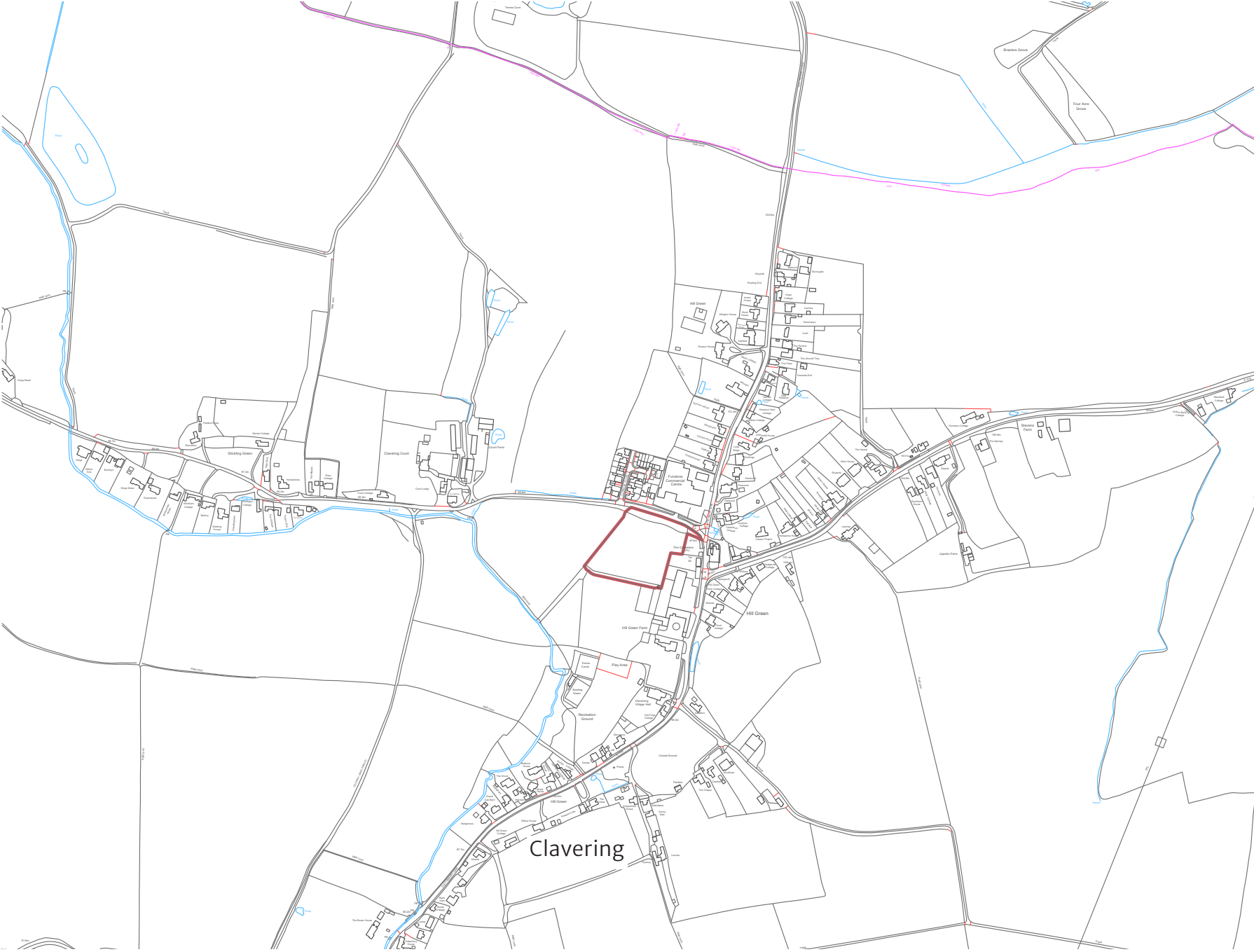
To Buntingford

To Newport &  
Saffron Walden

## Clavering

To Manuden &  
Stansted Mountfitch

### Site location plan





## Site Description



Site location overlay onto Google Earth image

The site is approximately 1.2ha in size and currently laid to grass with various objects from former usage and comprising of a defined hedge and tree line to all boundaries.

The Site is situated on a parcel of land south of Stickling Green and west of Clatterbury Lane. The Site is located opposite the Cricketers Pub on the edge of Hill Green and directly adjacent to the The Cricketers Pub carpark also west of Clatterbury Lane.

The surrounding context of the site is varied with a mixture of land uses, including agricultural, commercial, industrial, residential and leisure.

The Site is approximately 97m AOD and the surrounding land slopes generally to the south towards the River Stort.



## Existing Conditions

The internal element of the Site consists primarily of grassland with no other specific or exceptional vegetation of note. The site is mostly flat with no specific features of note.

The northern boundary of the site consists of a mature hedge and a good quality tree line that runs from the pub carpark boundary along Clatterbury Lane in the east to a locked metal field gate in the north west of the Site that acts as the current secure entrance point to the Site.

