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Table of Contents

1.	Visual Baseline	1
1.1	Introduction	1
1.2	Representative viewpoints	1
1.3	Viewpoint 1: View south from PRoW 113_1.....	3
1.4	Viewpoint 2: View south from Braintree Road	3
1.5	Viewpoint 3: View south from PRoW 113_11	4
1.6	Viewpoint 4: View south from PRoW 113_11	4
1.7	Viewpoint 5: View east from PRoW 113_11	5
1.8	Viewpoint 6: View east from PRoW 113_33.....	5
1.9	Viewpoint 7: View east from Dog and Gun Pub, Boreham Road	5
1.10	Viewpoint 8: View north from Noake's Lane	6
1.11	Viewpoint 9: View south-east from PRoW 113_25	6
1.12	Viewpoint 10: View south-west from Terling Hall Road.....	7
1.13	Viewpoint 11a: View north from Little Weathers.....	7
1.14	Viewpoint 11b: View south-east from Little Weathers	8
1.15	Viewpoint 12: View north from Ringer's Farm.....	8
1.16	Viewpoint 13: View south-east from Porridge Pot.....	9
1.17	Viewpoint 14: View east from Waltham Road	9
1.18	Viewpoint 15: View east from PRoW 213_18	10
1.19	Viewpoint 16: View north from PRoW 213_19	10
1.20	Viewpoint 17: View south-west from PRoW 76_5.....	10
1.21	Viewpoint 18: View south-west from the junction of Braintree Road and Fairstead Hall Road	11
1.22	Viewpoint 19: View south-west from Fairstead Hall Road	11
1.23	Viewpoint 20: View west from the Essex Way (PRoW 76_9), south of Fairstead Church.....	12
1.24	Viewpoint 21: View south-west from the Essex Way (PRoW 76_10)	12
1.25	Viewpoint 22: View west from Sandy Pits Farm, Braintree Road	13
1.26	Viewpoint 23: View west from PROW 113_37	13
1.27	Viewpoint 24: View south west from Hull Lane / Essex Way	14
1.28	Viewpoint 25: View west from Waltham Road, Gambles Green	14
1.29	Viewpoint 26: View south from Wat Hobb's Farm / Essex Way	15
1.30	Viewpoint 27 View west from Waltham Road	15
1.31	Viewpoint 28 View west from Roll's Farm	15
1.32	Viewpoint 29 View west Terling Hall Road	16
1.33	Viewpoint 30 View west from Hatfield Peverel Railway Bridge	16
1.34	Viewpoint 31 View west from PRoW 90_7.....	17
1.35	Viewpoint 32 View west from Toft's Chase, Little Baddow.....	17
1.36	Viewpoint 33 View south from Prow 224_59, Little Baddow.....	18
1.37	Viewpoint 34: View north from Boreham Village Green	18
1.38	Viewpoint 35: View north from Waltham Road bridge	19
1.39	Viewpoint 36: View north-east from PRoW 213_19.....	19
1.40	Viewpoint 37: View east from Channels Drive	19
1.41	Viewpoint 38: View north-east from Domsey Lane	20
1.42	Viewpoint 39 View east from Drakes Lane	20
1.43	Viewpoint 40 View east from Boreham Road	20
1.44	Viewpoint 41 View east from PRoW 221_55 and Leighs Road	21
1.45	Viewpoint 42 View north-east from Daisleys Lane.....	21
1.46	Viewpoint 43 View east from Whitbreads Farm Lane	22

1.47	Viewpoint 44: View east from PRoW 221_30	22
1.48	Viewpoint 45: View south from PRoW 221_29, Essex Way	23
1.49	Viewpoint 46: View south from PRoW 76_12, Essex Way	23
1.50	Viewpoint 47: View south from Fairstead Lodge.....	24
1.51	Viewpoint 48: View south-east from Braintree Road	24
1.52	Viewpoint 49: View south from Ranks Green Road.....	25
1.53	Viewpoint 50: View north-west from PRoW 90_36	25
1.54	Viewpoint 51: View north-west from PRoW 213_20	25
1.55	Viewpoint 52: View south from PRoW 213_21	26
1.56	Viewpoint 53: View west from PRoW 213_21.....	26
1.57	Viewpoint 54: View west from PRoW 113_11	27
1.58	Viewpoint 55: View south from PRoW 213_5	27
1.59	Viewpoint 56: View east from PRoW 113_25.....	28
1.60	Viewpoint 57: View south-east from PRoW 213_18	28

Tables

Table 1-1: Representative viewpoints	1
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1. Visual Baseline

1.1 Introduction

1.1.1 This Appendix to **Chapter 10: Landscape and Visual Amenity** of the Environmental Statement (ES) [EN010118/APP/6.1] presents details of each representative viewpoint and visual receptor group (including a description of their baseline view and sensitivity).

1.2 Representative viewpoints

1.2.1 A total of 57 representative viewpoints have been selected to assist in illustrating the effects on visual receptors. These viewpoints represent the experience of different types of visual receptor.

1.2.2 Representative viewpoints are also referred to in the case of private views, for example the views of residents from properties where it has not been possible to access or where large numbers of viewpoints cannot all be included individually. In such cases reference is made to viewpoints located on public land, such as roads, or Public Rights of Way (PRoW).

1.2.3 The selection of viewpoints has been informed by the Zone of Theoretical Visibility (ZTV) analysis, fieldwork and desk-based research. In some cases, viewpoints have been chosen specifically to demonstrate a particular effect or specific issue, for example where visibility is restricted by intervening vegetation or buildings.

1.2.4 The following text describes the baseline view from each viewpoint that would exist without the Scheme. Table 1-1 identifies which receptor group(s) each viewpoint relates to. Reference should also be made to **Figure 10-11: Photosheets** [EN010118/APP/6.3] which includes baseline winter photography from each viewpoint.

Table 1-1: Representative viewpoints

Visual receptors	Representative viewpoint
Residents of Fuller Street	46
Residents of Fairstead Lodge	47
Residents of Wat Hobbs Farm	26
Residents of Flacks Green	24
Residents of Gambles Green	25
Residents of Terling	23
Residents of Sparrows Farm	10
Residents of Scarletts Farm	6

Visual receptors	Representative viewpoint
Residents of Three Ashes Farm, Rolf's Barn and Wasse's Farm	18
Residents of Sandypits Farm	22
Residents of Phoenix Cottage	19
Residents of Little Weathers	11
Residents of Rolls Farm	28
Residents of Ringers Farm	12
Residents of Porridge Pot	13
Residents of Toppinghoe Hall	50, 51
Residents located on Noakes Lane (Hedgerow Cottage, Noakes House and Noakes Barn)	8
Residents on the western Order limits boundary	7
Residents of Stocks Farm	55
Residents of Daisleys Lane	42
People walking on the Essex Way	45, 3, 5, 26, 24, 20, 21
People walking on footpaths the River Ter Valley	44, 54, 4, 3
People walking on footpaths north of the Order limits	1, 2, 17
People walking on footpaths south of the Order limits	50, 31
People walking on footpaths through the Order limits	16, 9, 56, 6, 5, 3 4, 54, 57
People walking on footpaths west of the Order limits	53, 52, 44, 55
People walking on footpaths south of Little Baddow	32, 33
Recreational receptors in Boreham	34
People cycling on NCR 16 and 50	48, 49, 18, 50, 29
People driving on Fairstead Hall Road	19
People driving on Braintree Road	22, 18, 2
People driving on Waltham Road, east of the Order limits	27
People driving on Terling Hall Road	10, 29
People driving north of the Order limits	48

Visual receptors	Representative viewpoint
People driving on Noakes Lane	11, 8
People driving north of Boreham	35
People driving on Waltham Road, west of the Order limits	36, 14
People driving on Boreham Road	40, 7
People driving on Drakes Lane	39, 40
People driving on unnamed road east of Lyonshall Wood	41
People driving on Terling Road	30

1.3 Viewpoint 1: View south from PRow 113_1

1.3.1 This view is representative of recreational users of PRow 113_1.

1.3.2 This is a wide, long-distance view orientated south across the arable landscape. Medium scale arable fields occupy the foreground. The view is framed by Hookely Wood to the east and mature field boundary vegetation to the west. Pylons are present in the foreground and middle ground. Braintree Road stretches across the middle ground but is filtered by roadside vegetation. Distant views of fields and dispersed farmsteads are filtered by intervening vegetation. Field boundary vegetation and clumps of woodland in the distance create a wooded horizon.

