

**PL004-E**



Chelmsford City Council

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# **LANDSCAPE SENSITIVITY AND CAPACITY STUDY**



FEBRUARY 2024



Chelmsford City Council

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# LANDSCAPE SENSITIVITY AND CAPACITY STUDY

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Chelmsford City Council

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# LANDSCAPE SENSITIVITY AND CAPACITY STUDY

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# QUALITY CONTROL

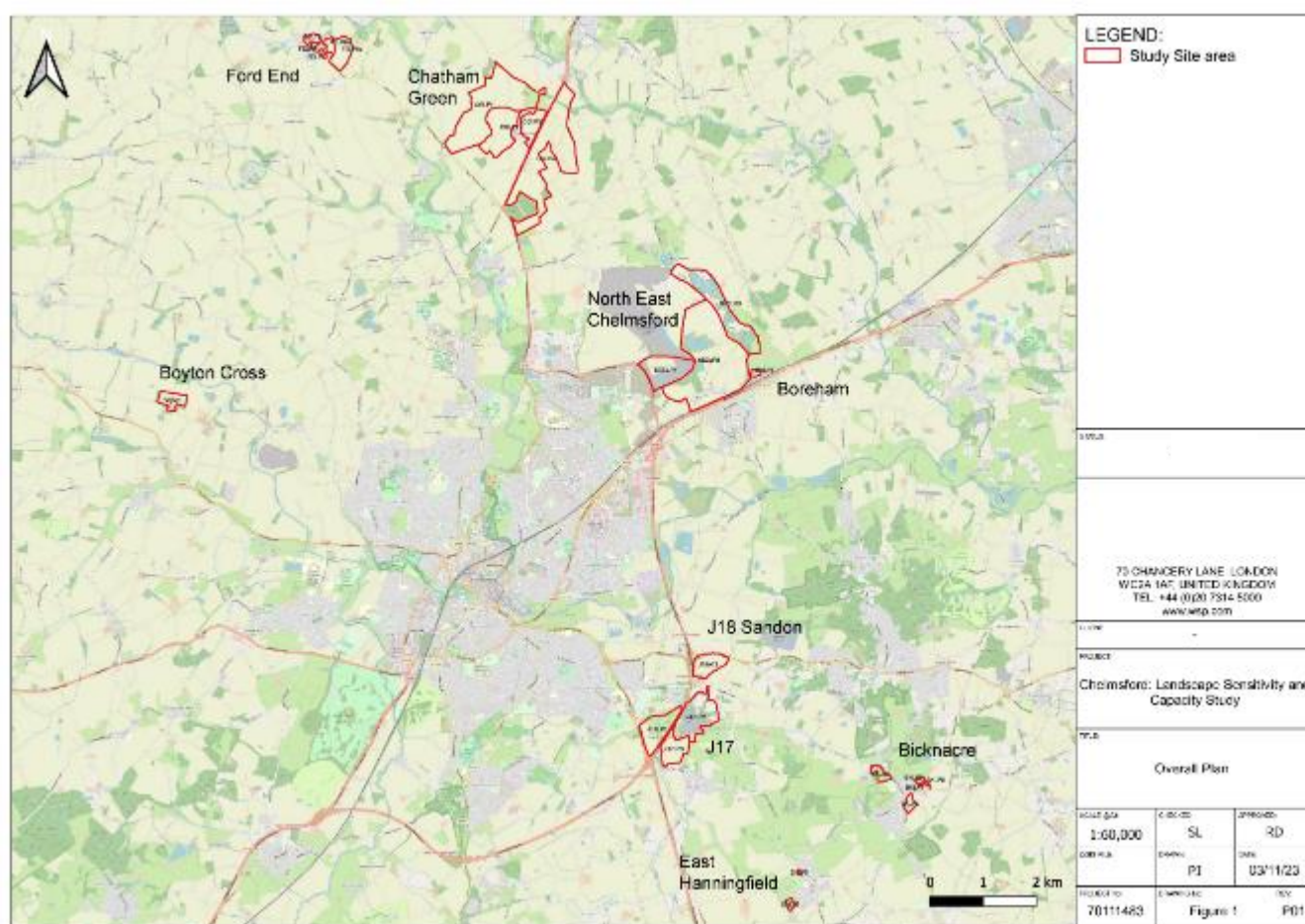
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## EXECUTIVE SUMMARY

This report has been produced for the purpose of adding further information to the evidence base report produced in 2017<sup>1</sup>, which presents an analysis of the sensitivity and capacity for development of land across the Chelmsford City Council area. The 2017 Report analysed 13 study sites across the City area providing colour-graded assessments of the sensitivity and capacity of parcels of land which make up each study site. As part of the Review of the Local Plan, this is a summary of the principal findings of the assessment of the landscape sensitivity and capacity of nine additional survey locations across the City of Chelmsford, in addition to the previous locations. The same methodology is used for this report.

The new study locations, identified in consultation with Chelmsford City Council officers, which are considered in this report are shown below.



The principal conclusions of the study are summarised in the following table:

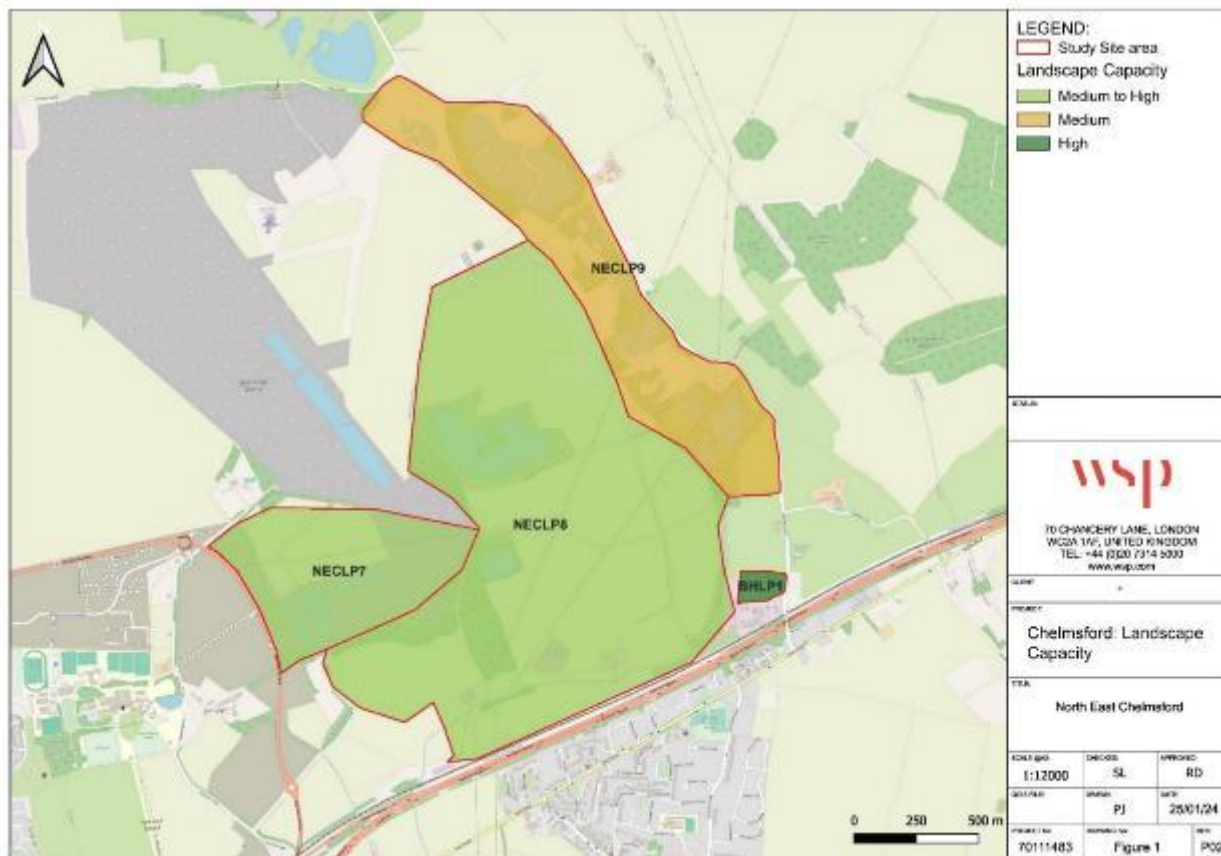
<sup>1</sup> Amec Foster Wheeler (2017) Chelmsford Landscape Sensitivity and Capacity Study available at: [Microsoft Word - Landscape Sensitivity & Capacity Assessment FINAL \(chelmsford.gov.uk\)](https://www.chelmsford.gov.uk/Document/1234567890/Microsoft-Word-Landscape-Sensitivity-&Capacity-Assessment-FINAL)



Settlement/ Study Area	Parcel	Location	Overall Landscape Sensitivity Rating	Landscape Value Rating	Overall Capacity Rating
North East Chelmsford	NECLP7	Land south of the former Boreham Airfield	Moderate	Low	Medium - High
	NECLP8	Land to the north of the A12, Boreham	Moderate	Low	Medium - High
	NECLP9	Land to the west of Waltham Road	Moderate	Moderate	Medium
Chatham Green	CGLP1	Land to the northwest of the A131 Braintree Road, west and north of Hyde Hall Lane	High	Moderate	Low - Medium
	CGLP2	Land to the northwest of the A131 Braintree Road, west of Chatham Green	High	Moderate	Low - Medium
	CGLP3	Land to the northwest of the A131 Braintree Road, east of Chatham Green	Moderate	Moderate	Medium
	CGLP4	Land to the southeast of the A131 Braintree Road at Great Stonage Farm	High	Moderate	Low - Medium
Bicknacre	BKLP5	Land East of Main Road (between Bicknacre Road and Priory Road)	Moderate	Moderate	Medium
	BKLP6	Land off Peartree Lane, north of White Elm Road	Low	Low	High
	BKLP7	Land off Peartree Lane, north of White Elm Road	Low	Low	High
	BKLP8	Land off Peartree Lane, north of White Elm Road	Low	Low	High
	BKLP9	Land between Moor Hall Lane and Bicknacre Road	Moderate	Medium	Medium-High
Ford End	FELP5	Land to the northeast of B1008 Sandon Hill	Moderate	Moderate	Medium
	FELP6	Land off B1008 Sandon Hill	Moderate	Moderate	Medium
	FELP7	Land off B1008 Sandon Hill bounded by Church Lane	Moderate	Moderate	Medium
	FELP8a	Land immediately to the east of Church Lane	Moderate	Moderate	Medium
	FELP8b	Land to the northeast of B1008, east of Church Lane and Wallace Lane	High	Moderate	Low - Medium
East Hanningfield	EHLP5	Land of Abbey Fields west of The Common	Moderate	Moderate	Medium
	EHLP6	Land to the northwest of Old Church Road, east of Back Lane	Moderate	Moderate	Medium
J17 Howe Green (employment)	J17LP1	Land to the north of J17, northwest of the A12	Moderate	Moderate	Medium
	J17LP2	Land to the southeast of the A12, northeast of J17 (northern part)	Moderate	Moderate	Medium
	J17LP3	Land to the southeast of the A12, northeast of J17 (southern part)	Moderate	Low	Medium - High
J18 Sandon East (employment)	J18LP1	Land to the southeast of A12 Junction 18	Moderate	Low	Medium - High