The eastern boundary of the site consists of a mature hedgerow that follows the boundary line and connects to the northern and southern boundaries. Mature trees are located on the southern half of the eastern boundary separating the site from the Hill Green Farm. The northern half of the eastern boundary that separates the site from the Cricketers pub carpark has no trees.

The southern boundary of the site consists almost entirely of good quality mature trees and hedgerow separating the Site from the Hill Green Farm paddocks. A small area at either end of the boundary has no mature tree growth but does still contain mature hedgerow except the eastern most area where there is currently a small shed and fence.

The western boundary of the site is formed of mature hedgerow running form the south up to the metal field gate. 2 or 3 smaller trees are present but the boundary is predominantly open at canopy level with a view through to mature tree lines at the back of the adjacent field.



Looking across the site towards the western boundary



Looking towards the eastern boundary



Looking across the site towards the southern boundary



Looking across the site towards the existing north west entrance



## Context

The Site is situated on a parcel of land south of Stickling Green and west of Clatterbury Lane. The Site is located opposite the Cricketers Pub to the east, on the edge of Hill Green and directly adjacent to the The Cricketers Pub carpark also west of Clatterbury Lane.

The surrounding context of the Site is varied with a mixture of land uses, including agricultural, commercial, industrial, residential and leisure.

To the north is the Eldridge Close residential development as well as the Funstons Commercial Centre which are of a similar size and scale to the proposals of this development. To the south and directly adjacent to the Site are the small industrial units at Hill Green Farm. South West, West & North West of the site the land use is predominantly agricultural with various small residential developments along Stickling Green.

All boundaries to the Site have mature hedgerows and tree lines with the northern and southern boundaries having the most dense coverage. The boundary to the east has less mature tree coverage and as such is more exposed.

There are existing overhead utilities located directly north west of the Site with associated poles located near the existing entrance that run eastward across the Site.