1.3.3 The view has no obvious focus and the Order limits are not visible due to intervening vegetation. The view has been included to illustrate mid-range views north of the Order limits.

Sensitivity

1.3.4 The view consists of common landscape elements, such as fields and woodland. The value of the view is assessed as low.

1.3.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.

1.3.6 Overall, sensitivity to the Scheme is medium.

1.4 Viewpoint 2: View south from Braintree Road

1.4.1 This view is representative of people walking on PRow 113_5 and motorists travelling along Braintree Road.

1.4.2 This is a wide, long-distance view orientated south. The foreground comprises a large arable field enclosed by a hedgerow and hedgerow trees. The land falls southward towards the River Ter. The valley topography affords long distance views across the agricultural plateau in the background. Views to the west are screened by a mature hedgerow and hedgerow trees, marking the field boundary. Large clumps of woodland, including Sandy Wood, and trees along the course of the River Ter truncate some sections of the view. Pylons

are visible on the skyline in the west of the view. The distant wooded horizon forms the focus of the view. The Order limits are not visible due to intervening vegetation. The view has been included to illustrate the extent of visibility from Braintree Road.

Sensitivity

- 1.4.3 This view consists of common landscape elements of fields and woodland and the value of the view is assessed as low.
- 1.4.4 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.
- 1.4.5 Overall, sensitivity to the Scheme is medium.

1.5 Viewpoint 3: View south from PRow 113_11

- 1.5.1 The view is representative of recreational users of the Essex Way (PRow 113_11) promoted route walking up the southern slope of the Ter River Valley.
- 1.5.2 This view is orientated south and is foreshortened by rising landform and framed by woodland blocks. Sandy Wood limits the extent of the view to the south east. The centre of the view is occupied by a sloping field of pasture with Terling Spring in the background to the south west. A pylon located on the ridge is a prominent and detracting feature in the view.
- 1.5.3 The field in the foreground is within the Order limits. The extent of the view is limited by the rising landform and surrounding woodland blocks.

Sensitivity

- 1.5.4 The view consists of common landscape elements, with fields and woodland, and the value of the view is assessed as low.
- 1.5.5 Views are an important part of the receptor's experience from the Essex Way. Susceptibility to change is high.
- 1.5.6 Overall, sensitivity to the Scheme is high.

1.6 Viewpoint 4: View south from PRow 113_11

- 1.6.1 This view is representative of recreational users of PRow 113_11 walking east from Great Leighs. At this location the view south becomes open due to footpath being located south of the vegetation along the River Ter.
- 1.6.2 This is a middle-distance view across fields of pasture on the southern slope of the River Ter valley. The eye is drawn to the pylons located in the centre of the view in the foreground. Rising landform foreshortens the view and only the tops of the trees located beyond the hill are visible. The extent of the view to the east is limited by Terling Spring. Longer views of fields open out to the west due to the rolling landform.
- 1.6.3 There are immediate views of the Order limits in the foreground to the south.

Sensitivity

- 1.6.4 The view consists of common landscape elements, with fields and woodland, and the value of the view is assessed as low.

1.6.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.

1.6.6 Overall, sensitivity to the Scheme is medium.

1.7 Viewpoint 5: View east from PRow 113_11

1.7.1 This view is representative of recreational users of PRow 113_33 walking towards Great Leighs.

1.7.2 This is a long-distance view to the north-east across pasture and arable land. Tall pylons and high voltage power lines cross the middle ground, detracting from the wider view. Arable fields lie beyond field boundary vegetation before the land slopes up west toward Lyonshall Spring. The tower of Saint Mary's Church in Great Leighs is visible in the background amongst the wooded backdrop.

1.7.3 The Order limits occupy the southern side of the view.

Sensitivity

1.7.4 The view consists of common landscape elements, with fields and woodland and is crossed by pylons. The value of the view is assessed as low.

1.7.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.

1.7.6 Overall, sensitivity to the Scheme is medium.

1.8 Viewpoint 6: View east from PRow 113_33

1.8.1 This view is representative of residents of Scarlett's Farm and recreational users of PRow 113_33 walking from Scarlett's Wood to Terling Hall Road.

1.8.2 This short-range view is orientated north east towards the Order limits but it is part of a 360-degree view. Small horse paddocks enclosed by hedgerows with hedgerow trees flank both sides of the footpath. Field boundary vegetation truncates views of the surrounding fields. Glimpses of the neighbouring and distant fields are visible on slightly elevated land above the vegetation in the foreground. Pylons cut across the view at close range.

1.8.3 Glimpses of the Order limits are visible in the middle ground.

Sensitivity

1.8.4 Composition of the view consists of common landscape elements, with fields and woodland, the value of the view is assessed as low.

1.8.5 Views are relevant to the residential receptor's experience but not specific to the reason for visiting. Residential views of the Order limits are substantially screened. Susceptibility to change is medium.

1.8.6 Overall, sensitivity to the Scheme is medium.

1.9 Viewpoint 7: View east from Dog and Gun Pub, Boreham Road

1.9.1 This view is representative of residents of Whitehouse Cottages and people traveling by car on Boreham Road, for whom the view is fleeting and oblique to the direction to travel.

- 1.9.2 The view is orientated east through a gap in the vegetation that flanks most of the road. An agricultural field occupies the foreground, bounded by fragmented hedgerows. Hedgerow Cottage and Noakes House are visible in the middle ground of the view. Noakes Farm is visible within a mixture of deciduous and evergreen trees on the curtilage boundary. A row of pylons stretches across the background of the view. The view does not have a particular focus.
- 1.9.3 The view is not representative of people at the Dog and Gun public house garden since views look further north and are truncated by intervening vegetation and buildings.
- 1.9.4 The Order limits occupy the agricultural land visible across the extent of the view.

Sensitivity

- 1.9.5 The view comprises common landscape elements. The value is low.
- 1.9.6 The view is not relevant to the activity of people driving and is short in duration. However, the view is also representative of residents of Whitehouse Cottages for whom this is the principal view. The susceptibility to change is therefore high.
- 1.9.7 Overall, sensitivity to the Scheme is high.

1.10 Viewpoint 8: View north from Noake's Lane

- 1.10.1 This view is representative of residents of Noake's House and Hedgerow Cottage. The view is also representative of people traveling on Noake's Lane.
- 1.10.2 This is a middle distance, open view looking north across small to medium sized arable fields separated by a fragmented hedgerow running across the middle ground of the view from east to west. Power lines are detracting features stretching across the foreground of the view, breaking the skyline. Whitehouse Cottages and the Dog and Gun public house are visible in the background of the view. Elevated wooded land comprises the backdrop of the view.
- 1.10.3 The Order limits occupy the fields in the foreground and middle ground of the view. The view does not have a particular focus.