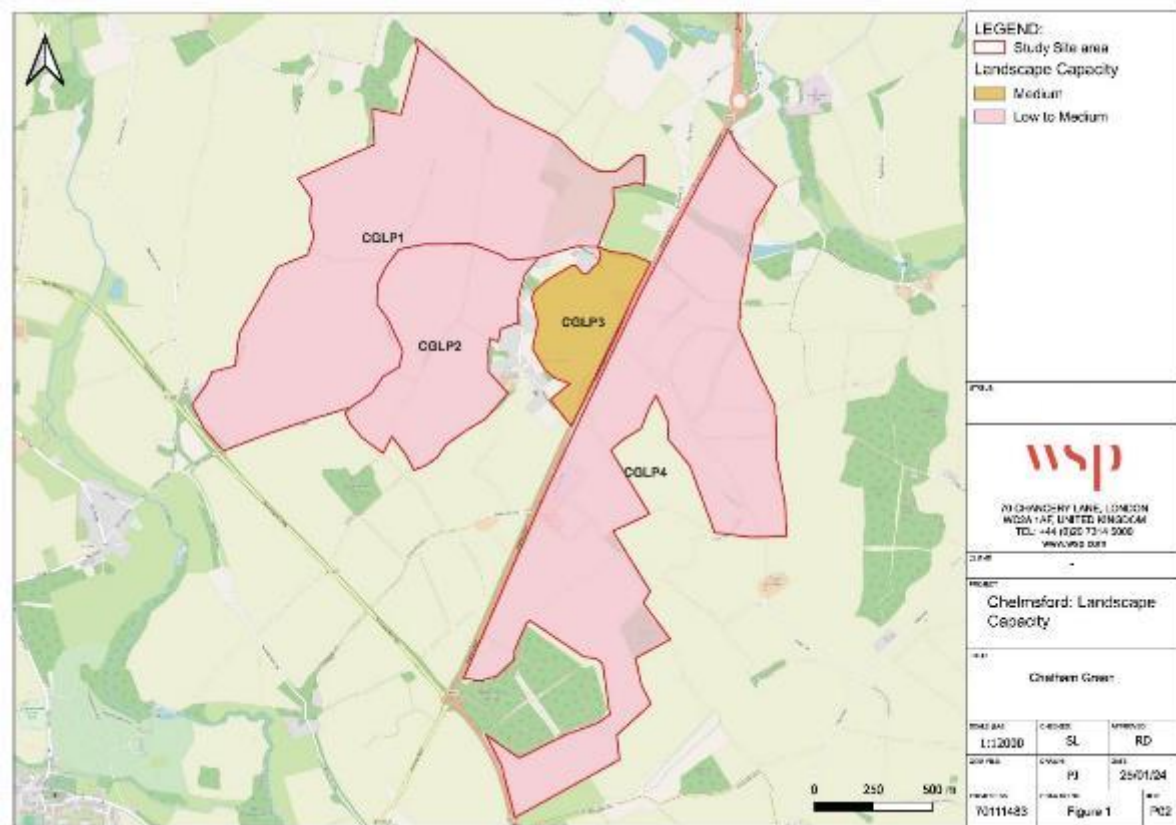
Settlement/ Study Area	Parcel	Location	Overall Landscape Sensitivity Rating	Landscape Value Rating	Overall Capacity Rating
Boyton Cross (employment)	BCLP1	Land to the north of A1060 Boyton Cross north of Boyton Hall	Moderate	Low	Medium - High
Waltham Road, Boreham (Employment)	BHLP1	Land to the west of Waltham Road, north of Boreham Industrial Estate	Low	Low	High

