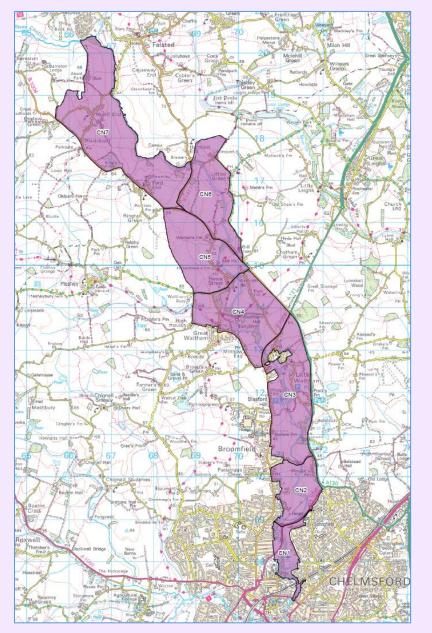
Green Wedges and Green Corridors: Defining Chelmsford's River Valleys Appendix A

Wedges & Corridors Profile: Chelmer North

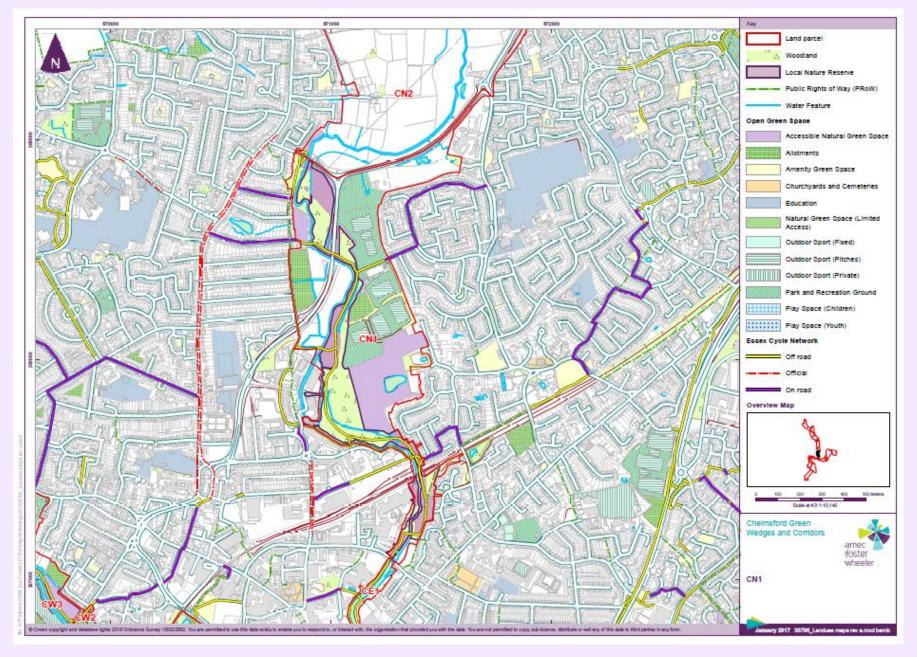








Parcel CN1: Land between Victoria Road and A1016 Chelmer Valley Road



3 Chelmer North

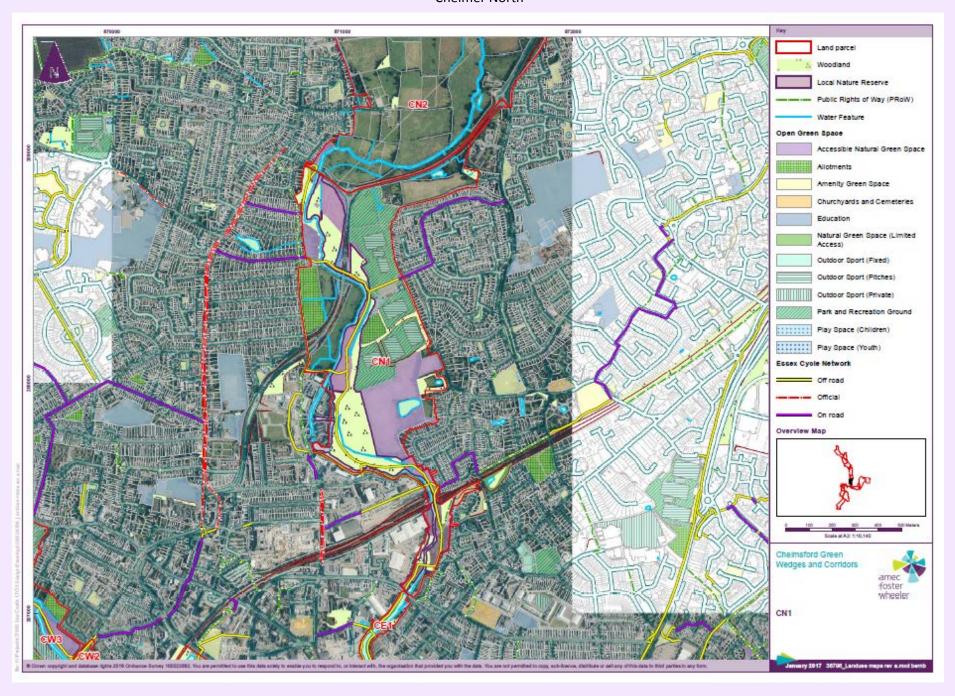








4 Chelmer North



Parcel geography and character

Location: Extending north from Victoria Road to Valley Bridge and the A1016. Tightly bordered by urban development. Narrow and closely following the river in the southern third, wider and more diverse further north.

Land Use: Close to Victoria Road the parcel follows the banks of the River Chelmer limiting land use to footpaths and parkland. An elevated railway crosses the narrow southern section of the parcel, north of which, the parcel is wider with wet woodland and meadows along the river corridor. A rectilinear field pattern is located on the valley sides in the east and west. These include scrubland, allotments, play spaces and sports pitches (Springfield Hall Park). The A1016 runs through the parcel from west to north and Springfield Hospital is located in the NE corner.

Vegetation: Various mature trees, including *Cricket Bat willows (Salix alba 'Caerulea')*, are present along the river banks and within the amenity spaces. The boundaries of the rectilinear fields located on the valley sides are defined by hedgerows with mature trees and in some places wooded buffers. The embankments of the raised A1016 are planted with a mixture of semi mature trees. Two disused quarries exist in the east with the quarry face naturalised by vegetation.

Nature Conservation/Cultural Heritage: Chelmer Valley Nature Reserve is located along the eastern banks of the River Chelmer. It runs for approximately 2.5km from Valley Bridge to Victoria Road and extends into parcel CN2.

Landscape Character: Overall the landscape features are in good condition and are well maintained. This is a landscape with limited scenic quality due to presence of a number of raised transport routes. It's also not particularly rare landscape as features are common in other riverside locations. However, it has a high recreation value due to the sports pitches, play spaces, and the large number of footpaths and cycle routes which connect the surrounding urban areas. In addition, its urban context creates a landscape that is perceived as having a higher level of tranquillity, especially in riverside areas away from the noise of surrounding transport routes. This parcel has enclosed short views limited by wooded river banks, dense field boundaries and raised transport routes. Intervisibility with parcel CN2 occurs in the north-east, from elevated areas along the parcel boundaries.

Access: Access is mainly confined to dual use pathway/cycleways which are well used. Open areas of grassland are used for dog walking and informal recreation. Littering by dog walkers in informal areas appears to be an issue but being addressed. There is a lack of formal access along the middle half of the eastern boundary which has resulted in a number of informal access points, these have recently been fenced off.

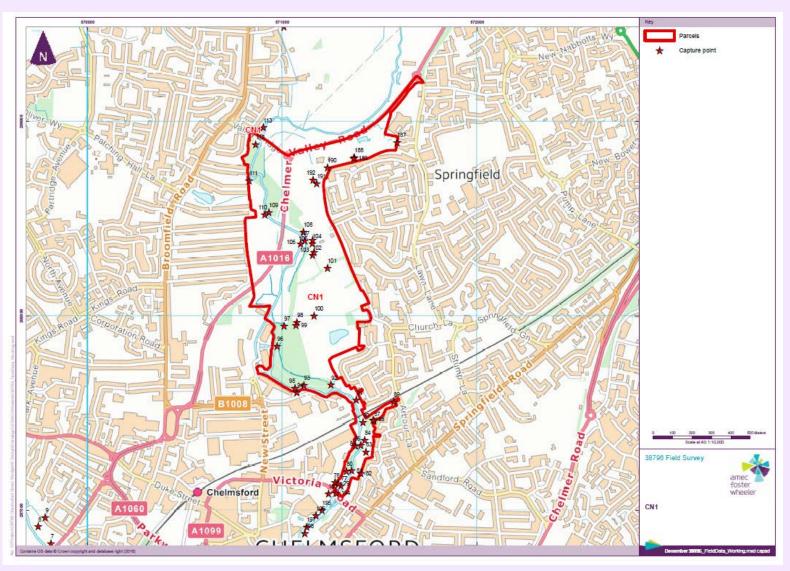
Parcel boundaries

Along the western edge the character largely comprises commercial and industrial warehouse buildings and their associated carparks. A number of modern looking university buildings also feature. The eastern edge is predominantly bound by residential properties. Parcel CN2 borders to the north along Valley Bridge and the A1016. Boundaries are well defined and fixed by property boundaries and transport routes. The eastern boundary around the railway excludes green space which is host to some key access points.

Observations on parcel extent, function and management

Recommended parcel boundaries are shown above, reflecting its clearly bounded character and function in maintaining open land within the City Centre and inner suburbs. Overall a well maintained landscape with good clear access and good public information. Review of boundary along eastern edge around the railway to include existing amenity space and access points. The small recreation space near Fifth Avenue appears poor in quality in

comparison to other areas and could be improved. Access from middle section of the eastern boundary should be addressed with a formal route or appropriate wayfinding. Scrubland and disused quarry could become part of the nature reserve and include community involvement to foster responsibility. Access along road corridor to the north east limits permeability to the green wedge further north. Opportunity to improve connectivity. River corridor appears well managed. Scrubland around disused quarry on western valley fenced off and unused. Opportunities for improved access and management of the scrubland and quarries to improve biodiversity.



7 Chelmer North



8 Chelmer North



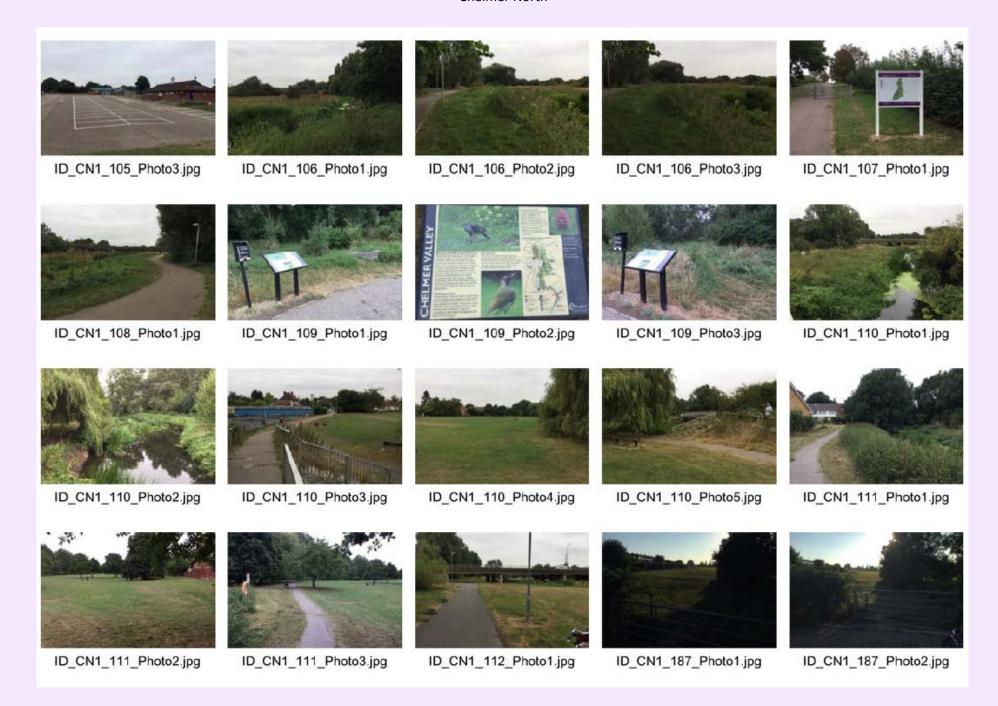
9 Chelmer North



10 Chelmer North



11 Chelmer North

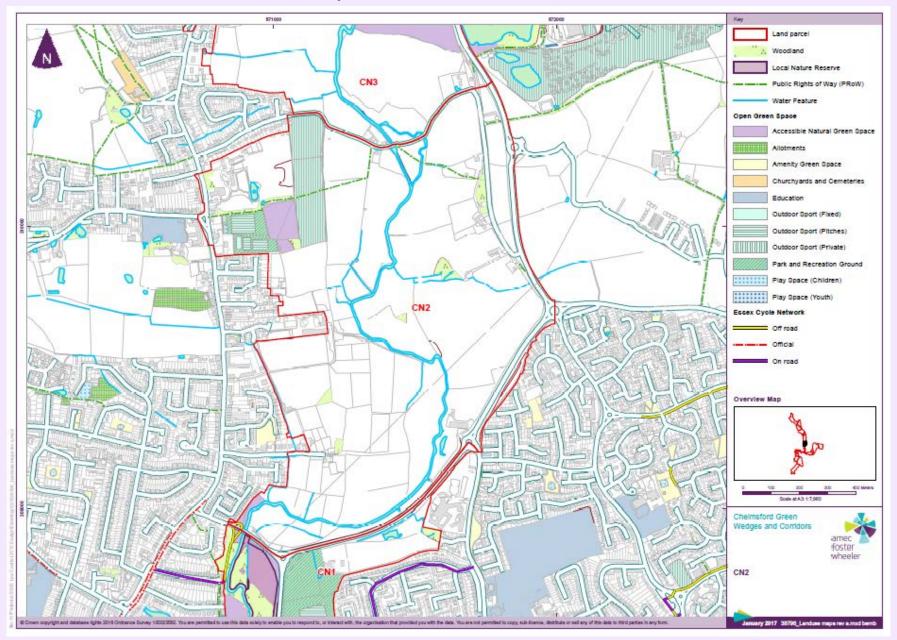


12 Chelmer North



13 Chelmer North

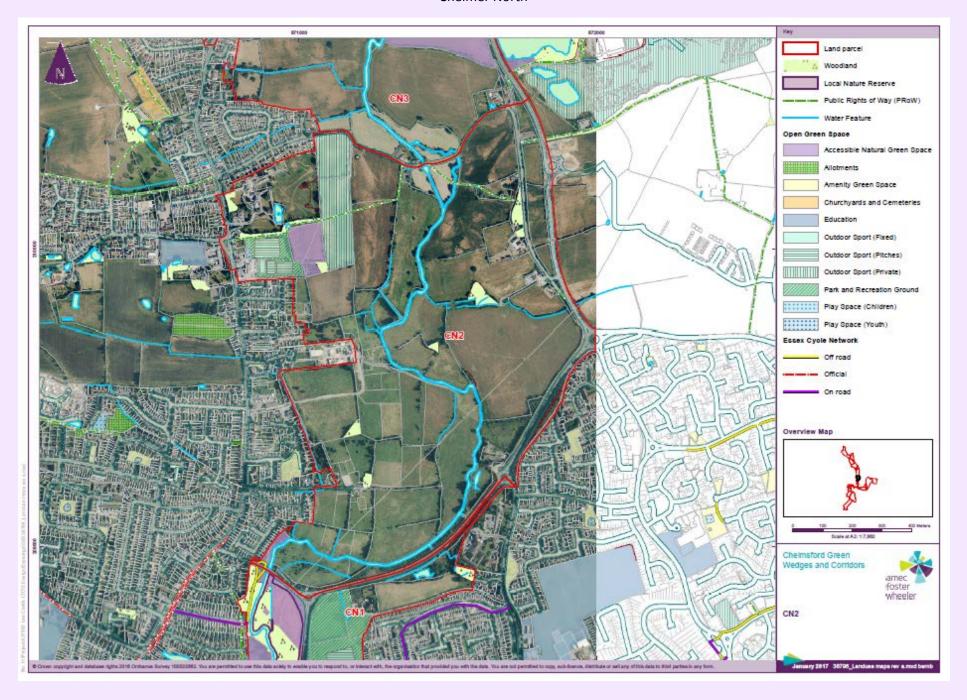
Parcel CN2: land between the A1016 Chelmer Valley Road and Mill Lane



14 Chelmer North



15 Chelmer North



Parcel geography and character

Location: Extending north from Valley Bridge and the A1016 Valley Road to Broomfield and Mill Lane. Bounded by the A130 Essex Regiment Way in the east and the B1008 with its associated residential settlement in the west.

Land Use: The river corridor crosses from the north to the south with the River a Chelmer meandering within it. A rectilinear field pattern remains largely intact with land in the west used as pasture for horses, and land in the east used as arable. Broomfield football club and cricket club occupy a number of fields in the north west. A large horse stables and Bridge marsh Care Home, with its landscape gardens, are notable features.

Vegetation: Mix of hedgerows, scrub, woodland belts and mature trees; mainly associated with field and property boundaries. Fields extend up to the river's edge with limited space for riverbank vegetation. The course of the River Chelmer is not a clearly definable feature within the lower parts of the topography.

Landscape Character: The quality of the landscape within the south half of this parcel is notably different when compared the north. The presence of overhead power lines and pylons combined with temporary fencing, used to subdivide the fields for horses, and number of dilapidated farm buildings reduces the scenic quality of the south. In comparison the well maintained sports pitches and arable fields create a higher scenic quality. The feeling of tranquillity in the south is limited by the noise from the A130 Essex Regiment Way and A1016. This becomes less apparent further north. Recreational quality is limited to the sports pitches in the north and a few public footpaths. Views are limited and framed by boundary planting and are generally glimpsed in nature. Extensive open views are available across the valley from the higher terrain along the eastern boundary.

Access: Generally limited towards the south of the parcel where the land is in pastoral use, but opportunities increase towards the north where the sports pitches of Broomfield extend towards the River Chelmer and a PRoW leads to Mill Lane. The rather abrupt ending of cycleway provision at Valley Road presents an opportunity to extend access, either along the River Chelmer or in the vicinity, thereby creating a traffic-free link between Broomfield and the City Centre. Creation of access across the River Chelmer from Broomfield to Little Waltham Road/Essex Regiment Way would also help to develop recreational opportunity.

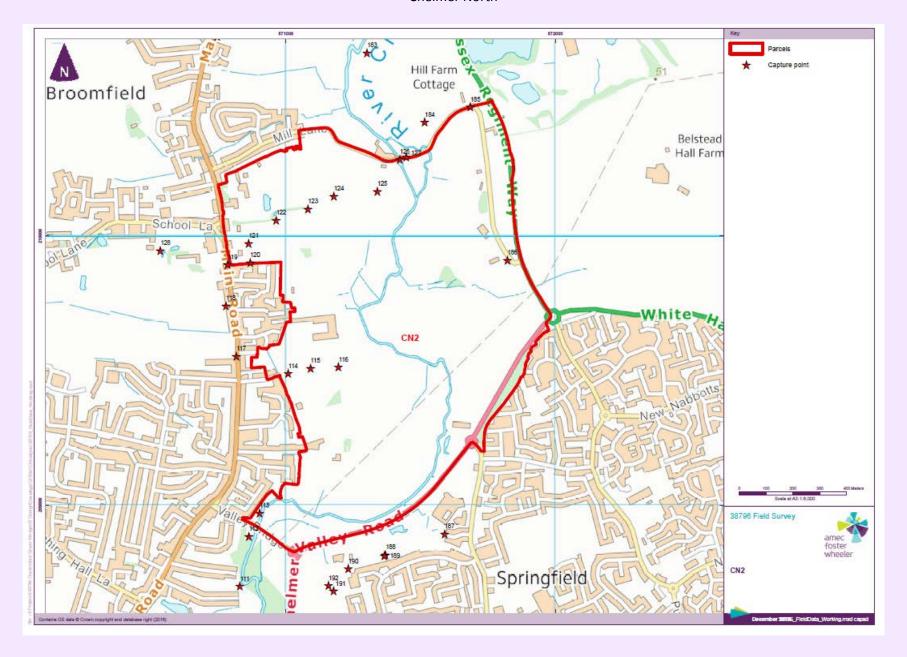
Parcel boundaries

The north, east and southern boundaries are well defined by Mill Lane, the A130 Essex Regiment Way and the A1016 respectively. The existing green wedge extends across the A1016 in the south east to include a wooded buffer and footpath. Residential settlement borders the western edge which creates a reasonably definable boundary. However, in some places the boundaries of properties seem to be extending into the existing green wedge. The western boundary could be refined for clarity. A significant recommended change is the exclusion of the buildings at Roselawn Farm from the Green Wedge, reflecting the previously developed character of the site, resulting in no change to the character of the Green Wedge.

Observations on parcel extent, function and management

The boundaries of the green wedge are well defined by transport routes and the fringes of settlements. There is currently a large area of new development occurring to the east, this is likely to put pressure on the land use abutting this area. In some locations in the west the existing green wedge boundary needs refinement as it bisects a number of private gardens. This is a parcel of varying quality, the southern extent is virtually inaccessible and appears low in quality, whereas the northern half is more accessible and has a higher scenic quality. Opportunities to improve access and connectivity in the south. Improve biodiversity along the river. Improve connectivity along western boundary.

17 Chelmer North



18 Chelmer North

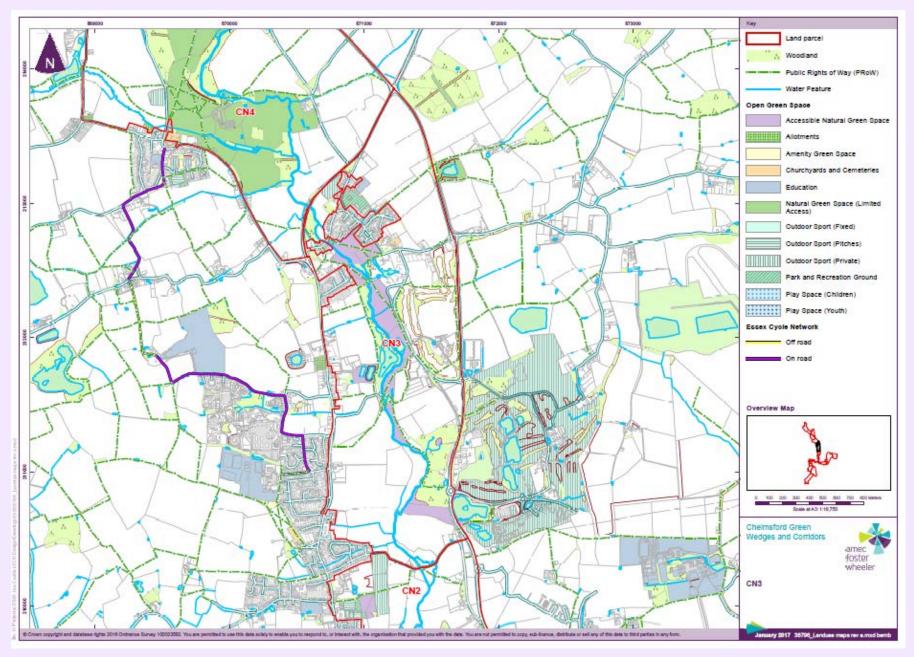


19 Chelmer North



20 Chelmer North

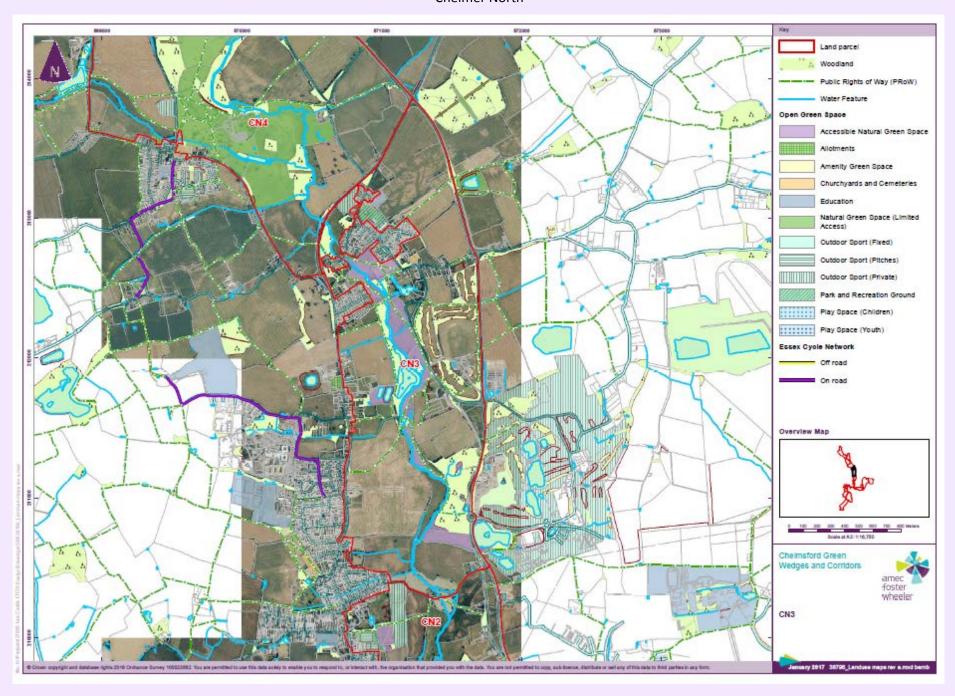
Parcel CN3: Land between Mill Lane and the B1008



21 Chelmer North



22 Chelmer North



Parcel geography and character

Location: This parcel follows the routes of the B1008 and Essex Regiment Way, from Mill lane in the south to the point where the both roads meet in the north.

Land Use: Predominantly arable fields, with the settlement of Little Waltham located in the north and other settlement clustered along the B1008 in the west. Regiments Way Golf Centre occupies approximately 30 hectares of land along the eastern boundary.

Vegetation: Mature trees and hedgerows associated with field boundaries and the river corridor. Pockets of woodland and woodland buffer planting are located along the river corridor and alongside the main roads. A woodland area of approximately 12 hectares is located near the south-east corner and is used for 4x4 off-roading.

Nature Conservation/Cultural Heritage: There are two nature reserves within this parcel, Little Waltham Chelmer Mosaic (15.4 ha) and Little Waltham Village Meadows (5.7 ha). These extend from the northern boundary near Little Waltham along the banks of the River Chelmer for 2.5km. Little Waltham Conservation Area covers the northern extent of the village and the river corridor to the south of the village. WWII pillboxes are also present.

Landscape Character: This landscape is agricultural in nature with settlement focused in the north and along the parcel's western edge. The area is surrounded by two major roads which affects the perception of tranquillity nearby. Within the river corridor, away from the roads, there is a greater sense of tranquillity and remoteness. The landscape is more intimate in character and has a higher scenic quality. Recreational value is high due to Regiments Way golf course and a number of sports pitches to the north of Little Waltham. In addition to these a number of PRoW also traverse this area. Short to medium distance views from the raised valley sides are often glimpsed. Shorter views are experienced along the river corridor due to the foreshortening of plating associated with field boundaries and the river corridor itself. The combination of the valley topography, settlement, and vegetation associated with the bordering transport routes, limits the visual connectivity to the southern boundary and from the raised terrain in the north.