Sensitivity

- 1.10.4 This is a view of common landscape elements, comprising agricultural fields and hedgerows, but is likely to be valued by the community experiencing the view. The value of the view is low.
- 1.10.5 The view is experienced by residents with open views from the rear of properties. The susceptibility to change is high.
- 1.10.6 Overall, given that the view is representative of principal private views, the sensitivity is high.

1.11 Viewpoint 9: View south-east from PRow 113_25

- 1.11.1 The view is representative of recreational users of PRow 113_25.

- 1.11.2 This wide view looks south-east, extending from north to the south. While the view has no focus the eye is drawn along the footpath and to the east due to tall hedge limiting views to the west.
- 1.11.3 The open landscape affords long distance views across arable farmland extending beyond Noake's Lane. Existing vegetation along field boundaries contain the view. Two rows of high voltage pylons are dominant against the sky in the middle ground.
- 1.11.4 There are immediate views of the Order limits which continue south of Noakes Farm Road.

Sensitivity

- 1.11.5 The view consists of common landscape elements, with fields and woodland, the value of the view is assessed as low.
- 1.11.6 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.
- 1.11.7 Overall, sensitivity to the Scheme is medium.

1.12 Viewpoint 10: View south-west from Terling Hall Road

- 1.12.1 The view is representative of residents of Sparrows Farm, residents of the property opposite Sparrows Farm and motorists travelling along Terling Hall Road.
- 1.12.2 Vegetation in the foreground along curtilage boundaries and field boundaries foreshortens the view. Glimpses of the Order limits are afforded through gaps in vegetation in the middle ground of the view.
- 1.12.3 Views from properties on the western side of Terling Hall Road are filtered by field boundary vegetation. The foreground is occupied by an arable field. The landform gently rises to the middle of the field. The backdrop is formed by a field boundary approximately 190m west of the property comprising a hedgerow interspersed with hedgerow trees.

Sensitivity

- 1.12.4 The view consists of common landscape elements, namely domestic planting and field boundary vegetation. The value is low.
- 1.12.5 The viewpoint represents people living in the area, with open views available from most windows across the façade of the house. Therefore, the susceptibility to change is assessed as high.
- 1.12.6 Overall, sensitivity to the Scheme is high.

1.13 Viewpoint 11a: View north from Little Weathers

- 1.13.1 This view is representative of residents of Little Weathers.
- 1.13.2 The view is orientated north to represent views from the rear of the property. From the road, views are filtered by field boundary vegetation. Likewise, aerial photography shows that views from the rear of the property are likely to be filtered by vegetation on the curtilage boundary.

1.13.3 Where gaps in the vegetation in the foreground allow, the view is open. The foreground is occupied by a large open arable field which rises gently to the north. Sparrows Farm is visible between intervening vegetation that lines Terling Hall Road. Field boundary vegetation and pockets of woodland coalesce to create a wooded backdrop.

Sensitivity

1.13.4 The view consists of common landscape elements, with fields and woodland, the value of the view is assessed as low.

1.13.5 Residents of Little Weathers have open views from most windows across the façade of the house. The susceptibility to change is assessed as high.

1.13.6 Overall, given that the view is representative of principal private views, the sensitivity is high.

1.14 Viewpoint 11b: View south-east from Little Weathers

1.14.1 This view is representative of residents of Little Weathers.

1.14.2 This view looks south from the front of the property and is heavily filtered by an existing hedgerow. An open arable field is apparent through the deciduous hedge. Roll's Spring Wood is also visible in the middle ground with a pylon visible in the west of the view. More open views are available from upper storey windows on the front of the property.

Sensitivity

1.14.3 The view consists of common landscape elements, with fields and woodland, the value of the view is assessed as low.

1.14.4 Residents of Little Weathers have open views from most windows across the façade of the house. The susceptibility to change is assessed as high.

1.14.5 Overall, given that the view is representative of principal private views, the sensitivity is high.

1.15 Viewpoint 12: View north from Ringer's Farm

1.15.1 This view is representative of residents of Ringer's Farm.

1.15.2 This is a middle distance, open view orientated north from the entrance track leading to Ringers Farm. The foreground is occupied by large scale agricultural fields. Field boundaries are formed by fragmented hedgerows interspersed by occasional hedgerow trees. Wooden utility poles with associated wires are present in the foreground. Field boundary vegetation and trees flanking the western side of Terling Hall Road form the background of the view. A row of pylons is visible stretching across the horizontal extent of the background of the view.

1.15.3 The viewpoint is located on the Order limits. The Order limits extend across the extent of the view.

Sensitivity

1.15.4 This is a view of common agricultural land. The value of the view is low.

1.15.5 A review of aerial mapping shows that views from Ringer's Farm are filtered by vegetation on the curtilage boundary such that visibility of the Order limits would be from some windows across the property's façade. The susceptibility to change is medium.

1.15.6 Overall, sensitivity to the Scheme is medium.

1.16 Viewpoint 13: View south-east from Porridge Pot

1.16.1 This view is representative of residents of Porridge Pot Cottages.

1.16.2 This is a middle-distance view orientated south-east. Large scale, arable fields are present in the foreground of the view. Toppinghoehall Wood located in the centre of the view and the field boundary vegetation to the north-east truncate views beyond.

1.16.3 There are immediate views of the Order limits in the foreground.

Sensitivity

1.16.4 The view consists of common landscape elements, with fields and woodland, and the value of the view is assessed as low.

1.16.5 Residents of Porridge Pot have open views from most windows across the façade of the house. The susceptibility to change is assessed as high.

1.16.6 Overall, sensitivity to the Scheme is high.

1.17 Viewpoint 14: View east from Waltham Road

1.17.1 This view is representative of road users traveling on Waltham Road. Views experienced whilst driving along the road are typically framed by mature vegetation flanking the road corridor. Occasional glimpses beyond the road corridor, such as represented by this viewpoint, are afforded by gaps in the vegetation.

1.17.2 The view is orientated east. A fragmented belt of trees and shrubs line the eastern side of Boreham Road, filtering the view. The foreground comprises a small paddock enclosed by mature trees. A pylon is located in the middle ground with wires extending across the horizon.

1.17.3 The Order limits are located in the field located east of the field that occupies the foreground. There is no visibility of the Order limits since the mature field boundary vegetation reads as a continuous block of woodland combining with Porter's Wood/Toppinghoehall Wood, located further east.

Sensitivity

1.17.4 This is a view of common agricultural land and woodland. The value of the view is low.

1.17.5 The view is representative of people traveling on the secondary road network. The view is short in duration and oblique to the direction of travel. Susceptibility to change is low.

1.17.6 Overall, sensitivity to the Scheme is low.

1.18 Viewpoint 15: View east from PRoW 213_18

- 1.18.1 The view is representative of residents of Buftons House and people walking on PRoW 213_18.
- 1.18.2 This is an open view looking east across a large-scale arable field. The view is truncated by Toppinghoehall Wood that forms the backdrop. An unnamed wood seen in the southern portion of the view frames the view.

Sensitivity

- 1.18.3 The view is comprised of relatively common landscape elements and the value is low.
- 1.18.4 The view is experienced as the principal view from Buftons House. The susceptibility to change is high.
- 1.18.5 Overall, given that the view is representative of principal private views, the sensitivity is high.

1.19 Viewpoint 16: View north from PRoW 213_19

- 1.19.1 This view is representative of recreational users of PRoW 213_19.
- 1.19.2 This is a middle-distance view across a flat agricultural landscape. Large scale arable fields occupy the foreground and a lack of hedgerows or other boundary features give a sense of openness. Toppinghoehall Wood truncates the view. Occasional evergreen trees including pine, larch and Leyland cypress, stand out from the otherwise deciduous woodland.
- 1.19.3 There are immediate views of the Order limits in the foreground.