## North East Chelmsford Landscape Capacity

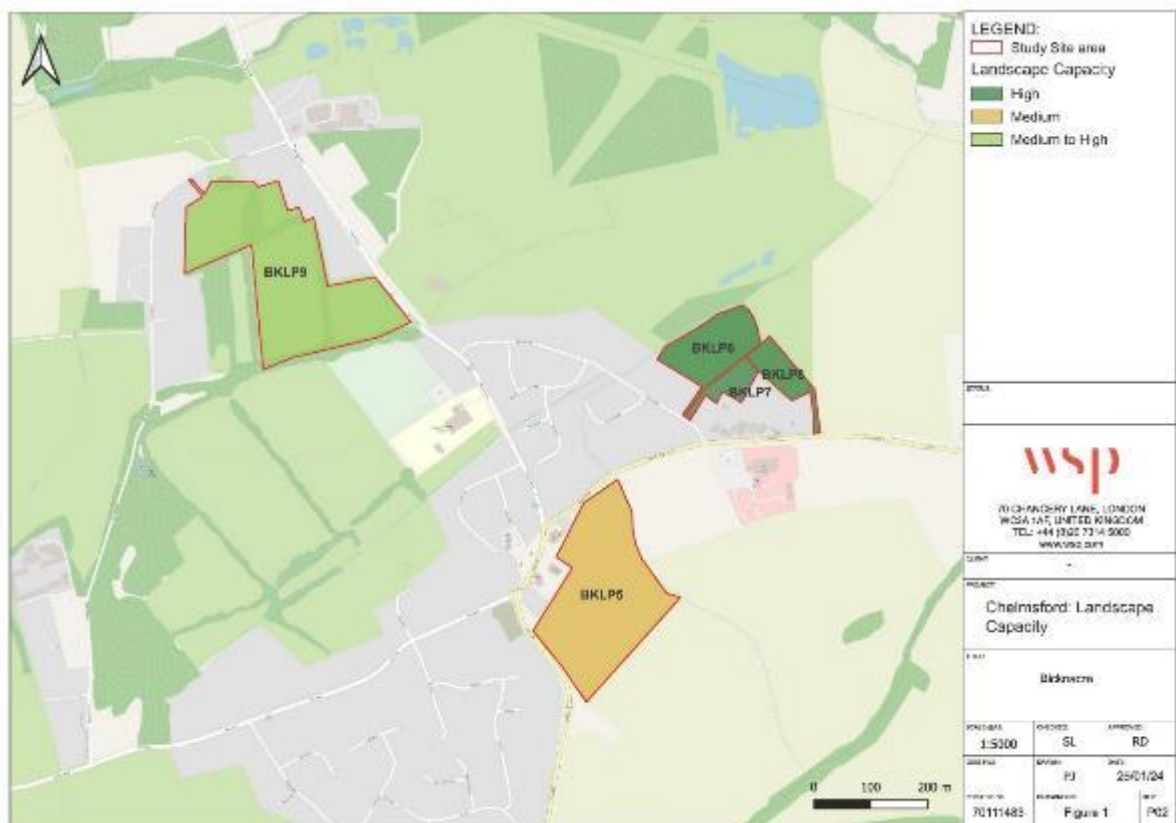




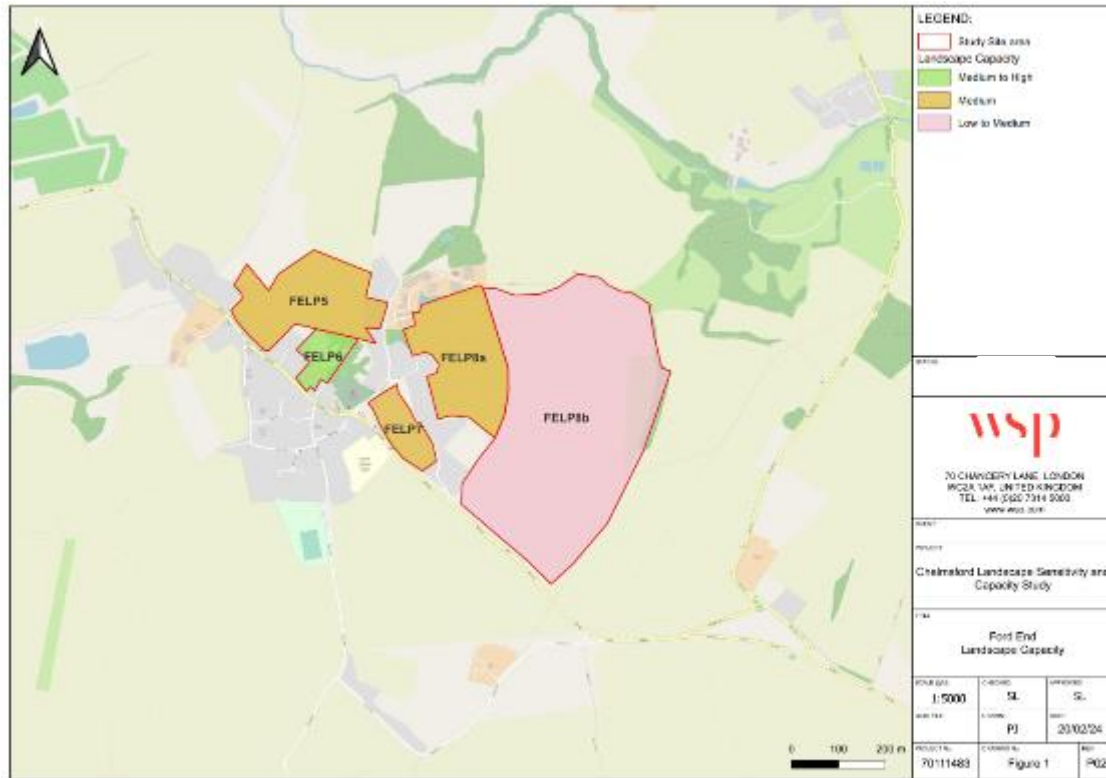
## Chatham Green Landscape Capacity



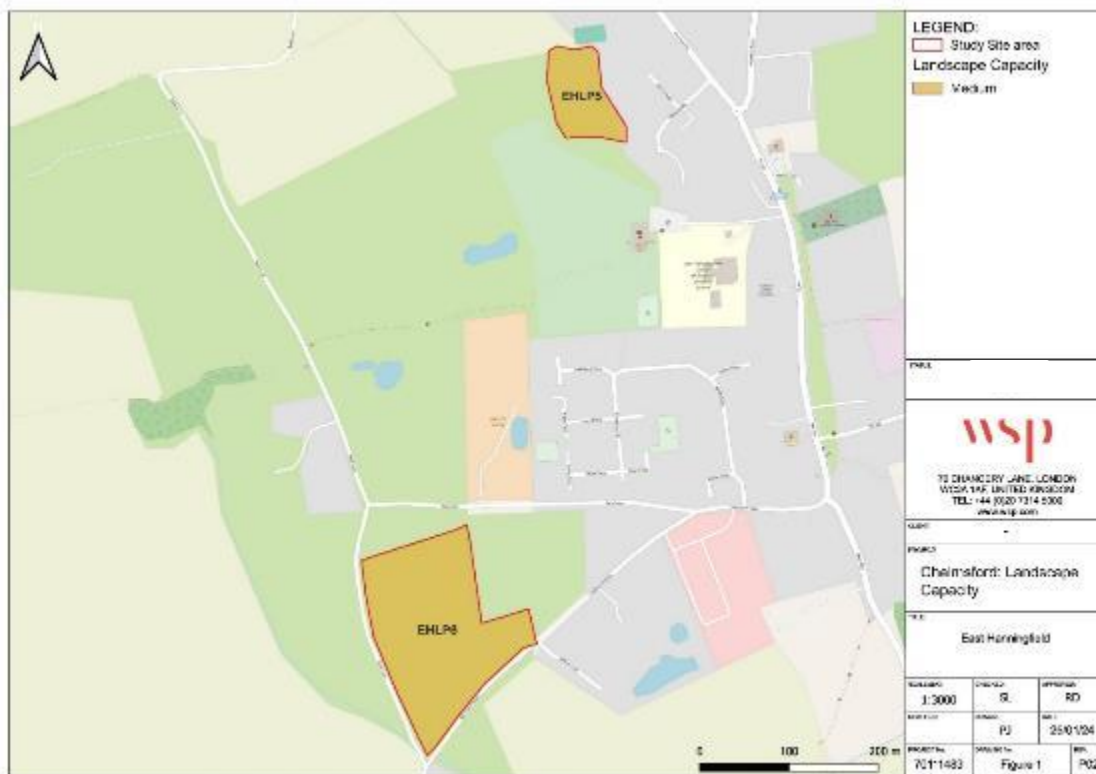
## Bicknacre Landscape Capacity



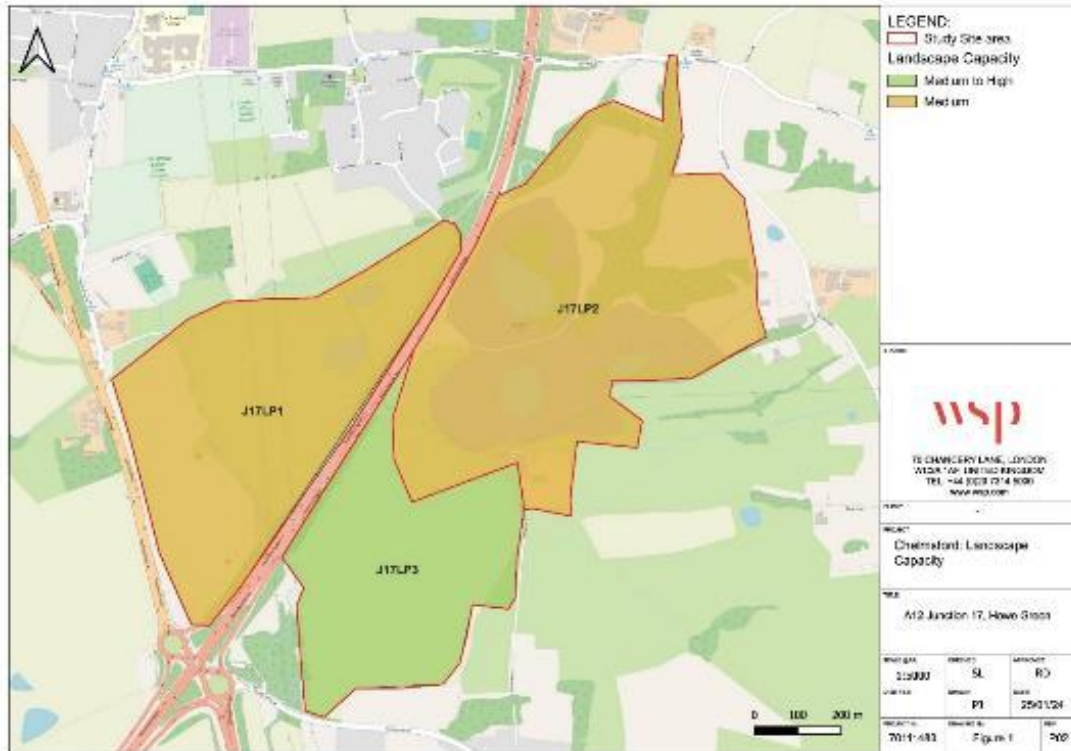
## Ford End Landscape Capacity



## East Hanningfield Landscape Capacity



## A12 Junction 17, Howe Green Landscape Capacity



## A12 Junction 18 Sandon East Landscape Capacity

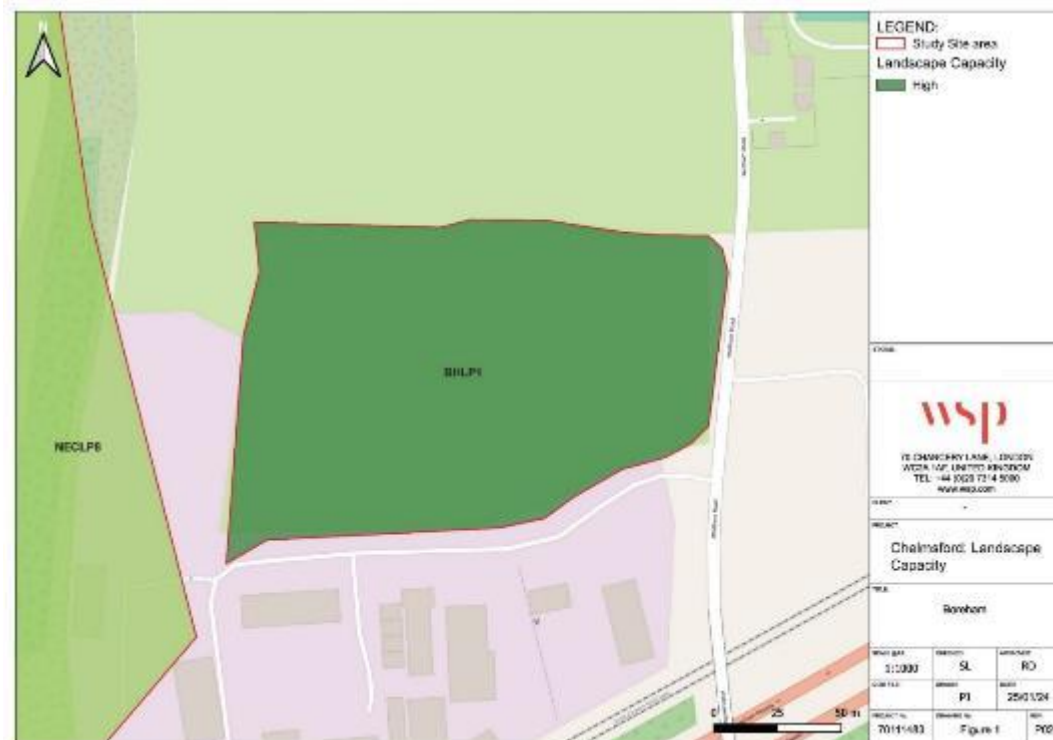




## Boyton Cross Landscape Capacity



## Boreham Landscape Capacity



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# 1 BACKGROUND

- 1.1 Chelmsford City Council (CCC) have commenced a review of their Local Plan adopted in May 2020, extending the Plan period by five years from 2036 to 2041 and accommodating further new homes and employment floorspace over that period. CCC have commissioned WSP to undertake further landscape sensitivity and capacity assessment work to support the Plan review evidence base.
- 1.2 This study is an Addendum to previous Landscape Sensitivity and Capacity Assessment studies for Chelmsford City Council (EB100A, EB100B, EB100C and EB100D published in 2017 and 2018). The study considers land in nine locations or 'Study Sites': as shown in **Table 1.1**, some of which are extensions of the land assessed previously in the above studies. Other Study Sites lie within three selected spatial approaches, identified following the Issues and Options consultation. The methodology employed is the same as that used in previous studies, and the outputs should be read alongside those of the previous reports to ensure that they are placed in context.

**Table 1.1 Outline of land parcels within the study areas**

Settlement/Location	Indicative Use Class (for spatial strategy testing purposes)	Previously Assessed Y/N
North-East Chelmsford	Residential (C3) led with some employment, approximately 41,000sqm E(g)(iii)/B2/B8	Y – new parcels to south-east of existing allocation, NECLP7, NECLP8 and NECLP9. Existing land parcels NECLP1-6 can be found within EB100A, EB100B and EB100D.
Chatham Green	Residential (C3) led with some employment. Approximately 6,000sqm office, approximately 30,000sqm E(g)(iii)/B2/B8	N - new land to west and east of A130, CGLP1, CGLP2, CGLP3 and CGLP4.
Bicknacre	Residential (C3)	Y – three new parcels to north and east of village, BKLP5, BKLP6, BKLP7, BKLP8 and BKLP9. Existing land parcels BKLP1-5 can be found within EB100A, EB100B and EB100D.
Ford End	Residential (C3)	Y – three new parcels to north and east of village, FELP5, FELP6, FELP7, FELP8a and FELP8b. Existing land parcels

		FELP1-4 can be found within EB100A, EB100B and EB100D.
East Hanningfield	Residential (C3)	Y – two new parcels to north of village, EHLP5 and EHLP6. Existing land parcels EHLP1-4 can be found within EB100A, EB100B and EB100D.
J17 Howe Green East Chelmsford	Employment: Up to approximately 4,500sqm Office and approximately 45,000sqm E(g)(iii)/B2/B8	N - new land adjacent to A12, J18LP1.
J18 Sandon East Chelmsford	Employment: approximately 5,000sqm Office and approximately 40,000sqm E(g)(iii)/B2/B8	Y - new land adjacent to A12, East Chelmsford, J18LP. Existing land parcels can be found within EB100A, EB100B and EB100D.
Boyton Cross	Employment: approximately 6,000sqm E(g)(iii)/B2/B8	N – expansion of existing Rural Employment Area, BCLP1.
Boreham Road	Employment: approximately 3,500sqm E(g)(iii)/B2/B8	Y - new parcel to north of A12 and Boreham village, BHLP1. Existing land parcels can be found within EB100A, EB100B and EB100D.

