

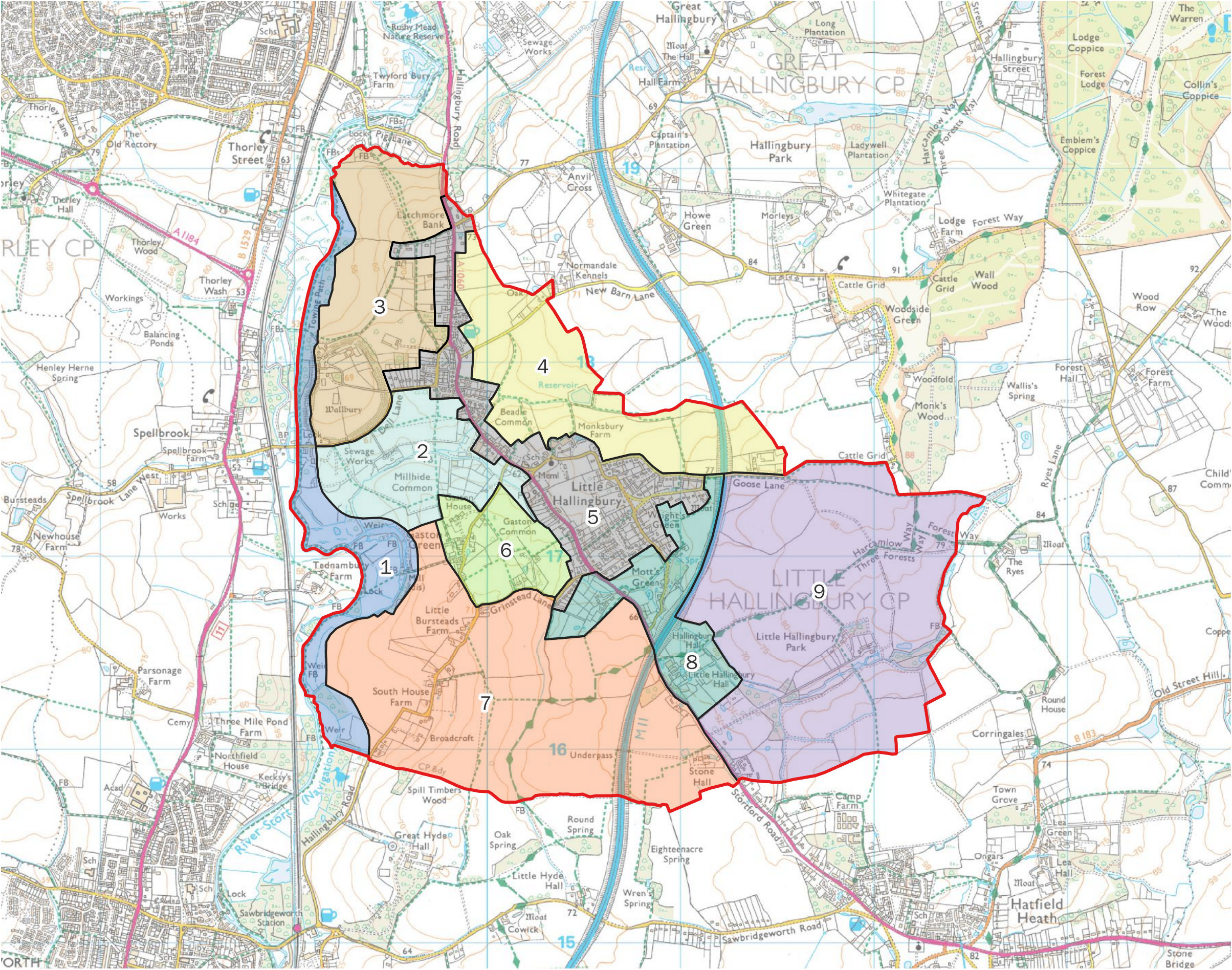


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Prepared by:	Felicity Churchyard
Position:	Senior and Chartered Landscape Architect
Qualifications:	CMLI, MALA, BSc (Hons)
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KEY

Study Area

1

River Stort Valley

2

River Stort Tributary Farmland

3

Latchmore Bank Sloping Farmland

4

Beadle Sloping Farmland

5

Little Hallingbury Village

6

Gaston Green Estate Farmland

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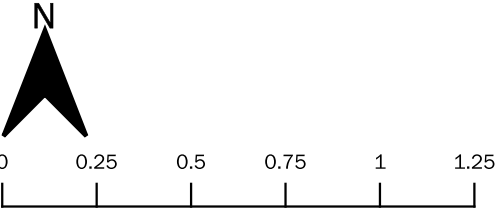
River Stort Tributary Sloping Farmland

8

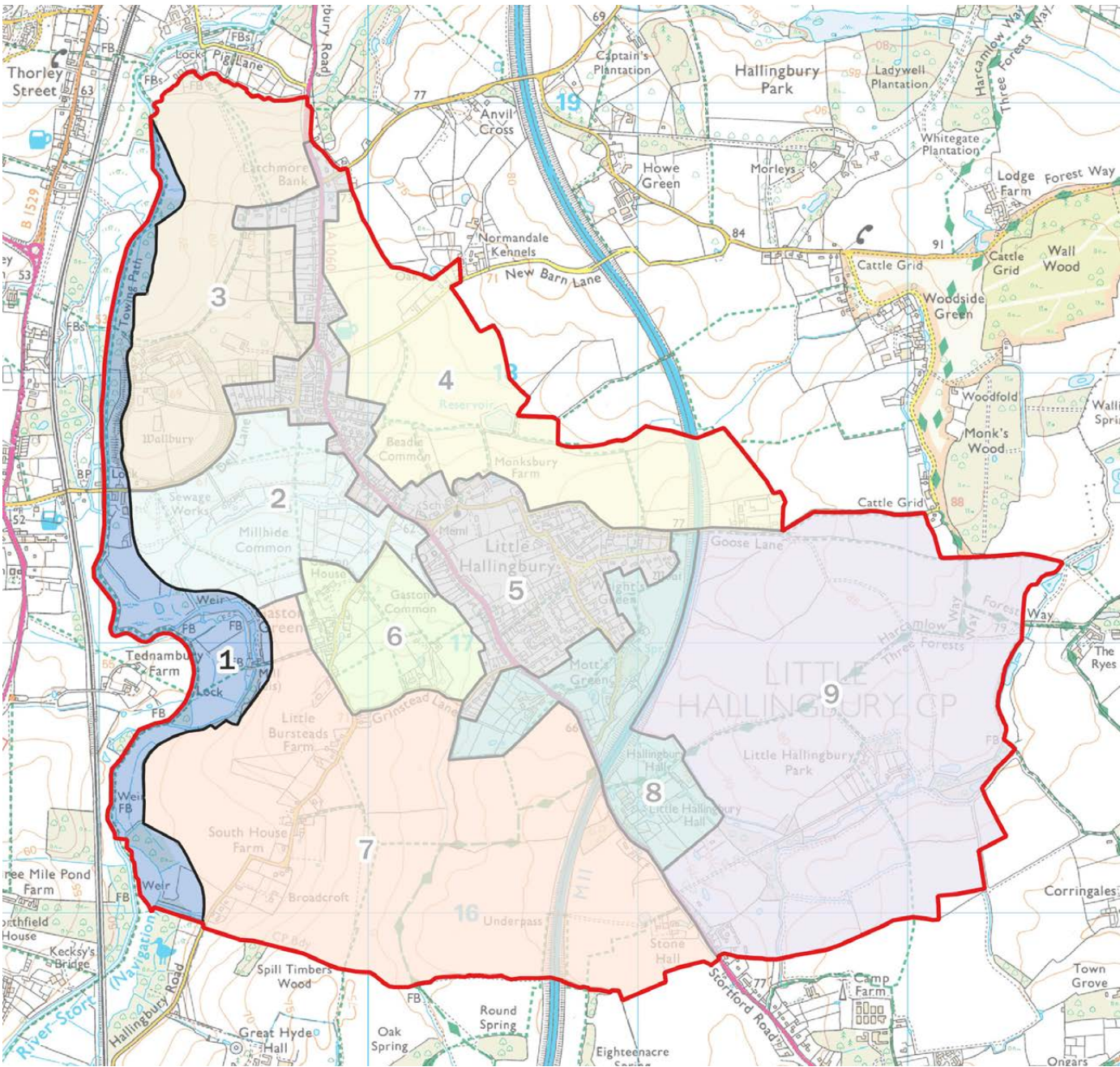
Little Hallingbury Hall & Motts Green Pasture

9

Little Hallingbury Park Wooded Tributary Farmland



LPLCA no 1 - River Stort Valley



Summary

The River Stort Valley is a chalk stream river corridor that stretches along the River Stort as it passes along the western edge of the Parish. Much of it is dominated by wet woodland and riparian vegetation, with meadow pasture. Small scale grassland fields are bound by native hedgerows. Woodland stretches throughout the valley floor, which gives an intimate sense of enclosure with limited views of settlement in Little Hallingbury. Alongside the eastern bank of the River Stort is a riverside walk following the route of an ancient Tow Path. This area is undeveloped with exceptions of a small area of built form at the lock. However, the tranquillity and condition of the area still prevails. A strong historic character is reflected through its relationship to Hallingbury Mill, tow path and historic field patterns.