Sensitivity

- 1.19.4 The view consists of common landscape elements, with fields and woodland, therefore the value of the view is assessed as low.
- 1.19.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.
- 1.19.6 Overall, sensitivity to the Scheme is medium.

1.20 Viewpoint 17: View south-west from PRoW 76_5

- 1.20.1 This view is representative of people walking on PRoW 76_5 south of Ranks Green.
- 1.20.2 The view is orientated south west. The foreground is occupied by arable fields, defined by a fragmented hedgerow with hedgerow trees. Blocks of woodland occupy much of the middle ground, namely Galleycable Wood to the east, and Fairsteadhall Wood and Brickhouse Wood in the centre. A line of pylons with associated wires cross the middle ground from east to west, rising above the woodlands, breaking the skyline. Longer distance views are glimpsed between the intervening woodlands to the wooded backdrop.
- 1.20.3 There are no views of the Order limits due to intervening field boundary vegetation. The view has been included to illustrate the effect that intervening topography and vegetation has in screening views of the Order limits from Rank's Green.

Sensitivity

- 1.20.4 The view comprises common landscape elements and includes detracting features. The value of the view is low.
- 1.20.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.
- 1.20.6 Overall, sensitivity to the Scheme is medium.

1.21 Viewpoint 18: View south-west from the junction of Braintree Road and Fairstead Hall Road

- 1.21.1 The view is representative of residents of Three Ashes Farm and Dobb's Croft and users of Braintree Road. The view is also representative of cyclists on NCR 50.
- 1.21.2 This is a long-distance view orientated south-west across arable fields. The unvegetated field boundary along Braintree Road allows for open views across the fields in the foreground. Field boundary vegetation in the middle ground filters distant views of woods and fields. Land falling towards the River Ter screens the extent of the northern valley slope and allows for distant views of large clumps of woodland creating a wooded horizon on the southern valley slope. Pylons create a strong linear feature across the sky in the middle ground and in the background of the view.
- 1.21.3 Intervening vegetation and undulating landform screen views of the Order limits. The view has been included to illustrate views from Three Ashes Farm and part of a sequence of views from NCR 50.

Sensitivity

- 1.21.4 The view consists of common landscape elements, with fields and woodland, therefore the value of the view is assessed as low.
- 1.21.5 The view is representative of people living in the area, with views from only some windows across the façade. The susceptibility to change is assessed as medium.
- 1.21.6 Overall, sensitivity to the Scheme is medium.

1.22 Viewpoint 19: View south-west from Fairstead Hall Road

- 1.22.1 The view is representative of users of Fairstead Hall Road.
- 1.22.2 This is a long distance, open view across farmland. Large scale, open arable fields form the foreground of the view. Intervening vegetation along field boundaries, Three Ashes Farm and Wasse's Farm are present in the middle ground. The elevated location and openness surrounding the viewpoint allows long distance view towards Terling with the Windmill forming a distant landmark to the east. Pylons create strong linear features across the sky in the middle ground and background of the view.
- 1.22.3 The Order limits are not visible due to intervening vegetation and undulating landform. The view has been included to illustrate the effect that the intervening landform and vegetation has in screening the Order limits.

Sensitivity

- 1.22.4 The view consists of common landscape elements, with fields and woodland, therefore the value of the view is assessed as low.
- 1.22.5 Views are fleeting and the susceptibility to change is assessed as low.
- 1.22.6 Overall, sensitivity to the Scheme is low.

1.23 Viewpoint 20: View west from the Essex Way (PRoW 76_9), south of Fairstead Church

- 1.23.1 The view is representative of recreational users of the promoted Essex Way, specifically PRoW 76_9.
- 1.23.2 This is a long-distance view orientated west across gently undulating farmland. Arable fields in the foreground fall west towards the River Ter Valley. Vegetation along the river filters long distance views to the west. Glimpses of land rising up on the far side of the river valley form the backdrop. The houses along Waltham Road in Terling are visible to the south west. Woodland limits the views to the south and pylons create strong linear features across the sky in the background.
- 1.23.3 Views of the Order limits are screened by the intervening vegetation along the River Ter. The view has been included to illustrate a sequence of views from the Essex Way.

Sensitivity

- 1.23.4 Whilst the view includes some detracting features in the background, it is a long-distance view over the surrounding landscape and includes the landmarks of Terling, providing a reference point in the landscape. The value is medium.
- 1.23.5 Views from the Essex Way are an important part of the receptor's experience. Susceptibility to change is high.
- 1.23.6 Overall, sensitivity to the Scheme is high.

1.24 Viewpoint 21: View south-west from the Essex Way (PRoW 76_10)

- 1.24.1 The view is representative of recreational users of the Essex Way, specifically PRoW 76_10.
- 1.24.2 This is a middle-distance view orientated south-west. Although the view has no particular focus, the eye is drawn along Troys Chase (a bridleway). The view along Troys Chase is framed by hedgerows with trees running parallel on each side of the track. A gap in the vegetation allows for long distance views to the north, across flat arable fields with dispersed vegetation appearing in the middle ground. Development in Fairstead is visible in the distance. Clumps of woodland create a wooded horizon and pylons create strong linear features across the sky in the background.
- 1.24.3 There are no views of the Order limits due to the intervening vegetation. The view has been included to illustrate a sequence of views from the Essex Way.

Sensitivity

- 1.24.4 The view consists of common landscape elements, with fields and woodland, therefore the value of the view is assessed as low.
- 1.24.5 Views from the Essex Way are an important part of the receptor's experience. Susceptibility to change is high.
- 1.24.6 Overall, sensitivity to the Scheme is medium.

1.25 Viewpoint 22: View west from Sandy Pits Farm, Braintree Road

- 1.25.1 The view is representative of residents of Sandy Pits Farm. At this location the view is less restricted by riverside vegetation and allows for more distant views. The view is also representative of cyclists on NCR 50.
- 1.25.2 This is a middle-distance view orientated west across the River Ter valley and arable fields. The gently falling slopes of the valley and sparse vegetation along the River Ter create a focus of the view in the foreground. Intervening vegetation allows for glimpses and filtered views of fields in the background. Clumps of woodland create a wooded horizon and pylons are visible in the backdrop of the view.
- 1.25.3 The Order limits are not visible due to intervening vegetation and undulating landform. The view has been included to illustrate a typical residential view from the northern edge of Terling and part of a sequence of views from NCR 50.

Sensitivity

- 1.25.4 The view consists of common landscape elements, with fields and woodland and therefore the value of the view is assessed as low.
- 1.25.5 The view is representative of people living in the area, with views from only some windows across the façade, the susceptibility to change is assessed as medium.
- 1.25.6 The view is also representative of cyclists on NCR 50 for whom the view is relevant to the experience but not the specific reason for visiting the location. Susceptibility to change is assessed as medium.
- 1.25.7 Overall, sensitivity to the Scheme for both receptors is medium.

1.26 Viewpoint 23: View west from PROW 113_37

- 1.26.1 The view is representative of residents along The Street and Church Road in Terling facing the River Ter and recreational users of PROW 113_37. Although not designated as public open space, people are permitted to use the land for recreation.
- 1.26.2 This is a short distance view orientated west across the gently falling slope of the River Ter Valley. A mixture of deciduous and evergreen trees along the river, form the centre of the view and truncate distant views. Church Road and Terling Village Hall are visible further to the south.
- 1.26.3 The Order limits are not visible. The view has been included to illustrate views from the eastern edge of Terling.

Sensitivity

- 1.26.4 The view consists of higher quality landscape elements including the Ter River valley, the value of the view is assessed as medium.
- 1.26.5 The view is representative of residents with open views available from most windows across the façade of the house. The susceptibility to change is assessed as high.
- 1.26.6 Overall, sensitivity to the Scheme is high.