Looking towards the site and the eastern boundary



Looking towards the site and the existing north west entrance



Looking towards the site and the western boundary



Looking towards the site and the southern boundary

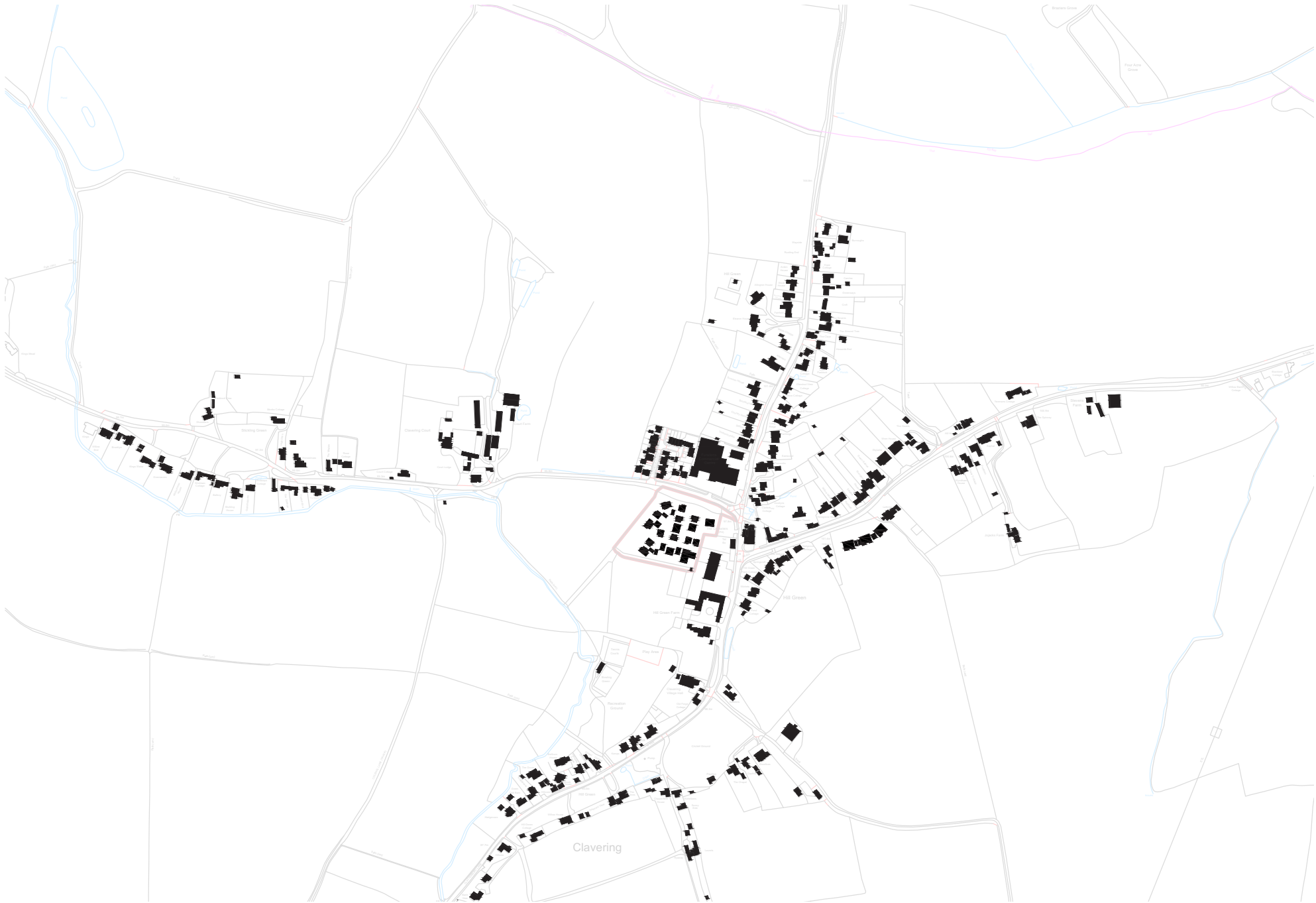


# Built Form

The proposed development sits within an existing cluster of small scale developments.

The Clavering settlement pattern reaffirms the site suitability with the existing pattern generally running north-south with intermittent clusters that then extend east-west.

The proposed development would sit at the centre of an existing cluster and junction currently framed to the north, east and south of the site. Development already extends to the north, south, east and west of the junction with transport links and amenity facilities nearby.



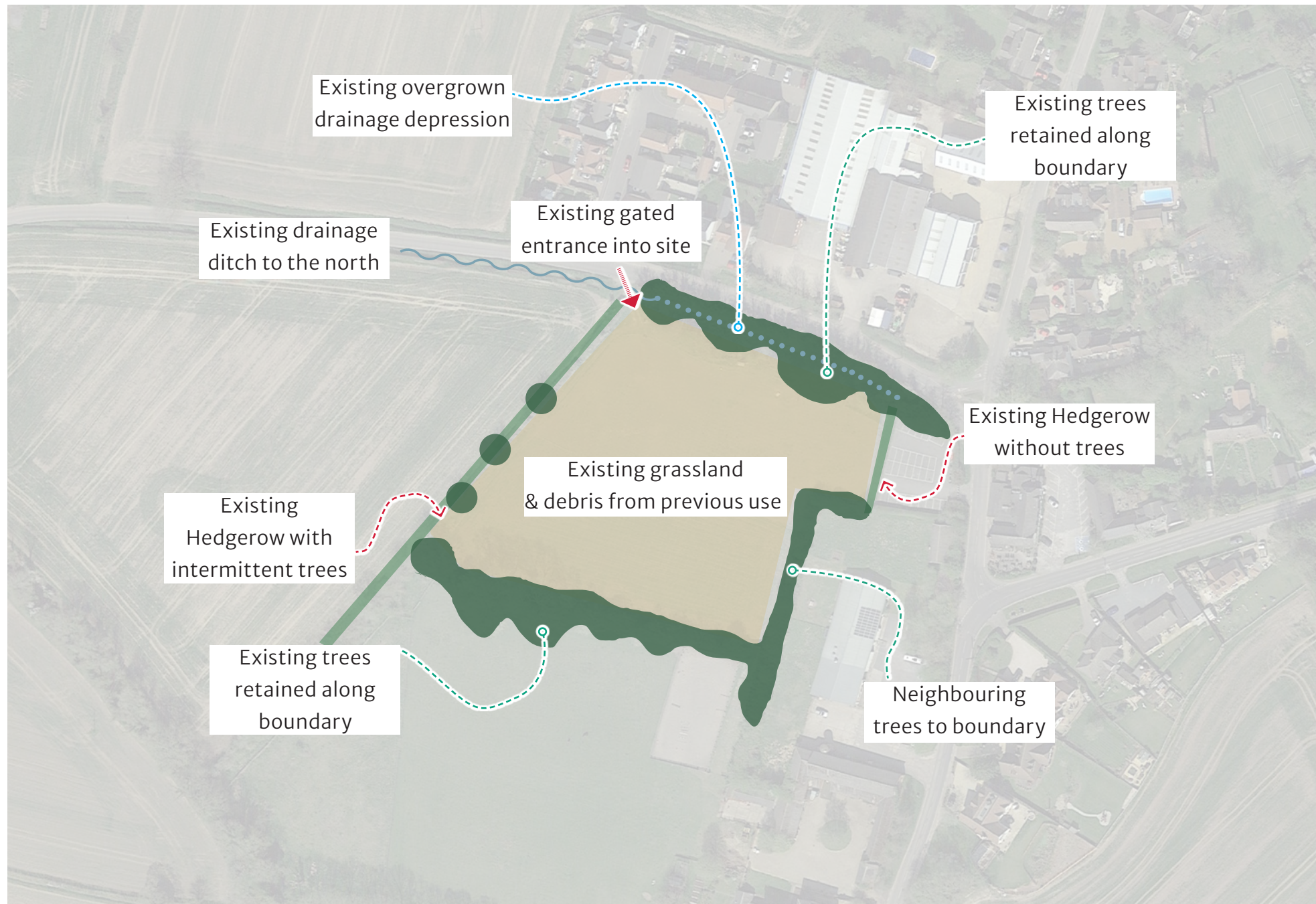
Site location plan with proposed nalli overlay