Representative Photograph



Representative Photograph

Published Landscape Character Areas

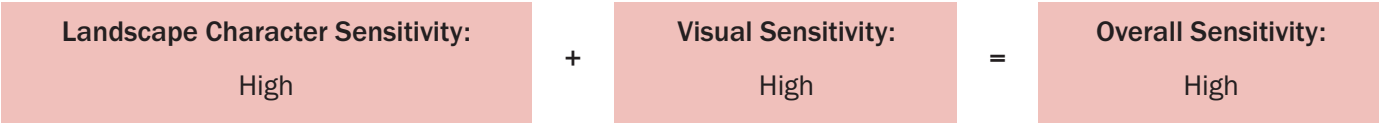
- National Character Areas (NCA): 86 South Suffolk and North Essex Claylands
- Regional Landscape Character Type: Valley Meadowlands
- Essex County Landscape Character Assessment Type: C - Cam Valley | Area: C2 - Stort Valley
- Uttlesford District Landscape Character Assessment Type: A - River Valley | Area: A2 - Stort River Valley

Key Landscape Characteristics

- Little Hallingbury Marsh SSSI and Local Wildlife Sites, unimproved wet grassland and fen.
- Weak relationship with existing urban fringe due to local topography and vegetation enclosure
- Meadow pasture, riparian woodland and river corridor along the chalk river valley floor
- Small scale grassland fields with historic field patterns intact
- Intimate feel enclosed by native hedgerows and mature woodland
- Good public footpath access (including the walkable ancient Tow Path)
- Good landscape condition; high tranquillity
- Strong sense of place and historic character (Listed GII* Hallingbury Mill)

Key Visual Characteristics

- Strong vegetation cover of woodland and hedgerows
- Limited visual relationship with the Little Hallingbury Village
- A degree of openness to the west; limited openness to the east
- Mostly enclosed views
- Positive contribution to rural setting of Little Hallingbury



Representative Photograph

Key Landscape Planning and Management Issues

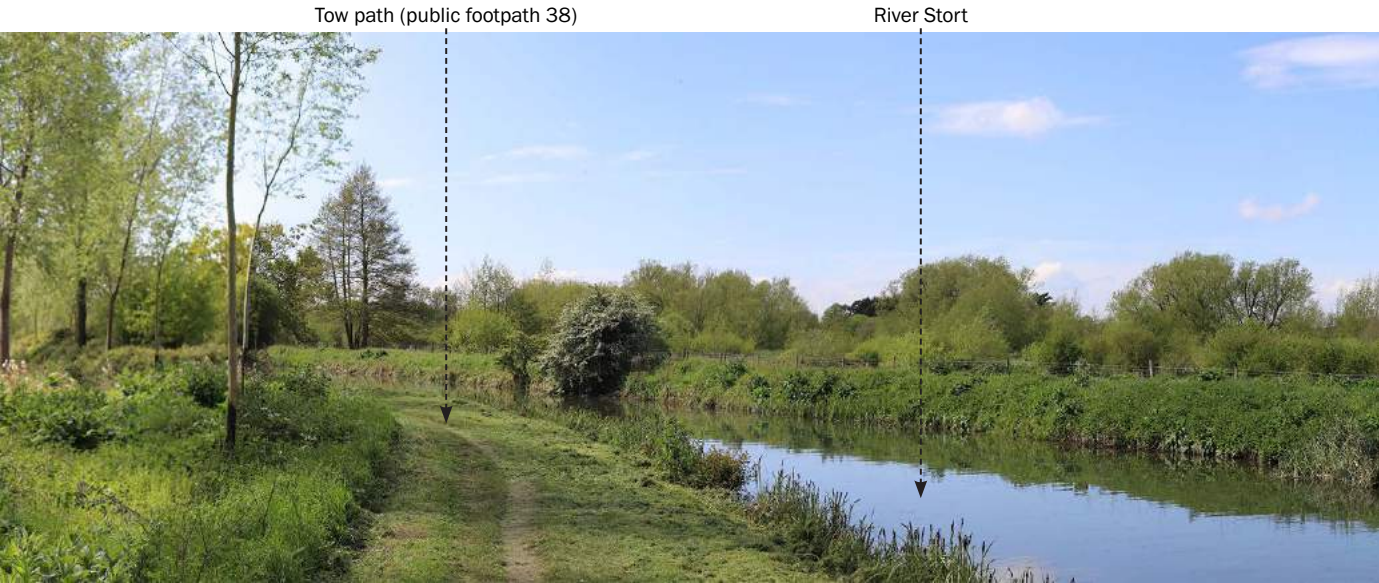
- Maintain floodplains and riparian woodland through appropriate management techniques.
- Conserve and maintain Little Hallingbury Marsh SSSI and Local Wildlife Sites.

Suggested Landscape Planning Guidelines

- Development is inappropriate and would damage the character of the River Stort Valley.