Access: The road network provides good access to most of this parcel and the large number of PRoW allow the river to be followed for most of its length. However the southern extent lacks connectivity. Footpaths are diverted to the busy main roads bordering the site, resulting in a number of informal paths developing across fields to avoid them. There is clearly an opportunity to provide a link from Centenary Circle along the southern boundary, to the footpath network further north. Informal paths also appear to branch out of Broomfield along the western boundary and perhaps there is also an opportunity to improve connectivity in this area.

Parcel boundaries

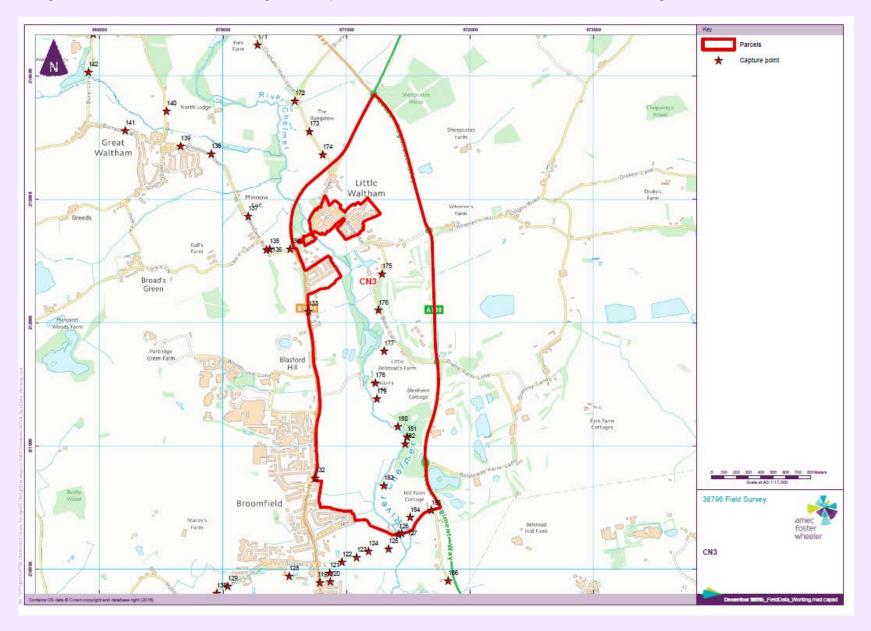
Most of this parcel's boundary is defined by transport routes, apart from the south west corner which borders the settlement of Broomfield. The northern section of the B1008 around Little Waltham and the Essex Regiment Way are more recent additions to the road network and both feature densely planted buffers along their length. The boundary character around Broomfield is that of an urban fringe with property boundaries and buildings facing on to the road. Development is sporadic along the B1008, north of Broomfield hospital.

Observations on parcel extent, function and management

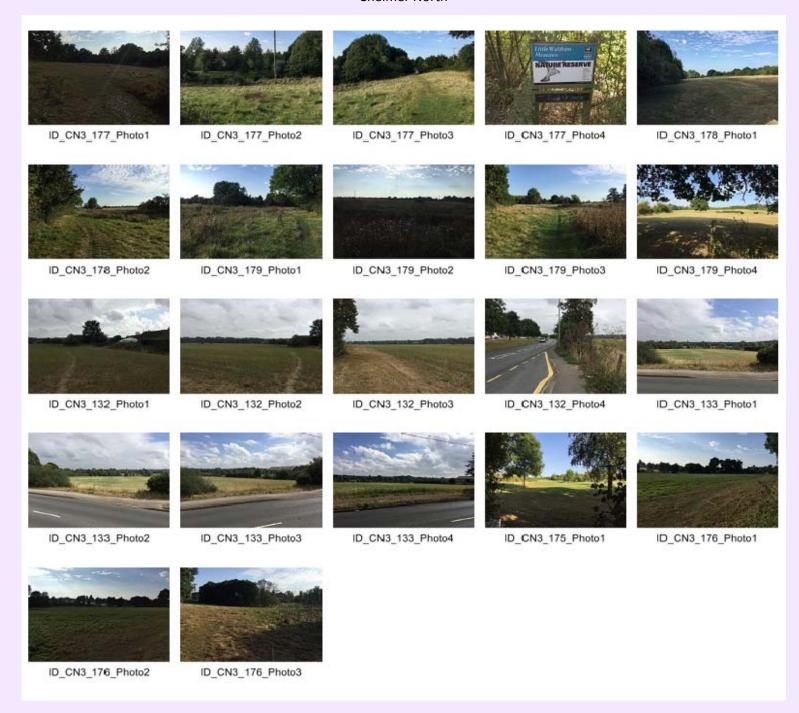
In the south-west corner the built edges of Broomfield appear to be well defined. The Settlement of Little Waltham and sporadic properties along the main roads are within the parcel and limits the undeveloped nature of this area, creating a visually hard to define boundary line. Continued management of the

24 Chelmer North

nature reserves and opportunities to extend them. Opportunities to improved connectivity to the southern boundary. The river corridor, through most of this parcel, is managed for nature conservation and is a good example of how the river banks in other areas could be managed.



25 Chelmer North

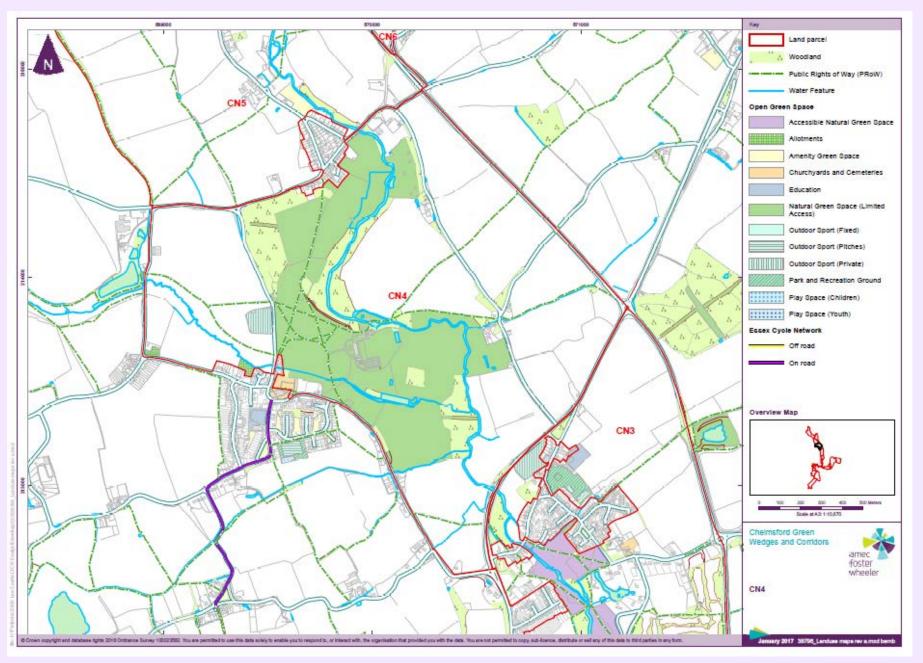


26 Chelmer North



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Parcel CN4: Land between the B1008 and Howe Street



28 Chelmer North

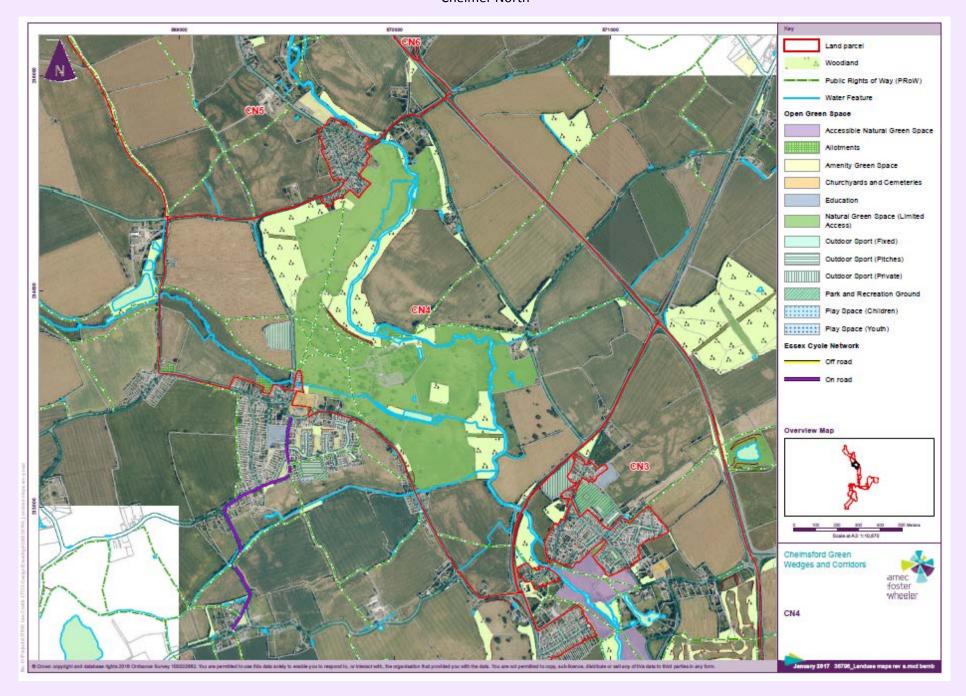








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Parcel geography and character

Location: Located within a mainly agricultural landscape, this parcel is defined by the main roads in the east and country roads in the west. It stretches from Broad's Green and Little Waltham in the south to Howe Street in the north and includes the village of Great Waltham within its western boundary.

Land Use: Predominantly agricultural in nature with areas of parkland and plantation woodland relating to Langleys Estate. The settlement of Great Waltham is located on the western edge with a cluster of private dwellings located along the Chelmsford Road to the south. A number of properties also exist along the northern boundary which are associated with the settlement Howe Street.

Vegetation: Plantation woodland is located in the northwest corner and to the east of Great Waltham. Mature trees feature individually though the parkland area of Langleys Estate, as well as in groups along the river corridor. Hedgerows, mostly featuring mature trees, are associated with field boundaries and alongside roads. A woodland buffer is located along Caterham Hall Lane, north of Scurvy Hall Lane.

Nature Conservation/Cultural Heritage: Great Waltham Conservation Area covers most of the historic part of the village and the parkland surrounding Langleys is a registered historic parks and gardens. WWII Pillboxes which formed part of the GHQ Line continue to follow the course of the River Chelmer and are mainly located on the western banks.

Landscape Character: Overall the landscape features are in good condition with a higher level of scenic quality resulting from the historic setting of Great Waltham and the large area of historic parkland around Langleys. The main detraction from this are the busy roads along the East and West boundaries. Recreation is limited to a number of PRoW traversing this area and the two sports pitches around Great Waltham. Visually this landscape is inward focused with glimpsed medium to short views close to the river. Wider views across open farmland are observed from higher terrain around the boundaries and where boundary planting doesn't foreshortened views. The River corridor within this parcel has limited visual connection with the surrounding countryside due to views foreshortened by plantation woodlands and dense vegetation associated Langleys estate and the river banks respectively. Close to the boundaries, on the higher terrain, there is a stronger visual link with medium to long distance open views observed.

Access: There is a well-developed network of footpaths within this parcel and it also features two long distance footpaths, the Saffron trail and Essex Way. The Saffron Trail crosses in a northerly direction, from Broad's Green to Howe Street via Great Waltham, and stretches 71 miles from Southend-On-Sea to Saffron Walden. The Essex Way stretches 82 miles from Epping near London to Harwich on the east coast and crosses this parcel from west to east. Its route from the west is along the course of Walthambury Brook to Langleys estate where it crosses the River Chelmer to meet the midpoint of the eastern border.

Parcel boundaries

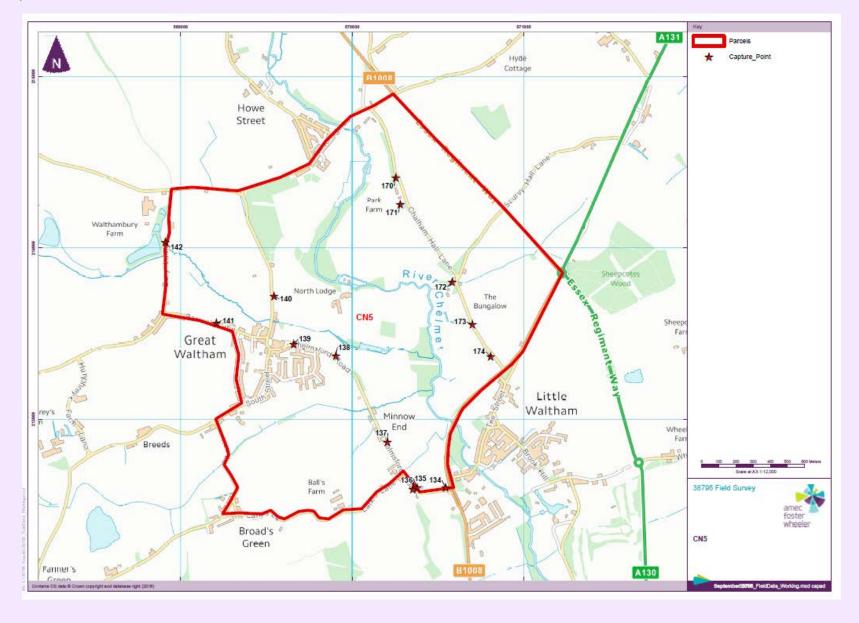
The eastern and southern boundaries are well defined by the Essex Regiment Way and the B1008, which are flanked by hedges and agricultural fields. The western and northern boundaries are defined by the rural road network which takes a more sinuous route around agricultural fields. These are generally open in character with boundary hedges and mature trees in some places. The western boundary also passes through the settlement of Broad's Green, with its predominantly vernacular architecture, and the western edge of Great Waltham, which features a 1950's housing development.

Observations on parcel extent, function and management

This is a historically high valued landscape. Review south western boundary around Broad's Green. Opportunities to protect the setting of Langleys estate and Great Waltham in general. Improve buffer planting along busy roads bordering the parcel. The sensitivity of the landscape around Great Waltham is

31 Chelmer North

considered high due to its historic setting. Expanding development here could put pressure in the quality of the surrounding landscape. This is already apparent with the juxtaposition of the 60's development along Hatchfields and the southern gate house of Langleys, when viewed from Cambridge road. The landscape of this is parcel is well managed around Langleys House. Enhancement of buffer planting alongside busy roads would help to improve the tranquillity.



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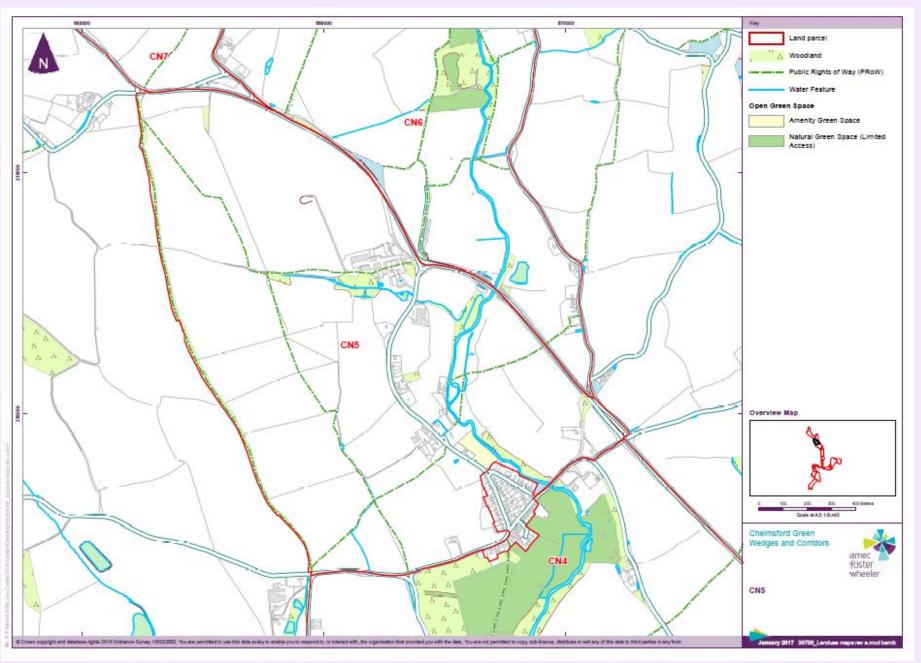


33 Chelmer North



34 Chelmer North

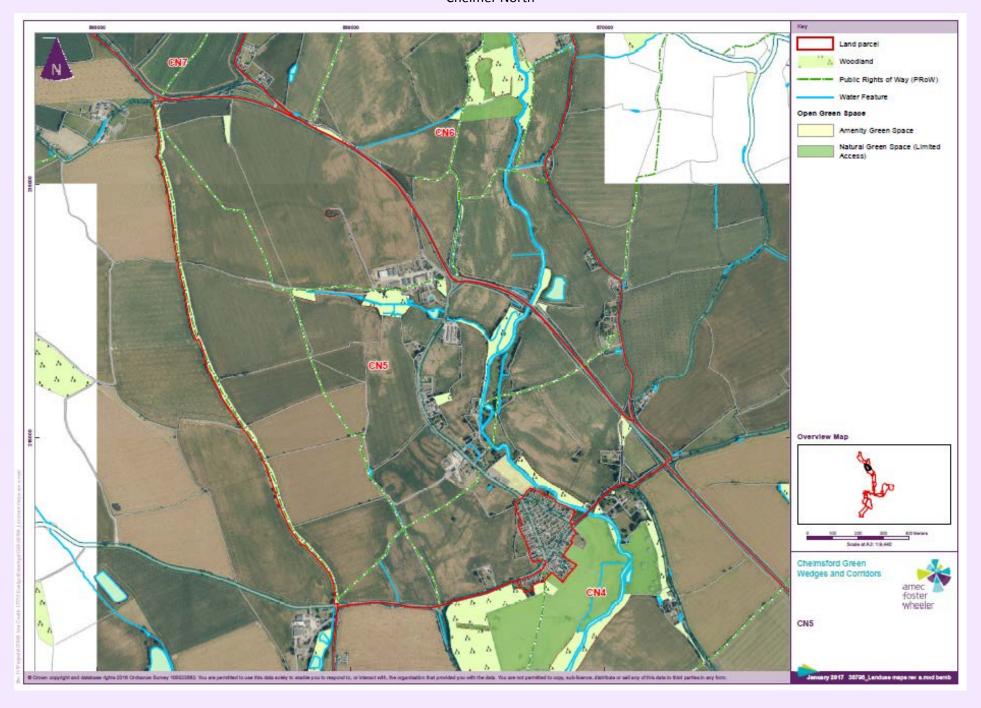
Parcel CN5: Land between Howe Street and the B1417



35 Chelmer North



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Parcel geography and character

Location: The north eastern boundary of this triangular parcel is located along the route of the B1008 and stretches from the settlement of Howe Street in the south to Stumps Cross in the north. The southern boundary is defined by Main Street, Parsonage Lane and Hyde Hall Lane. The Western boundary is demarcated by Dunmow Lane, which is a Byway.

Land Use: Predominantly agricultural use with the settlement of Howe Street, located close to the southern boundary. A few residential and farm buildings are located along the route of Main street as it heads north from Howe Street.

Vegetation: The river corridor crossed the eastern corner, parallel to Main Street, and features mature trees and a plantations of willows. Due to the agricultural nature of this area, landscape features, such as hedges and trees, are mainly associated with field and property boundaries. Along the western boundary, Dunmow Lane is bordered by dense tree planting.

Nature Conservation/Cultural Heritage: This parcel contains no nature or cultural heritage designations although there are 9 listed buildings in Howe Street and to the north. Originally 5 pill boxes formed part of the WWII GHQ defence line though this parcel, of which only two remain.

Landscape Character: Generally the landscape features are good condition although there is evidence of fly tipping at Stumps Cross in the north. The landscape has few detracting features, with the level of tranquillity mainly limited by the busy B1008 Essex Regiment Way which runs along the eastern boundary. Although overall not a rare landscape, due to extensive agricultural land use on a regional scale, the river corridor adds a natural element that offers_conservation and recreational opportunities. Views are generally foreshorten by vegetation associated with field boundaries, resulting in a relatively enclosed landscape, with limited intervisibility. The sloping nature of the river valley topography limits views of the wider countryside to higher terrain located along the boundaries. Where boundary planting permits there is a strong visual link to the surrounding countryside.

Access: The B1008 Essex Regiment Way, demarking the eastern boundary, is the main access route between Chelmsford and Great Dunmow. Main Street is the only road traversing this parcel. The Saffron Trail crosses the eastern corner and the regional cycle route 50 runs along the southern boundary. There is a good network of footpaths and as well as a byway, Dunmow Lane, which is showing evidence of recent 4x4 trafficking.

Parcel boundaries

The boundaries are well defined by transport routes.

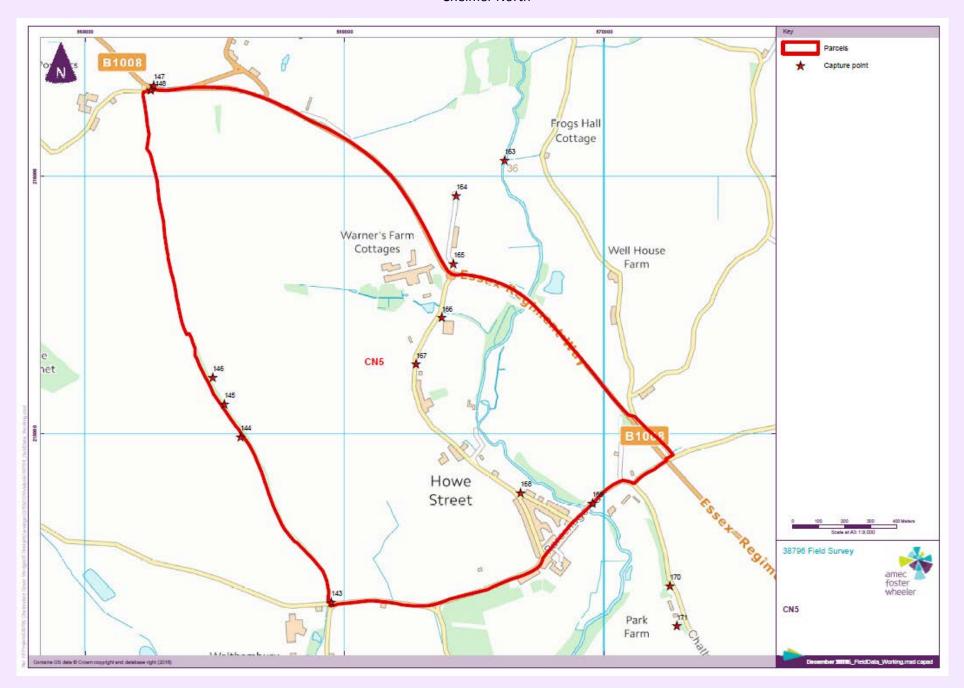
Observations on parcel extent, function and management

Opportunities for enhanced buffer planting along B1008 and improved nature conservation along river corridor.

Howe Street had fragmented edges with recent infill development apparent in the south.

This parcel is well defined, with the river corridor offering opportunities for nature conservation and recreation. Enhancement of buffer planting along B1008 Essex Regiment Way

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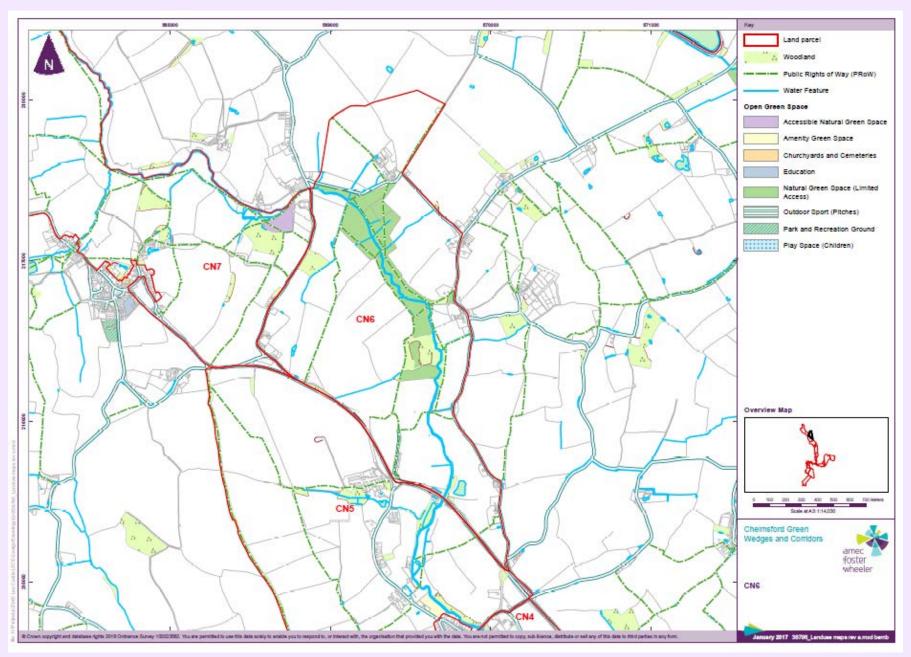


39 Chelmer North



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Parcel CN6: Land between Warners Farm and Hartford End



41 Chelmer North

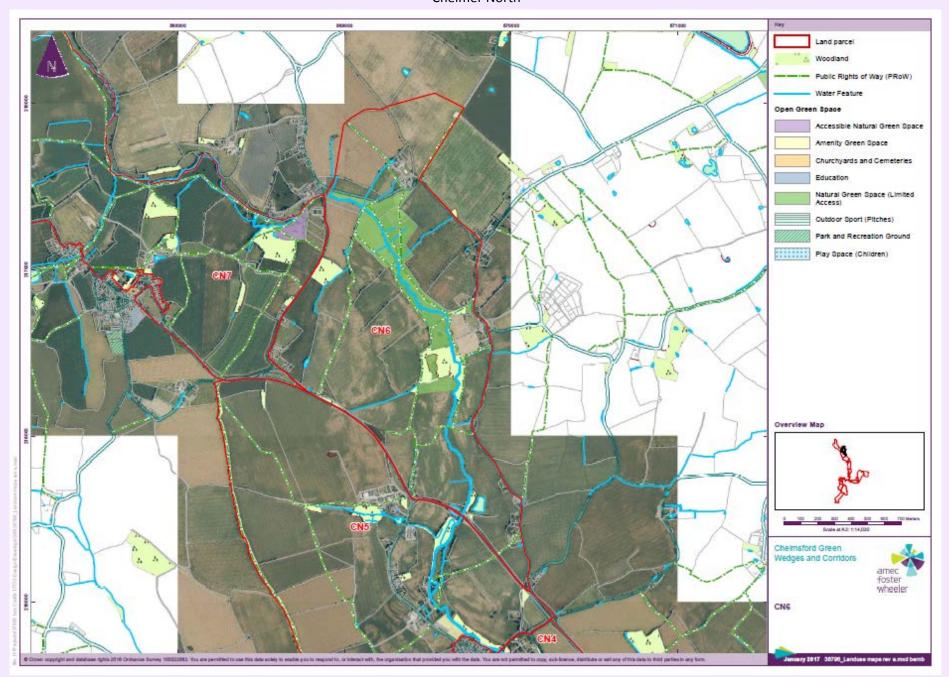








42 Chelmer North



Parcel geography and character

Location: Located to the north of the B1008 Essex Regiment Way, this parcel follows the River Chelmer through agricultural land to Hartford End and the district boundary.

