

Keep Clavering Rural Objection

Section 62A Planning Application Number: S62A/2023/0030
Land West of Cricketers, Clavering, Essex

Appendix 1

MBELC's Review of Landscape Aspects of Planning Application



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Review of Planning Application

of
**Land West of The Cricketers,
Clatterbury Lane, Clavering**

Prepared for
Keep Clavering Rural

February 2024



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1 Executive Summary

Introduction

- 1.1 This review concerns a planning application for of up to 28 dwellings at Land West of The Cricketers, Clatterbury Lane, Clavering. An application for 31 houses on the same site was dismissed at appeal in 2013.

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 scattered linear settlement pattern with single depth houses with 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.
- 1.4 The site is located at the northern end of the village south of Stickling Green Road². It is within an area identified in the Uttlesford District Historic Environment Characterisation Project as HECZ 2.2: Arkesden and Wicken Bonhunt. It is an example of HLC Type Pre-18th Century ‘Irregular’ Enclosure. A tributary to the River Stort lies to the west of the site and forms a tree-lined stream valley.

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

² Also known as Mill Lane which is the name used in the MBELC Appraisal

The Site

- 1.5 The site comprises a single pastoral field which slopes gently from the north east to the south west. It is well defined by existing vegetation along its boundaries which include:
- A tree belt along Stickling Green Road which is an important part of the rural character of the road; and
 - Healthy mature elms both to in the northern tree belt and immediately south of the site.
- 1.6 The site is one of a series of small fields that form the setting of the village and create an effective transition between the built form within the village and the wider open landscape of the arable plateau. The immediate landscape to the north-west, west, and south is attractive open countryside which includes pasture, arable fields and a tree-lined stream valley. To the north of Stickling Green Road is a small commercial complex and a recent residential development on previously developed land that is commonly agreed to have harmed the character of Stickling Green Road and the setting of Clavering.³
- 1.7 The site plays an essential role in the character and setting of the village. It forms part of the area of loosely knit development that separates the Development Limits area to the north from the more compact areas to the south around the main body of the village. This intervening area is characterised by dispersed and rural dwellings and large areas of undeveloped land.
- 1.8 The landscape value of the site and the immediately surrounding landscape is considered to be **Medium/High** due to the persistence of the historic settlement pattern, the good condition of the landscape and the scenic qualities.
- 1.9 There have been two previous applications on this site both of which were refused by UDC and one of which was dismissed at appeal. In both cases, the existing character of this part of the village was considered significant. The inspector concluded that a 31 dwelling development, similar in character to the current application, *‘would thrust itself into the prevailing open countryside, standing out in marked and discordant contrast with the essentially linear form of development in this part of the village. It would radically change the character of the land and cause serious harm to the rural surroundings.’*⁴

³ These views were expressed at recent Hearings by all parties.

⁴ APP/C1570/A/12/2184181 decision, para 13

- 1.10 The current application would result in the following landscape and visual harms:
- Loss of a field that forms part of the historic settlement pattern of the village;
 - Loss of the current attractive and effective transient between built development and the wider countryside;
 - Introduction of discordant dense development into the most dispersed section of the village;
 - Fragmentation of the northern tree belt along Stickling Green Road;
 - Works within the root protection area of three mature elms;
 - Replacement of a section of the northern tree belt with a suburban style access road;
 - Harm to the character of the approach the village along Stickling Green Road;
 - Harm to the character of Clatterbury Lane opposite The Cricketers Inn; and
 - Discordant views from Stickling Green Road and nearby PRoW.

- 1.11 The value of the site in the context of the surrounding landscape is **Medium/High**. Combined with **Medium/High** susceptibility, the sensitivity to this development is **Medium/High**. The magnitude of change is **Medium/high**. The overall effect on landscape is **Moderate/Major** adverse.

LVIA

- 1.12 The LVIA prepared to accompany the application does not follow best practice guidance in GLVIA3 and fails to undertake some of the most fundamental steps in the landscape and visual assessment process. It reaches an unsupportable conclusion that there will be no landscape or visual harm.

Conclusion

- 1.13 This site plays an essential role in the character and setting of the village. Development on the site as proposed would result in significant landscape and visual harm. There would be a loss of the current effective edge to the village and the introduction of discordant development. The reduction in numbers compared to the dismissed appeal is minimal and there is no reason to divert from the conclusion that the Inspector reached for that development, that it *'would radically change the character of the land and cause serious harm to the rural surroundings.'*

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 UTT/23/3113/PINS / Consultation on S62A/2023/0030 for the development of up to 28 dwellings at Land West of The Cricketers, Clatterbury Lane, Clavering (The Cricketers site).
- 2.2 In April 2022 MBELC prepared a Landscape Appraisal of 10 sites in Clavering submitted by promoters in response to Uttlesford District Council's (UDC) 2021 call for sites. (Appendix 2) The Cricketers site was included under the reference 015 RES - Land West of The Cricketers Pub. The Appraisal considered that development would result in *'The loss of a small pastoral field on the edge of the village would be harmful'*⁵ but assessed the site as 'Amber'. The Appraisal concluded that *'Development on this site might potentially be accommodated if changes and mitigation measures were taken to overcome the identified landscape and visual constraints.'*⁶
- 2.3 A Landscape and Visual Impact Assessment (LVIA) prepared by DUTCH Landscape Architects was submitted with the application. Section 6 of this review considers the LVIA in more detail. Other documents considered in this review are:
- Strategic Landscape Masterplan, Drwg. No. 1055-DLA-ZZ-DR-L-0001 Rev. P02;
 - Illustrative Masterplan, Drwg. No. BH002_IMP.01 Rev P1;
 - Landscape Strategy, 1055-DLA-ZZ-RP-L-0002 Rev P02
 - Access Arrangement and Visibility Assessment, Drwg. No. 23-T011-02 Rev D;
 - Design and Access Statement BH002_DAS (P1);
 - Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan, Rev A.

⁵ MBELC Landscape Appraisal of Submitted Sites at Clavering See Appendix 2

⁶ MBELC Landscape Appraisal of Submitted Sites at Clavering

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 Landscape Institute'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 Langley⁷.*

⁷ 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'*.⁸
- 3.4 The description of historic land use within the Langley Chalk Upland LCA states that *'the original medieval settlement pattern of [settlements⁹] widely dispersed along numerous linear greens and stream valleys largely survives, although there has been a degree of coalescing creating linear villages along roads'*¹⁰. 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'*¹¹.
- 3.5 Overall, the Langley Chalk Upland LCA is described as having a *'relatively high sensitivity to change'*.¹² Sensitive key characteristics and landscape elements include¹³:
- 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.

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

⁹ There is a word missing in the description and it is assumed to be settlements.

¹⁰ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 335

¹¹ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 335

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

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

- *‘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’.*¹⁴

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’.*¹⁵

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) (Figure 5).

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 roads. The largest settlement is the village of Clavering, with its church and castle/manorial site.’*¹⁶

¹⁴ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

¹⁵ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

¹⁶ Uttlesford District Historic Environment Characterisation Project Essex County Council 2009 Page 35

- 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'*¹⁷.
- 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'*.¹⁸
- 3.12 It is notable that most of the village of Clavering is located within HECZ 2.4: Clavering, Manuden and the Stort Valley. The northern end of the village was historically a separate area of development clustered around the staggered junction between Stickling Green Road which leads to Stickling Green to the west, Clatterbury Lane which leads to Hill Green and the main part of Clavering to the south, to the north eventually to Arkesden and to the east eventually to Wicken Bonhunt.

The Historic Landscape Characterisation Report for Essex, 2011 (HLC)

- 3.13 The site is located in HLC Type Pre-18th Century 'Irregular' Enclosure (Figure 6) which is described as being the result of enclosure of communal fields and enclosure of land by individual farmers for their own use.¹⁹ These fields are assumed to be the result of piecemeal enclosure. Morphologically they tend to have sinuous edges and offset corners.²⁰ The capacity of HLC Type Pre-18th Century 'Irregular' Enclosure to absorb change is assessed as Medium/Low for the following reasons: *'This type would be adversely affected by major developments but can accommodate small-scale change within the grain of the landscape where the overall pattern of enclosure is not affected.'*²¹ Recommendation for Management includes: *'Maintain the form and shape of field boundaries.'*²² It can be seen on Figure 6 that in the wider landscape to the north and west there has been significant 20th century boundary loss which has led the creation of larger fields identified as HLC Type Post 1950 Boundary Loss.

¹⁷ Uttlesford District Historic Environment Characterisation Project Essex County Council 2009 Page 73

¹⁸ Uttlesford District Historic Environment Characterisation Project Essex County Council 2009 Page 58

¹⁹ The Historic Landscape Characterisation Report for Essex, Volume 2, Page 11

²⁰ The Historic Landscape Characterisation Report for Essex, Volume 2, Page 17

²¹ The Historic Landscape Characterisation Report for Essex, Volume 2, Page 17

²² The Historic Landscape Characterisation Report for Essex, Volume 2, Page 17

Site Context

- 3.14 As described in the Uttlesford Assessment 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. The northern part of Clavering in which the site is located, is not within the main valley of the Stort but a tributary that runs to the west and south of the site (**Figure 4 Topography**). As can be seen on Figure 4 the site is located on land that rises from this tributary to form a small area of higher ground before falling away to the north east to the Wicken Water valley within which both Arkesden and Wicken Bonhunt are located.
- 3.15 Clavering is spread out along the B1038 and, having incorporated several historically separate areas of built development, has an extended linear form principally characterised by a single depth of dwellings along roads through the village with regular, and occasionally substantial, gaps between dwellings. Some gaps are linear greens and others are where the countryside reaches into the village. This pattern together with frequently large residential gardens, has resulted in a ‘*loose-knit linear*’ character along many of the roads²³. It is also reflected in the fact that Clavering includes three discrete areas identified as Development Limits (Figure 1). Two of them are located in close proximity at the southern end of the village but the third one which lies to the north of the site, north of Stickling Green Road, is separated from the other two by approx. 800m.
- 3.16 North of Stickling Green Road is Eldridge Close, an area of recent compact development on previously developed land. Elsewhere in all directions, housing has a loose-knit linear character.
- 3.17 The Cricketers Inn, a Grade II listed building is located at the southern arm of the staggered junction, where the B1038 diverges from Clatterbury Lane and turns north east towards Wicken Bonhunt. A small car park adjoins The Cricketers Inn to the east, while its main car park lies to the west, on the opposite side of Clatterbury Lane. The main body of the site sits to the west of this car park.
- 3.18 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.

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

Recent Developments

- 3.19 All assessments of the village emphasize 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.
- 3.20 An example of development harmful to the setting of the village is the residential development at Eldridge Close. The Eldridge Court site was *Previously Developed Land* (PDL) with established boundary vegetation on the western and southern edges that was removed to accommodate the development. Removal of this vegetation has resulted in intrusive visibility of the development from the wider countryside, from PRowS, and Stickling Green Road. The Eldridge Close development has harmed the approach to Clavering along Stickling Green Road and the transition between the village and the wider landscape. This is uncharacteristic of the village, which is typically buffered by a combination of long gardens/ small pastoral or arable fields and established vegetation at its edges. The harm caused by the Eldridge Close development should not be used as justification to cause further harm to the setting of the village.

4 The Site

The site

- 4.1 The site slopes gently from the north east to the south west. It is one of a series of small fields that form the setting of the village and create an effective transition between the built form within the village and the wider open landscape of the arable plateau. The ‘double’ layers of screening provided by vegetation along the site boundaries means that even where it is possible to see over or through the hedgerows, such as the hedgerow along the site’s western boundary, the separation between built development and the wider landscape is attractive and effective. Approaching the site from the west along Stickling Green Road there are views of the roof of The Cricketers even in summer, but it is an attractive sign on the approach to the village.
- 4.2 The interior of the site consists of a small paddock which has been used for grazing horses with boundaries well-defined by existing vegetation. This vegetation varies in height and density, with mature trees along the northern and southern boundaries and hedgerows on the eastern and western boundaries with some sporadic trees on the western boundary.
- 4.3 The Arboricultural Impact Assessment (AIA) prepared by Haydens Tree Surveys identifies several significant trees on these boundaries. On the northern boundary is a large Category A1 multi-stemmed elm²⁴ (T002) described as a ‘*high quality specimen in good health and form.*’²⁵ Elms were a characteristic species in Essex and East Anglia prior to Dutch Elm Disease. This surviving high-quality specimen has an additional value because mature elm trees are now rare. Another mature elm on the northern boundary (T003) is identified as category B1. The substantial tree belt along the northern site boundary provides a clear separation between the commercial complex and Eldridge Close to the north of Stickling Green Road and the landscape to the south which is outside of the Development Limits. It is an attractive and rural element to the road and to the approach to Clavering.

²⁴ Or several closely spaced individuals

²⁵ Arboricultural Impact Assessment (AIA) Haydens Tree Surveys No page number

- 4.4 A group of three Category A1 elms are also located off-site just beyond the southern boundary. Described in the Tree Schedule as follows: ‘*Canopy overhangs site boundary fence by 9 metres. Trees are large and healthy specimens. Good canopy cover and leaf colour is displayed throughout, with only minor deadwood observed.*’²⁶ Although not located within the site the canopy and the root protection area extend significantly into the site. A native hedge with intermittent elm forms the western site boundary. Some of these elms show signs of Dutch Elm Disease but two of them are category B1 in good physiological condition.²⁷

Adjacent landscape

- 4.5 Immediately west of the site, south of Stickling Green Road, an arable field slopes down to a treelined tributary of the Stort which runs north-south. There are extensive views from Stickling Green Road across this field and the treelined stream valley which includes the small rising fields on the western side of the tributary.
- 4.6 Immediately north of the site, on the northern side of Stickling Green Road is a small commercial complex and the Eldridge Close development is located west of it. Further to the north west are extensive views of an open arable landscape plateau closed in places by tree lines. Attractive views to the north and south from Stickling Green Road provide the wider setting of Clavering.
- 4.7 Immediately south of the site is another small paddock, defined to the west by the Stort tributary and to the east by another small commercial complex although this one is very different in character to the one north of Stickling Green Road. It has developed around Hill Green Farm and consists of buildings that have an agricultural character which are now in other commercial uses. It is not included within the Development limits for Clavering.
- 4.8 The site plays an essential role in the character and setting of the village. It forms part of the area of loosely knit development that separates the Development Limits area to the north from the more compact areas to the south around the main body of the village. This intervening area is characterised by dispersed and rural dwellings and large areas of undeveloped land.
- 4.9 The 2012 appeal Inspector described the site as ‘*an attractive part of the rural scene.*’

²⁶ Arboricultural Impact Assessment (AIA) Haydens Tree Surveys No page number

²⁷ Arboricultural Impact Assessment (AIA) Haydens Tree Surveys No page number

Landscape Value

- 4.10 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.
- 4.11 The NPPF in paragraph 180 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;*
- 4.12 The Landscape Institute’s TGN 2/21, *Assessing landscape value outside national designations*²⁸ is useful in determining which aspects of a site /landscape contribute to the overall value of a landscape and are therefore important to protect or enhance.