1.27 Viewpoint 24: View south west from Hull Lane / Essex Way

- 1.27.1 This view is representative of residents of Flacks Green, specifically Hull Lane, and people walking on the promoted Essex Way.
- 1.27.2 The view is orientated south west. The foreground is occupied by an arable field which is elevated above the level of the road. Houses interspersed by mature deciduous trees are visible around the field. Powerlines are present across the middle ground of the view, breaking the skyline. There is no particular focus to the view and the Order limits is not visible. The view has been included to illustrate views toward the Order limits from Flacks Green and a sequence of views from the Essex Way.

Sensitivity

- 1.27.3 The view comprises relatively common elements and the value is low.
- 1.27.4 This is the principal view of residents on Hull Lane and the susceptibility to change is high.
- 1.27.5 Overall, given that the view forms the principal view of residents of a number of properties, the sensitivity is high.

1.28 Viewpoint 25: View west from Waltham Road, Gambles Green

- 1.28.1 This view is representative of residents of Gambles Green, specifically on Waltham Road.
- 1.28.2 The view is orientated south west, looking across an open, plateaued agricultural landscape. The view is filtered by a series of young individual trees located in the foreground. Residential properties on the periphery in the foreground frame the view. The middle ground is occupied by open agricultural land. Craigmant's Spring woodland is located in the centre towards the background, forming the focus of the view. Distant woodland and field boundary vegetation forms the backdrop.
- 1.28.3 The Order limits are not visible. The view has been included to illustrate the view from the edge of Flacks Green.

Sensitivity

- 1.28.4 The view is of relatively common landscape elements and the value is low.
- 1.28.5 This is the principal view of residents of Gambles Green on Waltham Road. The susceptibility to change is high.
- 1.28.6 Overall, sensitivity to the Scheme is high.

1.29 Viewpoint 26: View south from Wat Hobb's Farm / Essex Way

- 1.29.1 This view is representative of residents of Watt Hobb's Farm and people walking on the promoted Essex Way.
- 1.29.2 The foreground of this view, which is orientated south, is occupied by rising agricultural land. Mature vegetation within the curtilage of Keepers Cottage truncates views to the south. Mature deciduous trees lining Terling Hall Road sit on the crest of the land in the middle ground of the view, filtering views of Sparrow's Farm. A row of pylons visible in the background of the view, break the skyline and detract from the quality of the view. The view does not have a particular focus and the Order limits are not visible. The view has been included to illustrate the effect of intervening landform in views from the north eastern edge of Flacks Green.

Sensitivity

- 1.29.3 The view is of relatively common landscape elements and the value is low.
- 1.29.4 This is the principal view of residents of Watt Hobb's Farm and their susceptibility to change is high.
- 1.29.5 Overall, sensitivity to the Scheme is high.

1.30 Viewpoint 27 View west from Waltham Road

- 1.30.1 Viewpoint 11 is representative of people traveling on Waltham Road.
- 1.30.2 The view is orientated west along the line of the road. The road is flanked by a grass verge, ditches and a low hedgerow on both sides. Hedgerow trees intersperse the hedgerow to the north of the road. Agricultural fields occupy the middle ground to the north and south and mature trees lining Terling Hall Road truncate the view. The Order limits are located on the far side (western side) of Terling Hall Road and are therefore heavily filtered by roadside vegetation. Pylons are visible in the background but are not prominent given the distance and intervening vegetation. There is no focus to the view.

Sensitivity

- 1.30.3 The view comprises relatively common landscape elements and the value is low.
- 1.30.4 The view is representative of people traveling on the local road network and their susceptibility to change is low.
- 1.30.5 Overall, sensitivity to the Scheme is low.

1.31 Viewpoint 28 View west from Roll's Farm

- 1.31.1 This view is representative of residents of Roll's Farm. However, the viewpoint is located south of the property at the closest publicly accessible location. The viewpoint location affords a more open view than that experienced by residents. The actual view experienced by residents Roll's Farm is not as open as the representative view on account of agricultural buildings located directly behind the property.
- 1.31.2 The view is orientated west from Terling Hall Road, south of Roll's farm. The view looks over a low hedge, interspersed with hedgerow trees. A medium

sized field occupies the centre of the view. The view is framed by Ringer's Wood to the south and Roll's Spring to the north. An unnamed woodland occupies the centre of the view, forming the focus and truncating views further west. Powerlines between pylons stretch across the view. The immediate foreground (c. 50m) is excluded from the Order limits but the majority of the field that occupies the centre of the view is within the Order limits.

Sensitivity

- 1.31.3 The view comprises relatively common landscape elements and the value is low.
- 1.31.4 The view is representative of residents of Roll's farm; however, it is not the principal view and therefore the susceptibility to change is medium.
- 1.31.5 Overall, sensitivity to the Scheme is medium.

1.32 Viewpoint 29 View west Terling Hall Road

- 1.32.1 The viewpoint is representative of views experienced by people traveling on Terling Hall Road and cyclists travelling on NCR 50.
- 1.32.2 The view is orientated west. Mature deciduous trees line a narrow track leading to Ringer's Farm. The fragmented hedgerow and mature trees filter views across the agricultural plateau. A line of pylons is visible in the background but are not prominent. There are glimpses of the Order limits on the western (far) side of the hedgerow located in the centre of the view. The Order limits do not extend to the south of the track.

Sensitivity

- 1.32.3 The view comprises relatively common landscape elements and the value is low.
- 1.32.4 The view is representative of cyclists on NCR 50 who have an appreciation of the view that is secondary to the activity. Susceptibility to the Scheme is medium.
- 1.32.5 Overall, sensitivity to the Scheme is low.

1.33 Viewpoint 30 View west from Hatfield Peverel Railway Bridge

- 1.33.1 This view is representative of people traveling by train and to Hatfield Peverel Station. It is highlighted in the Hatfield Peverel Neighbourhood Plan as being important since it is representative of the view experienced by commuters on a daily journey, noted as being a "*rural view on entering or leaving the built up area of the village*".
- 1.33.2 The view looks west, across the railway line with associated infrastructure, to the rural landscape beyond. The rural landscape comprises a mosaic of agricultural fields and woodlands. Given the elevated viewpoint the view is long distance although there is no particular focus to the view. The pylons that cross the Order limits are visible above the woodland but the Order limits itself are not visible.

Sensitivity

- 1.33.3 The view comprises relatively common landscape elements and the value is low.
- 1.33.4 The importance of the view is noted in the Neighbourhood Plan and the view is relevant to the experience of the journey but not the reason for visiting the viewpoint. The susceptibility to change is therefore medium.
- 1.33.5 Overall, sensitivity to the Scheme is medium.

1.34 Viewpoint 31 View west from PRoW 90_7

- 1.34.1 The view is representative of people walking on the local footpath network south of Hatfield Peverel.
- 1.34.2 The view is orientated north west across an agricultural landscape. The foreground comprises an arable field, bounded by dense belts of deciduous trees to the north and south. The middle ground is occupied by agricultural land and field boundary vegetation coalesces to form a wooded backdrop.
- 1.34.3 There is no particular focus to the view and the Order limits are not visible. The view has been included to illustrate a typical view toward the Order limits from the setting of Hatfield Peverel.

Sensitivity

- 1.34.4 The view comprises relatively common landscape elements and the value is low.
- 1.34.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.
- 1.34.6 Overall, sensitivity to the Scheme is medium.

