

EB1420B

# HARLOW AND GILSTON GARDEN TOWN

RE1772 Latton Priory Access Strategy

T2 Technical review to T6 Option Appraisal

June 2020

Rummey **environmental**



RE1772 Latton Priory Access Strategy  
 T2 Technical review to T6 Option  
 Appraisal  
 04 June 2020

**Contents**

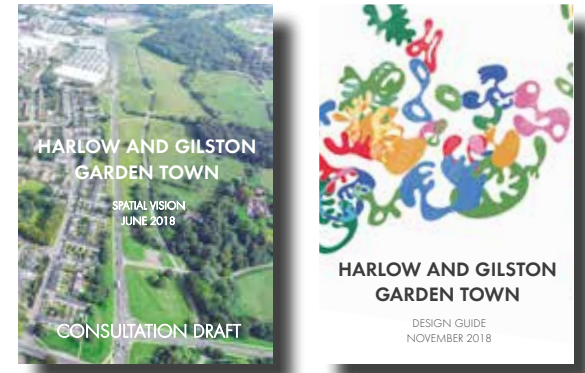
- 1. document review and constraints
- 2. environmental appraisal of options
- 3. summary

| Doc ref. RE1772-D-002 |          |                                |      |
|-----------------------|----------|--------------------------------|------|
| rev                   | date     | description                    | auth |
| D1                    | 07.05.20 | draft                          | DO   |
| D2                    | 08.05.20 | east mitigation plan amend     | DO   |
| 01                    | 28.05.20 | summaries to appraisals added  | DO   |
| 02                    | 06.04.20 | HE/NE review and summary added | DO   |
| 03                    | 25.06.20 | mitigation plan update         | DO   |
|                       |          |                                |      |



# 1. Document Review

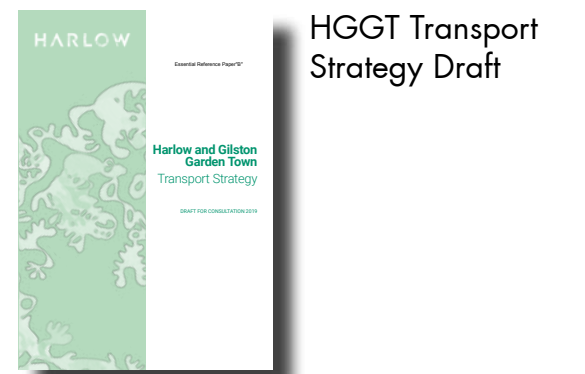
## Harlow Garden Town



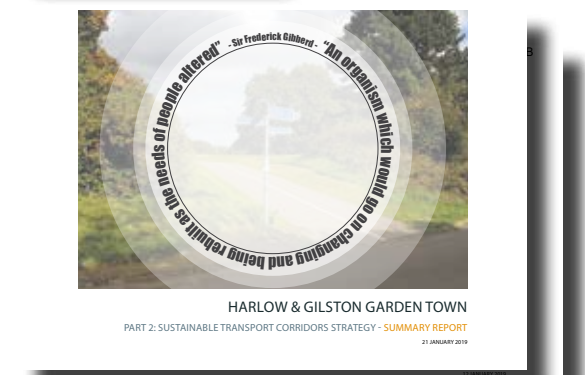
HGGT Vision



HGGT Design Guide and IDP



HGGT Transport Strategy Draft

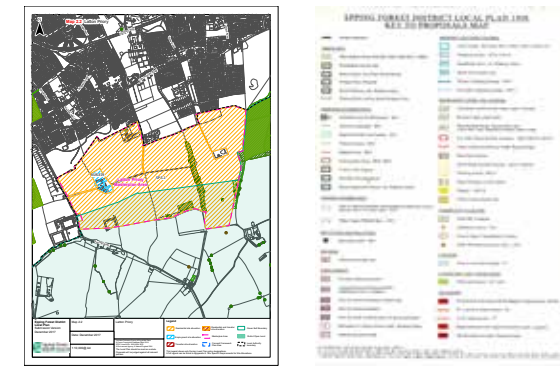


HGGT STC Strategy Summary and Full Report

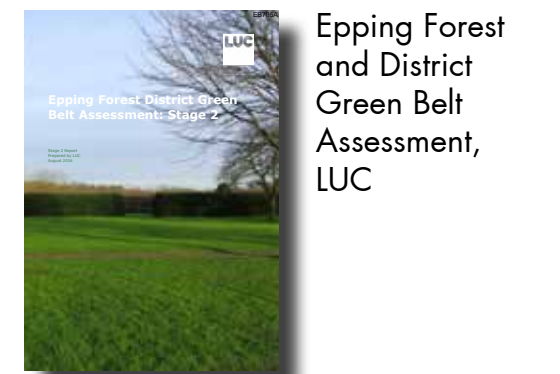
## Epping Forest DC



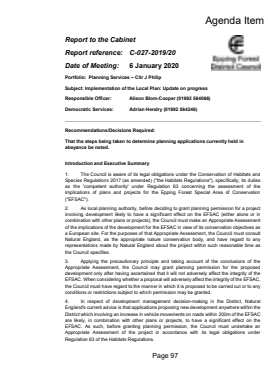
Epping Forest and District Local Plan Submission version



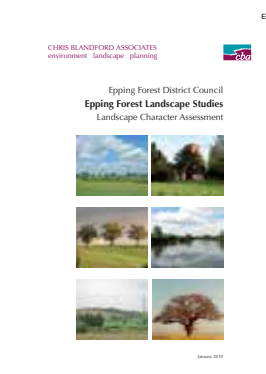
Epping Forest Visitor Survey, Footprint Ecology, 2017



Epping Forest and District Green Belt Assessment, LUC



Epping Forest Special Area of Conservation Planning Appeal



Landscape Character Assessment, CBA 2016

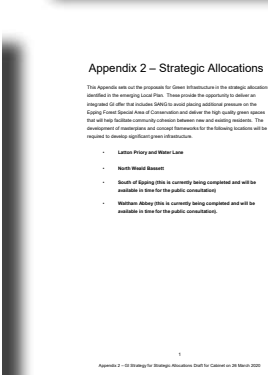
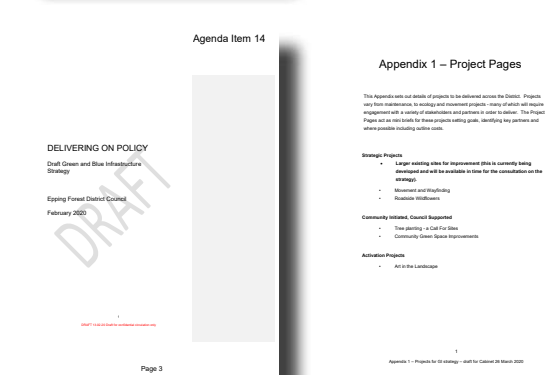
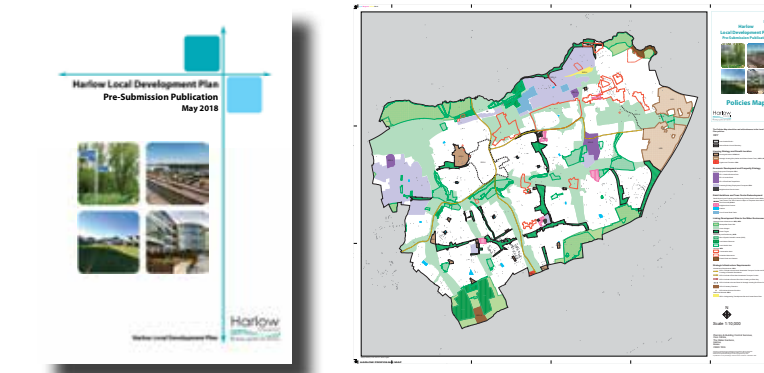


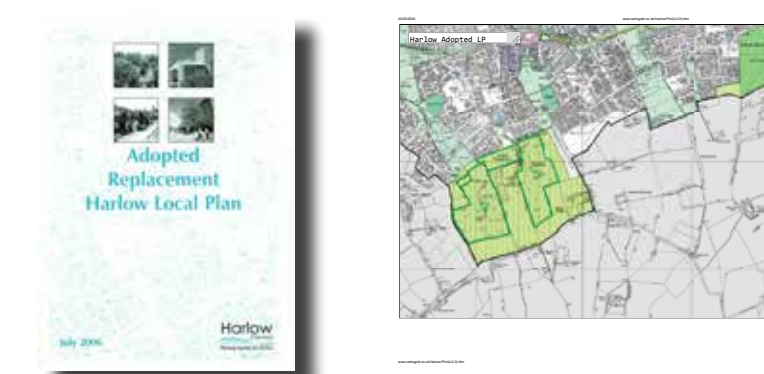
Table with 10 columns: Strategic Allocation, Strategic Allocation Name, Strategic Allocation Description, Strategic Allocation Location, Strategic Allocation Area, Strategic Allocation Size, Strategic Allocation Status, Strategic Allocation Date, Strategic Allocation Author, Strategic Allocation Review Date.

Epping Forest GI Strategy Draft

## Harlow Town Council



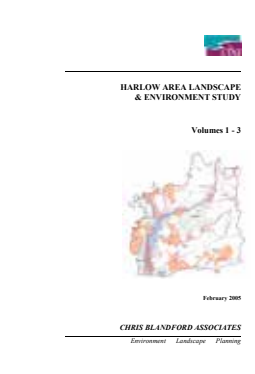
Harlow Local Development Plan Pre-Submission 2018



Harlow Adopted Replacement Local Plan 2006

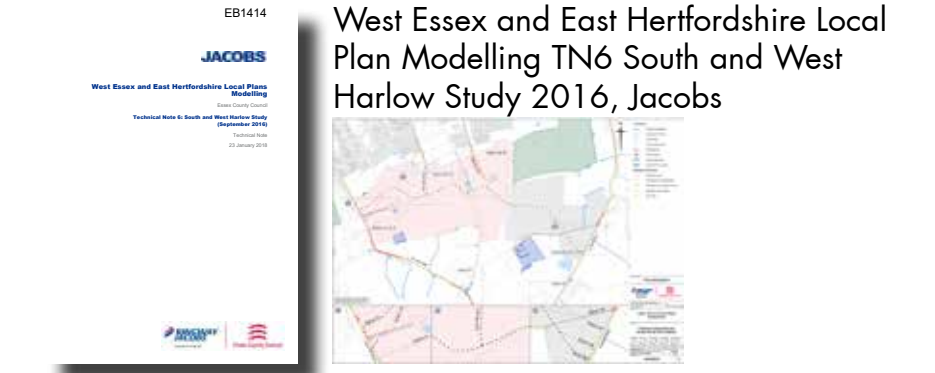


Harlow Design Guide SPD 2011

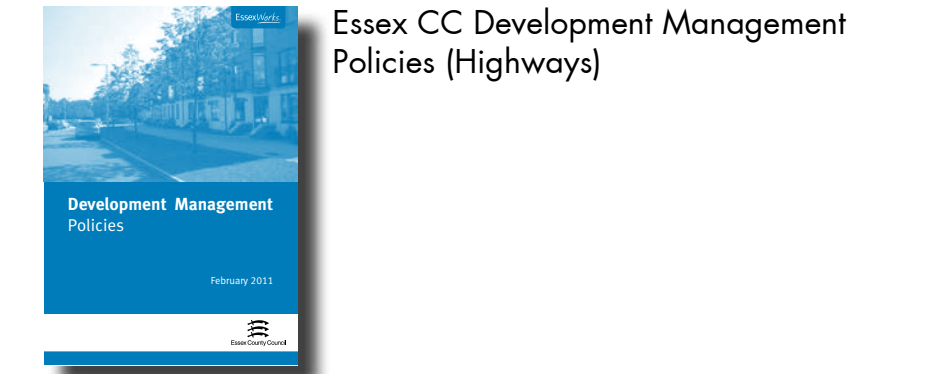


Harlow Landscape & Environment Study, CBA

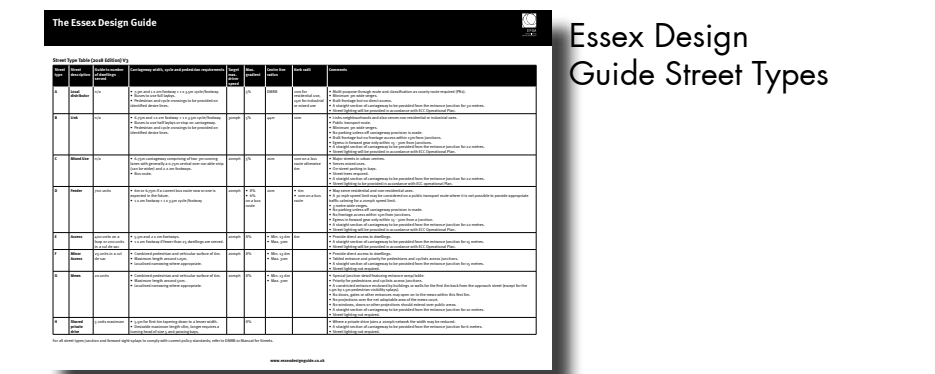
## Essex County Council



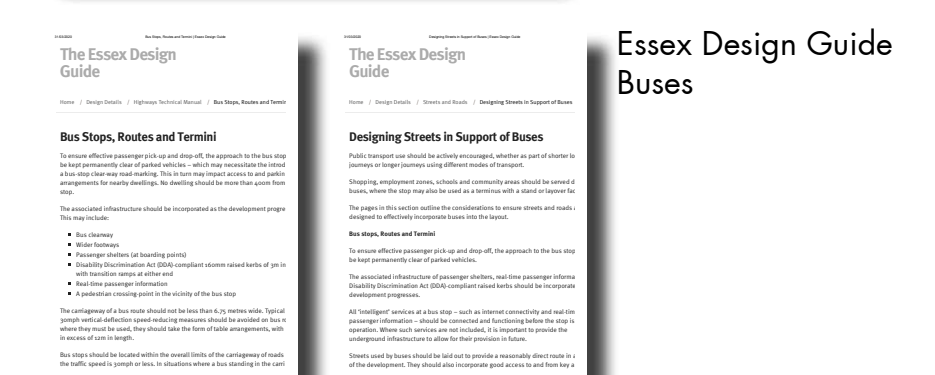
West Essex and East Hertfordshire Local Plan Modelling TN6 South and West Harlow Study 2016, Jacobs



Essex CC Development Management Policies (Highways)



Essex Design Guide Street Types



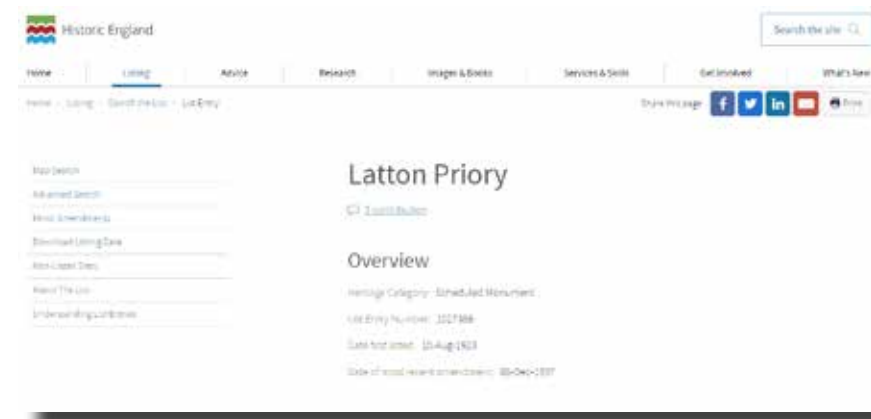
Essex Design Guide Buses



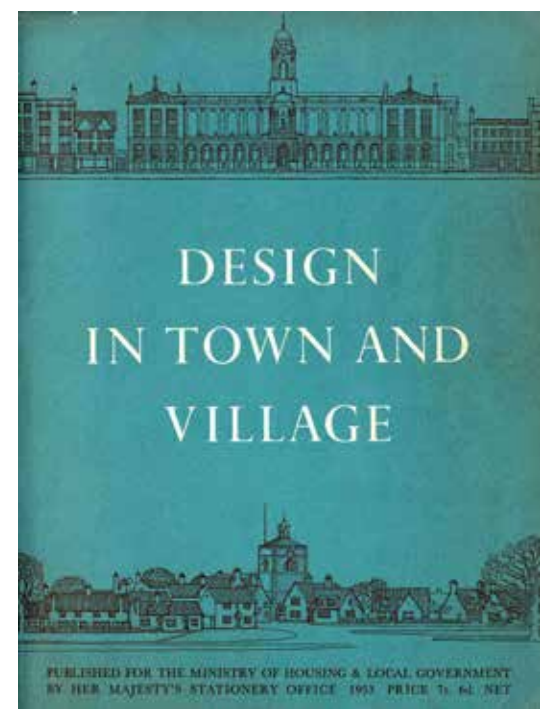
Other



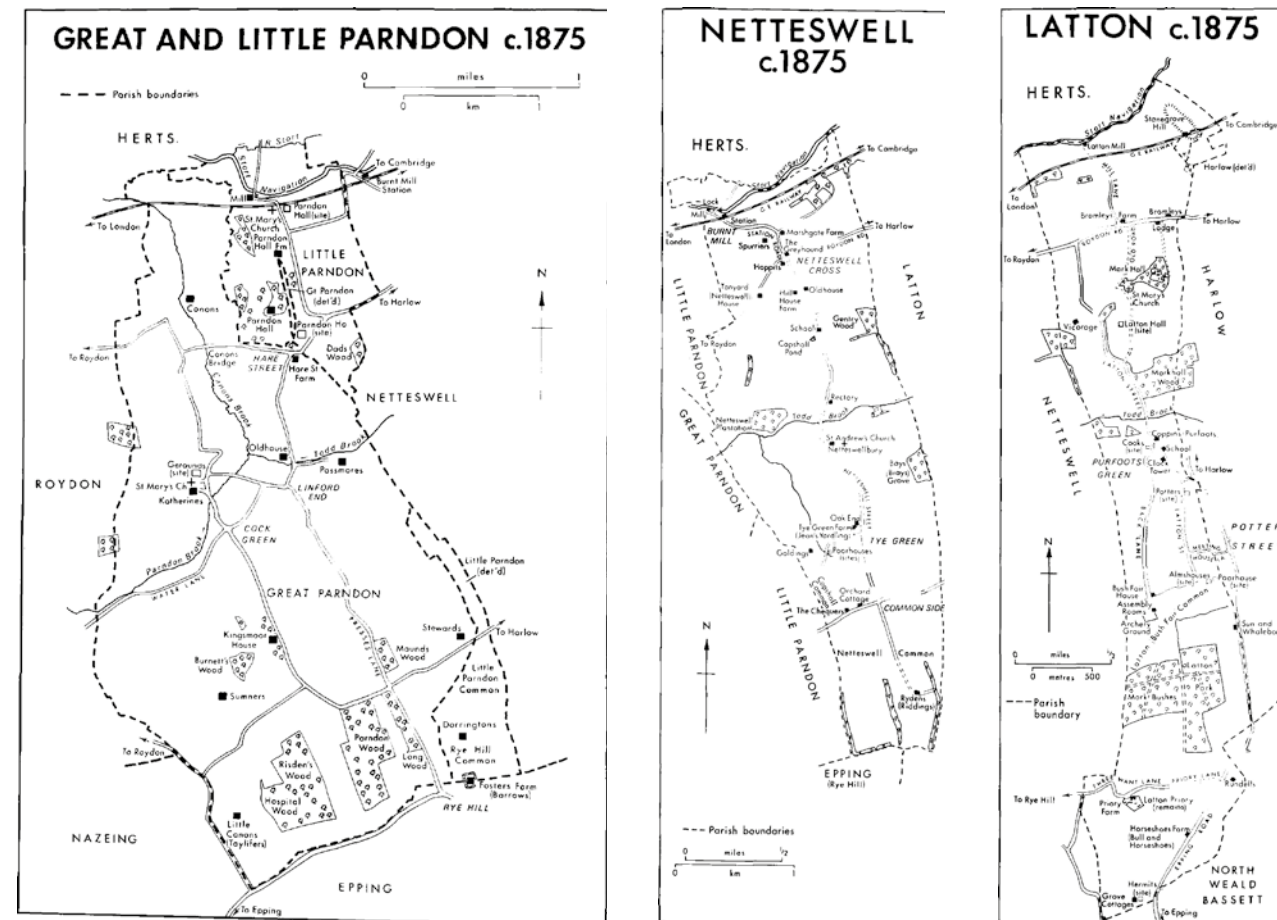
Historic England



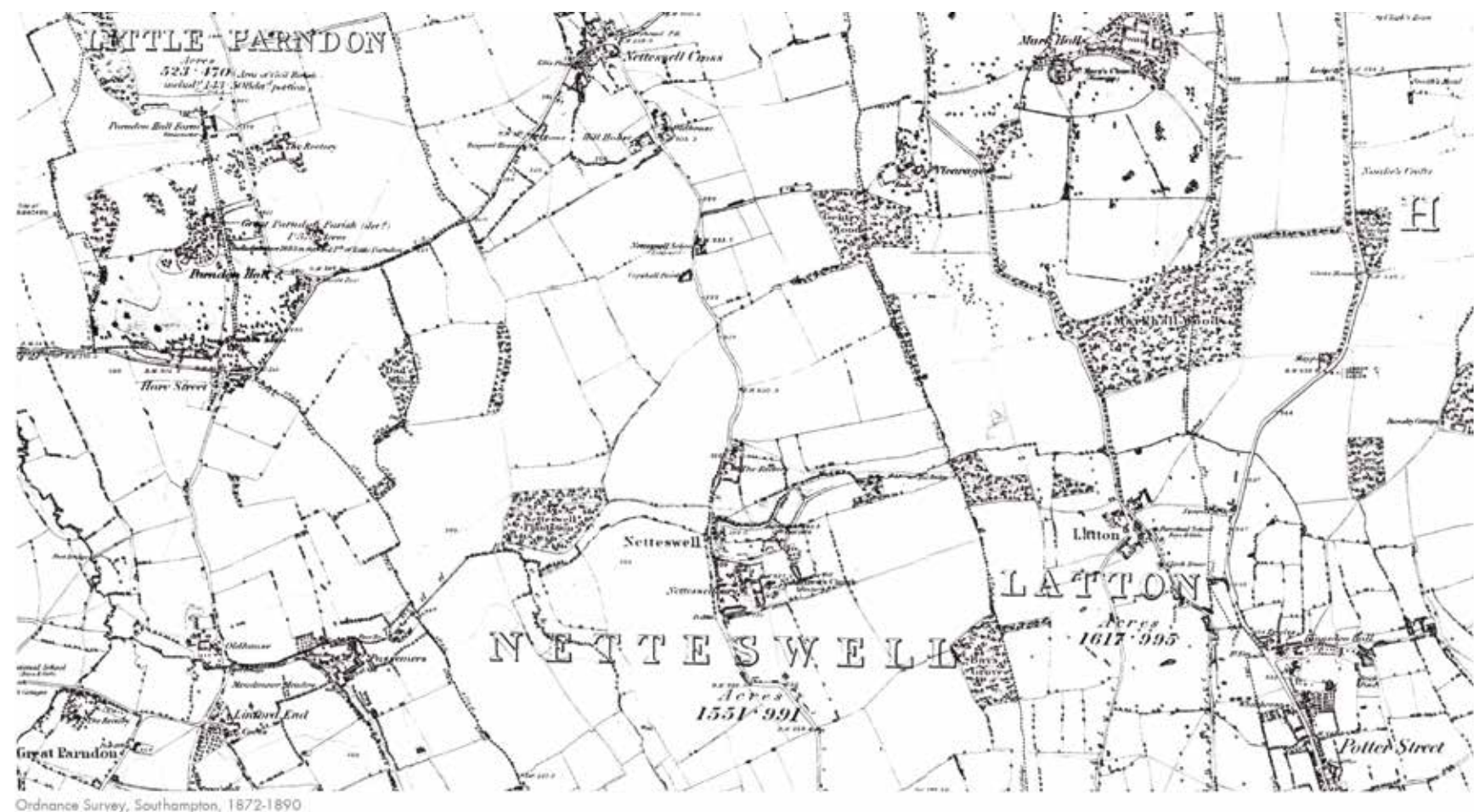
<https://historicengland.org.uk/listing/the-list/list-entry/1017386>