Factor	Definition	Landscape Qualities	Value
Natural heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	Vegetation on the boundaries contains large healthy elm specimens which are rare and may be important with regards to resistance to Dutch Elm Disease.	Medium
Cultural heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	The site is located close to The Cricketers Inn (Grade II listed). Hill Green Farmhouse is a non-designated heritage asset located to the south of the site.	Medium/ High

²⁸ Michelle Bolger was one of the authors of the TGN 2/21

Factor	Definition	Landscape Qualities	Value
		The site, as a field on the edge of the settlement, contributes to the ' <i>largely intact historic settlement pattern</i> ²⁹ which is identified as a sensitive key characteristic of the Langley Chalk Upland LCA that contributes to its ' <i>relatively high sensitivity to change</i> '. ³⁰	
Landscape condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.	The overall condition of the site and the immediate landscape is good.	Medium/High
Associations	Landscape which is connected with notable people, events and the arts.	No particular associations with the site or the immediately surrounding landscape have been identified.	None known
Distinctiveness	Landscape that has a strong sense of identity.	As a field on the edge of the settlement, this site forms part of a distinctive feature of this landscape.	Medium
Recreational	Landscape offering recreational opportunities where experience of landscape is important.	There is no public access to the site but there is a good network of PRoW which enable local residents and visitors to appreciate the relationship between the open plateau and the valleys and to appreciate the village in its landscape setting.	Medium/High
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense.	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

²⁹ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

³⁰ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

Factor	Definition	Landscape Qualities	Value
Perceptual (Wildness & tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.	This is not a wild landscape but it is tranquil, especially when experienced from PRow.	Medium
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.	As a field on the edge of the settlement, the site contributes to the distinctive character of the edge of the village of Clavering.	Medium

- 4.13 The landscape value of the site and the immediately surrounding landscape is considered to be **Medium/High**. It is not considered to be a valued landscape for the purposes of the NPPF. The site exhibits several 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 Previous Applications and Call for Sites 2021

Previous Applications

5.1 There have been two previous applications for residential development on this site.

- UTT/0507/12/OP for 31 dwellings was dismissed at appeal in May 2013 (2012 Appeal). The scheme comprised buildings arranged around a central open space with the rear gardens facing the site boundaries. The Inspector concluded that although no special landscape designation applied to the site, it was nevertheless an attractive part of the rural scene. Because of the size, number of buildings and hard surfaces, the scheme *‘would thrust itself into the prevailing open countryside, standing out in marked and discordant contrast with the essentially linear form of development in this part of the village. It would radically change the character of the land and cause serious harm to the rural surroundings.’*³¹
- UTT/13/2228/OP for 9 dwellings was submitted as a significantly reduced scheme to UTT/0507/12/OP. It comprised houses arranged in a linear form along the northern site boundary (2013 Application). The 2013 Application was submitted under the Rural Exception Scheme and afterwards amended to “retirement bungalows, possibly with a Warden Call system”. It was refused in December 2013 and the reason for refusal stated that *‘The application site is an important undeveloped space maintaining the scattered and sporadic character of the area and its rural appearance. As such, the site should be protected from urbanising development.’* The refusal was not appealed.

5.2 The application site was submitted in Call for Sites 2021 under the reference Clavering 015 RES with a suggested number of 30 dwellings. No decision has been taken at this stage on which sites to include in the emerging Local Plan.

³¹ APP/C1570/A/12/2184181 decision, para 13

6 Landscape and Visual Effects

The Proposals

6.1 The proposed scheme comprises:

- Access from Stickling Green Road. A section of category C tree group A001 and ash tree T001 would need to be removed to facilitate the works;
- 28 dwellings 1 and 2 storeys in height;
- Open space with SUDS along the western boundary. The houses would be set back from the existing vegetation on the western boundary by 13m;
- A pedestrian link connecting the site to Clatterbury Lane;
- Pedestrian access to Stickling Green Road in the north western corner; and
- Provision of a paved walkway along Clatterbury Lane.

Landscape and Visual Effects

6.2 The development would result in the following landscape and visual harms:

- Loss of a field that forms part of the historic settlement pattern of the village;
- Loss of the current attractive and effective transient between built development and the wider countryside;
- Introduction of discordant dense development into the most dispersed section of the village;
- Fragmentation of the northern tree belt along Stickling Green Road;
- Works within the root protection area of three mature elms;
- Replacement of a section of the northern tree belt with a suburban-style access road;
- Harm to the character of the approach to the village along Stickling Green Road;
- Harm to the character of Clatterbury Lane opposite The Cricketers Inn; and
- Discordant views from Stickling Green Road and nearby PRoW.

- 6.3 The loss of the pastoral field and its replacement with a dense residential development that is discordant with the existing character of development would disrupt the scattered settlement pattern to the south of Stickling Green Road and west of Clatterbury Lane. It would fail to *‘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’*.³²
- 6.4 Effects on vegetation within the site include proposed works on category A1 elms which are rare healthy specimen in the current landscape. Works are proposed within the root protection area of three mature elms, G006, in the form of root pruning to accommodate an attenuation pond. Crown lifting is also proposed. This seems an unnecessary disruption.
- 6.5 A section of the existing tree belt along Stickling Green Road will be removed not just for the vehicular access road but also for its wide visibility splays and a section on the corner with Clatterbury Lane will be removed for the pedestrian access. Works such as the removal of deadwood will be required on account of public access. There will be a loss of the integrity to the tree belt which currently provides a rural character to this side of Stickling Green Road which counterbalances development to the north.
- 6.6 In addition to the loss of integrity of the tree belt there will be clear views from Stickling Green Road down the access road into the development. The depth and suburban character of the development will be evident. Neither the DAS nor the LVIA (see section 7 below) address the effect of the access road on the character of Stickling Green Road or the views it would afford.
- 6.7 A paved walkway is proposed from the pedestrian access at the corner along the western side of Clatterbury Lane as far as the entrance to Hill Green Farm House (Strategic Landscape Masterplan) Dwg 1055-DLA-ZZ-DR-L-0001. However, this is not included within the application red line and has not been assessed with regard to the effects on vegetation as currently the vegetation sits close to the back of a narrow grass verge. The introduction of a paved walkway onto this section of Clatterbury Lane would urbanise this section of the land opposite The Cricketers Inn.

³² Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

- 6.8 The susceptibility to change of a landscape is its ability *‘to accommodate proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies’*.³³
- 6.9 The susceptibility of the site to the proposed development is **medium/high**. The current proposals do not address concerns stated by the Inspector in the 2012 Appeal, or by UDC in the refused 2013 application. The proposed layout for 28 dwellings would still *‘contrast with the essentially linear form of development in this part of the village’*³⁴ and would not maintain the *‘scattered and sporadic character of the area and its rural appearance.’*³⁵
- 6.10 The value of the site in the context of the surrounding landscape is **Medium/High**. Combined with **Medium/High** susceptibility, the sensitivity to this development is **Medium/High**.
- 6.11 The magnitude of change is **Medium/high**. The overall effect on landscape is **Moderate/Major adverse**. Although there will be some reduction in visual effects due to the establishment of additional planting along the western boundary this will not lessen the landscape effects as it will not address the fundamental harm to the historic settlement pattern or the loss of integrity of the northern tree belt.
- 6.12 Visual effects have been addressed above, such as views from Stickling Green Road, in terms of their effect on how the character of Clavering is appreciated. For visual receptors, residents and visitors, there will be a view of the development from Stickling Green Road on approaching the village and from some of the PRowS that surround the village. Although views will be localised this was also the case with the dismissed appeal where the inspector concluded that *‘the scheme would thrust itself into the prevailing open countryside, standing out in marked and discordant contrast with the essentially linear form of development in this part of the village. It would radically change the character of the land and cause serious harm to the rural surroundings.’*³⁶ The minimal reduction in numbers compared to this scheme (from 31 to 28) has no effect on this conclusion.

³³ GLVIA3 Page 88, Paragraph 5.40

³⁴ APP/C1570/A/12/2184181 decision, para 13

³⁵ Decision Notice UTT/13/2228/OP paragraph 13

³⁶ Decision Notice UTT/13/2228/OP paragraph 13

7 Critique of Documents submitted with the Application

Introduction

- 7.1 A Landscape and Visual Impact Assessment (LVIA) prepared by Dutch Landscape Architects accompanies the application along with a Design and Access Statement (DAS) prepared by Baya Group.

Landscape and Visual Impact Assessment

- 7.2 The LVIA does not follow best practice guidance in GLVIA3 and fails to undertake some of the most fundamental steps in the landscape and visual assessment process. It is therefore not helpful in understanding the impact of the development. Examples of key omissions in the LVIA are:
- There is no assessment of landscape value. The Landscape Institute's Technical Guidance Note *Assessing landscape value outside national designations, 2021* (TGN 2/21) is the most recent guidance available. It is not mentioned in the LVIA.
 - There is no assessment of landscape sensitivity. Value and susceptibility are the two factors that determine the sensitivity of a landscape. The LVIA does assess landscape susceptibility but does not use it to determine landscape sensitivity. There is no explanation for the conclusion in Paragraph 6.1.1 (third bullet point) that '*Landscape receptors on and around the site on a local scale are considered to have a moderate sensitivity.*'
 - GLVIA3 recommends that the assessment of effect should be the result of combining magnitude of change and sensitivity. The LVIA does not assess magnitude of change for either landscape effects in Chapter 4 Assessment of Potential Landscape Effects or in Chapter 5 Assessment of Visual Effects but jumps straight to an assessment of effect (Minor Adverse paragraph 4.3.4). Table on page 80 makes clear the confusion as it defines levels of Magnitude in terms of Predicted Landscape Effects.
 - The photographs within the LVIA are taken in the summer and do not present a worst case scenario. The LVIA does not assess winter effects. The photographs are not presented in line with TGN 06/19 Visual Representation of Development

Proposals which recommends that single-frame photographs should be provided for each viewpoint with panoramic views presented for context only. This is because the long thin panoramas, as used in the LVIA, are known to give a false impression of distance and scale.

- The summary conclusion that *'no adverse landscape or visual effects would result from implementation of the Proposal'* (page 84 no paragraph numbers) is not supported by an appropriate assessment. It is also clearly contrary to common sense that there can be no adverse landscape or visual effects when a pastoral field that is entirely congruous within the landscape is replaced by built development.

Design and Access Statement (DAS)

- 7.3 The DAS discusses the previous applications that were refused or dismissed at appeal but omits the landscape or visual reasons for the previous refusals/dismissals. It omits the conclusion of the Inspector in 2013 on landscape and visual harm (as discussed in Section 5 above) and confuses the Inspector's reasoning on sustainability in his decision letter with the Reasons for Refusal (Page 18). With regard to the 2013 application which was for nine dwellings, it quotes the reasons for refusal (RfR) but entirely omits the sentence in the first RfR which alleges landscape harm.
- 7.4 Since the DAS failed to acknowledge that previous refused/dismissed applications were refused/dismissed in part for landscape reasons it is not surprising that the design development process described in the DAS does not address these landscape issues and does not offer evidence as to why this scheme should be considered more suitable from a landscape perspective than the previous proposals. Section 4.07 - Site Specific LVIA Viewpoints considers visual issues only, it does not consider what the undeveloped site contributes to the character of the landscape. Even with regard to visual effects it fails to include a viewpoint from which the site access, and development within the site will be visible from Stickling Green road. On page 47 it describes the site as *'surrounded by development'*.
- 7.5 Chapter 8 contains Illustrative Proposals and wireframe visualisations for three viewpoints which were prepared in connection with the LVIA as 3D views, with the illustrative proposals modelled. The visualisations are not presented in line with TGN 06/19 Visual Representation of Development Proposals and show summer views only with no indication of winter impacts.

Appendix 1

Figures

Figure 1 Site Location

Figure 2 Landscape Character Areas

Figure 3 Landscape Related Designations

Figure 4 Topography

Figure 5 Historic Environment Character Zones

Figure 6 Historic Landscape Character

Figure 7 Aerial Photograph

Figure 8 Aerial Photograph & Proposals

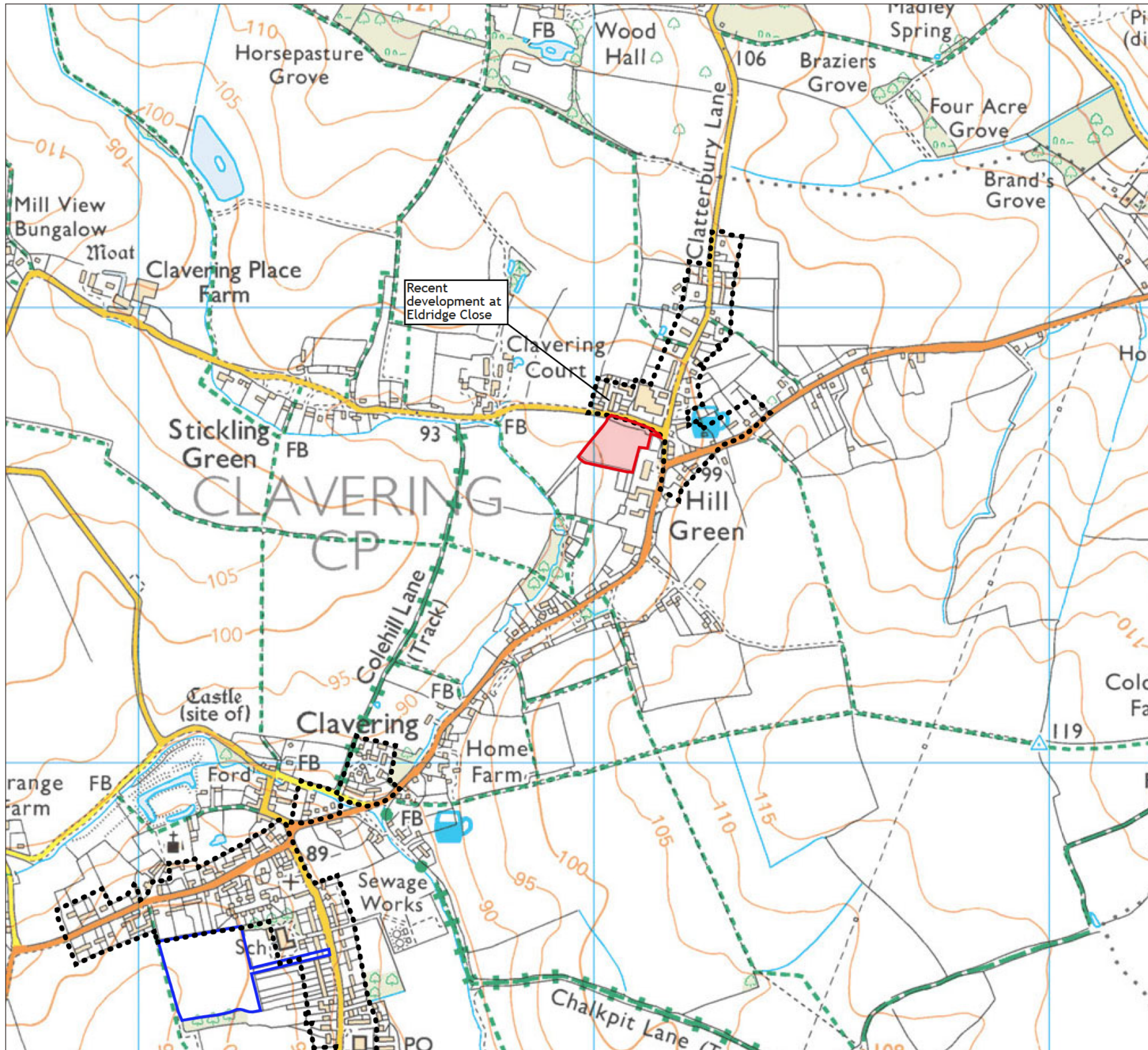


FIGURE 1
Site Location



PROJECT
1230 E
Land West of The Cricketers, Clavering

CLIENT
Keep Clavering Rural

DATE
February 2024

Legend

- Site
- Development Limits (Adopted Uttlesford Local Plan, 2005)
- Site with planning permission - not yet built (UTT/20/2639/OP)