Land Use: Predominantly agricultural land with scattered residential properties along the eastern and western boundaries. The river corridor crosses from north to south with fields extending up to the river banks in most places.

Vegetation: Landscape features mainly associated with river banks and fields boundaries. A block of woodland, called Wood Spring, is located along the western boundary and an area of plantation woodland with mixed scrub is located on the west bank of the river, south west of Fair View Farm.

Nature Conservation/Cultural Heritage: Two nature conservation areas exist within this parcel, Woods Spring in the west and Littley Park Meadows to the north. The latter covers the central river corridor from the middle of the parcel to the northern boundary. There are 6 listed buildings within this parcel. Originally 16 pillboxes as part of the GHQ Line during WWII, of which only 14 remain.

Landscape Character: Overall the landscape features are in good condition. Some hedgerows missing or in poor health. Recreation value is limited to footpaths and a byway. This agricultural landscape is of medium scenic quality and is not uncommon in the wider region. Noise from the B1008 Essex Regiment Way limits tranquillity in the south. Views across and along the valley are generally short to medium in nature. These becoming longer and extensive from the higher ground towards parcel boundaries. Foreshortening and framing of views often occurs due to screening effect of vegetation associated with river corridor and field boundaries. This landscape relates closely to the surrounding countryside as it features similar land use and only a small amount of settlement.

Access: Good network of Footpaths and byway, which appear to be used regularly. Access along river to the south is limited and could make use of a road bridge crossing the river on the southern boundary. This would improve connectivity to parcel CN5.

Parcel boundaries

Boundary is mostly defined by transport routes that are bound by field hedges and trees. Northern extent of the parcel follows the district boundary which is not defined by a landscape feature in some places.

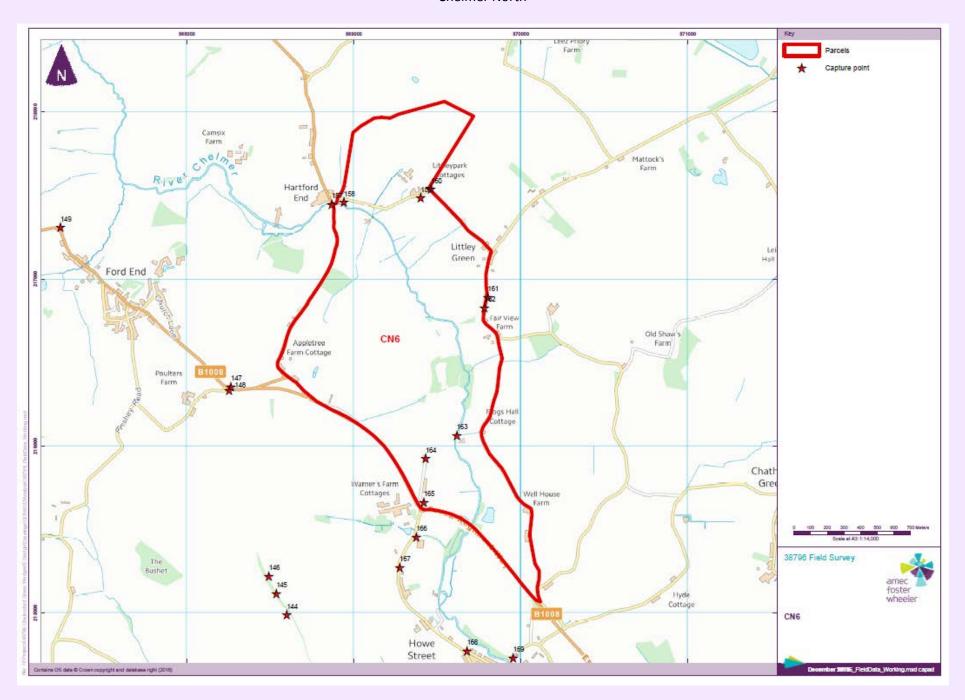
Observations on parcel extent, function and management

Opportunities to improve the management of river corridor to the south and north, as well as enhancing and restoring lost or poor quality hedgerows.

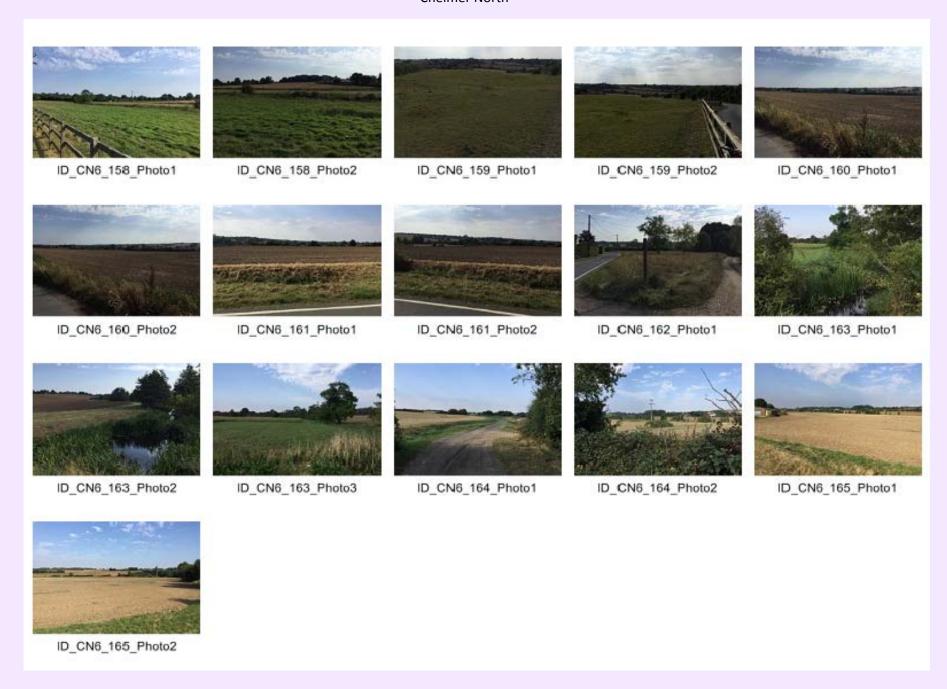
Little evidence of recent development.

Well defined parcel, although northern boundary is less visually apparent. Good footpath network that could be extended south to improve connectivity along the river. Nature conservation could be improved and extended along the river.

44 Chelmer North

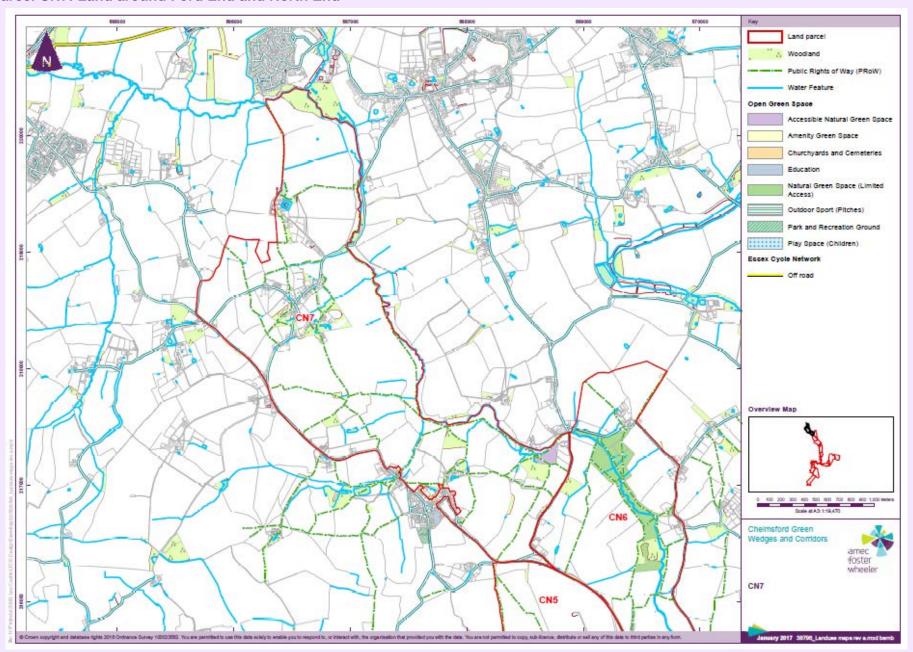


45 Chelmer North



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Parcel CN7: Land around Ford End and North End



47 Chelmer North

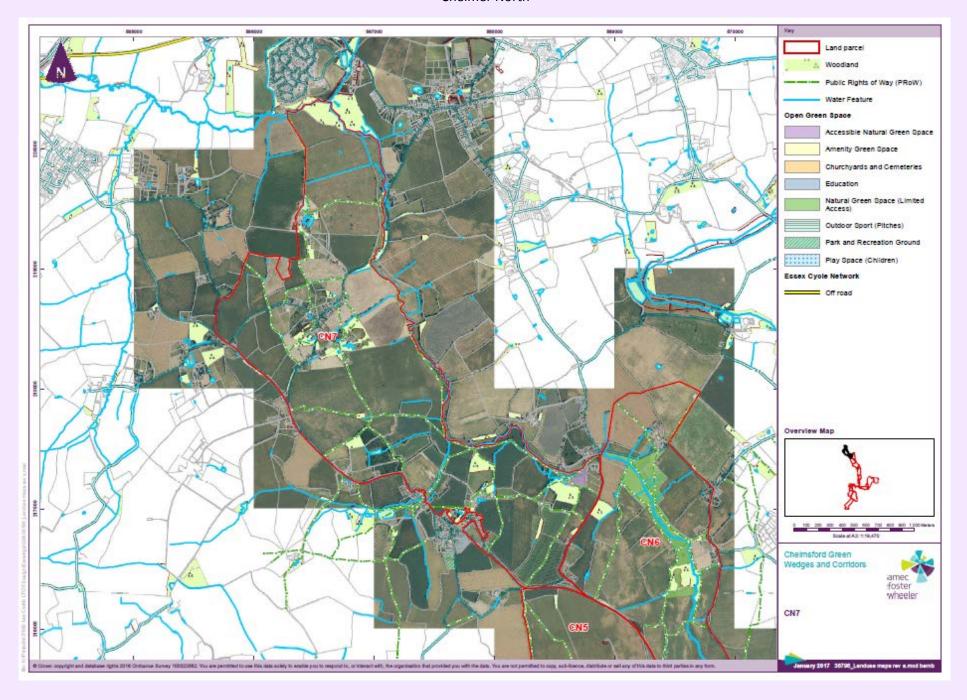








48 Chelmer North



Parcel geography and character

Location: A large parcel that stretches along the western bank of the River Chelmer from Hartford End in the south to Felsted in the north and extending to the B1008 in the west.

Land Use: Agricultural in nature with cluster of residential properties located around North End and Ford End.

Vegetation: Trees and hedgerows are associated with field boundaries, the river corridor and property boundaries. Field patterns have been eroded in the centre of the parcel and to the north where some isolated trees remain. Bands of scattered trees are located near Hartford End, with a block of woodland to the north of Ford End. New plantation woodland has been created to the north west of Ford End.

Nature Conservation/Cultural Heritage: Harford End Spring wildlife site is located in the east and consists mixed woodland and scrub. The WWII GHQ defence line continues along the western bank of the River Chelmer and originally featured over 20 pillboxes within this parcel. Most remain in the south with 12 removed in the north. A moated site, listed as a scheduled monument, exists at Absol Park, near North End. There is cluster of listed buildings ant North End and Ford End.

Landscape Character: The landscape features are generally in good condition although the rectilinear field boundaries have been eroded to the north and though the centre of the parcel. Recreational space is limited to Footpaths. Views are generally short to medium due to foreshortening by boundary planting. Views along the river valley and to the east are more open and extensive. There is a good relationship with the open countryside as land use in generally consistent with surrounding context. Boundary planting limits the visual connectivity in places.

Access: There is a good network of footpaths which traverse this parcel and follow the course of the River Chelmer. The B1008 forms the West boundary which is a busy route between Chelmsford and Great Dunmow. Cycle routes are limited and could be enhanced.

Parcel boundaries

The western boundary is defined by the busy B1008 with the River Chelmer marking the eastern boundary. The district boundary sets the northern extent and also follows the river along the eastern boundary. The character of these boundaries is relatively indistinguishable as they are abutted by agricultural land on both sides. Refinement may be required around North End.

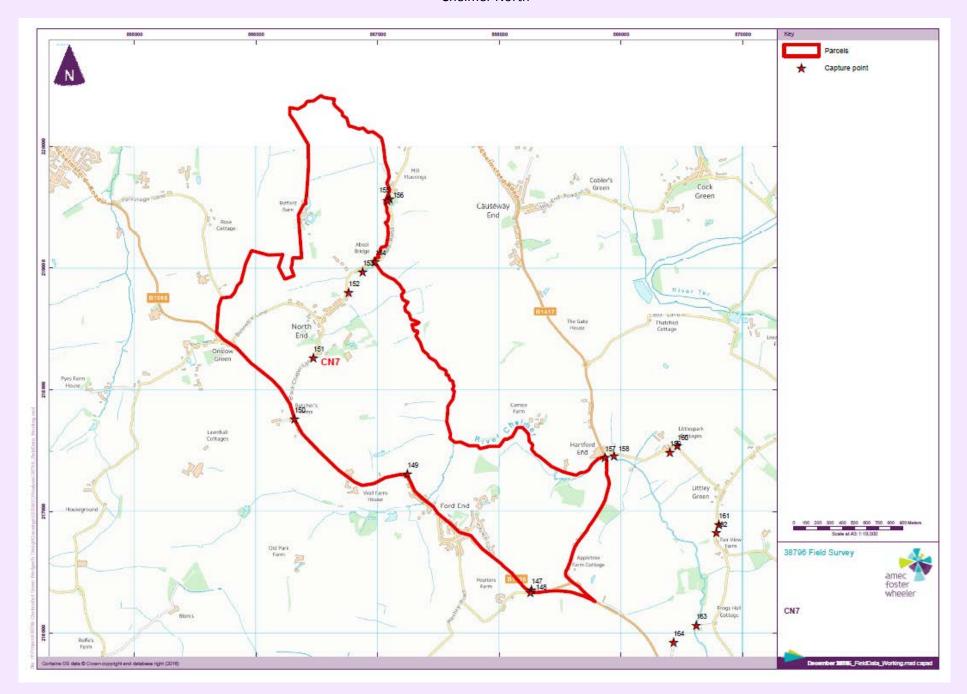
Observations on parcel extent, function and management

Opportunities to Improve river corridor habitat and the enhancement of field boundaries.

Limited development within the parcel with settlement clustered along access routes. Low density and fragmented.

Opportunities to promote habitat creation along river corridor and enhance field boundary planting. Cycle routes could be improved

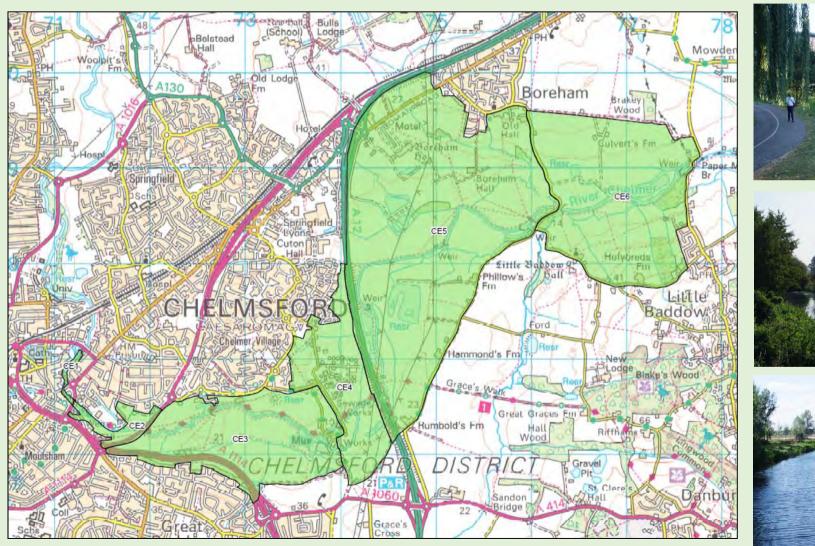
50 Chelmer North



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Wedges & Corridors Profile: Chelmer East & Blackwater Navigation



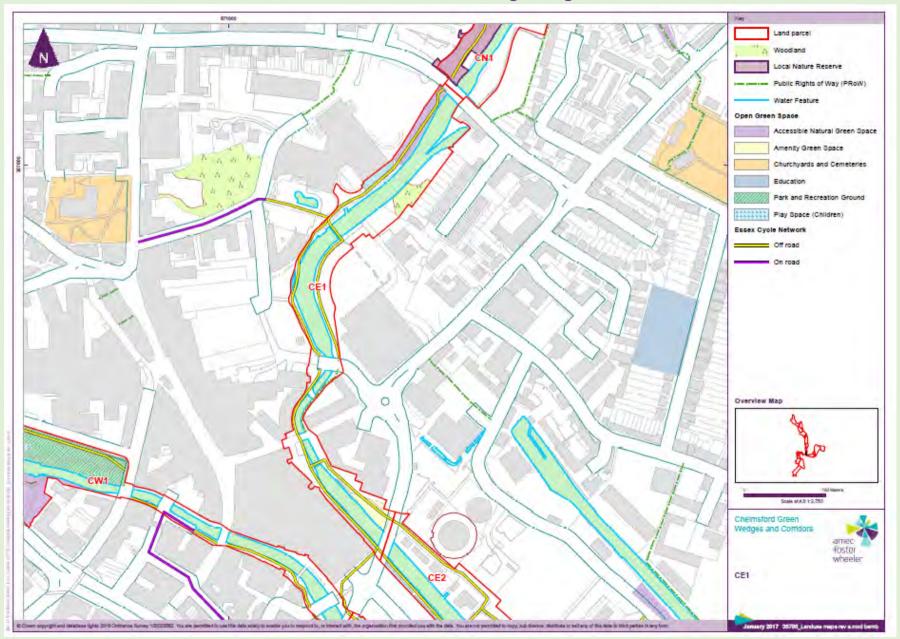






54 Chelmer East

Parcel CE1: Land between the A1099 Victoria Road and the A1099 High Bridge Road



55 Chelmer East

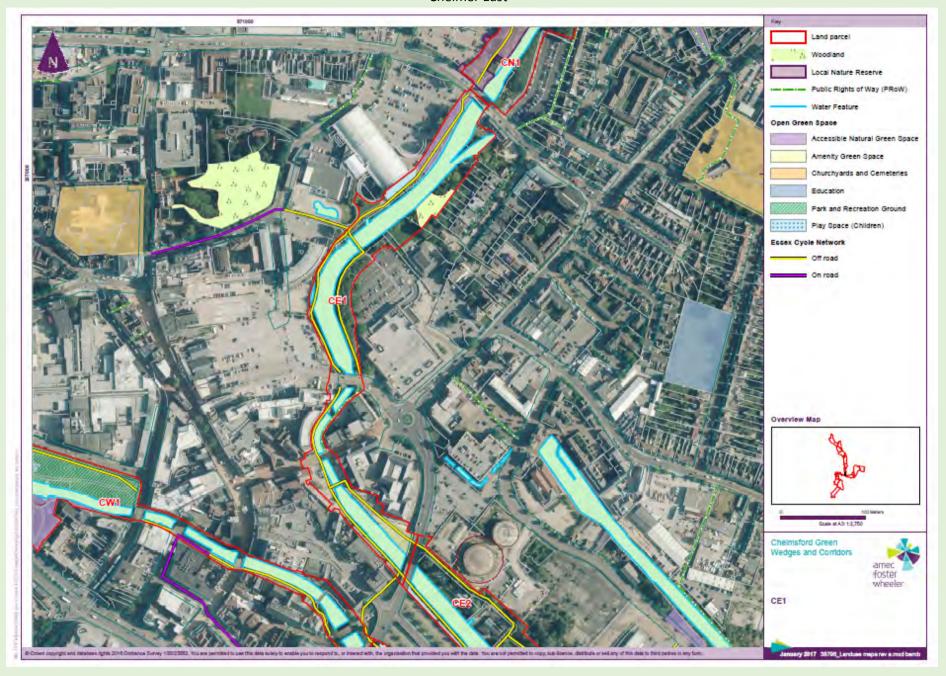








56 Chelmer East



Parcel geography and character

Location: This parcel comprises the City Centre stretch of the River Chelmer extending from the A1099 Victoria Road southwards to the A1099 High Bridge Road.

Land Use: Limited to the River Chelmer and proximate land containing variously a footpath/cycleway and between The A1099 Victoria Road and the A1099 High Bridge Road town centre uses abutting the River.

Vegetation: Variously mature trees and understorey along the course of the River, hard standing and urban landscaping centred on City Centre environs.

Nature Conservation/Cultural Heritage: The southern reaches of the parcel are part of the River Chelmer Conservation Area.

Landscape Character: The parcel comprises a section of the town centre and is of generally high quality forming a focus for movement through the town centre and the context for retail and commercial uses. The River corridor provides visual continuity and is the focus for numerous and diverse long, medium and short vistas. The parcel has no visual connection with the open countryside, but forms the linkage between the River Chelmer's northern and southern extent.

Access: Confined to dual use pathway/cycleway adjacent to the River. Multiple connections exist along its extent, part of a highly permeable space which is heavily used by walkers and cyclists.

Parcel boundaries

The relationship between the River Chelmer and surrounding built form is largely fixed, reflecting long term development along its course. In this context of tis heavily urbanised space, the extent of the wedge is fixed by clear property boundaries of greatly varying character.

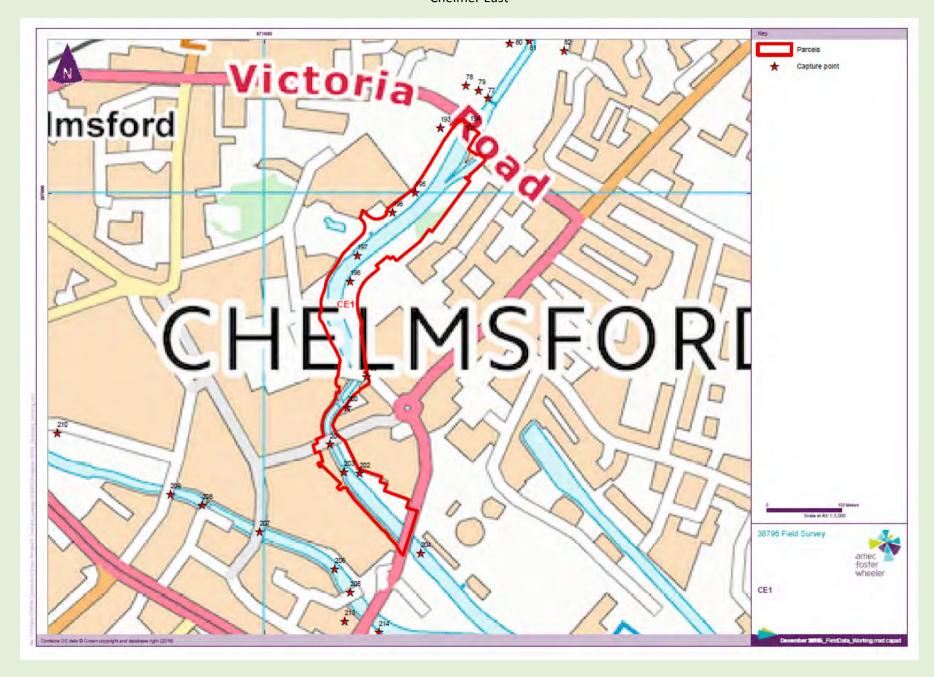
Observations on parcel extent, function and management

Currently well managed as part of town centre resource. Apart from de-canalising some sections of the River Chelmer, there are no obvious requirements for additional management.

Strong and detailed connection with the surrounding built edge, providing an attractive contrast and backdrop to built form.

Current definition is clear, both in function and boundary extent, forming a fundamental part of the character of the City Centre in this location. Possible opportunities for further softening of edges where these have been canalised (notably Bond Street to Springfield Row).

58 Chelmer East



59 Chelmer East

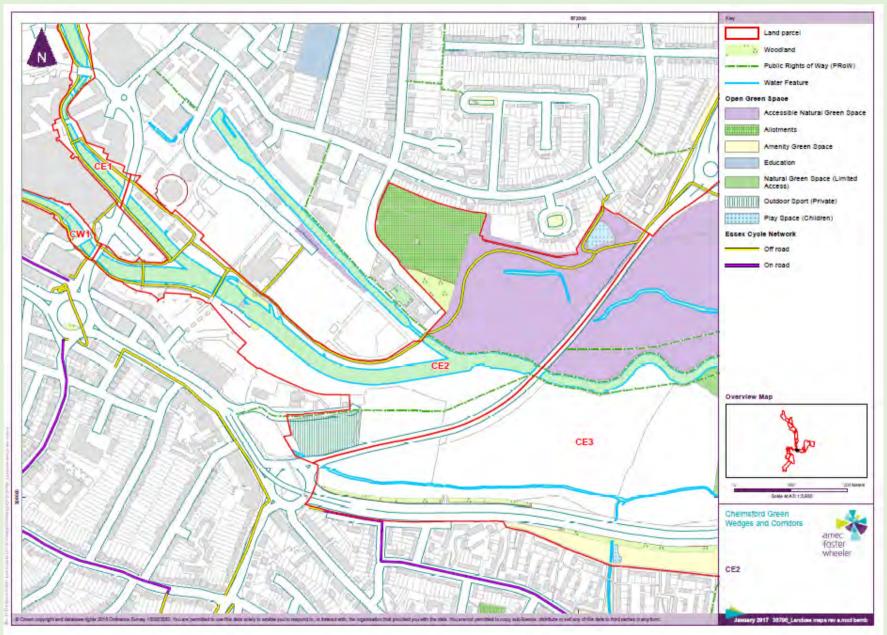


60 Chelmer East



61 Chelmer East

Parcel CE2: Land between the A1099 High Bridge Road and the A138 Chelmer Road



62 Chelmer East

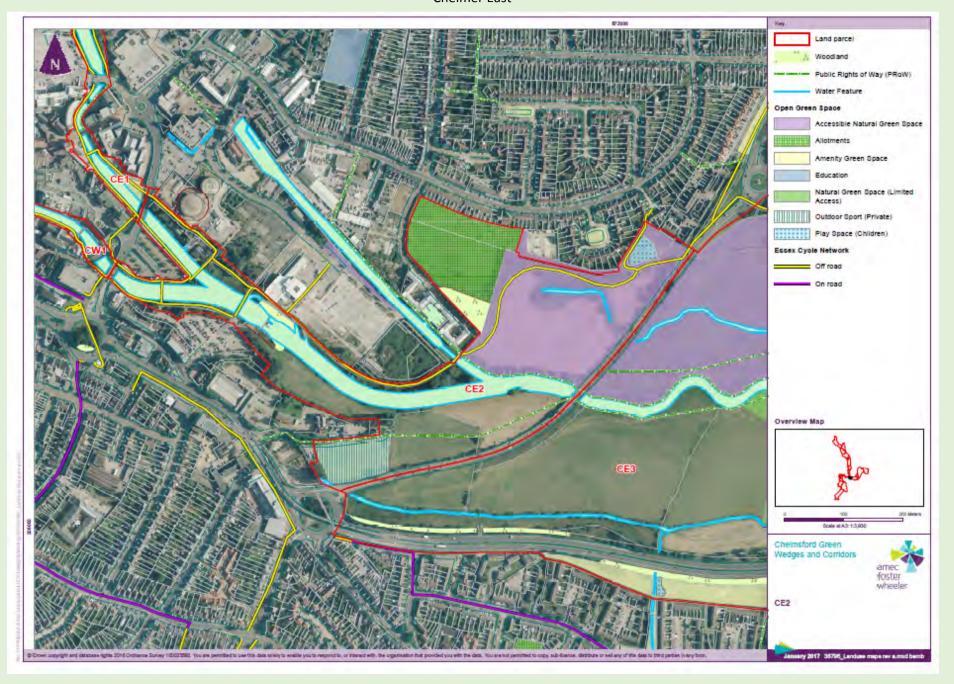








63 Chelmer East



Parcel geography and character

Location: Starting with the confluence of the River Chelmer and River Wid, the parcel forms the bridge between the city centre setting of both rivers and the wider flood plain of the River Chelmer to the east.