**Table 1.2 Summary of Overall Landscape Sensitivity and Capacity, by Parcel**

Study Area	Parcel	Location	Overall Sensitivity Rating	Landscape Value Rating	Overall Capacity Rating
North-East Chelmsford	NECLP7	Land south of the former Boreham Airfield	Moderate	Low	Medium-High
	NECLP8	Land to the north of the A12, Boreham	Moderate	Low	Medium-High
	NECLP9	Land to the west of Waltham Road	Moderate	Moderate	Medium
Chatham Green	CGLP1	Land to the north-west of the A131 Braintree Road, west and north of Hyde Hall Lane	High	Moderate	Low-Medium
	CGLP2	Land to the northwest of the A131 Braintree Road, west of Chatham Green	High	Moderate	Low-Medium
	CGLP3	Land to the northwest of the A131 Braintree Road, east of Chatham Green	Moderate	Moderate	Medium
	CGLP4	Land to the south-east of the A131 Braintree Road at Great Stonage Farm	High	Moderate	Low-Medium
Bicknacre	BKLP5	Land east of Main Road (between Bicknacre Road and Priory Road)	Moderate	Moderate	Medium
	BKLP6	Land off Peartree Lane, north of White Elm Road	Low	Low	High
	BKLP7	Land off Peartree Lane, north of White Elm Road	Low	Low	High
	BKLP8	Land off Peartree Lane, north of White Elm Road	Low	Low	High
	BKLP9	Land between Moor Hall Lane and Bicknacre Road	Moderate	Moderate	Medium-High

Study Area	Parcel	Location	Overall Sensitivity Rating	Landscape Value Rating	Overall Capacity Rating
Ford End	FELP5	Land to the north-east of B1008 Sandon Hill	Moderate	Moderate	Medium
	FELP6	Land off B1008 Sandon Hill	Moderate	Low	Medium - High
	FELP7	Land off B1008 Sandon Hill bounded by Church Lane	Moderate	Moderate	Medium
	FELP8a	Land immediately to the east of Church Lane	Moderate	Moderate	Medium
	FELP8b	Land to the north-east of B1008, east of Church Lane and Wallace Lane	High	Moderate	Low-Medium
East Hanningfield	EHLP5	Land off Abbey Fields, west of The Common	Moderate	Moderate	Medium
	EHLP6	Land to the north-west of Old Church Road, east of Back Lane	Moderate	Moderate	Medium
J17 Howe Green (employment)	J17LP1	Land to the north of J17, north-west of the A12	Moderate	Moderate	Medium
	J17LP2	Land to the south-east of the A12, north-east of J17 (northern part)	Moderate	Moderate	Medium
	J17LP3	Land to the south-east of the A12, north-east of J17 (southern part)	Moderate	Low	Medium-High
J18 Sandon East	J18LP1	Land to the south-east of the A12, Junction 18	Moderate	Low	Medium-High
Boyton Cross (employment)	BCLP1	Land to the north of A1060 Boyton Cross, north of Boyton Hall	Moderate	Low	Medium-High
Waltham Road, Boreham (employment)	BHLP1	Land to the west of Waltham Road, north of Boreham Industrial Estate	Low	Low	High

## 2 METHODOLOGY - SUMMARY OF APPROACH

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- 2.1 The Study accords with best practice guidance and methodology. It serves as an addition to the Chelmsford 2017 Study and the updated review of more recent guidance and studies, following the techniques and criteria set out in the following:
- Topic Paper 6: Techniques for Judging Capacity and Sensitivity<sup>2</sup> (The Countryside Agency and Scottish Natural Heritage joint Landscape Character Assessment Study, 2002).
  - The impact assessment guidance and methodology set out within the Guidelines for Landscape and Visual Impact Assessment<sup>3</sup> (Third Edition, 2013) (GLVIA3) and An Approach to Landscape Character Assessment<sup>4</sup>.
  - The methodology is also consistent with the body of recent work and approaches undertaken to judge sensitivity and capacity for development relating to settlement expansion within England (typically low rise residential and commercial), and
  - consistent with An Approach to Landscape Sensitivity Assessment – to inform spatial planning and land management, Natural England (2019)<sup>5</sup> which expands on the guidance given by GLVIA3 for the assessment of landscape and visual susceptibility and value for specific development on specific parcels of land.
- 2.2 In addition to this Study, the following studies use variations of the GLVIA3 approach, and (along with the Countryside Agency 2019 Study) a similar range and type of assessment criteria:
- LUC (2019) Landscape Sensitivity Assessment of SHLAA Sites, LUC for Charnwood Borough Council
  - Maidstone Landscape Capacity Study, 2015 (Local Plan Adopted 2017)
- 2.3 For more information on the methodology, readers should refer to the Landscape Sensitivity & Capacity Report (March 2017). The Type and Scale of Development to be considered in this Study, Study Stages and Criteria for Landscape Sensitivity Assessment are consistent with the 2027 Study.

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<sup>2</sup> Countryside Agency and Scottish Natural Heritage. *Landscape Character Assessment Guidance for England and Scotland (2002) Topic Paper 6*. available at: [Landscape Character Assessment topic papers \(naturalengland.org.uk\)](https://naturalengland.org.uk/landscape-character-assessment-topics)

<sup>3</sup> Landscape Institute and Institute of Environmental Management & Assessment. *Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)* available at: [Guidelines for Landscape and Visual Impact Assessment \(GLVIA3\) - Landscape Institute](https://www.landscapeinstitute.org/publications/guidelines-for-landscape-and-visual-impact-assessment-third-edition-2013/)

<sup>4</sup> Natural England. *An Approach to Landscape Character Assessment* (October 2014) available at: [landscape-character-assessment.pdf \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/264842/landscape-character-assessment.pdf)

<sup>5</sup> Natural England. *An Approach to Landscape Sensitivity Assessment – to inform spatial planning and land management* (June 2019) available at: [An approach to landscape sensitivity \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/684842/an-approach-to-landscape-sensitivity-assessment.pdf)

- 2.4 In accordance with Topic Paper 6: Techniques for Judging Capacity and Sensitivity<sup>6</sup>, the assessment of overall sensitivity of a landscape to a particular type of change or development is based on the following relationship:

$$\text{Overall Landscape Sensitivity} = \text{Landscape Character Sensitivity} + \text{Visual Sensitivity}$$

- 2.5 The ability or capacity of the landscape to accommodate change or development (defined in terms of type and scale) is based on the following relationship:

$$\text{Landscape Capacity (to accommodate specific type and scale of change)} = \text{Overall Landscape Sensitivity} + \text{Landscape Value}$$

- 2.6 The terminology defining these relationships is as follows:

#### **Landscape Character Sensitivity**

- 2.7 The susceptibility and vulnerability of a landscape to residential and employment development as defined above. A judgement about how well development might fit within a landscape without altering (or harming) its essential physical and perceptual character. It is based upon judgements about the robustness/ strength of the existing landscape character. An assessment is made on the presence or absence of distinctive physical elements/ characteristics and aesthetic factors, whether these could be replaced and whether these make a positive contribution to character and sense of place.

#### **Visual Sensitivity**

- 2.8 A judgement about the susceptibility and vulnerability of the visual characteristics of the area to residential and employment development as defined above. This includes general visibility (based particularly on landform and tree/woodland cover), the numbers and types of people likely to view the development (i.e., residents, travellers passing through and recreational users) and the likelihood that change could be mitigated without mitigation measures having adverse effects on prevailing visual character.

#### **Overall Landscape Sensitivity**

- 2.9 A combination of the sensitivity of the landscape resource (both its character as a whole and the individual elements contributing to character) and the visual sensitivity assessed in terms of factors such as views, visibility and the number and nature of people perceiving the landscape and the scope to mitigate visual impact.

#### **Landscape Value**

- 2.10 Aspects of landscape character with formal protection by designation or other protective policy, and other aspects of value, such as scenic quality / interest, conservation interests

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<sup>6</sup> Countryside Agency and Scottish Natural Heritage's in: *Landscape Character Assessment Guidance for England and Scotland (2002) Topic Paper 6. Figure 1(b), page 5.* available at: [Landscape Character Assessment topic papers \(naturalengland.org.uk\)](http://naturalengland.org.uk)



and associations, landscape quality/ condition, recreation value and opportunity for quiet enjoyment (tranquillity).

### Landscape Capacity

- 2.11 The capacity of a specific landscape to accommodate a particular type of change through judgement on the interaction between the sensitivity of the landscape, the type and amount of change, and the way that the landscape is valued.
- 2.12 Those locations where the landscape, with or without appropriate mitigation, appears to have capacity to accommodate development (i.e. medium, medium to high and high landscape capacity) would be more favourable locations to be taken forward in the Local Plan process in landscape terms than those in which development would be less appropriate or difficult to accommodate within the landscape (i.e. low and low to medium landscape capacity). The ratings applied to the judgements on overall landscape sensitivity and landscape capacity are determined according to the matrices shown in Figure 2.1 and Figure 2.2.

**Figure 2.1 Overall Landscape Sensitivity Determination**

Landscape Character Sensitivity	High	HIGH	HIGH	HIGH
	Moderate	MODERATE	MODERATE	HIGH
	Low	LOW	MODERATE	HIGH
		Low	Moderate	High
		Visual Sensitivity		

**Figure 2.2 Landscape Capacity Determination**

Overall Landscape Sensitivity	High	MEDIUM	LOW TO MEDIUM	LOW
	Moderate	MEDIUM TO HIGH	MEDIUM	LOW TO MEDIUM
	Low	HIGH	MEDIUM TO HIGH	MEDIUM
		Low	Moderate	High
		Landscape Value		

### Definition of Land Parcels

- 2.13 Each Study Site is subdivided into Land Parcels that display shared and similar characteristics, based upon the following factors: field boundary pattern, land-use, level of tree cover, topography and presence within a host Landscape Character Area (LCA). Land Parcels were drawn to adjoin the settlement boundary and/or to be contained by some recognisable landscape features such as woodland, hedgerow or watercourse. This was based upon review of OS mapping and aerial photography and, where publicly accessible, review and refinement in the field.

### Field Work

- 2.14 Field work was undertaken in August 2023 by two consultants, a Chartered Landscape Architect with extensive experience in landscape policy and landscape assessment work, and a Graduate Landscape Architect. For the third site visit, a different Chartered Landscape Architect accompanied the Graduate. Field notes and a photographic record were made of each Land Parcel. All work was undertaken from publicly accessible locations only. Where access into a Land Parcel was not possible, this was noted.