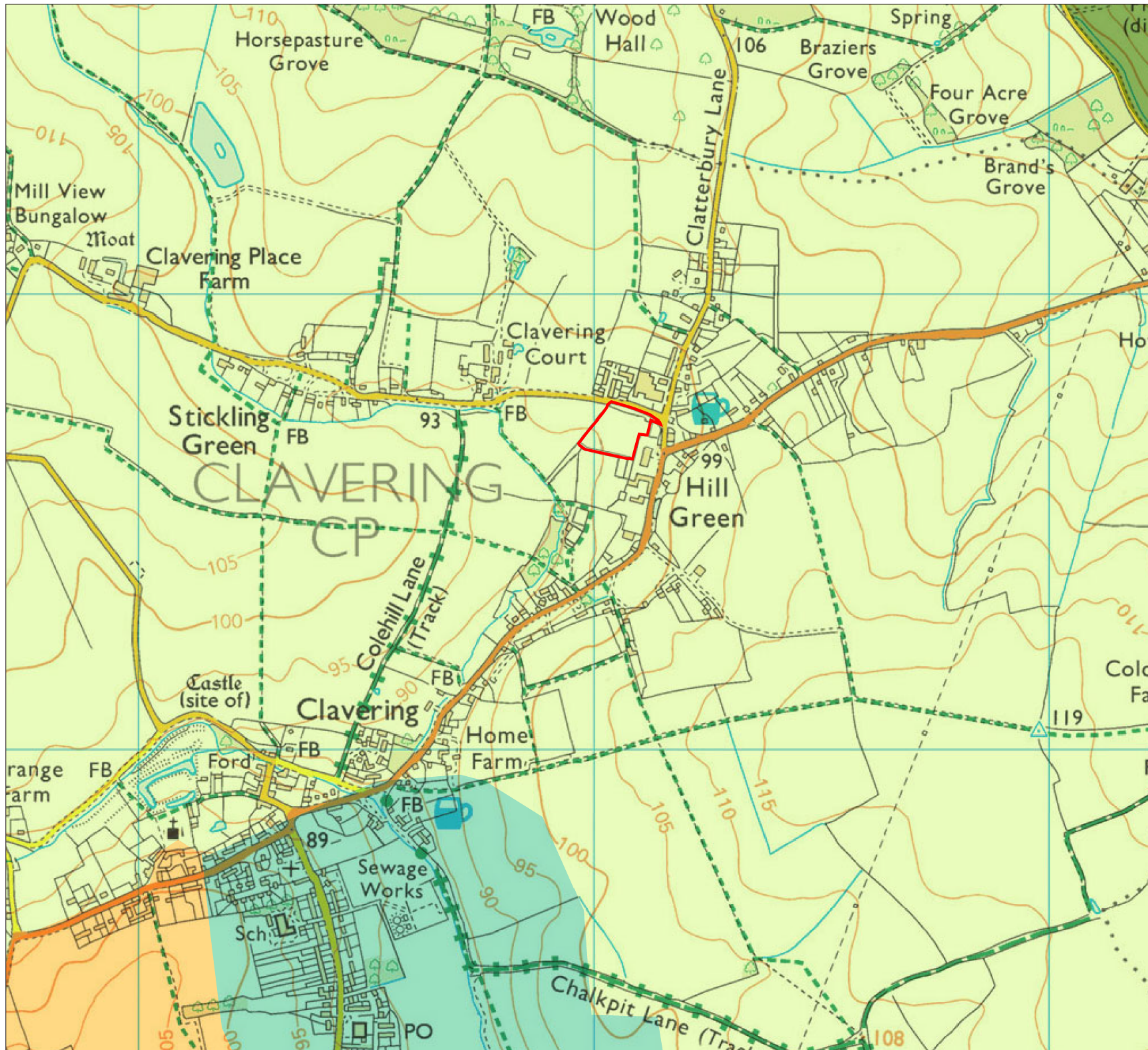


FIGURE 2
Landscape Character Areas



PROJECT
1230 E
Land West of The Cricketers, Clavering

CLIENT
Keep Clavering Rural

DATE
February 2024

Legend

Site

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

Landscape Character Areas (LCA)

- H3 Langleigh Chalk Upland
- H4 Berden and Farnham Chalk Upland
- A3 Stort River Valley
- H2 Arkesden Chalk Upland



0 250 500m

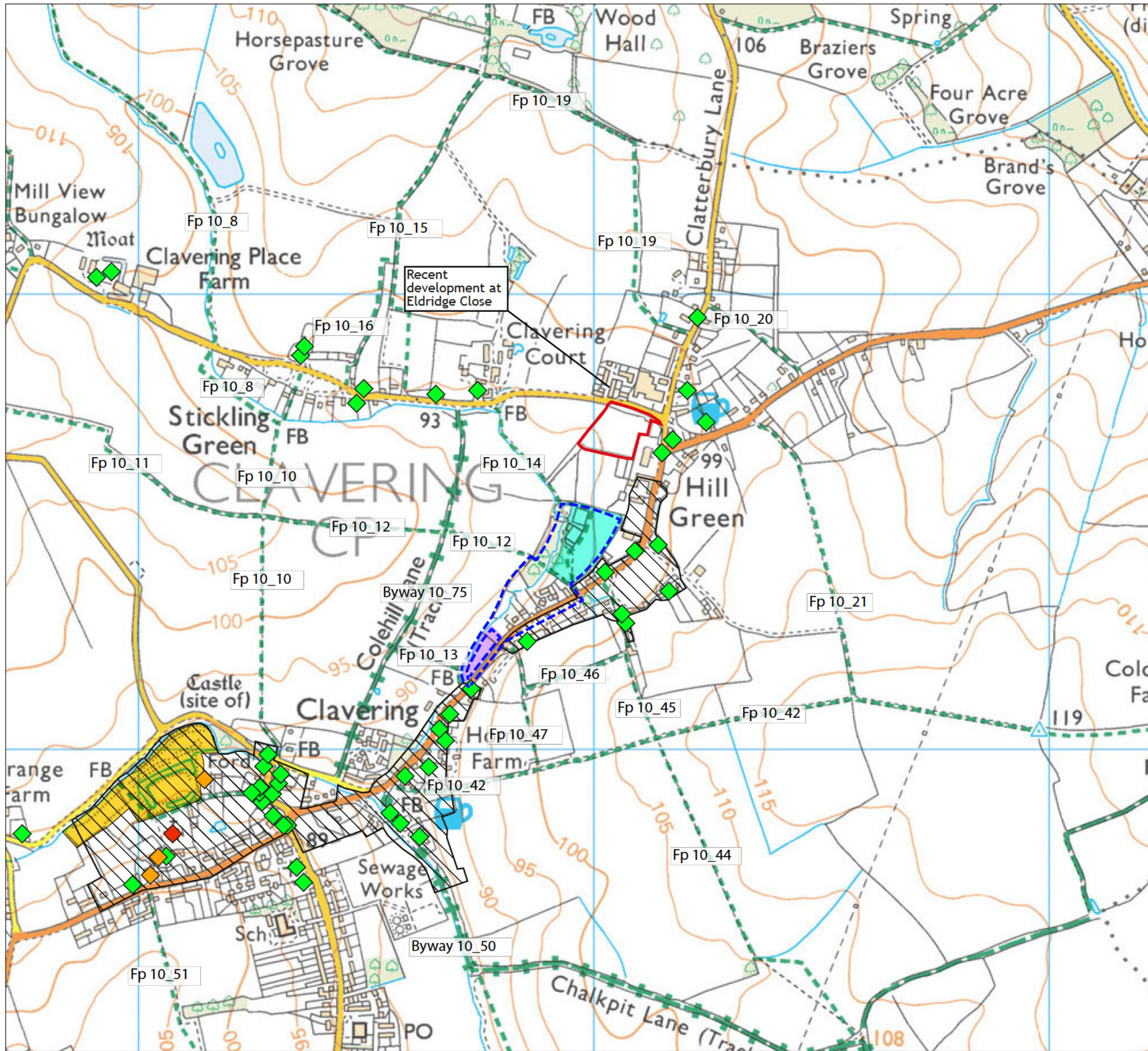


FIGURE 3
Landscape Related Designations



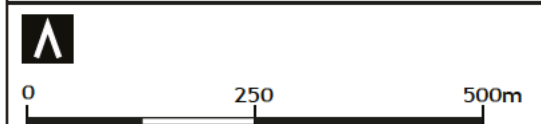
PROJECT
1230 E
Land West of The Cricketers, Clavering

CLIENT
Keep Clavering Rural

DATE
February 2024

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



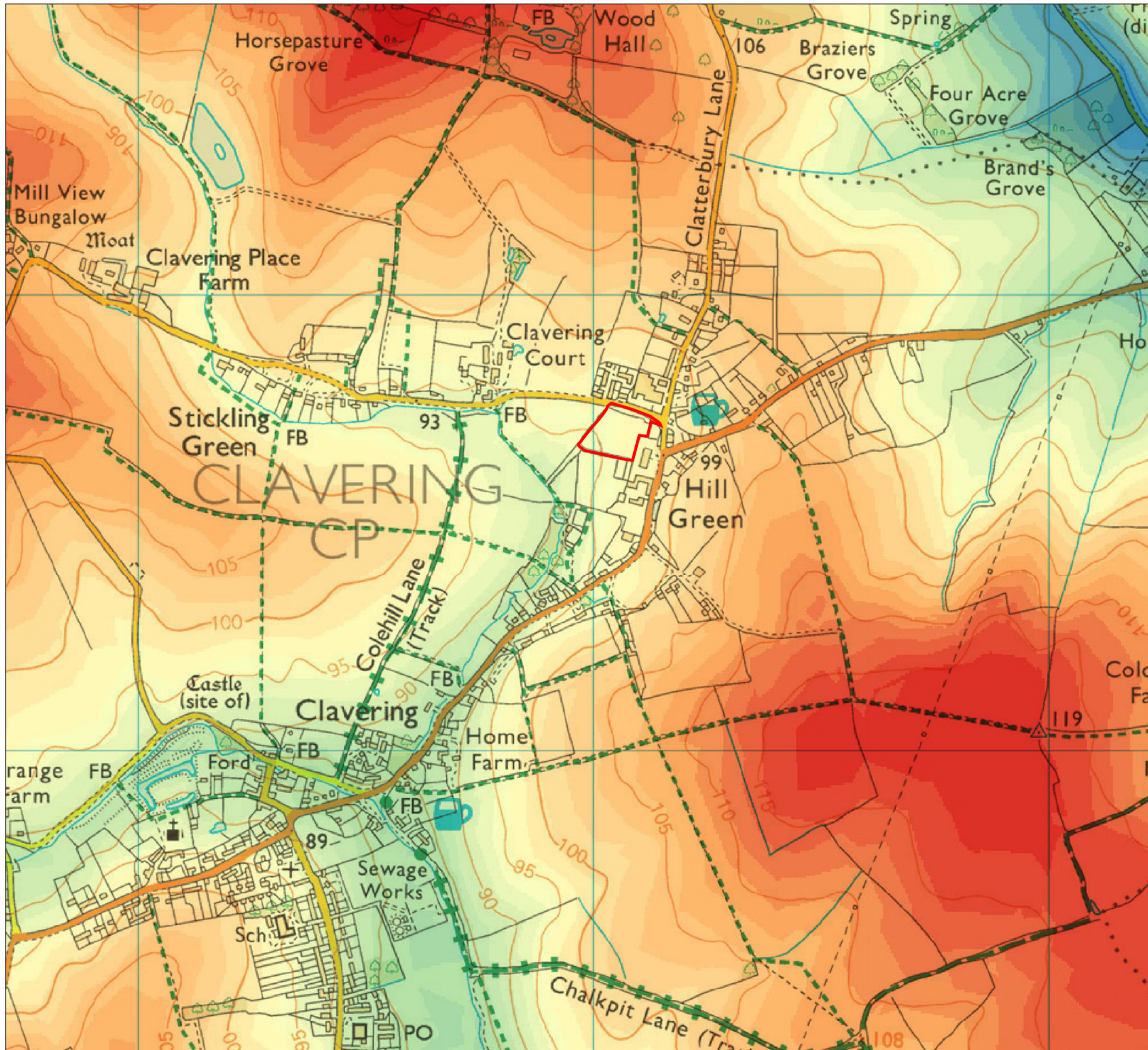


FIGURE 4
Topography



PROJECT
1230 E
Land West of The Cricketers, Clavering

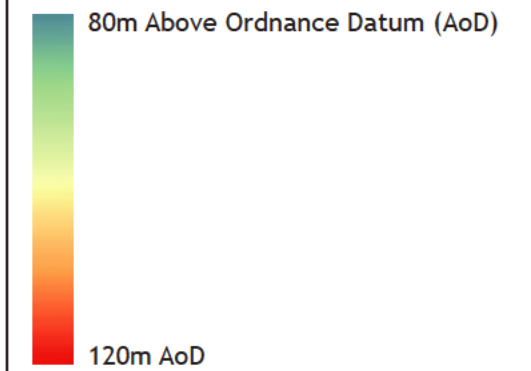
CLIENT
Keep Clavering Rural

DATE
February 2024

Legend

Site

Topography
(Colour bands represent 2m contour intervals)