Land Use: Rough grazing and a sports pitch associated with a floodplain function to the south of the River Chelmer, rough grassland and allotments to the north, with access by footpath and cycleway (Saffron Trail/Kings Head Walk) to the north of the River Chelmer and then to the River Wid. Other footpaths (largely informal) cross the parcel.

Vegetation: Diverse assemblage of boundary vegetation of varying robustness, pockets of woodland and scrub, but predominantly an open landscape with short and middle-distance views to and from the town centre.

Nature Conservation/Cultural Heritage: The parcel is covered by the River Chelmer Conservation Area designation.

Landscape Character: Landscape character reflects the urban edge location of the parcel which quickly shades changes from dense built form into open rough grassland which is part of the floodplain of the River Chelmer. The land, because of its open character, is sensitive to change, with various short, medium and longer distance views across its extent. The A138 Chelmer Road is a significant intrusion, visually and aurally. Glimpsed visual connections with land beyond the A138 which presents a significant physical and visual barrier, with access limited to a riverside footpath under the road or via a cyclepath/footpath along Mill Vue Road.

Access: Access is by paved cycleway/footpath which extends to the A138, canal towpath and various informal routes across rough grassland.

Parcel boundaries

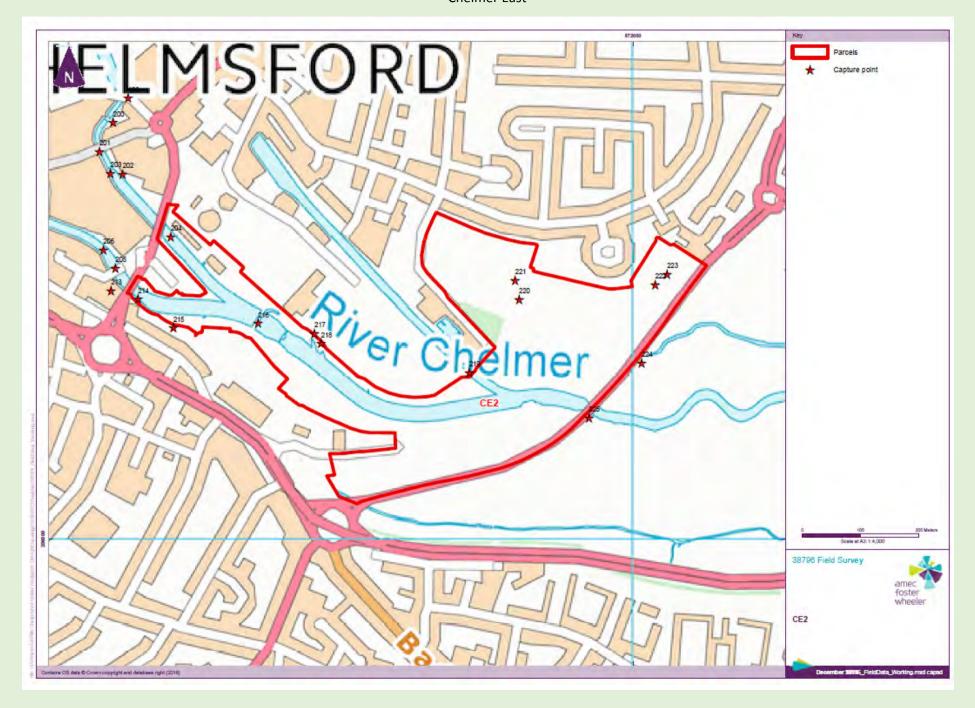
Edge-of-centre land uses contain the River Chelmer in this location with extensive industrial, car parking and office uses. The boundaries of the Green Wedge are largely set by these uses, although allotments to the east of Hill Road South should be included.

Observations on parcel extent, function and management

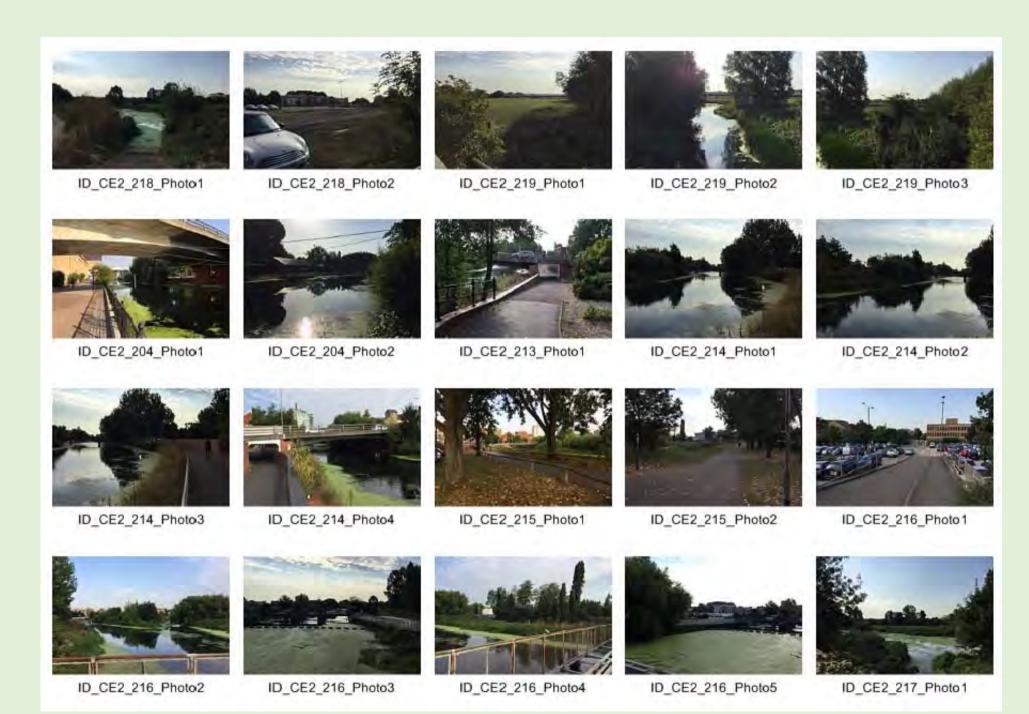
No obvious management requirements, although additional tree planting, for example along the cyclepath, would improve character.

The parcel comprises land which has not been developed, reflecting both its function as floodplain and amenity land. The parcel is a critical connection between the town centre and the wider countryside to the east (notwithstanding the influence of the A138) and between residential areas to the east and the town centre.

65 Chelmer East



66 Chelmer East

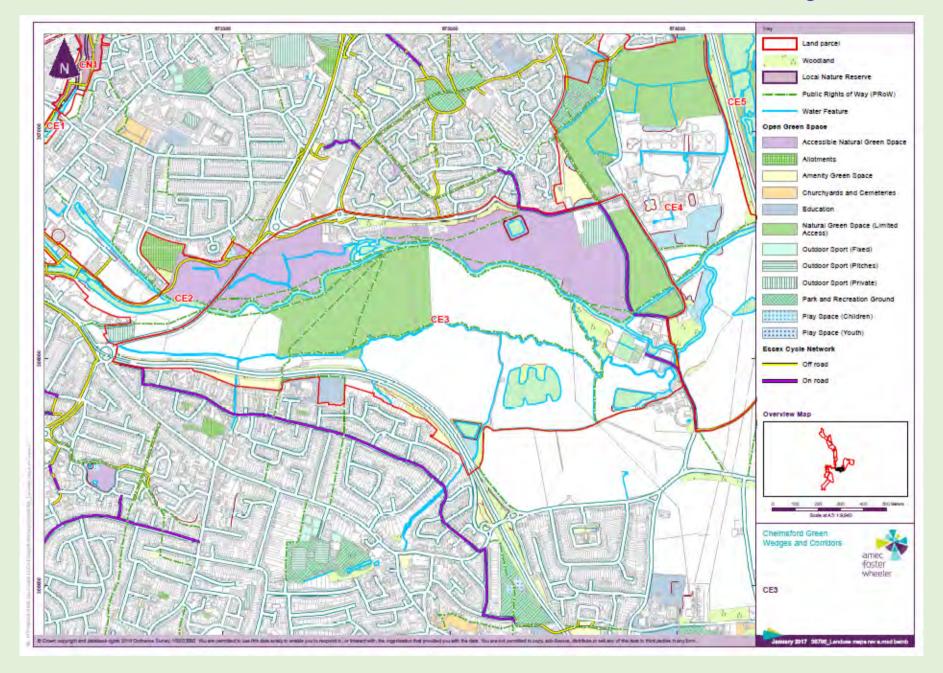


67 Chelmer East



68 Chelmer East

Parcel CE3: Land between the A138 Chelmer Road and the water treatment works at Sandford Mill Bridge



69 Chelmer East

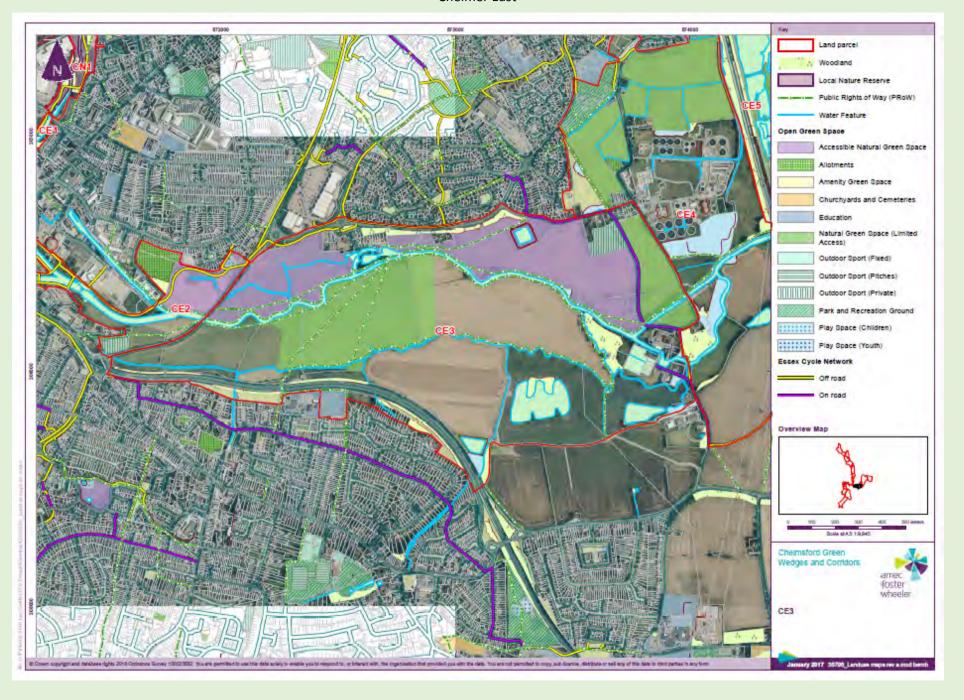








70 Chelmer East



Parcel geography and character

Location: Comprising the flood plain of the River Chelmer, separating the outer suburbs of Chelmsford, fringed by major roads and built development to the north, south and west.

Land Use: Predominantly rough grazing associated with its flood plain function, also quarry and water treatment works uses. Some isolated dwellings and clusters of development to the east along Sanford Mill Lane/Sandford Mill Road and the north off Chelmer Village Way.

Vegetation: Predominantly open in aspect but intermittent hedgerows associated with some field boundaries, field size diminishing west to east.

Nature Conservation/Cultural Heritage: Largely covered by the Chelmer River Conservation Area designation.

Landscape Character: Comprising open countryside, mixed arable and rough grassland there are extensive medium and long distance views across the parcel towards the built edges of Chelmsford and eastward towards Sandford Milll and the A12. However, along the River Chelmer there is a more intimate landscape created by the bankside vegetation creating and enclosed, tranquil feeling, particularly away from intrusive traffic noise. Generally, however, the parcel has the character of open countryside with links to the rural areas to the east (notwithstanding the barrier of the A12).

Access: Complex network of public rights of way, centred on a riverbank path along the River Chelmer, along with various informal paths, particularly to the north of the River south of Chelmer Village.

Parcel boundaries

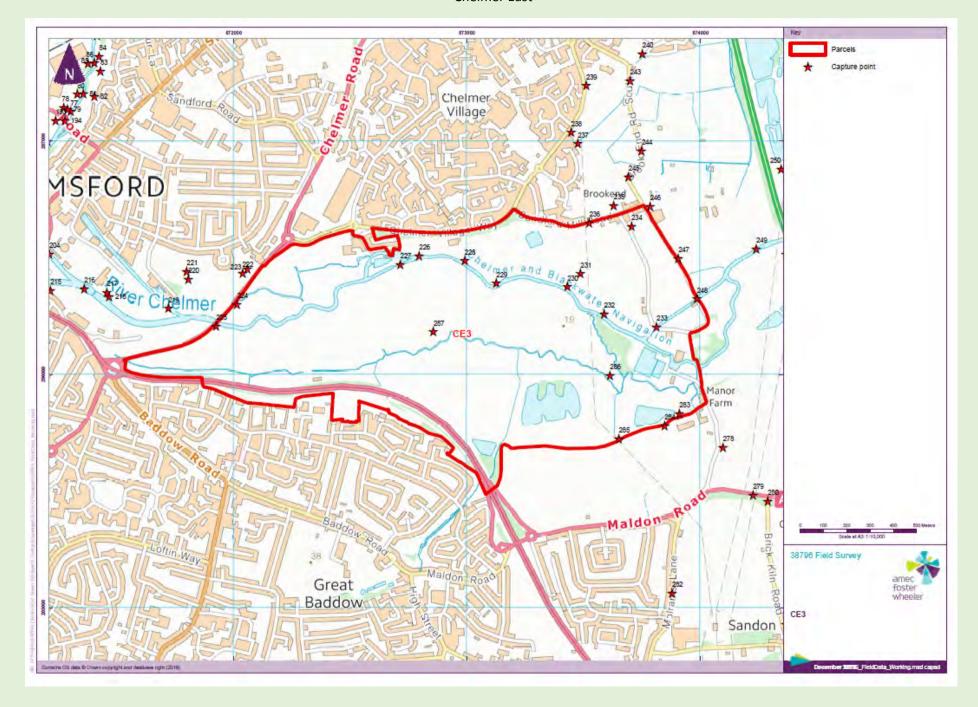
Green Wedge boundary set to the built edge/road line to north and a PRoW to the south. Eastern boundary is more complex but defined by Sandford Mill Lane and Brook End Road South. Land to the south and east of Manor Farm, bordered by the A1060 and Public Rights of Way (PRoW) is part of the valley side containing the floodplain of the River Chelmer. As such there is a visual connection between the two, particularly when observed from PRoW alongside the River Chelmer, where the land which rises over approximately 15m forms part of the backdrop to the valley bottom. Urban development at Baddow is visible as rooflines, being set back behind the A1060. Nevertheless, the connection between this land and the river corridor proper is one of context, and makes an important, but not significant, contribution in this respect. On this basis, the land between the PRoW and the A1060 can be reasonably excluded from the Green Wedge. This would be consistent with exclusion of land between Sandford Mill Lane and the Park and Ride which exhibits similar characteristics. As with land adjacent to Green Wedges in this and other parts of the City, particular care would need to be paid to the type and quality of any development proposed such that the character of the river valley in this location is not compromised.

Observations on parcel extent, function and management

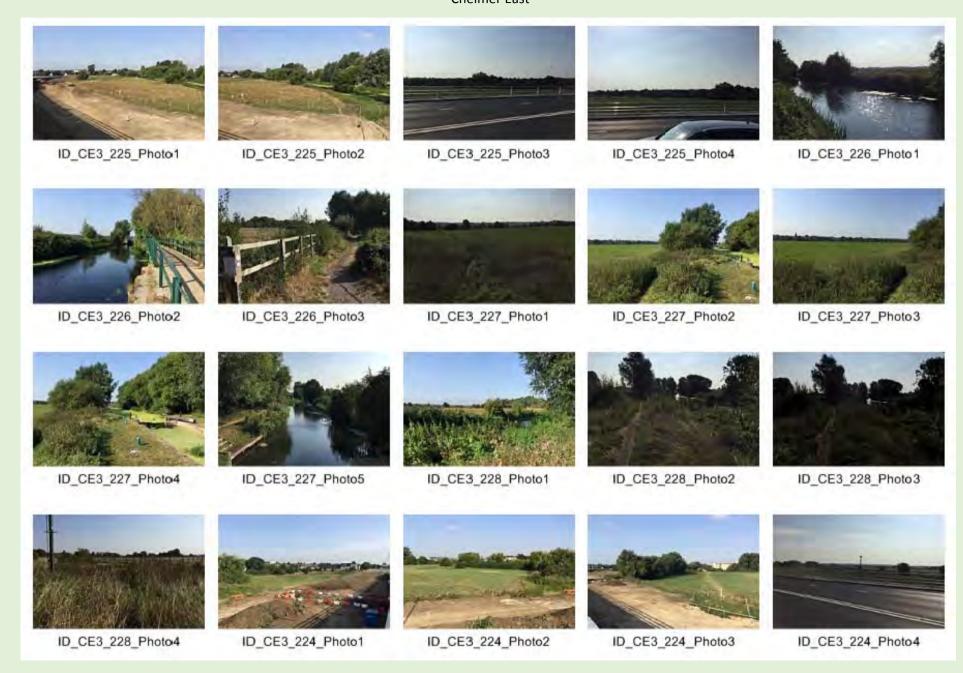
Considerable tracts of the parcel are floodplain which to a degree detracts from active land management (where not used for cropping), but equally further tree planting and biodiversity management (such as the creation of permanent semi-wet areas) could hold potential.

The parcel creates a clear division between the built edge of Chelmsford to the north of the River Chelmer in particular, but also providing the context for the scattered dwellings in the vicinity of Sandford Mill.

72 Chelmer East



73 Chelmer East



74 Chelmer East



75 Chelmer East

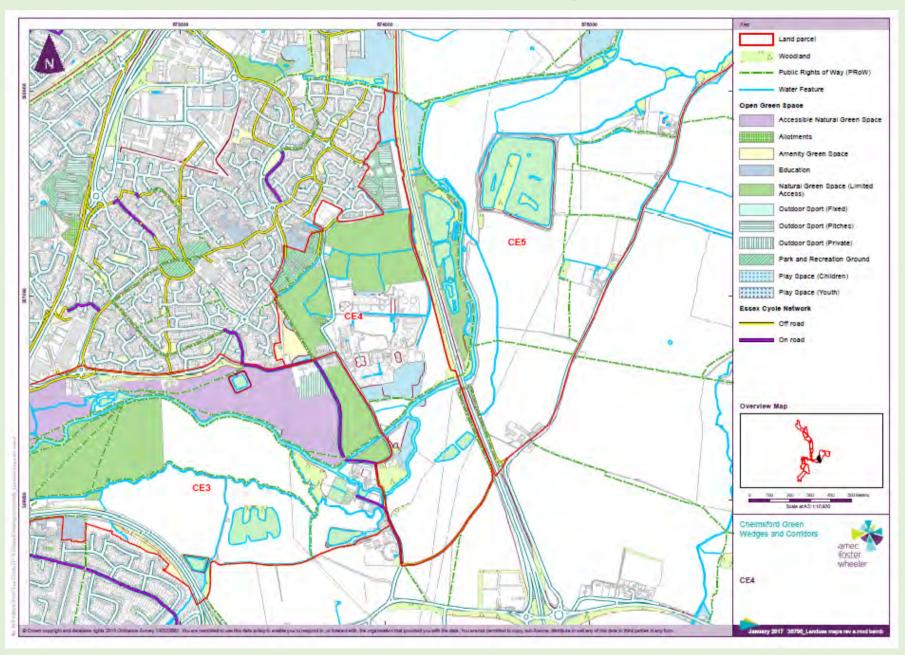


76 Chelmer East



77 Chelmer East

Parcel CE4: Land between the water treatment works at Sandford Mill Bridge and the A12



78 Chelmer East

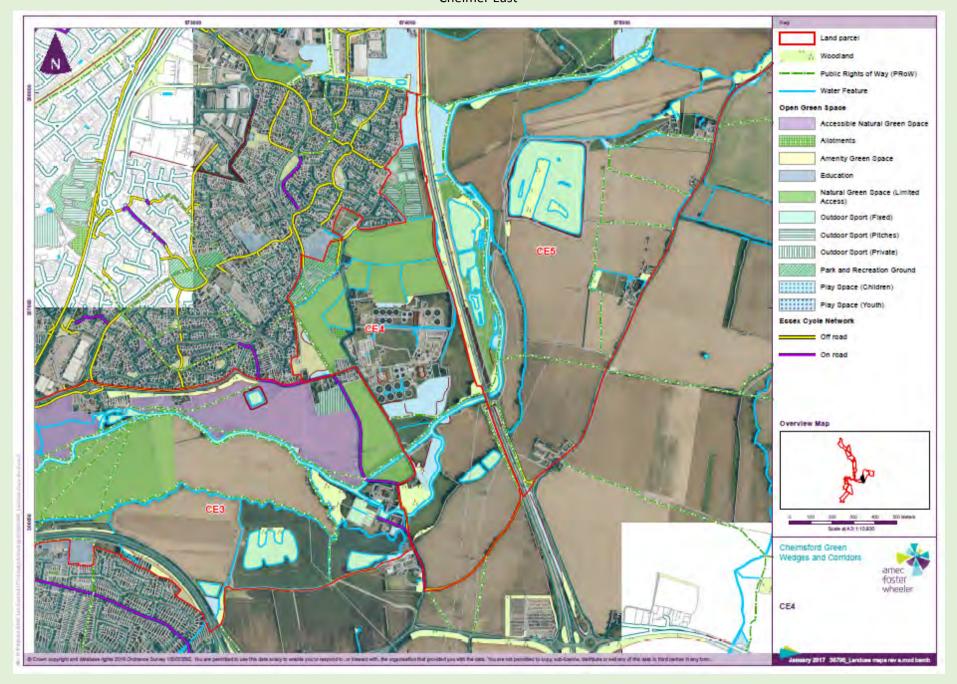








79 Chelmer East



Parcel geography and character

Location: Lying between Sandford Mill Lane/Brook End Road South and the substantial boundary of the A12, this urban fringe land forms the transition between the suburban setting to the west and open countryside beyond the A12 to the east.

Land Use: Dominated by a water treatment works and rough grazing north of the River Chelmer, largely arable uses to the south.

Vegetation: Variously small woodland clumps and gappy hedgerows bounding fields and rough grassland to the north of the River Chelmer, gappy hedgerows and woodland clumps to the south. Exposed arable landscape to the south of River Chelmer dominated by high voltage transmission lines running north – south.

Nature Conservation/Cultural Heritage: Covered by the Chelmer River Conservation Area designation to the south of the water treatment works

Landscape Character: Comprising open countryside, mixed arable and rough grassland with a range of short, medium and longer distance views towards the urban edge of Chelmsford (with much new development) and southwards in and around the water treatment works and Blackwater Navigation. The A12 is a significant intrusion visually and aurally. The significant physical and visual barrier of the A12 has severed the immediate connection between this parcel and the wider open countryside to the east. There are three connecting underpasses which provide connectivity and there are some long distance views to the countryside to the east from the higher ground to the south of the parcel. Nevertheless, the A12 significantly interrupts a sense of continuity between what is effectively the bounded countryside to the west of the A12 and open countryside to the east.

Access: Access is by a combination of combination of formal and informal paths, principally along the Chelmer & Blackwater Navigation, but also across various tracts of open land east of Chelmer Village. The Centenary Circle footpath makes use of rights of way across the north and south of the parcel.

Parcel boundaries

Strongly defined by the A12 to the east, a decommissioned road (now the N1 cycleway) to the south, and the varying built edge of Chelmsford to the north. Land between the A1060 and the decommissioned road (N1 cycleway) can be excluded from the Green Wedge. Whilst there is a visual connection between this land and the river corridor proper, it is one of broad context and makes a limited contribution in this respect, although the degree of visual connectivity does increase towards the north east of this land. Exclusion is consistent with the exclusion of land between the A1060 and a PRoW running westwards from Manor Farm which exhibits similar characteristics. As with land adjacent to Green Wedges in this and other parts of the City, particular care would need to be paid to the type and quality of any development proposed such that the character of the river valley in this location is not compromised.

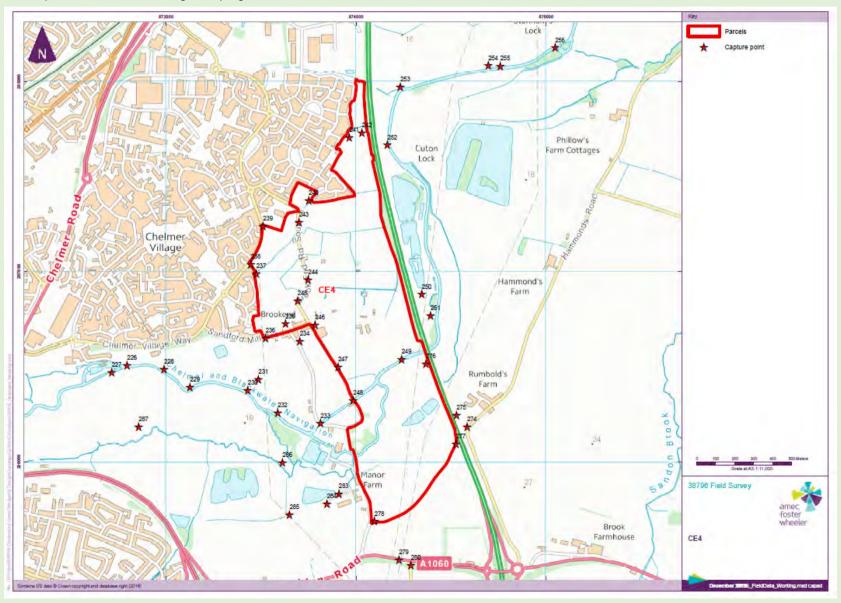
Observations on parcel extent, function and management

Much of the parcel is subject to flood risk and land use reflects this, dominated by water treatment works but also incidental land in rough grazing use, with patches of woodland, dense hedgerows and riverside vegetation. There is opportunity to enhance woodland cover across the parcel to add to landscape character, whilst maintaining a sense of visual openness.

