

Newport views with low capacity for change

View 1

From footpath rising east of Chalk Farm Lane, looking NW. Open land rolling downwards to the Cam and riparian woodland which forms the boundary of the village. A highly important local public view of St Mary's church, with glimpses of the village nestling in the valley

The trees along the Debden Rd protected road side verge, to the right, complement the woodland to the left



View 2

From footpath rising east of Chalk Farm Lane, looking SW. In the centre is site 06New15 (94 houses given permission). Above is the recreation ground and primary school. The M11 beyond is hidden behind trees. This is an example of the 'cross-valley views' and 'panoramic views of the plateaux and uplands' referred to in policy HA6. The path goes along the fence then turns north providing this view framed by trees.



View 3



From the footpath rising east of Chalk Farm Lane, looking W back down the path, towards Newport. It is views 1 and 2 combined. It illustrates the tree lined edge to the village, Debden Rd to the right and the upland views beyond, and with the village set in the Cam valley. An attractive mix of village scape in the medium distance, with trees and hedging along the valley floor and the skyline softening the impact of the built-up area. The view provides an understanding of the historic and landscape character of Newport, with later C20th buildings central, Victorian and Edwardian to the left, and shortly C21st to mid left, site 06New15, and St Mary's church C13th to C19th to the right.

It is considered a particularly sensitive view.

Views 4a and 4b

The lower photo is an enlarged view as it is not possible to capture the full sweep of the wide landscape view, see 4c, at the same time as showing a feature within it which the viewer at the location perceives clearly. View from bridleway 16 past the recreation ground, after passing under the M11, looking NE. The construction site is UTT/13/1769/OP (84 houses, Bury Water Lane).



The M11 is largely hidden in the nearest trees, as is the village, to the right, in the valley. Panning right the viewer would see only the St Mary's church tower. This is another example of the 'cross-valley views' and 'panoramic views of the plateaux and uplands' referred to in policy HA6. The development will be landscaped and will soften, but nevertheless on an open convex hillside it will remain highly visible in the landscape. The area to the left and behind the site is the northern part of the area delineated in map No3 as outside of the Cam Valley.



View 4c



Taken from the same location and direction as 4a and 4b, but prior to the development of the 84 houses. The M11 passes all the way across the view but is hidden, apart from mid left where it cuts through the 'upland'. Newport is to the right with the Shortgrove parkland behind and St Mary's church tower far right. The area from the M11 in towards the centre is the northern part of the area delineated in map No3 as outside of the Cam Valley. This view is seen from a long stretch of bridleway 16 glimpsed through hedgerow, and further on from a permissive path (shown on OS maps) westwards which goes to St Helen's chapel at Bonhunt.

It is considered a particularly sensitive view.

View 5

Taken from the footpath beneath (north of) Wicken Rd looking East towards the landmark tower of St Mary's church. This is a wedge of land reaching close to the village centre and rising gently from Wicken Water to the Wicken Road, the main western approach to the village. The urban edge of the village is crisply defined by School Lane Road and the land provides an important close relationship with the historic conservation area and the open countryside. The periphery of the conservation area, on the right, is denoted by some important unlisted buildings overlooking the south east corner, including the previous village school.



View 6

From the School Lane – Wicken Rd junction looking North from the corner of the Conservation area. The cow parsley is in its first year of recovery (2018) following complete removal to install the footway. The sunken lane provides an attractive edge to the village with views of the mature poplars visible above the banking, with glimpses of the new developments above Bury Water Lane in the distance.



View 7

From the School Lane – Wicken Rd junction looking NW

The first view of open countryside leaving the village, leading the eye out beyond the copse of poplars to the upland view to the West



View 8

School Lane from the Bury Water Lane junction looking South. An attractive contrast between the trees and hedgerow rising tall to the left and the lower banking of cow parsley to the right, leading up to the Victorian cottages in the Conservation Area on Wicken Rd.



View 9

From Wicken Road in front of the row of Edwardian houses looking North into Site 05New15. Described by the UDC Conservation officer as 'a bucolic entrance to the rural village of historic Newport'



View 10

There are many views looking out from the village, through gaps between houses, and over roof tops, out to the surrounding fields and rising views to open hilltops and groups of trees. These views are a distinguishing feature between a village and a town, showing the proximity to and connection with the countryside.

This view is from Gaces Acre looking West across the back of Tenterfields



View 11

Extract from Conservation area report para 1.102
'Important Views: Throughout the length of the High Street glimpses to the east between the buildings to the countryside beyond particularly at Debden Road provide an important reminder of the close connections of the village to the surrounding countryside. '

The view is from Wicken Road to the East, across the High Street. Debden Rd is to the right in the trees and across the skyline



View 12

The same comments as for view 10

From Belmont Hill to the East down White Horse Lane. This is one of many similar glimpses between buildings along the B1383 looking East



View 13

From Frambury Lane, looking East, towards site NQR3 up the hillside opposite. This is not in the Conservation area but an equally important cross valley view to the rising open land to the East. On the right are cottages built by the Rural District Council in 1920/21 (Newport News, Edition 90, p48).