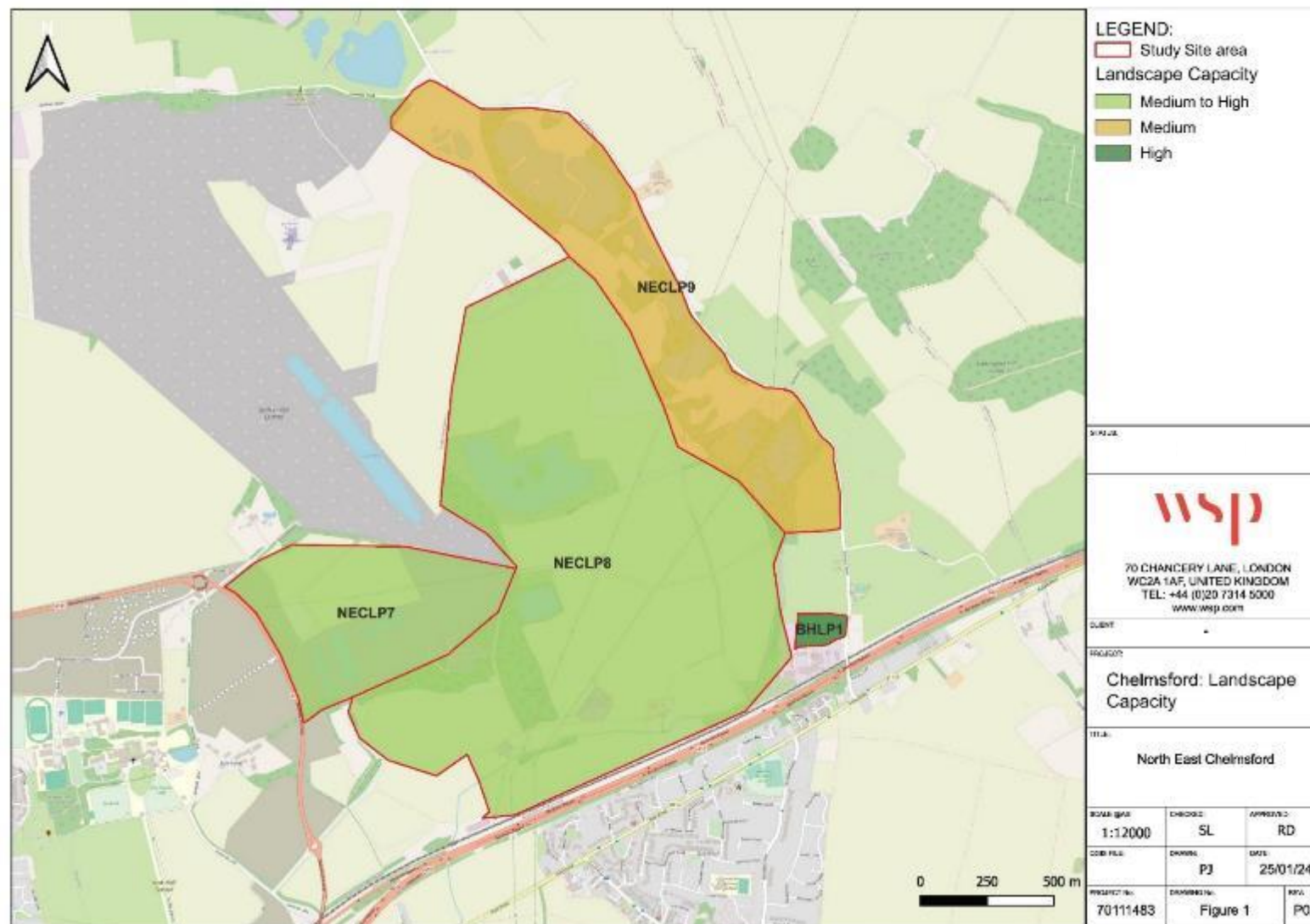
## Ratings by Parcel

**Table 2.1 Summary of Land Parcel Ratings**

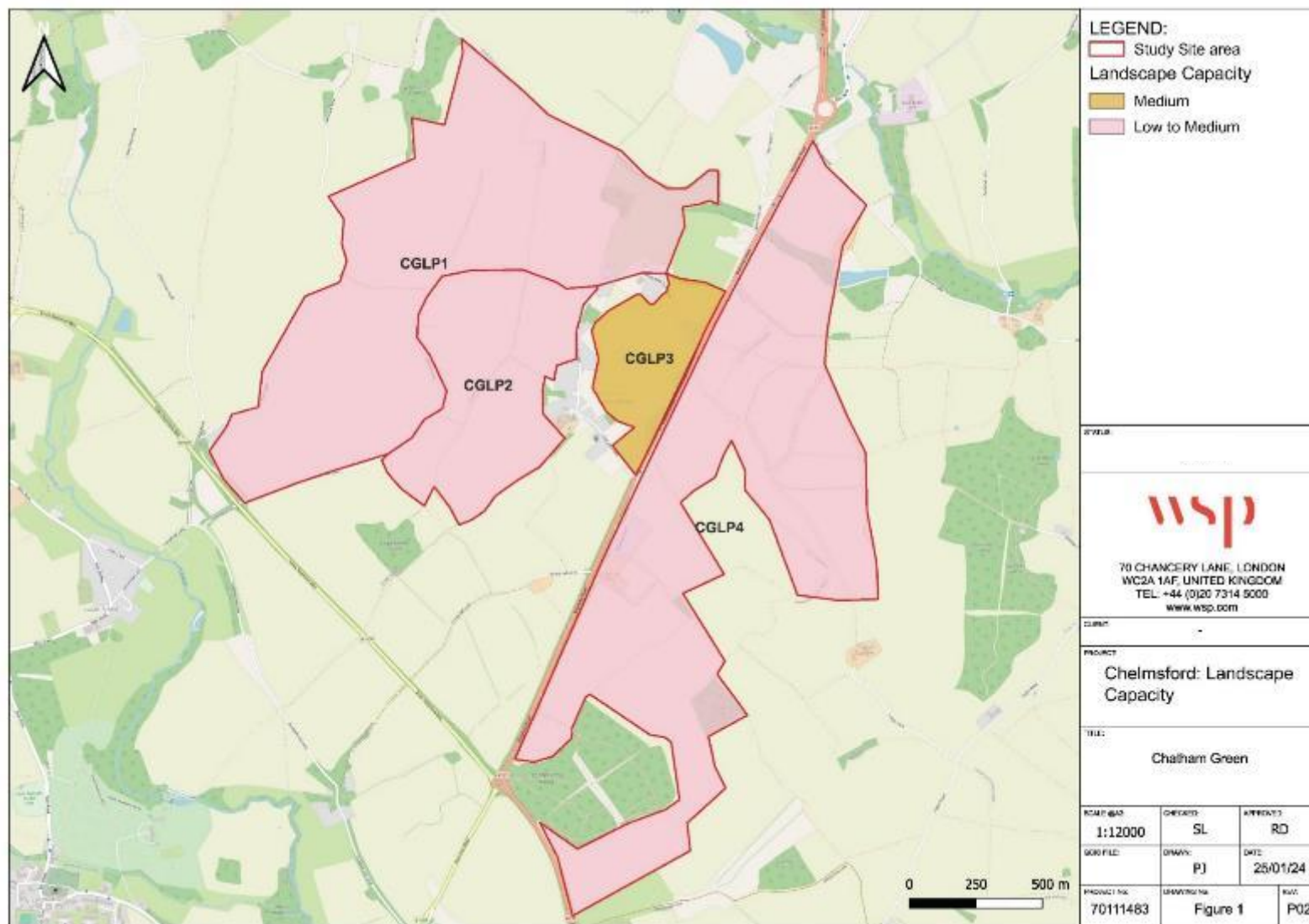
Settlement/ Area	Parcel	Location	Overall Landscape Sensitivity Rating	Landscape Value Rating	Overall Capacity Rating
North East Chelmsford	NECLP7	Land south of the former Boreham Airfield	Moderate	Low	Medium - High
	NECLP8	Land to the north of the A12, Boreham	Moderate	Low	Medium - High
	NECLP9	Land to the west of Waltham Road	Moderate	Moderate	Medium
Chatham Green	CGLP1	Land to the northwest of the A131 Braintree Road, west and north of Hyde Hall Lane	High	Moderate	Low - Medium
	CGLP2	Land to the northwest of the A131 Braintree Road, west of Chatham Green	High	Moderate	Low - Medium
	CGLP3	Land to the northwest of the A131 Braintree Road, east of Chatham Green	Moderate	Moderate	Medium
	CGLP4	Land to the southeast of the A131 Braintree Road at Great Stonage Farm	High	Moderate	Low - Medium
Bicknacre	BKLP5	Land East of Main Road (between Bicknacre Road and Priory Road)	Moderate	Moderate	Medium
	BKLP6	Land off Peartree Lane, north of White Elm Road	Low	Low	High
	BKLP7	Land off Peartree Lane, north of White Elm Road	Low	Low	High
	BKLP8	Land off Peartree Lane, north of White Elm Road	Low	Low	High
	BKLP9	Land between Moor Hall Lane and Bicknacre Road	Moderate	Moderate	Medium-High
Ford End	FELP5	Land to the northeast of B1008 Sandon Hill	High	Moderate	Medium
	FELP6	Land off B1008 Sandon Hill	Moderate	Low	Medium - High
	FELP7	Land off B1008 Sandon Hill bounded by Church Lane	Moderate	Moderate	Medium
	FELP8a	Land immediately to the east of Church Lane	Moderate	Moderate	Medium
	FELP8b	Land to the northeast of B1008, east of Church Lane and Wallace Lane	High	Moderate	Low - Medium
East Hanningfield	EHLP5	Land of Abbey Fields west of The Common	Moderate	Moderate	Medium
	EHLP6	Land to the northwest of Old Church Road, east of Back Lane	Moderate	Moderate	Medium
J17 Howe Green (employment)	J17LP1	Land to the north of J17, northwest of the A12	Moderate	Moderate	Medium
	J17LP2	Land to the southeast of the A12, northeast of J17 (northern part)	Moderate	Moderate	Medium
	J17LP3	Land to the southeast of the A12, northeast of J17 (southern part)	Moderate	Low	Medium - High

Settlement/ Area	Parcel	Location	Overall Landscape Sensitivity Rating	Landscape Value Rating	Overall Capacity Rating
J18 Sandon East (employment)	J18LP1	Land to the southeast of A12 Junction 18	Moderate	Low	Medium - High
Boyton Cross (employment)	BCLP1	Land to the north of A1060 Boyton Cross north of Boyton Hall	Moderate	Low	Medium - High
Waltham Road, Boreham (Employment)	BHLP1	Land to the west of Waltham Road, north of Boreham Industrial Estate	Low	Low	High