81 Chelmer East

The parcel forms the eastern edge of the built extent of Chelmsford at Chelmer Village which has expanded significantly in recent years. The extent of flood risk across the parcel (accompanied by flood defences to the north) is likely to preclude further eastward extension.

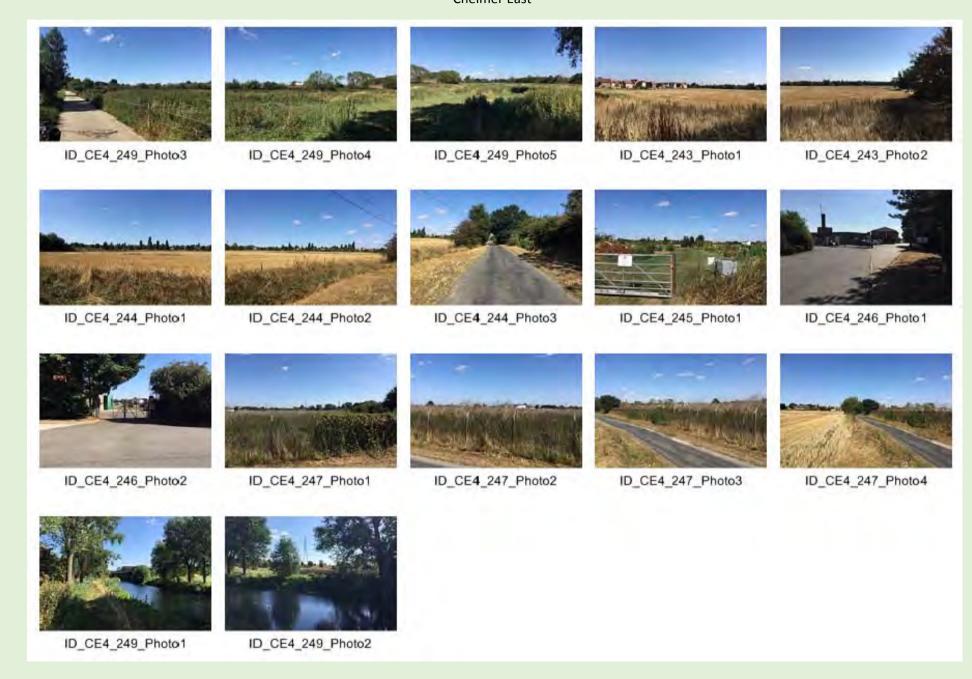
Current indicative definition of the Green Wedge is limited to the immediate River Chelmer corridor, but this could usefully be extended to the north towards the new development at Chelmer Village, helping to create a coherent area of formal and informal recreation.



82 Chelmer East



83 Chelmer East

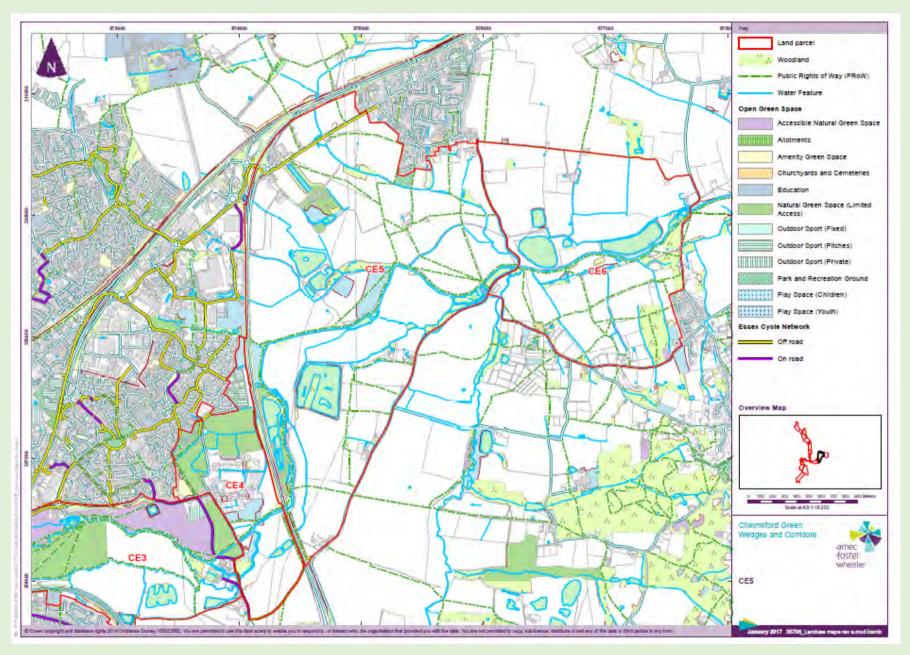


84 Chelmer East



85 Chelmer East

Parcel CE5: Land between the A12 and Hammonds Road and Church Road Boreham



86 Chelmer East

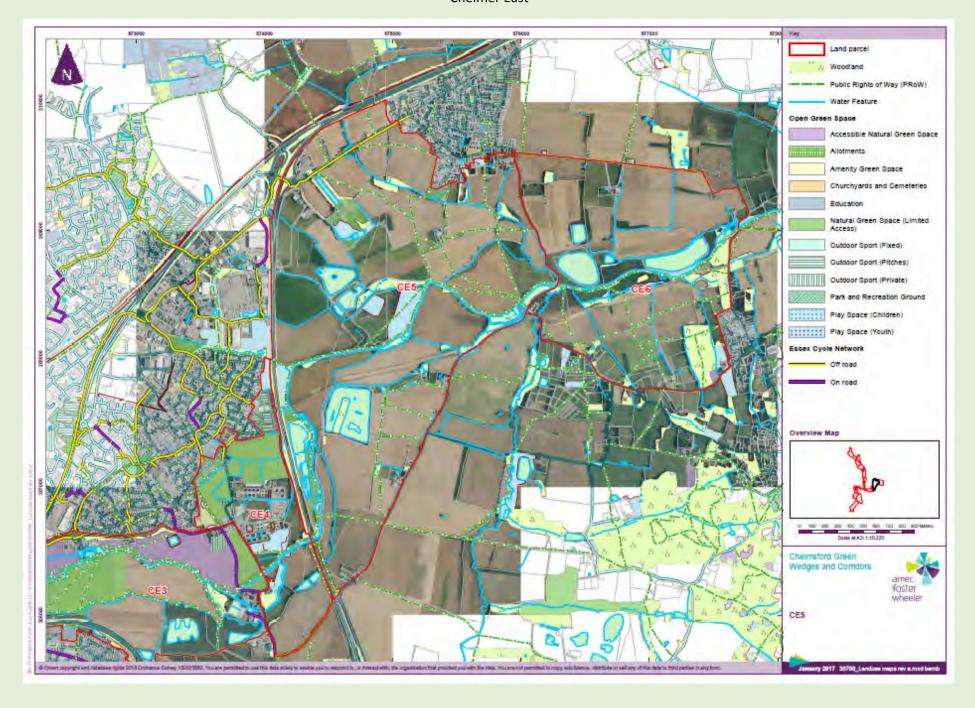








87 Chelmer East



Parcel geography and character

Location: Largely open land to the east of the A12, forming a substantial part of the easterly countryside context of Chelmsford.

Land Use: A complex mixture of arable and pastoral uses, with diverse field size and shape and evidence of past quarrying activity restored to water and rough grassland. Some isolated properties.

Vegetation: River valley landscape characterised by intermittent hedgerows along some field boundaries, including strings of willow (salix alba spp. and popular (populus spp.) and occasional copses of the same. A high voltage transmission line traverses southwest – northeast.

Nature Conservation/Cultural Heritage: Boreham House is a Registered Park & Garden

Landscape Character: The river valley landscape is of largely open character and visually sensitive to change, with various short, medium and long distance views, modified to varying degrees by woodland and tree-line planting. However, traffic noise from the A12, which is on an embankment above the valley floor, intrudes into this open landscape, removing any sense of tranquillity for a considerable distance into the parcel. The landscape appears to be of reasonably high quality, notwithstanding the influence of intensive arable cultivation which has removed woodland and hedgerows. Boreham House is a focal point to the north of the parcel, set within this extensive landscape, in turn influenced by the presence of high voltage transmission lines crossing the parcel north to south and the intrusion of traffic noise. Land between the B1137 Main Road and the A12 is, in character terms, part of the parcel, and vulnerable to change, being the remaining open land between Boreham and various developments around the A12/A138 junction. Forms the beginning of open countryside to the east of Chelmsford.

Access: Access is principally by a riverside footpath, fed by various minor paths to the north and south.

Parcel boundaries

Strong definition through roads and extending to the built edge of Boreham. Land to the north between the B1137 Main Road and the A12 comprising three fields in grazing use has a relatively weak connection to the main parcel south of Main Road.

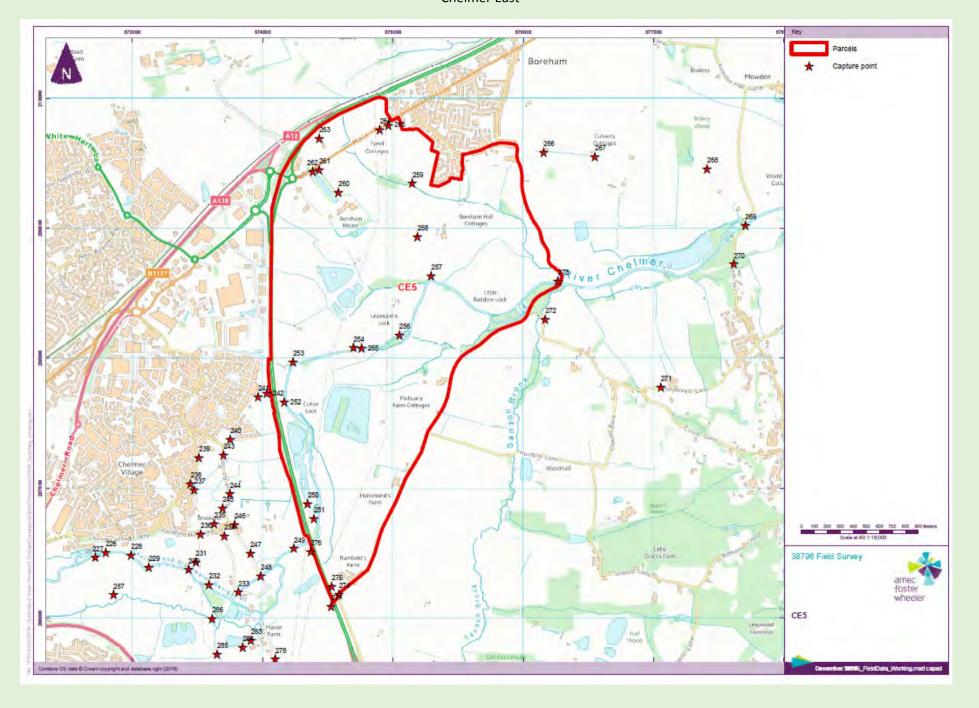
Observations on parcel extent, function and management

Land management is dominated by extensive arable cultivation with some woodland, with evidence of new planting of poplar to the north of the River Chelmer. Further tree planting would help to reinforce the character, although this would need to be balanced with the open aspect of the land. There evidence of some boundary planting within land between the B1137 and the A12, but would benefit from further roadside and field boundary planting.

Contains Boreham to the north east of the parcel.

The parcel forms a significant river valley landscape which is part of the wider arc of open countryside to the east of Chelmsford beyond the A12. The physical, visual and functional links with the land to the west of the A12 are limited by the severance effect of the A12, but to the north around Boreham the containment and separation function of the land is important.

89 Chelmer East



90 Chelmer East



91 Chelmer East



92 Chelmer East

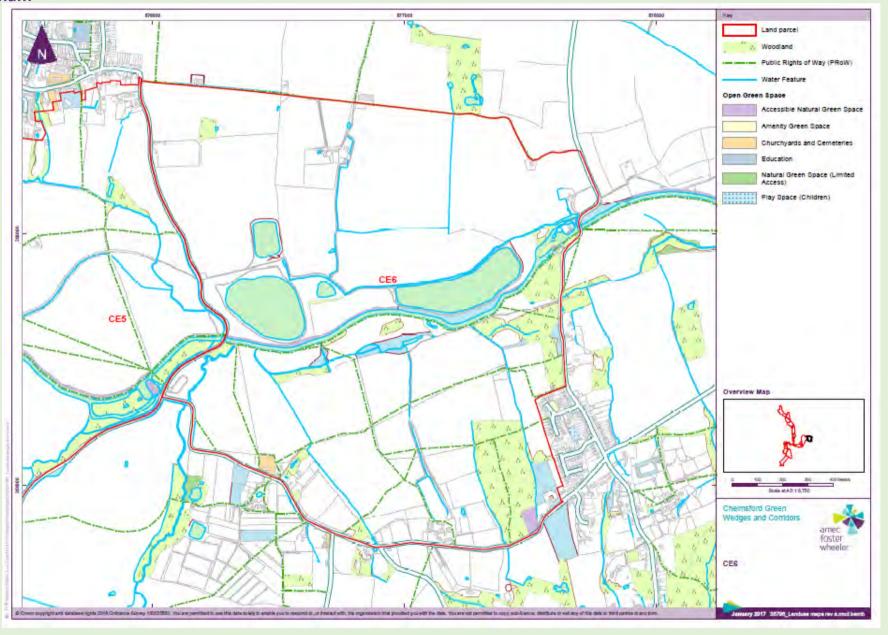


93 Chelmer East



94 Chelmer East

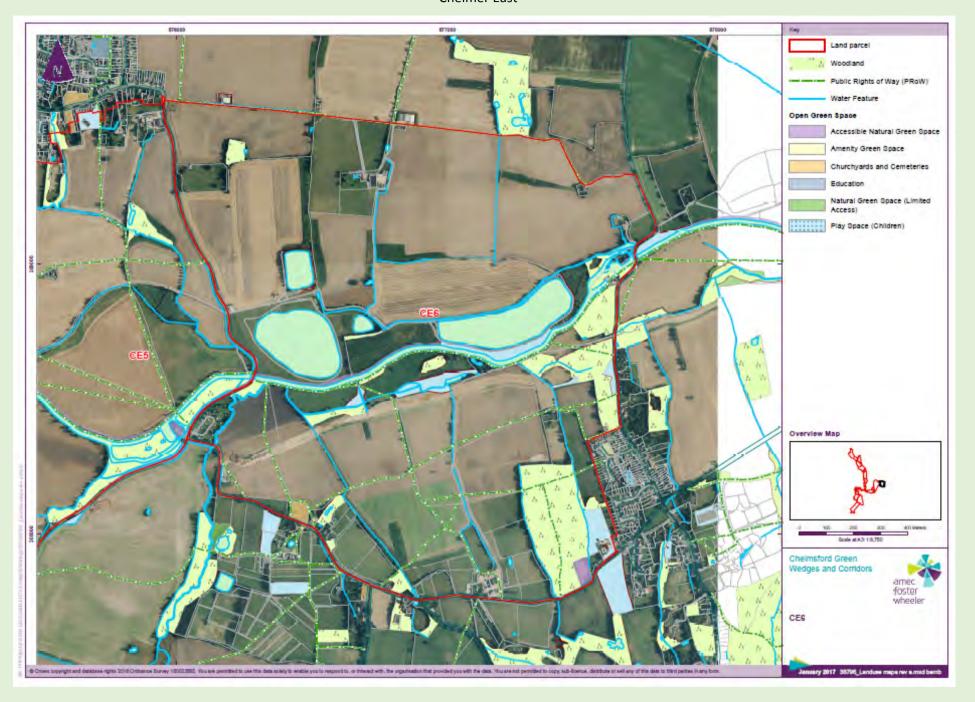
Parcel CE6: Land between Church Road, Holybread Lane, North Hill (Coleraines) and a track between North Hill and Boreham



95 Chelmer East



96 Chelmer East



Parcel geography and character

Location: Land to the east of Boreham extending to the City boundary with Maldon District.

Land Use: Dominated by extensive arable uses but with some quarrying activity.

Vegetation: River valley landscape as part of wider open countryside, characterised by intermittent hedgerows, some planted with willow (salix alba spp.) poplar (populus spp.) and isolated copses of the same.

Nature Conservation/Cultural Heritage: Land in the vicinity of the River Chelmer is designated as a Conservation Area.

Landscape Character: Of an open aspect on the valley sides with panoramic views to the east and west, more enclosed in the immediate vicinity of the River Chelmer where there is extensive tree planting, The landscape is of strong character, particularly to the south of the River Chelmer towards Little Baddow where the land use is more varied and tree cover more extensive. Is clearly part of the open countryside to the east of Chelmsford.

Access: Access is by formal rights of way principally running east to west, with the lock at Paper Mill Bridge a clear focal point for recreational activity.

Parcel boundaries

Reasonably clear definition centred on the River Chelmer extending to boundary roads and tracks.

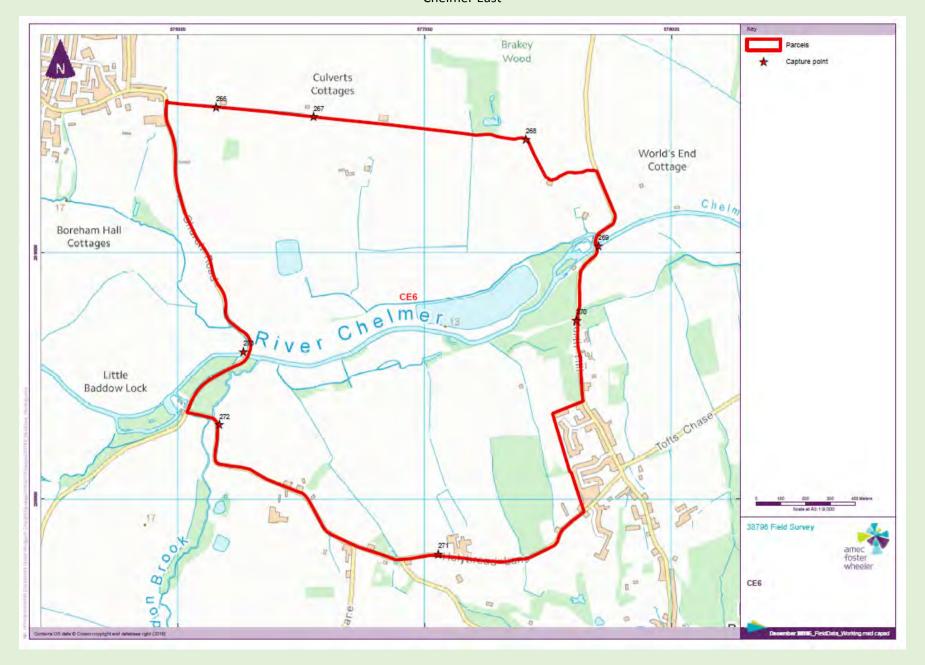
Observations on parcel extent, function and management

Management opportunities probably limited given the dominance of arable cultivation, but tree planting would further strengthen character, particularly in the vicinity of the River.

No major role in containing urban edges, although the south eastern extent of the parcel contains Little Baddow.

The parcel is a logical extension of land to the west, albeit more remote physically and visually from Chelmsford. Functionally, the River Chelmer provides connection through a riverside path and other recreational opportunities, but there is no significant containment role.

98 Chelmer East



99 Chelmer East

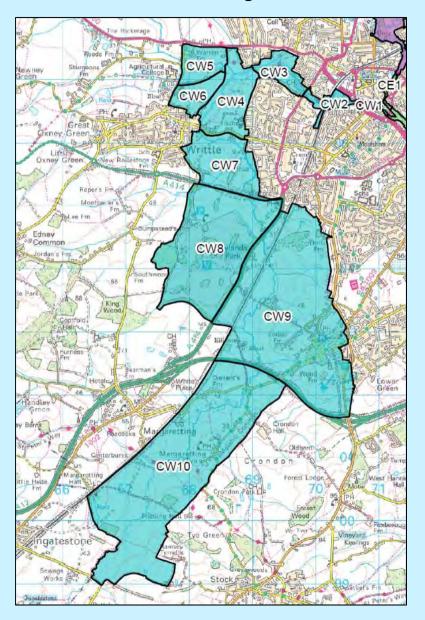


100 Chelmer East



101 Can & Wid

Wedges & Corridors Profile: Can & Wid



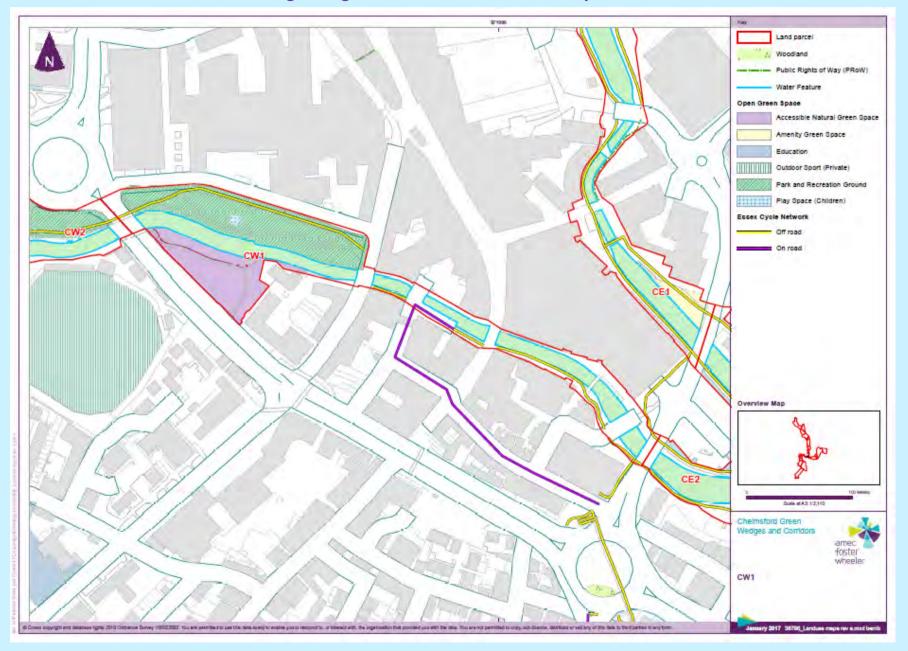






102 Can & Wid

Parcel CW1: Land between the A1099 High Bridge Road and the A1060 Parkway



103 Can & Wid

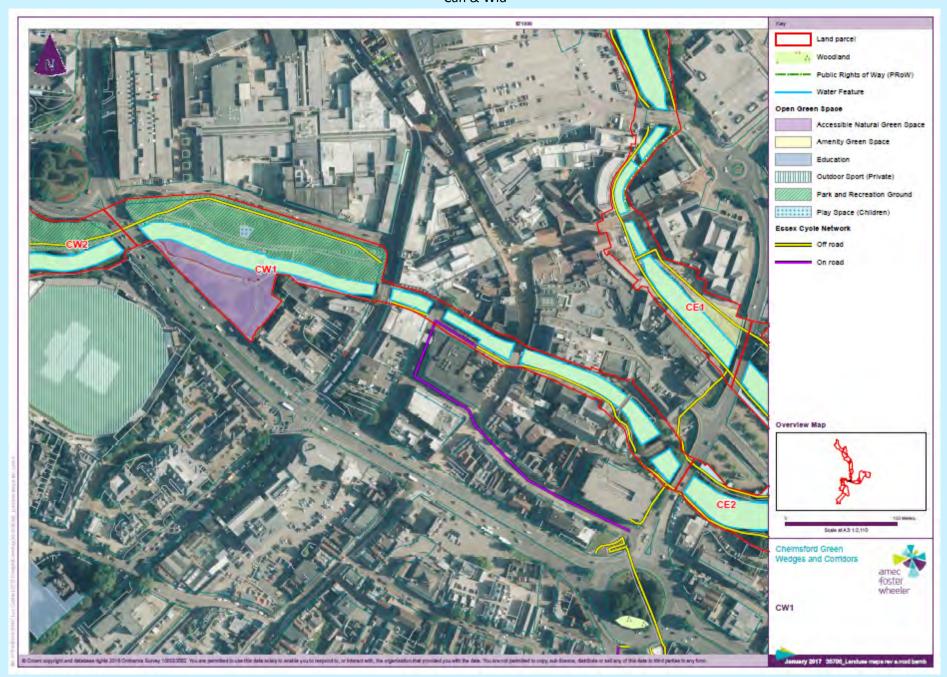








104 Can & Wid



105 Can & Wid

Parcel geography and character

Location: Forming a clear corridor through the City Centre, this parcel is part of the identity of the City, introducing a semi-natural feature into the dense urban fabric.

Land Use: Formal park and garden (Central Park) to the west; hard-surfacing associated with shops and offices to the east.

Vegetation: Dominated by intensively managed formal parkland to the west of the New London, sparse through the heavily canalised section to the east. Occasional street trees and riverside planting.

Nature Conservation/ Cultural Heritage: Forms part of the context for the much modified historic City Centre.

Landscape Character: The parcel is highly urbanised in character, particularly to the east of New London Road where the River Can is canalised with very limited marginal vegetation. Various short and long distance perspectives are available along the eastern section, combining the river with the built form of the City Centre. To the west of New London Road is the start of Central Park, with formalised planting on either side of the river. The perspective opens out, compared to the eastern section, but views remain focused on the River and its immediate context. Overall the parcel is of great significance from an urban design and townscape character perspective.

Access: There are numerous access points along its length, including cycle lanes which connect to the east and west. The parcel is intensively used by pedestrians and cyclists.

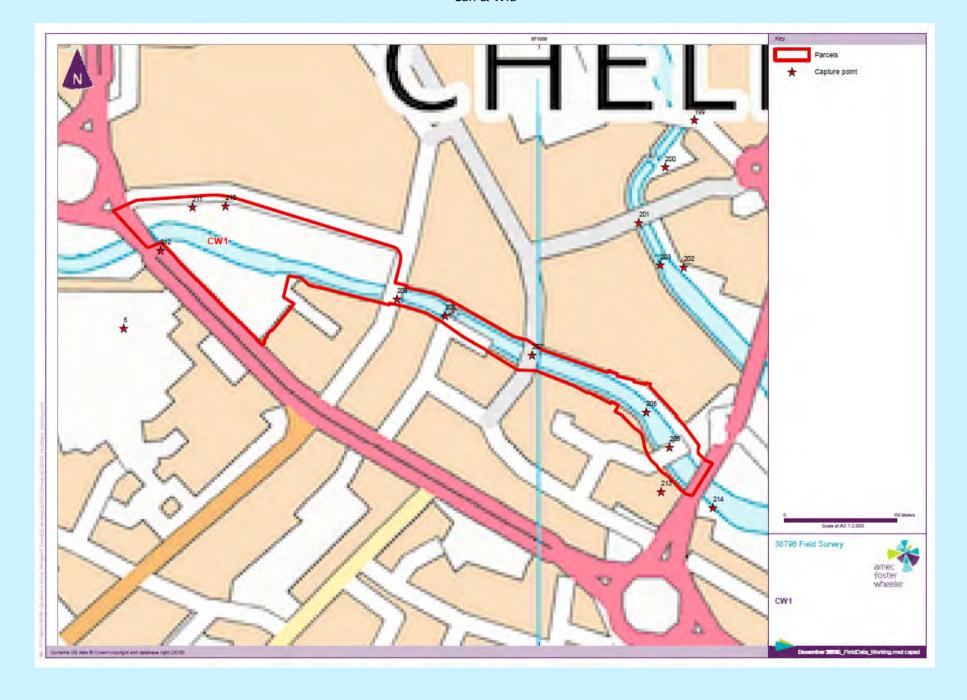
Parcel boundaries

The parcel boundaries are strongly defined by city centre property boundaries and roads, with no obvious opportunities for amendment or refinement.