## Site Analysis

From site visits and desktop studies the following key analysis points are apparent:

- The site has strong hedgerow boundaries to all sides.
- Tree lines to the north and south are particularly strong.
- The neighbouring site to the north of the site sits a little higher than the development site. Screening and boundary buffers will be important from the western edge.
- The eastern tree line has been punctured in the middle and will need reinforcement.
- The site has a very gentle drop to the south west.
- The site is currently almost entirely grassland left from the previous amenity use.



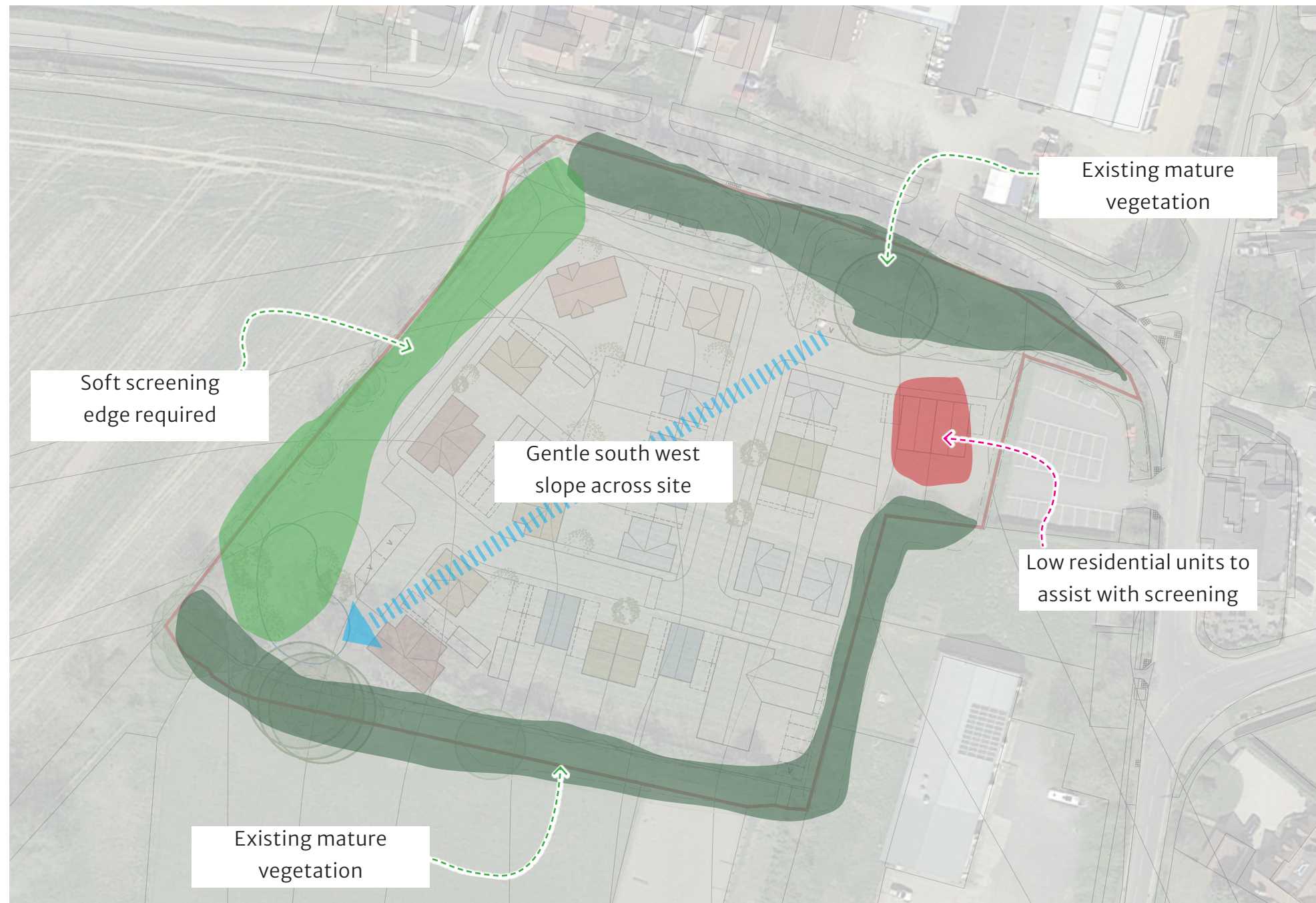
Site analysis diagram



## Constraints

From a thorough investigation of the site analysis and various in depth site reports such as the LVIA and Heritage statement the key site constraints are:

- Low residential units will need to be located towards the eastern boundary to assist with screening the new development from views from the Cricketers pub as outlined within the LVIA and Heritage statement.
- A soft edge with additional tree planting will be required to the western boundary to help assist with screening of external views into the site as outlined within the LVIA.
- The site is gently sloping to the south west and this will need to be considered in any SuDS strategy
- Mature vegetation surrounds the site on all sides along with good quality mature tree lines to the north and south; their retention and enhancement should be a priority.