Apart from the vehicles the view is largely unchanged since the cottages were built



View 14

The Conservation Area report says: ‘Station Road is characterised by its 19th century development which was a consequence of the arrival of the railway. A number of these are fine buildings...and...in this section of the conservation area, recent well designed and detailed development on the north side has helped to enclose the street and made a positive contribution.’

The view is Station Rd from the junction with the High St looking East. The road leads the eye out from the historic core, between buildings to the station, and then to the open rising farmland slopes beyond, which is site NQR3. (The Conservation Area report has some negative comments about the south side of the road, but these issues are not visible from the High Street)



View 15

The view is from Debden Road looking NW into the Conservation Area towards St Mary’s church tower. This is one of many similar views around the village, illustrating that the closer views are as important as the longer distance ones. Many of the properties in the view, and their roofs, are described in the Conservation Area report. The view shows the attractiveness of the random development and variety of buildings over several centuries, their chimneys and roofs, and even the mix of some practical, but low grade, roofing adds interest and to the impression of a working settlement, further differentiating it from a modern development.



View 16

The view is from the sunken section of Debden Road, which includes the Protected Roadside Verge, looking West into the village. This is a fine tree lined sweep of road in a pleasant and rural setting. The village appears just round the corner. Site NQR3 is on the left



The east and west approaches to the village are quite different to the B1383 (which is largely straight and open).

View 17

The view is Wicken Road looking SW out from the village from the end of the footway. The road is cut into the side of the slope. On the left is banking with an unbroken copse of mature trees. The view to the right is mostly open, looking down to the riparian trees along Wicken Water.

The access to site 04New15 would be cut into the left hand banking



View 18

The view is Wicken Road looking east into the village. Except for the cars a view unchanged for 100 years. A pleasant entrance to the village with the long view of St Mary's church, and view 9 across the field to the left, which is also site 05New15



View 19

Looking north from the bridleway alongside the Recreation ground towards Cherry Garden Lane. The bridleway marks the limit of the village with the primary school, recreation ground and site 06New15 (94 houses) to the right, and open rising agricultural land to the left, which is site 04New15.



View 20

Looking east from the bridleway across the cricket square on the Recreation ground. Site NQR3 is in the centre on the hillside across the valley

The village is hidden in the Cam valley from this viewpoint, leaving a largely undeveloped rural landscape in the distance, with the houses on the hill crest mostly hidden behind trees



View 21

Looking NW from the Harcamlow Way near to Frambury Lane. Site 04New15. This view is used in the Essex Landscape Character Assessment , p69, to illustrate the Cam Valley 'distinctive smooth undulating chalkland hillslopes in the north'

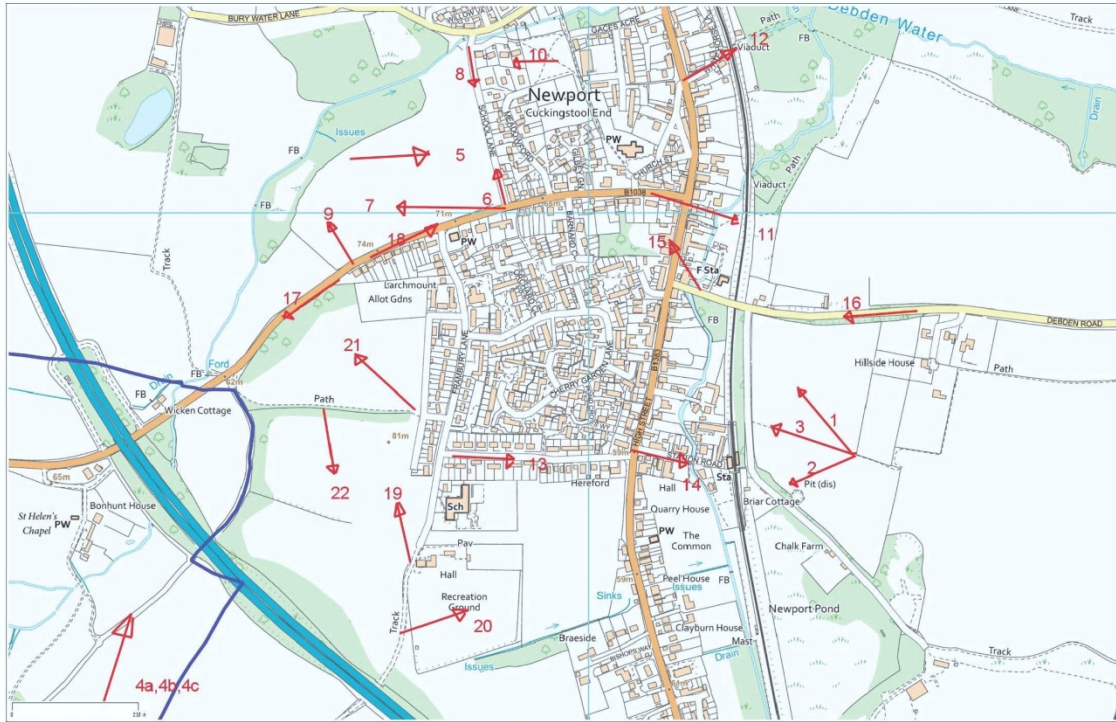


View 22

Looking SW from the Harcamlow Way at its midpoint between Frambury Lane and Wicken Road in the middle of site 04New15



View locations



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