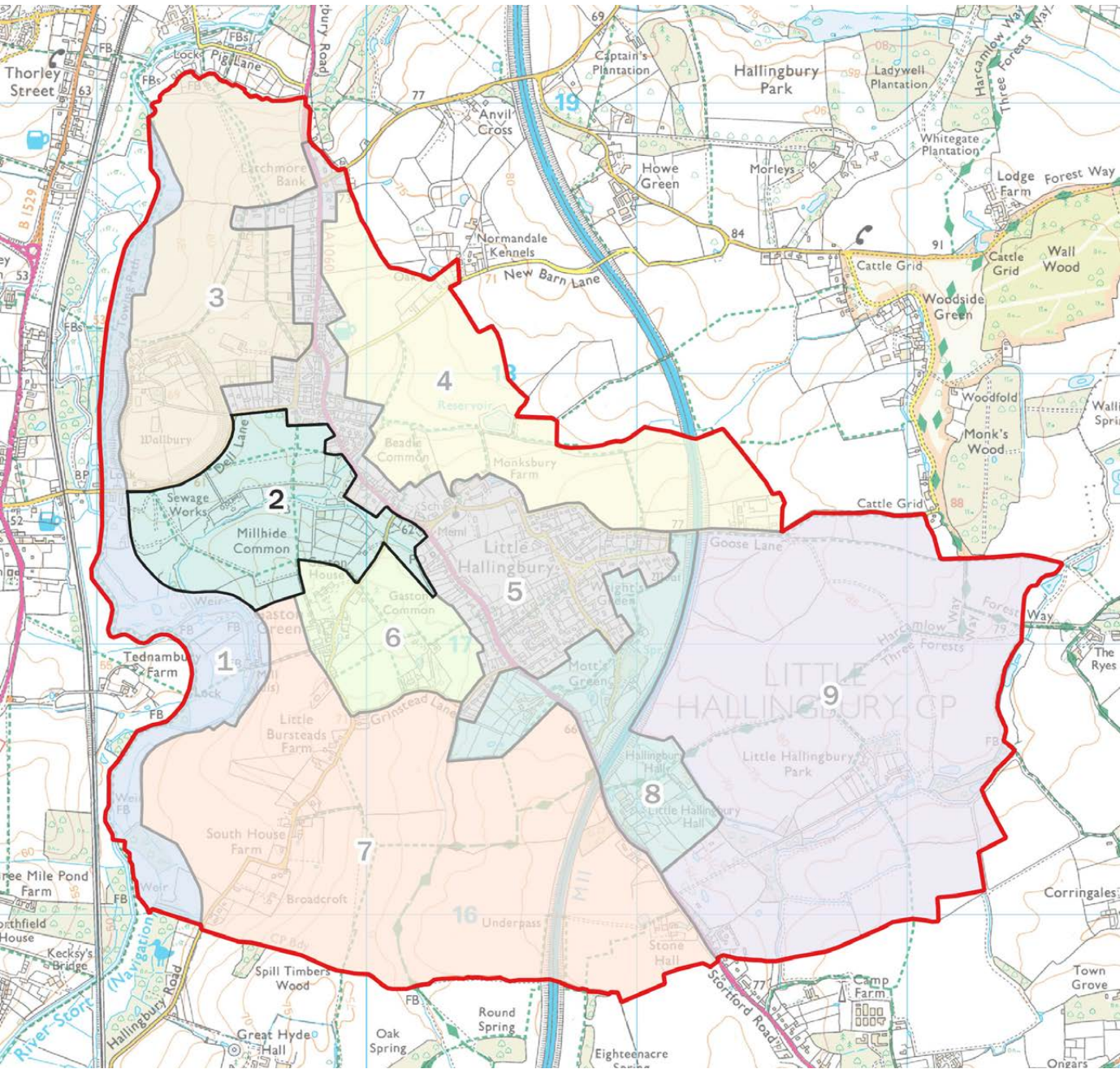
Suggested Land Management Guidelines

- Maintain riparian character
- Reinforce the valley floor ground through appropriate civil engineering techniques
- Maintain the SSSI and Local Wildlife Sites through appropriate management techniques



Representative Photograph

LPLCA no 2 - River Stort Tributary Farmland



Summary

The River Stort Tributary Farmland has a variety of land uses present. Land use comprises arable and equestrian activities. Fields are of medium to small scale and bound by native hedgerows. Equestrian paddocks are sub divided by tape and poles. Built form in this LPLCA includes the sewage works on Dell Lane. However, it is mostly screened out by existing vegetation and mature trees. There has been some loss of hedgerows where larger field parcels are favoured, although where hedgerow remain there is some sense of enclosure present across the LPLCA. A tributary of the River Stort crosses through the centre of this LPLCA, and creates a gentle, shallow valley. The LPLCA is accessible by a number of public footpaths, which connect to the wider Public Rights of Way network throughout the Parish.

Residential properties on Pond Fields
Close within Little Hallingbury village



Representative Photograph

Residential properties on Pond Fields
Close within Little Hallingbury village



Representative Photograph

Published Landscape Character Areas

- National Character Areas (NCA): 86 South Suffolk and North Essex Claylands
- Regional Landscape Character Type: Settled Chalk Valleys
- Essex County Landscape Character Assessment Type: C - Cam Valley | Area: C2 - Stort Valley
- Uttlesford District Landscape Character Assessment Type: A - River Valley | Area: A2 - Stort River Valley

Key Landscape Characteristics

- LPLCA is adjacent to the existing development on the village edge
- Field sizes vary between medium to small scale. Equestrian development and subdivision of fields is present
- Built form within the LPLCA includes the sewage works
- Some enclosure provided by hedgerows and vegetation along the course of the tributary
- Valley feature sloping towards tributary
- Good public access provided by Public Rights of Way
- Medium landscape condition; medium tranquillity

Key Visual Characteristics

- Moderate visual relationship with the Little Hallingbury Village
- LPLCA is relatively enclosed by settlement, topography and some vegetation.
- Mostly enclosed views; Limited opportunities for views across the wider landscape beyond the LPLCA and beyond the Parish
- Built form within the LPLCA is visible
- Moderate contribution to Little Hallingbury

Landscape Character Sensitivity:
Medium

+

Visual Sensitivity:
Medium

=

Overall Sensitivity:
Medium

Key Landscape Planning and Management Issues

- Maintain character of area.
- Potential pressures for equestrian paddocks to be developed.

Suggested Landscape Planning Guidelines

- Conversion of equestrian paddocks to development should be avoided.
- Some small-scale development may be suitable surrounding existing built form. However, countryside and Green Belt policy should apply.

Suggested Land Management Guidelines

- Maintain hedgerows on field boundaries

Residential properties along A1060



Representative Photograph

Residential properties along A1060

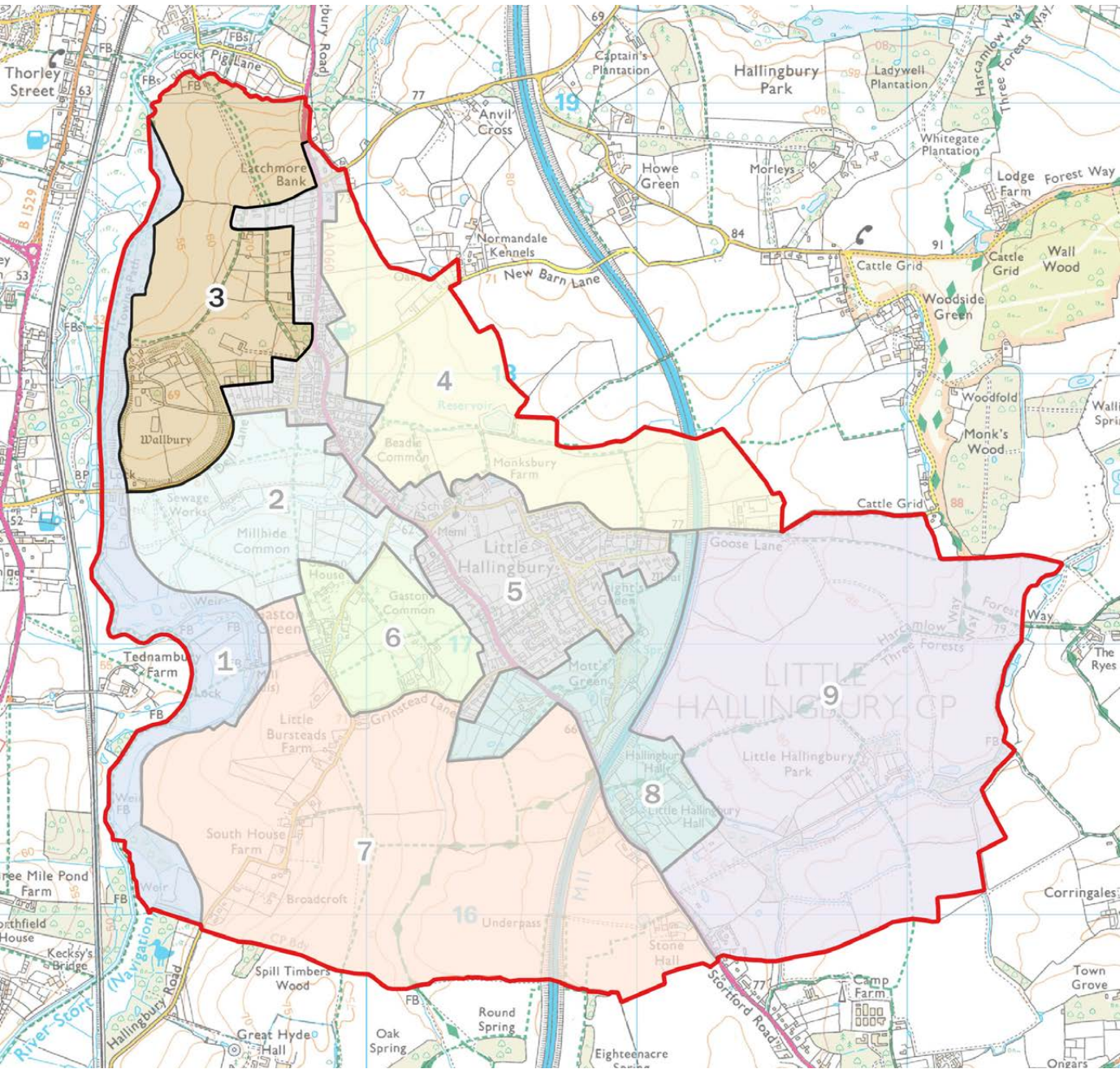
Gaston House

Public footpath FP20



Representative Photograph

LPLCA no 3 - Latchmore Bank Sloping Farmland



Summary

The Latchmore Bank Sloping Farmland adjoins the north western edge of Little Hallingbury. It is predominantly an arable landscape and includes the Iron Age bivallate hill fort, Wallbury Camp, which is an isolated high point in the area. Historic field patterns have been lost leaving a large scale arable landscape bound by native hedgerows. The slightly elevated settlement edge is visible along public footpaths due to the limited hedgerow and tree cover within the LPLCA. The privately owned Wallbury Fort consists of grassland with surrounding woodland, giving it an intimate feel. This area is relatively undeveloped with the exceptions of a residential property in the north and Wallbury Camp. Views of the wider landscape beyond the Parish boundaries and across to the built edge of Bishop’s Stortford are afforded from within the LPLCA. A medium tranquility and strong historic character still prevails.