**Figure 2.3 North East Chelmsford Landscape Capacity**

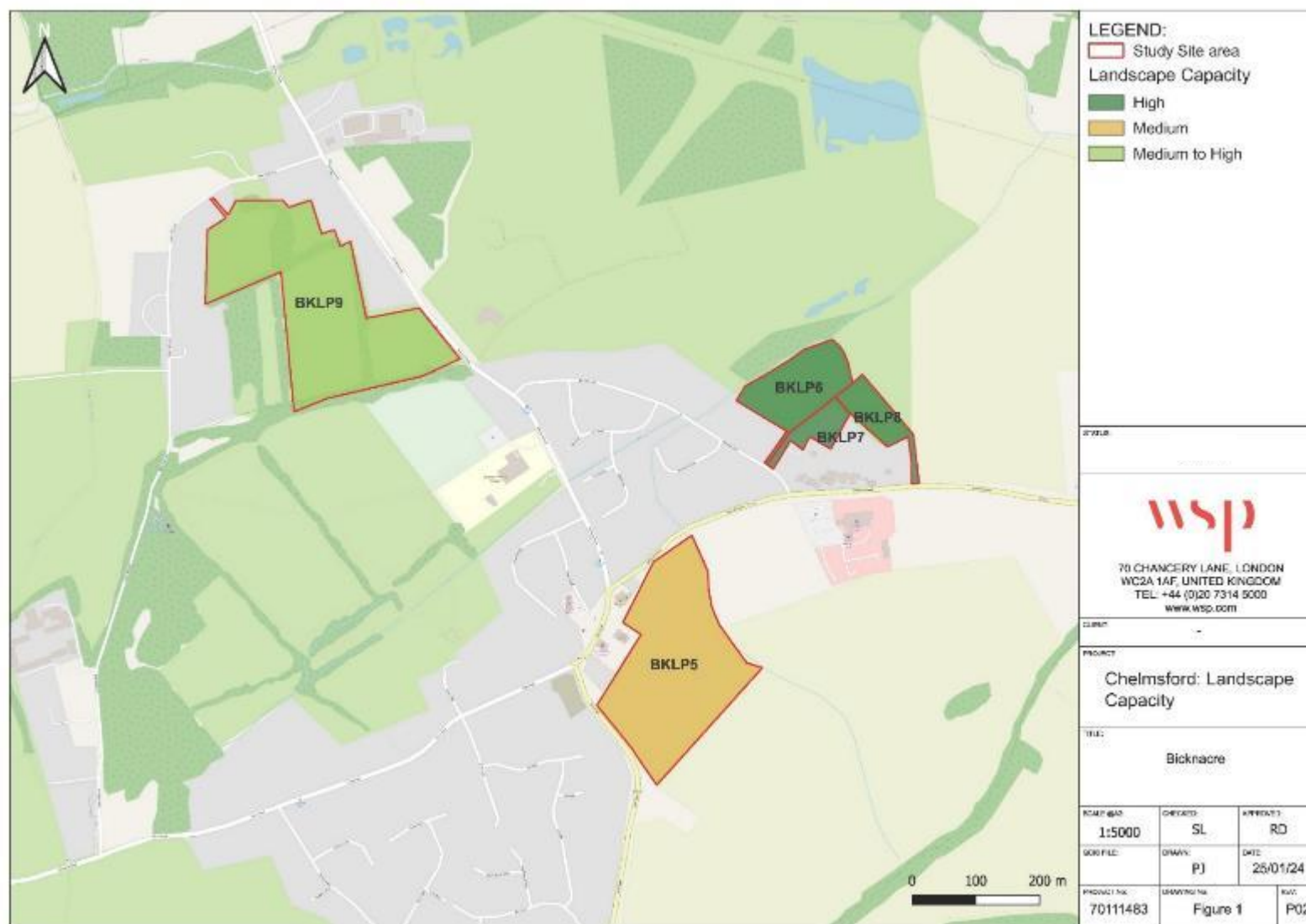


**Figure 2.4 Chatham Green Landscape Capacity**

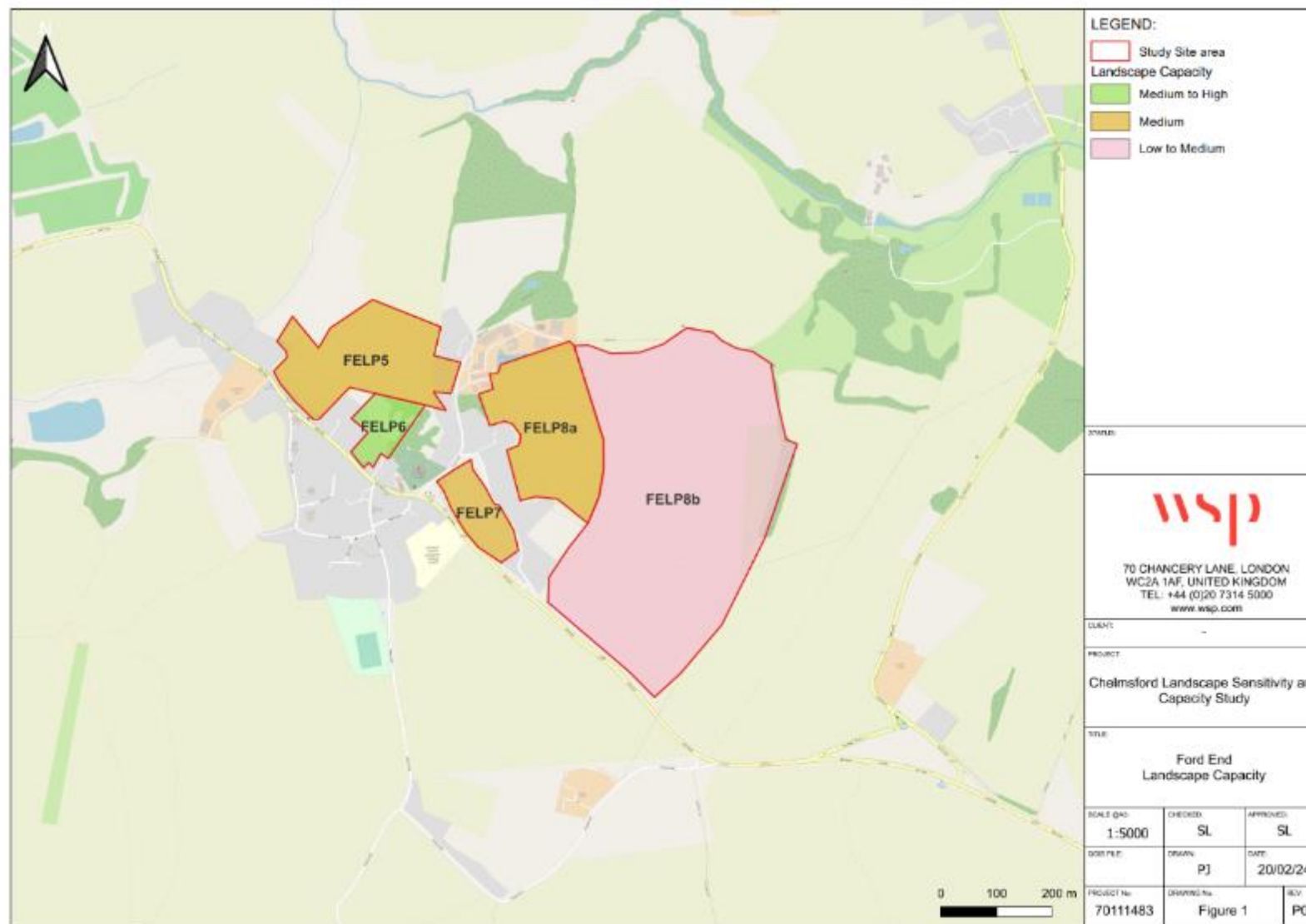




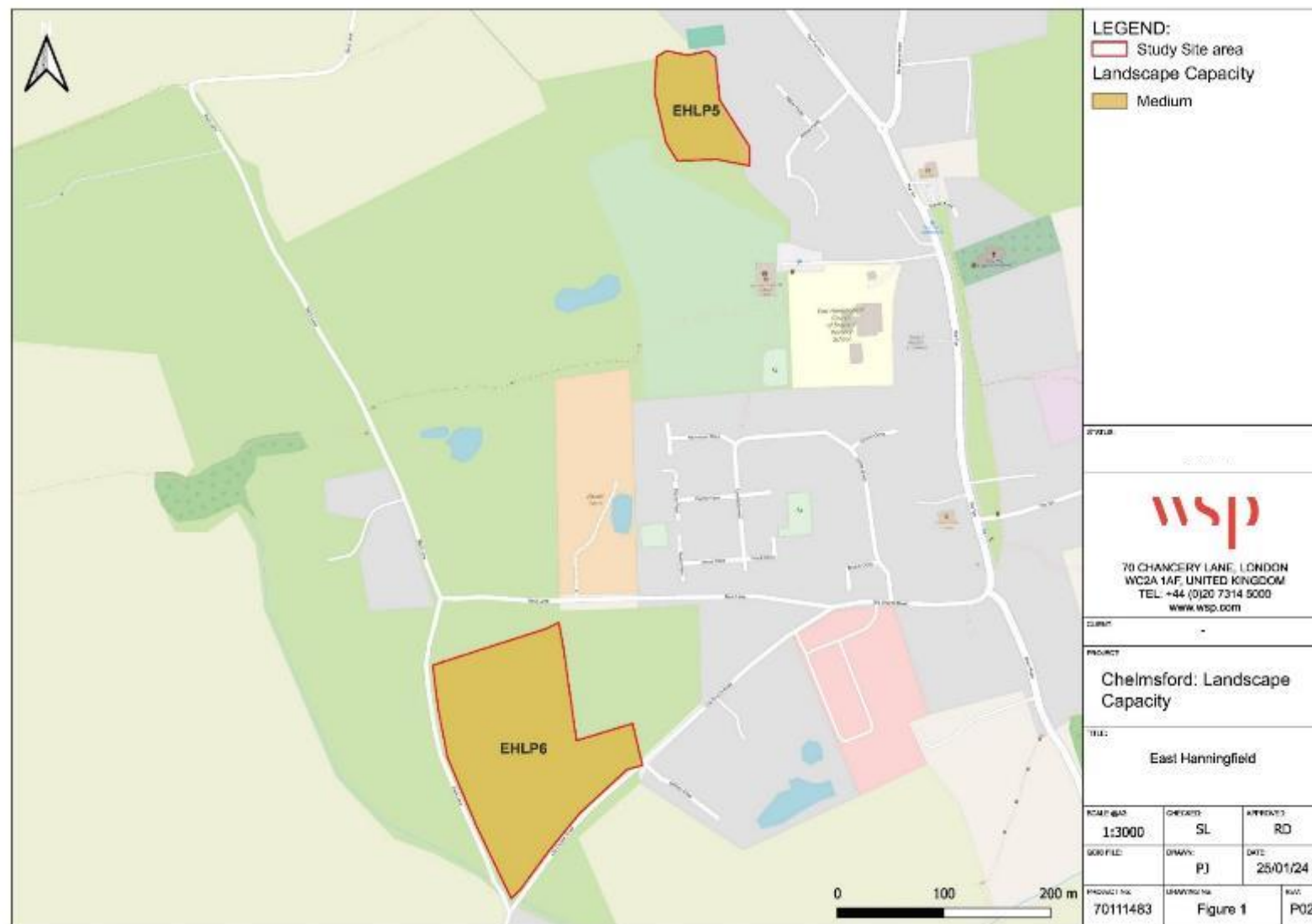
**Figure 2.5 Bicknacre Landscape Capacity**