'Design in Town and Village', Ministry of Housing and Local Government 1953



Parish Maps, British History Online, accessed April 2020



Document Review: Landscape, Townscape, Biodiversity, Natural Environment, Heritage

Planning and guidance weight

Weight in planning is set out by the NPPF. Weight will depend on the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved

objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the National Planning Policy Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to them. The following table is ordered by authority with statutory development plans considered first followed by

other guidance documents. Supplementary guides that are adopted as development guidance and Non statutory guides and relevant advice documents to the study are included.

| evidence   | Constraints and opportunities identified  | RE Comment on Potential and issues   |
|--|---|--|
| <b>EPPING FOREST</b>   |   |  |
| <a href="#">Epping Forest Local Plan Submission version 2017</a> | <p>SP 4 Development &amp; Delivery of Garden Communities in the Harlow and Gilston Garden Town (xii) Ensure the provision of integrated and sustainable transport systems for the Harlow and Gilston area that put walking, cycling and public transit networks and connections at the heart of growth in the area...</p> <p>(xiii) Contribute to the delivery of the Sustainable Transport Corridors...</p> <p>(xiv) Create sociable, vibrant, healthy and walkable neighbourhoods with equality of access for all...</p> <p>SP5.1 Garden Communities – Latton Priory: Approximately 1,050 homes 1ha of employment land 0.5ha for up to 5 Traveller pitches, small-scale employment, retail and community uses.</p> <p>(i) At least 1,050 homes up to 2033;</p> <p>(ii) 1 hectare of employment land provided at Dorrington Farm;</p> <p>(iii) 0.5 hectares for up to 5 traveller pitches;</p> <p>(iv) Strategic 'green infrastructure' comprising natural/semi natural open space, walking and cycling routes, flood mitigation and wildlife space and a new Green Belt defensible boundary to the South of the site;</p> <p>(v) Land within the Green Belt and Masterplan area must be retained for public open space or for appropriate uses in the Green Belt;</p> <p>(vi) design which responds to the adjacent ancient woodland and the Scheduled Monument;</p> <p>(vii) A local centre;</p> <p>(viii) 2FE primary school;</p> <p>(ix) At least 10ha of land to accommodate a secondary school</p> <p>(x) Early Years Facilities;</p> <p>(xi) community and health facilities;</p> <p>(xii) Highway and transport improvements including to the north-south sustainable transport corridor, works to Southern Way and Second Avenue corridor, and upgrades to J7 of the M11;</p> <p>(xiii) Satisfactory water supply and waste water network infrastructure for occupants; and</p> <p>(xiv) Bus services and direct pedestrian and cycle links between housing and the facilities that serve them.</p> | <p>1050 homes in policy whereas developer seeking 1500. Asking developer to do STC and J7 upgrade.</p> |



| evidence  | Constraints and opportunities identified  | RE Comment on Potential and issues                             |
|---|---|--|
| <a href="#">Epping Forest Combined policies Adopted District Local Plan (1998) and adopted Alterations (2006)</a> | Marks Bushes/Rundells Grove/Latton Park woods and Harlow Wood - all CWS.<br>Woodland around Little Marles Farm/ Severs Green (south of Parndon Wood Nature Reserve) – designated HC5 Epping Forest and CWS<br>HC1 Scheduled Monuments apply to Latton Priory and Moat south of Donnington Fm  |  |
| <a href="#">Epping Forest Special Area of Conservation Planning Appeal</a>  | EFDC currently cannot lawfully grant planning permission for new development that would result in a net increase in vehicle movements through the EFSAC. Ongoing liaison on HRA with Natural England.   | Impact of air quality from increased traffic on SAC habitats   |
| <a href="#">Epping Forest SAC</a>   | The 2019 HRA assessment identified two environmental impact pathways from the development proposed in the LPSV, namely:<br>(i) atmospheric pollution from vehicle emissions and<br>(ii) physical disturbance caused by increased recreational and urbanization.   |  |
| <a href="#">Epping Forest Visitor Survey, Footprint Ecology, 2017</a>   | The purpose of the study was to identify where visitors originate from in order to understand where new development may result in an increase in use to the SAC; understand the activities taking place in different parts of the SAC and the relative draw of the Forest for people undertaking particular activities; inform mitigation measures, i.e. to gather information on what measures might be effective in changing behaviour, influencing where people go and what they do.<br><br>In terms of catchment the study identified that more than 50% of visitors come from within 3km of the site, whilst beyond 6km the number of visitors is very low. 77% arrived by car and 49% were there for dog walking. | Latton Priory site lies at approx. 6km from Epping Forest SAC. |

| evidence   | Constraints and opportunities identified  | RE Comment on Potential and issues  |
|--|---|---|
| <a href="#">Green Infrastructure Draft Strategy 2020</a> | <ul style="list-style-type: none"> <li>Latton Priory site lies within 6km of Epping Forest SAC- mitigation needed for potential increased recreational pressure (through SANG) and effects of air quality on integrity of SAC</li> <li>issues with existing PRoW and cycle route networks including poor cycling provision in District</li> <li>One of objectives of GI is to create network of traffic free paths to connect town and country and link sustainable transport network</li> <li>create a more varied and ecologically connected countryside</li> <li>Need for more parks and good access to them</li> <li>importance of biodiverse roadside verges for ecological networks and rural character</li> <li>SANG proposed as part of Latton Priory MP</li> <li>strategic allocations present opportunities for integrated GI</li> <li>analysis of existing movement including urban connections, transport links and footways, cycleways and bridleways important</li> </ul>   | <ul style="list-style-type: none"> <li>SANG to be well connected by sustainable transport links to Harlow and new urban area at Latton Priory, interconnected to cycle routes, bridleway and footpath network and countryside links</li> <li>Parks need to have good access by foot and cycle routes</li> <li>Potential for well-integrated GI in Latton Priory allocation</li> </ul> |
| <a href="#">App 1 - Projects</a>                         |   |   |
| <a href="#">App 2 - Strategic Allocations-SANGS</a>      | <ul style="list-style-type: none"> <li>an avoidance and mitigation strategy, illustrated by a Landscape Framework, will be prepared by joint working between all land promoters, developers and landowners involved in the development of the site and the provision of SANG</li> <li>include a combination of proposals for spaces; paths; habitat and 3 Appendix 2 – GI Strategy for Strategic Allocations Draft for Cabinet on 26 March 2020 biodiversity improvement and complementary advantages that would attract leisure uses which would otherwise impact upon the Epping Forest.</li> <li>Aimed at dog walkers and walkers</li> <li>Green Infrastructure Plan for Harlow identifies the landscape to the south and west of Harlow, within which the Latton Priory and Water Lane sites are located, as “a ‘heritage landscape’ which reflect key historic themes that are characteristic/distinctive of the Harlow Area”.</li> <li>significant blocks of ancient woodland that stretch from Copy Wood to Harlow Park Woods</li> </ul> |   |
| <a href="#">Delivery Schedule</a>                        |   | not reviewed  |



| evidence  | Constraints and opportunities identified  | RE Comment on Potential and issues  |
|---|---|---|
| <a href="#">Landscape Character Assessment CBA January 2010</a> | <p>The site is located on the northern slopes of a distinct ridgeline which is important to the setting and enclosure of Harlow, which lies in a basin.</p> <p>Land south of Harlow lies within NCA 86 South Suffolk &amp; North Essex Claylands close to boundary with NCA111 North Thames Basin. District LCA is Farmed Ridge LCT LCAE1 Jacks Hatch to Church Langley.</p> <p>LCA has Moderate-High sensitivity. Key features of LCA are remaining hedgerows, veteran trees and historic pattern where this remains. Visual sensitivity of ridge and skyline.</p> <p>Planning guidelines include: conserving the rural character; conserving landscape setting of Harlow and ensuring development does not encroach on to ridge; consider visual impact of tall development; development to respect historic pattern and characteristic open views across gently undulating farmland to be maintained</p> <p>Adjacent LCA to south is C9 Epping Green. Raised arable farmland plateau, open due to hedgerow loss. Overlooks surrounding areas. Patchwork of arable fields and linear tree belts. Isolated farmsteads scattered through area, interconnected network of public footpaths. Strong sense of tranquillity except in east adjacent to M11 corridor. Moderate sensitivity.</p> <ul style="list-style-type: none"> <li>Identifies adjoining Mark Bushes area as 'Priority Areas for New Urban Edge Landscapes of Distinction' – and area for new 'landscapes of distinction', a key theme for improving the image of the Harlow Area.</li> </ul> | <p>LCA E1 Jacks Hatch to Church Langley</p> <ul style="list-style-type: none"> <li>Ridge is important backdrop and setting to Harlow.</li> <li>Ridge line is visually sensitive to development especially if breaks skyline</li> <li>Historic field pattern varies - closer to Harlow some field amalgamation but some areas of pre-18th century field pattern remain south of Rye Common</li> <li>Key features are hedgerows, veteran trees and landscape pattern. Loss needs to be minimised.</li> <li>Reinstatement of lost features including woodland and hedgerows would benefit landscape character, whilst maintaining open views</li> </ul> <p>LCA C9 lies to south and may be relevant to access options</p> <ul style="list-style-type: none"> <li>LCA is visually sensitive farmland plateau - open</li> <li>Network of hedgerows and linear tree belts important to enclosure</li> <li>Footpath network is well connected- needs to be maintained</li> <li>Loss of tranquillity near M11 corridor</li> </ul> |
| <a href="#">Green Belt Study, LUC, 2016</a>                     | <p>The Green Belt Assessment assessed that the GB parcels south of Harlow at Latton priory (GB Area DSR-073) perform Strongly or Relatively Strongly for Purpose 1 and Moderate to Relatively Strong for Purpose 3. These GB areas are assessed as making No Contribution to Purposes 2 and 4. It is assessed that the potential harm to the GB is High to Very High</p>  | <p>Infrastructure is permitted development within Green Belt and the designation does not imply landscape quality. However access options need to take account of GB purposes such as countryside encroachment (Purpose 3).</p> <p>The land south of Harlow (GB Parcel 073.5) performs as follows for the relevant Green Belt purposes:</p> <p>Purpose 1 – to check the unrestricted sprawl of built up areas – Relatively Weak</p> <p>Purpose 2 – to prevent neighbouring towns merging – Relatively Strong</p> <p>Purpose 3 – assisting in safeguarding the countryside from encroachment – Strong</p> <p>Purpose 4- preserving the setting of historic towns – Weak</p>  |

| evidence   | Constraints and opportunities identified   | RE Comment on Potential and issues                              |
|--|--|---|
| <a href="#">Settlement Edge Landscape Sensitivity Study, CBA 2010</a>      | <p>This study does not cover the Latton Priory site area- the closest area studied is to the west on the Epping Green fringes</p>          |   |
| <a href="#">Mark Bushes Complex and Harlow Common Local Wildlife Sites</a> | <p>Mark Bushes is area of Ancient Woodland and part of Parndon Woods Living Landscape initiative – see also <a href="#">LWS review</a></p> | <p>Buffer to Ancient Woodland.<br/>Connectivity of Habitats</p> |



| evidence  | Constraints and opportunities identified  | RE Comment on Potential and issues |
|---|---|------------------------------------|
| <a href="#">HARLOW LOCAL PLAN 2006</a>  |   |                                    |
| <a href="#">Harlow Local Plan - Adopted Replacement Local Plan 2006</a>                                     |   |                                    |
| <a href="#">Harlow Pre-Submission LDP - 2018</a><br><a href="#">including Main Modifications March 2020</a> | <p>Emerging plan</p> <p>HGT1 &amp; MM1 -Development and Delivery of Garden Town- South of Harlow (Latton Priory) – delivering approximately 1,050 dwellings over the Local Plan period (within Epping Forest District);</p> <ul style="list-style-type: none"> <li>Strategic Master Plan must be developed in general conformity with the Harlow and Gilston Garden Town Vision and Design Guide and have regard to the original guiding principles established by Sir Fredrick Gibberd’s Master Plan for Harlow</li> <li>Create distinctive environments which relate to the surrounding area , take full account of topography and landform, protect or enhance natural and historic landscapes, systems and wider historic environment, Green infrastructure and biodiversity. The layout should respond to and extend where possible the existing network of Green Wedges and Green Fingers in the District.</li> <li>Strategic Objective 13 - Reduce the need to travel by vehicle by ensuring new development is sustainably located or accessible by sustainable modes of transport which reduces single-occupancy car use.</li> <li>Includes statement on provision of North-south Sustainable Transport Corridor from the Gilston area to the north of the Garden Town to Latton Priory to the south.</li> </ul> <p>Policy HG3 &amp; MM4 note that development must provide sustainable development that reflect the overarching principles of the Harlow and Gilston Garden Town Vision and Design Guide including Green Wedges and Green Fingers, incorporating public natural/semi-natural open space within the development that link with the existing network of Green Wedges and Green Fingers;</p> <ul style="list-style-type: none"> <li>Provide footpaths, cycleways and bridleways within the development and link them into the existing Harlow network and adjacent networks within the Epping Forest District.</li> </ul> <p>Policy E3a (MM10) notes that latest Visitor Surveys show that 75% of visitors to Epping Forest come from within 6.2km of the Forest.</p> <p>Policy PL3a (MM15) notes that local transport infrastructure which requires a Green Belt location is not inappropriate development in the Green Belt.</p> |                                    |
| <a href="#">Harlow Design Guide - SPD 2011</a>  | <p>Principle DG19: Rural-Urban Interface Development adjacent to the Green Belt should be responsive to its landscape</p> <p>Principle DG20: Green Wedges Development should maintain the strategic landscape structure of Green Wedges which provide strategic open space for the town.</p>  |                                    |

| evidence   | Constraints and opportunities identified   | RE Comment on Potential and issues  |
|--|--|---|
| <a href="#">LWS review, HTC, Essex Ecology Services 2011</a>         | <p>Harlow Woods SSSI to the west is part of a Living Landscape initiative which encompasses the southern edge of Harlow and includes Latton Common and the replanted ancient woodland at Mark Bushes.</p> <p>Priority habitats include hedgerows, woodland including ancient woodland and treebelts and lowland meadows</p>  | <p>Implications include providing suitable buffers to ancient woodland, and avoiding impacts on priority habitats such as hedgerows and linear and other woodland features as well as habitat fragmentation</p>   |
| <a href="#">Harlow Area Landscape and Environment Study CBA 2005</a> | <p>Land south of Harlow lies in LCA20A Jacks Hatch to Church Langley Ridge characterised by large woodland blocks, common land, scattered farmsteads and sloping topography culminating in the ridge. Summarised as:</p> <ul style="list-style-type: none"> <li>Landform – gentle ridge</li> <li>Landscape pattern – mixed but generally moderate to large scale</li> <li>Character of skyline – open</li> <li>Intervisibility – visible from local areas. Key aspect of the setting for LCAs 18 (Harlow Major Urban Area) and 21 (North Weald Ridges and Valleys)</li> <li>Rare landscape features – dense concentration of historic and nature conservation assets</li> <li>Settlement pattern/communication routes – limited settlement</li> <li>Sense of enclosure – open</li> <li>Sense of tranquillity/remoteness – limited</li> <li>Historic landscape time/depth and stability – generally good but limited in places</li> </ul> <p>High sensitivity of landscape to large scale development. Moderate sensitivity to small scale development.</p> <p>Figures 4.1- 4.4 helpful for context.</p> <p>To the south is LCA 25 Epping Ridges and Valleys which is part of County LCA Lea Valley.</p> <p>Landform – undulating plateau sloping south with ridge to north providing important skyline.</p> <p>Medium to large irregular prairie arable fields, with some areas of irregular historic fields. Small-scale dispersed settlements, isolated post medieval farmsteads. It includes remains of Latton Priory and moated sites. Generally an open landscape, with limited enclosure. Narrow winding lanes. Moderate tranquillity/sense of remoteness in some areas.</p> <p>To the south-east is LCA 26 Thornwood Common Ridges and Valleys. Sloping landform with medium to large scale subregular landscape pattern. Rising slopes to ridges to west and intervisibility on west edge to neighbouring areas. Limited nature conservation and historic features. Generally open landscape, M11 is major detractors and the time depth is mixed.</p> | <p>The LCA20A area, where development proposed has following constraints:</p> <ul style="list-style-type: none"> <li>The broad ridgeline is important to the setting of Harlow and separation from countryside to the south.</li> <li>The historic landscape is more intact and sensitive south of Rye Hill Common and Latton Priory Farm.</li> <li>There are key views identified from the ridge back to Harlow - shown in Figure 4.2</li> <li>The interlinked path network and Stort Valley Way are important features for countryside access.</li> </ul> <p>The adjacent LCAs lie south of the ridge where access options being considered are in landscapes with limited enclosure. LCA25 includes Latton Priory and has narrow winding lanes.</p> <p>LCA26 has a more sloping landform, large fields, limited historic or nature conservation features and tranquillity already be affected by M11 road corridor.</p> <p>Sensitivity only assessed for development, both large scale and small but not infrastructure. All are assessed as having high sensitivity to large scale development but LCA20A and LCA25 have Moderate sensitivity to small scale development. LCA26 has Low sensitivity to small scale development.</p> |



| evidence  | Constraints and opportunities identified  | RE Comment on Potential and issues |
|---|---|------------------------------------|
| <a href="#">GI Plan for Harlow Volume 1 : The Green Infrastructure Network CBA 2005</a> | <ul style="list-style-type: none"> <li>access networks to countryside and public open space are key components of GI</li> <li>Importance in a strong landscape framework to ensure urban form and building design is shaped by and responds to character of countryside</li> <li>opportunities to increase high quality connections from 'doorstep to countryside'</li> <li>transport corridors to incorporate functional environmental infrastructure including water management and increased urban and rural biodiversity</li> <li>connected network of footpaths, cycleways and bridleways that is safe and attractive, access to views and landmarks, alternative and safe routes to work, schools, sports facilities, retail areas, nature reserves, parks and other destinations</li> <li>Key GI assets in southern fringes such as commons, surviving pre 18th century fields and 18th and 19th century fields. Ridge landform and visually significant slopes which also forms distinctive skyline to Harlow Areas of Ancient Woodland and County Wildlife Sites, interconnecting recreational routes and footpath networks</li> <li>conserve and enhance woodlands and commons on ridge, use footpath network as focus for additional woodland, improve connections of footpaths with green wedges of Harlow, replanting hedgerows and trees on historic field boundaries, protect ancient monuments and listed buildings and their settings, avoid sense of urbanisation within countryside gap between Harlow and Epping, safeguard commons and woodland. Potential for severance and amenity effects on key recreational routes</li> <li>Greenways to be developed to provide largely car-free strategic network including South Harlow to Rye Hill based partly on PRoW but also new sections to fill gaps</li> <li>new urban edge landscape of distinction to create improved image and sense of place at key strategic gateways including South-east Harlow/M11 approach.</li> <li>This report also gives guidance on landscape treatments of footpaths, rural roads and lanes etc</li> </ul> |                                    |
| <a href="#">GI Plan for Harlow Maps Pt 2 CBA 2005</a>                                   |   |                                    |

| evidence   | Constraints and opportunities identified   | RE Comment on Potential and issues   |
|--|--|--|
| <a href="#">Green Wedge Review HTC 2014</a>                                    | <p>Green Wedge 12 Toddbrook scores overall 2.38 out of 3.</p> <ul style="list-style-type: none"> <li>One of the main parts of the Green Wedge network, running south-eastwards from the centre of the district to its southern boundary</li> <li>Split into two parts; main part and small separate part to south-east</li> <li>Residential areas to north, west and east; town centre to north; open countryside to south</li> </ul> <p>Average width 305m</p> <p>Varied landscape and form – helped by brook crossing it</p> | <p>Performs lowest on recreational (1.88) and perceptual (2.14) characteristics. Recreational use (9%) and 44% is other grassland. 14% woodland. Suffers from floodlighting and other urbanising influences but width and landscape robustness sufficient to encompass change.</p> |
| <a href="#">Green Wedge Review Appendices (see Toddbrook Area 12) HTC 2014</a> | <p>see above</p>   |  |



| evidence                                   | Constraints and opportunities identified  | RE Comment on Potential and issues |
|--|---|------------------------------------|
| <a href="#">Green Belt Review HTC 2016</a> | <p>Green Belt Purpose Scores</p> <p>Parndon Wood (area 6) – total score 5 out of 8</p> <p>1: Check the unrestricted sprawl of large built-up areas - 2</p> <p>2: Prevent neighbouring towns from merging - 0</p> <p>3: Assist in safeguarding the countryside from encroachment - 2</p> <p>4: Preserve the setting and special character of historic towns - 1</p> <p>Final verdict -<br/>being retained, but small part being removed from Green Belt and redesignated as Green Wedge to increase boundary strength</p> <p>Latton Bush common (area 7) – total score 4 out of 8</p> <p>1: Check the unrestricted sprawl of large built-up areas - 1</p> <p>2: Prevent neighbouring towns from merging - 0</p> <p>3: Assist in safeguarding the countryside from encroachment - 2</p> <p>4: Preserve the setting and special character of historic towns - 1</p> <p>Sub-area review - Contributions provide sufficiently strong evidence that sub-area is functioning as Green Belt</p> <p>Final Verdict - Remove small area which cuts across gardens in order to increase boundary strength</p> |                                    |

| evidence                                       | Constraints and opportunities identified  | RE Comment on Potential and issues   |
|--|---|--|
| <a href="#">HARLOW AND GILSTON GARDEN TOWN</a> |   |  |
| Gibberd's masterplan (1947)                    | <p>Harlow's Green Wedges were a major feature of Sir Frederick Gibberd's design for bringing the countryside into the town</p> <p>Local centres ('Hatches' – Gibberd used the local Hertfordshire term) based around shop and primary school. Also used towers as focal points.</p>   | towers as focal points and broken terraces to form a part of street edges? |
| <a href="#">Vision 2018</a>                    | <p>GT of enterprise, health and sculpture at the heart of the UK Innovation Corridor</p> <p>LANDSCAPE &amp; GREEN INFRASTRUCTURE</p> <p>A. Enhancing the Green Belt and expanding the Green Wedge network</p> <p>B. Landscape-led masterplanning: responding to natural character and function</p> <p>C. Designing in biodiversity, climate resilience and food security</p> <p>D. Making best use of technology in energy generation and conservation</p> <p>SUSTAINABLE MOVEMENT</p> <p>A. Revitalising the walking and cycling network</p> <p>B. The value of place: changing the character of roads to streets</p> <p>C. Integrated transport: a viable and preferred alternative to cars to achieve a modal shift</p> <p>D. Anticipating change and future proofing infrastructure</p> <p>ECONOMY AND REGENERATION</p> <p>A. The heart of the UK Innovation Corridor</p> <p>B. The right work spaces, homes and community facilities</p> <p>C. A diverse employment base and skilled labour supply</p> <p>D. A vibrant and resilient Town Centre for all the Garden Town</p> |  |



Gibberd's housing examples, Design in Town and Village, Thomas Sharp/Ministry of Housing and Local Government, 1953



FIG. 34 The Lawn, Harlow.