Representative Photograph



Representative Photograph

Published Landscape Character Areas

- National Character Areas (NCA): 86 South Suffolk and North Essex Claylands
- Regional Landscape Character Type: Settled Chalk Valleys
- Essex County Landscape Character Assessment Type: C - Cam Valley | Area: C2 - Stort Valley
- Uttlesford District Landscape Character Assessment Type: A - River Valley | Area: A2 - Stort River Valley

Key Landscape Characteristics

- Strong relationship with the existing village edge
- Predominantly an arable landscape. Woodland surrounds maintained grassland at the privately owned Wallbury Camp.
- Large scale fields. Fields are bound by hedgerows, although these provide limited enclosure
- Sloping topography westerly direction; isolated highpoint at Wallbury Camp
- Good public access across arable fields
- Good landscape condition; medium tranquility

Key Visual Characteristics

- Moderate vegetation cover; hedgerows on field boundaries; limited field boundaries; large scale agriculture
- Limited visual relationship with Little Hallingbury Village
- Degree of openness to west, built edge of Bishop’s Stortford is visible; limited opportunities for views east due to built form within the village
- Positive contribution to Little Hallingbury

Landscape Character Sensitivity:
High

+

Visual Sensitivity:
High

=

Overall Sensitivity:
High

Key Landscape Planning and Management Issues

- Maintain rural setting to Little Hallingbury

Suggested Landscape Planning Guidelines

- Development is inappropriate and would damage the character of Latchmore Bank Sloping Farmland and could cause coalescence with Bishop’s Stortford.

Suggested Land Management Guidelines

- Maintain rural character

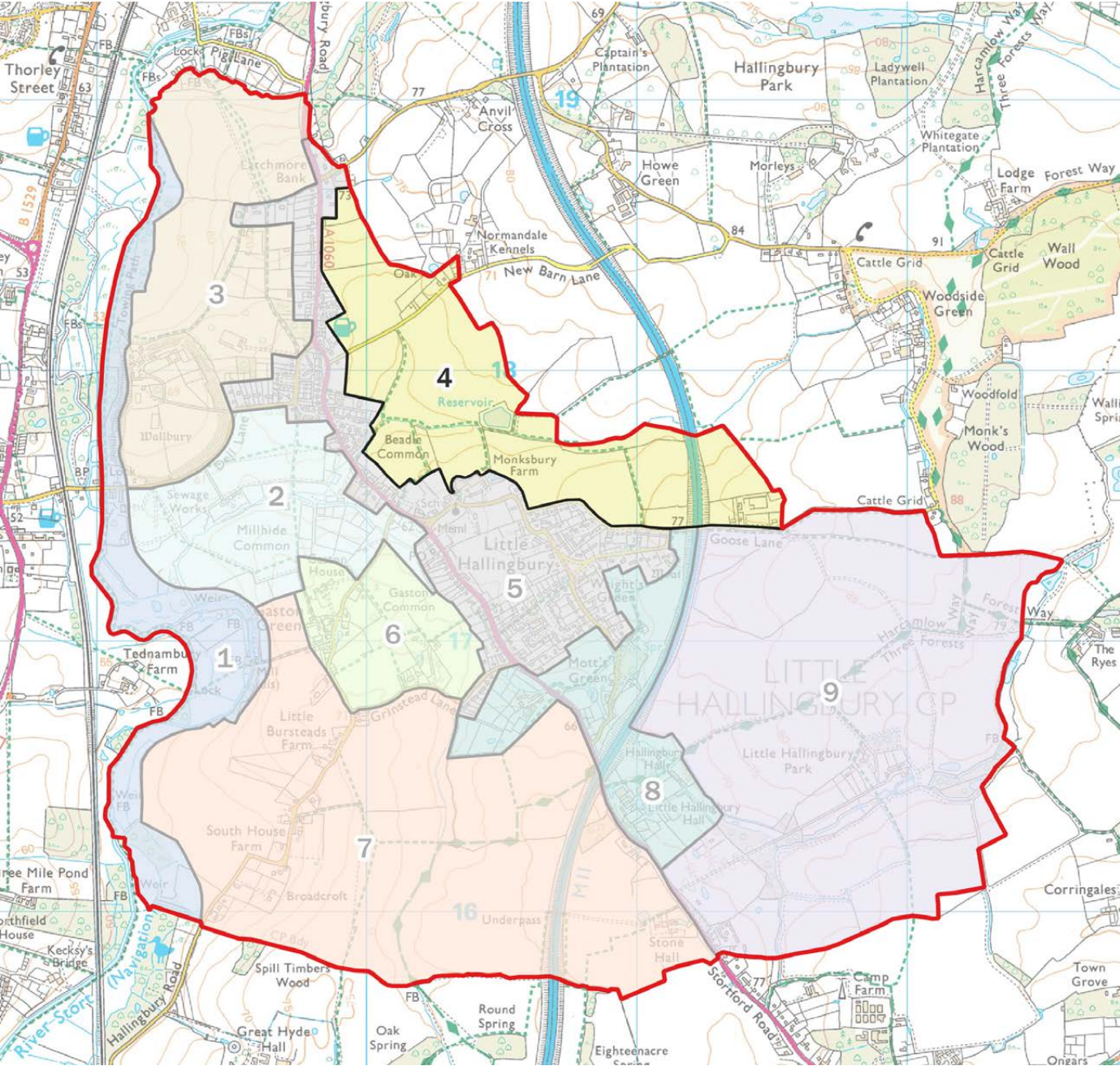


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LPLCA no 4 - Beadle Sloping Farmland



Summary

The Beadle Sloping Farmland is situated along the northern edge of Little Hallingbury. It is predominantly an arable landscape that slopes in a westerly direction towards the settlement edge. Gentle undulations can be found around the watercourses connecting to the River Stort tributary. Medium-small scale fields are bound by native hedgerows. Historic field patterns are visible in the northern and western parts of the LPLCA. Where fields connect to the adjacent landscape within the Great Hallingbury Parish field enclosure has been lost. The area has good public access with a number of public footpaths extending from the settlement edge. The built edge of Little Hallingbury is highly visible from the Public Rights of Way network. The only built form within the LPLCA is at the eastern edge of the LPLCA on the other side of the M11 along Goose Lane.



Representative Photograph



Representative Photograph

Published Landscape Character Areas

- National Character Areas (NCA): 86 South Suffolk and North Essex Claylands
- Regional Landscape Character Type: Settled Chalk Valleys; Wooded Plateau Farmlands
- Essex County Landscape Character Assessment Type: B – Glacial Till Plateau | Area: B1 – Central Essex Farmland
- Uttlesford District Landscape Character Assessment Type: A - River Valley | Area: A2 - Stort River Valley

Key Landscape Characteristics

- Strong relationship with the existing urban edge
- Predominantly arable landscape
- Small - medium scale particularly in the north and close to the settlement edge; further west larger scale adjoining Great Hallingbury Parish
- Limited enclosure by hedgerows, which exist and provide structural cover, particularly close to settlement edges
- Good public access with links to Hatfield Forest, Harcamlow Way and Three Forest Way
- Good Landscape condition; medium tranquility

Key Visual Characteristics

- Moderate vegetation cover, comprising hedgerows and hedgerow trees
- Strong visual relationship with Little Hallingbury Village
- Degree of openness with views across to the wider landscape and Great Hallingbury Parish. M11 and vehicle movements along the motorway are visible
- Positive contribution to Little Hallingbury

Landscape Character Sensitivity:
High

+

Visual Sensitivity:
High

=

Overall Sensitivity:
High

Key Landscape Planning and Management Issues

- Maintain small scale fields close to the settlement edge

Suggested Landscape Planning Guidelines

- Development is inappropriate and would be readily visible against the settlement edge extending into the arable landscape and would damage the character of the LPLCA.

