

## 4.1 CONCLUSION

EX HS0661



This masterplan document has been informed by a robust assessment of the landscape and visual baseline of the site and its context, together with an assessment of planning policy, published evidence base and published landscape character assessment at a national, regional and local level. Together with analysis of the history, character and existing infrastructure of the local settlement, this document robustly evaluates the strategic location of the site and its contextual landscape to identify a series of opportunities and constraints. This approach has allowed the establishment of a strong set of design principles which has strongly informed the emerging design of the proposed development.

The masterplan demonstrates how the proposed development can be accommodated within the edge of the existing Green Wedge without compromising its aims and objectives or the key characteristics of the Conservation Area. The proposed landscape strategy would sensitively incorporate proposed built form into the existing pattern of landscape and townscape by retaining and enhancing existing features and laying out development in a way that respects the prevailing topography and provides the least visual intrusion.

The landscape strategy establishes how a new Country Park can provide a link between the settlement edge and the remainder of the Green Wedge through enhanced Green Infrastructure and pedestrian connectivity. The strategy demonstrates measures to provide increased low-intensity open-air recreational activities and improved pedestrian and cycle access whilst protecting and enhancing the existing landscape character of the site.

The Country Park would also form an educational resource for the local and wider community whilst enhancing the setting of, and access to, the Sandford Mill Science and Education Centre. It is therefore considered, as supported by this Masterplan Document, that the site can accommodate a sensitively designed and landscape led residential development of approximately 350 units as shown in the masterplan layout, as opposed to the emerging Chelmsford Local Plan's allocated delivery of "around 250", without undue harm on the existing landscape character of the site and the wider area, and with minimal impact on visual amenity.

FIGURE 20 SITE MASTERPLAN PARCEL LAYOUT



Key:  
Site Boundary  
Total Units = 350