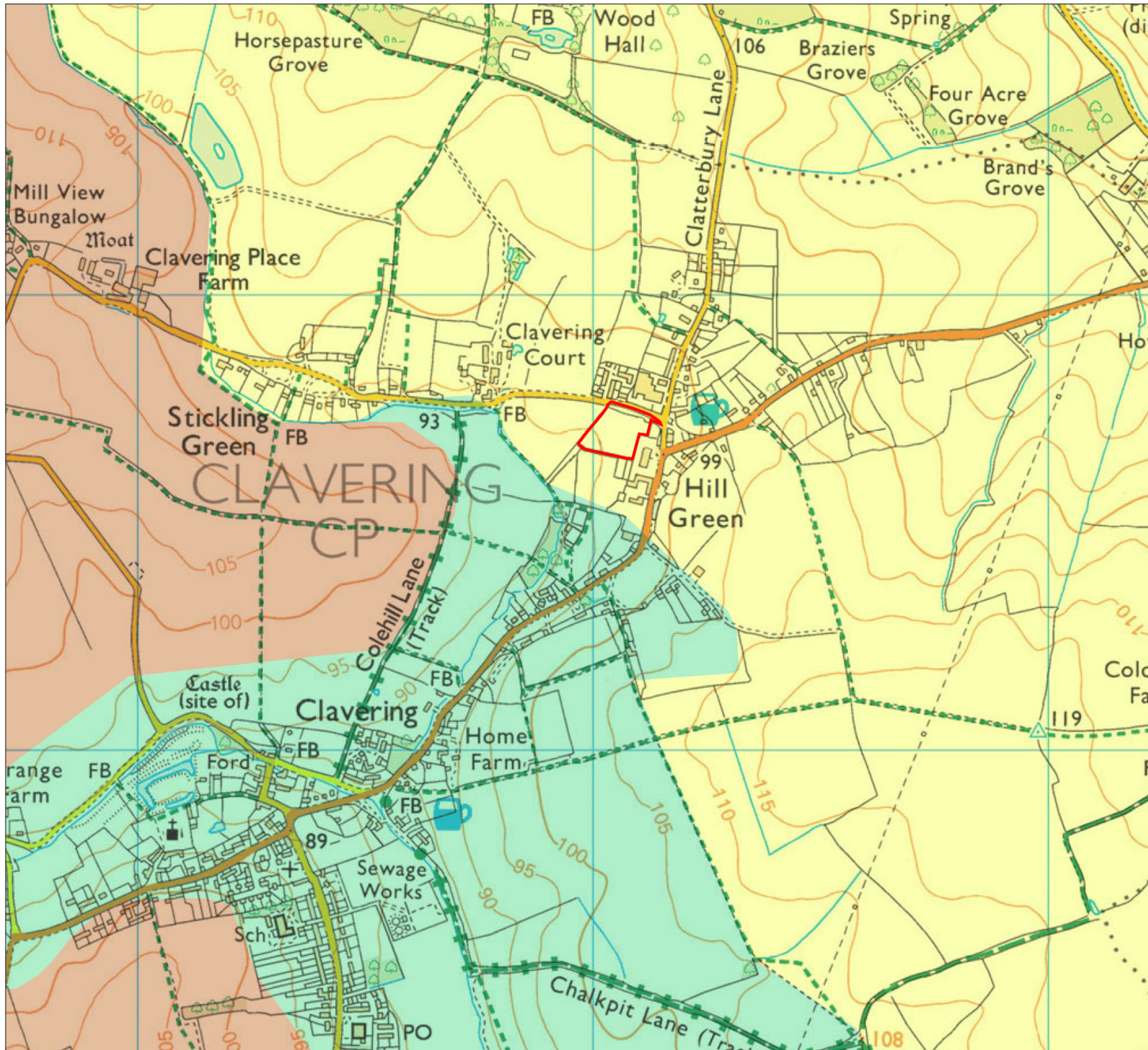


FIGURE 5
*Historic Environment
 Character Zones*



PROJECT
 1230 E
 Land West of The Cricketers, Clavering

CLIENT
 Keep Clavering Rural

DATE
 February 2024

Legend

- Site
- Uttlesford District Historic Environment
 Characterisation Project, 2009
- Historic Environment Character Zones (HECZ) within
 Historic Environment Character Area 2 (HECA2)
- HECZ 2.2: Arkesden and Wicken Bonhunt
- HECZ 2.3: Berden and Farnham
- HECZ 2.4: Clavering, Manuden and
 the Stort Valley



0 250 500m

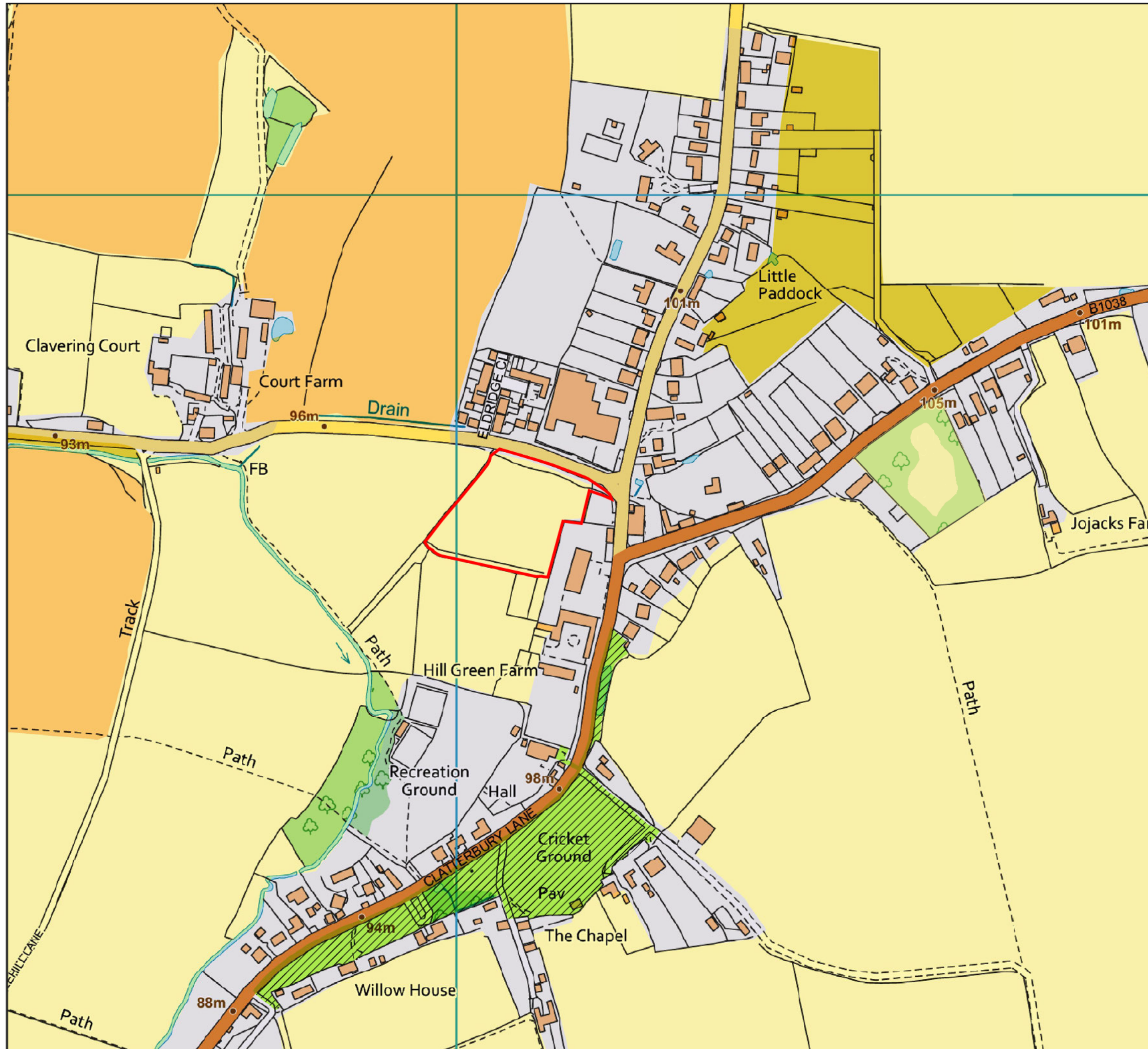


FIGURE 6
Historic Landscape Character



PROJECT
1230 E
Cricketers, Clavering

CLIENT
Keep Clavering Rural

DATE
February 2024

Legend

- Site
- The Historic Landscape Characterisation Report for Essex, 2011 (HLC)
- HLC Type Description
- Pre-18th Century 'Irregular' Enclosure
- Post 1950 Boundary Loss
- Post 1950 Enclosure
- Commons with a Built Margin
- Built-up Areas





FIGURE 7

Aerial Photograph




PROJECT
1230 E
Land West of The Cricketers, Clavering

CLIENT
Keep Clavering Rural

DATE
February 2024

Legend

 Site

Aerial Photograph: Google Maps



0 125 250m



FIGURE 8
Aerial Photograph & Proposals



PROJECT
1230 E
Land West of The Cricketers, Clavering

CLIENT
Keep Clavering Rural

DATE
February 2024

Legend

Aerial Photograph: Google Maps
Proposals: Illustrative Master Plan,
Drwg. No. BH002_IMP.01 P1



0 125 250m

Appendix 2

MBELC's Landscape Appraisal of Submitted Sites at Clavering



MICHELLE BOLGER
Expert Landscape Consultancy

Landscape Appraisal

of
Submitted Sites
at
Clavering

Prepared for
Keep Clavering Rural

April 2022



MICHELLE BOLGER
Expert Landscape Consultancy

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Reviewed by: **Michelle Bolger**

Position: Director I Landscape Architect

Qualifications: CMLI, Dip. LA, BA (Hons) LA, PGCE, BA (Hons) Eng

File name: 1230 UDC Call for Sites - Clavering - Landscape Appraisal
Final.docx

Date issued: 14th April 2022

Status: **Final**

Revision: 1

CONTENTS

1	Introduction	2
2	Existing Landscape Character	5
3	Appraisal of Submitted Sites	14
4	Conclusions	24

APPENDICES

Appendix 1	Figures
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1 Introduction

Introduction

- 1.1 Michelle Bolger Expert Landscape Consultancy (MBELC) has been instructed by Keep Clavering Rural (KCR) to prepare an initial appraisal of 10 sites in Clavering submitted by promoters in response to Uttlesford District Council's (UDC) 2021 call for sites (submitted sites). These sites will be assessed by UDC for their suitability for residential development and potential allocation in UDC's emerging Local Plan. The purpose of this appraisal is to inform KCR's representations to UDC regarding the call for sites exercise and the emerging Local Plan. The Regulation 18 Local Plan is scheduled for consultation later this year.
- 1.2 The name and reference of each of the submitted sites together with their size and the number of dwellings for which they have been submitted (capacity) is set out in Table 1 below. The size of the site and its capacity were submitted by the promoter, and these figures have not been verified by UDC. The location of the sites is shown on Figure 1.

Table 1 - Submitted Sites

Site Ref	Address	Size (hectares)	Capacity No of Dwellings
Clavering 001 RES	Land adjacent to Windy Ridge.	0.9	25
Clavering 006 RES	Land adjoining Spinney Cottage, Wicken Road.	0.84	6
Clavering 007 RES	Hill Green Farm, Hill Green.	4.6	20
Clavering 008 RES	Land north of The Burroughs.	1.8	20
Clavering 009 RES	Land off Clatterbury Lane.	1	20
Clavering 010 RES	Land north of Hill House.	0.38	5
Clavering 011 RES	Land west of Hill Green Farm.	2.55	45
Clavering 012 RES	Land north of Lower Road / Plantation Hill.	3.69	66

Site Ref	Address	Size (hectares)	Capacity No of Dwellings
Clavering 013 RES	Land west of Clatterbury Green.	0.44	8
Clavering 015 RES	Land West of The Cricketers Pub.	1.19	30

Methodology

- 1.3 This appraisal has been prepared by Chartered Members of the Landscape Institute in accordance with the principles established by Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013 (GLVIA3). The authors are familiar with the landscape surrounding the village and visited each site on 14th March 2022.
- 1.4 To understand the possible landscape and visual constraints to development, each site appraisal includes a consideration of the following factors:
- The site’s physical character, including its existing use and boundaries.
 - The site’s contribution to local landscape character. Considering its representativeness of characteristic and distinctive features described in published landscape character assessments, and any perceptual or scenic qualities noted when on site.
 - Visibility of the site and the likely visibility of development on it.
 - The site’s relationship to the settlement, including a consideration of its relationship to Clavering’s defined Development Limits, and any contribution to settlement form and character.
 - The site’s proximity and relationship to any designated sites, such as listed buildings or conservation areas, as identified on Figure 4.
- 1.5 Taking the above factors into account, an overall conclusion regarding the potential suitability of each site for residential development has been reached. A red/amber/green (RAG) approach has been used to categorise the conclusions. The definitions for the RAG conclusions are provided in Table 2 below. Whether a site is categorised as green, amber, or red is a judgement reached by the author based on facts about the existing situation and the anticipated changes brought about by residential development of the scale indicated. The reasoning behind these judgements is made clear in each site summary.

Table 2 - RAG Definitions

Category	Guidance/ Definition
Green	Sites without any significant landscape and/or visual constraints and where development could be accommodated.
Amber	Sites where development may potentially be accommodated if appropriate changes / mitigation measures were taken to overcome identified landscape and/or visual constraints.
Red	Sites which are significantly constrained and where built development has the potential to result in substantial landscape and/or visual harm which could not be mitigated.

- 1.6 The classification of a site as green or amber does not mean it would not have landscape and visual impacts. This report is based on an initial appraisal only, and therefore a full landscape and visual appraisal consistent with GLVIA3 would still be required in order to inform any development proposals and to understand and assess their impacts.
- 1.7 A map and photograph of each site is included within each individual site appraisal. It should be noted that the maps for Sites 001, 006, 007 and 010 include a label 'Hill Green' within Site 001. This label refers to the part of the village referred to as Hill Green. It does not indicate the location of the village green, from which this part of the village derives its name. As described in section 2 of this report, the village green is located further to the south.
- 1.8 Appendix 1 contains the following supporting figures, presented at A3:
- Figure 1: Location of submitted sites.
 - Figure 2: Landscape character areas.
 - Figure 3: Historic environment character zones.
 - Figure 4: Designations.
 - Figure 5: Topography.

2 Existing Landscape Character

Uttlesford Landscape Character Assessment, 2006

- 2.1 All of the submitted sites are 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**). The Uttlesford Assessment, 2006 is an evidence base document for the Emerging Local Plan.
- 2.2 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'¹.*

¹ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 334

- 2.3 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'*.²
- 2.4 The description of historic land use within the Langley Chalk Upland LCA states that *'the original medieval settlement pattern of [buildings³] widely dispersed along numerous linear greens and stream valleys largely survives, although there has been a degree of coalescing creating linear villages along roads'*⁴. 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'*⁵.
- 2.5 Overall, the Langley Chalk Upland LCA is described as having a *'relatively high sensitivity to change'*.⁶ Sensitive key characteristics and landscape elements include⁷:
- 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 and arranged along numerous linear greens and stream valleys).
 - Enclosed meadows within the valley floors.

² Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 335

³ There is a word missing in the description and it is assumed to be buildings.

⁴ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 335

⁵ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 335

⁶ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

⁷ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

2.6 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’.*⁸

2.7 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’.*⁹

Uttlesford District Historic Environment Characterisation Project

2.8 All the submitted sites are 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). The HECP Study, 2009 is an evidence base document for the Emerging Local Plan.