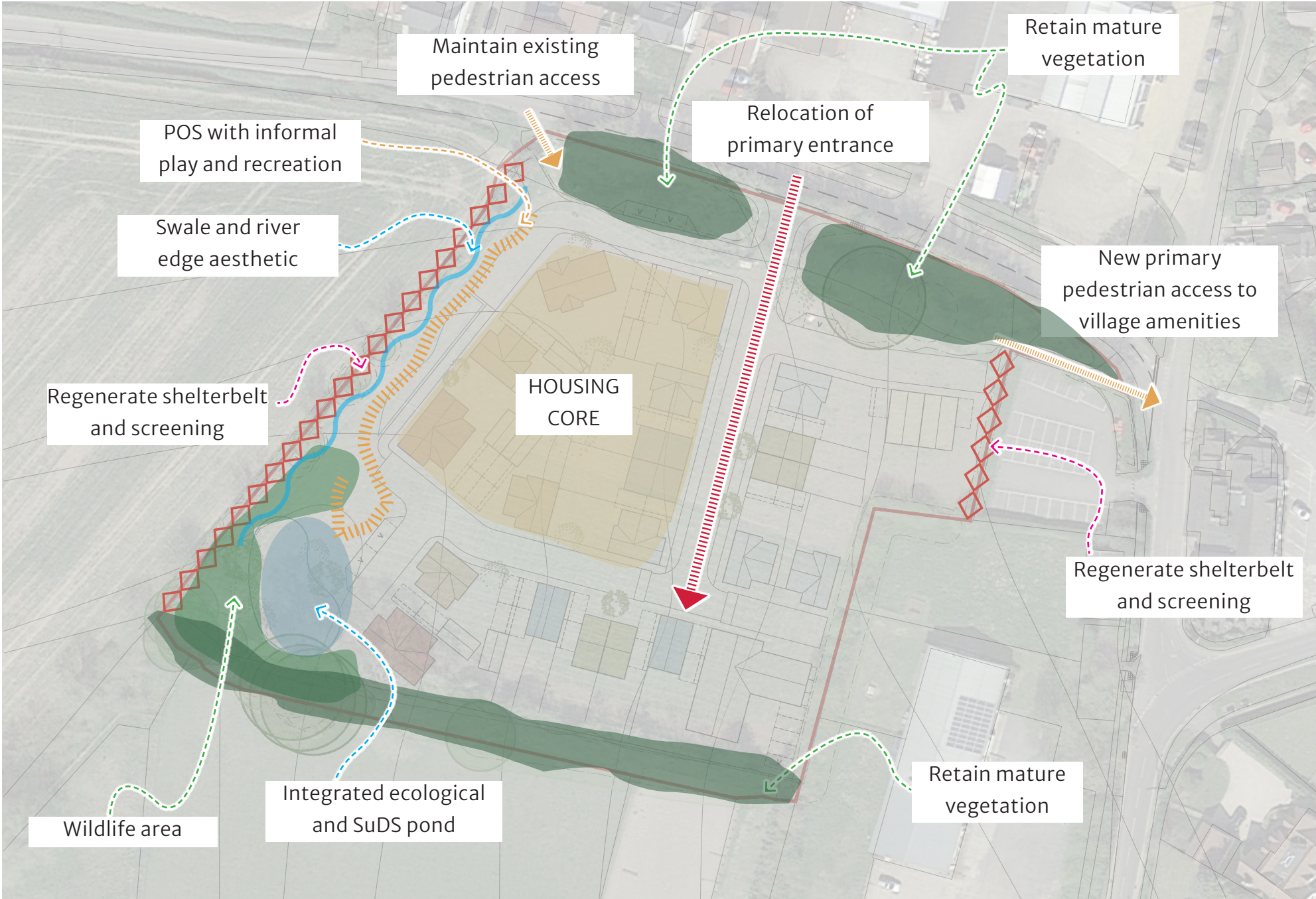
Constraints diagram



# Opportunities

Following on from the constraint analysis and previously mentioned reports the following the opportunities within the site have become apparent:

- The regeneration of the shelterbelt as outlined in the local character area and to bolster the screening possibilities
- The maintaining of the existing pedestrian access to the west and the creation of a new pedestrian access to the east
- The relocation of the primary site entrance to allow for the offsetting of various existing access points on the opposite side of the road
- SuDS and integrated water features located along the western and southern edge
- Informal POS incorporating wildlife areas and SuDS features with the potential for intermittent natural play pockets



Opportunities diagram

LEGEND

Screening Required

Vehicular access

Pedestrian access

Informal recreation and play







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Inspiration image from Rijnvliet Edible Neighbourhood by Felixx

An interpretation of informal open space alongside a SuDS and wildlife edge



# Setting the Brief

Set out below are the national and local policy documents that the development will need to adhere to and respond to in order to achieve a suitable and sustainable proposal.