Observations on parcel extent, function and management

Both the well-managed formal park and canalised stretch through city centre shops and offices present a vital corridor through the heart of the City, in turn part of a wider east-west route. Whilst to the east the parcel is closely defined by road and property boundaries, part of flood management infrastructure, there could be opportunities to soften some of the heavily canalised edges to form an aesthetically more attractive link to green areas to the east and west.

106 Can & Wid



107 Can & Wid

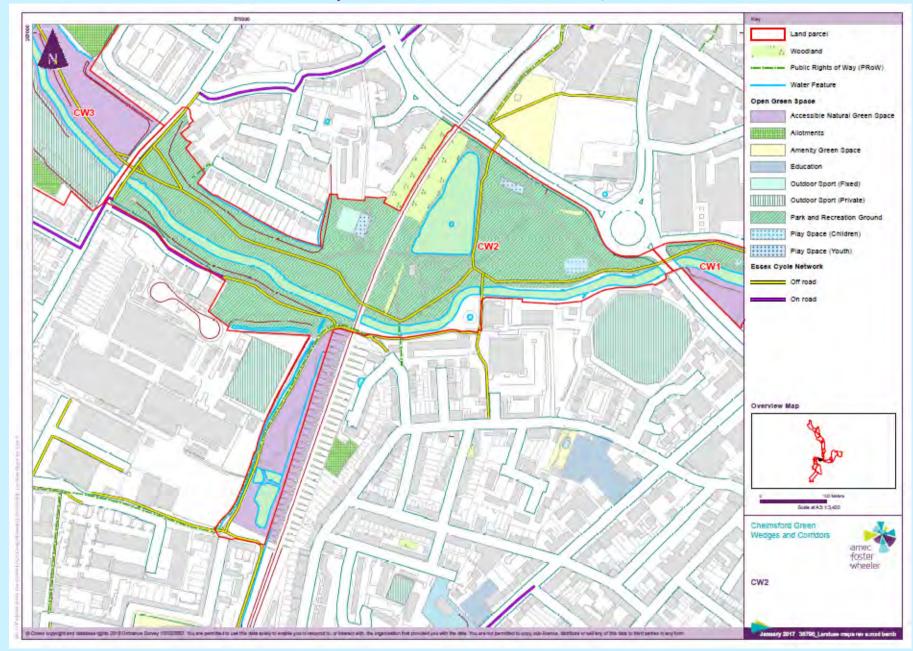




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108 Can & Wid

Parcel CW2: Land between the A1060 Parkway and the A1016 Waterhouse Lane/Rainsford Lane



109 Can & Wid

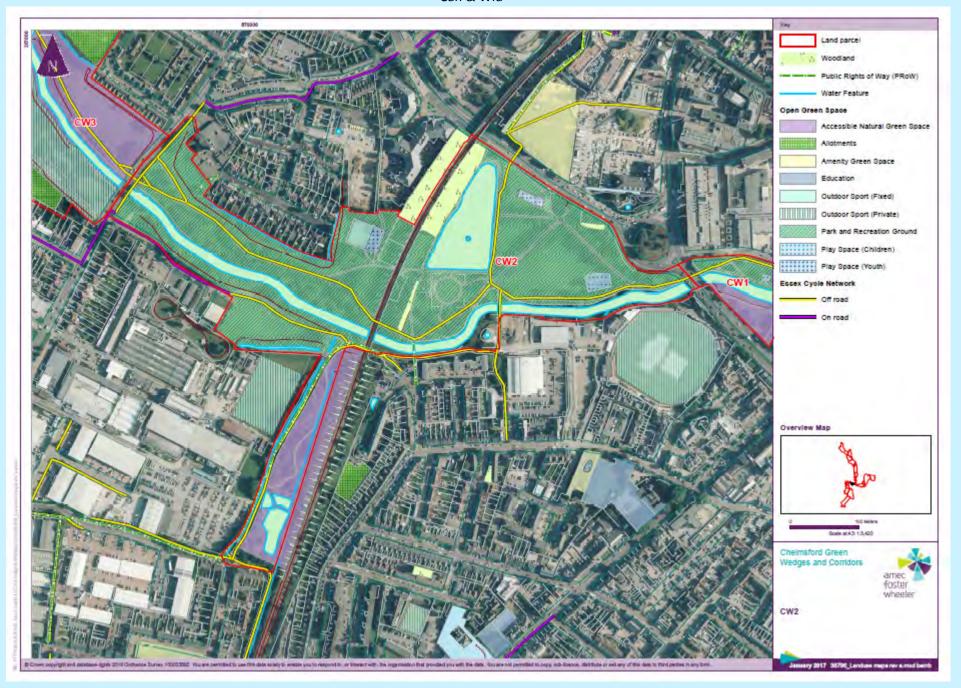








110 Can & Wid



Location: Following the course of the River Can as it passes though the city centre this parcel extends along river banks from the A1060 in the east, to the A1016 in the West. It is limited to a few meters on both sides of the river in proximity to the A1060 but quickly widens into Central Park and Marconi Nature Reserve beyond the railway.

Land Use: Formal parkland and accessible greenspace (Marconi Nature Reserve).

Vegetation: The landscape is well maintained throughout Central Park which features lawn areas, a small lake, avenues of trees and individual tree planting. The riverbanks, railway embankments and the Marconi Nature Reserve host groups of trees with scrubby under planting. A formal garden with ornamental planting is located in Central park to the south of the Lake.

Nature Conservation/Cultural Heritage: The Marconi Ponds Nature Reserve is located along the western railway embankment to the south of the River Can. It's maintained by volunteers and features a woodland trail and ponds. The footbridge has a grade II listing and dates from the early 19th century.

Landscape Character: Due to the flat nature of the terrain and the enclosing built form of the city, views are short to medium in distance and mainly within the parcel. Foreshortening from intervening vegetation and the railway viaduct further limits the extent of these views. This landscape has a high recreational value with cycling, jogging, fishing and walking the most common activates. Sports facilities within Central Park include a skateboard park, tennis courts, and a multi-use sports pitch. The landscape within this parcel is considered of high value due to the contrasting urban development surrounding this area. This parcel has a very limited relation to the open countryside due to its urban location.

Access: This parcel is mainly accessed via footpaths and smaller roads within the city. The busy A1060 limits access to underpasses. There are a number of well-defined cycle routes that run through the parcel, with the national cycle route 1 crossing form the east to west. All routes showed evidence of high use. The Saffron Trail crosses this parcel along the route of the River Can, this is a long distance footpath over 71 miles in length stretching all the way from Southend-on-Sea in the south east of the county to Saffron Walden in the north west.

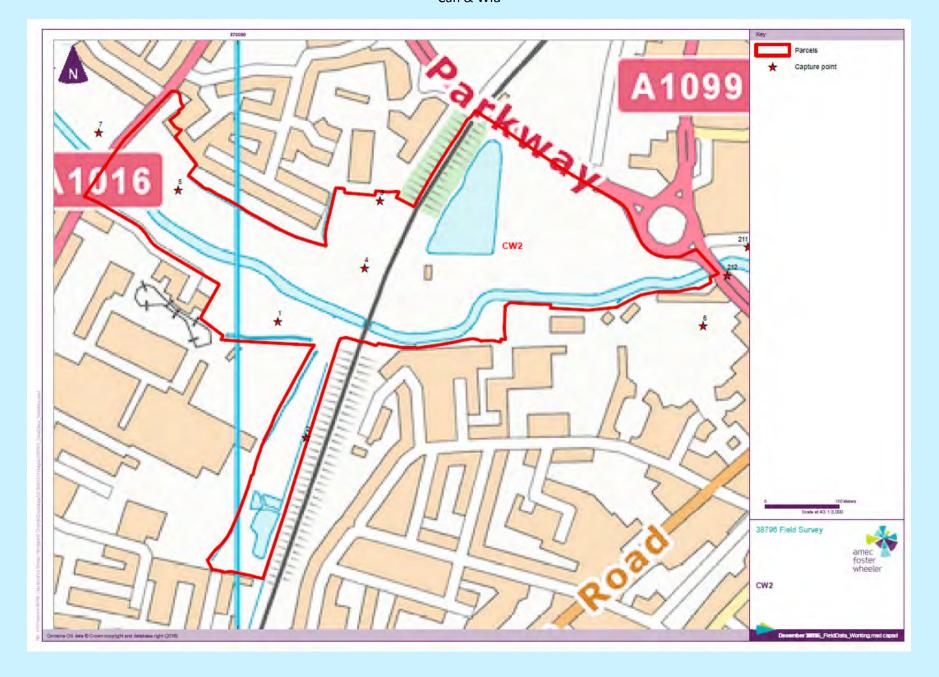
Parcel boundaries

The majority of the boundaries are well-defined by built form and transport routes. The busy A1060 Parkway dual carriageway forms the northern boundary of the parcel from Victoria Road South to the railway embankment. Prior to the road's construction the park originally extended further north. A small lawn area with tree planting remains, this area has not included in the parcel. The southern boundary comprises residential properties, Essex County Cricket Ground and industrial buildings. To the west, the A1016 Waterhouse Lane/ Rainsford Lane forms a clear parcel boundary.

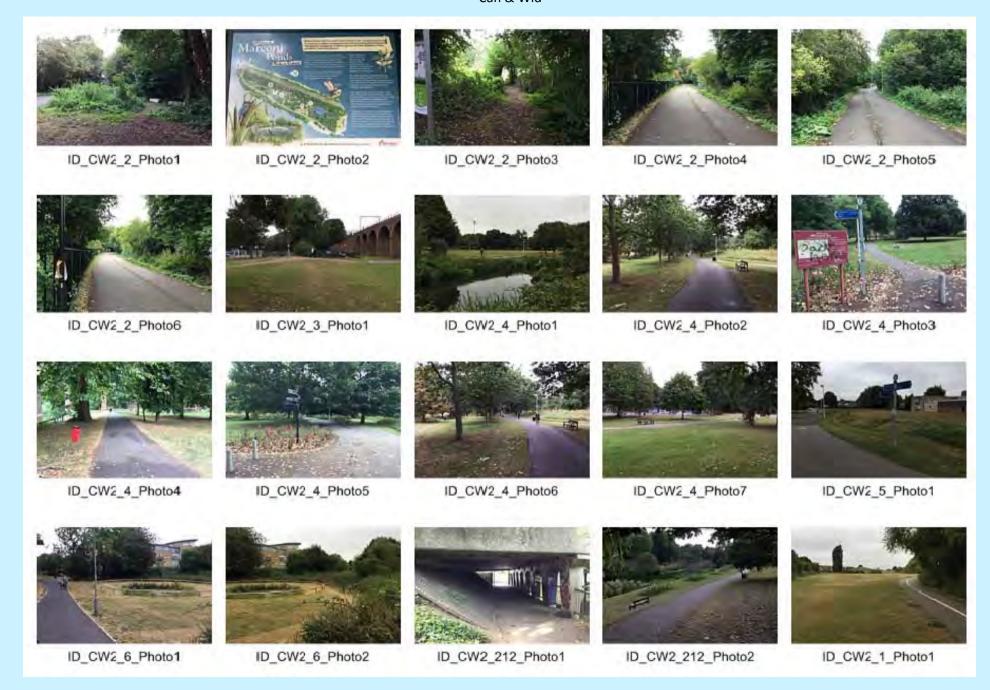
Observations on parcel extent, function and management

A well maintained landscape with limited opportunities for improvement. Management of the grounds around the fire station in the west could be focused on biodiversity and delivered though tree planting and habitat creation, as it appears stark in comparison to the park. The southern side of the river, west of the railway, appears to lack function and could provide improved biodiversity or recreational opportunities. The parcel plays an important role in maintaining open space and providing recreational routes in the city.

112 Can & Wid

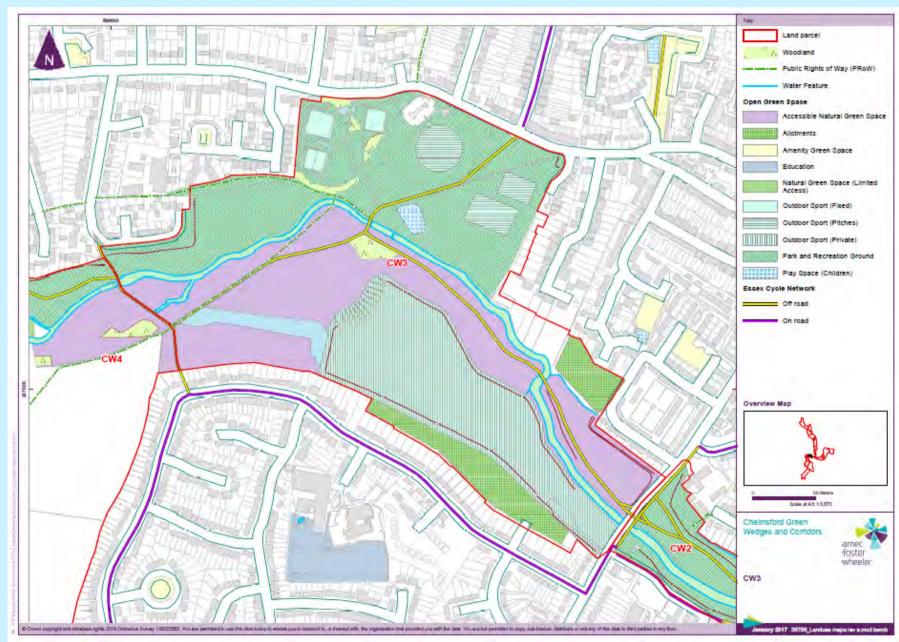


113 Can & Wid



114 Can & Wid

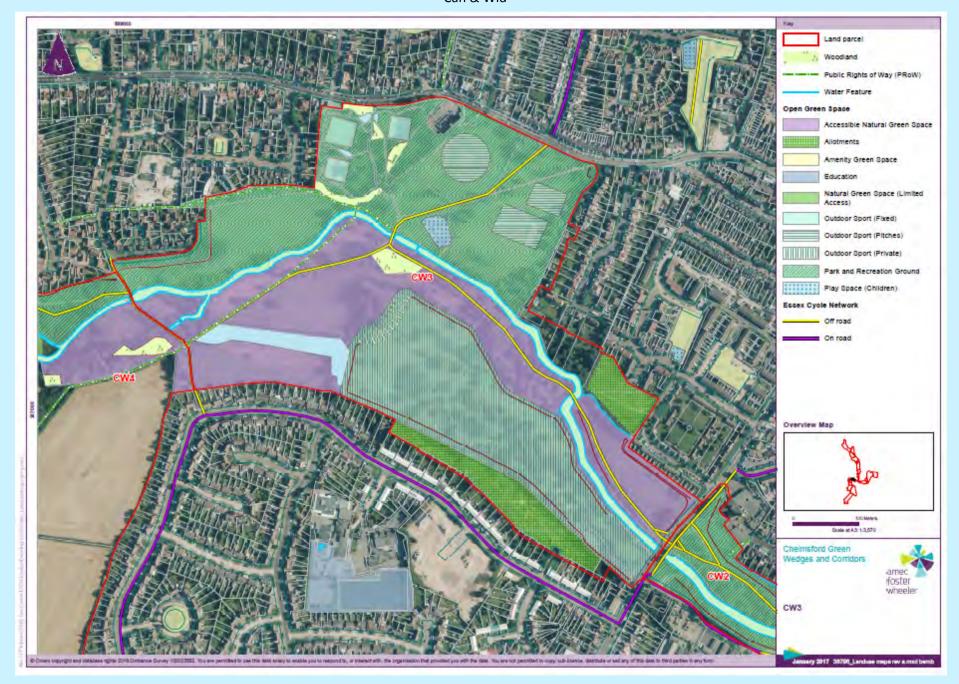
Parcel CW3: Land between the A1016 and Beach's Drive



115 Can & Wid



116 Can & Wid



Location: This parcel borders the River Can west of the A1016 Rainsford Lane. It extends along the urban edge of Chelmsford in the north to meet the A1060 at Admirals Park and Tower Gardens. In the south it's bound by residential buildings and extends west, to the urban fringes of Chelmsford, where it meets Parcel CW4.

Land Use: Predominantly recreational parkland with a 9 hole golf course along the southern bank of the river called West Park. Two areas of allotments are located along the northern and southern boundaries. The parcel encompasses Admiral's Park and Tower Gardens which comprise formal gardens, bowling green, tennis courts, a cricket pitch, playground and river meadows.

Vegetation: The landscape is well maintained with areas of formal gardens, river meadows and avenue planting. Trees and scrub planting are associated with the river banks and parkland.

Nature Conservation/Cultural Heritage: The river banks and meadow areas create a variety of habitat.

Landscape Character: The urban context limits views along the river corridor. These are mainly short to medium views often framed or foreshortened by established planting. The landscape is well used as a recreational resource and well maintained, as a result the quality of the landscape is considered to be high. Intervisibility with other parcels are limited to locations close to their boundaries. This is limited to the western boundary with parcel CW4 and only glimpsed through boundary planting. Where observed the landscape of CW3 is rural in character which is in contrast to the maintained landscape of Admiral's Park.

Access: Access form the urban areas in the north and south are formal and restricted to four or five locations. Mixed use footpaths and cycleways follow the course of the River, with National Cycle Route 1 crossing from east to west. The Saffron Trail, a long distance footpath, also crosses this parcel along the route of the River Can.

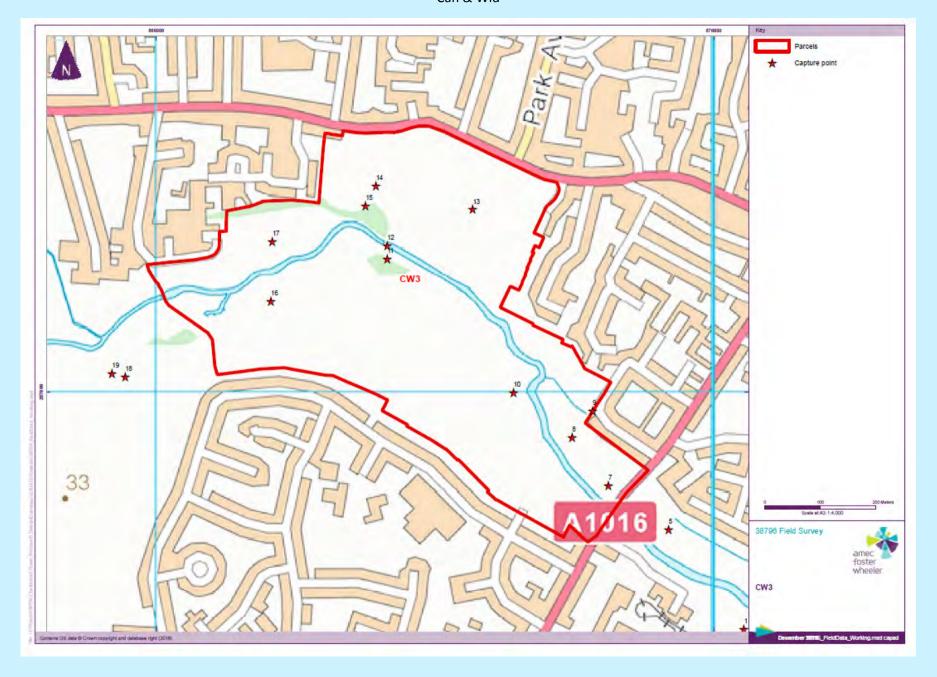
Parcel boundaries

The northern and southern boundaries are defined by the extent of the built edge which is mainly residential in character. The eastern boundary is defined by the busy A1016 and the western boundary is defined by a footpath. The boundaries are well defined.

Observations on parcel extent, function and management

This parcel has well defined boundaries and plays an important role in defining the open space and providing recreational opportunities within this urban setting. The landscape is well maintained and intensively used. The high quality footpaths and cycle routes makes for easy access. Some areas were less used and were mainly 'off the beaten track', these could be manged to promote biodiversity and nature conservation. In particular, there is a small meadow along the southern boundary which appears to lack function and could be improved for biodiversity or recreation use. More generally, there are opportunities to improve boundary treatments of bordering residential properties which would in turn help improve the character of the landscape.

118 Can & Wid



119 Can & Wid

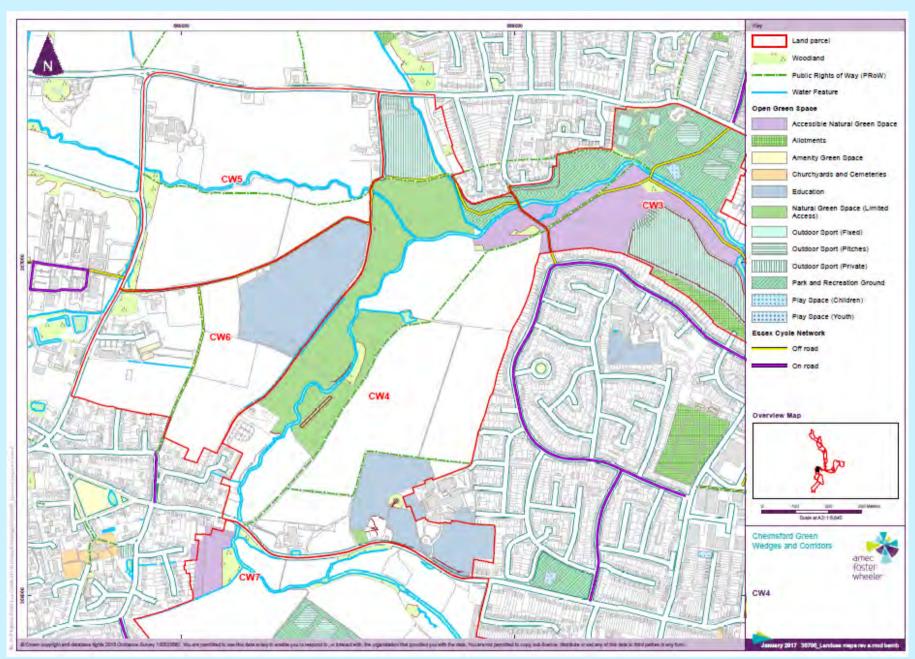


120 Can & Wid



121 Can & Wid

Parcel CW4: Land between A1060 and Chelmsford Road



122 Can & Wid

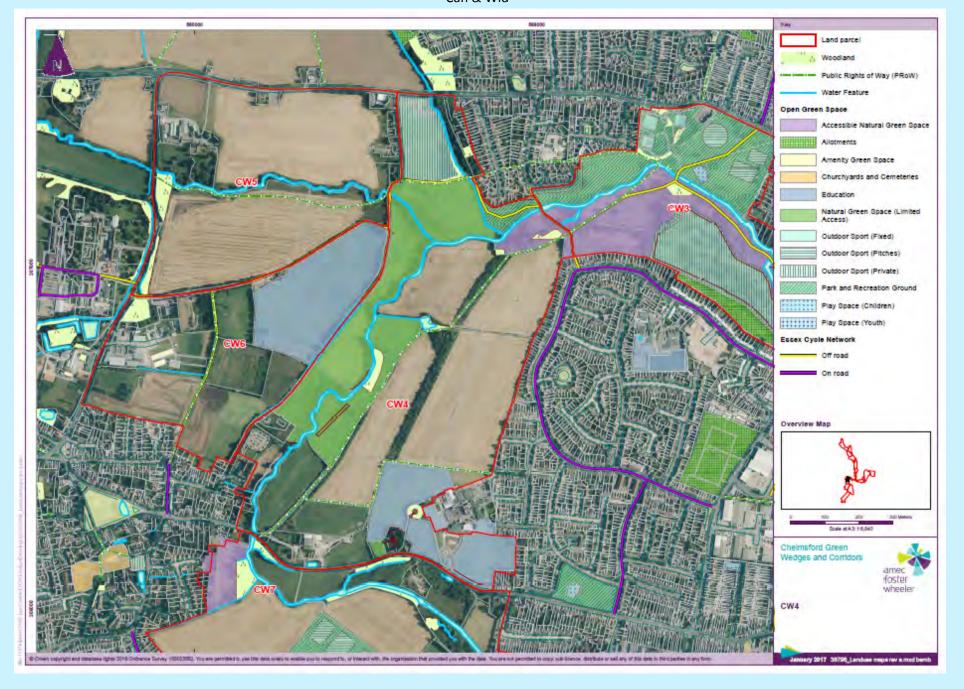








123 Can & Wid



Location: This parcel is located to the north east of the village of Writtle. It borders the Chelmsford Road in the south and shares its eastern boundary with the urban fringe of Chelmsford. The northern boundary meets the A1060 and the western boundary is located along Lawford Lane.

Land Use: Predominately arable farmland and rough grazing adjacent to the rivers, with Hylands School and playing fields located in the south-eastern corner and a sports centre with sports pitches located within the northern boundary. Skeggs farm, located on the southern boundary, is the only other notable built form within the parcel.

Vegetation: Vegetation is limited to the river banks and boundary treatments of the fields. A dense buffer of young woodland planting encloses the footpath extending south from the north-eastern corner of the parcel.

Nature Conservation/Cultural Heritage: Writtle Bridge Meadows is a wildlife site located adjacent to the River Wid at its confluence with the River Can and borders Lawford Lane. Other habitats are limited the field boundaries and river corridor. The Marconi radio hut was located within the western boundary of the parcel and broadcast the first entertainment radio show in 1922. Field patterns are mostly intact.

Landscape Character: Views along the river corridor are short to medium distance in nature and are often foreshortened or framed by intervening planting associated with the rivers corridors and field boundaries. Wider open views are from the elevated terrain along the eastern boundary of the parcel, these are medium to long distance views across the river valley. This landscape is not particularly remarkable as arable fields are the main land use within the wider landscape. However the proximity to the urban fringe of Chelmsford, which is a dominant feature on the ridge or the valley in the east, creates a contrasting character that increases the sense of value. Views of other parcels are limited to locations along the elevated terrain in the east and when close to the boundaries themselves. This parcel relates well to the open countryside in the north and south. The urban fringe of Chelmsford and, to a lesser extent, the settlement of Writtle detract from the open nature of this parcel.

Access: This parcel is well served by a number of footpaths and Cycle routes. These routes mainly extend out of the urban fringe of Chelmsford from around the river corridor at the north-eastern corner of the parcel. Lawford Lane is a significant greenway that connects the village of Writtle to the cycle network in the north and is part of the Centenary Circle, a footpath that circumnavigates Chelmsford. National Cycle Route 1 passes through the northern half of this parcel in an east-west direction.