Frederick Gibberd, Archt.

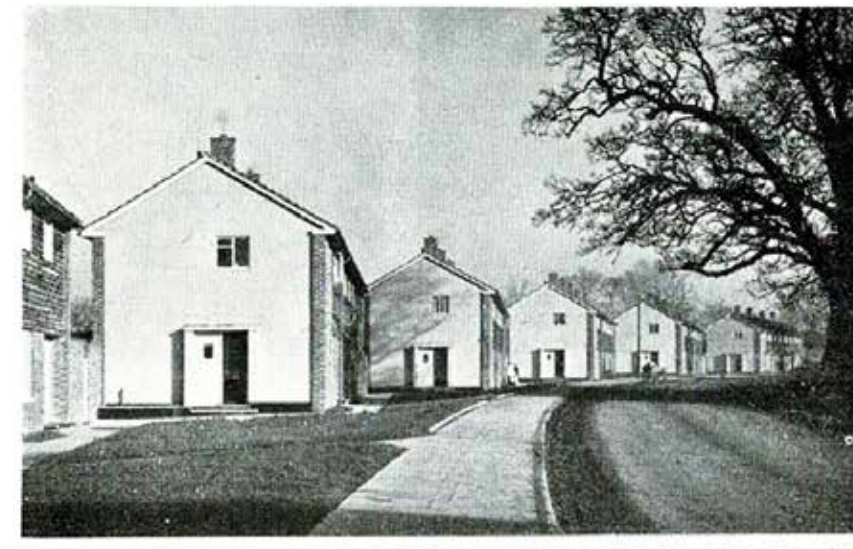
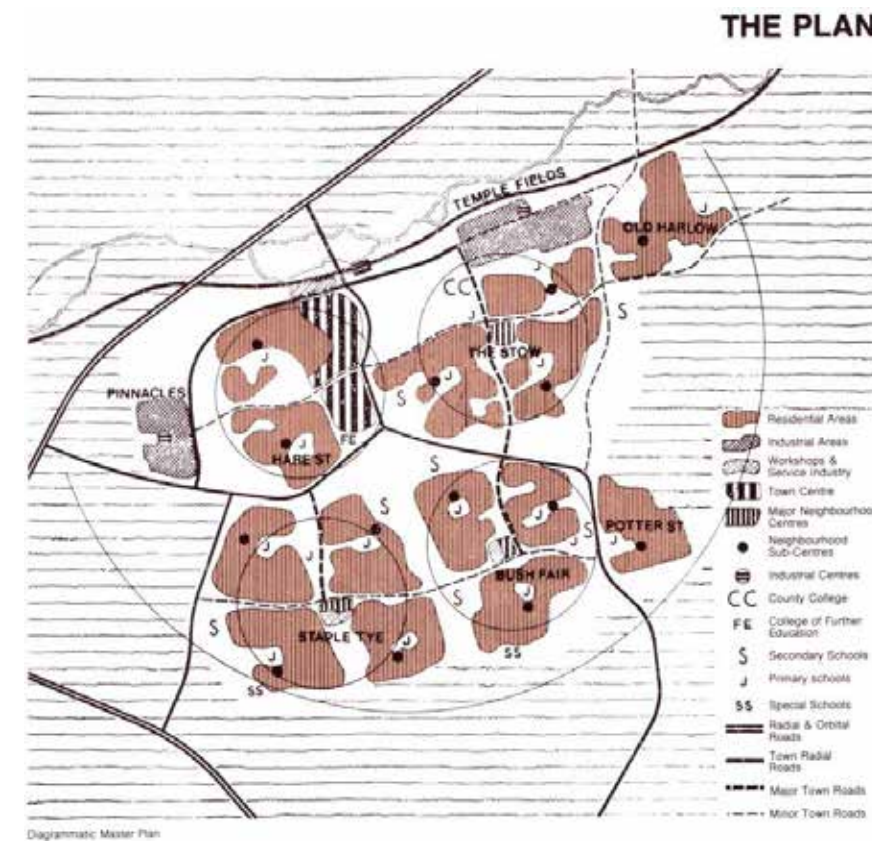


FIG. 51 Harlow.

Frederick Gibberd, Archt.



1952 Masterplan

A key design feature was higher-density housing, with the majority of the town's open space provided within 'green wedges'.

Intended population: 60,000, revised to 80,000 (in the second masterplan, approved in 1952). Population at designation: 4,500.

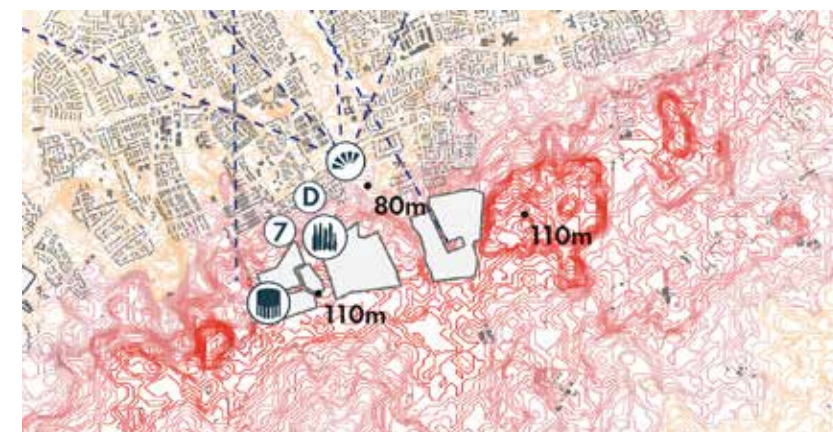
| evidence          | Constraints and opportunities identified  | RE Comment on Potential and issues   |
|-------------------|---|--|
| Design Guide 2018 | <p>PAGE 14-15: LATTON BUSH (SIC)/ PRIORY</p> <ul style="list-style-type: none"> <li>Identifies Latton Bush as 2.5 storey average, 11 to 5m street widths, densities are c. 32 dph</li> <li>"on high ground and very visible from central Harlow – it sits atop Rye Hill, the area Gibberd identified as cradling the original New Town settlement. A row of Poplar trees and the water tower are both visible on the ridgeline."</li> <li>The ridgeline is also visible from Epping to the south.</li> <li>Street orientation should avoid east-west connections that would create a 'wall' of rooflines on the horizon. Terraces in any direction should also be avoided. Any linear streets should be considered carefully and tested thoroughly for their visual impact.</li> <li>Photo caption: Character overview: No tree planting on street, parking on pavement and bays, dwelling-shared garden-pavement road</li> </ul> <p>PAGE 18-19: GREEN INFRASTRUCTURE</p> <ul style="list-style-type: none"> <li>Shows woodland along ridgeline</li> </ul> <p>Sustainable Movement</p> <ul style="list-style-type: none"> <li>Revitalising the walking and cycling network</li> <li>The value of place: changing the character of roads to streets</li> <li>Integrated transport: a viable and preferred alternative to cars to achieve a modal shift of 50% of all journeys in the Garden Town to be by sustainable transport, and 60% in new neighbourhoods and villages</li> <li>Anticipating change and future proofing infrastructure</li> </ul> | <p>Sensitivity of ridge and of using vegetation to contain rooflines below it.</p> <p>Connection of cycle and walking routes to take lead and then bus as hub in centre</p> <p>Contrary statements on avoiding east-west link whilst also being well connected to Rye Hill Road and London Road</p> <p>Scale of access should be local streets not large fast link roads.</p> <p>Collaboration with Historic England mentioned – what setting parameters for monuments (moat/priory) have been suggested in any consultations?</p> <p>Stewards/ Latton Bush neighbourhoods and hatches</p> |
| Design Guide 2018 | <p>P34-37 Site specific: LATTON PRIORY</p> <ul style="list-style-type: none"> <li>The rapid transit system will extend to the Latton Priory neighbourhood,</li> <li>potential for onward connections to Epping, to the south.</li> <li>Access may be provided from Rye Hill Road, to the west, and from the neighbourhoods to the north.</li> <li>Vehicle access from Latton Priory to Epping could be via a new road connection to London Road, preserving the narrow and rural character of Rye Hill Road that would make a positive cycle link.</li> </ul>   |  |



| evidence                          | Constraints and opportunities identified  | RE Comment on Potential and issues |
|-----------------------------------|---|------------------------------------|
| <a href="#">Design Guide 2018</a> | <p>Placemaking and design</p> <ul style="list-style-type: none"> <li>In collaboration with Historic England, a substantial distance should be established between any new development and the Latton Priory</li> <li>Views to the farm should be retained/ framed where possible.</li> <li>Development should be set back from the Rye Hill ridgeline. A survey of the ground levels is required to assess the extent to which buildings should be set back. The roofline of homes should not extend above the level of the horizon.</li> <li>Buildings should be two-storeys to limit the height of the roofline</li> <li>...carefully consider the aspect/ orientation of buildings and streets, and avoid creating a 'wall of development' in an east-west direction which could be visually prominent from Harlow and/or Epping.</li> <li>Sufficient space should be given to the existing farmstead and residence within the masterplan area, particularly in regard to the creation of employment space</li> <li>density of homes can increase close to local centres and community facilities (40 dph), and should decrease at northern edge (25 dph) to create a sensitive relationship with views to and from Rye Hill horizon.</li> </ul> |                                    |

| evidence                          | Constraints and opportunities identified   | RE Comment on Potential and issues |
|-----------------------------------|--|------------------------------------|
| <a href="#">Design Guide 2018</a> | <p>Landscape and green infrastructure</p> <ul style="list-style-type: none"> <li>Existing trees should be retained and new tree planting established, to provide a natural horizon.</li> <li>Views to the existing Poplar trees from the Water Gardens in the town centre should be retained.</li> <li>This line should be taken as a lead for further tree planting along the same elevation line.</li> <li>More irregular tree planting will also be an important feature, for breaking up the roofline of new development.</li> <li>Existing Public Rights of Way should be upgraded and considered in masterplan designs. New footpaths should be provided, such as between the development and the ridgeline. A maintenance programme should be established for these.</li> </ul>   |                                    |
| <a href="#">Design Guide 2018</a> | <p>Sustainable movement</p> <ul style="list-style-type: none"> <li>The neighbourhood should be well connected for cyclists, pedestrians and cars with Rye Hill Road and London Road.</li> <li>The community should integrate with existing neighbourhoods at Staple Tye and Latton Bush. Extending Fern Hill Lane and Riddings Lane would provide good links.</li> <li>The Rapid Transit should be accommodated, with an STC Microhub (potential for cycle parking and facilities, confluence of walking links, cafe) in the neighbourhood centre.</li> <li>Attractive and safe cycle links should be provided onto Epping and connecting into surrounding bridleways.</li> <li>Consideration should be given to a potential future extension of the Rapid Transit onto Epping - designs should not preclude this from happening.</li> </ul> |                                    |

Harlow and Gilston Garden Town Design Guide, 2018  
 left: GREEN INFRASTRUCTURE  
 centre: VIEWS  
 right: MOVEMENT



| evidence   | Constraints and opportunities identified  | RE Comment on Potential and issues   |
|--|---|--|
| <a href="#">HGGT Transport Strategy Consultation Draft 2019</a>                    | <p>Identifies opportunities for each movement mode.</p> <p>Notes attraction for through traffic to J7 but then plans to increase its capacity though this will exacerbate?</p> <p>Options called for BR Transit and lin to Central Line at Epping and to Stansted.</p> <p>infrastructure aimed at self-containment of travel in town and of priority to non-private vehicle.</p> <p>Includes cycle hire/share scheme throughout the Garden Town and develop full cycle network connecting to existing partial network.</p> <p>Protect and enhance Harlow's green infrastructure which support a wide variety of uses such as walking, cycling and community interaction</p> | <p>Ambience and experiential quality of walking and cycling routes needed in order to make them attractive for utility as well as travel to work/school use. Does mention natural surveillance of routes.</p> <p>Recognises landscape quality / conservation as supporting walk/cycle modes.</p> <p>Child friendly design?</p> <p>Need design parameters for movement grid scale for walking or cycling and or bus system networks</p> <p>Plans to reduce vehicle roadspace?</p> |
| <a href="#">Infrastructure Delivery Plan, Arup 2019</a>                            | <ul style="list-style-type: none"> <li>J7 upgrade - £5m; approximately £3m is related specifically to the delivery of Latton Priory and the remainder is related to the wider delivery of growth in the area (including Latton Priory)</li> <li>Link road and B1393 junction from Latton Priory strategic site to M11 J7- £5m</li> <li>PLUS Improvements to M11 J7 - £29m Highways England</li> </ul>   | <p>Contrary to the HGGT Transport Strategy – aims to boost private car links and therefore use.</p>  |
| <a href="#">Sustainable Transport Corridor Strategy Summary Report Systra 2019</a> | <p>As above with costings and phasing for delivery.</p>   |  |

| evidence   | Constraints and opportunities identified  | RE Comment on Potential and issues   |
|--|---|--|
| ESSEX COUNTY COUNCIL   |   |  |
| <a href="#">West Essex and East Hertfordshire Local Plan Modelling Technical Note 6 South and West Harlow Study, Jacobs 2016</a> | <p>West access – 50% flow goes north into Harlow/ 50% goes south to London Rd and J7</p> <p>East access- 50% flow goes north to Harlow / 50% goes east to M11 and elsewhere</p> <p>NO real draw towards EF SAC</p>  |  |
| <a href="#">Essex Design Guide Street Types 2018, ECC</a>  | <p>A. Local distributor – layby bus stops</p> <p>B. Link – layby or on road bus stops, 30mph</p> <p>C. Mixed Use – bus route, 20mph</p> <p>D. Feeder – up to 700 units, 20mph</p> <p>E. Access – up to 400 units, 20mph</p> <p>F. Minor Access – 25 units</p> <p>G. Mews – 20 units</p> |  |
| <a href="#">Essex CC Development Management Policies 2011</a>  | <p>DM1 General Policy</p> <p>DM2 Strategic Routes/Main Distributors</p> <p>DM3 Secondary Distributors</p> <p>DM4 Other Routes</p> <p>DM5 Secondary or Multiple Vehicular Accesses</p> <p>DM6 Estate roads</p> <p>DM7 Application Of Design Standards</p>                                | <p>prohibits direct access except on smallest 'estate roads' designs to DMRB except on smallest 'estate roads' (&lt;5% HGV flow)</p>                                     |
| <a href="#">PROW</a>   | <p>Forest Way Long distance byway (LDWA link)</p> <p>Stort Valley Way</p>   | <p>The interconnected PROW network and small lanes (mostly historic) in this area need to be maintained and interconnected with new routes and facilities (SANG etc)</p> |



| evidence  | Constraints and opportunities identified   | RE Comment on Potential and issues  |
|---|--|---|
| OTHER   |  |   |
| <a href="#">Historic England Monument Listings – Latton Priory and the Moat</a> | Historic Monuments – both are moated sites predominantly protected for their underground unrecorded archaeology. Latton Priory also has an above-ground structure remaining from the Augustinian Priory of St John the Baptist. No particular information on ‘setting’ provided in listing.<br>There are also a number of Grade II listed farms or farm cottages along Rye Hill Rd and B1393 in LCA characterised by scattered historic farmsteads.  | Potential issue is what the buffer should be around these monuments beyond the listing extent? Latton Priory setting has largely been superseded by modern farm buildings, but some above ground structures remain. Moated site lies in open area.<br><br>Given potential archaeology in area generally presumably any infrastructure proposal would warrant some archaeological investigation.<br>Setting of listed buildings. |
| Historic England – Listed buildings   | <a href="#">Latton Priory</a> - Grade II*: Ruined priory, early C14, converted to a barn. Flint rubble with some Roman brick and dressings of Reigate stone, barn structure timber framed, weatherboarded, roofed with handmade red clay tiles etc<br><a href="#">Latton Priory Farmhouse</a> – Grade II: House, early C18, extended in red brickwork with some blue flared headers. English bond, roofed with handmade red clay tiles.  | Part of Scheduled monument site   |
| Historic England – other Listed buildings                                       | <a href="#">Orchard Cottage</a> , Commons Road Grade II – north of site on edge of Green Wedge. Probably C16 origin altered C18. Two storeys, 2 windows with flanking lower half bays, Weatherboarded front, rendered at rear. Etc<br>Also Rye Hill Road various Grade II cottages: <a href="#">Webbs Cottage</a> 16C; <a href="#">Whipps Cottage</a> 18C; <a href="#">Rivetts Farmhouse</a> C16;<br>London Road – <a href="#">Horseshoes Farm</a> C17; <a href="#">Rundells</a> C18.<br>In Green Wedge: <a href="#">Goldings Farmhouse</a> C18; <a href="#">Barn at Goldings Farmhouse</a> circa 1500 Tye Green ‘Barn’ Timber framed, 6 bays long with weatherboard cladding and ridged and gabled roof clad with corrugated iron.. | with potential to be affected by development or access routes   |

| evidence   | Constraints and opportunities identified   | RE Comment on Potential and issues   |
|--|--|--|
| <a href="#">Historic England Hearing Statement – EFDC Local Plan Examination - 21/02/ 2019</a>   | Historic England (HE)- Hearing Statement Matter 8. In response to proposed allocation SP5.1 Latton priory. HE concerned that no heritage impact assessment was undertaken to set the boundary of the allocation and demonstrate how harm would be avoided to heritage assets including Latton Priory & Farmhouse, the 2 Scheduled Monuments and 2 Moated Sites and that proposed mitigation measures are appropriate. They note that “A full Heritage Impact Assessment must be prepared. This assessment should inform the design of the proposed development. Development will need to conserve, and where appropriate enhance, the significance of designated heritage assets, both on site and off site. Harm should be avoided in the first instance. This includes the harm to the significance of heritage assets through development within their settings. Only where harm cannot be avoided should appropriate mitigation measures be incorporated into the design, as identified through the Heritage Impact Assessment.”   | There is a specific need when assessing development and design of the access roads to conserve and enhance the scheduled monuments, listed buildings and their setting. The presence of these assets may also mean there is potential presence of non-designated heritage assets and archaeology within their vicinity.                            |
| <a href="#">EFDC and HE Statement of Common Ground (SOCG) March 2019 on EFDC LP Submission Version (LPSV)</a>                          | HE’s concern with respect to the Garden Towns allocations is that there needed to be a Heritage Impact Assessment (HIA) undertaken to discern the level of impact on the historic environment and any potential mitigation measures to support the allocation of the site.<br><br>This remains as an unresolved objection with respect to policies SP4, SP5 and SP5.1 specific to the Latton Priory site. EFDC maintain that Heritage and Archaeology assessments should be included to inform the masterplanning process of the allocated site as well as being part of the EIA which would need to be submitted with an application.<br><br>HE’s position is that the Heritage impacts should have been established at allocation stage to determine whether the site was suitable as they do not agree that ‘effects can be mitigated through sensitive layout, locating development away from the SM at Latton Priory and moated site to the east utilizing landscape features, good design and good screening’ as there is no underlying HIA to support this conclusion. HE also request that, if a site is deemed suitable for allocation (following HIA), that measures to avoid harm are included in the Policy together with a concept diagram. | A Heritage Impact Assessment and Archaeology Assessment would assist in determining extent of setting of heritage assets (and potential impacts on significance) and also identify significant subsurface archaeology. This would inform design & mitigation needed for access route options particularly to east in vicinity of Latton Priory SM. |
| <a href="#">Natural England Hearing Statement- EFDC Local Plan Examination- 2019</a>   | Natural England (NE)- Hearing Statement Matter 5. Site selection and visibility. NE’s comments relate to the potential impact on Latton Priory allocation on Harlow Woods SSSI and Epping Forest SAC. NE acknowledges that it is appropriate to provide Suitable Alternative Natural Green Space (SANGS) to minimise the effects of additional recreational pressure on these designated sites.  | NE comments relate to the allocation site itself rather than the access routes. According to NE SANGS provision in the allocation appears to be appropriate to offset recreational pressure from the SAC. Ensure easily accessible.  |
| <a href="#">The Conservators’ of Epping Forest representations (no. 2) on EFDC Local Plan MIQs Matters 5, 8 and 16 - February 2019</a> | The Conservators of Epping Forest Representations (no.2) Matter 8. Request a comprehensive approach to Green Infrastructure (GI) with cross-border planning on a scale that will enhance the environment of the ancient countryside; concerned about impact of increased recreational pressure on the SAC and non-SAC areas of Epping Forest including its natural aspects and tranquillity. Would like to contribute to a comprehensive SANGs strategy as well as contribution to biodiversity net gain.  | Important to ensure good access to SANGS within allocation within GI network to offset potential impacts on natural environment and tranquillity of Epping Forest.   |



| evidence   | Constraints and opportunities identified                                   | RE Comment on Potential and issues |
|--|--|------------------------------------|
| <a href="#">Parndon Wood SSSI, ECCO (environmental conservation cooperative). [link accessed 2020]</a> | Area of Ancient Woodland and Green Flag Park. Living Landscapes Initiative | SSSI Impact Zone                   |