Suggested Land Management Guidelines

- Replace lost hedgerows and reinforce small scale agricultural fields

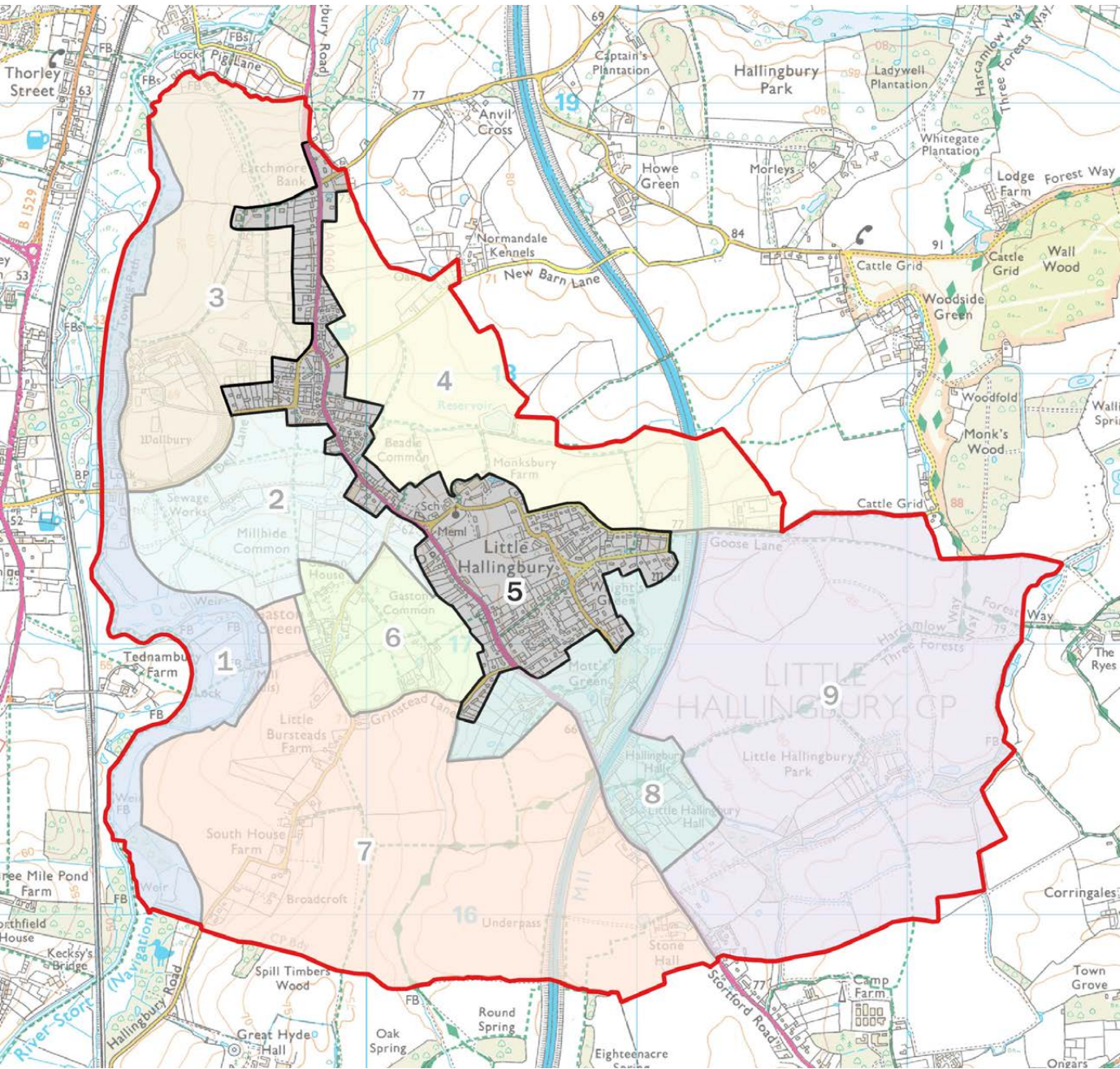


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LPLCA no 5 - Little Hallingbury Village



Summary

The Little Hallingbury Village is situated along both sides of the A1060. There are a number of Listed Buildings scattered throughout the village envelope, including the G11* Church, the grounds of which, including the churchyard, are designated as a Country Wildlife Site. Pockets of green spaces are found within the settlement. A small triangle of green space at Wights Green forms an attractive and welcome green space with development overlooking it. There is a square shaped parcel of green space to the rear of properties on Wrights Green Lane. A tributary of the River Stort flows along the southern edge of the village near the village hall. A number of Public Rights of Way extend from the village allowing good public access into the wider countryside. The village incorporates various development styles, with Wrights Green having a stronger sense of character with its suburban style.

Grinstead Lane



Representative Photograph

Wrights Green Lane



Representative Photograph

Published Landscape Character Areas

- National Character Areas (NCA): 86 South Suffolk and North Essex Claylands
- Regional Landscape Character Type: Settled Chalk Valleys; Wooded Plateau Farmlands
- Essex County Landscape Character Assessment Type: B – Glacial Till Plateau | Area: B1 – Central Essex Farmland; Type: C – Cam Valley | Area: C2 – Stort Valley
- Uttlesford District Landscape Character Assessment Type: A - River Valley | Area: A2 - Stort River Valley

Key Landscape Characteristics

- Various development styles throughout the village
- Northern end of the village is linear in settlement pattern
- Southern end of the village settlement is focused around Wrights Green
- Pockets of green spaces within the village
- Grade II Listed buildings scattered throughout the village, mostly along Wrights Green Lane at the Church (GII* Listed) and surrounding buildings
- Medium landscape condition; medium tranquillity

Key Visual Characteristics

- St Mary the Virgin Church, situated in the heart of the village off Wrights Green Lane
- Suburban style architecture with entrance gates and walls fronting the road at Wrights Green
- No distinct style of architecture at the northern end of the village

Landscape Character Sensitivity:
Medium

+

Visual Sensitivity:
High

=

Overall Sensitivity:
High

Key Landscape Planning and Management Issues

- Potential pressure to develop within the greens spaces
- Potential pressures to develop within garden curtilages i.e. outbuildings

Suggested Landscape Planning Guidelines

- Maintain and protect the pockets of green spaces within Little Hallingbury Village
- Development within gardens is inappropriate