## National Character Area

South Suffolk and North Essex Clayland (86)

- **Conserving**, managing and replanting hedgerows.
- **Encouraging** the planting of characteristic hedgerow trees from existing hedgerow stocks (field maple and hornbeam).
- **Enhance** landscape diversity and ecosystem services, including carbon storage.
- **Extending** and linking woodland sites through the expansion and enhancement of semi-natural linear features such as hedgebanks, streams and grass verges to enhance biodiversity and landscape character.
- **Creating** new multifunctional landscapes and habitats and extending at appropriate scales existing networks that are in character with the area and contribute to biodiversity.
- **Ensure** that water resources and flood risk management issues within areas of settlement can be addressed in a sustainable way.
- **Conserving** and appropriately managing the area’s sense of place within the built environment.

## Landscape Character Area

H3 Langley Chalk Upland

### Landscape Strategy Objectives:

- **Conserve** – seek to protect and enhance positive features that contribute to local distinctiveness and sense of place.
- **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 repairing distinctive elements that have been lost or degraded.

### Suggested Land Management Guidelines

- **Strengthen** and enhance hedgerows with to emphasize the existing landscape character.
- **Conserve** and restore areas of unimproved grassland.
- **Manage** existing shelterbelts and restock to encourage young tree growth.

## Uttlesford Design Code

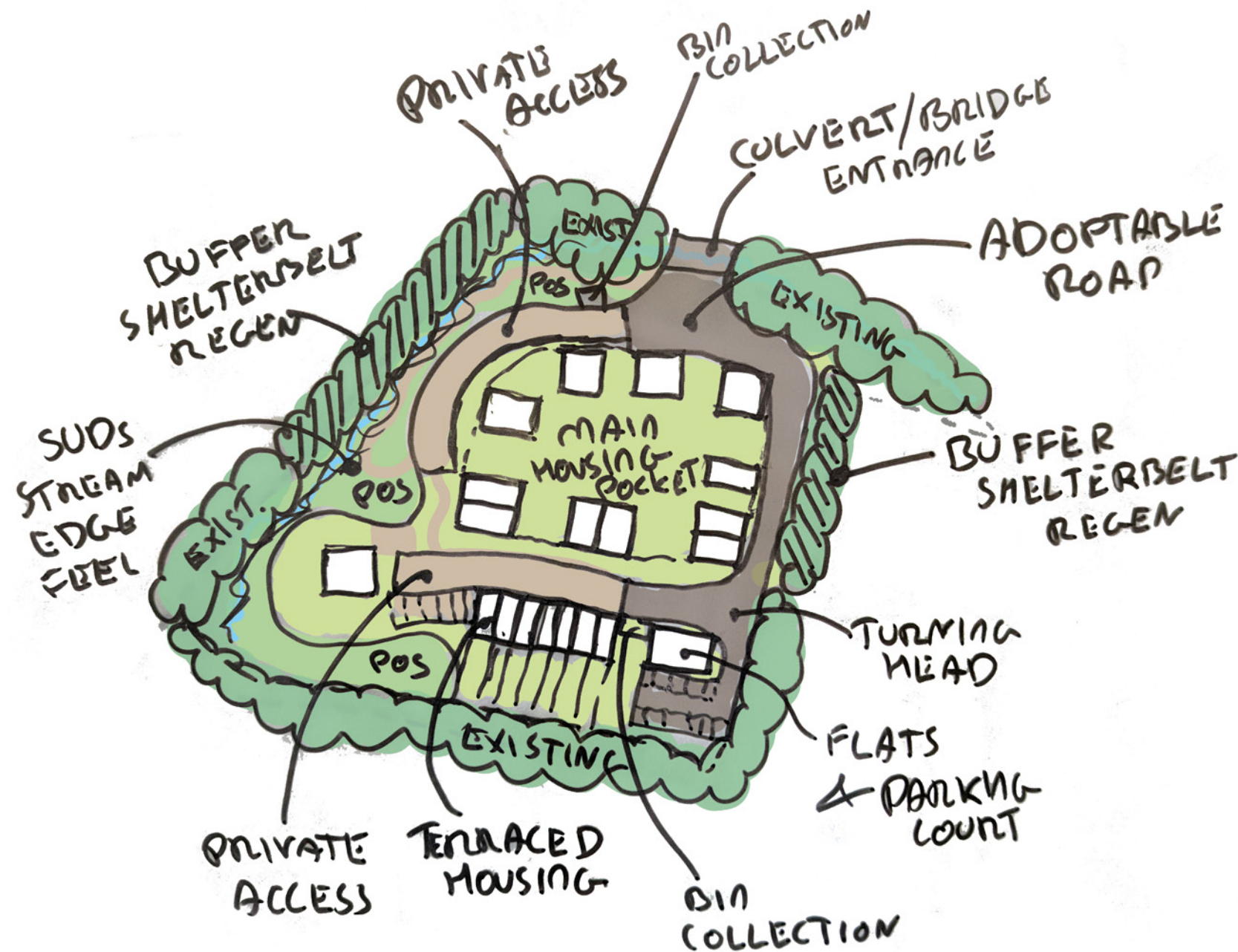
- **Improve** quality of life and wellbeing.
- **Define** the character and quality of a place.
- **Create** a sense of place, engage people with their surroundings.
- **Increase** activity and economic activity within a place.
- **Create** inclusive and welcoming space and places.
- **Encourage** civic pride and engage the community.
- **Provoke** interest and engagement with the built environment.
- **Encourage** Activity throughout the built environment.