2.9 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

⁸ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

⁹ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

survives, although there has been a degree of coalescing creating linear villages along roads. The largest settlement is the village of Clavering, with its church and castle/manorial site.’¹⁰

- 2.10 HECA 2 is divided into five smaller Historic Environment Character Zones (HECZ) (Figure 3). Submitted sites 001, 006, 007, 008, 010, 011, 013, 015 are 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’¹¹.

- 2.11 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’¹²*

- 2.12 Submitted sites 009 and 012 are located within HECZ 2.4: Clavering, Manuden and the Stort Valley. The description of which includes:

‘The historic settlement pattern comprises the small villages of Clavering and Manuden, with the remainder comprising dispersed farmsteads. The village of Clavering comprises Clavering Castle, a large moated ringwork and associated earthworks possibly constructed by Robert Fitz Wimarc prior to the Norman Conquest, and a settlement arranged around what was a central triangular green next to a ford across the River Stort. Notable buildings include the Grade I church and manor house. Manuden is a small nucleated settlement, comprising a hall and church on opposite sides of a crossing-point of the River Stort, and a grouping of timber-framed houses, many listed, by the church. The fieldscape

¹⁰ Uttlesford District Historic Environment Characterisation Project Essex County Council 2009 Page 35

¹¹ Uttlesford District Historic Environment Characterisation Project Essex County Council 2009 Page 73

¹² Uttlesford District Historic Environment Characterisation Project Essex County Council 2009 Page 58

*consists of irregular fields of ancient origin, probably of medieval date, but some may-be even older. There has been some boundary loss since the 1950's*¹³

- 2.13 The sensitivity to change of the historic landscape pattern in HECZ 2.4 is also scored as 3. A small part of site 012 is within HECZ 2.3: Berden and Farnham which also has a score of 3 (the highest level) in relation to its sensitivity to change.

Local Landscape Character

- 2.14 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 and around Clavering. **Figure 5** shows how the village is set mostly within three valleys. In contrast, the wider landscape surrounding the village is defined by elevated rolling plateaus which feature vast arable fields and isolated farms. In a number of areas, smaller pastoral fields wrap around the village and provide an appropriate transition/ buffer between the more intimate valleys and the exposed arable fields beyond.
- 2.15 The settlement itself 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 but with regular, and occasionally substantial, gaps between dwellings. This pattern together with frequently large residential gardens, has resulted in a 'loose knit linear' character along many of the roads¹⁴. Of particular importance for the overall character of the village are the substantial gaps between dwellings. These gaps help to reinforce the strong connection between the village and its rural setting by providing views out over the surrounding countryside. Notable examples of '*where the countryside comes into the village*'¹⁵ include the fields south of the B1038 in Hill Green, and fields south of the High Street (B1038).
- 2.16 Clavering's conservation area is formed of three distinct areas¹⁶. Two areas, which are contiguous, cover the historic core of the village (**Figure 4**). These areas include the Grade I listed Church of St Mary & St Clement, the Scheduled Monument of Clavering

¹³ Uttlesford District Historic Environment Characterisation Project Essex County Council 2009 Page 77

¹⁴ A description reached by the Inspector in Appeal Decision APP/C1570/W/21/3267624 dated 23 August 2021.

¹⁵ Conservation Area Appraisal, 2007 Paragraph 1.130

¹⁶ Conservation Area Appraisal, 2007 Figure 2

Castle (a ringwork with associated earthworks), and listed buildings along the Druce and Middle Street. The third area, which is separate from the other two areas, is centred on Hill Green and includes the village green (from which this part of Clavering derives its name) (**Figure 4**).

- 2.17 The greatest concentration of development is found where other roads connect into the B1038 and this is where most of the recent extensions to the village have occurred. There are three such concentrations in the village and all have defined Development Limits within the Adopted Uttlesford Local Plan, 2005 (**Figure 1**). The majority of dwellings within these areas were built in the 20th Century and are excluded from the conservation area. The largest concentration is located at the southern end of the village, near the historic core, where the village has expanded south of the B1038 along Stortford Road. Another smaller cluster is located nearby to the north at Colehills Close. The third, separate, concentration of development is at Hill Green, at the northern end of the village, where development is located around the junctions of the B1038, Clatterbury Lane, and Mill Lane. This area includes a small business park, and the Cricketers Pub (Grade II). The section of B1038 between the defined Development Limits is located within the narrowest part of the valley and this part of the village has a more intimate character than other parts of the village. Most of this part of the village is within the conservation area (**Figure 4**) and features numerous historic buildings, many of which are listed, including, the village's second pub, the Fox and Hounds Inn (Grade II).
- 2.18 The Clavering Conservation Area Appraisal and Management Proposals prepared by Uttlesford District Council, 2007 identifies the entirety of Hill Green (village green) as an 'Important Open Space' and many of the trees in this area, including those along the B1038, are identified as 'Important Trees'¹⁷. The main part of the village green is the cricket ground which consists of a large open green space, used principally for cricket matches. The cricket ground features a number of architecturally distinctive buildings around its edge, including the thatched cricket pavilion, the former Methodist chapel, and listed buildings such as Derrynane House. There are several other important open spaces around Clavering, which are outside the conservation area and therefore are not described in the CA Appraisal. They include Dick Ball Meadow a publicly accessible former orchard located between the two conservation areas which is valued for its wildlife. It is

¹⁷ Conservation Area Appraisal, 2007 Figure 5

connected to the Clavering Jubilee Nature Trail which also connects to Jubilee Field (the main recreation ground by the Village Hall) and Lower Hill Green (which is a '*continuation of Hill Green in a very wide verge fronting Chipperfield House*')¹⁸. Verges elsewhere within the village make a positive contribution to its rural look and feel, with verdant foliage and distinctive features including ponds and streams.

- 2.19 Surrounding the village, is a comprehensive public rights of way (PRoW) network. A number of routes begin and end at the village and cross the surrounding plateaus from where there are panoramic views over the village and its rural setting. From PRoWs such as Fp 10/42 the location of the village within a valley, enclosed by more elevated rolling plateaus, is easily appreciated.

Note on Recent Developments

- 2.20 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. It is important that development which has harmed the character of the village, through changes to settlement pattern, or other aspects, should not be used to justify further harm.
- 2.21 Examples of recent developments/ applications which have, or will once built, harm local settlement pattern and character are:
- Approved application for residential development behind Clavering Primary School (**Figure 1**). This development relates poorly to the rest of the village because it is located on exposed land outside of the lower parts of the valley. Furthermore, due to its size and location, this development will diminish the overall linear form of the village.
 - Residential development at Oxleys Close. Recent development here has introduced a density of development which is high relative to the rest of the village, particularly at its edges. It has resulted in a tight cluster of development at the edge of the village, which contrasts with the scattered or loose knit linear

¹⁸ Conservation Area Appraisal, 2007 Paragraph 1.130

character found elsewhere, particularly at the edges of the village. In this regard it stands out as a departure from the historic settlement pattern.

- Residential development on brownfield site at Eldridge Close. This site had established boundary vegetation that was removed to accommodate new housing. Removal of this vegetation has led to visibility of the development across the countryside, where it is intrusive. This is uncharacteristic of the village, which is typically buffered by a combination of long garden/ small pastoral fields and established vegetation at its edges.

2.22 It is noted that an application on land north of the Eldridge Close was recently dismissed at appeal due to the effect it would have on the character and appearance of the area¹⁹. In reaching this decision, the Inspector found that the development would *‘significantly alter the form of the settlement’* and *‘would be at odds with ... the traditional development that contributes to the overall character of the village’*. It would also *‘detract from the open character of the countryside which forms the setting for the settlement’*.²⁰ These issues are particularly relevant when considering the potential suitability of other sites for residential development within Clavering.

Summary

2.23 All of the submitted sites are 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 then expansive, open and thinly populated plateaus. The Langley Chalk Upland LCA has a *‘relatively high sensitivity to change’*.²¹ The sense of historic integrity, resulting from a largely intact historic settlement pattern widely dispersed and arranged along numerous linear greens and stream valleys is particularly sensitive to change.

2.24 Within the HECP Study, 2009, the landscape surrounding and including the village is described as entirely rural in character with a historic settlement pattern that largely survives. The sensitivity to change of the historic landscape pattern around Clavering is assessed in the Study as 3 which is the highest level.

¹⁹ Appeal Decision APP/C1570/W/21/3267624, 23 August 2021

²⁰ Appeal Decision APP/C1570/W/21/3267624, 23 August 2021 Para 5

²¹ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) Page 336

2.25 Aspects which have been identified in our own appraisal of the local landscape, which are particularly distinctive or vulnerable (sensitive) to change include:

- The intimate characteristics of the valley landscape in which the village is located, which contrasts with the exposed open plateaus which characterise the wider landscape surrounding the village.
- Smaller pastoral 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.
- Gaps between development which help to reinforce the strong connection between the village and its rural setting by providing views out over the surrounding countryside.
- A conservation area which feature numerous architecturally distinctive buildings (many are listed) and the village green from which Hill Green derives its name.
- Road side verges through the village which have distinctive features including ponds and streams, and often feature trees, including those by the village green along the B1038, which are identified as 'Important Trees'.
- A comprehensive (PRoW) network which includes routes that begin and end at the village and cross the surrounding countryside. PRoWs also connect into the locally promoted Clavering Jubilee Nature Trail, which connects important green spaces within the village, including Hill Green, Jubilee Field, and Dick Ball Meadow.

Clavering 001 RES - Land adjacent to Windy Ridge (Submitted for 25 dwellings)	
Physical character	
Field managed as grassland with areas of scrub and trees around the perimeter. Land within site rises slightly to south but appears mostly flat.	
Contribution to local landscape character	
This section of the B1038 features single dwellings along either side of the road but with irregular gaps between properties. These gaps provide breaks in development, allow views of the surrounding countryside. The site is one of the largest gaps along this section of the B1038. It appears to have been a small pastoral field, but areas of scrub have been allowed to develop and trees to mature, primarily around the perimeter. The site makes a positive contribution to local character, in particular by providing a substantial gap between built development. Vegetation within the site reinforces the more intimate characteristics found in valleys of the Langley Chalk Upland. The small pastoral scale of the site and its established vegetation make a positive contribution in this regard. Another small pastoral field lies to the south of this site and separates it from the large arable field to the south.	
Visibility	
Views into the site from the B1038 and Footpath 10/21 are filtered by the site's perimeter vegetation. However, development on this site would be visible and noticeable from both locations. Development within the southern parts of the site would be most noticeable from Footpath 10/21.	
Relationship to settlement	
The site is outside of the defined Development Limits at Hill Green and is only adjacent to the limits on its north western corner. The site currently makes a positive contribution to the loose knit linear form and character in this part of the village as an undeveloped countryside gap between existing development. The depth of the site corresponds to the rear boundaries of large gardens of neighbouring residential properties on either side of the site. However, the prevailing pattern in this part of the settlement is for single dwellings alongside the with large gardens.	
Relationship to designated sites	
Neither the site nor neighbouring land are designated.	
Conclusion	
Amber	Development on this site may potentially be accommodated if changes and mitigation measures were taken to overcome the identified landscape and visual constraints. The loss of the undeveloped gap provided by the site would harm the character and amenity of this part of the village. However, if development were to occur at a similar density and pattern to that of neighbouring properties (i.e., 4 or 5 dwellings), and boundary vegetation was protected and strengthened, then it is possible development might be accommodated without significant landscape harm. Adequate mitigation could not be achieved unless the number of dwellings submitted for this site (25) was reduced.

Clavering 006 RES - Land adjoining Spinney Cottage, Wicken Road (Submitted for 6 dwellings)



Physical character

It was not possible to inspect the site's physical characteristics as views from the B1038 were screened by a combination of vegetation along the northern site boundary and hoarding along the driveway into Jojacks Farm. From aerial photography, the site appears to consist of grassland with mature vegetation along the eastern and northern boundaries. Site is on land which gently slopes down to east. In July 2021, planning permission was granted on the northernmost part of this site for the erection of 1 dwelling, to be located in line with the neighbouring dwelling at The Spinney (LPA Reference UTT/21/2016/FUL).

Contribution to local landscape character

The site is a long narrow field orientated with its length running perpendicular to the B1038. The small pastoral scale of the site and its established vegetation make a positive contribution to local character by reinforcing the more intimate characteristics of the Langley Chalk Upland valleys. In particular, vegetation along the site boundary with the B1038, which appears to spill over into the grassy verge, adds to the attractive rural and verdant character found along this part of the B1038.

Visibility

Vegetation along the northern boundary currently screens visibility into the site from the B1038. Unless access was taken from the entrance to Jojacks Farm, this vegetation would be removed in order to access the site. Development would then be visible from the road whichever access was chosen. Access to the permitted dwelling is proposed to be from the B1038 and if this development is built, there would be no direct access from the B1038 to the rest of the submitted site.

Relationship to settlement

The site is located outside, and approximately 180m from, Clavering's defined Development Limits at Hill Green. The site currently makes a positive contribution to the loose knit linear form and character in this part of the village as an undeveloped countryside gap between existing development. Importantly, it is located towards the end of the village where this loose knit pattern is even stronger. The extent of the site does not relate well to neighbouring development as it protrudes significantly beyond their rear property boundaries.

Relationship to designated sites

Neither the site nor neighbouring land are designated.

Conclusion

Red	The permitted development (1 dwelling) on the northern part of this site will impact on the attractive rural and verdant character along this part of the B1038 by removing one of the roadside gaps and vegetation. However, this permission should not be used to justify additional harm. The amount of development for which this site is submitted (6 dwellings), has the potential to result in substantial landscape and visual harm which could not be mitigated. This is because multiple dwellings cannot be accommodated on this site in a manner which is sympathetic to the village's predominately linear roadside settlement pattern. Multiple dwellings would harm the loose knit linear form and character which is particularly strong in this part of the village.
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Clavering 007 RES - Hill Green Farm, Hill Green (Submitted for 20 dwellings)



Physical character

This is the largest of the submitted sites at 4.6 hectares and it has two parts, an eastern and western field. The western field is a medium size arable field which is enclosed on three sides by boundary vegetation and by residential properties on the other side. The eastern field is part of a vast arable field which has some boundary vegetation. The southern edge of the site is undefined. Site is on rising land and extends above 105m contour.

Contribution to local landscape character

The site makes a very positive contribution to local character. The eastern field is an excellent example of where the countryside is seen coming into the village, it is also representative of the open plateau landscape which surrounds the village. This field rises away from the B1038 and is clearly visible from it. In this location, Fp 10/21 departs the village and enters the countryside. The eastern field forms the immediate setting to this Fp and contributes to the experience of entering the countryside. The western field forms part of the rural backdrop to the village, although its role in this regard is not immediately obvious due to houses and existing vegetation along the B1038. This field is seen behind the pond and verge on approach in to the village green and contributes positively to the character of this part of the B1038 which is within the conservation area.

Visibility

Site is visible from the B1038 and Fp 10/21. Dwellings on either field would be visible from the road and Fp. Dwellings in the southern part of the western field would be visible from the village green in winter.