Suggested Land Management Guidelines

- Maintain settlement within the village envelope

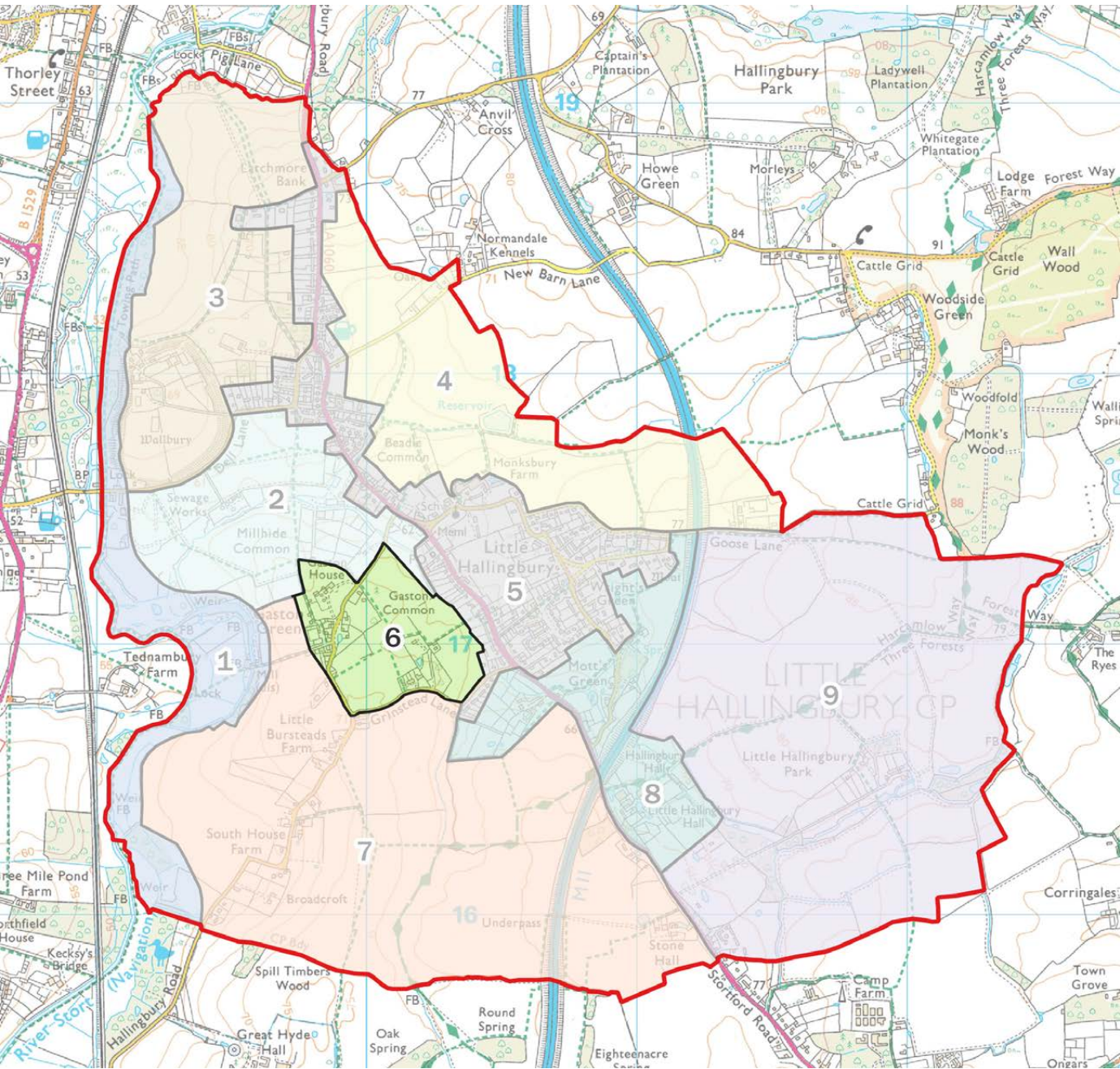


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LPLCA no 6 - Gaston Green Estate Farmland



Summary

The Gaston Green Estate Farmland is situated to the south west of Little Hallingbury. Land use is mixed consisting of medium sized arable fields bound by hedgerows and trees. Small scale grassland fields are associated with Little Hallingbury Cricket Club and Gaston House. The LPLCA is located on a small rise in the landform, making it slightly more exposed and provides open views looking across the Parish and to the wider landscape. Gaston House is the key landmark in the area, which is a Grade II* Listed Georgian House. The private gardens at the house, together with the hedgerows and mature trees along the roads contributes to the intimate setting of the area. Landscape character is also strengthened by the picturesque setting of the properties around the pond.



Representative Photograph



Representative Photograph

Published Landscape Character Areas

- National Character Areas (NCA): 86 South Suffolk and North Essex Claylands
- Regional Landscape Character Type: Settled Chalk Valleys
- Essex County Landscape Character Assessment Type: C – Cam Valley | Area: C2 – Stort Valley
- Uttlesford District Landscape Character Assessment Type: A - River Valley | Area: A2 - Stort River Valley

Key Landscape Characteristics

- Intimate setting around Gaston Green and Gaston House
- Relatively open arable fields with views towards the settlement and Parish and across the wider landscape
- Grade II* and II Listed buildings at Gaston green
- Good landscape condition; high tranquility

Key Visual Characteristics

- Gaston Green is an isolated pocket of development outside of the development envelope
- Picturesque setting back of properties from Sawbridgeworth Road and the pond
- Various property styles and vernacular i.e. Georgian frontages, thatched roofs

Landscape Character Sensitivity:
High

+

Visual Sensitivity:
High

=

Overall Sensitivity:
High

Key Landscape Planning and Management Issues

- Pressures of development from adjacent LPLCA 2

Suggested Landscape Planning Guidelines

- Maintain separation between Little Hallingbury and Gaston Green; maintain and enhance condition of hedgerows
- Development is inappropriate

Suggested Land Management Guidelines

- Maintain the picturesque setting of Gaston Green

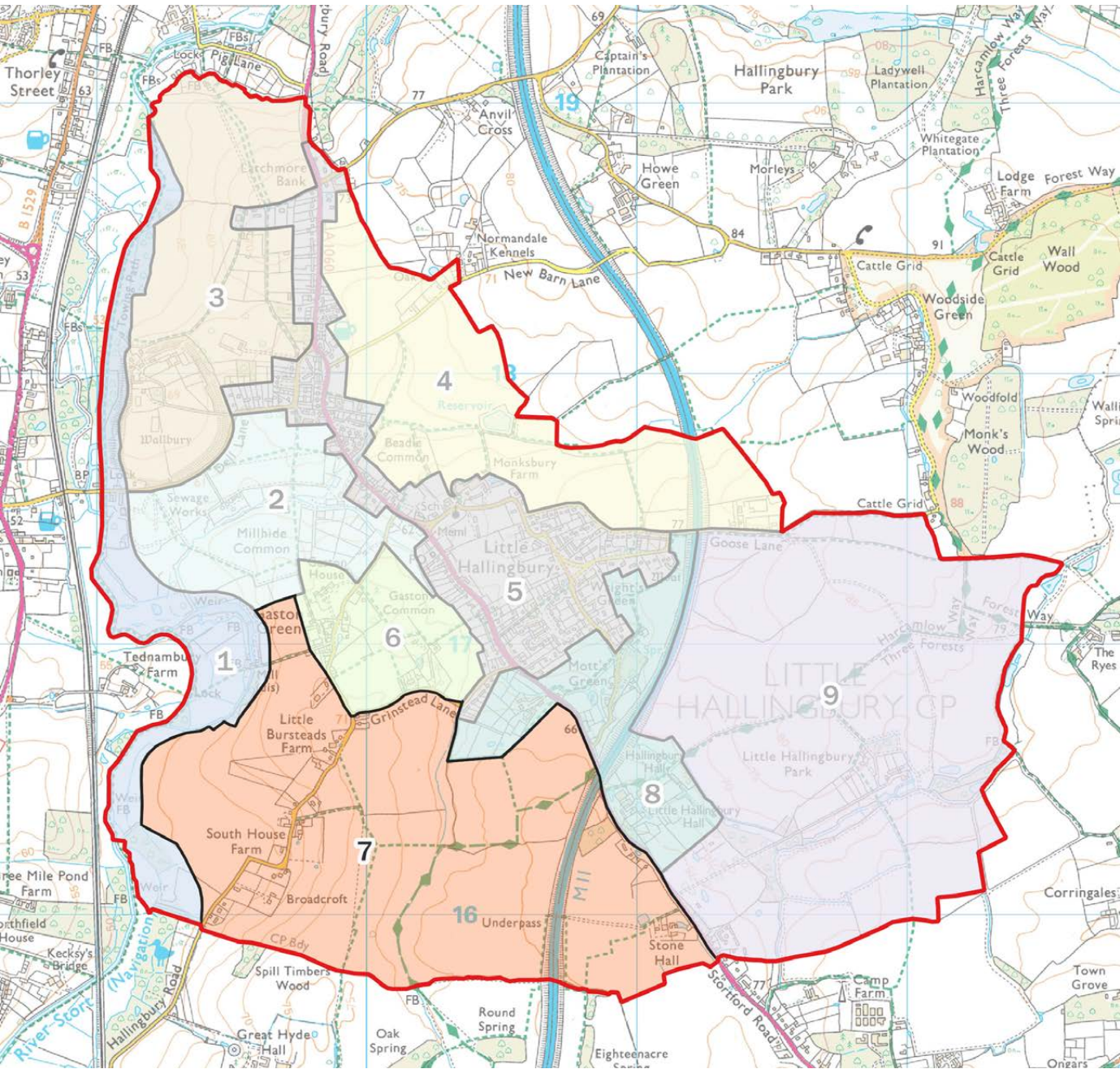


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LPLCA no 7 - River Stort Tributary Sloping Farmland



Representative Photograph



Representative Photograph

Summary

The River Stort Tributary Sloping Farmland is a predominantly arable landscape that stretches to the south of the Little Hallingbury Parish. It slopes in a westerly direction towards the River Stort, with a very small valley feature along the course of one of the Stort's tributaries where shown. Historic field boundaries have been lost in favour of larger scale arable fields. Mature hedgerows are mostly found along river tributaries. The area has good public access, including the Harcamlow Way and Three Forests Way. It is a relatively undeveloped LPLCA with a few farmsteads and residential properties found along Sawbridgeworth Road and the A1060. The M11 which crosses on an embankment through the east of the LPLCA and is audible and visible within the landscape. However, the long views from the lack of boundary features and the extensive network of PRoW makes the landscape overall a positive contribution to the rural setting of Little Hallingbury.