Listed buildings - wider area

MAGiC

Latton Priory Listed Buildings



**Legend**

Listed Buildings (England)

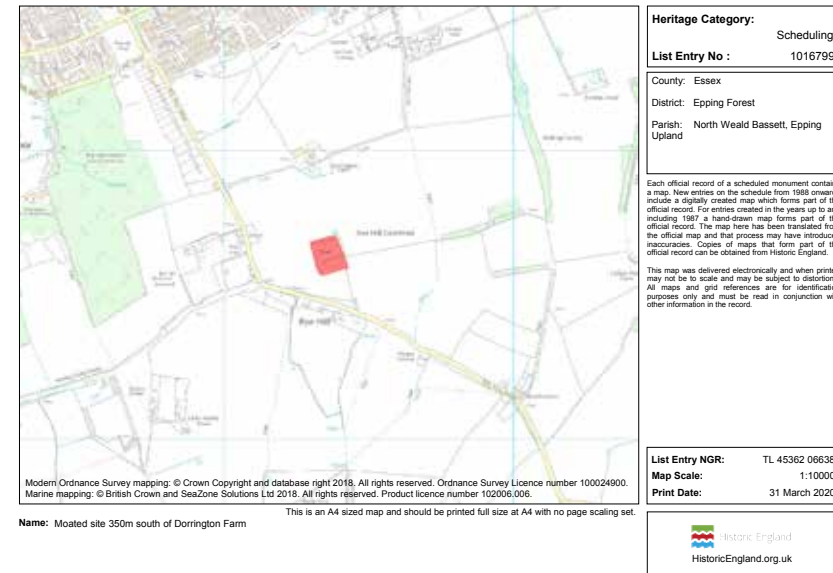
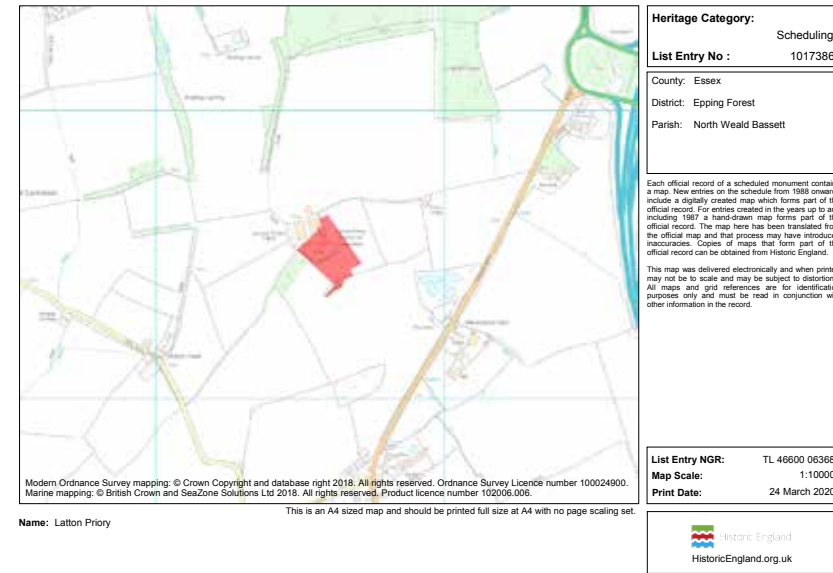
- I
- II
- II\*

Projection = OSGB36  
 xmin = 541700  
 ymin = 205600  
 xmax = 549800  
 ymax = 209200

Map produced by MAGIC on 16 April, 2020.  
 Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.



## Scheduled Monuments

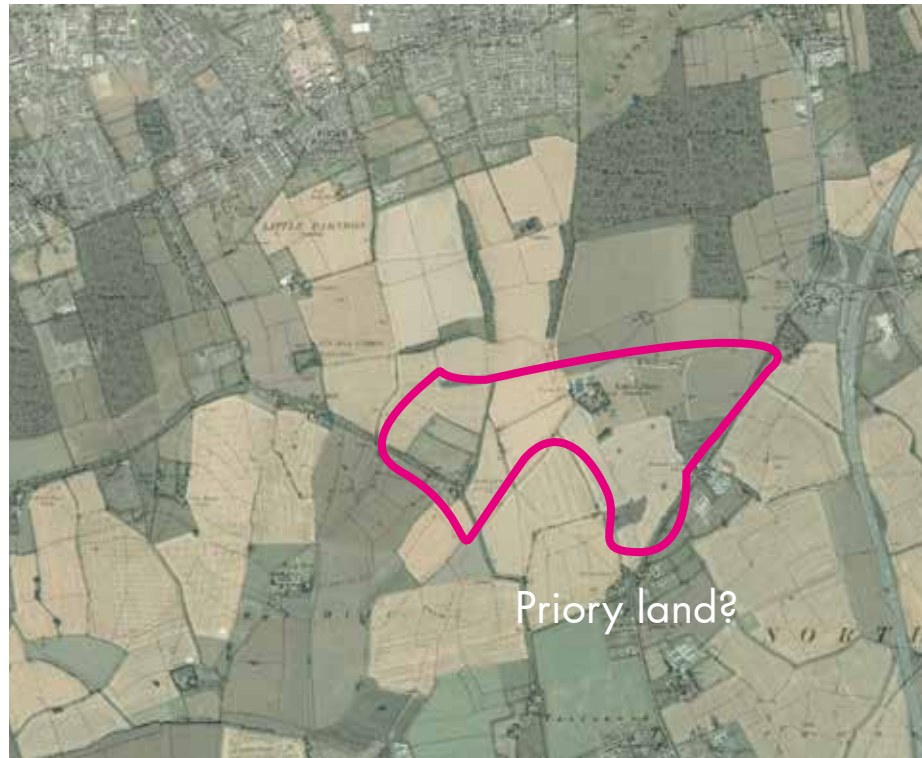


Scheduled Monuments - Latton Priory and Dorrington Farm moat

## Latton Priory - setting



1897 map overlaid on aerial

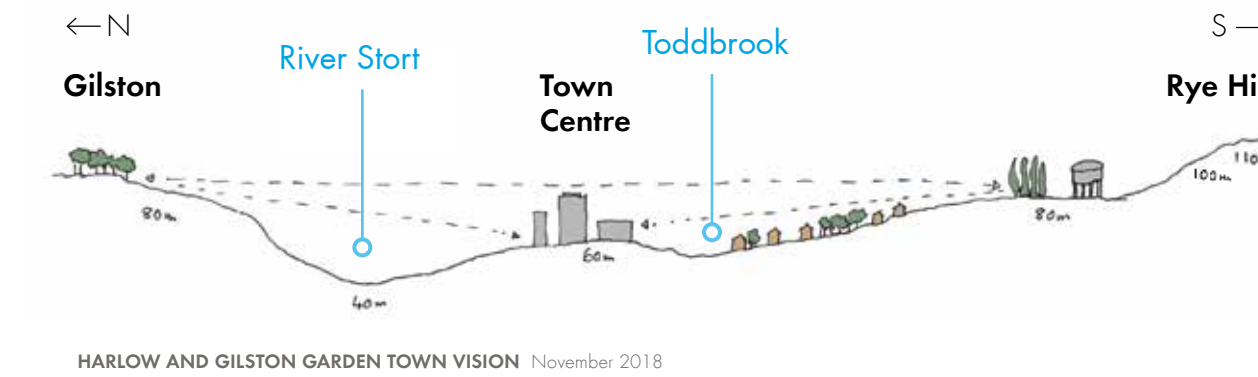


## Townscape

### Townscape influences - topography and the New Town

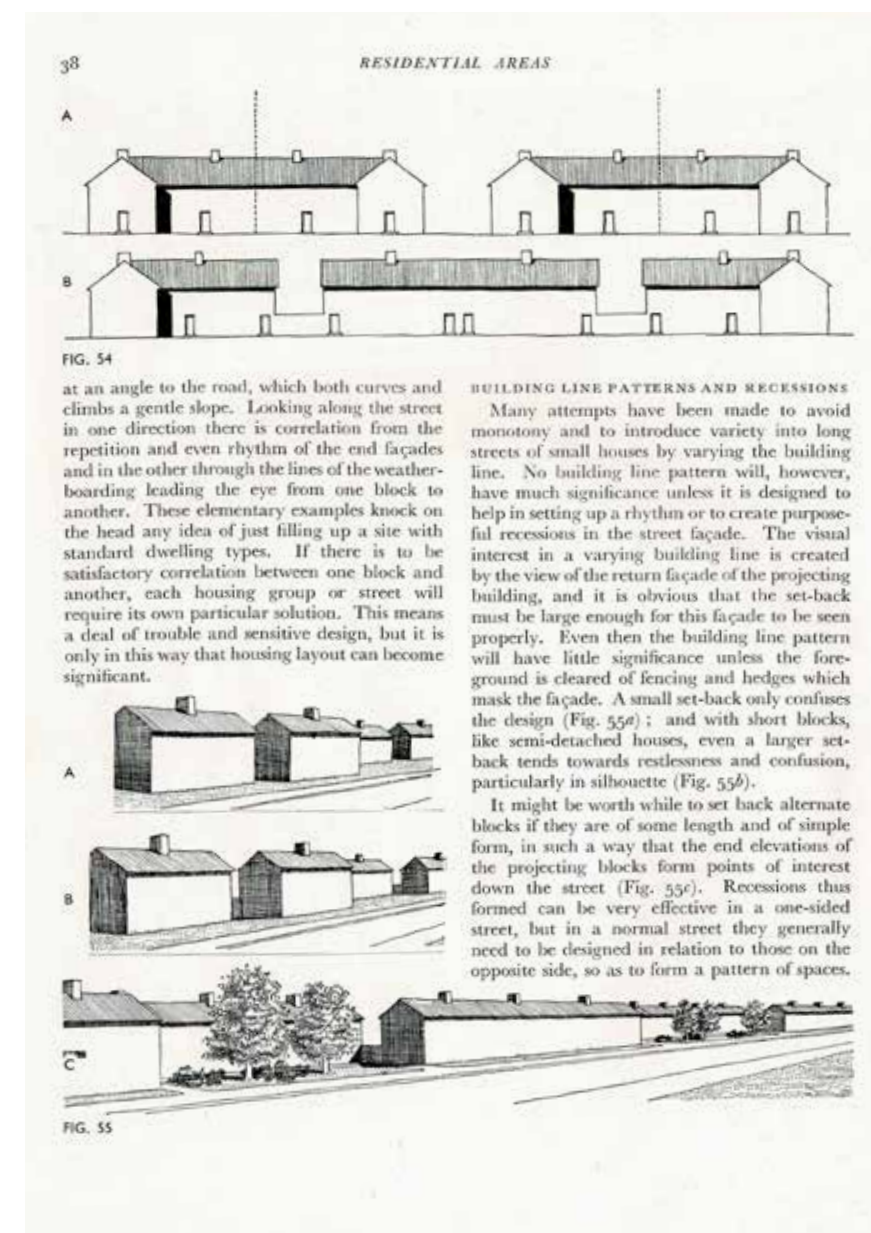


Harlow Garden Town from the north looking south, showing the neighbourhoods from the Gibberd New Town plan along with newer neighbourhoods like Newhall and Water. The town sits on the southern slopes of the River Stort valley



Harlow Garden Town Vision, 2018 diagram showing how Rye Hill 'cradles' the town





Page from Frank Gibberd's section in 'Design in Town and Village', Ministry of Housing and Local Government 1953

Gibberd wrote at length in the Ministry of Housing and Local Government guide 'Design in Town and Village' of 1953 on his ideas for Residential Areas.

Harlow grew on the Garden City movement and the Social Democracy movement prevalent in post war Britain. Gibberd was "a member of the Modern Architecture Research (MARS) Group in the 1930s but disdained by some of his erstwhile modernist colleagues for his wholehearted embrace of the Scandinavian-inspired New Humanist style which – through his influence – held dominant sway in this immediate post-war period (manifest in his work in the Lansbury Estate and some of Hackney's schemes)."<sup>1</sup>

"In terms of housing, Gibberd was clear that 'the majority of the people want a two-storey house with a private garden' (which had also the benefit of being 'the cheapest form of dwelling'). As an apostle of 'mixed development', however, he believed that around 20 to 30 per cent of homes should be flats and, in fact, he fought – against the opposition of the Development Corporation – to build the country's first point block."

"It may be said at the outset that the area must have its own identity and give residents the feeling it belongs to them."

F.Gibberd

<sup>1</sup> <https://municipaldreams.wordpress.com/2016/07/05/harlow-new-town-part-one/>



Harlow Garden Town Vision, 2018: diagram proposes new neighbourhoods (right) which are far better connected than the 1950s plans were (left).

"It is as though the drive to the country has been undertaken by people all studiously avoiding each other and pretending that they are alone. The result is a paradox, the paradox of concentrated isolation, the direct antithesis of towniness, which results from the social impulse...[The] results are deplorable – foot-sore housewives, cycle-weary workers, never-ending characterless streets, the depressing feeling of being a provincial or suburbanite in an environment that doesn't belong to a town or country..."

Gordon Cullen article 'Failure of the New Towns', Architectural Review, July 1953

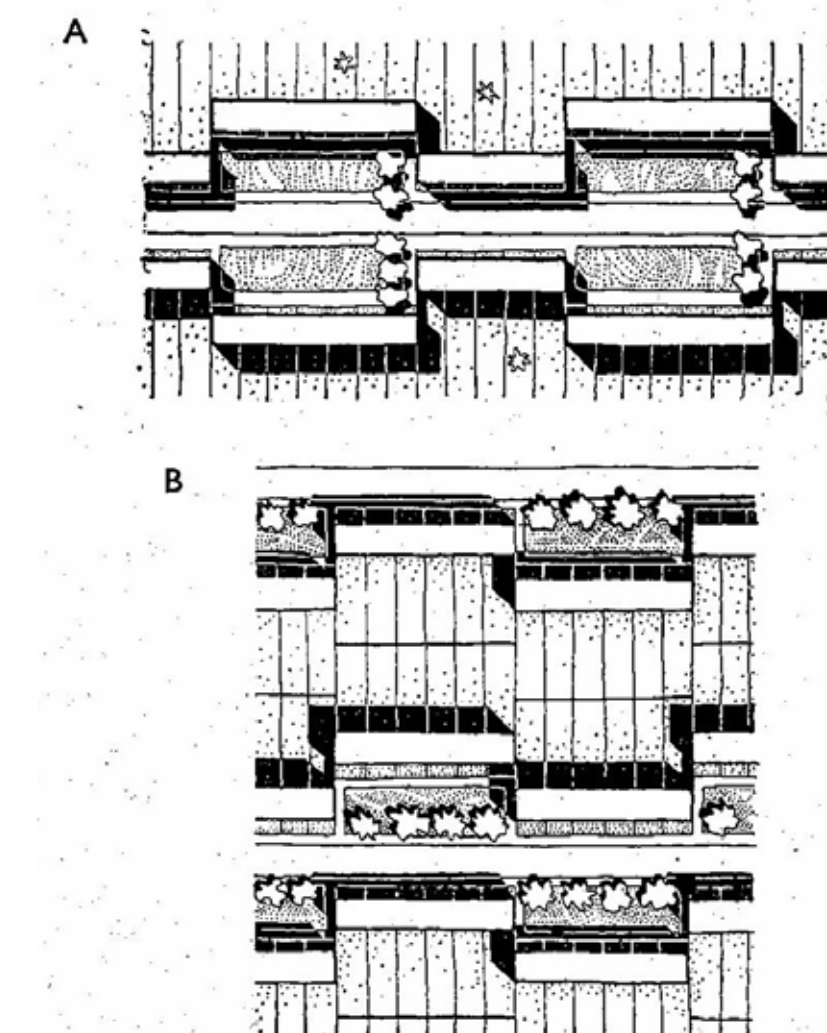


FIG. 75

Gibberd's diagrams in 'Design in Town and Village', Ministry of Housing and Local Government 1953. His essay proposes use of mixed density using terraces to form spaces, and towers to form focal points. He writes on the issues of design around using terraces as counterpoints and dualities in aesthetic planning. The ideas were perhaps pattern making in today's urban design view, but were seeking spatial form

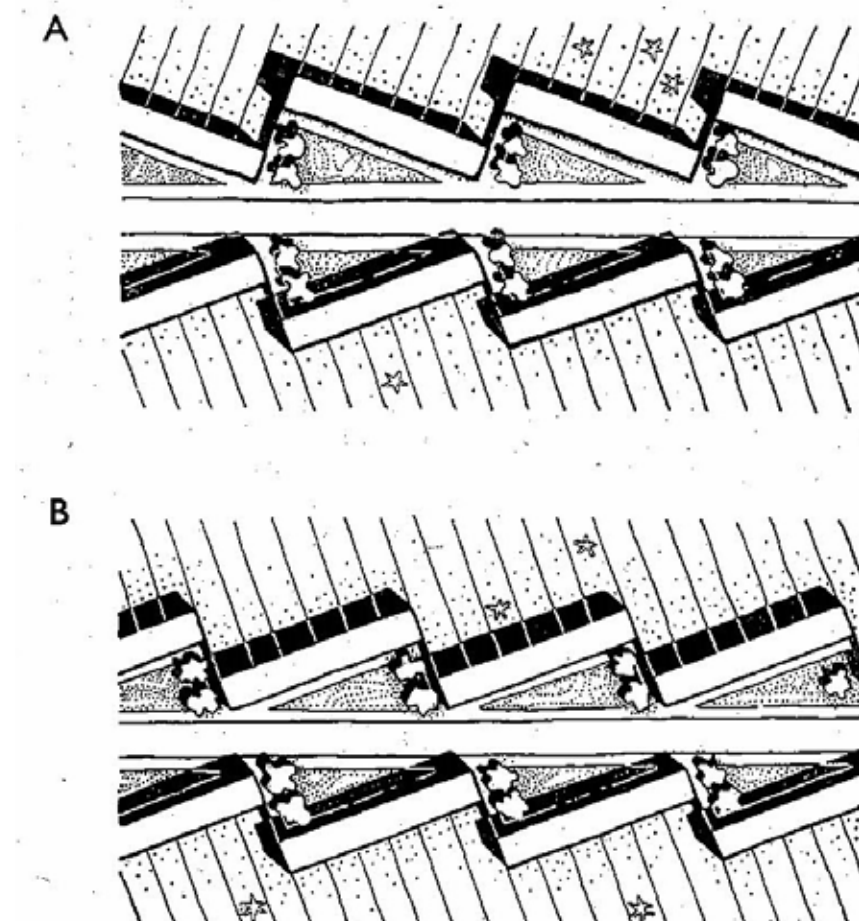


FIG. 76

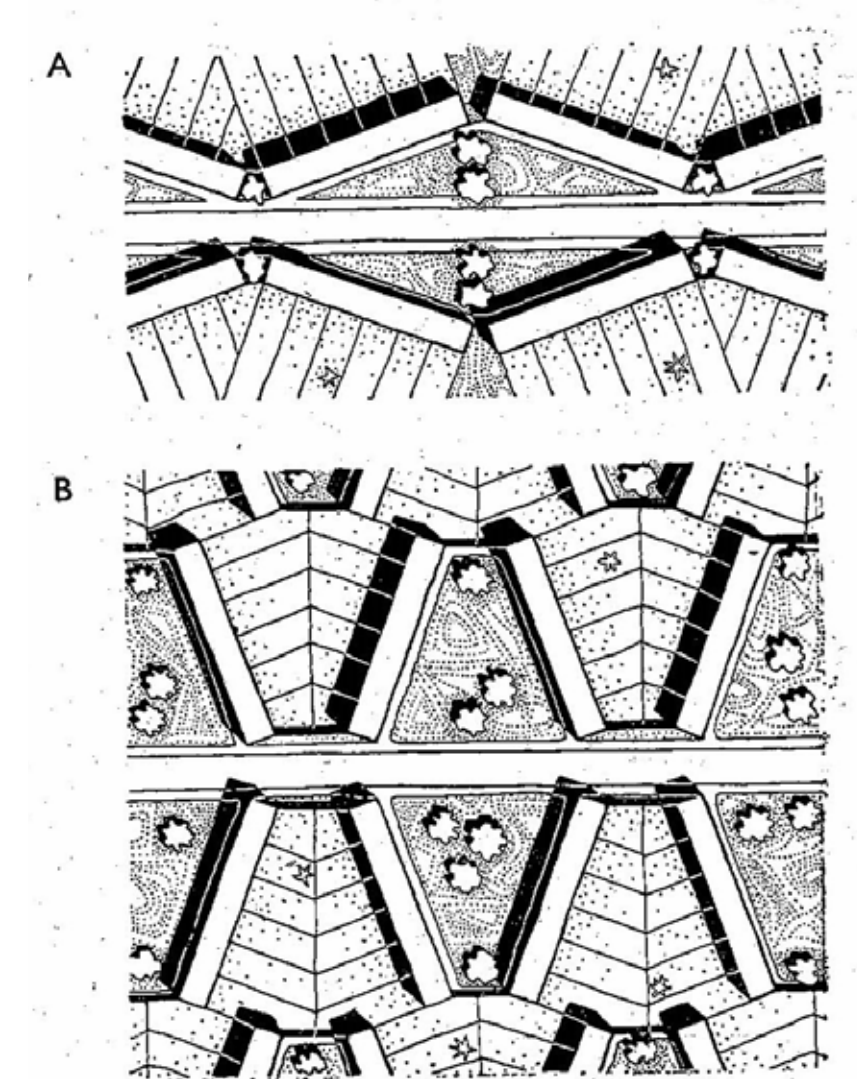


FIG. 77

"In town design the problem is to relate many buildings to one another; in so doing the emphasis in design shifts from the problems of mass to the problems of the spaces created by buildings"

F. Gibberd





The Rundells, Latton Bush - mix of short terraces along street, terraces parallel to street and maisonette blocks



Long Meadow, Stewards - 2 storey single style estate of flat roof terraces set at angle to streets. Large garage courts open onto street



Stewards - the southern part of the Great Parndon Neighbourhood



Commonside - showing Green Wedge crossing. New housing and New Town housing mix





Latton Bush - the southern part of the Bush Fair Neighbourhood



Latton Green



Hawthornes (off Riddings Lane)



Little Pynchons



Spinning Wheel Meadow



Rundells



Rundells



Little Pynchons looking north to shopping centre

Latton Bush hatch - shopping centre





## Stewards townscape character

### Layout

- Use of short and long terraces in varieties of patterns parallel to or at angle to street.
- Street pattern looping with cul de sacs
- Separate homogenous estates creating patchwork quilt of forms and patterns with inconsistent approach to public space or private realm.
- Large parking courts dominate some roads where houses laid out in pedestrian ways perpendicular to vehicle access (notably Berecroft and Spruce Hill)

### Density and mix

- Medium to high density low rise estates interspersed by segments of green space.
- Density changes not related to place in town hierarchy

### Scale

- Largely 2 storey

### Appearance

- Fragmented and disjointed with no sense of edge or centre. Estates very varied in roof pitch and materials.;
- Low quality budget buildings and street finishes, some estates near end of life.
- Green wedge despoiled peri-urban fringe green space of 'horsiculture' and playing fields.