Relationship to settlement

The site is outside of the defined Development Limits at Hill Green but adjoins the limits on parts of its northern boundary. The site currently makes a very positive contribution to the loose knit linear form and character in this part of the village as a substantial undeveloped countryside gap between existing development. The line of dwellings which wrap around the southern edge of the cricket ground should not be used to justify development in the western field. Nor should the building immediately south of the western field, which has recently been converted from an agricultural building to a dwelling. The southern boundary of the eastern field is undefined and does not relate to any boundary within village.

Relationship to designated sites

The western field adjoins and provides a rural setting to the conservation area along the B1038. Development in this field would also be visible from the village green which is the focus of the conservation area. Located immediately next to the western field is Saddlers and opposite the eastern field is Lantern Thatch. Both are Grade II listed.

Conclusion

Red	Development on this site has the potential to result in substantial landscape and visual harm which could not be mitigated. The site is set on land which rises up on to plateau and development on it would be widely visible, both from the countryside and the village. Development would relate poorly to the rest of the village and would harm distinctive characteristics of the local landscape and settlement by replacing open fields within the setting of the B1038, Fp 10/21, and village green. It also risks harm to a number of heritage assets, including the conservation area and listed buildings, through changes to their settings.
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Clavering 008 RES - Land north of The Burroughs (Submitted for 20 dwellings)



Physical character

Site forms part of a vast arable field on land falling away from Clatterbury Lane. The site has hedgerow vegetation along three boundaries, but the eastern boundary is unmarked. Pole mounted transmission lines cross the site.

Contribution to local landscape character

The site makes a positive contribution to landscape character as a representative part of the expansive, open and sparsely populated landscape which characterises the wider landscape setting to the village. Land within the site falls away from Clatterbury Lane which allows for far reaching views across the site and the wider countryside, with distant features such as the church at Newport visible. Transmission lines within the site are seen in combination with the high voltage corridor which is visible in the distance. These features are detractors.

Visibility

The site is visible from Clatterbury Lane. Given the open character of the site and its context, it is possible that the site would be visible from other locations across the countryside to the north/ north east. Development on the site would also be visible from Fp 10/20 to the south.

Relationship to settlement

This site currently marks the end/beginning of the countryside in this part of the village. The site is outside of the defined Development Limits but adjoins the limits along its southern boundary, where it adjoins the residential property of Burroughs. This modern dwelling is unusual as it is located away from the road, behind the property of Belmont. In this location, Burroughs has increased the depth of built development at the end of the village. The eastern site boundary does not however correspond to that of Burroughs but to a boundary outside and to the south of the site. That boundary marks the boundary between grassland paddocks, located behind dwellings on Clatterbury Lane, and the large arable field in which the site is located.

Relationship to designated sites

Neither the site nor neighbouring land are designated.

Conclusion

Red	Development on this site has the potential to result in substantial landscape and visual harm which could not be mitigated. This is because of the location and extent of the site. Development would be obvious as a substantial northern extension to the village and would not relate well to the form or character of neighbouring parts of the village. It would also harm the rural character of Clatterbury Lane which is the approach into this part of the village from the north.
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Clavering 009 RES - Land off Clatterbury Lane (Submitted for 20 dwellings)



Physical character

Site is a grassland field set on rising land. There is established boundary vegetation on four sides which includes mature trees. A distinctive line of tall trees is found along the southern site boundary with the Bower House.

Contribution to local landscape character

Site is a narrow field sandwiched between two sensitive receptors: the B1038 and Colehill Lane. The latter is a PRoW and has the character of an ancient rural lane. A separate PRoW (Fp 10/13) runs along the northern site boundary and through the south eastern part of the site. This PRoW connects to the Jubilee Nature Trail and nearby Dick Ball Meadow. As well as providing an attractive and appropriate rural setting to local PRoWs, the site also contributes to the setting of the conservation area, which adjoins the site along its boundary with the B1038. This section of the road aligns through the narrowest part of the village with the least development, and as such feels quite distinct. It is representative of the more enclosed and treed valley landscapes which have a greater sense of enclosure. Directly opposite the site, across the B1038, is Bower Cottage, which is an historic thatched cottage (Grade II).

Visibility

Despite the boundary vegetation, the site is visible from the B1038, Colehill Lane, Fp 10/13 and the Jubilee Nature Trail. Development would be visible from all of these locations, which all have highly sensitive visual receptors.

Relationship to settlement

The site is located outside, and approximately 120m away from, Clavering's defined Development Limits. Development on this site would relate poorly to the rest of the village. It is located on the northern side of the B1038 along a section which features very little built development. Only the Bower House neighbours the site on this side of the road, and this is a single dwelling on a substantial and historic plot (unlisted).

Relationship to designated sites

Site adjoins and is part of the immediate landscape setting to the conservation area. The site is also within the setting of Bower Cottage (Grade II).

Conclusion

Red	Development on this site has the potential to result in substantial landscape and visual harm which could not be mitigated. This is due to the site's role in providing a coherent setting to a number of sensitive landscape receptors, including the conservation area. It would also relate poorly to the existing settlement pattern, in a distinctive and less populated part of the village. Three PRoWs would be affected. In particular, the development would be seen as an incongruous intrusion into the countryside when approaching the village from the north on Colehill Lane.
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Clavering 010 RES - Land north of Hill House (Submitted for 5 dwellings)



Physical character

Field managed as grassland. Established trees along western boundary with gaps. Southern and eastern boundaries adjoin residential properties and are marked by hedgerows. Northern boundary is mostly open.

Contribution to local landscape character

The site is a small pastoral field and together with other neighbouring paddocks/large gardens, it helps to provide an appropriate transition between the more intimate characteristics found in this part of the village and the more open and exposed landscape of the vast arable field to the north. Fp 10/20 runs along the lane which runs along the southern/western site boundary. An opening in the boundary vegetation alongside this footpath allow views across the site. Due to the absence of vegetation along the northern site boundary, there are also views across the valley to the north. These views provide a connection to the wider countryside and help to mark the entrance into the countryside for people using Fp 10/20 and coming from the B1038, from where this view is also available.

Visibility

The site is visible from the B1038 and Fp 10/20. Development would be visible from both locations.

Relationship to settlement

The site is located approximately 90m away from Clavering's defined Development Limits. Although the site adjoins residential properties to the south and east, it is experienced as part of the wider countryside. Development here would not relate well to the rest of the village as it would be located away from the B1038, increasing the depth of the village in a location where it is characterised by single roadside dwellings on substantial plots.

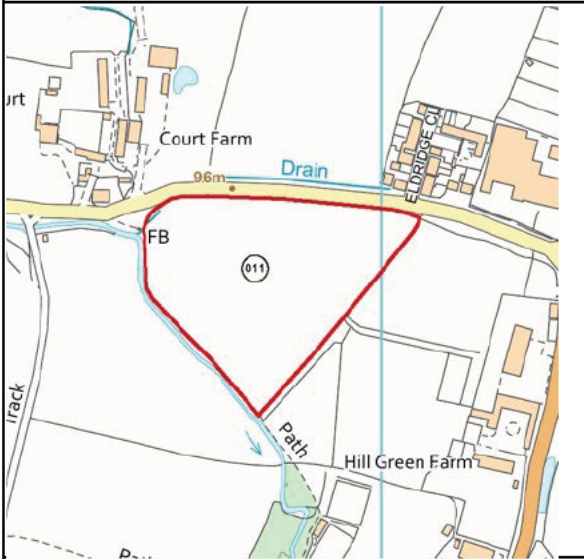
Relationship to designated sites

Neither the site nor neighbouring land are designated.

Conclusion

Red	Development on this site has the potential to result in substantial landscape and visual harm which could not be mitigated. This is due to the site's location and the harm that development in this location would have to the local settlement pattern, the characteristic buffer between development and the open arable landscape found in this part of the village, and the character and experience of Fp 10/20. The character of this footpath would also be harmed if it were used for vehicle access into the site.
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Clavering 011 RES - Land west of Hill Green Farm (Submitted for 45 dwellings)



Physical character

Site is a mostly flat medium sized arable field. Its northern boundary with Mill Lane includes some hedgerow planting but in other areas there is no hedgerow, and the boundary is unmarked. The eastern and south/western boundaries are marked by a combination of hedgerows and trees.

Contribution to local landscape character

The site is representative of the open arable fields which characterise the wider landscape surrounding the village. In this location the site is part of the rural approach into the village from the west and contributes to the gap and sense of separation between the village and Clavering Court / Court Farm, which on the ground, appears to mark the beginning of the separate rural hamlet of Stickling Green. The site also contributes to the countryside setting of Fp 10/14 which runs along the southern boundary of the site, and PRowS to the south west, including Colehill Lane.

Visibility

Any development on this site would be particularly noticeable from Mill Lane. It is also visible from Fp 10/14 and Colehill Lane. Development would be visible from these locations, which include sensitive visual receptors. An example of the intrusiveness of developing in this location can be seen at Eldridge Close, which is without planting on its south western edge and consequently is prominent from Mill Lane and the wider countryside to the south west.

Relationship to settlement

The site has a poor relationship to the rest of the village. It is located outside Clavering's defined Development Limits although it adjoins the limits on the north eastern corner by Eldridge Cl. However, as highlighted above, the brownfield development at Eldridge Cl should not be used to justify harm to the settlement pattern elsewhere. On all other boundaries the site borders fields and the open countryside. The site is separated from the rest of the village on the southern side of Mill Lane by fields. One of these fields is submitted site 15. Although located next to this site, the circumstances and context on site 15 are very different. If that site were developed a connection to the village would be established, however the extent and depth of this site means that any development here would form an uncharacteristically large extension beyond the existing limits of the village, in open countryside.

Relationship to designated sites

The site is located close to Clavering Court Lodge (Grade II listed) however the extent to which the site is visible from the Lodge was not clear. The Cricketers Pub (Grade II) is visible in views across the site from Mill Lane.

Conclusion

Red	Development on this site has the potential to result in substantial landscape and visual harm which could not be mitigated. In this location, development would harm the distinctive character of the countryside surrounding the village. It would impact on the character of the approach into the village on Mill Lane and the character of local PRowS. Development on this site would erode the sense of separation between Clavering and Stickling Green. It could not be accommodated without substantial harm to the local settlement pattern.
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Clavering 012 RES - Land north of Lower Road / Plantation Hill (Submitted for 66 dwellings)



Physical character

Site forms part of a vast arable field which rises away from the village to the north. The only vegetation is found along the southern boundary which appears to be a hedgerow with trees.

Contribution to local landscape character

The site makes a positive contribution local character. It is part of a very large arable field which is representative of the open plateau landscape which surrounds the village. The site is framed by two PRowS: Colehill Lane and Fp 10/10. The former is tree lined and is partially sunken. These features are attractive and distinctive and are consistent with the character of an ancient lane. Views across the site from Colehill Lane and Fp 10/10 are extensive and contribute to a sense of exposure. The sense of exposure contrasts with the more intimate valley landscapes in which the village is located, and this contrast helps to mark a sense of arrival in the wider open countryside.

Visibility

The site is open to and visible from Colehill Lane and Fp 10/10. From Colehill Lane the site is slightly elevated above the grade of the lane so any development here would be particularly intrusive. Due to the openness of the landscape in this location, it is likely that development would also be visible from the wider countryside to the north which includes other PRowS.

Relationship to settlement

The site has a very poor relationship to the village. It is located outside Clavering's defined Development Limits although development at Colehills Close is within the Limits and that development is located immediately south east of Colehill Lane. The site is located close to the historic core of the village but is separated from it by a mixture of fields and residential properties along the northern side of Mill Hill, which is an attractive rural lane and the northern edge of the conservation area. Only one residential property adjoins the site and that is a substantial residential dwelling which is located behind another residential property along Mill Hill. There is no meaningful connection to the development at Colehills Cl, which is located down in the valley away from the site. There are no roads near the site or suitable points of access to the site. It is detached and isolated from the village.

Relationship to designated sites

From Colehill Lane the Grade I listed Church of St Mary and St Clement is seen above the site. The distinctive Grade II listed windmill at Mill End is visible in views from the Lane looking across the site.

Conclusion

Red	Development on this site has the potential to result in substantial landscape and visual harm which could not be mitigated. The site has no meaningful relationship with either the settlement or with the pattern of the landscape. In this location, built development would be set on land rising away from the village onto the plateau where it would be isolated from the rest of the village. In this location it would also harm the character of countryside PRowS, including Colehill Lane and Fp 10/10 which are routes into the village from the north. It would also undermine the historic settlement pattern, close to the historic core of the village. The landscape setting and views towards the Grade I listed Church of St Mary and St Clement would also be impacted.
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Clavering 013 RES - Land west of Clatterbury Green (Submitted for 8 dwellings)



Physical character

Site is the south eastern corner of a medium sized arable field. The arable field has hedgerow planting along all its boundaries. The southern boundary of the field and the site adjoins an existing residential property which is marked by a hedgerow with trees. The eastern site boundary adjoins Clatterbury Lane. The northern and western site boundaries are unmarked.

Contribution to local landscape character

The site is located close to site 8 and similarly marks the beginning/end of the countryside at the northern end of the village. However, unlike site 8, this site is much smaller, and is located on land which falls gently towards the village. The field in which this site is located is also considerably less exposed than that of site 8. The field in which this site (13) is located has the same extent as that shown on first edition OS map (1876) and therefore makes a positive contribution to the legibility of an historic landscape pattern around the village.

Visibility

The site is visible from Clatterbury Lane and through gaps in the boundary hedgerow along Fp 10/19. Development on the site would be visible from the lane, however with suitable mitigation planting, it should be possible to screen visibility of a residential development on the site from Fp 10/19.

Relationship to settlement

The site would adjoin Clavering's defined Development Limits along two sides and would mirror the northern extent of development on the opposite side of the road (at Burroughs). The depth of the site is similar to that of neighbouring development.

Relationship to designated sites

Neither the site nor neighbouring land are designated.

Conclusion

Amber

Development on this site may potentially be accommodated if changes and mitigation measures were taken to overcome the identified landscape and visual constraints. In particular, 8 dwellings could not be accommodated without introducing a more intensive form and pattern of development to that found nearby. However, it may be possible to accommodate fewer dwellings (i.e., 3 or 4) in a manner which respected the pattern of neighbouring properties. This type of development would still have an impact on the character of the local landscape, primarily through the disruption of the historic landscape pattern, and care would need to be taken in defining new boundaries within the arable field, particularly with regard to mitigating the potential impact on visual receptors along Fp 10/19.

Clavering 015 RES - Land West of The Cricketers Pub (Submitted for 30 dwellings)



Physical character

This flat site is a small field which appears to be managed as grassland, possibly with equestrian use. Boundaries are well defined by existing vegetation, particularly along Mill Lane.

Contribution to local landscape character

The site makes a positive contribution to local landscape character as one of the smaller pastoral fields which wrap around the village. In this regard it provides an appropriate transition between the village and the larger open arable field to the west. A farm gate at the north western corner of the site allows views into part of the site from Mill Lane, and at this location you are alongside the Eldridge Cl development, which now marks the entrance into the village along Mill Lane.