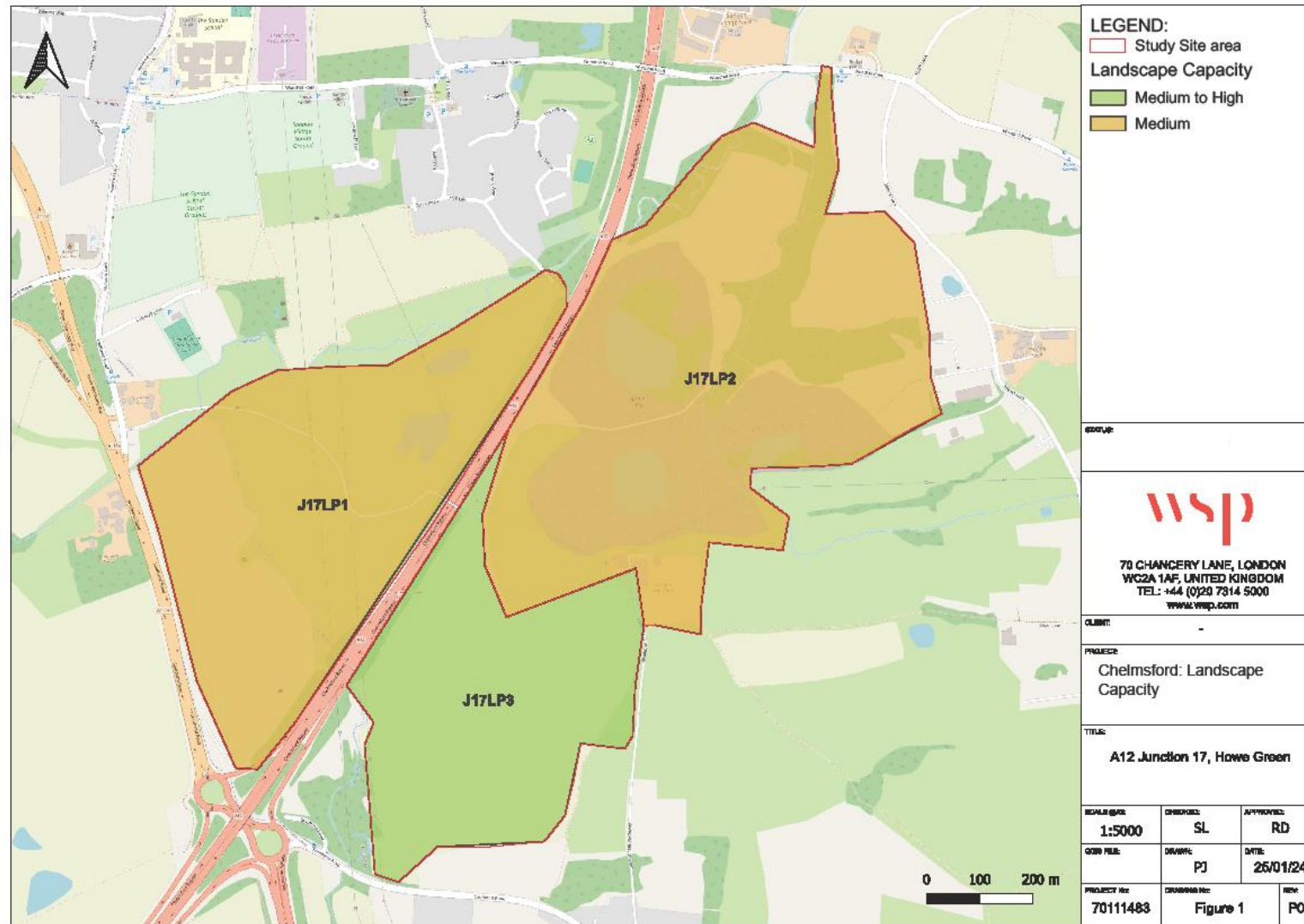
**Figure 2.6 Ford End Landscape Capacity**



**Figure 2.7 East Hanningfield Landscape Capacity**



**Figure 2.8 A12 Junction 17 Howe Green Landscape Capacity**





**Figure 2.9 A12 Junction 18 Sandon East Landscape Capacity**



**Figure 2.10 Boyton Cross Landscape Capacity**

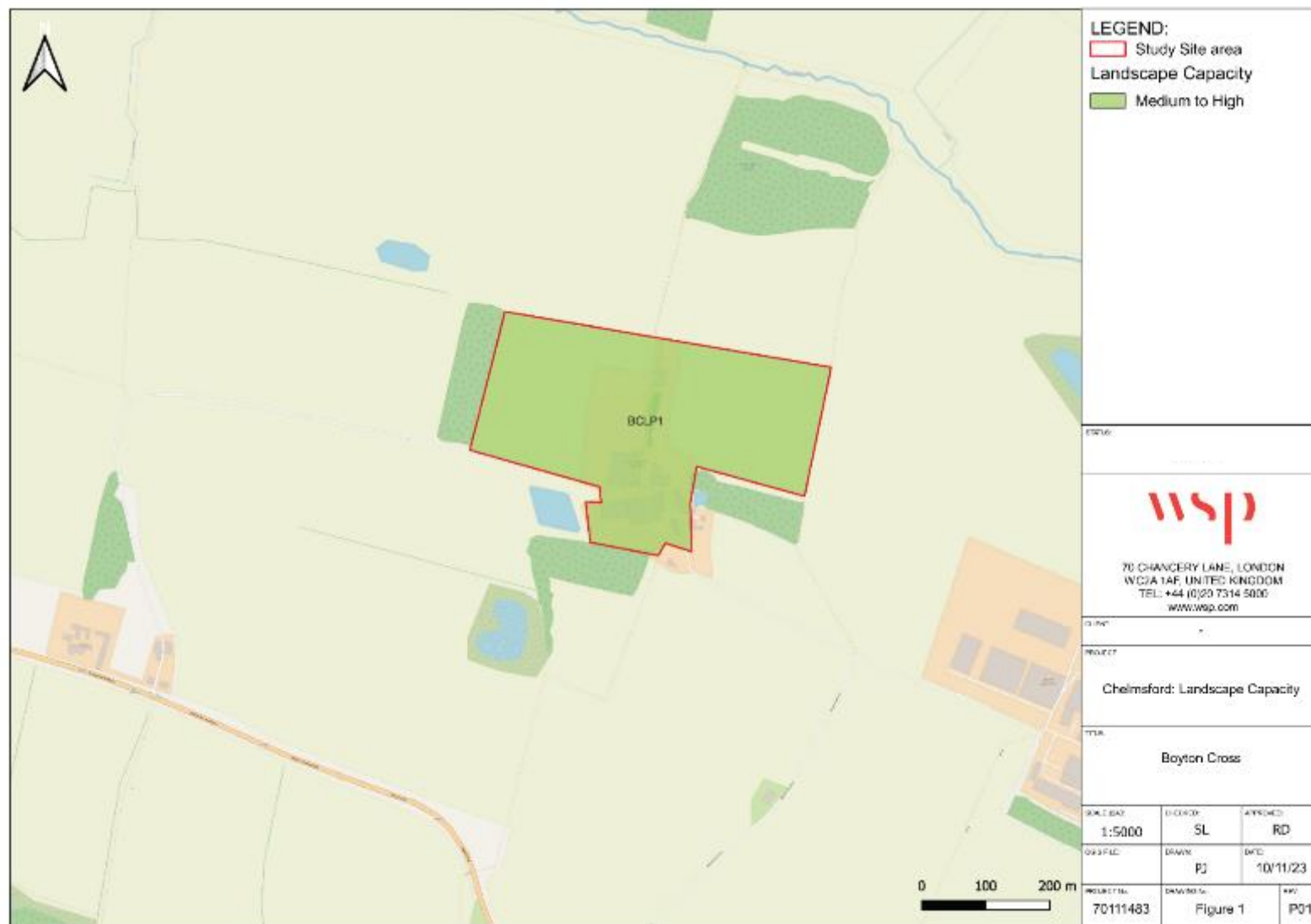




Figure 2.11 Boreham Landscape Capacity



### 3 NORTH-EAST CHELMSFORD

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#### LOCAL LANDSCAPE CHARACTER CONTEXT

- 3.1 This Study Site is located on the north-west side of the A12, opposite the village of Boreham. It is formed of three adjoining areas of distinct character.
- 3.2 Figure 3.1 illustrates the landscape and visual context of the Study Site. This Study Site has been sub-divided into three Land Parcels; one on land south of the former Boreham Airfield, one adjoining the A12, and a linear parcel to the west of Waltham Road
- 3.3 The two westerly parcels, NECLP7 and 8 lie within the Boreham Farmland Plateau Landscape Character Area (B21), whilst the eastern parcel NECLP9 lies on the north-western edge of the Terling Farmland Plateau LCA (B17), as described by the Chelmsford Landscape Character Assessment 2006 (Chelmsford LCA)
- 3.4 This Technical Note presents the assessment of Land Parcels NECLP7 to NECLP9.

#### BOREHAM FARMLAND PLATEAU LANDSCAPE CHARACTER AREA (B21)

- 3.5 Key characteristics of relevance to this Study Site and the Land Parcels described below, are:
- Irregular field pattern of mainly medium size arable and pastoral fields, marked by hedgerows, banks and ditches.
  - Small woods and copses provide structure and edges in the landscape.
  - Scattered settlement pattern, with frequent small hamlets.
  - A concentration of isolated farmsteads.
  - Network of narrow winding lanes.
- 3.6 The Boreham Farmland Plateau LCA describes the following planning and land management issues of relevance to the Study Site:
- Potential for pollution of the streams, rivers and ditches from fertiliser and pesticide run-off from agricultural fields.
  - Potential for erection of new farm buildings in the open agricultural land, which would be conspicuous on the skyline.
  - Potential residential expansion of villages and towns, which would be conspicuous on the surrounding rural landscape.
  - Increasing traffic on minor roads, especially during rush hour.
  - Potential further decline in condition of field boundaries through further agricultural intensification.
- 3.7 The Boreham Farmland Plateau LCA sensitivities to change include the following sensitive key characteristics and landscape elements:
- Hedgerows, banks and ditches at field boundaries, which are sensitive to changes in land management.