### Human interaction

- Little in way of social interactivity in public spaces.
- Urban fencing by main roads isolates community from town activity

### Cultural

- Harlow sculptures - 'Letting go' Edwina Chaston 1996 in The



Briars but poorly presented for public interaction.

- pseudo-Gibberd pattern making evident in terrace layouts but without achievement of resulting spaces Gibberd advocated.

### Summary of character

- fragmented and isolated dead end estates requiring car ownership to live here

- Car dominated streets
- Little connection to historic landscape or buildings
- vegetation presence alone does little more than a visual presence - with green spaces poorly used, interacted with and disjointed form doorsteps.

## Latton Bush townscape character

### Layout

- Use of terraces in varieties of patterns parallel to or at angle to street.
- Separate estates in homogenous 90 degree patterns
- Street pattern gridded of single loops
- Green wedge poorly integrated as public space

### Density and mix

- Fairly homogenous medium density short terraces of housing

### Scale

- Largely 2 storey in medium length streets.
- occasional apartments block either as solo tower or as 4 storey maisonette block

### Appearance

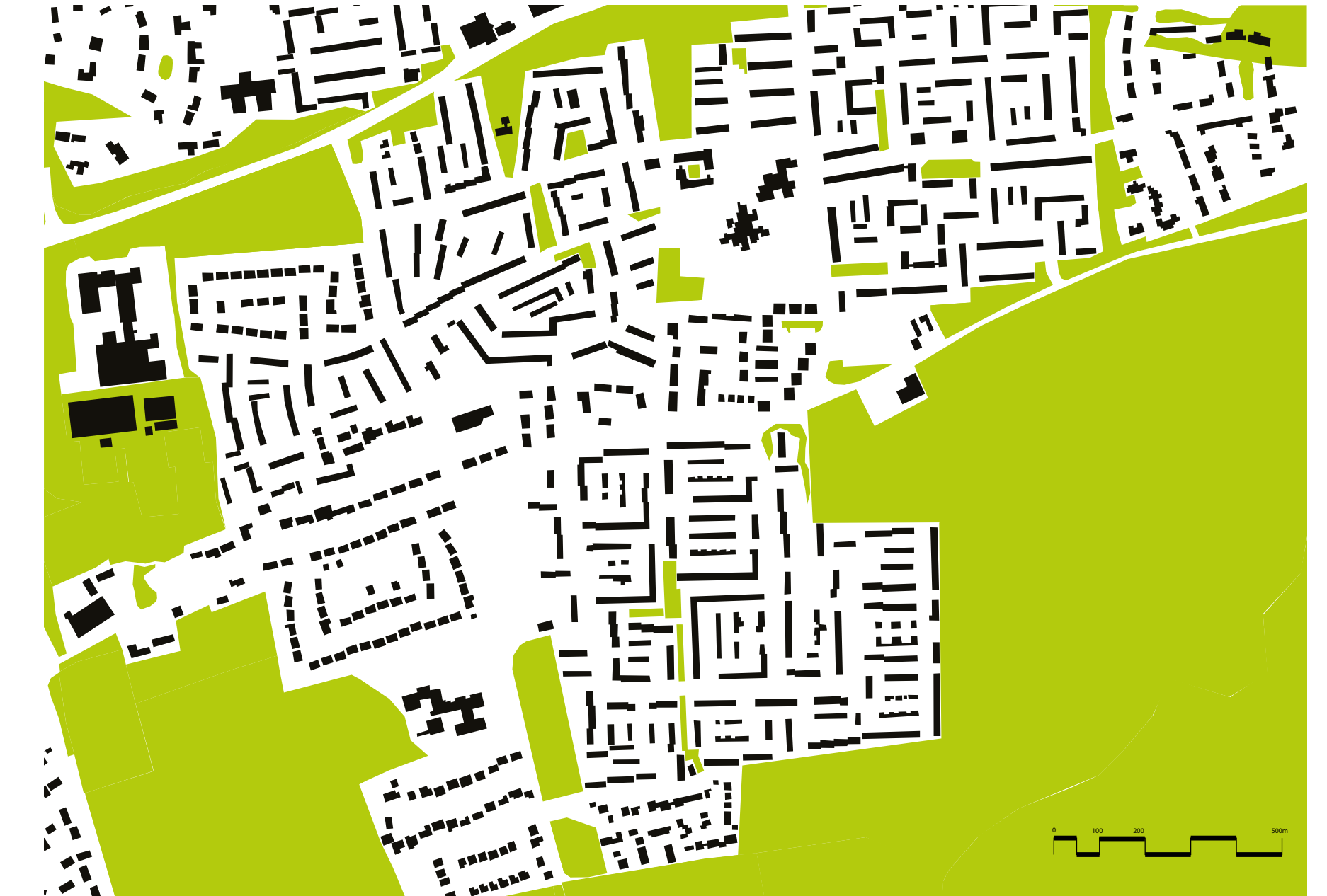
- Fairly similar styled estates with front gardens (many converted to parking hardstandings) and similar materials. Largely stock brick with a preponderance of white eaves fascia boarding, windows casements and rainwater goods.
- Little in way of hierarchy of spaces - so lacks feeling of centre/destination or edges, primary or secondary spaces etc.
- Green wedge despoiled peri-urban fringe green space of 'horsiculture' and playing fields.

### Human interaction

- Few centres of activity. Public and community buildings are scattered and have little street presence, even the primary schools.

### Cultural

- Harlow sculptures: 'Grecian Urn', Angela Godfrey, 2000; 'Six Cubes, Shelley Fausett, 1972 - Latton Bush. Neither have scale nor a public space setting to encourage engagement and



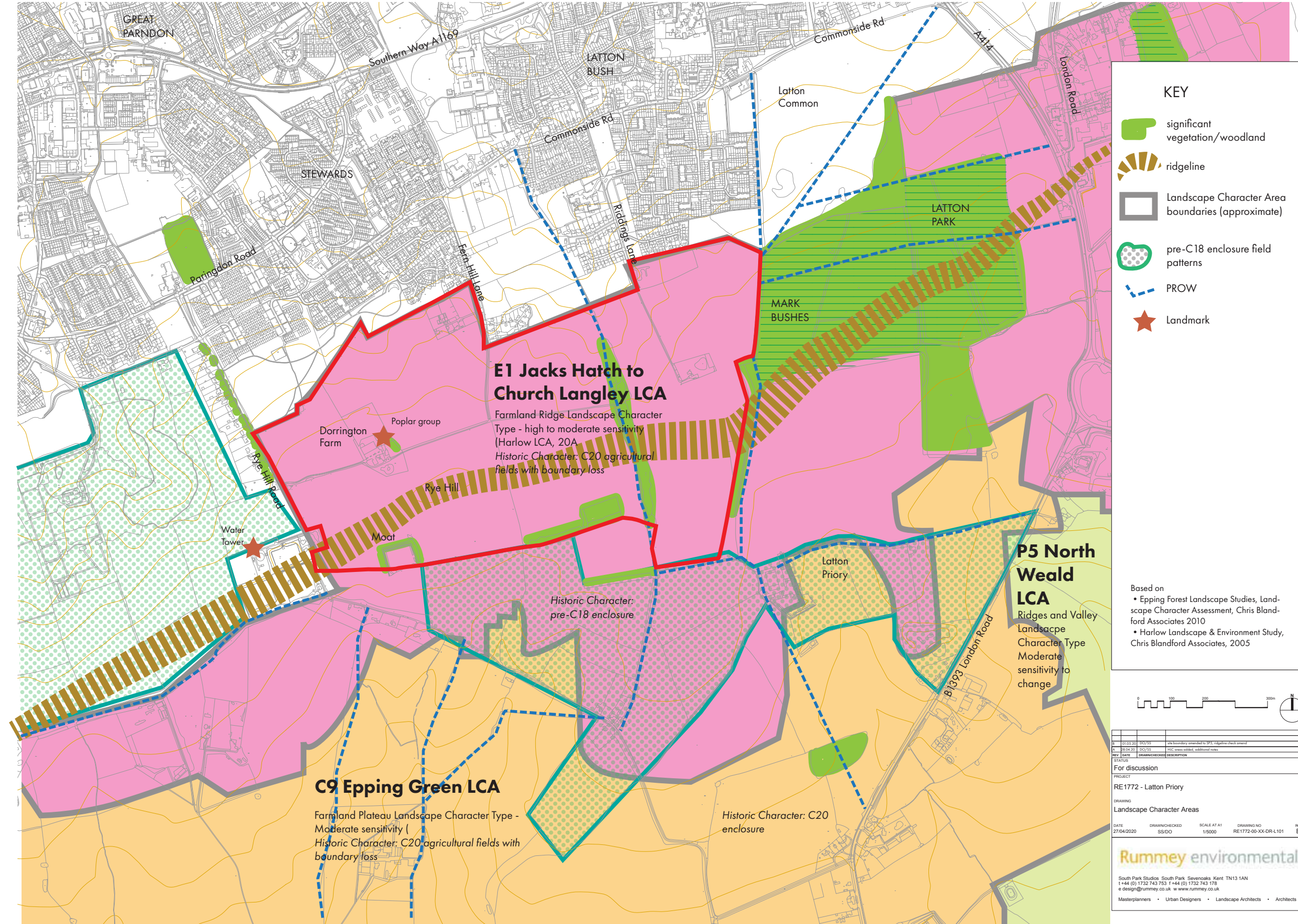
interaction.

### Summary of character

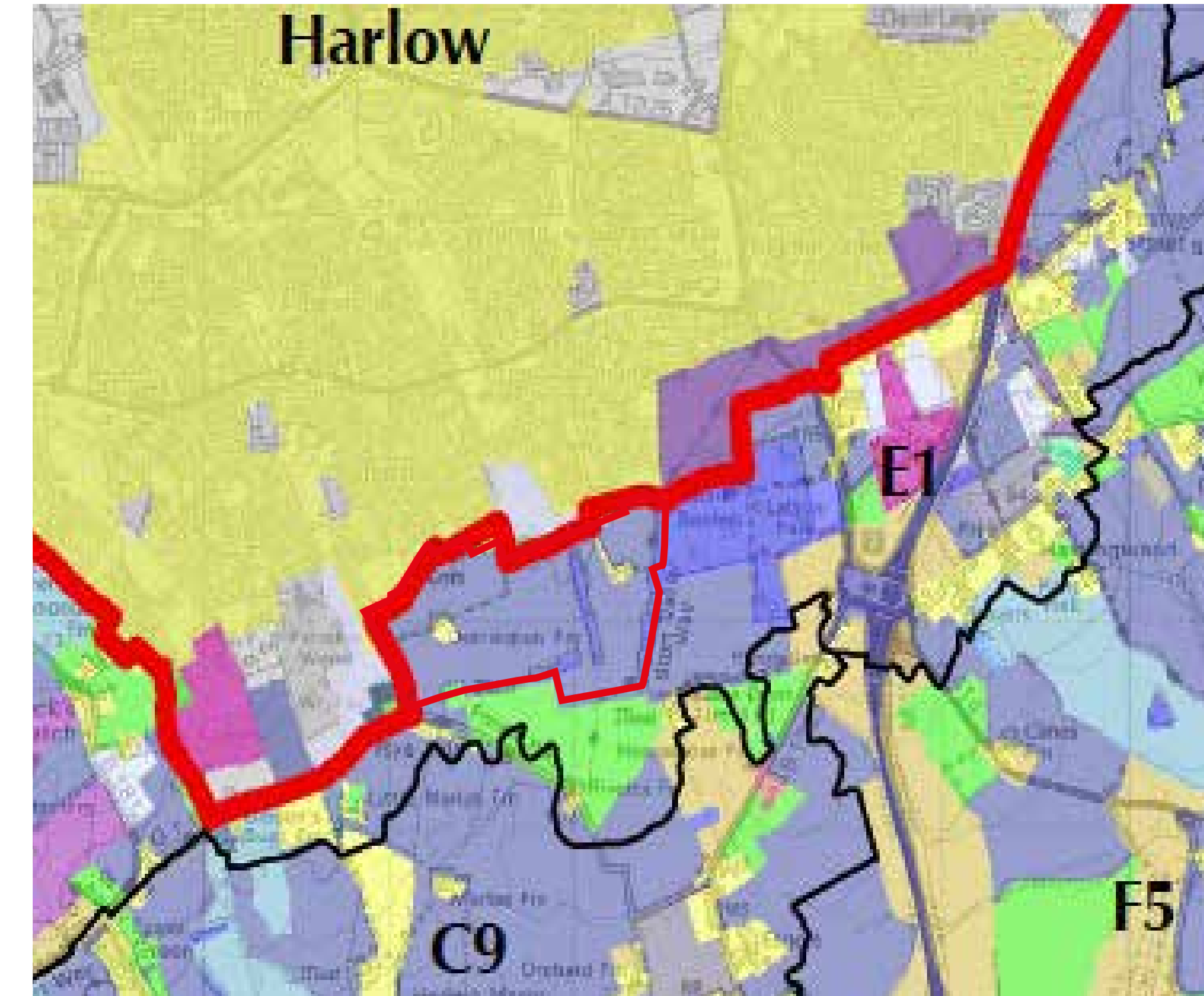
- adequate though unremarkable housing streets with little in way of distinguishing features or relationship to locality or social interaction.



Landscape character

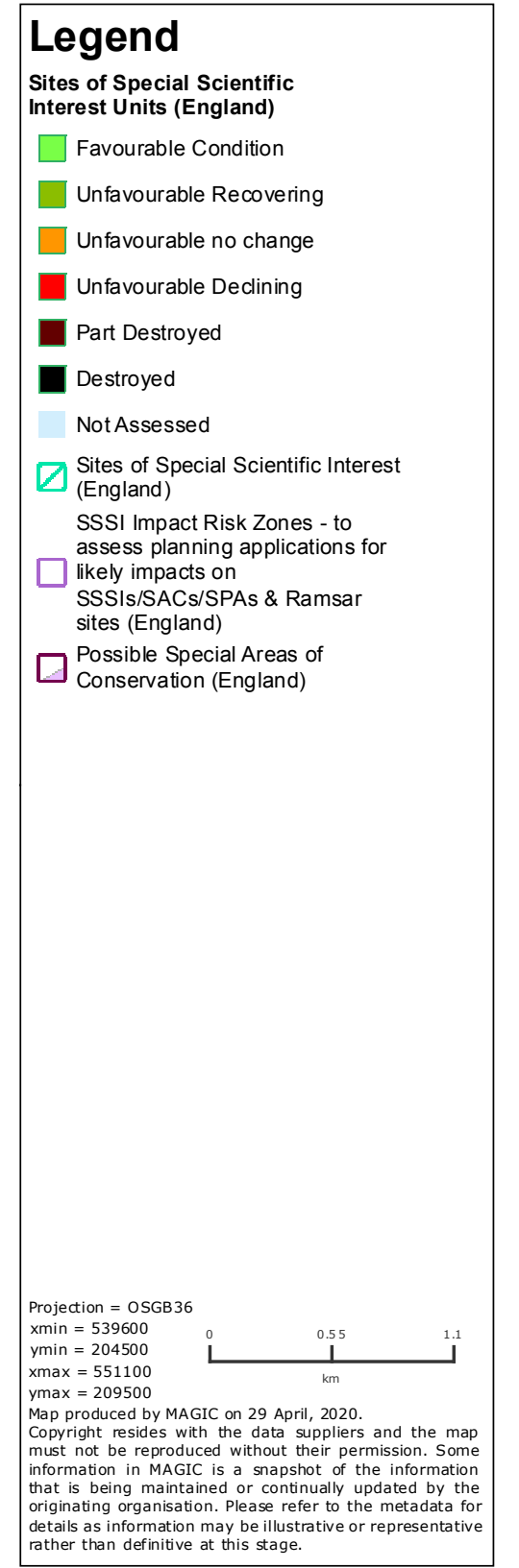
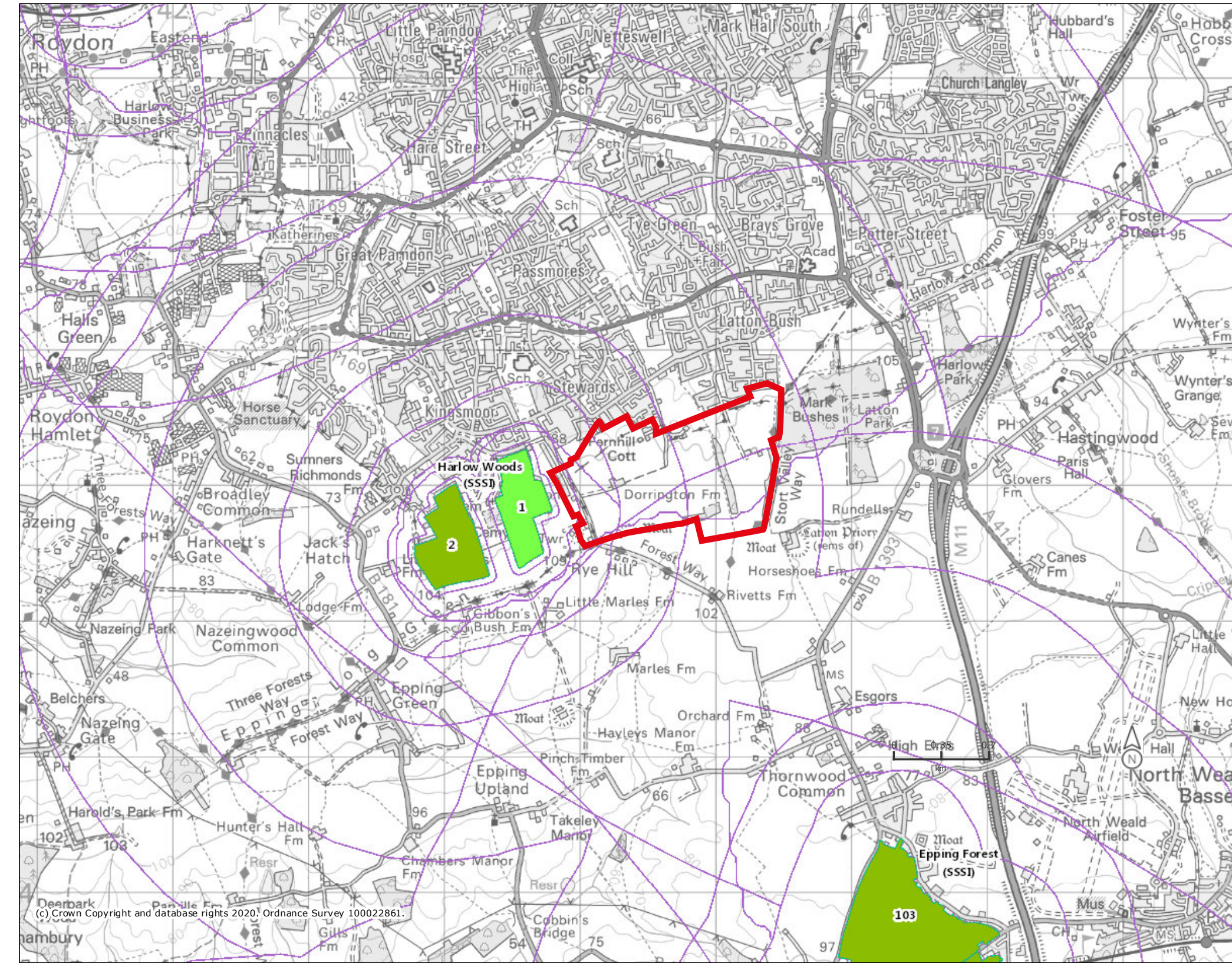
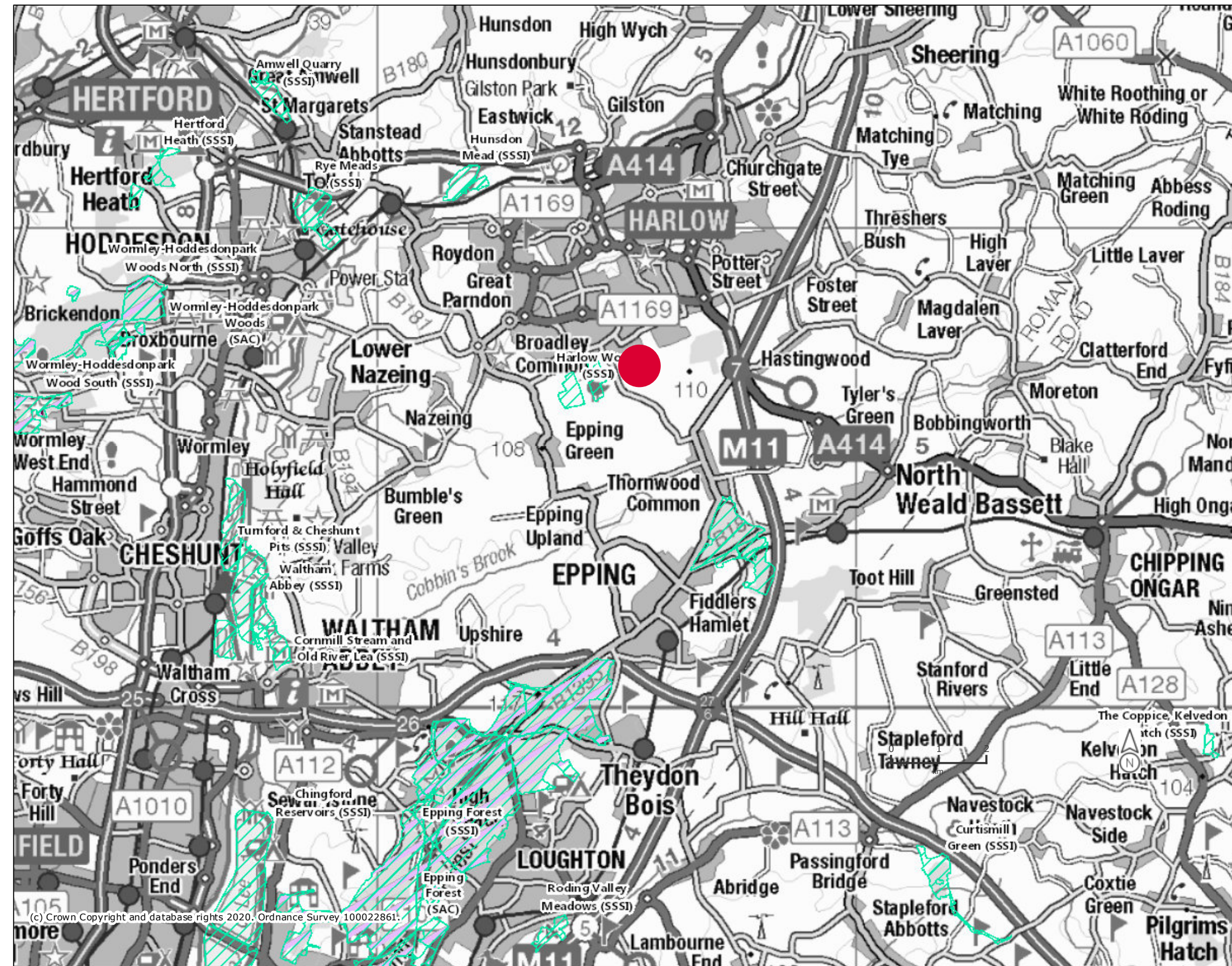