1.35 Viewpoint 32 View west from Toft's Chase, Little Baddow

- 1.35.1 The view is representative of people walking on the local footpath network south of Little Baddow, specifically PRoW 224_86. The view is also representative of residents of The Lodge.
- 1.35.2 This is a panoramic view orientated north. The elevated location affords long distance views across the Chelmer Valley. New Wood in the west of the foreground, and Brickwell Wood in the east of the foreground, channel the view. The central part of the foreground is occupied by a large field of pasture. The woodland flanking the River Chelmer stretches across the middle ground of the view. From the base of the valley the rising land forms the background. The rising land comprises a mosaic of open fields, and blocks of woodland. Individual houses are perceptible on the distant ridge against a wooded backdrop. Whilst the view does not have a particular focus the eye is drawn to the wooded horizon. The Order limits are not visible. The view has been included to illustrate views from the elevated area of Little Baddow.

Sensitivity

- 1.35.3 Views across the Chelmer Valley are recorded as a key feature of the landscape character of Little Baddow in the Braintree Landscape Character Assessment. The value of the view is medium.

1.35.4 Whilst the view is representative of residents of The Lodge, it is only experienced from one gable end window, indicating a medium susceptibility to change. However, the view is considered to be important to recreational receptors on the PRow, given its elevated perspective across the Chelmer Valley. Susceptibility to change is therefore high.

1.35.5 Overall, sensitivity to the Scheme is high.

1.36 Viewpoint 33 View south from Prow 224_59, Little Baddow

1.36.1 The view is representative of people walking on PRow 224_59, south of Little Baddow.

1.36.2 The view is orientated north and the elevated location affords long distance panoramic views across the Chelmer Valley. The foreground comprises sloping fields of pasture, loosely defined by individual trees. Pockets of woodland flank the River Chelmer and a reservoir is visible on the valley floor, north of the river. The land gently rises to the north toward the background of the view. The northern valley side comprises medium scale agricultural fields with little woodland cover. Boreham village is visible to the west in the background and farmsteads intersperse the agricultural fields in the eastern part of the background. The backdrop of the view is wooded. The pylons that cross the Order limits are visible above the woodland but the Order limits is not visible. The view has been included to illustrate views from the elevated area of Little Baddow.

Sensitivity

1.36.3 Views across the Chelmer valley are recorded as a key feature of the landscape character of Little Baddow in the Braintree Landscape Character Assessment. The value of the view is medium.

1.36.4 The view is considered to be an important part of the experience of visiting the location, given its elevated perspective across the Chelmer Valley. Susceptibility to change is high.

1.36.5 Overall, sensitivity to the Scheme is high.

1.37 Viewpoint 34: View north from Boreham Village Green

1.37.1 This view is representative of recreational users of Boreham Village Green.

1.37.2 This is a middle-distance view orientated north. Boreham Village Green and Boreham Village Hall to the west occupy the foreground. Views of the houses along Main Road are filtered by the mature roadside trees. Pylons are visible in the background of the view.

1.37.3 There are no views of the Order limits. The view has been included to illustrate views towards the Order limits from Boreham.

Sensitivity

1.37.4 Composition of the view consists of common landscape elements but likely to be valued by the community, the value of the view is assessed as low.

1.37.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.

1.37.6 Overall, sensitivity to the Scheme is medium.

1.38 Viewpoint 35: View north from Waltham Road bridge

1.38.1 This view is representative of people traveling north on Waltham Road and has been chosen to also represent elevated views from the northern most extent of Boreham.

1.38.2 The view is orientated north. Vegetation on the northern side of the railway corridor (in cutting) dominates the view, curtailing the view to be very short range.

1.38.3 The view includes Waltham Road and the railway line with associated infrastructure.

1.38.4 The Order limits are not visible.

Sensitivity

1.38.5 This is a poor-quality landscape with a high degree of detracting elements. The value is very low.

1.38.6 The view is not relevant to people passing through the area. The susceptibility to change is very low.

1.38.7 Overall, sensitivity to the Scheme is very low.

1.39 Viewpoint 36: View north-east from PRoW 213_19

1.39.1 The view is representative of people walking on PRoW 213_19 east of Waltham Road.

1.39.2 This is a short-range view east of vegetation typical of the edge of Waltham Road. Glimpses of an open arable field are visible to the south.

1.39.3 The cable route is proposed to pass through the field visible in the south of the view.

Sensitivity

1.39.4 The view comprises very common landscape elements and the value is very low.

1.39.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.

1.39.6 Overall, sensitivity to the Scheme is low.

1.40 Viewpoint 37: View east from Channels Drive

1.40.1 The view is representative of road users along Channels Drive.

1.40.2 This is a middle-distance view orientated east. There are immediate views of a construction site to the south with more open views of Channels Golf Course to the north, albeit filtered by coppiced trees.

1.40.3 Views of the Order limits are screened by the existing belt of trees and shrubs.

Sensitivity

- 1.40.4 The view comprises relatively common landscape elements and the value is low.
- 1.40.5 The view is representative of people traveling on the local road network and their susceptibility to change is low.
- 1.40.6 Overall, sensitivity to the Scheme is low.

1.41 Viewpoint 38: View north-east from Domsey Lane

- 1.41.1 The view is representative of road users travelling along Domsey Lane.
- 1.41.2 This is a short distance view orientated north-east. The view along the narrow road is framed by roadside vegetation to the west and boundary vegetation separating private gardens from the road to the east. Views beyond the houses are restricted by the vegetation and buildings.
- 1.41.3 There are no views of the Order limits due to intervening vegetation. The view has been included to illustrate views from the western edge of the study area.

Sensitivity

- 1.41.4 The view consists of common landscape elements including the road, houses and boundary vegetation. Therefore, the value of the view is assessed as low.
- 1.41.5 The view is fleeting and susceptibility to change is assessed as low.
- 1.41.6 Overall, sensitivity to the Scheme is low.

1.42 Viewpoint 39 View east from Drakes Lane

- 1.42.1 This view is representative of people traveling on Drakes Lane. Views from the road are often framed by roadside vegetation. This viewpoint has been selected to demonstrate a location where there are more open views.
- 1.42.2 This is a middle-distance view orientated east. Arable fields occupy the foreground and field boundary vegetation in the middle ground truncates distant views.
- 1.42.3 There are no views of the Order limits due to intervening vegetation. The view has been included to illustrate views from the western edge of the study area.

Sensitivity

- 1.42.4 The view consists of common landscape elements, comprising Drakes Lane and fields, and therefore the value of the view is assessed as low.
- 1.42.5 Views are fleeting and the susceptibility to change is assessed as low.
- 1.42.6 Overall, sensitivity to the Scheme is low.

1.43 Viewpoint 40 View east from Boreham Road

- 1.43.1 This view is representative of people traveling on Boreham Road and Drakes Lane.

1.43.2 The view is orientated east. A dense, mature hedgerow, with some hedgerow trees, lines the eastern side of Waltham Road, truncating the view to be very short range. This is typical of the eastern side of Boreham Road.

Sensitivity

1.43.3 This is a poor-quality view comprising very common elements and the value is very low.

1.43.4 Views are fleeting and not relevant to the experience. The susceptibility to change is very low.

1.43.5 Overall, sensitivity to the Scheme is very low.

1.44 Viewpoint 41 View east from PRow 221_55 and Leighs Road

1.44.1 The view is representative of the recreational users of PRow 221_55 and road users travelling along Leighs Road.

1.44.2 This is a long-distance view orientated west. Large scale, flat arable fields are present in the foreground. Chopping's Wood located in the middle ground truncates distant views to the south-east. Sparse field boundary vegetation to the east allows glimpses and filtered views of the fields further away. There are distant views of the Dogs and Gun public house and cottages along Boreham Road. Gaps in the intervening vegetation and gently undulating landform to the east of Boreham Road allow for glimpses of the fields located beyond the road. Scarlett's Wood to the north-east creates a wooded horizon with pylons visible in the distant background.