Parcel boundaries

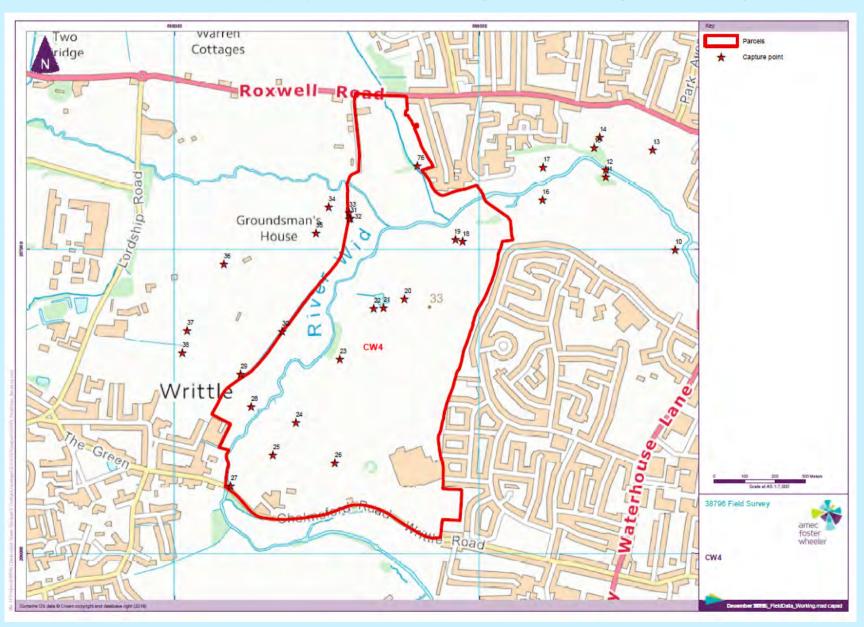
The eastern boundary meets the urban fringe of Chelmsford, consisting residential properties, this is a clearly defined boundary. The two main roads in the north and south are strong definable features. To the west the built extent of Writtle and Lawford Lane are clear features and set the boundaries well.

Observations on parcel extent, function and management

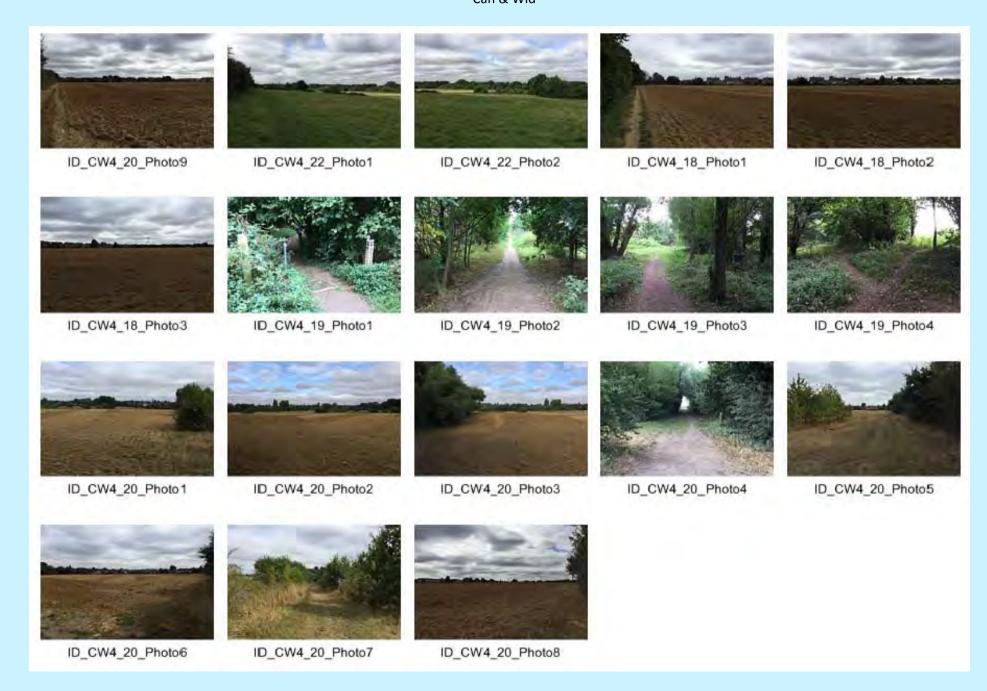
This parcel is sandwiched between the urban extents of Chelmsford and Writtle. There is a need to prevent coalescence between these two areas although this role is also served by Green Belt designation which covers this parcel. Maintenance and management of the river corridor to improve habitats should be

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undertaken (if judged to be inadequate) along with restoration and management of hedgerow field boundaries. There are opportunities to create a stronger recreational link to the network of footpaths and cycleways in the north, and a softening of the harsh urban edges to the east through additional tree planting.



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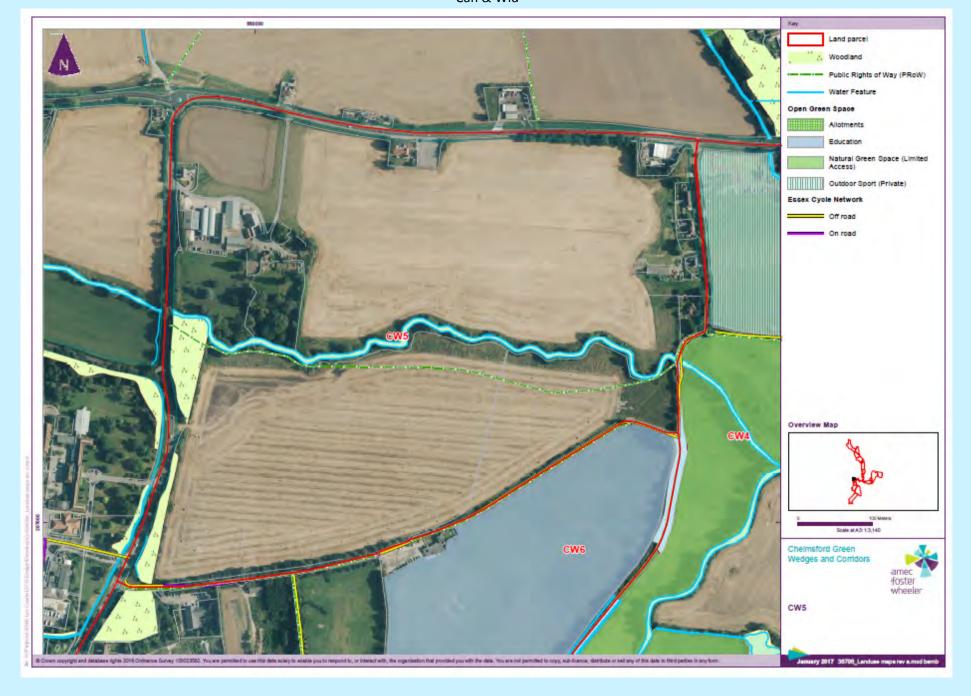
Parcel CW5: Land between A1060 and Fox Burrows Lane



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Location: Parcel CW5 is located along the southern edge of the A1060 and extends west from Chelmsford, along the route of the River Can to Lordship Road. The southern boundary is defined by the cycle route along Fox Burrows Lane.

Land Use: Land use in this parcel is predominantly agricultural with the River Can running west to east through the middle of the parcel. There are 6 residential properties located along Lawford Lane, within the eastern boundary. A petrol station and pub feature along the northern boundary and a farm is within the western boundary.

Vegetation: Trees within this parcel are limited to the river corridor, property boundaries and transport routes. These also include hedgerows and scrub planting. A woodland belt is located along the western boundary, opposite Writtle University College.

Nature Conservation/Cultural Heritage: There is limited nature conservation and cultural heritage value currently in this parcel other than the habitats along the River Can and the woodland buffer in the west. Field patterns have been eroded over time.

Landscape Character: The level terrain through this parcel results in views which are limited by intervening vegetation associated with boundary planting and the river corridor. This results in short to medium distance views often framed or glimpsed. Other than the footpaths that follow the rivers' course and surround this parcel there is limited recreational value. The River Can adds value to a landscape that is no particularly rare as its features are common within the surrounding landscape. Intervisibility with neighbouring parcels is restricted by dense boundary planting and only glimpse views can be obtained.

The continuation of similar land use around this parcel creates a good relationship with the wider open countryside. Although the visual connectivity is limited, there is a strong association with a rural setting.

Access: This parcel is bordered by two main roads in the north and west with single file lanes and footpaths/cycleways along the southern and Eastern boundaries. The Centenary Circle, which circumnavigates Chelmsford, runs along the eastern boundary. A footpath also follows the route of the River Can thought the middle of the parcel.

Parcel boundaries

All boundaries are defined by roads or footpaths/cycleways. They are generally uniform in character and with similar land use surrounding the parcel. There are limited opportunities for adjustment.

Observations on parcel extent, function and management

There is limited development within and bordering this parcel. Expansion of some houses and farm buildings could easily weaken the rural character of this area. This parcel is within the Green Belt. Opportunity for improved management of the river corridor in particular woodland planting on the southern bank of the River Can, near the eastern boundary.

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Parcel CW6: Land between Writtle and Fox Burrows Lane



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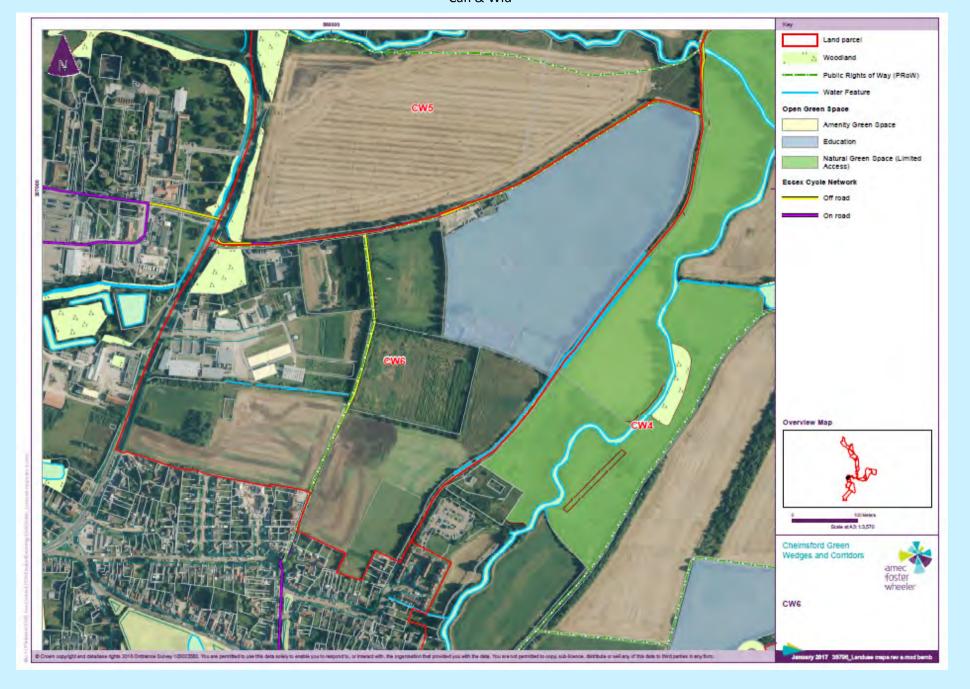








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Location: Located on the northern edge of the village of Writtle this parcel is bounded by Lordship Road in the west, Fox Burrows Lane in the North and Lawford lane in the east. All boundaries, other than the southern boundary, which borders the built extent of Writtle, are set within a landscape that is principally rural in character.

Land Use: Mainly agricultural in nature with a cluster of agricultural buildings within the western boundary, which are associated with Writtle University College Lordship Campus. This site was originally a garden centre, with a few glass houses and geometric planting areas still remaining. A sports club with sports pitches is located in the north-eastern corner and children's nursery is also located along the northern boundary.

Vegetation: Landscape features are limited to the boundary treatment of fields and properties boundaries. These consist mature trees, hedgerows and scrub planting. The north-western corner is well wooded and buffer planting features around the university buildings.

Nature Conservation/Cultural Heritage: Writtle village features a large number of listed buildings, some dating back to 16th century, these are located to the south of the parcel with no listed features within the parcel. The field patterns are mostly intact.

Landscape Character: Views are very limited as footpaths are mostly bordered by dense vegetation. The relatively flat terrain amplifies this, resulting in views which are mostly short. This is most notable along Lawford Lane where the dense wooded boundaries funnels the view along the lane. Open views are observed along a short stretch of footpath that bisects a field in the middle of the parcel, close to Writtle. Intervisibility is limited due to the enclosed nature of this parcel. There is a weak visual connection to the surrounding countryside due to the enclosed nature of this parcel. Along the footpath directly north of Writtle views are open across arable fields which has a better relation to the open countryside.

Access: Access is principally via high quality footpaths and cycleways which provide links into Chelmsford. Vehicular access is via Lordship Road in the west. Centenary Circle, a footpath circumnavigating Chelmsford, follows Lawford Lane along the eastern boundary. Walking and cycling routes appear to be very well used. There are limited opportunities for enhancement as all routes are considered to be high quality.

Parcel boundaries

The boundaries are well defined by the access routes and the built extent of Writtle village. Open views of the urban fringe or Writtle weakens the rural character of the southern extent of the parcel.

Observations on parcel extent, function and management

This parcel retains an undeveloped character. Recent development is noticeable at Writtle University College Lordship Campus and along the edge of Writtle. Development is contained by Green Belt designation that covers this parcel. Maintenance and management of access routes, field boundaries and habitats. Improvement of habitats for increased biodiversity which could include involvement from the Writtle University College.

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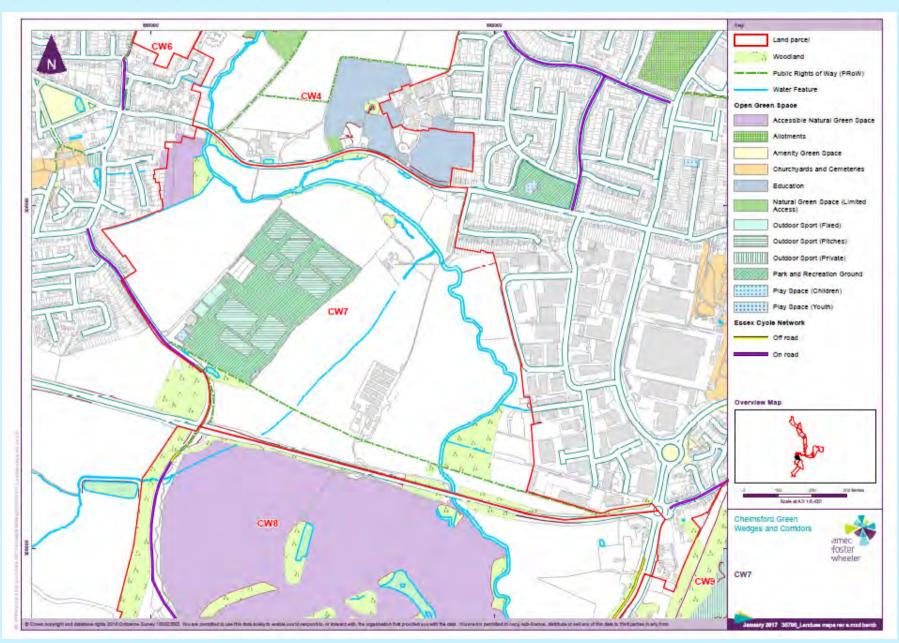


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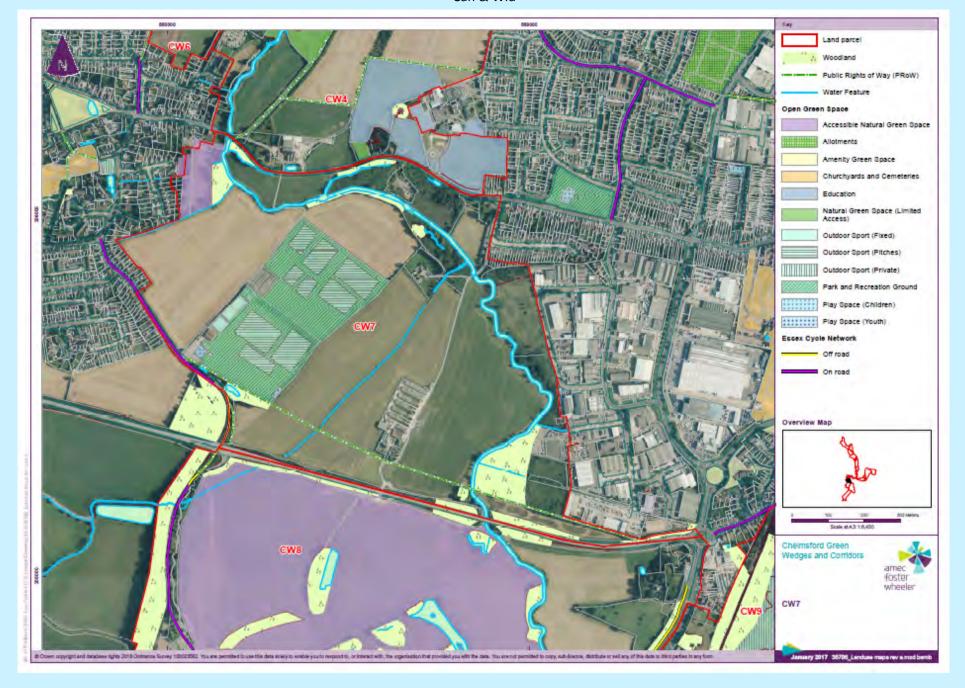
Parcel CW7: Land between Chelmsford Road and the A414



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Location: Located to the south-east of Writtle, this parcel is bounded by Chelmsford Road in the north and the raised embankment of the A414 Greenbury Way in the south. The built extent of Writtle forms the western boundary and the industrial development on the fringe of Chelmsford forms the eastern boundary.

Land Use: Land use within this parcel is principally agricultural, but with substantial formal recreational facilities. The River Wid meanders north along the eastern and northern boundaries. Writtle Cricket club is located near the southern boundary and features an area of sports pitches as well as three multi use all weather pitches. Near the centre of the parcel is Shakestons Farm which is notable for its series of six large rectilinear farm buildings.

Vegetation: Tree, hedgerows and scrub planting feature mainly along the river corridor and field boundaries, species include poplars and willows. The A414 Greenbury Way in the south has a band of buffer planting along its length and links to the area of established woodland in the south west of the parcel. This would have originally been part of the Writtle Belt, a wooded belt within Hylands Park.

Nature Conservation/Cultural Heritage: There is limited nature conservation in this parcel. Habitats are limited to the river corridor and boundary planting. The northern tip of Hylands Park, which is a registered park and garden, extends along the wooded belt in the south-western corner and has been cut off from the main garden by the A414. Field patterns have been mostly eroded.

Landscape Character: Landscape features are generally in good condition. The higher topography of the western side of this parcel creates wide open views across the river valley to the north-east and south-east. These views area limited by boundary vegetation, resulting in glimpsed views from a few locations along Paradise Road and from the footpath between Writtle Cricket Club and Widford. In these views the landscape of the parcel is dominated by the industrial buildings along the eastern boundary and Shakestons Farm. These appear stark with little to no screening vegetation softening there appearance. The rising eastern slope of the river valley adds to their dominance in the landscape. From raised terrain there is good intervisibility with Parcel CW4 in the north and CW8 in the south, with views of the church spire of St Mary's in Widford observed. The open rural character of this parcel is weakened by the urban industrial fringe of Chelmsford. Busy transport routes limits connectivity to the north and south.

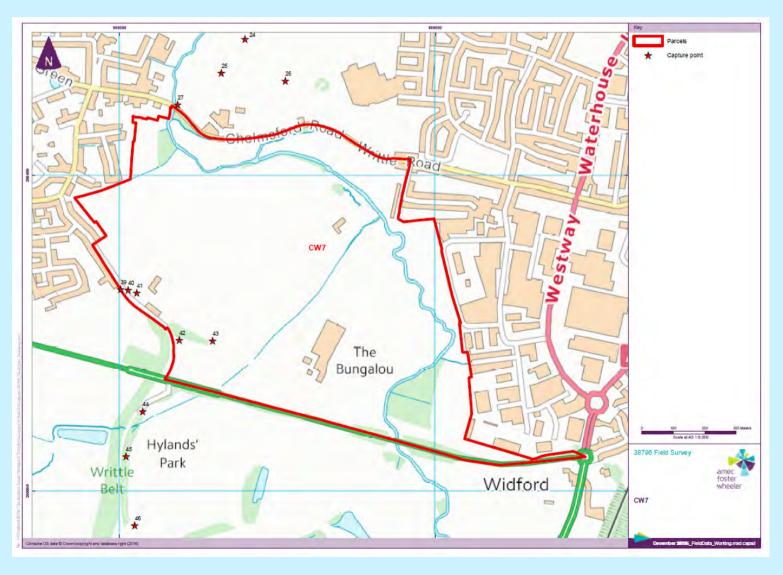
Access: Access is limited to boundary roads. The Centenary Circle follows the route of Paradise Road. One footpath bisects the southern edge of the parcel connecting Writtle Cricket club and Widford. Informal access points are apparent along the eastern boundary and traverse the parcel along farm tracks. A dual use footpath cyclepath/footpath runs under the A414 connecting the parcel with that containing Hylands Park to the south.

Parcel boundaries

Both the northern and southern boundaries are well defined by transport routes. The western boundary meets the built extent of Writtle in the north and is well defined by Paradise Road in the south. At this point, the existing green wedge extends further west encompassing a field. This has little relation to the full extent of the parcel and should be deleted. The eastern boundary borders residential properties in the north and industrial buildings in the south. There are a few grey areas in the north east corner which could be better defined by property boundaries.

Observations on parcel extent, function and management

This parcel is sandwiched by the edges of Writtle and the industrial fringe of Chelmsford. This parcel is covered by Green Belt designation. There are opportunities to improve the biodiversity for river corridor whilst improving the appearance of the industrial fringe of Chelmsford. This could be done through woodland buffer planting and improved landscaping within the industrial estate. Access routes along the eastern boundary could be improved, linking in with Hylands Park. The river corridor could be better managed with the aim of improving biodiversity and providing screening for the industrial estate in views form the west.

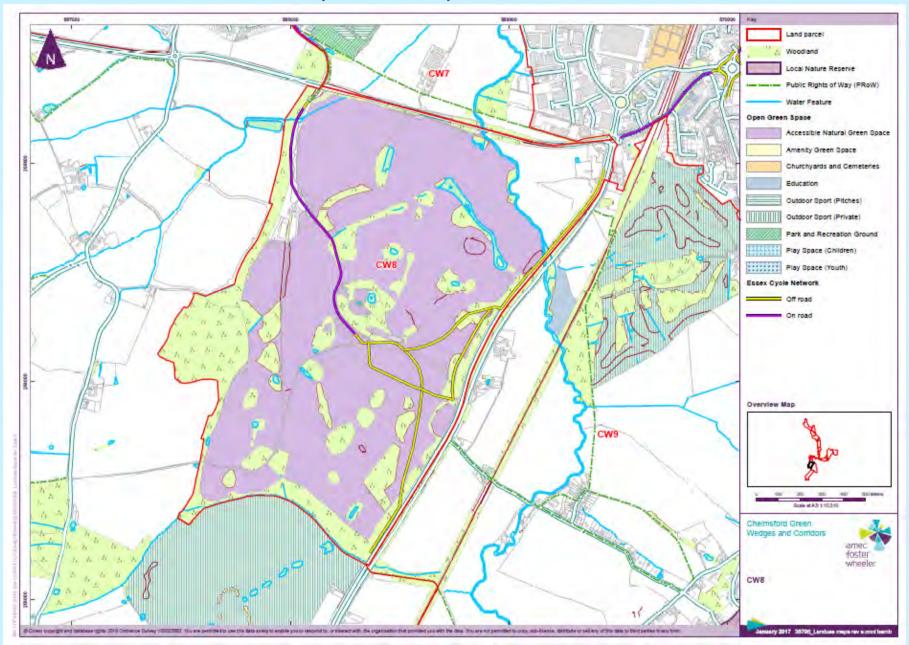


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Parcel CW8: Land between the A414 and Hylands Golf Complex



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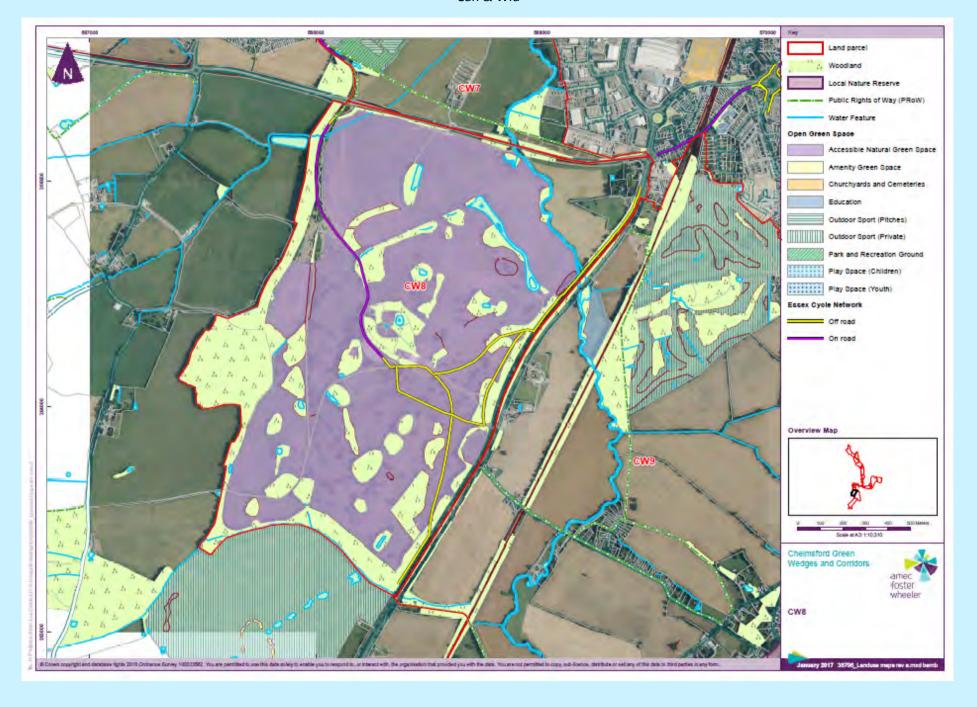








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Parcel geography and character

Location: This parcel encompasses Hylands Park and extends to the A414 Greenbury Way in the north and the A414 London Road in the east.

Land Use: Predominantly parkland featuring woodland copse and dense wooded belt along the southern and western boundaries. The northern boundary features a number of arable fields, Widford Church and a restaurant.

Vegetation: Individual mature trees are located throughout the parkland, along with woodland copse and plantation woodlands. A dense buffer of woodland planting exists along the boundaries of the parcel in the east, south and west. An area of ancient woodland (South Wood) is located on the southern boundary and species include Pedunculate Oak (*Quercus robur*), Hornbeam (*Carpinus betulus*) and Sycamore (*Acer pseudoplatanus*). Large areas of grassland are managed for both biodiversity and recreation purposes. A large lake is located north east of Hylands house and smaller ponds are dotted throughout the park. There is limited tree and scrub along the river corridor in the north.