Historic landscape character

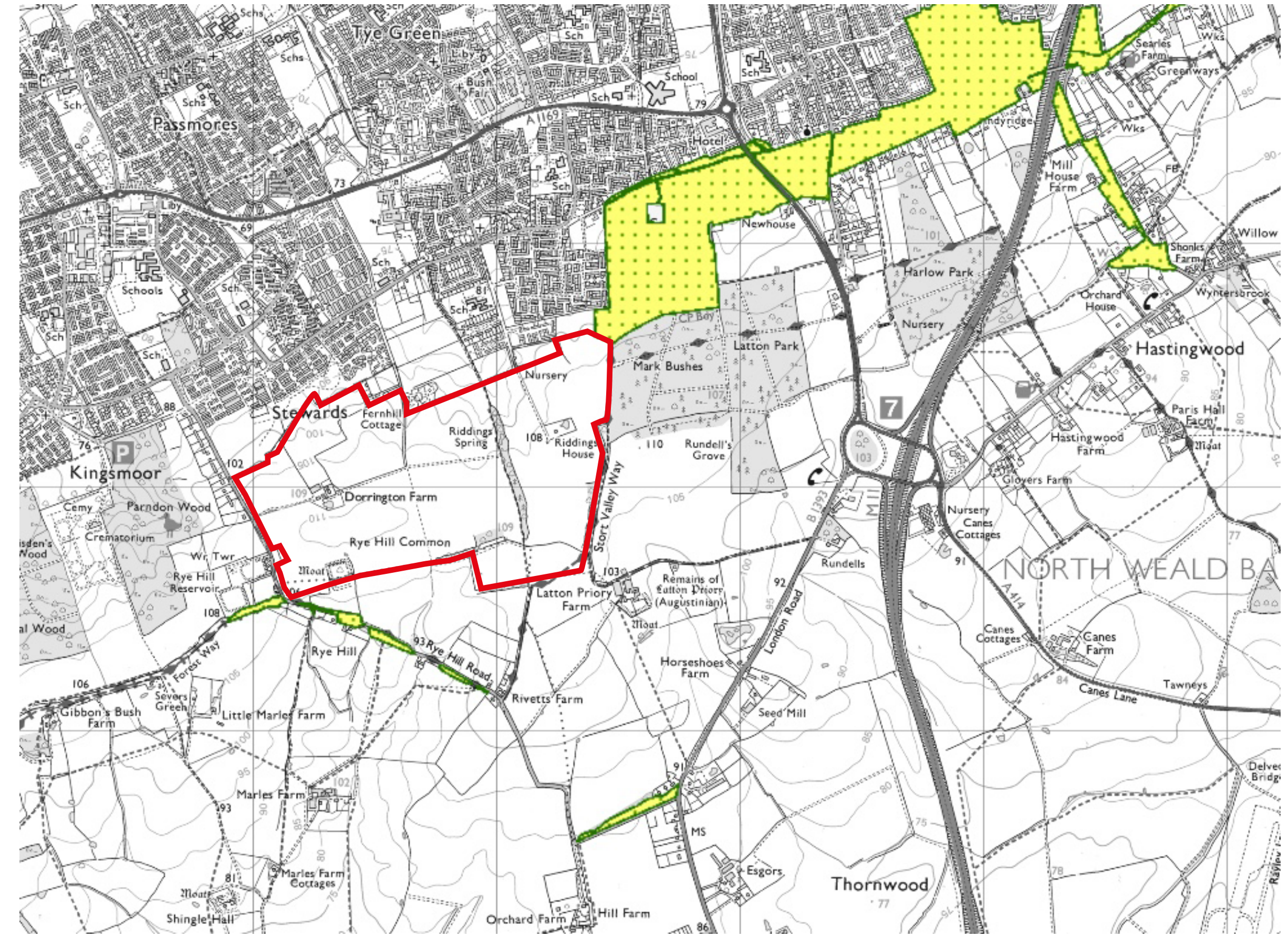
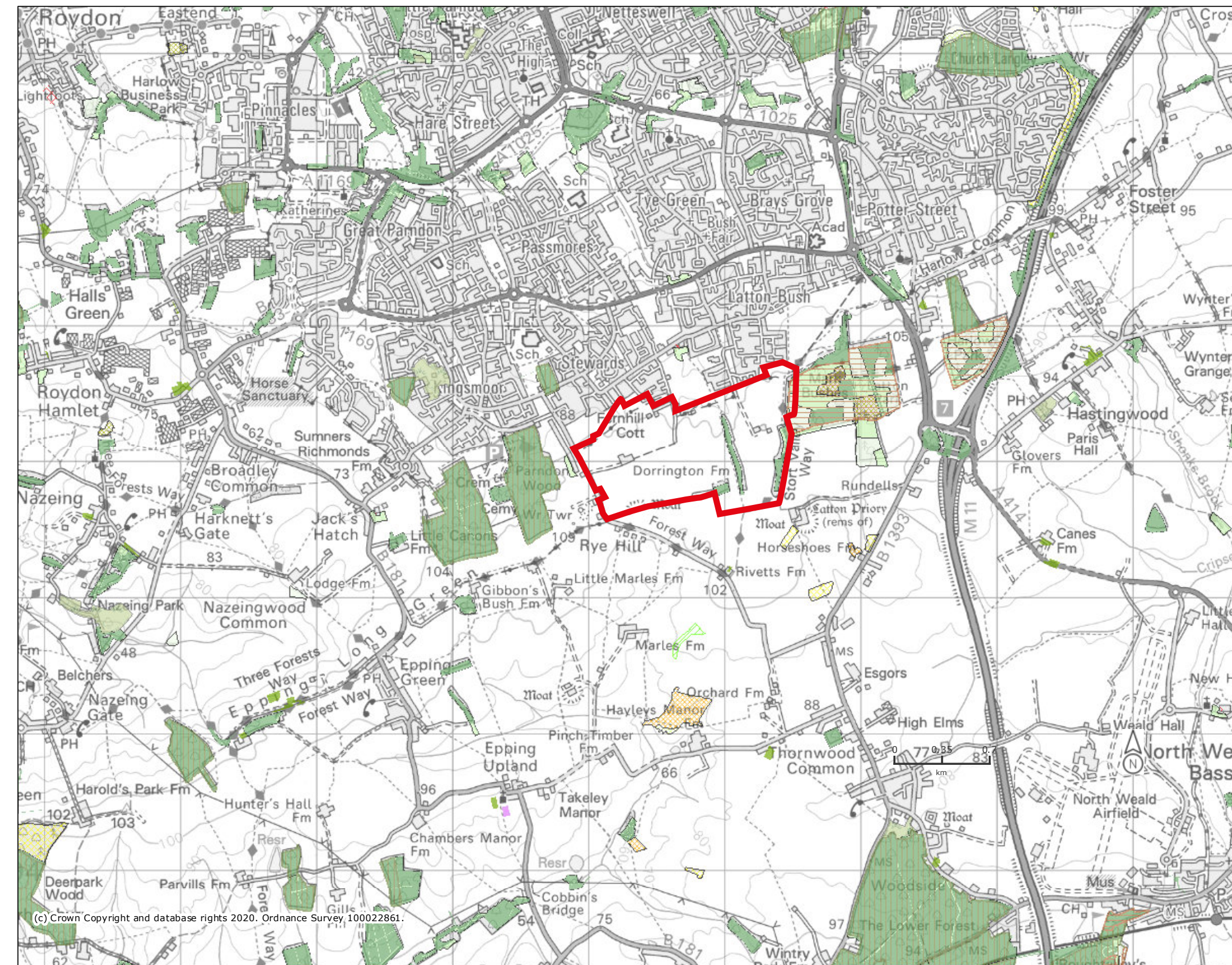


- KEY**
- Historic Landscape Character
- Pre 18th century coaxial enclosure
  - Pre 18th century enclosure
  - Pre 18th century irregular enclosure
  - Pre 18th century irregular sinuous enclosure
  - Urban development
  - Hospital, school, university
  - Built-up areas - modern
  - Communications - airfield/civilian
  - Communications - motorway/railway
  - Commons, wastes and heaths with a built margin
  - Common, wastes and heaths with an open margin
  - Commons, wastes and heaths
  - Historic earthwork
  - Horticulture - allotments
  - Horticulture - orchards
  - Horticulture - nursery with glasshouse
  - Inland managed wetland - enclosed meadow
  - Inland managed wetland - water meadow
  - Disused industrial
  - Industrial
  - 18th-19th century piecemeal enclosure by agreement
  - 18th-19th century formal style parliamentary enclosure
  - 18th-19th century enclosure
  - Military - post-medieval
  - Mineral (disused extraction)
  - Mineral extraction
  - Mineral - restored land
  - Miscellaneous: stud farm
  - Parks, gardens, recreation - informal parkland
  - Parks, gardens, recreation - leisure/recreation
  - 20th century agriculture - boundary loss
  - 20th century agriculture - boundary loss with relict elements
  - 20th century enclosure
  - Water reservoir
  - Ancient woodland
  - 19th - 20th century woodland plantation

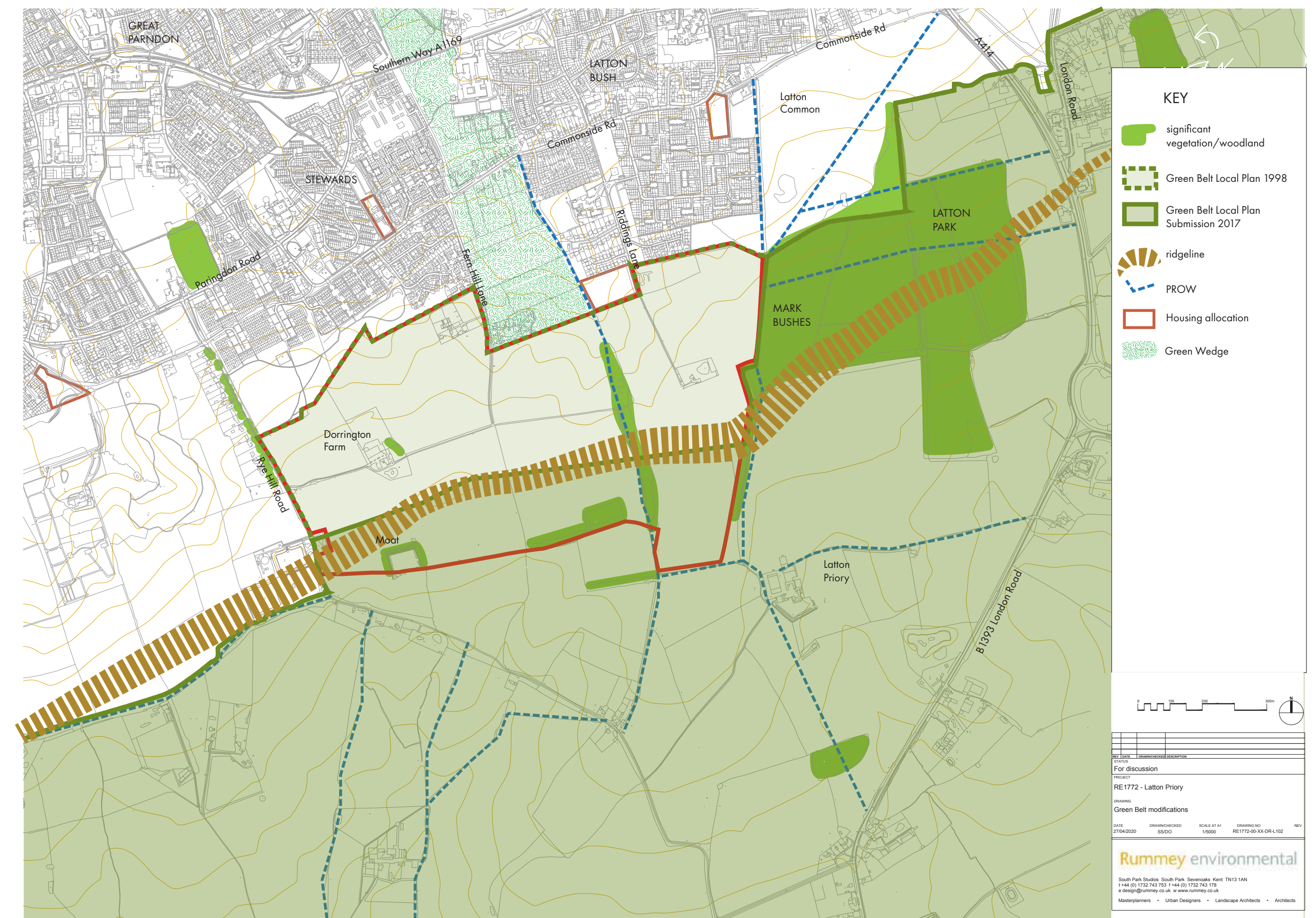
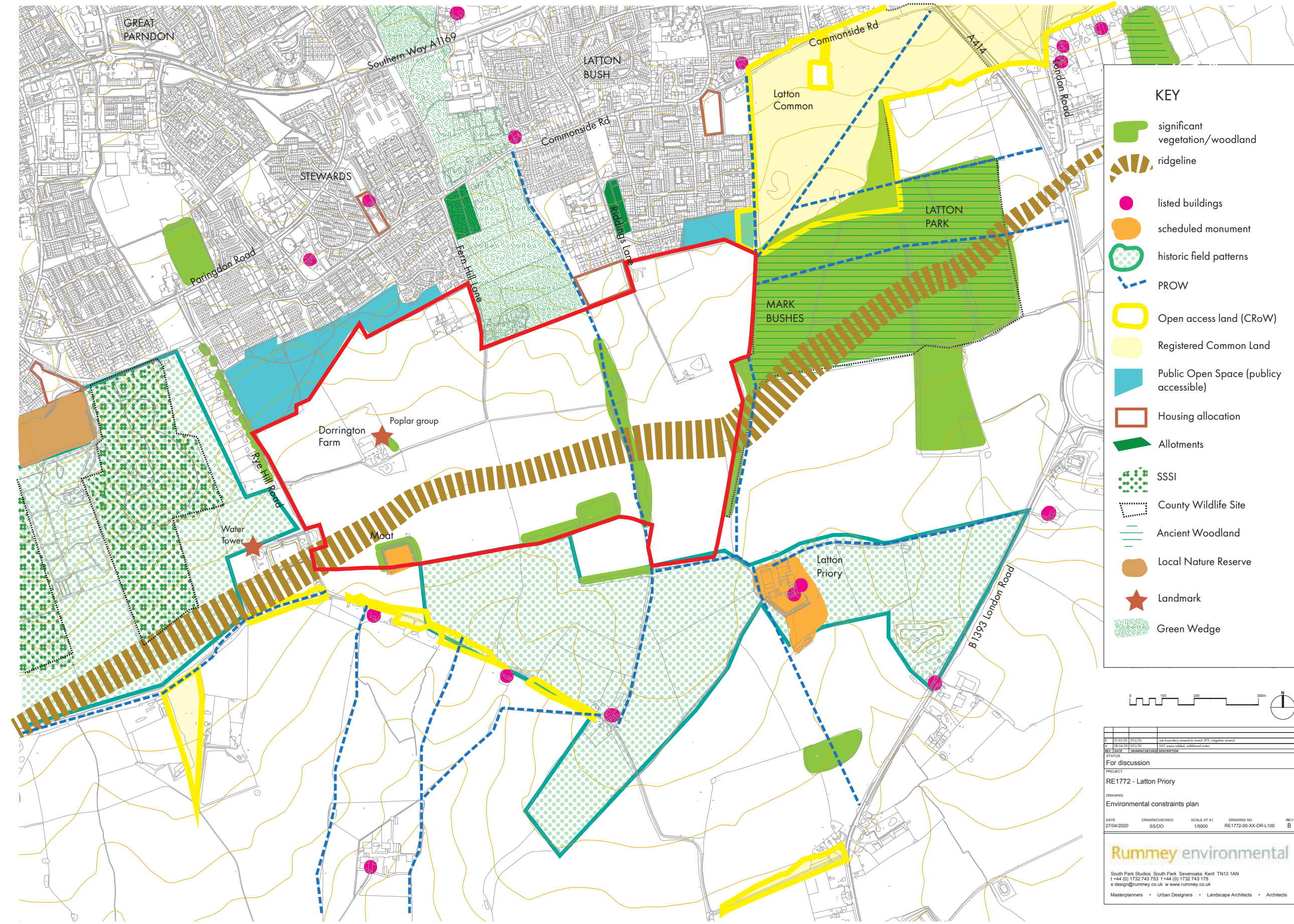














## 2. Environmental appraisal of options

### Local environment appraisal criteria

#### webTAG and Early Appraisal Summary Table (EAST) criteria

Using the existing evidence base impacts on Landscape, Townscape, Historic Environment and Biodiversity are measured in full assessments on a seven point scale. Water Environment however has not been assessed.

- Large beneficial (positive) effect
- Moderate beneficial (positive) effect
- Slight beneficial (positive) effect
- Neutral effect
- Slight adverse (negative) effect
- Moderate adverse (negative) effect
- Large adverse (negative) effect
- Very large adverse (negative) effect

Biodiversity and Earth Heritage Value of Features are based on weights as set out in Table 9 of webTAG and magnitude of impacts as Table 11 Criteria for Determining the Magnitude of the Impact on a five point scale:

- Major negative
- Intermediate negative
- Minor negative
- Neutral
- Positive

However the high level appraisal used for EAST does not seek to fully appraise the detail suggested by webTAG but summarises this into criteria relevant to the early stage of the decision making process. Its purpose is to be applied without

having to obtain detailed evidence.

It suggests two main local environment assessments relevant to this study

- Natural environment<sup>1</sup>, heritage and landscape and
- Streetscape and urban environment

The appraisal of impacts of the route options broadly follows webTAG's Environmental Capital approach using the evidence base for Landscape, Historic and Biodiversity for the former and Townscape for the latter using the criteria as outlined in TAG Unit A3 for each Topic.

This study has digested the webTAG appraisal into the following impact magnitude to fit with the EAST summary tables. These are shown in the Appraisal Summary tables Step 5 and are translated to EAST in the following manner.

|           | description   |
|-----------|---|
| negative  | significant negative impact on environmental resources  |
| no impact | No impact on environmental resources<br>Or<br>Moderate adverse or beneficial impact but with element of risk due to uncertainties of mitigation |
| positive  | No significant impact on environmental resources  |

Note that Noise and Air Quality are appraised under the Traffic parts of the appraisal.

#### Option appraisal process

Option appraisal is by the DfT Transport Appraisal Guidelines webTAG. The Environmental appraisal is of the following topics:

- Landscape
- Historic environment

- Biodiversity
- Townscape

This has been assessed using the TAG 5 Step process:

1. Scoping and study area
2. Identify the environmental resources
3. Appraise the environmental capital
4. Appraise the impacts on the environmental capital (after mitigation)
5. Overall assessment score

#### Appraisal by corridor

The appraisal has followed broad corridor approach looking at the site accesses from north, south, east and west. This allows for the high level of assessment of multiple minor access route variations within these main corridors.

Worksheets have been completed for each corridor and the final assessment score colour coded within the following pages. These in turn have been fed into the Option Appraisal process for each of the Criteria for each of the Route Options.