1.44.3 There are distant glimpses of the Order limits beyond Boreham Road through gaps in the intervening vegetation and the undulating landform to the east of the road.

Sensitivity

1.44.4 The view consists of common landscape elements, with fields and woodland and the value of the view is assessed as low.

1.44.5 Views are relevant to the recreational receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.

1.44.6 Overall, sensitivity to the Scheme is medium.

1.45 Viewpoint 42 View north-east from Daisleys Lane

1.45.1 The view is representative of road users driving along Daisleys Lane.

1.45.2 This is a long-distance view orientated north-east across an undulating landscape. Arable fields occupy the foreground and sparse field boundary vegetation in the middle ground of the view and undulating landform affords long distance views to land north of Braintree Road. There are glimpses of the houses in Fuller Street and limited views of the fields south of Braintree Road due to the intervening vegetation along the River Ter and field boundaries. Pylons elevated on the slopes form a strong linear feature in the background.

1.45.3 The Order limits are not visible due to intervening vegetation.

Sensitivity

- 1.45.4 The view consists of common landscape elements, with fields and woodland, therefore the value of the view is assessed as low.
- 1.45.5 Views are fleeting and the susceptibility to change is assessed as low.
- 1.45.6 Overall, sensitivity to the Scheme is low.

1.46 Viewpoint 43 View east from Whitbreads Farm Lane

- 1.46.1 This view is representative of road users travelling along Whitbreads Farm Lane.
- 1.46.2 This is a short distance view along Whitbreads Farm Lane orientated east. Whitbreads Farm Lane is a sunken lane, resulting in short distance views across the fields to the north and south. The view is truncated by the vegetation lining the A131 to the east.
- 1.46.3 The Order limits are not visible due to the intervening vegetation. The view has been included to illustrate long distance views toward the Order limits from the edge of the study area.

Sensitivity

- 1.46.4 The view consists of common landscape elements, with fields and vegetation, therefore the value of the view is assessed as low.
- 1.46.5 Views are fleeting and the susceptibility to change is assessed as low.
- 1.46.6 Overall, sensitivity to the Scheme is low.

1.47 Viewpoint 44 View east from PRow 221_30

- 1.47.1 This view is representative of people walking on the local footpath network east of Lyons Hall.
- 1.47.2 The view is orientated east along the floor of the Ter River Valley. A belt of woodland follows the course of the River Ter in the north, extending from the foreground into the middle ground. The central and southern part of the view is occupied by an agricultural field on gently rising land, with a very fragmented hedge marking a field boundary. The backdrop is formed by Lyonshall Spring Woodland, which coalesces with field boundary trees to form a consistently wooded backdrop. However, in winter, the field beyond is visible through the belt of woodland. The pylons located on the Order limits are visible above the woodland. The viewpoint does not afford direct views of the Order limits, but the Order limits are perceptible through the intervening woodland. The view has no particular focus.

Sensitivity

- 1.47.3 The view comprises relatively common landscape elements and includes pylons that punctuate the skyline, detracting from the overall view. The value is low.
- 1.47.4 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.
- 1.47.5 Overall, sensitivity to the Scheme is medium.

1.48 Viewpoint 45: View south from PRoW 221_29, Essex Way

- 1.48.1 This view is representative of people walking on the promoted Essex Way between Lyons Hall and Fuller Street.
- 1.48.2 This is an elevated view looking south across the Ter River valley. The foreground is occupied by an arable field bounded by well managed hedgerows and hedgerow trees. A row of pylons extends from the foreground to the background, comprising a strong linear feature and detracting from the wider view. The middle ground comprises the valley floor with associated woodland vegetation flanking the river (the River Ter is not visible). The background comprises rising land on the southern side of the valley occupied by Sandy Wood to the east. The western side is occupied by agricultural fields, separated by Terling Spring woodland and field boundary vegetation. The pylons appear closer together as they extend into the background. Leylands Farm and associated agricultural buildings are visible on the crest of the hill in the background.
- 1.48.3 The Order limits are visible in the view.

Sensitivity

- 1.48.4 The view comprises relatively common landscape elements and includes pylons that punctuate the skyline, detracting from the overall view. The value is low.
- 1.48.5 Views from the Essex Way are an important part of the receptor's experience. Susceptibility to change is high.
- 1.48.6 Overall, sensitivity to the Scheme is high.

1.49 Viewpoint 46: View south from PRoW 76_12, Essex Way

- 1.49.1 This view is representative of residents along Fuller Road and recreational users of PRoW 76_12, forming part of the promoted Essex Way.
- 1.49.2 This is a middle-distance view across rolling farmland, towards the River Ter valley. The view comprises large scale arable fields in the foreground, separated by fragmented hedgerows with hedgerow trees. Sparse field boundary vegetation allows for filtered views across the fields in the foreground to the east. Vegetation along the River Ter breaks up the view in the middle ground and filters views of pasture on the opposite side of the valley. Sandy Wood clothes the eastern part of the slope. Pylons form strong linear features across the view.
- 1.49.3 There are distant views of the Order limits on the southern slopes of the River Ter Valley, filtered by the vegetation along the river.

Sensitivity

- 1.49.4 The view consists of common landscape elements, with fields and woodland and the value of the view is assessed as low.
- 1.49.5 Residents have open views from most windows across the façade of the house and the susceptibility to change is assessed as high.
- 1.49.6 Overall, sensitivity to the Scheme is high.

1.50 Viewpoint 47: View south from Fairstead Lodge

- 1.50.1 The view is representative of residents of Fairstead Lodge and recreational users of PRow 113_1.
- 1.50.2 This is a long-distance view orientated south across gently undulating farmland. There are open views of arable fields in the foreground. Further away, field boundary vegetation filters views of distant fields. The undulating landform enables long distance views above the intervening vegetation towards the properties along Braintree Road. Large clumps of woodland, including Sandy Wood to the east, elevated on the hills on the southern side of the River Ter valley create a wooded horizon. Pylons form strong linear features crossing the sky in the middle ground and background of the view.
- 1.50.3 There are distant views of the Order limits in the distance, due to elevated position of the Order limits on the southern slope of the River Ter valley.

Sensitivity

- 1.50.4 The view consists of common landscape elements, with fields and woodland. The value of the view is assessed as low.
- 1.50.5 Residents have open views from most windows across the façade of the house and the susceptibility to change is assessed as high.
- 1.50.6 Overall, sensitivity to the Scheme is high.

1.51 Viewpoint 48: View south-east from Braintree Road

- 1.51.1 The view is representative of recreational users of NCR 50 and road users travelling on Braintree Road.
- 1.51.2 These long-distance views are orientated south-east across gently undulating farmland. A lack of boundary vegetation separating the fields from Braintree Road allows for open views across arable fields in the foreground. Vegetation along the River Ter and marking field boundaries is visible in the middle ground. Properties along Cole Hill are visible to the west and large clumps of woodland, including Sandy Wood to the east, elevated on the hills on the southern side of the River Ter valley create a wooded horizon. Pylons are a strong linear feature crossing the sky in the distance.
- 1.51.3 The Order limits are not visible due to the gently undulating landform and intervening vegetation. The view has been included to illustrate a sequence of views from NCR 50.

Sensitivity

- 1.51.4 The view consists of common landscape elements, with fields and woodland, therefore the value is assessed as low.
- 1.51.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.
- 1.51.6 Overall, sensitivity to the Scheme is low.