Published Landscape Character Areas

- National Character Areas (NCA): 86 South Suffolk and North Essex Claylands
- Regional Landscape Character Type: Settled Chalk Valleys; Wooded Plateau Farmlands
- Essex County Landscape Character Assessment Type B – Glacial Till Plateau | Area B1 Central Essex Farmland; Type: C – Cam Valley | Area: C2 – Stort Valley
- Uttlesford District Landscape Character Assessment Type: A - River Valley | Area: A2 - Stort River Valley

Key Landscape Characteristics

- Large scale arable fields
- M11 crosses the eastern part of the LPLCA on a vegetated embankment
- Listed buildings located in the south western corner along Sawbridgeworth Road and in the east of the LPLCA along the A1060
- Good network of PRoW crossing the LPLCA including the Harcamlow Way/ Three Forest Way, linking to connections in the wider landscape
- Some enclosure provided by hedgerows along tributaries
- Generally sloping in a westerly direction towards the River Stort; small, shallow valley formation along the tributary crossing the LPLCA
- Medium landscape condition; medium tranquillity – due to the audibility and visibility of the M11

Key Visual Characteristics

- Weak structural vegetation cover; lack of hedgerows; remnant trees along old field boundaries
- Some visual relationship with Little Hallingbury Village and Gaston Green
- Degree of openness to views across the LPLCA, over other LPLCAs and across the wider landscape
- Positive contribution to the rural setting of Little Hallingbury

Landscape Character Sensitivity:
Medium

+

Visual Sensitivity:
High

=

Overall Sensitivity:
High



Representative Photograph

Key Landscape Planning and Management Issues

- Maintain the rural nature of the LPLCA

Suggested Landscape Planning Guidelines

- Development would be inappropriate and would damage the rural setting of Little Hallingbury.

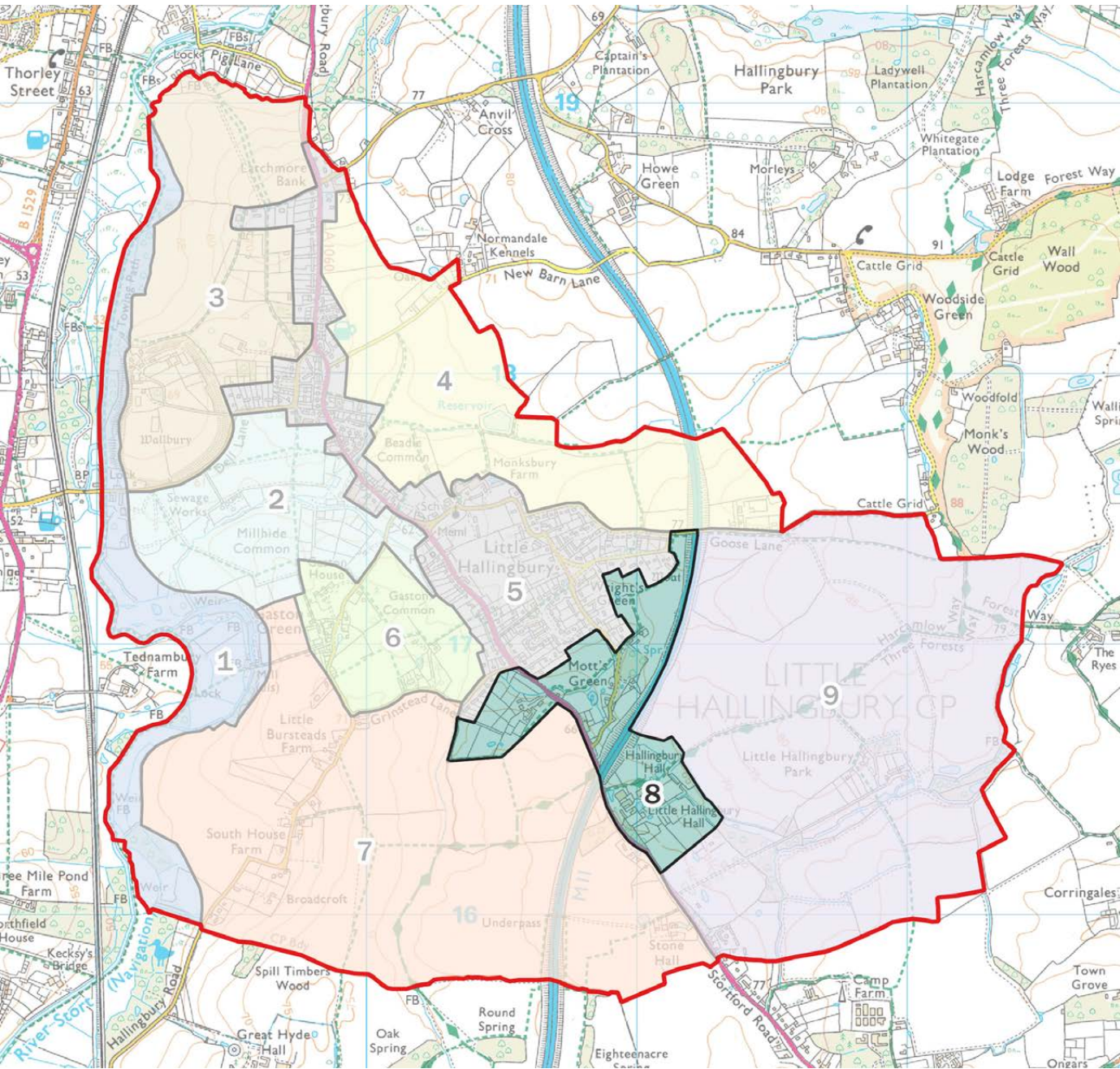
Suggested Land Management Guidelines

- Maintain rural character
- Replace and replant lost hedgerows



Representative Photograph
Residential properties within Little Hallingbury

LPLCA no 8 - Little Hallingbury Hall & Motts Green Pasture



Representative Photograph

Wrights Green Lane



Representative Photograph

Summary

The Little Hallingbury Hall and Motts Green Pasture is a predominantly equestrian landscape that is adjacent to the south eastern edge of the village envelope of Little Hallingbury. The undulating landscape consists of small scale fields and two tributaries of the River Stort. Although some grassland can be found, the fields generally are bound by a variation of hedgerows and hedgerow trees. Stock fencing and electric tape fences subdivide field parcels for equestrian use. The area has a good level of public access with a small section of the Harcamlow Way and the Three Forests Way passing through Little Hallingbury Equestrian Centre. A collection of listed buildings at Motts Green focused along Wrights Green Lane, the barn at Little Hallingbury Equestrian Centre is GII Listed. The elevated M11 in the eastern part of the LPLCA is a detracting feature despite its vegetated embankment and limits views across the wider landscape. Vehicle movements are prominently visually and audibly.