Mitigation potential for east corridor link

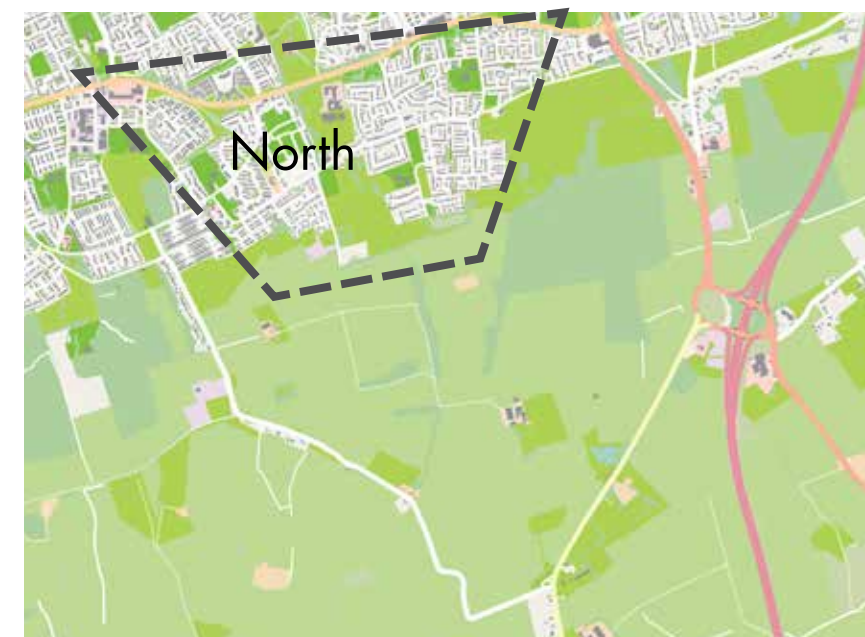


### North corridor

#### Landscape

| Features  | Step 2<br>Description   | Step 3           |                       |   |   | Step 4<br>Impact                               |
|---|---|------------------|-----------------------|---|---|--|
|   |   | Scale it matters | Rarity                | Importance                                      | Substitutability  |  |
| Pattern   | Green Wedge with urban fringe character (paddocks etc) visually linking countryside to town | Local            | Common at local level | locally important as part of original Town Plan | substitutable - opportunity to enhance                                    | Slight adverse impact and potential to enhance |
| Tranquillity  | Low tranquillity as urban influences to west, east and north                                | Local            | Not tranquil          | Low local importance                            | N/A   | No impact                                      |
| Cultural  | Key feature of original town plan linking town to countryside. PRoW links southwards        | Local            | Common at local level | locally important as part of original Town Plan | locally important as part of original Town Plan                           | Slight adverse impact and potential to enhance |
| Landcover   | mixed open space & recreation areas   | Local            | Common at local level | Low local importance                            | substitutable - potential to enhance                                      | Slight adverse impact and potential to enhance |
| Summary of character  | Green wedge of open space within urban area connecting to countryside on ridge to south     | Local            | Common at local level | locally important as part of original Town Plan | Locally important to landscape structure - potential to enhance character | Slight adverse impact and potential to enhance |
| Reference Sources   |   |                  |                       |   |   |  |
| Harlow Area Landscape and Environment Study, CBA, 2005; HTC Green Wedge Review 2014   |   |                  |                       |   |   |  |
| Step 5 - Summary Assessment Score   |   |                  |                       |   |   |  |
| Slight adverse to beneficial  |   |                  |                       |   |   |  |
| Qualitative Comments  |   |                  |                       |   |   |  |
| North access should respect open character of Green Wedge and extend into site - potential to enhance connectivity and improve landscape quality of Green Wedge which is relatively low quality urban fringe character at present |   |                  |                       |   |   |  |

Location plan



### North corridor

#### Historic environment

| Feature   | Step 2<br>Description            | Step 3           |   |        | Step 4<br>Impact          |
|---|----------------------------------|------------------|---|--------|---------------------------|
|   |                                  | Scale it matters | Significance                                    | Rarity |                           |
| Form  | Green Wedge is part of Town Plan | Local            | locally important as part of original Town Plan | Common | Slight adverse or Neutral |
| Survival  | Intact                           | Local            |   |        |                           |
| Condition   | Varies                           | Local            |   |        |                           |
| Complexity  | Simple                           | Local            |   |        |                           |
| Context   | urban                            | Local            |   |        |                           |
| Period  | 20th century                     | Local            |   |        |                           |
| Reference Sources   |                                  |                  |   |        |                           |
| Harlow Town Plan and Local Plan                                     |                                  |                  |   |        |                           |
| Step 5 - Summary Assessment Score                                   |                                  |                  |   |        |                           |
| Slight adverse to Neutral   |                                  |                  |   |        |                           |
| Qualitative Comments  |                                  |                  |   |        |                           |
| Structuring feature of Harlow Town Plan. No other historic features |                                  |                  |   |        |                           |



### North corridor

#### Biodiversity

| Area   | Step 2                           |                                    | Step 3                    |                               |                                       | Step 4              | Step 5           |
|--|----------------------------------|------------------------------------|---------------------------|-------------------------------|---------------------------------------|---------------------|------------------|
|  | Description of feature/attribute | Scale (at which attribute matters) | Importance (of attribute) | Trend (in relation to target) | Biodiversity and earth heritage value | Magnitude of impact | Assessment Score |
| Green wedge  | Hedgerows and trees              | Local                              | Local importance          |                               | Negligible                            | Neutral             | Neutral          |
|  |                                  |                                    |                           |                               |                                       |                     |                  |
|  |                                  |                                    |                           |                               |                                       |                     |                  |
|  |                                  |                                    |                           |                               |                                       |                     |                  |
|  |                                  |                                    |                           |                               |                                       |                     |                  |
|  |                                  |                                    |                           |                               |                                       |                     |                  |
|  |                                  |                                    |                           |                               |                                       |                     |                  |
| Reference Sources  |                                  |                                    |                           |                               |                                       |                     |                  |
| Essex Ecology Services - Local Wildlife Site review  |                                  |                                    |                           |                               |                                       |                     |                  |
| Summary Assessment Score   |                                  |                                    |                           |                               |                                       |                     |                  |
| Neutral  |                                  |                                    |                           |                               |                                       |                     |                  |
| Qualitative Comments   |                                  |                                    |                           |                               |                                       |                     |                  |
| No designated sites within area. Local vegetation could be improved by new planting/management along route |                                  |                                    |                           |                               |                                       |                     |                  |

Location plan



### North corridor

#### Townscape

| Features   | Step 2   |                  | Step 3 |            |                  |                                | Step 4         |
|--|--|------------------|--------|------------|------------------|--------------------------------|----------------|
|  | Description  | Scale it matters | Rarity | Importance | Substitutability | Changes in Without-scheme case | Impact         |
| Layout   | Green wedge with development to west, north and east - average 305m wide       | Local            | Common | Local      | Substitutable    |                                | Slight adverse |
| Density and mix  | density of adjacent development varies   | Local            | Common | Local      | Substitutable    |                                | Slight adverse |
| Scale  | extensive low-rise urban development except to south which open to countryside | Local            | Common | Local      | Substitutable    |                                | Slight adverse |
| Appearance   | enclosed   | Local            | Common | Local      | Substitutable    |                                | Slight adverse |
| Human interaction  | accessible from adjacent housing and overlooked                                | Local            | Common | Local      | Substitutable    |                                | Slight adverse |
| Cultural   | Major feature of Town Plan   | Local            | Common | Local      | Substitutable    |                                | Slight adverse |
| Land use   | Open space and recreation  | Local            | Common | Local      | Substitutable    |                                | Slight adverse |
| Summary of character   | Green wedge linking town to countryside with strong urban influences           | Local            | Common | Local      | Substitutable    |                                | Slight adverse |
| Reference Sources  |  |                  |        |            |                  |                                |                |
| Harlow Area Landscape and Environment Study, CBA, 2005; Harlow TC Green Wdge Review, 2014  |  |                  |        |            |                  |                                |                |
| Step 5 - Summary Assessment Score  |  |                  |        |            |                  |                                |                |
| Slight adverse   |  |                  |        |            |                  |                                |                |
| Qualitative Comments   |  |                  |        |            |                  |                                |                |
| Impact depends on ability & budget to mitigate impacts of route - STC would require less mitigation than routing cars on to existing residential roads |  |                  |        |            |                  |                                |                |



### South corridor

#### Landscape

| Features             | Step 2  | Step 3           |                           |  |  | Step 4                  |
|----------------------|---|------------------|---------------------------|--|--|-------------------------|
|                      | Description   | Scale it matters | Rarity                    | Importance   | Substitutability   | Impact                  |
| Pattern              | Pre-18th century field pattern of irregular fields - limited hedgerow loss                                | Local            | Locally Scarce            | Locally important  | Not replaceable  | Moderate adverse impact |
| Tranquillity         | Strong sense of tranquillity - only tracks north of Rye Hill Rd and B1393. Ridge screens Harlow to north. | Local            | Locally relatively scarce | Locally important  | Not replaceable  | Moderate adverse impact |
| Cultural             | Footpath network, monuments and historic field pattern enhance cultural value                             | Local            | Locally scarce            | Local landscape importance but also as setting of nationally important Heritage asset of Latton Priory | Not replaceable  | Moderate adverse impact |
| Landcover            | Sloping medium scale arable fields with network of hedgerows and tree belts                               | Local            | Locally relatively common | Locally important  | Not replaceable  | Moderate adverse impact |
| Summary of character | Moderately sensitive landscape due to surviving historic field pattern and features                       | Local            | Locally relatively scarce | Locally important  | Historic field pattern not replaceable but potential to conserve and enhance | Moderate adverse impact |

#### Reference Sources

Epping Forest DC draft GI Strategy; Epping Forest DC Landscape Character Assessment, CBA, 2010; Essex CC PRoW map; Harlow Area Landscape and Environment Study, CBA, 2005;

#### Step 5 - Summary Assessment Score

Moderate adverse impact

#### Qualitative Comments

Area to south is tranquil with only tracks north of local roads (Rye Hill Road and B1393). Historic field pattern survives encompassing ancient monuments and listed farmsteads. Hedgerows and tree belts connect habitats within arable land often along network of rights of way, themselves on historic routes

Location plan



### South corridor

#### Historic environment

| Feature    | Step 2   | Step 3   |                       |  | Step 4  |
|------------|--|--|-----------------------|--|---|
|            | Description  | Scale it matters   | Significance          | Rarity   | Impact  |
| Form       | Latton Priory SM & scattered isolated Grade II listed farm cottages/farmhouses. Pre-18th century historic field pattern. | SM- National; Listed buildings National. Field pattern local level | National designations | Monument scarce. Grade II listed buildings and field pattern relatively common locally | No direct impacts on Priory but moderate impacts on historic field pattern and setting. |
| Survival   | Latton Priory church has survived above ground, but moats and other features as well as underground extents known.       | SM- National; Listed buildings National. Field pattern local level | National designations |  | No direct impacts on Priory but moderate impacts on historic field pattern and setting. |
| Condition  | remnants from inception to 16th century  | SM- National; Listed buildings National. Field pattern local level | National designations |  | No direct impacts on Priory but moderate impacts on historic field pattern and setting. |
| Complexity | Complex  | SM- National; Listed buildings National. Field pattern local level | National designations |  | Moderate to High adverse impact on relationships of designated assets and surroundings  |
| Context    | Surrounded by later structures of Latton Farm. Land would have been associated with Priory                               | National   | National designations |  | Potential Moderate to High impact on setting & historic field pattern                   |
| Period     | Medieval up to 16th century. Historic field pattern pre-18th century   | National   | National designations |  |   |

#### Reference Sources

Historic England Listing - Heritage Category: Scheduled Monument List Entry Number: 1017386 & Historic England listings for farmhouses/cottages; HLC.

#### Step 5 - Summary Assessment Score

Moderate- High adverse on setting of Latton Priory

#### Qualitative Comments

Monument adjacent to recognisable historic field patterns. Listed farmsteads along Rye Hill Road and B1393. PRoW follow ancient tracks. South route would interrupt relationships and setting



### South corridor

#### Biodiversity

| Area   | Step 2<br>Description of feature/<br>attribute | Step 3                             |                           |                               |                                       | Step 4<br>Magnitude of impact | Step 5<br>Assessment Score |
|--|--|------------------------------------|---------------------------|-------------------------------|---------------------------------------|-------------------------------|----------------------------|
|  |  | Scale (at which attribute matters) | Importance (of attribute) | Trend (in relation to target) | Biodiversity and earth heritage value |                               |                            |
| South of Latton priory - general area  | Hedgerows & treebelts along field boundaries   | Local                              | Local                     |                               | Low                                   | Slight to moderate adverse    | Slight - moderate adverse  |
|  |  |                                    |                           |                               |                                       |                               |                            |
|  |  |                                    |                           |                               |                                       |                               |                            |
|  |  |                                    |                           |                               |                                       |                               |                            |
|  |  |                                    |                           |                               |                                       |                               |                            |
|  |  |                                    |                           |                               |                                       |                               |                            |
|  |  |                                    |                           |                               |                                       |                               |                            |
|  |  |                                    |                           |                               |                                       |                               |                            |
| Reference Sources  |  |                                    |                           |                               |                                       |                               |                            |
| Essex Ecology Services - Local Wildlife Site review; ECCO.org.uk; Epping Forest HRA Assessment, 2019   |  |                                    |                           |                               |                                       |                               |                            |
| Summary Assessment Score   |  |                                    |                           |                               |                                       |                               |                            |
| Slight- moderate adverse   |  |                                    |                           |                               |                                       |                               |                            |
| Qualitative Comments   |  |                                    |                           |                               |                                       |                               |                            |
| Whilst no designated biodiversity sites lie in south area the interconnectivity of habitats, mainly along field boundaries is important to local biodiversity. |  |                                    |                           |                               |                                       |                               |                            |

Location plan



### South corridor

#### Townscape

| Features   | Step 2<br>Description   | Step 3           |        |            |                  |                                | Step 4<br>Impact |
|--|---|------------------|--------|------------|------------------|--------------------------------|------------------|
|  |   | Scale it matters | Rarity | Importance | Substitutability | Changes in Without-scheme case |                  |
| Layout   | Sporadic rural development - clusters of detached houses on large plots | Local            | Common |            |                  |                                | No impact        |
| Density and mix                                    | Low density detached properties   | Local            | Common |            |                  |                                | No impact        |
| Scale  | very small scale development  | Local            | Common |            |                  |                                | No impact        |
| Appearance   | large plots behind hedges and fences at London Road junction            | Local            | Common |            |                  |                                | No impact        |
| Human interaction                                  |   | Local            | Common |            |                  |                                | No impact        |
| Cultural   | scattered settlement  | Local            | Common |            |                  |                                | No impact        |
| Land use   | Arable Farmland   | Local            | Common |            |                  |                                | No impact        |
| Summary of character                               | scattered isolated rural settlement                                     | Local            | Common |            |                  |                                | No impact        |
| Reference Sources                                  |   |                  |        |            |                  |                                |                  |
| Epping Forest Landscape Character Assessment, 2010 |   |                  |        |            |                  |                                |                  |
| Step 5 - Summary Assessment Score                  |   |                  |        |            |                  |                                |                  |
| Impacts on landscape. No impact on Townscape       |   |                  |        |            |                  |                                |                  |
| Qualitative Comments                               |   |                  |        |            |                  |                                |                  |
| sparse settlement based on historic farmsteads     |   |                  |        |            |                  |                                |                  |



### East corridor

#### Landscape

|   | Step 2  | Step 3           |   |  | Step 4  |  |
|---|---|------------------|---|--|---|--|
| Features  | Description   | Scale it matters | Rarity  | Importance   | Substitutability  | Impact   |
| Pattern   | Mix of pre-18th century field pattern of irregular fields to south around Latton Priory- limited hedgerow loss. Large arable fields south of Mark Bush plantation where hedgerow loss has occurred. | Local            | Historic fields locally scarce. Larger 20th century fields common | Locally important  | Historic field pattern not replaceable but potential to reinstate lost hedgerows  | Moderate adverse impact to historic field pattern but potential to mitigate by routing and replanting lost field boundaries. |
| Tranquillity  | Tranquillity negatively affected by M11 corridor to east. More tranquil to west   | Local            | Tranquillity affected by M11 corridor                             | Locally important  | N/A   | Slight adverse impact  |
| Cultural  | Footpath network, monuments and historic field pattern enhance cultural value. Stort Valley Way crosses area north-south  | Local            | Locally scarce  | Local landscape importance but also as setting of nationally important Heritage asset of Latton Priory | Not replaceable   | Slight to moderate adverse impact but could be mitigated by careful routing  |
| Landcover   | Sloping arable fields- large scale except where historic field pattern. Large woodland at Mark Bushes to north  | Local            | Locally relatively common   | Locally important  | Historic fields not replaceable but potential to enhance in larger arable fields. | Slight - moderate adverse impact - cuts through tree belt & CWS  |
| Summary of character  | Moderately sensitive landscape  | Local            | Locally relatively common   | Locally important  | Historic field pattern not replaceable but potential to avoid                     | Moderate impact - potential to mitigate by routing and planting  |
| Reference Sources   |   |                  |   |  |   |  |
| Epping Forest DC draft GI Strategy; Epping Forest DC Landscape Character Assessment, CBA,2010; Essex CC PRoW map Harlow Area Landscape and Environment Study, CBA, 2005;  |   |                  |   |  |   |  |
| Step 5 - Summary Assessment Score   |   |                  |   |  |   |  |
| Slight to Moderate adverse impact   |   |                  |   |  |   |  |
| Qualitative Comments  |   |                  |   |  |   |  |
| Area to east is less tranquil due to M11 Corridor. Historic field pattern evident around Latton Priory but field amalgamation between these fields and Mark Bushes woodland complex. Stort Valley Way crosses north-south providing access to countryside along significant tree belt (CWS). Careful routing and mitigation planting to reinstate pattern where lost could mitigate and reduce impacts. |   |                  |   |  |   |  |

### East corridor

#### Historic environment

| Step 2   | Step 3  |                                    |                           |                               | Step 4  | Step 5   |                  |
|--|---|------------------------------------|---------------------------|-------------------------------|---|--|------------------|
| Area   | Description of feature/ attribute   | Scale (at which attribute matters) | Importance (of attribute) | Trend (in relation to target) | Biodiversity and earth heritage value                     | Magnitude of impact                                | Assessment Score |
| South of Latton priory - general area  | Hedgerows & treebelts along historic field boundaries                                   | Local                              | Local                     |                               | Low - medium value  | minor adverse                                      | Slight adverse   |
| Mark Bushes complex replanted ancient woodland   | Ancient woodland to north and north-south treebelt along Stort Valley Way which are CWS | National & Regional                | important habitat         |                               | High value Ancient Woodland, Medium value woodland in CWS | potential minor adverse on woodland habitat of CWS | Slight adverse   |
|  |   |                                    |                           |                               |   |  |                  |
|  |   |                                    |                           |                               |   |  |                  |
| Reference Sources  |   |                                    |                           |                               |   |  |                  |
| Essex Ecology Services - Local Wildlife Site review.   |   |                                    |                           |                               |   |  |                  |
| Summary Assessment Score   |   |                                    |                           |                               |   |  |                  |
| Slight adverse   |   |                                    |                           |                               |   |  |                  |
| Qualitative Comments   |   |                                    |                           |                               |   |  |                  |
| Road would impact on CWS north-south tree belt. Impact on Ancient Woodland can be mitigated by maintaining adequate buffer. Ensure interconnectivity of habitats, mainly along field boundaries is maintained - important to local biodiversity especially linking woodlands to wider countryside. Additional planting could enhance connectivity. |   |                                    |                           |                               |   |  |                  |

Location plan





### East corridor

#### Biodiversity

| Area   | Step 2<br>Description of feature/ attribute   | Step 3                             |                           |                               |   | Step 4<br>Magnitude of impact                      | Step 5<br>Assessment Score |
|--|---|------------------------------------|---------------------------|-------------------------------|---|--|----------------------------|
|  |   | Scale (at which attribute matters) | Importance (of attribute) | Trend (in relation to target) | Biodiversity and earth heritage value                     |  |                            |
| South of Latton priory - general area  | Hedgerows & treebelts along historic field boundaries                                   | Local                              | Local                     |                               | Low - medium value  | minor adverse                                      | Slight adverse             |
| Mark Bushes complex replanted ancient woodland   | Ancient woodland to north and north-south treebelt along Stort Valley Way which are CWS | National & Regional                | important habitat         |                               | High value Ancient Woodland, Medium value woodland in CWS | potential minor adverse on woodland habitat of CWS | Slight adverse             |
|  |   |                                    |                           |                               |   |  |                            |
|  |   |                                    |                           |                               |   |  |                            |
| Reference Sources  |   |                                    |                           |                               |   |  |                            |
| Essex Ecology Services - Local Wildlife Site review.   |   |                                    |                           |                               |   |  |                            |
| Summary Assessment Score   |   |                                    |                           |                               |   |  |                            |
| Slight adverse   |   |                                    |                           |                               |   |  |                            |
| Qualitative Comments   |   |                                    |                           |                               |   |  |                            |
| Road would impact on CWS north-south tree belt. Impact on Ancient Woodland can be mitigated by maintaining adequate buffer. Ensure interconnectivity of habitats, mainly along field boundaries is maintained - important to local biodiversity especially linking woodlands to wider countryside. Additional planting could enhance connectivity. |   |                                    |                           |                               |   |  |                            |

Location plan



### East corridor

#### Townscape

| Features   | Step 2<br>Description   | Step 3           |        |            |                  |                                | Step 4<br>Impact |
|--|---|------------------|--------|------------|------------------|--------------------------------|------------------|
|  |   | Scale it matters | Rarity | Importance | Substitutability | Changes in Without-scheme case |                  |
| Layout   | Sporadic rural development - clusters of detached houses on large plots | Local            | Common | Local      |                  |                                | No impact        |
| Density and mix  | Low density detached properties   | Local            | Common | Local      |                  |                                | No impact        |
| Scale  | small scale   | Local            | Common | Local      |                  |                                | No impact        |
| Appearance   | cluster of development around M11 junction                              | Local            | Common | Local      |                  |                                | No impact        |
| Human interaction  | limited   | Local            | Common | Local      |                  |                                | No impact        |
| Cultural   | scattered settlement  | Local            | Common | Local      |                  |                                | No impact        |
| Land use   | Arable farmland   | Local            | Common | Local      |                  |                                | No impact        |
| Summary of character   | scattered isolated rural settlement                                     | Local            | Common | Local      |                  |                                | No impact        |
| Reference Sources  |   |                  |        |            |                  |                                |                  |
| Epping Forest Landscape Character Assessment, 2010   |   |                  |        |            |                  |                                |                  |
| Step 5 - Summary Assessment Score  |   |                  |        |            |                  |                                |                  |
| No impact  |   |                  |        |            |                  |                                |                  |
| Qualitative Comments   |   |                  |        |            |                  |                                |                  |
| sparse settlement based on historic farmsteads except at M11 junction where development clustered. Impacts on landscape. No impacts on townscape |   |                  |        |            |                  |                                |                  |



### West corridor

#### Landscape

| Features             | Step 2<br>Description   | Step 3           |                       |  |   | Step 4<br>Impact                                     |
|----------------------|---|------------------|-----------------------|--|---|--|
|                      |   | Scale it matters | Rarity                | Importance                                   | Substitutability                                    |  |
| Pattern              | Undulating mixed scale, 20th century rectilinear fields - some hedgerows and veteran trees - former common land. Hedgerow loss                | Local            | Common at local level | Medium local importance                      | Replaceable - opportunity to enhance                | Slight adverse impact                                |
| Tranquillity         | Limited due to proximity of urban area to north and along Rye Hill Road   | Local            | Common at local level | Low local importance                         | Opportunity to enhance                              | Slight adverse impact                                |
| Cultural             | Ridgeline forms setting for Harlow. Former commonland, now arable 20th century pattern  | Local            | Common at local level | medium local importance as setting to Harlow | Opportunity to reinforce setting and enhance access | Slight adverse impact                                |
| Landcover            | Large intensively farmed arable fields, hedgerow loss, settlement to north and on Rye Hill Road to west. Track access only to farms.          | Local            | Common at local level | Low local importance                         | Opportunity to enhance                              | Slight adverse impact                                |
| Summary of character | Moderate sensitivity as forms skyline and setting to Harlow. Hedgerow loss, field amalgamation and urban influences reduce landscape quality. | Local            | Common at local level | Medium local importance                      | Substitutable                                       | Slight adverse impact but potential to be beneficial |

Reference Sources  
 Epping Forest DC draft GI Strategy; Epping Forest DC Landscape Character Assessment, CBA, 2010; Essex CC PRoW map; Harlow Area Landscape and Environment Study, 2005.