Visibility

Established hedgerows and trees along Mill Lane screen visibility of the site from the section of road which border the site. This vegetation would also filter views of development on the site. Except at the farm gate access, elsewhere along Mill Lane the site is hidden by boundary vegetation but development on the site would be visible. Similarly, from Clatterbury Lane looking across the car park to the Cricketers pub, the site is screened by a hedgerow, but development on the site would be visible.

Relationship to settlement

The site has a complicated relationship with the settlement. It would adjoin Clavering's defined Development Limits along its northern boundary with Mill Lane, where these limits wrap around the business park and Eldridge Cl development. However, the barrier created by vegetation along the site boundary on Mill Lane means that development on this site would not relate visually to the business park. The eastern site boundary adjoins development within the village (the car park to the Cricketers pub and Hill Green Farm, which features large sheds used as business premises) but it is located mostly 'behind' these developments, away from Clatterbury Lane. The southern and western boundaries adjoin fields within the countryside.

Relationship to designated sites

The site is located close to the Cricketers pub (Grade II listed) but is separated from it by Clatterbury Lane and the pub car park. Looking towards the site from locations west of the village along Mill Lane, the Cricketers pub is visible above the site. Development on the site would likely impact on these views.

Conclusion

Amber	Development on this site might potentially be accommodated if changes and mitigation measures were taken to overcome the identified landscape and visual constraints. The loss of a small pastoral field on the edge of the village would be harmful. However, this field is relatively well contained and enclosed by development on two sides. In terms of mitigation, a generous set back from the western site boundary with the countryside would be required in order to accommodate mitigation planting and to avoid the errors that have occurred at Eldridge Cl. Such mitigation is unlikely to be possible unless the number of dwellings submitted for this site (30) is substantially reduced. Potential harm to the heritage asset of the Cricketers Pub would also need to be examined in more detail. Development on this site would not provide justification for development on site 11 which has very different circumstances.
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- 4.1 Only three of the ten submitted sites have been identified as sites where development may potentially be accommodated (amber), and all would require changes and mitigation measures to overcome identified landscape and visual constraints. All of the other eight sites are significantly constrained and are sites where built development has the potential to result in substantial landscape and visual harm which could not be mitigated (red). These sites reflect the characteristics which have led to the landscape around Clavering being recognised for its high sensitivity. They all have aspects which are considered important to the rural character of the village and its landscape setting, and its distinctive settlement pattern. Table 3 provides the conclusions reached for each site appraisal.

Table 3 - Summary of Site Appraisals

Site	Conclusion	
Clavering 001 RES Land adjacent to Windy Ridge.	Development on this site may potentially be accommodated if changes and mitigation measures were taken to overcome the identified landscape and visual constraints. The loss of the undeveloped gap provided by the site would harm the character and amenity of this part of the village. However, if development were to occur at a similar density and pattern to that of neighbouring properties (i.e., 4 or 5 dwellings), and boundary vegetation was protected and strengthened, then it is possible development might be accommodated without significant landscape harm. Adequate mitigation could not be achieved unless the number of dwellings submitted for this site (25) was reduced.	Amber

<p>Clavering 006 RES Land adjoining Spinney Cottage, Wicken Road.</p>	<p>The permitted development (1 dwelling) on the northern part of this site will impact on the attractive rural and verdant character along this part of the B1038 by removing one of the roadside gaps and vegetation. However, this permission should not be used to justify additional harm. The amount of development for which this site is submitted (6 dwellings), has the potential to result in substantial landscape and visual harm which could not be mitigated. This is because multiple dwellings cannot be accommodated on this site in a manner which is sympathetic to the village's predominately linear roadside settlement pattern. Multiple dwellings would harm the loose knit linear form and character which is particularly strong in this part of the village.</p>	<p>Red</p>
<p>Clavering 007 RES Hill Green Farm, Hill Green.</p>	<p>Development on this site has the potential to result in substantial landscape and visual harm which could not be mitigated. The site is set on land which rises up on to plateau and development on it would be widely visible, both from the countryside and the village. Development would relate poorly to the rest of the village and would harm distinctive characteristics of the local landscape and settlement by replacing open fields within the setting of the B1038, Fp 10/21, and village green. It also risks harm to a number of heritage assets, including the conservation area and listed buildings, through changes to their settings.</p>	<p>Red</p>
<p>Clavering 008 RES Land north of The Burroughs.</p>	<p>Development on this site has the potential to result in substantial landscape and visual harm which could not be mitigated. This is because of the location and extent of the site. Development would be obvious as a substantial northern extension to the village and would not relate well to the form or character of neighbouring parts of the village. It would also harm the rural character of Clatterbury Lane which is the approach into this part of the village from the north.</p>	<p>Red</p>

<p>Clavering 009 RES Land off Clatterbury Lane.</p>	<p>Development on this site has the potential to result in substantial landscape and visual harm which could not be mitigated. This is due to the site's role in providing a coherent setting to a number of sensitive landscape receptors, including the conservation area. It would also relate poorly to the existing settlement pattern, in a distinctive and less populated part of the village. Three PRoWs would be affected. In particular, the development would be seen as an incongruous intrusion into the countryside when approaching the village from the north on Colehill Lane.</p>	<p>Red</p>
<p>Clavering 010 RES Land north of Hill House.</p>	<p>Development on this site has the potential to result in substantial landscape and visual harm which could not be mitigated. This is due to the site's location and the harm that development in this location would have to the local settlement pattern, the characteristic buffer between development and the open arable landscape found in this part of the village, and the character and experience of Fp 10/20. The character of this footpath would also be harmed if it were used for vehicle access into the site.</p>	<p>Red</p>
<p>Clavering 011 RES Land west of Hill Green Farm.</p>	<p>Development on this site has the potential to result in substantial landscape and visual harm which could not be mitigated. In this location, development would harm the distinctive character of the countryside surrounding the village. It would impact on the character of the approach into the village on Mill Lane and the character of local PRoWs. Development on this site would erode the sense of separation between Clavering and Stickling Green. It could not be accommodated without substantial harm to the local settlement pattern.</p>	<p>Red</p>

<p>Clavering 012 RES Land north of Lower Road / Plantation Hill</p>	<p>Development on this site has the potential to result in substantial landscape and visual harm which could not be mitigated. The site has no meaningful relationship with either the settlement or with the pattern of the landscape. In this location, built development would be set on land rising away from the village onto the plateau where it would be isolated from the rest of the village. In this location it would also harm the character of countryside PRoWs, including Colehill Lane and Fp 10/10 which are routes into the village from the north. It would also undermine the historic settlement pattern, close to the historic core of the village. The landscape setting and views towards the Grade I listed Church of St Mary and St Clement would also be impacted.</p>	<p>Red</p>
<p>Clavering 013 RES Land west of Clatterbury Green.</p>	<p>Development on this site may potentially be accommodated if changes and mitigation measures were taken to overcome the identified landscape and visual constraints. In particular, 8 dwellings could not be accommodated without introducing a more intensive form and pattern of development to that found nearby. However, it may be possible to accommodate fewer dwellings (i.e., 3 or 4) in a manner which respected the pattern of neighbouring properties. This type of development would still have an impact on the character of the local landscape, primarily through the disruption of the historic landscape pattern, and care would need to be taken in defining new boundaries within the arable field, particularly with regard to mitigating the potential impact on visual receptors along Fp 10/19.</p>	<p>Amber</p>

<p>Clavering 015 RES Land West of The Cricketers Pub.</p>	<p>Development on this site might potentially be accommodated if changes and mitigation measures were taken to overcome the identified landscape and visual constraints. The loss of a small pastoral field on the edge of the village would be harmful. However, this field is relatively well contained and enclosed by development on two sides. In terms of mitigation, a generous set back from the western site boundary with the countryside would be required in order to accommodate mitigation planting and to avoid the errors that have occurred at Eldridge Cl. Such mitigation is unlikely to be possible unless the number of dwellings submitted for this site (30) is substantially reduced. Potential harm to the heritage asset of the Cricketers Pub would also need to be examined in more detail. Development on this site would not provide justification for development on site 11 which has very different circumstances.</p>	<p>Amber</p>
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Appendix 1

Figures

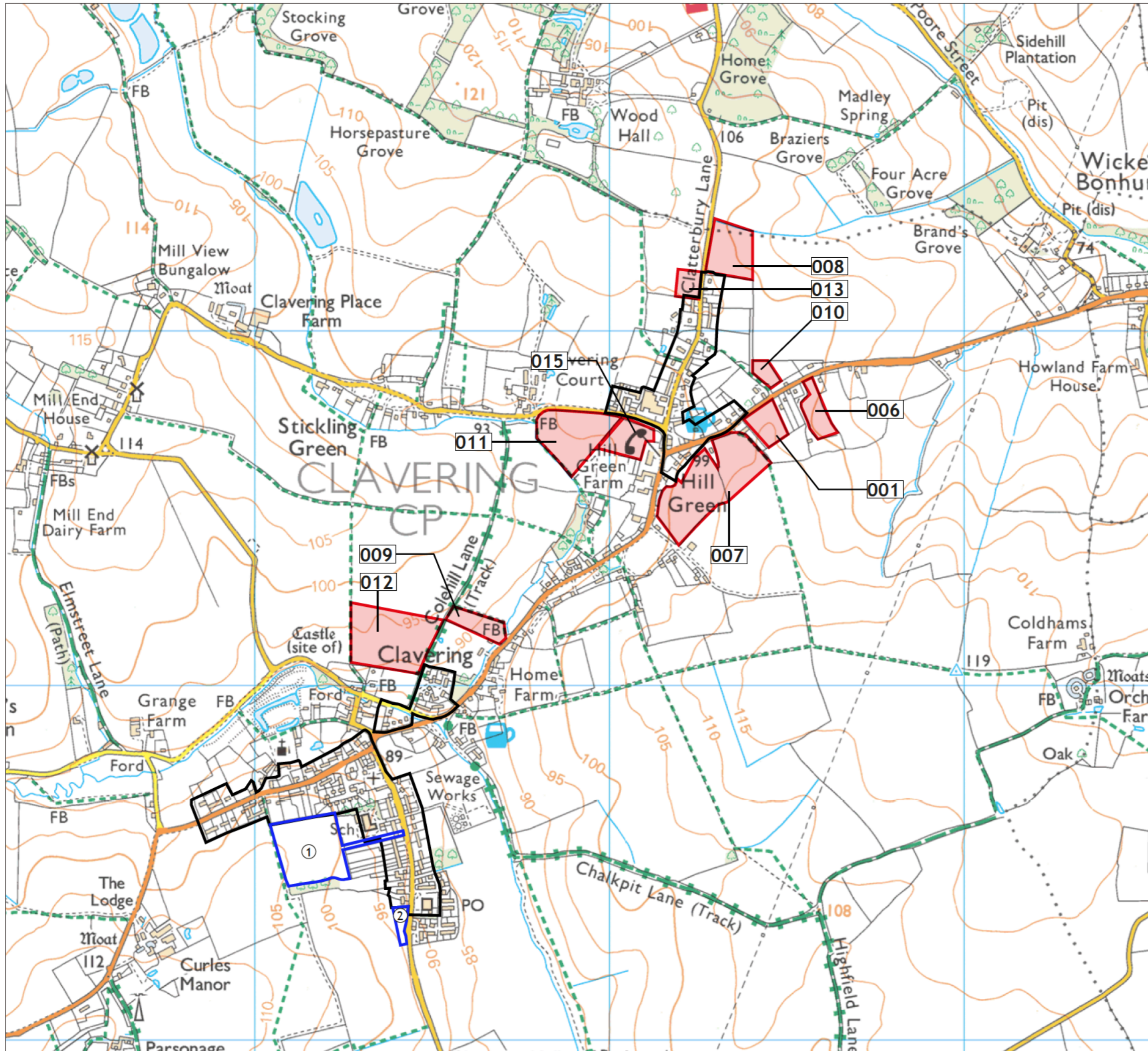


FIGURE 1
Locations of Sites



PROJECT
1230
UDC Call for Sites 2021

CLIENT
Keep Clavering Rural

DATE
April 2022

Legend

- Submitted Sites
- Clavering 001 RES - Land adjacent to Windy Ridge
- Clavering 006 RES - Land adjoining Spinney Cottage, Wicken Road
- Clavering 007 RES - Hill Green Farm Hill Green
- Clavering 008 RES - Land north of The Burrough
- Clavering 009 RES - Land off Clatterbury Lane
- Clavering 010 RES - Land north of Hill House
- Clavering 011 RES - Land west of Hill Green Farm
- Clavering 012 RES - Land north of Lower Road / Plantation Hill
- Clavering 013 RES - Land west of Clatterbury Green
- Clavering 015 RES - Land West of The Cricketers Pub
- Development Limits (Adopted Uttlesford Local Plan, 2005)
- Sites with planning permission (not yet built)
- ① UTT/20/2639/OP
- ② UTT/18/3326/PIP



0 250 500m

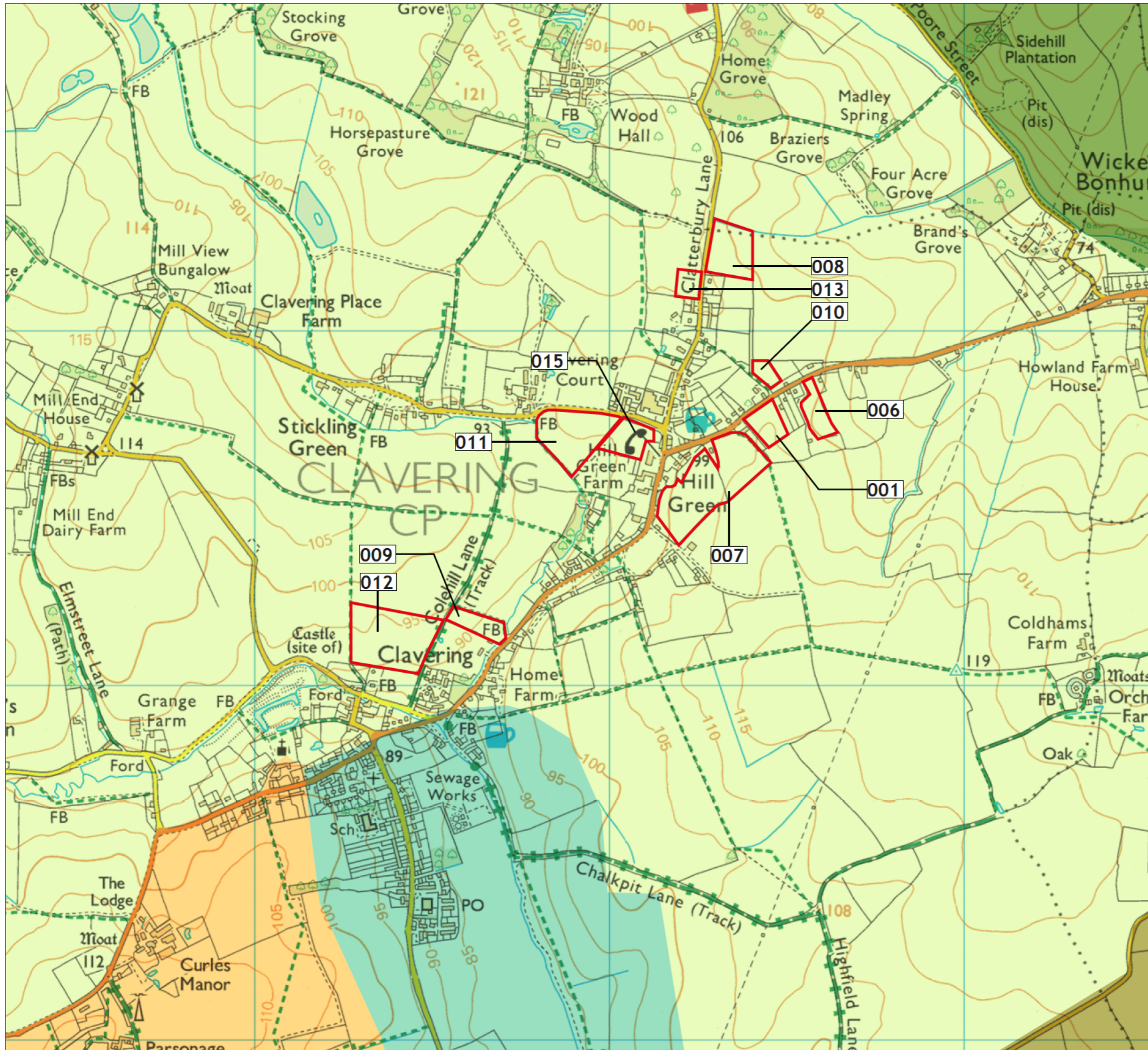


FIGURE 2
Landscape Character Areas



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- Clavering 015 RES - Land West of The Cricketers Pub