## Early Concepts

Early design workshops highlighted the suitability of key areas taking into consideration the policy documents outlined previously as well as the key opportunities and constraints of the site. The key areas of focus are:

- Buffer treatments and shelterbelt regeneration to the east and west boundaries
- The creation of informal recreation and public open-space to the west
- An integrated SuDS strategy for ecological, drainage and recreational purposes and the creation of a stream edge aesthetic
- Road hierarchy to consist of both adopted and private roads
- Retention & enhancement of mature trees and hedgerows



Early sketch masterplan diagram



## Proposed Site Plan



Following on from the early concepts and further design workshops a new illustrative site plan was created. This design considers the inputs of various consultants and reports created for this development and includes but is not limited to the LVIA, Heritage Statement, SuDS Strategy and Ecological reports.

The following key points were developed further:

- Enhance North-West corner to assist with screening views into the site from the existing development.
- Attenuation & SuDS strategy area increased
- Single storey housing to the north east boundary to help with the existing exposed view.
- Street trees included to the main access routes
- Development orientated to match the existing built form and to increase conformity and reduce visual impact
- Retention and enhancement of good quality mature trees and hedgerows with additional buffer and understory planting as required
- Wildlife area developed to the south west including the retention and enhancement of the existing grassland

Proposed illustrative masterplan by BAYA Group





















Inspiration image from Lovedon Fields by B|D, photo by Pete Humphry

An example of wildflower meadows and informal pathways with a residential backdrop



## The Masterplan



Illustrative Landscape Strategy Masterplan

- ① A group of existing mature trees will be retained along Stickling Green, The area will be under planted with under-storey shrub species to create a robust buffer to the main road.
- ② The existing landscape will be retained and enhanced creating a wildlife meadow with wildlife pond. New banks of shrubs and grasses will provide further enhancement.
- ③ The existing entrance will be retained and repurposed as a pedestrian only access point.
- ④ A new pedestrian only access will be created ensuring quick and easy access to the village amenities.
- ⑤ Buffer planting to the site boundaries will help screen views into the site.
- ⑥ A nature area will be created from existing grassland with a swale incorporated and informal access routes through.
- ⑦ Informal play provisions will be located throughout the POS creating natural & nature friendly play opportunities.
- ⑧ A green spine with native trees and grassland to provide a link between the North and South of the site.
- ⑨ Private car park to residential block
- ⑩ Visitor parking locations
- ⑪ Residential rear gardens
- ⑫ Retained and enhanced shelterbelt to screen views in
- ⑬ Small street trees
- ⑭ Swale and pond connected to create an integrated attenuation and wildlife solution
- ⑮ Secluded wildlife area with native trees, understory planting and wetland access
- ⑯ Native tree planting