1.52 Viewpoint 49: View south from Ranks Green Road

- 1.52.1 The view is representative of recreational users of NCR16 and road users travelling on Ranks Green Road. Glimpsed views are framed through frequent gaps in the roadside vegetation.
- 1.52.2 This is a middle-distance view orientated south. The view comprises a flat arable landscape truncated by Mann Wood. Field boundary vegetation to the east allows for filtered views of the fields in the distance.
- 1.52.3 The Order limits are not visible due to intervening vegetation. The view has been included to illustrate visibility from NCR 16.

Sensitivity

- 1.52.4 The view consists of common landscape elements, with fields and woodland and therefore the value of the view is assessed as low.
- 1.52.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.
- 1.52.6 Overall, sensitivity to the Scheme is low.

1.53 Viewpoint 50: View north-west from PRow 90_36

- 1.53.1 The view is representative of recreational users of PRow 90_36 and residents of Toppinghoe Hall.
- 1.53.2 This panoramic view looks north along PRow 90_36, extending to the east and south. While the view has no focus the eye is drawn along the line of the footpath and there are long distance views across the gently undulating landscape. Large scale arable fields comprise the foreground and middle ground, concealed by large scale woodland including Toppinghoehall Wood and Lost Wood to the south and east. Occasional evergreen trees including pine, larch and Leyland cypress stand out from deciduous plantations. There are views of fields to the north, filtered by sparse vegetation along the watercourse.
- 1.53.3 The Order limits are visible in the middle ground of the view.

Sensitivity

- 1.53.4 The view consists of common landscape elements, with fields and woodland and therefore the value of the view is assessed as low.
- 1.53.5 The view is representative of people living in the area, with open views available from most windows across the façade of the house. Susceptibility to change is assessed as high.
- 1.53.6 Overall, sensitivity to the Scheme is high.

1.54 Viewpoint 51: View north-west from PRow 213_20

- 1.54.1 The view is representative of recreational users of PRow 213_20 walking from Waltham Road to Chantry Lane.
- 1.54.2 This middle-distance view is orientated to the north. Flat, arable fields form the foreground and gaps within the field boundary vegetation allow for glimpses

of the fields located further away. Large clumps of Toppinghoehall Woods are visible in the middle ground.

- 1.54.3 A small part of the Order limits is visible, filtered by the field boundary vegetation.

Sensitivity

- 1.54.4 The view consists of common landscape elements, with fields and woodland and therefore the value of the view is assessed as low.
- 1.54.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is assessed as medium.
- 1.54.6 Overall, sensitivity to the Scheme is medium.

1.55 Viewpoint 52: View south from PRoW 213_21

- 1.55.1 The view is representative of recreational users of PROW 213_21. It is not representative of the residents of Wallace's Farm Cottages as the property is low lying in relation to the fields south. Additionally, the existing belts of vegetation screen views across the fields.
- 1.55.2 This panoramic view looks south along the PRoW 213_21, extending to the east and west. While the view has no focus the eye is drawn towards the line of pylons which create strong detracting features in the foreground and background of the view. Sparse boundary vegetation along the footpath allows for wide, long-distance view across flat arable landscape. Views to the east are truncated by dense vegetation in the middle ground. The existing Bulls Lodge sub-station to the south-west is visible in the distance. Glimpses of the houses in Boreham and vegetation south of the A12 form the background of the view.
- 1.55.3 There are distant views of the Order limits in proximity to the existing Bulls Lodge sub-station.

Sensitivity

- 1.55.4 The view includes a high degree of detracting landscape elements, in particular pylons and associated overhead cables. The value of the view is assessed as very low.
- 1.55.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is assessed as medium.
- 1.55.6 Overall, sensitivity to the Scheme is low.

1.56 Viewpoint 53: View west from PRoW 213_21

- 1.56.1 The view is representative of recreational users of PROW 213_21.
- 1.56.2 This view looks west towards the existing Bulls Lodge sub-station. While the view has no focus the eye is drawn towards the line of pylons which create strong detracting features in the foreground and background of the view. Sparse boundary vegetation along the footpath allows for wide, middle-distance views across flat arable landscape. Dense vegetation separating the fields from the quarry area to the west creates a wooded backdrop. Due to the

falling topography only the higher parts of the existing Bulls Lodge sub-station to the south-west are visible in the distance.

1.56.3 There are close range views of the Order limits to the west.

Sensitivity

1.56.4 The view includes a high degree of detracting landscape elements, in particular pylons with associated overhead cables. Therefore, the value of the view is assessed as very low.

1.56.5 Views are relevant to the receptor's experience but not specific to the reason for visiting and the susceptibility to change is assessed as medium.

1.56.6 Overall, sensitivity to the Scheme is low.

1.57 Viewpoint 54: View west from PRow 113_11

1.57.1 The view is representative of recreational users of PRow 113_11 walking west from Sandy Wood towards Great Leighs. At this location the view becomes enclosed by the vegetation along the River Ter.

1.57.2 This is a middle-distance view along the valley floor. Vegetation lining the River Ter encloses the view to the north. The southern part of the view is broader, comprising the gently sloping southern slopes of the river valley. Rough grassland occupies the foreground. A glimpse of an arable field (PDA 1) can be seen on the southern ridge of the valley, enclosed by a vegetated field boundary beyond.

1.57.3 While the view has no focus, the eye is drawn west along the footpath. Pylons located on the top of the southern valley side form a detracting feature of the view.

1.57.4 There close range views of the Order limits to the south.

Sensitivity

1.57.5 The view comprises the River Ter Valley which is considered a high-quality landscape. The value of the view is medium.

1.57.6 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.

1.57.7 Overall, sensitivity to the Scheme is medium.

1.58 Viewpoint 55: View south from PRow 213_5

1.58.1 This view is representative of residents of Stocks Farm and recreational users of PRow 213_5.

1.58.2 There are middle distance view across the fields to the south. The view has no particular focus. The foreground comprises rough grassland enclosed by scrub vegetation. Glimpses of the wider agricultural fields can be seen through gaps in the vegetation. The background is wooded, punctuated by utility poles and pylons.

1.58.3 There are distant views of the Order limits available in the gaps in the field boundary vegetation.

Sensitivity

- 1.58.4 The view consists of common landscape elements, with fields and field boundary vegetation. The value of the view is assessed as low.
- 1.58.5 The view is experienced by residents with open views from the front of property. The susceptibility to change is high.
- 1.58.6 Overall, given that the view is representative of principal private views, the sensitivity is high.

1.59 Viewpoint 56: View east from PRow 113_25

- 1.59.1 This view is representative of recreational users of PRow 113_25.
- 1.59.2 This is a middle-distance view across arable fields to the east. While the view has no focus the eye is drawn along the footpath. A large-scale arable field occupies the foreground (comprising PDA 8 to the north and PDA12 to the south). A field boundary spans the horizontal extent of the view across the middle ground. Occasional gaps in the vegetation allow for distant views of the fields located further to the east. A line of pylons stretches across the background, punctuating the skyline.
- 1.59.3 There are immediate views of the Order limits in the foreground.

Sensitivity

- 1.59.4 The view consists of common landscape elements, with fields and field boundary vegetation, the value of the view is assessed as low.
- 1.59.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.
- 1.59.6 Overall, sensitivity to the Scheme is medium.

1.60 Viewpoint 57: View south-east from PRow 213_18

- 1.60.1 This view is representative of recreational users of PRow 213_18.
- 1.60.2 This is a simple middle-distance view comprising a large-scale arable field in the foreground and middle ground, enclosed by large blocks of woodland.
- 1.60.3 There are immediate views of the Order limits to the south-east.

Sensitivity

- 1.60.4 The view consists of common landscape elements, with fields and woodland, and the value of the view is assessed as low.
- 1.60.5 Views are relevant to the receptor's experience but not specific to the reason for visiting. Susceptibility to change is medium.
- 1.60.6 Overall, sensitivity to the Scheme is medium.