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
- B7 Debden Farmland Plateau
- H2 Arkesden Chalk Upland



0 250 500m

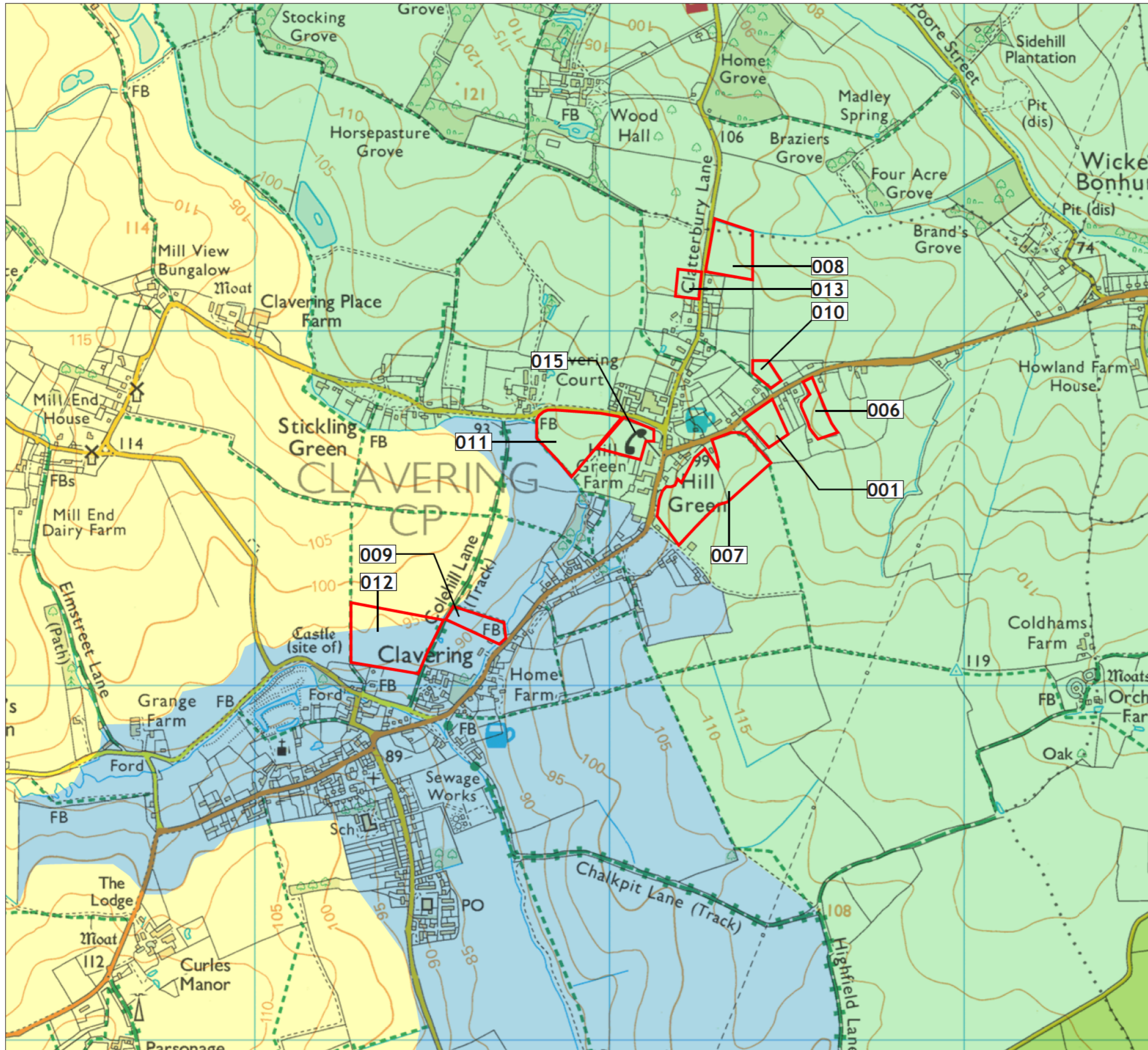


FIGURE 3
HEC Zones



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Uttlesford District Historic Environment Characterisation Project, 2009

Historic Environment Character Zones (HECZ) in Historic Environment Character Area 2 (HECA 2)

- HECZ 2.2: Arkesden and Wicken Bonhunt
- HECZ 2.3: Berden and Farnham
- HECZ 2.4: Clavering, Manuden and the Stort Valley
- HECZ 2.5: Ridge between the Stort and Cam Valleys



0 250 500m

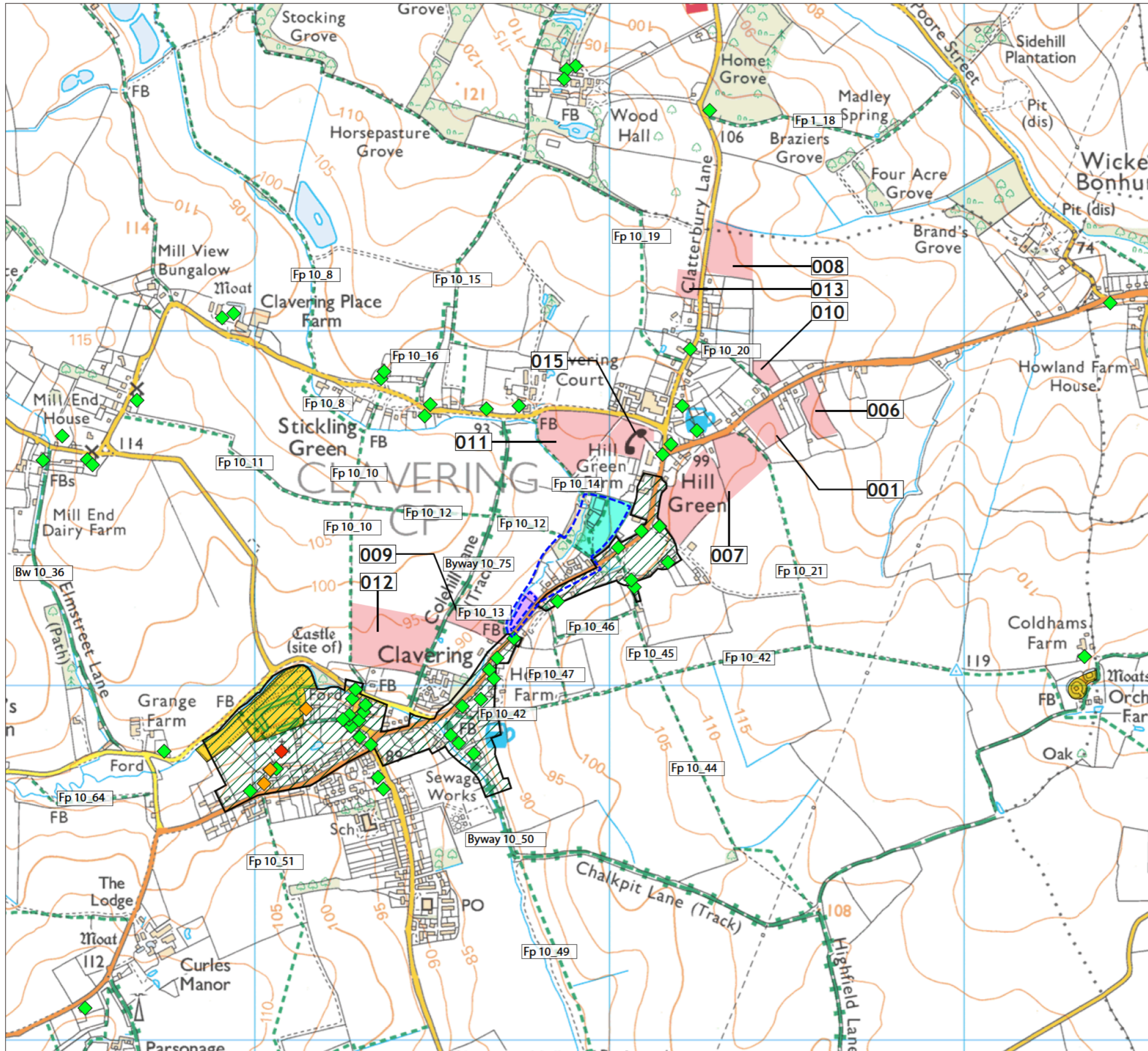


FIGURE 4
Designations



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- Clavering 015 RES - Land West of The Cricketers Pub

- Scheduled Monument
- Clavering Conservation Area

Listed Buildings

- Grade I
- Grade II*
- Grade II

Clavering Jubilee Nature Trail

- Jubilee Field
- Dick Ball Meadow
- Nature Trail



0 250 500m

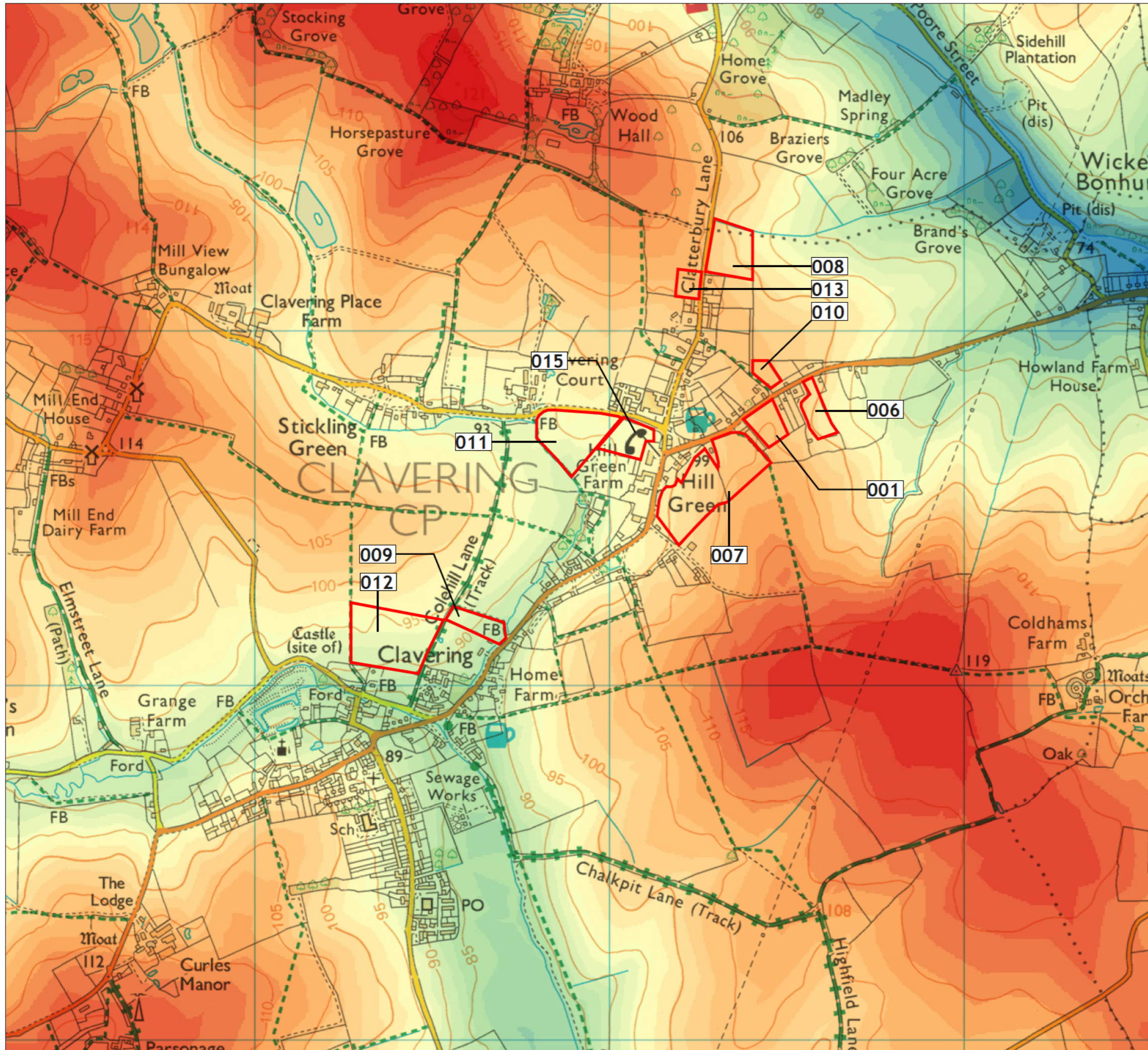


FIGURE 5
Topography



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UDC Call for Sites 2021

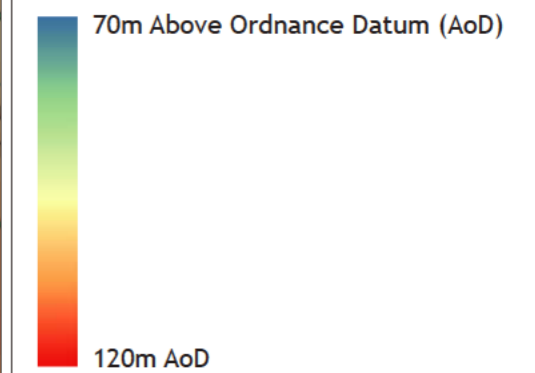
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Topography
(Colour bands represent 2m contour intervals)



0 250 500m



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