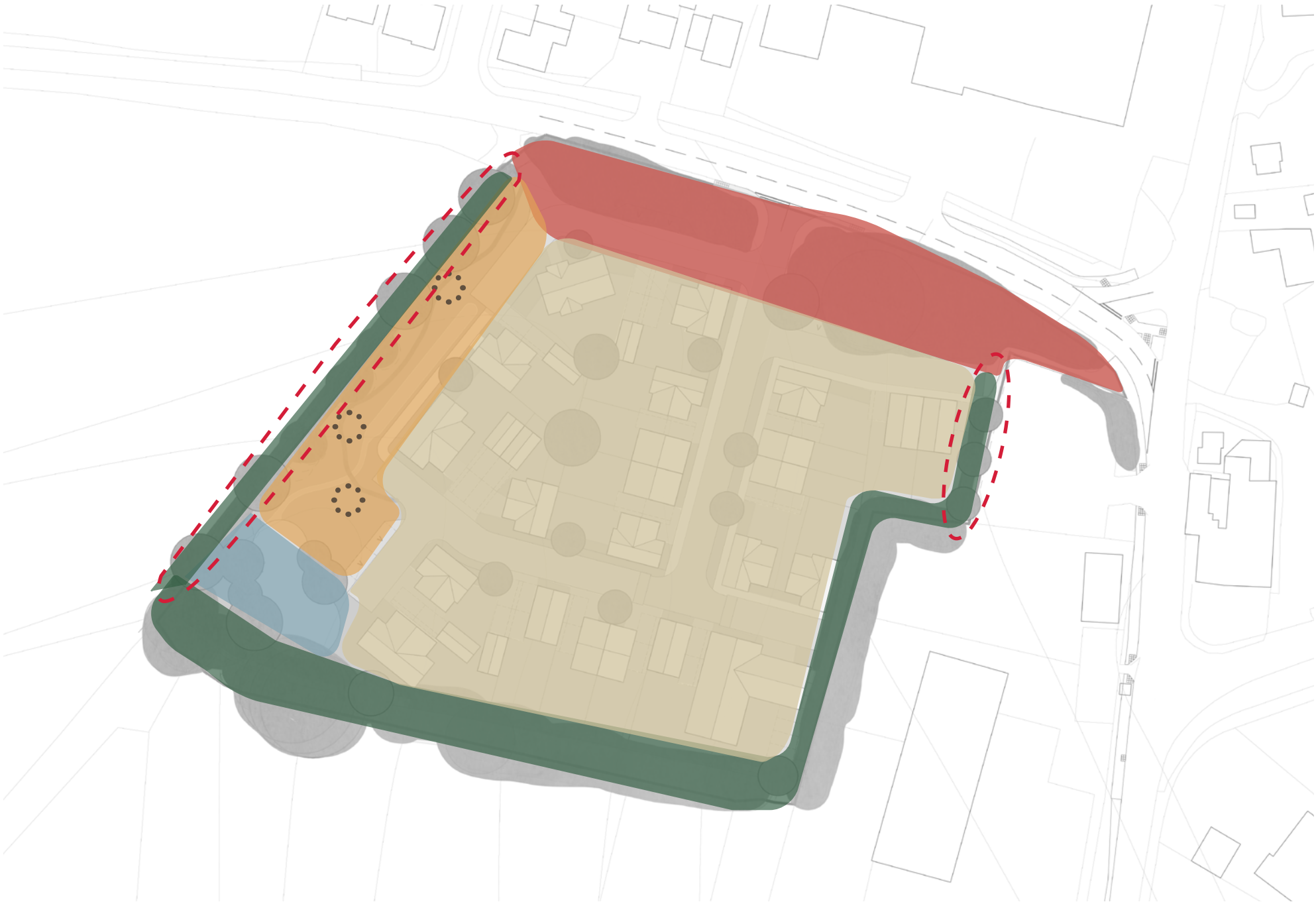


# Site Character Areas

The plan to the left identifies key areas of the site and responds to the Uttlesford Design Code and Landscape Character Areas to produce a site that creates an inclusive and encouraging place that engages people with their surroundings while restoring and strengthening key local characteristics such as shelterbelts and ensuring sustainable water management systems are in place.

## LEGEND

- Buffer Zones
- Gateway
- Housing Core
- Public Open Space & Stream Edge
- Wildlife Zones
- Play Pockets
- Shelterbelt Regeneration



Illustrative character areas








# Movement

Internal and external pedestrian and vehicle movements have been considered as a whole to allow for a variation of travel options as well as allowing for a pedestrian flow between adjacent developments and wider amenities within Clavering.

Further transport information can be found within the Iceni Transport reports.

## LEGEND

- Primary vehicle route 
- Shared route 
- Pedestrian movement 
- External vehicular movement 
- External pedestrian movement 



Illustrative movement strategy



# SuDS

The SuDS strategy responds to the GEN3 policy within the Uttlesford Local Plan as well as adhering to the latest guidance and best practice within the industry to manage any flood risk issues within the development and address them in a sustainable way that benefits the ecology of the site and wider area.

These are illustrative proposals only, please refer to the EAS SuDS Attenuation Strategy for further information.

## LEGEND

- Wildlife pond within wider basin
- Attenuation basin surrounding pond
- Swale and stream edge creation
- Potential underground tanking location
- Swale / Pond connection through POS
- Indicative connections



Illustrative SuDS strategy





Typical bat box



Typical bird box



Timber from felled trees to be used in habitat log piles around the site and wildlife areas

## Ecology

The proposals aim to retain where possible and bolster the existing vegetation so that corridors remain for commuting and foraging for species such as bats, hedgehogs and birds, further enhancements will be made by incorporating native species throughout the planting scheme. Planting will incorporate species that provide foraging and habitat opportunities for a wide variety of pollinating insects following guidance from the RHS.

Additional enhancement measures will include:

Bat boxes on retained trees;

Log piles installed in discrete locations at the edges of the site to offer shelter and hibernation opportunities for hedgehogs post development;

A variety of bird boxes to be provided on retained trees. These will be designed to provide new on-site opportunities for species of conservation concern;

Insect aids to be provided across the site and log cuttings from management of the site could also be left in discrete piles to improve opportunities for saproxylic species.

Laid down logs will create additional opportunities for insects, mammals and fungi to colonise.

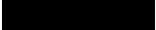






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