Step 5 - Summary Assessment Score  
 Slight impact

Qualitative Comments  
 Former common land, now large arable fields with hedgerow loss: character influenced by urban area to north, traffic on Rye Hill Road. Intervisibility with Rye Hill Road and urban areas to north. Ridge important for setting of Harlow. Potential to enhance landscape character through landscape repair reflecting characteristic rectilinear pattern.

Location plan



### West corridor

#### Historic environment

| Feature    | Step 2<br>Description   | Step 3                              |   |  | Step 4<br>Impact |
|------------|---|-------------------------------------|---|--|------------------|
|            |   | Scale it matters                    | Significance                                      | Rarity   |                  |
| Form       | Field patterns are 20th century. Medieval moated SM on ridge 350m to south of Dorrington Farm | SM -National; Field pattern - Local | SM - national designation. Fields not significant | Moated site Relatively common locally and regionally | Neutral          |
| Survival   | moated site - good survival. Historic field pattern poor survival                             | SM- National                        |   |  | Neutral          |
| Condition  | Moated site good  | SM- National                        |   |  | Neutral          |
| Complexity | Moated site -simple   | SM- National                        |   |  | Neutral          |
| Context    | within farmland   | SM- National                        |   |  | Neutral          |
| Period     | SM- Medieval ; field pattern 20th century   | SM -National;                       |   |  | Neutral          |

Reference Sources  
 Historic England Moated Site listing, HLC

Step 5 - Summary Assessment Score  
 Neutral

Qualitative Comments  
 Potential to improve landscape pattern to reflect historic pattern



### West corridor

#### Biodiversity

| Step 2   |  | Step 3                             |                           |                               |                                       | Step 4              | Step 5                       |
|--|--|------------------------------------|---------------------------|-------------------------------|---------------------------------------|---------------------|------------------------------|
| Area   | Description of feature/ attribute            | Scale (at which attribute matters) | Importance (of attribute) | Trend (in relation to target) | Biodiversity and earth heritage value | Magnitude of impact | Assessment Score             |
| General Area   | Hedgerows & treebelts along field boundaries | Local                              | Locally important         | declining                     | Low                                   | Slight adverse      | Slight adverse to beneficial |
|  |  |                                    |                           |                               |                                       |                     |                              |
|  |  |                                    |                           |                               |                                       |                     |                              |
|  |  |                                    |                           |                               |                                       |                     |                              |
|  |  |                                    |                           |                               |                                       |                     |                              |
|  |  |                                    |                           |                               |                                       |                     |                              |
|  |  |                                    |                           |                               |                                       |                     |                              |
|  |  |                                    |                           |                               |                                       |                     |                              |
| Reference Sources  |  |                                    |                           |                               |                                       |                     |                              |
| Essex Ecology Services - Local Wildlife Site review  |  |                                    |                           |                               |                                       |                     |                              |
| Summary Assessment Score   |  |                                    |                           |                               |                                       |                     |                              |
| Slight adverse to beneficial   |  |                                    |                           |                               |                                       |                     |                              |
| Qualitative Comments   |  |                                    |                           |                               |                                       |                     |                              |
| Whilst no designated sites lie in west area the interconnectivity of habitats, mainly along field boundaries is important to local biodiversity. Potential to enhance to replace lost hedgerows and trees improving biodiversity value on intensively farmed landscape |  |                                    |                           |                               |                                       |                     |                              |

Location plan



### West corridor

#### Townscape

| Features   | Step 2   | Step 3           |        |            |                  |                                | Step 4  |
|--|--|------------------|--------|------------|------------------|--------------------------------|---------|
|  | Description  | Scale it matters | Rarity | Importance | Substitutability | Changes in Without-scheme case | Impact  |
| Layout   | linear development along Rye Hill Road, scattered farmsteads in rural area | Local            | Common | Local      | Substitutable    |                                | Neutral |
| Density and mix  | Low density  | Local            | Common | Local      | Substitutable    |                                | Neutral |
| Scale  | small scale  | Local            | Common | Local      | Substitutable    |                                | Neutral |
| Appearance   | dispersed  | Local            | Common | Local      | Substitutable    |                                | Neutral |
| Human interaction  | limited  | Local            | Common | Local      | Substitutable    |                                | Neutral |
| Cultural   | historically settlement at Common edges and along Rye Hill Road            | Local            | Common | Local      | Substitutable    |                                | Neutral |
| Land use   | Arable farmland  | Local            | Common | Local      | Substitutable    |                                | Neutral |
| Summary of character   | scattered isolated rural settlement and edge of settlement                 | Local            | Common | Local      | Substitutable    |                                | Neutral |
| Reference Sources  |  |                  |        |            |                  |                                |         |
| Epping Forest Landscape Character Assessment, 2010   |  |                  |        |            |                  |                                |         |
| Step 5 - Summary Assessment Score  |  |                  |        |            |                  |                                |         |
| Neutral  |  |                  |        |            |                  |                                |         |
| Qualitative Comments   |  |                  |        |            |                  |                                |         |
| sparse settlement on former Common edges & Rye Hill Road. Linear settlement to west of Rye Hill Road |  |                  |        |            |                  |                                |         |



## 3. Summary

### Option environmental effects summary

The following sums up the appraisals of the options shown on page 66-7.

#### Option 1 – West and North (STC only)

- Landscape – 20th century landscape; north of ridge forms setting to Harlow, which is in valley
- Heritage – no heritage assets or remnant historic landscape pattern. Moat SM 350m to south of Dorrington Farm.
- Biodiversity – no significant biodiversity assets
- Townscape – Rye Hill Road and STC – mitigatable impacts
- Mitigation – planting - landscape repair and integration – enhance character, setting and biodiversity. Offset/screen Scheduled Monument.

#### Option 2 – West and North (STC and roads)

- Landscape – 20th century landscape; north of ridge forms setting to Harlow, which is in valley
- Heritage – no heritage assets or remnant historic landscape pattern. Moat SM 350m to south of Dorrington Farm.
- Biodiversity – no significant biodiversity assets
- Townscape – mitigation required to address impacts on local roads and townscape may be economically unacceptable
- Mitigation – planting - landscape repair and integration – enhance character, setting and biodiversity. Offset/screen Scheduled Monument.

#### Option 3 – West and East

- Landscape – to west 20th century landscape; north of ridge forms setting to Harlow, which is in valley. To east is historic field pattern to south-east; road crosses CWS tree belt and close to Mark Bushes Ancient Woodland
- Heritage – to west no heritage assets or remnant historic landscape pattern. Moat SM 350m to south of Dorrington Farm. To east are the historic field pattern and setting of Latton Priory SM & listed buildings
- Biodiversity – to west no significant biodiversity assets but to east are potential impact on CWS treebelt, important hedgerows & Ancient Woodland – connectivity important to bats

- Townscape – no impact to east n
- Mitigation – detailed design of route to reflect pattern & avoid/offset sensitive features. Planting for landscape repair, screening and to reconnect habitats. Grading to sink road into ridge.

#### Option 4 – West, East and North (STC and roads)

- Landscape – west is the 20th century landscape; north of ridge forms setting to Harlow, which is in valley. To east is historic field pattern to south-east; road crosses CWS tree belt and close to Mark Bushes Ancient Woodland
- Heritage – to west no heritage assets or remnant historic landscape pattern. Moat SM 350m to south of Dorrington Farm. To east are the historic field pattern and setting of Latton Priory SM & listed buildings. No heritage assets or remnant historic landscape pattern to north. Moat SM 350m to south of Dorrington Farm.

- Biodiversity – to west no significant biodiversity assets. But to east are potential impact on CWS treebelt, important hedgerows & Ancient Woodland – connectivity important to bats. No significant biodiversity assets to north.
- Townscape – mitigation required to address impacts on local roads and townscape may be economically unacceptable .
- Mitigation – detailed design of route to reflect pattern & avoid/offset sensitive features. Planting for landscape repair, screening of Scheduled Monument and to reconnect habitats. Grading to sink road into ridge.

#### Option 5 – East and North (STC only)

- Landscape – historic field pattern to south-east; road crosses CWS tree belt and close to Mark Bushes Ancient Woodland.
- Heritage – historic field pattern and setting of Latton Priory SM & listed buildings.
- Biodiversity – potential impact on CWS treebelt, important hedgerows & Ancient Woodland – connectivity important to bats. No significant biodiversity assets to north.
- Townscape – no impact to east or on STC
- Mitigation – detailed design of route to reflect pattern & avoid/offset sensitive features. Planting for landscape repair, screening of Scheduled Monument and to reconnect habitats. Grading to sink road into ridge.

### Green Belt

The Epping Forest draft Local Plan proposes that the land at Latton Priory allocation site is excluded from the Green Belt, although the Inspector's report (Action 14) notes that the proposed GB boundary should coincide with the allocation boundary.

The east route (D) Option would cross the retained Green Belt from the boundary of the allocation site to London Road.

According to NPPF, 2019 (para 146) certain forms of development are not inappropriate development in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. Local transport infrastructure falls within this category, provided that the need for a Green Belt location can be demonstrated.

According to the Epping Forest Green Belt Study, August 2016 the land south of Harlow (GB Parcel 073.5) performs as follows for the relevant GB purposes:

- Purpose 1 – to check the unrestricted sprawl of built up areas – Relatively Weak
- Purpose 2 – to prevent neighbouring towns merging – Relatively Strong
- Purpose 3 – assisting in safeguarding the countryside from encroachment – Strong
- Purpose 4- preserving the setting of historic towns – Weak

### Route D (east) landscape

This will be carefully routed to fit into the contours and to avoid vegetation loss or impacts on woodland habitats to the north. Landscape repair is also proposed (see p47). Whilst the Green Belt designation does not of itself imply landscape quality, the opportunity to undertake sympathetic landscape repair, in conjunction with careful alignment design is unlikely to adversely affect the openness of this part of the Green Belt and may enhance its contribution to Green Belt purposes through landscape character improvements.



view south on London Road showing properties next to Junction 7



view west from London Road showing Mark Bushes woodland on horizon



## PJA access option plans

### Option 1

#### Transport

- Traffic Impact
- Amenity impact
- Sustainable transport

#### Environmental

- Landscape
- Heritage
- Biodiversity
- Townscape



[contact@pja.co.uk](mailto:contact@pja.co.uk)

### Option 3

#### Transport

- Traffic Impact
- Amenity impact
- Sustainable transport

#### Environmental

- Landscape
- Heritage
- Biodiversity
- Townscape



[contact@pja.co.uk](mailto:contact@pja.co.uk)

### Option 2

#### Transport

- Traffic Impact
- Amenity impact
- Sustainable transport

#### Environmental

- Landscape
- Heritage
- Biodiversity
- Townscape



[contact@pja.co.uk](mailto:contact@pja.co.uk)

### Option 4

#### Transport

- Traffic Impact
- Amenity impact
- Sustainable transport

#### Environmental

- Landscape
- Heritage
- Biodiversity
- Townscape



[contact@pja.co.uk](mailto:contact@pja.co.uk)

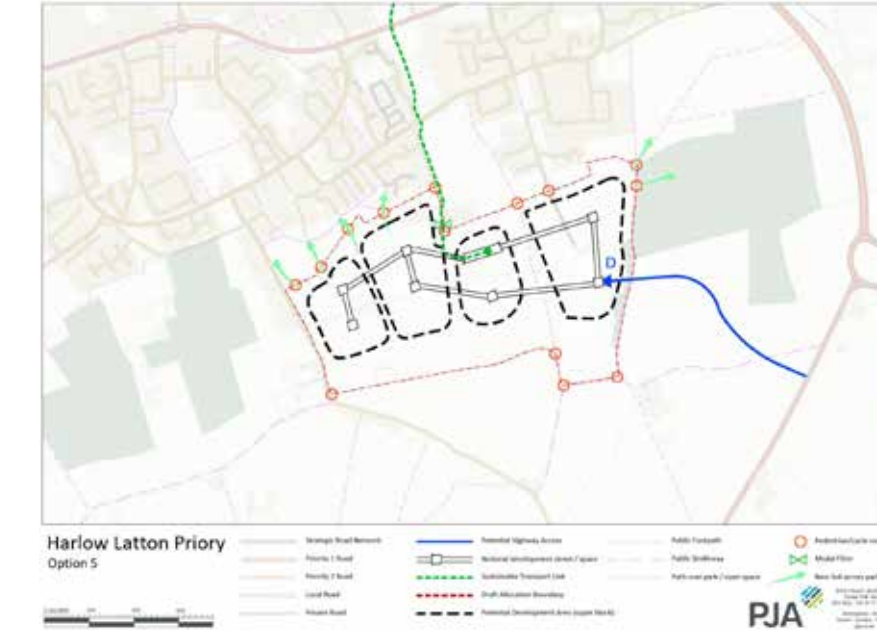
### Option 5

#### Transport

- Traffic Impact
- Amenity impact
- Sustainable transport

#### Environmental

- Landscape
- Heritage
- Biodiversity
- Townscape



[contact@pja.co.uk](mailto:contact@pja.co.uk)



## Summary of environmental issues and recommendations

### Heritage

NPPF seeks to achieve sustainable development and contribute to conserving and enhancing the historic environment, recognising that heritage assets are irreplaceable and should be conserved in a manner appropriate to their significance. Plans should have a positive strategy for the conservation and enjoyment of the historic environment and LPAs should maintain up to date evidence about the historic environment.

The EFDC Site Allocation studies sifted sites by potential heritage impact though no Heritage Impact Assessment (HIA) was undertaken. An EIA, including HIA, would deal with Heritage impacts in line with HE guidance at planning application stage. Policy for 'design to respond to' the heritage assets is adequate. There is no specific mention of the access routes within EFDC Local Plan Submission Version (LPSV) policy nor in Historic England Representations to the Local Plan Examination. The east link is not included within the site allocation boundary so will not have been appraised, nor is it in the SP5.1 area. Map 2.1 shows an 'indicative access road' to the east to London Road though Map 2.2 does not show this access.

Historic England (HE) are concerned about harm to the significance of heritage assets and their setting and, if the Inspector allows allocation, require that any Heritage Statement for an application is specific about the heritage conservation and enhancement in the site policy with mitigation only necessary if harm cannot be avoided. (Harm must be judged by HE guidelines on setting and on development). HE do not agree with EFDC statement that 'effects can be mitigated' through 'sensitive layout and siting away from' the assets and 'using landscape features, good design and screening' as adequate protection and seek more robust policy direction as well as a concept diagram for the allocation.

On the basis of our high level assessment, which takes account of available information on the setting of heritage assets, our mitigation recommendations, which are outline and indicative only, require the developer to:

- undertake a heritage assessment (HA) to determine the setting of the Scheduled Monuments (SMs) and Listed Buildings (LBs);
- based on this HA site road infrastructure, as far as possible, outside the setting of Scheduled Monuments (SMs) and Listed Buildings (LBs). Ensure design demonstrates their conservation and, where possible, enhances their appreciation;
- avoid siting of road within fields with retained historic field patterns around Latton Priory or other areas as identified in the HLC and Environmental Constraints Plan;
- respond to topography and repair/restore the historic field pattern and ponds and reconnect the green network and woodland belts as an integral part of infrastructure proposals;
- reduce the scale of the London Rd junction such as by using a Y junction around a green to avoid roadscape impacts on Rundells listed building;
- undertake desk based archaeological assessment along the proposed access route to determine potential impacts on archaeology to inform detailed routing and any further investigation requirements.

#### Next steps

- Further work to identify the setting and its significance for the Latton Priory Scheduled Monument, Moat and listed buildings
- With the setting understood implement recommendations to conserve/ enhance the setting of the heritage assets
- Archaeology Desk Based assessment to determine further work needed on archaeology within allocation and on access routes.

#### Statutory consultees approach suggestions

Historic England – further consultation on preferred access routes. Discuss proposed mitigation and enhancement measures; discuss any further policy modification and developer requirements. Keep informed with respect to MP progress.

Essex CC Heritage and Archaeology – consult on DB assessment and masterplan progress related to archaeology and agree any further schemes of investigation as necessary.

### Biodiversity

NPPF seeks to achieve sustainable development and contribute to conserving and enhancing the natural environment, avoiding significant harm such as the loss or deterioration of irreplaceable habitats including ancient woodland and veteran trees. NPPF also seeks to achieve biodiversity net gain on development sites.

On the basis of our high level assessment, which takes account of designated sites, irreplaceable habitats and habitat connectivity, our mitigation recommendations, which are based on existing evidence and are outline and indicative only, require the developer to:

- offset road infrastructure and its construction a minimum of 20 metres (confirmed by BS5837:2012 arboricultural assessment) from Mark Bushes and other areas of Ancient Woodland
- minimise the severance of the CWS tree belt south of Mark Bushes (along Stort Valley Way) by road - to be max. 10m and new planting each side shall be of large tree canopy species that will be allowed to restore the green link;
- undertake ecological assessment to identify suitable measures to maintain habitat linkages under and over the road
- provide woodland edge mosaic planting adjacent to Mark Bushes and Latton Green to buffer woodland and enhance habitat
- carry out full SFRA. Maintain watercourses and enhance their biodiversity. Where roads cross watercourses use fords or bridges not culverts. SuDS basins to be in green spaces and used to diversify habitats. No ponds on ridgeline.



Latton Priory taken from the Rundells footpath

© Copyright Steven Muster and licensed for reuse under this Creative Commons Licence-Geograph

- Provide any SUDS features a minimum of 15m away from areas of Ancient Woodland and an appropriate distance from veteran trees (to be established through arboricultural survey according to BS5837:2012).
- further work on capability and capacity of SANG to prevent undue recreational pressure on natural habitats Epping Forest SAC but also locally on Latton Common, Mark Bushes, Latton Park and Harlow Woods SSSI. Potential to include fields north of Latton Priory up to woodland into SANG. Provide a full Landscape and Environmental Management Plan (LEMP) to establish coordinated and integrated management of green infrastructure within and around the allocation.
- ensure connectivity of SANGs with allocation and wider Harlow area through footpath and cycle route links and to STC to enhance its attractiveness and ease of access for recreational users, encouraging sustainable means of access and diverting potential pressure from Epping Forest SAC, and conserving its ecological integrity.

#### Next steps

recreational assessment and design of SANGs to ensure adequacy of SANGs provision to relieve pressure on local biodiversity assets

#### Statutory consultees approach suggestions

Natural England – ongoing discussions with respect to work being undertaken on recreation and air quality issues. Design of SANGs.

Environment Agency – SFRA and SuDS design within allocation and along access routes.



## Landscape

NPPF seeks to achieve sustainable development and contribute to conserving and enhancing the natural environment, recognising the intrinsic character and beauty of the countryside and its wider benefits from natural capital and ecosystem services.

On the basis of our high level assessment, our mitigation recommendations with respect to Landscape are outline and indicative only, but do require the developer to:

- conserve the setting of Harlow by ensuring that all development is located off the ridgeline to the south of Harlow, to reduce visibility.
- enhance setting and countryside interface south of allocation with substantial tree planting on the ridge providing a vegetated skyline above any development
- use a landscape led approach to blend road engineering into the landscape by using tight radii to reflect the field pattern, adjusted to blend with topography even if this means a lower design speed (N.B not a lower speed limit)
- undertake arboricultural assessment according to BS5327:2012 of all trees within and adjacent to development and access identifying ancient and veteran trees, treebelts and important hedgerows to ensure their safe retention
- ensure no street lighting of the road necessary outside the allocation area, (using a 40mph speed limit but 30mph or lower speed design parameter in order to avoid this)
- use road cuttings through the ridgeline and use false cuttings where it cannot easily be lowered due to watercourses etc or where road meets London Rd
- maintain the rural edge character of the west link off Rye Hill Road and integrate by mimicry of the landscape and built form edge of the road into the engineering, built edge (detached and set back) and landscape of the new access so the 'join' is seamless

- STC corridor to have landscape repaired and green space diversified in use, access and natural habitat typology adding to green infrastructure network
- ensure any footpaths affected by proposals (eg Stort Valley Way) are re-connected in a safe manner for users (with crossings, calming measures etc).

### Next steps

Carry out recreational assessment and design of SANGs to ensure adequacy of SANGs provision (quality and quantity) to relieve pressure on all local biodiversity assets.

Prepare landscape framework plan setting out key landscape infrastructure to enhance landscape and mitigate effects of allocation and access routes.

### Statutory consultees approach suggestions

Natural England – ongoing discussions with respect to work being undertaken on recreation and air quality issues. Design of SANGs.

Environment Agency – SFRA and SuDS design within allocation and along access routes.

## Townscape

NPPF seeks to achieve sustainable development and contribute to conserving and enhancing the built environment.

On the basis of our high level assessment, our mitigation recommendations with respect to Townscape are outline and indicative only, but do require the developer to:

- provide built frontage facing onto public green space, new to south and on site and existing POS to north. Place streets in front of houses. Use terraces that respect Gibberd's street edge presentation and sensibility in contemporary forms.
- provide street improvements such as surfacing and tree planting to connecting streets in Stewards and Latton Bush neighbourhoods.

- provide public realm and traffic calming improvements to primary school gate street frontages at Latton Green and St James (Paringdon Rd)
- improve streetscapes of Riddings and Fern Hill Lane with traffic calming and cycle priority. Connect to cycle network with routes to local hatches.

### Next steps

Provide ways of ensuring townscape and streetscape effects of proposals are reviewed and monitored during planning processes, possibly by design code or similar tools. Ensure close liaison between planning and highways development management.

page intentionally left blank