Published Landscape Character Areas

- National Character Areas (NCA): 86 South Suffolk and North Essex Claylands
- Regional Landscape Character Type: Settled Chalk Valleys; Wooded Plateau Farmlands
- Essex County Landscape Character Assessment Type B – Glacial Till Plateau | Area B1 Central Essex Farmland; Type: C – Cam Valley | Area: C2 – Stort Valley
- Uttlesford District Landscape Character Assessment Type: A - River Valley | Area: A2 - Stort River Valley

Key Landscape Characteristics

- Predominantly equestrian pastures and associated built form
- Small pocket of green space at Motts Green
- M11 in the eastern part of the LPLCA elevated on an embankment
- Moderate vegetation cover throughout the LPLCA, structural vegetation lines the M11 embankment
- Built form is limited, equestrian development is prominent
- Good network of PRow, connections to the wider landscape
- Moderate sense of enclosure provided by hedgerows and undulating topography
- Medium landscape condition; medium tranquility. Tranquility is reduced in close proximity to the audibility and visibility of the M11

Key Visual Characteristics

- Moderate vegetation cover; vegetation prominent on M11 embankment
- Some visual relationship with Little Hallingbury Village
- Sense of visual enclosure across LPLCA provided by topography
- Negative contribution to the rural setting of Little Hallingbury – presence of built form and paraphernalia and M11; visually intrusive in the landscape

Landscape Character Sensitivity:
Medium

+

Visual Sensitivity:
Medium

=

Overall Sensitivity:
Medium

Key Landscape Planning and Management Issues

- Pressure for development and change of use from equestrian to residential / commercial developments

Suggested Landscape Planning Guidelines

- Conversion of equestrian paddocks to development should be avoided.
- Some small-scale development may be suitable surrounding existing built form. However, countryside and Green Belt policy should apply.

Suggested Land Management Guidelines

- Maintain rural character
- Replace and replant lost hedgerows

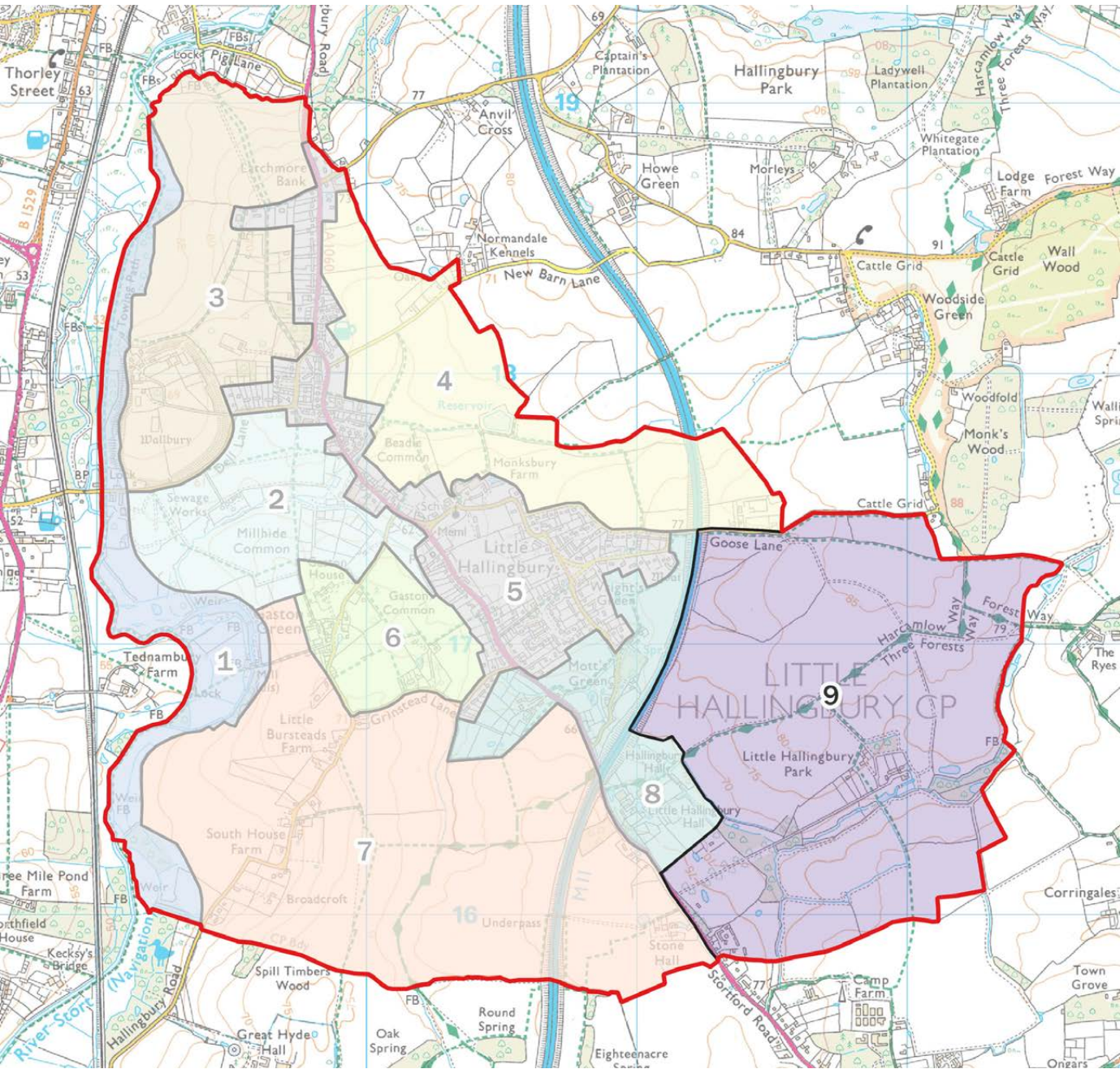


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LPLCA no 9 - Little Hallingbury Park Wooded Tributary Farmland



Summary

The Little Hallingbury Park Wooded Tributary Farmland encompasses the south eastern part of the parish adjoining the M11. The land gradually falls in a south westerly direction towards River Stort with small valley formations where the tributaries are located. It is mostly composed of large-scale arable fields which are often bound by mature trees and ditches, a number of hedgerows have been lost in favour of larger agricultural fields. There is a belt of woodland along the River Stort tributary flowing to the south of development at Little Hallingbury Park. The LPLCA has good public access including the Harcamlow Way and Three Forest Way, which connect to the wider landscape and to Hatfield Forest. There is a small collection of built form at Little Hallingbury Park and on the western edge of Hatfield Heath. Although the busy M11 runs along the western edge of the LPLCA, the tranquillity of the area is maintained due to substantial vegetation on its embankment

Hallingbury Hall



Representative Photograph



Representative Photograph

limiting views of vehicle movements. The M11 has an audible presence in the landscape, tranquillity is reduced when in close proximity to the major transport route.

Published Landscape Character Areas

- National Character Areas (NCA): 86 South Suffolk and North Essex Claylands
- Regional Landscape Character Type: Settled Chalk Valleys; Wooded Plateau Farmlands
- Essex County Landscape Character Assessment Type B – Glacial Till Plateau | Area B1 Central Essex Farmland; Type: C – Cam Valley | Area: C2 – Stort Valley
- Uttlesford District Landscape Character Assessment Type: A - River Valley | Area: A2 - Stort River Valley; Type: B – Farmland Plateau | Area: B7 - Hatfield Forest

Key Landscape Characteristics

- Predominantly arable landscape with some built form at Little Hallingbury Park and at the southern corner of the LPLCA extending from the western edge of Hatfield Heath
- River Stort Tributary is a small valley feature in the LPLCA with a more intimate appearance, enclosed by woodland
- Limited vegetation cover for the remainder of the LPLCA; Hedgerows have been lost, field boundaries are often demarcated by ditches and mature trees
- M11 in the western part of the LPLCA is elevated on a well-vegetated embankment
- Good network of PRow connecting the Little Hallingbury to Hatfield Heath and Hatfield Forest
- Open landscape, sense of enclosure present around the River Stort tributary
- Medium landscape condition; medium tranquillity – due to the audibility and visibility of the M11

Key Visual Characteristics

- Vegetation on M11 embankment screens views of Little Hallingbury Village
- Sense of visual enclosure along the River Stort tributary where PRow crosses the tributary
- Positive contribution to the rural setting of Little Hallingbury, with limited detracting features in the landscape

Landscape Character Sensitivity:
Medium

+

Visual Sensitivity:
High

=

Overall Sensitivity:
High

Key Landscape Planning and Management Issues

- Some small-scale development may be suitable surrounding existing built form. However, countryside and Green Belt policy should apply.

Suggested Landscape Planning Guidelines

- Countryside and Green Belt policies should apply

Suggested Land Management Guidelines

- Maintain and reinforce structure of the rural landscape by enhancing and reinforcing existing hedgerows and replanting where hedgerows have been lost before



Representative Photograph



Representative Photograph