Nature Conservation/Cultural Heritage: Hylands Park is a nature reserve and the habitats along the River Wid. Hylands House is a grade II* listed neoclassical villa set in parkland designated as a grade 2 registered park and garden, designed by Humphry Repton. Shakestones/Widford Meadows Nature Reserve to the north east.

Landscape Character: The parkland provides a scenic setting for a variety of sort, medium and long distant views. These range from wide open expansive views of the urban fringe of Chelmsford towards the east, to enclosed framed views within the woodland setting in the west. The historic nature of this landscape and the large amount of recreational opportunities it provides creates a landscape that is of high value and locally rare. There is limited intervisibility to the south with open views to parcel CW7 to the north. This landscape is scenic in quality but in general the extensive views are towards the urban fringe of Chelmsford in the east. Dense planting along the southern and western boundaries of this parcel limits the relationship to the wider countryside in these directions.

Access: This landscape is open to the public throughout the year and is host to a number of events and festivals. There are a number of walks around the park with The Centenary Circle footpath adjacent to the western boundary. This is a well-used public space.

Parcel boundaries

The main roads clearly define the parcel boundaries in the north and east. The wooded boundary planting of Hylands Park define the south and west.

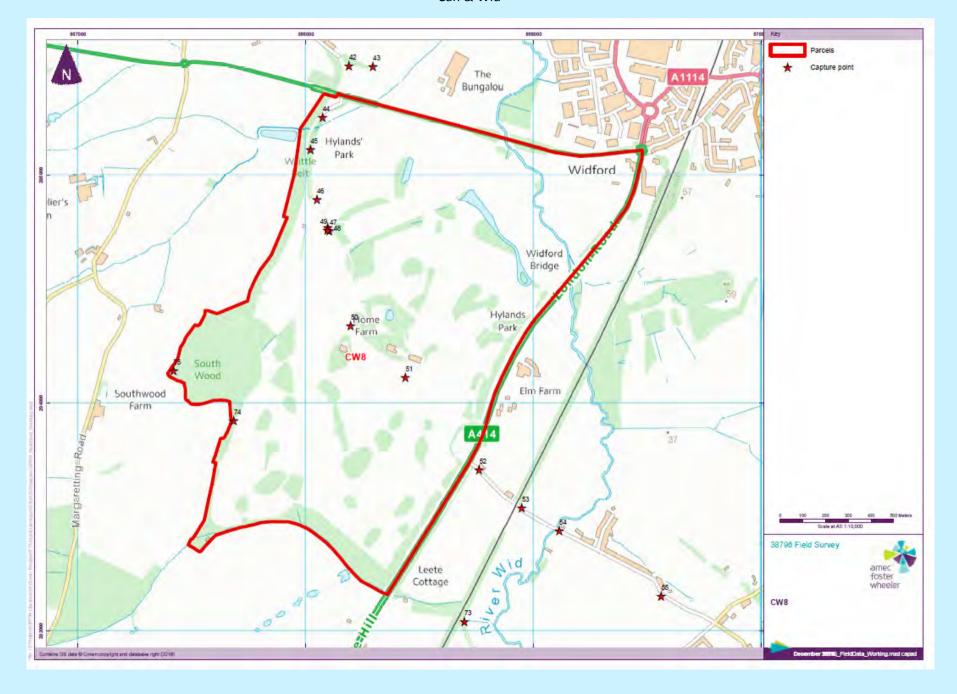
Observations on parcel extent, function and management

Ongoing maintenance and management of the parkland. Opportunity to improve the buffer planting alongside the A414 in the north and the biodiversity of the river corridor.

There is limited built development bordering the site. This parcel is covered by Green Belt designation.

Ongoing management and maintenance of the high quality parkland. Improve connectivity along the southern edge of the A414 creating a stronger access link between Hylands Park and Chelmsford. Improvement of river corridor habitats. Protection of Hylands Park setting and character.

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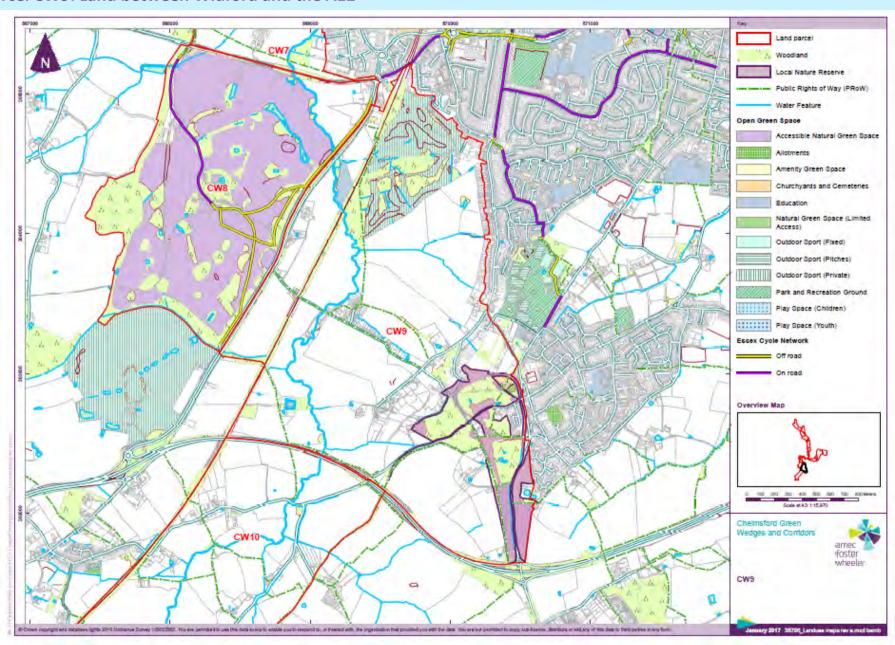


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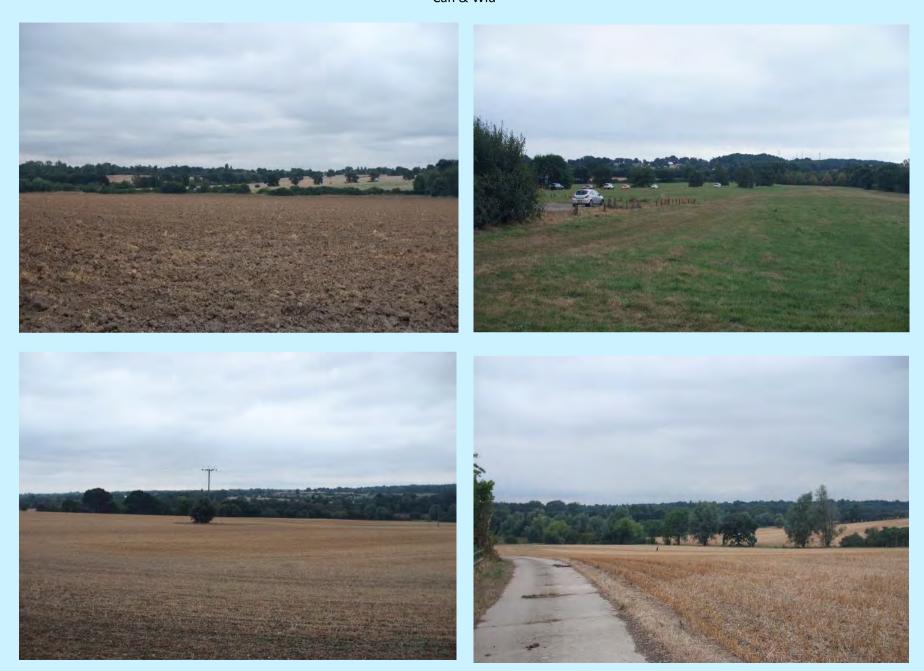


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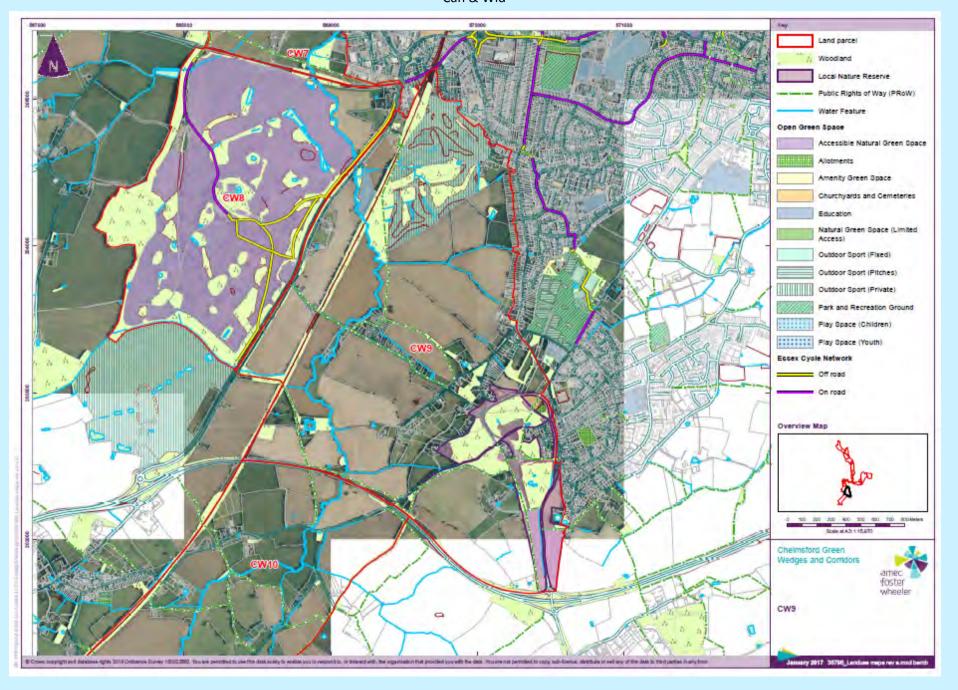
Parcel CW9: Land between Widford and the A12



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Parcel geography and character

Location: This parcel is located on the eastern edge of the A414 London Road. It borders the south-western urban fringe of Chelmsford, from Widford in the north to Galleywood in the east. The southern boundary meets the A12.

Land Use: Principally agricultural with a large golf course located within the northern boundary. Other land use includes Galleywood common which covers approximately 46 hectares along the eastern boundary. The railway bisects this parcel form the north to the south, parallel to the western boundary; and is raised along most of its length.

Vegetation: Trees and hedges are associated with field boundaries, property boundaries and the river corridor. Bands of woodland and buffer planting are located in and around the golf course in the north; along the railway embankment, the route of the A414 and A12. There is an area of ancient woodland called Moulsham Thrift Wood, which consist Pedunculate Oak (*Quercus robur*) and Silver Birch (*Betula pendula*), located within the golf course. Galleywood common in the south comprises areas of heathland, mire, grassland, woodland and ponds.

Nature Conservation/Cultural Heritage: There are two wildlife site sites located in the northern extent of the parcel. One covers the ancient woodland Moulsham Thrift Wood the other Widford Meadow which features riverside meadow habitats. Galleywood common in the southern extent of the parcel, offers a complex mix of habitats. Listed buildings are spread though the southern half of the parcel with a scheduled monument of a moated site, dating from medieval times, surrounding Killegrews House in the south-west corner.

Landscape Character: Views from the higher areas of the river valley are generally wide, open and are medium to long distance in nature. These are sometimes limited by intervening vegetation resulting in views that are framed or glimpsed. From locations lower in the valley, closer to the river, views are often foreshorten by boundary vegetation resulting in short to medium distant views and are more enclosed. The railway embankment adds to the foreshortening of views in the west. Landscape features are generally in good condition although the tranquillity is effected by noise from the A414 and A12. There is good intervisibility with Parcel CW10 in the south. This parcel has a good visual relationship to the countryside from locations on elevated terrain near the boundary, however this is over the busy A12 which limits access. Intervening vegetation and the railway embankment prevents visual connectivity to the west.

Access: This parcel is bound by busy A roads on the western and southern boundaries which limit access to crossing points which are mostly along minor roads. Centenary Circle bisects the parcel from the east to the west, with a difficult informal crossing point at the A414. Other footpaths include an east-west route parallel to the A12 which passes Killegrews in the west and Galleywood Farm in the east; and a northern routed which links Galleywood to Widford. Galleywood common has a number of formal and informal routes, some follow a disused racetrack that features as a grassland strip around the common. All routes appeared well used.

Parcel boundaries

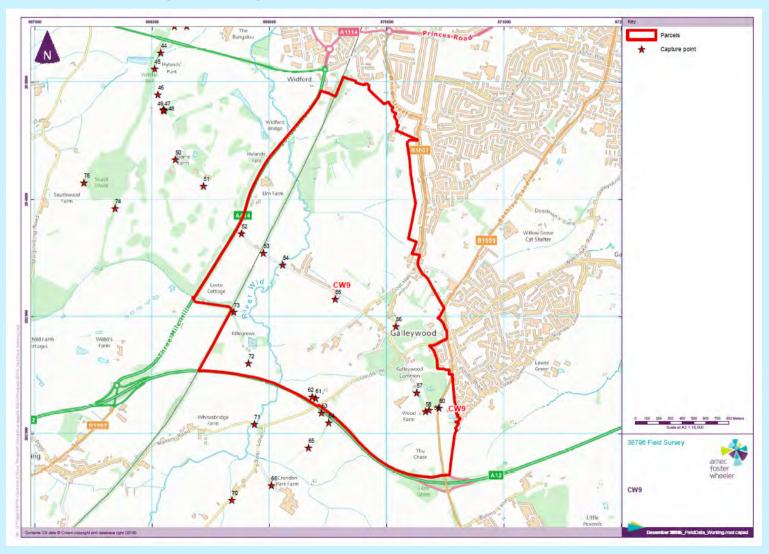
The A12 in the south and the A414 in the west are clear definable features in the landscape and create separation between other areas. The urban fringe of Chelmsford becomes fragmented and sparser towards Galleywood and around Galleywood Common. The parcel boundary in this location is defined by a mix of property boundaries and the B1007.

Observations on parcel extent, function and management

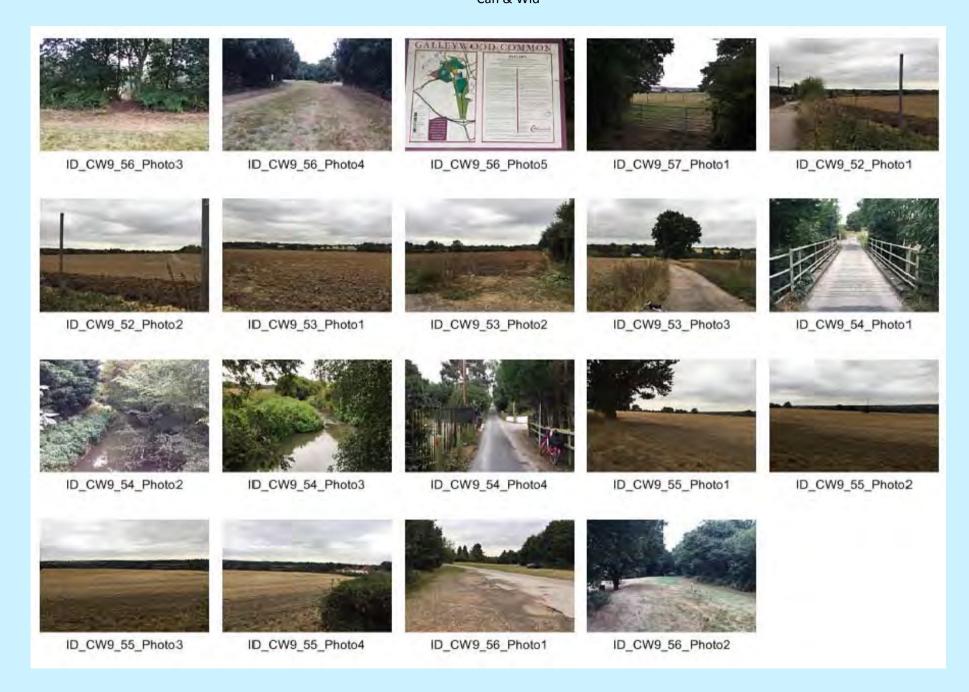
Improved management of river corridor habitats.

This parcel features scattered residential development in its southern half. This parcel is covered by Green Belt designation.

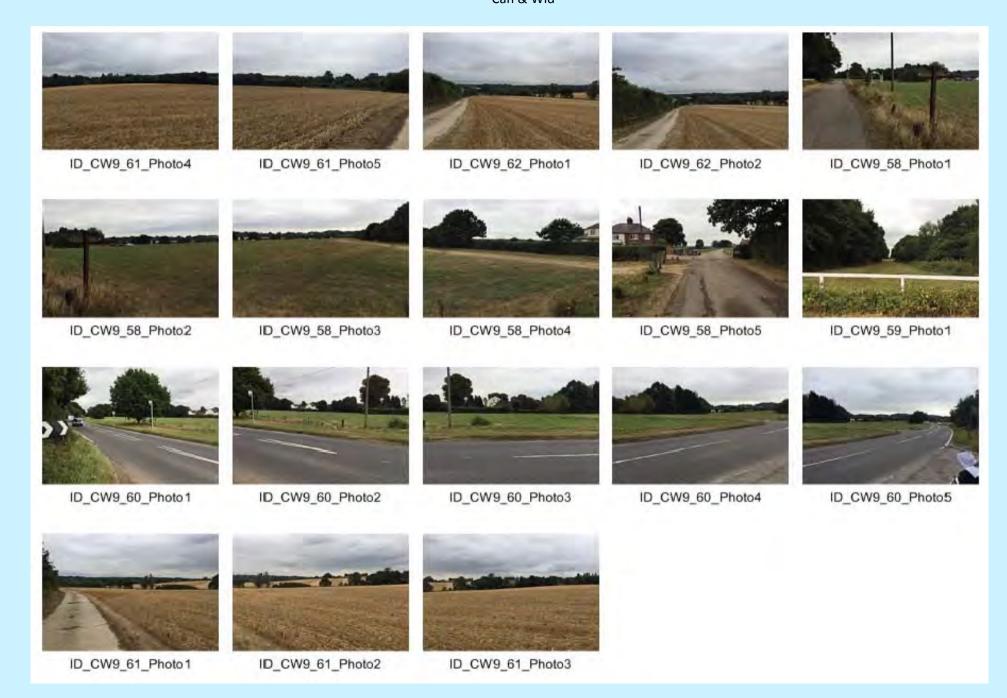
Continue maintenance and management of Galleywood Common. Improve management of river corridor habitats and connectivity to other parcels. Protect scenic quality from visual detractions along the urban fringe in the north and east.



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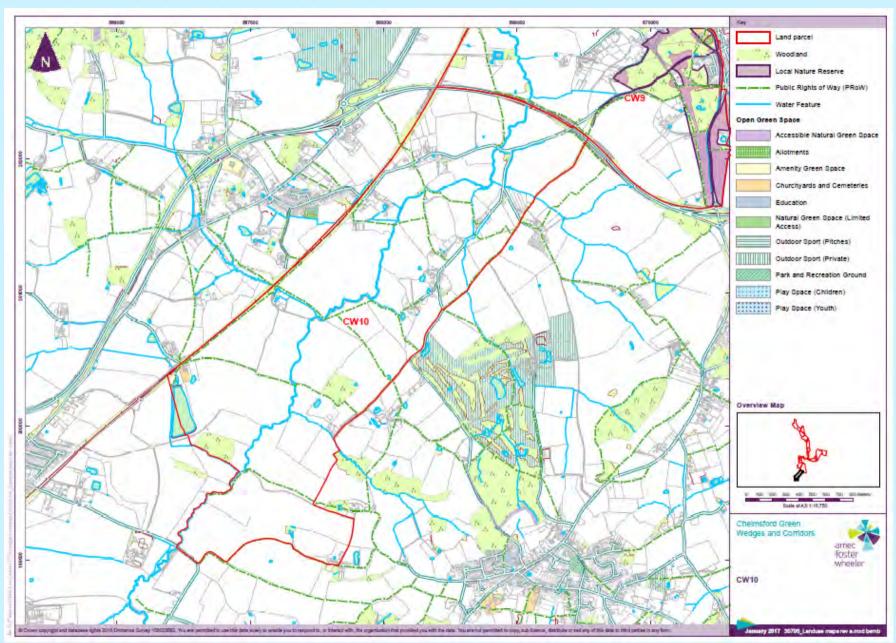


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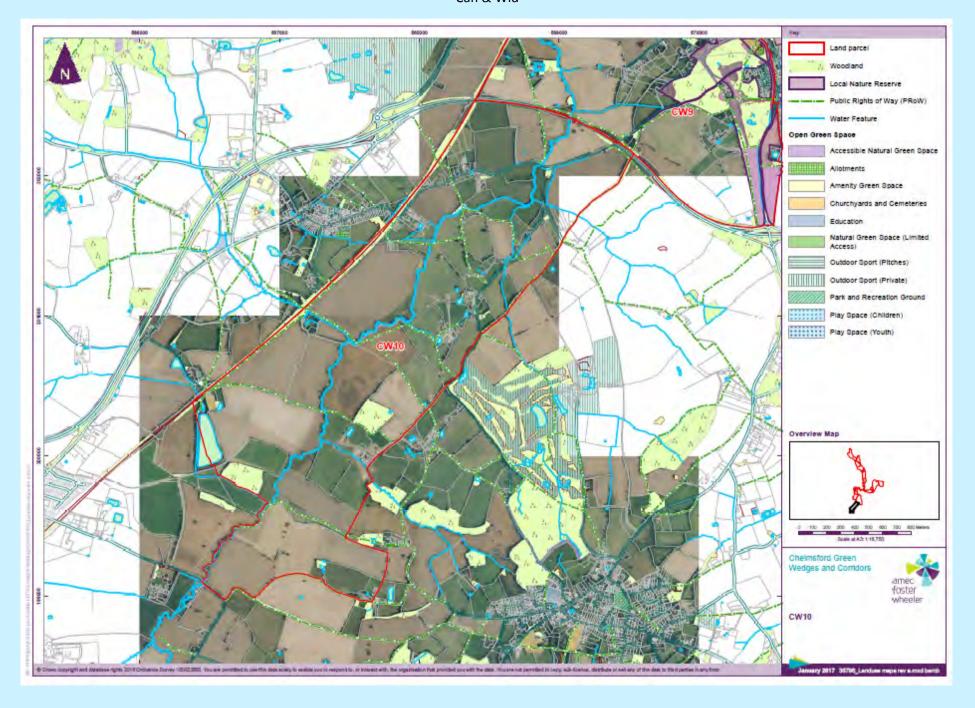
Parcel CW10: Land between the A12 and Stock Lane



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Parcel geography and character

Location: This parcel extends south west along the course of the River Wid from the A12 in the north to Stock Lane, east of Ingatestone.

Land Use: Predominately agricultural fields set out in a rectilinear pattern. The river meanders through the centre of the parcel towards the north-east. Residential and farm properties are scattered along Maldon Road and Swan Lane in the north with occasional farmsteads located in the south.

Vegetation: Tree and hedge planting are associated with field and property boundaries, as well as the river corridor. Ancient woodland blocks are located in the southern extent of the parcel and are predominately Hornbeam (Carpinus betulus) Pedunculate Oak (Quercus robur) species. The railway embankment and cuttings, along the western boundary, are also well wooded.

Nature Conservation/Cultural Heritage: Nature conservation is limited to woodland blocks and the river corridor. The field boundaries are mostly intact on the eastern valley, but have been eroded on the western side. There are a number listed building spread though this parcel, with Whites Bridge crossing the River Wid in the north a notable feature.

Landscape Character: The Valley topography allows for open extensive views across the valley. This is limited by intervening vegetation associated with field and property boundaries. From locations within the valley views are often foreshortened and are more enclosed in nature. This landscape is of good scenic quality in the south, which features less development. Overall the landscape is not particularly rare as farmland is a common land use within the wider landscape and the recreational value is limited to footpaths. Overall the landscape has a rural character with high level of tranquillity away from the noise of the busy A12 in the north. There is good intervisibility with Parcel CW8 from the higher valley sides in the north. The valley topography creates limited visual connections within the river corridor, but creates open and extensive views from the valley sides and ridgelines

Access: This parcel is well served by a network of local roads and footpaths that interconnect the neighbouring towns and villages. Along the northern boundary the A12 has severed two footpaths which have been redirected to main roads. There is evidence that an informal route is being followed along the River Can and beneath the A12. This could be formalised and improved.

Parcel boundaries

The northern and western boundaries are well defined by the A12 and the railway embankments respectively. The eastern boundary is defined by a mix of footpaths and local roads, which are located along the ridge of the river valley. The southern boundary is defined by a farm track and the district boundary.

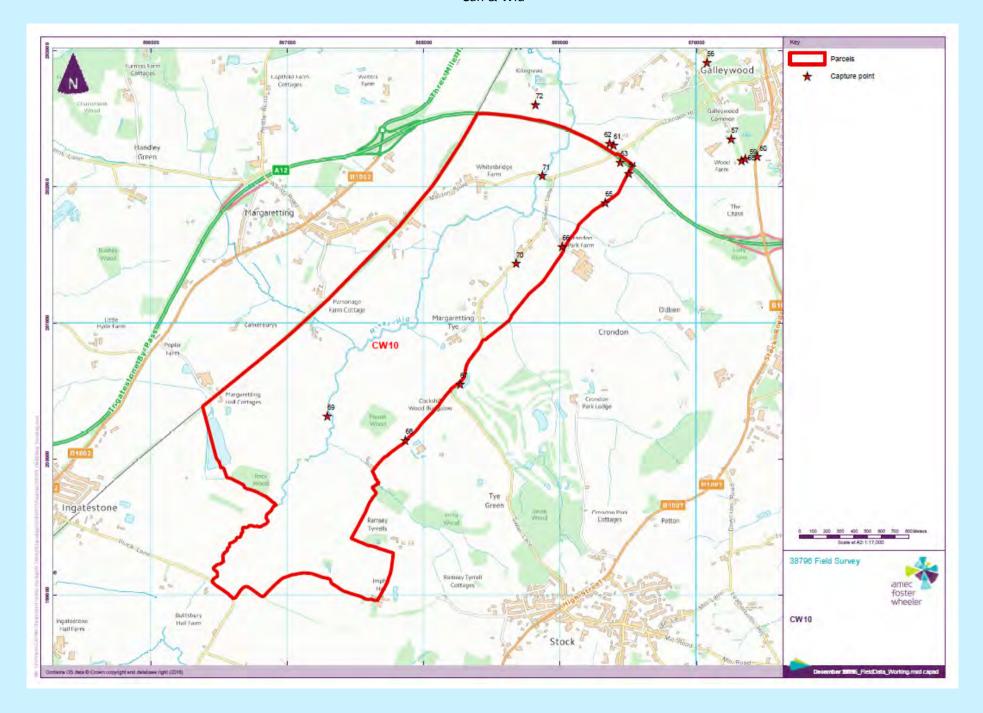
Observations on parcel extent, function and management

Improved field boundary management and restoration. Opportunities to improve the biodiversity of the river corridor.

There is limited development within this parcel. Extensive farm buildings could weaken the character. This area is cover by Green Belt designation.

Improvement of connectivity to the north via river corridor. Improved maintenance and management of habitats and biodiversity along the river corridor. Maintain cross-valley views and conserve characteristic views along the valley.

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