- There is a sense of historic integrity, with a dispersed historic settlement pattern visible in places and occasional historic features such as New Hall and/or Boreham House and historic park/gardens visible within the landscape.
- 3.8 The Boreham Farmland Plateau LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in the Landscape Character Area B21 through seeking to:
  - Conserve - seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.
  - Enhance - seek to improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.
- 3.9 Suggested Planning Guidelines of the Boreham Farmland Plateau LCA of relevance include:
  - Consider the visual impact of new residential development and farm buildings in the surrounding agricultural fields.
  - Ensure any new development is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.
- 3.10 Suggested Land Management Guidelines of relevance include:
  - Conserve and enhance the existing hedgerow pattern and strengthen through planting where appropriate to local landscape character.
  - Conserve and manage areas of ancient and semi-natural woodland as important historical, landscape and nature conservation features.
  - Conserve and manage the ecological structure of woodland, copses and hedges within the character area.
  - Strengthen the recreational role of the water filled sand and gravel pits.
  - Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

## **TERLING LANDSCAPE PLATEAU CHARACTER AREA (B17)**

- 3.11 Key characteristics of relevance to this Study Site and the Land Parcels described below, are:
  - Rolling arable farmland.
  - Irregular pattern of medium to large scale fields.
  - Scattered settlement pattern, with frequent small hamlets, typically with greens and ponds.
  - Network of narrow winding lanes.
  - Mostly tranquil away from the A12 and A131.
- 3.12 The Terling Landscape Plateau LCA describes the following planning and land management issues of relevance to the Study Site:

- Potential for pollution of the streams and ditches from fertiliser and pesticide run-off from agricultural fields.
- Potential for erection of new farm buildings and residential dwellings on the edge of the settlements, which would be conspicuous on the skyline.
- Potential further decline in condition of field boundaries through further agricultural intensification.

3.13 The Terling Landscape Plateau LCA does not separately cite any sensitivities to change.

3.14 The Terling Landscape Plateau LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in the Landscape Character Area B17 through seeking to:

- Conserve - seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.
- Enhance - seek to improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

3.15 Suggested Landscape Planning Guidelines of the Terling Landscape Plateau LCA of relevance include:

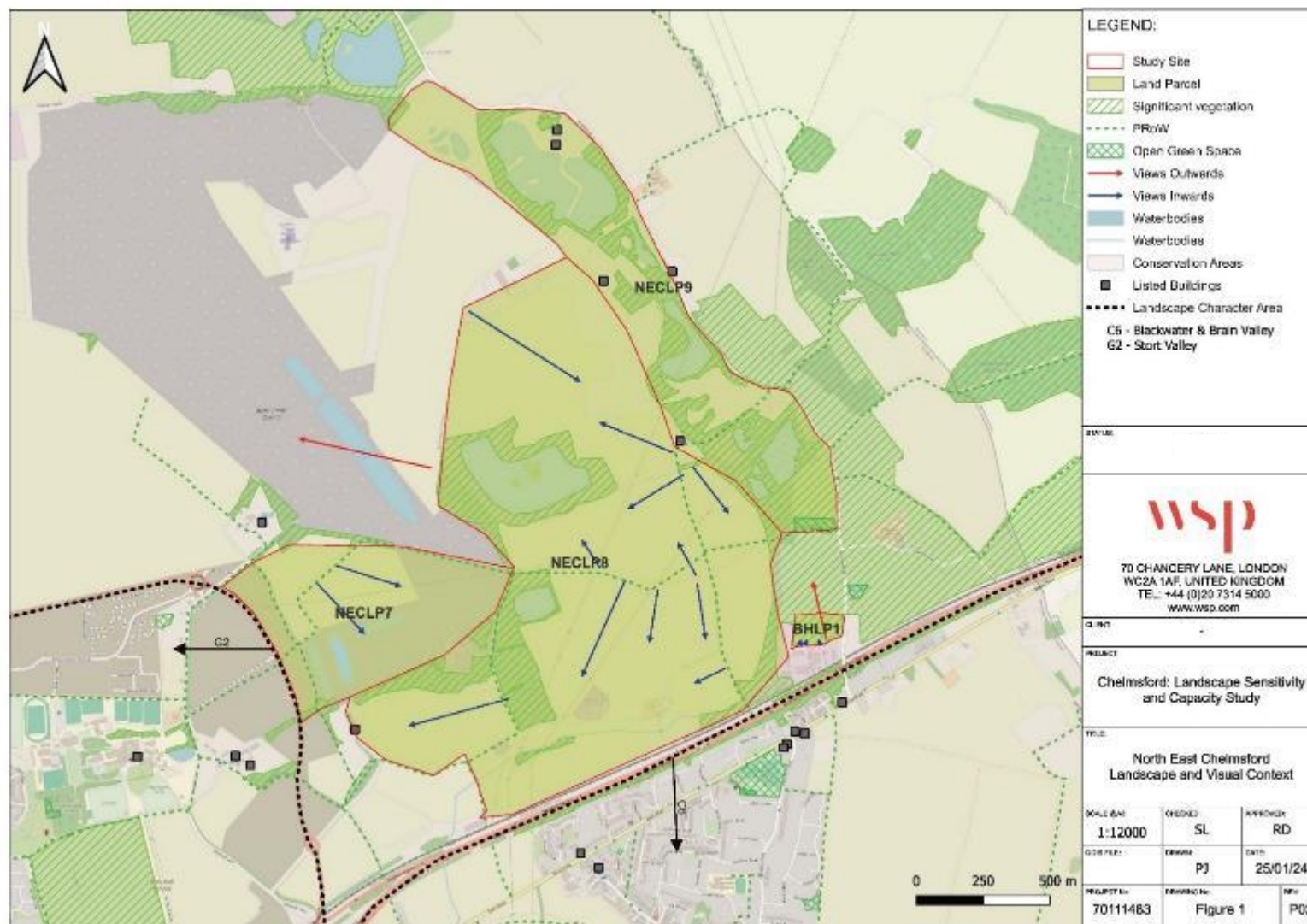
- Ensure that new build is in keeping with landscape character.
- Conserve and enhance the landscape setting of settlements.
- Ensure any new development within the farmland is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.

3.16 Suggested Land Management Guidelines of relevance include:

- Conserve and enhance the existing hedgerow pattern and strengthen through planting where appropriate to local landscape character.
- Conserve and manage areas of semi-natural woodland as important historical, landscape and nature conservation features.
- Conserve and manage the ecological structure of woodland, copses and hedges within the character area.
- Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

3.17 The following sections record the assessment and analysis of the three Land Parcels (NECLP7 – NECLP9) which form the areas surveyed in the North-East Chelmsford Study Site.

**Figure 3.1 North-East Chelmsford Landscape and Visual Context**





## LAND PARCEL NECLP7

3.18 Parcel NECLP7 is located north of the A12, northeast of Springfield, amongst a large area of arable fields. Parcel 7 is set to the west side of the larger site.

**Image 3.1 View into NECLP7 looking north, showing screening to the west of the parcel**



## LOCAL LANDSCAPE CHARACTER DESCRIPTION

3.19 The area forms part of the Terling Farmland Plateau Landscape Character Area (B21), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its irregular field pattern of mainly medium size arable and pastoral fields, marked by hedgerows, banks and ditches, and small woods and copses.

## VISUAL CONTEXT AND CHARACTERISTICS

3.20 An area of medium arable fields and hedgerows, which contains Bulls Lodge Quarry, a sand and gravel producing operation located on an old airfield. The quarry was opened in 1990 and is expected to last until approximately 2030. It rises broadly southeast to northwest 5m, with varying depths within the quarry zone. The Land Parcel NECLP7 is partially enclosed by peripheral woodland and mature hedgerows to the south and west. There are public views across from peripheral public rights of way to the south and east. There are public views across the Land Parcel from the east and south from internal and periphery rights of way (PRoW 213 16&48) and glimpsed views from the Main Road (A12). There is limited visual intrusion from built development, with limited views of the current internal aggregate works from the surrounding fields through hedgerow.



## LANDSCAPE SENSITIVITY TO DEVELOPMENT

3.21 Land Parcel NECLP7 is typical of the character of the wider landscape of this locality, with mature vegetation creating a moderate sense of enclosure, whilst retaining short and medium views north, east, and south. Current development on site opposes the natural character of the landscape. Overall, the NECLP7 is judged to be of high to moderate landscape sensitivity.

## VISUAL SENSITIVITY TO DEVELOPMENT

3.22 The overall visual sensitivity is judged to be moderate, reflecting the location and screening of NECLP7, and the lack of residential visual receptors on its periphery. Development could be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

3.23 Landscape value is judged to be low, reflecting the current land use and the lack of visual receptors into the land parcel. Generally, NECLP7 is of ordinary aesthetic appeal, with detractive elements comprising road noise from the A12 and the lack of valued landscape on the site of the current works, to the north of the land parcel.

**Table 3.1 Overall Sensitivity and Value Summary Table for Land Parcel NECLP7**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate condition.
3 Nature and complexity of landform	Moderate – gently rising landform of 5m from south-east to north-west.
4 Scale and pattern of landscape	Moderate – medium scale landscape with a simple pattern, and additional presence of works.
5 Historic features and sense of time depth	Low – limited presence of historic landscape elements/features, few field boundaries.
6 Presence of natural elements	Moderate – some remaining hedgerows and ditches, particularly to west.
7 Type of existing development	Low – no properties overlooking the Land Parcel.
8 Relationship to settlement edge	Low – Far distance from surrounding settlements. Nearest settlement of Boreham located east of the A12.
Visual Sensitivity	
9 Openness and inter-visibility	Moderate– Semi open aspect, greater towards the north-west, enclosed to the east by substantial peripheral vegetation.

Views available	Moderate – short and medium distance views available from peripheral public rights of way to the south and east.
10 Potential for mitigation	Moderate – reflecting the open aspect of the land, easterly aspect and views from peripheral public rights of way.
<b>Landscape Value</b>	
11 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA B17, but not particularly valued or supported through designation.
12 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition, with periphery vegetation in a mature state with opportunities for conservation and enhancement.
13 Scenic value and aesthetic appeal	Moderate – reasonably attractive countryside typical of the locality, with short and medium distance views of fields to the east, and wooded areas to the south. Contributes to the nature of the LCA.
14 Presence of cultural, historic or nature conservation associations	Moderate – Limited to hedgerows and peripheral woodland. No properties with views through.
15 Recreational opportunities	Moderate – peripheral public rights of way. Used by dog walkers.
16 Levels of tranquillity	Moderate – despite noise intrusion from the A12 and current works, retains a reasonable degree of tranquillity and sense of open countryside.

**Table 3.2 Summary table for Land Parcel NECLP7**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
NECLP7	Low	Moderate	Moderate	Low	Medium-High

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

3.24 Overall, the parcel is judged to be of moderate landscape sensitivity and medium to high capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing hedgerows which border the Land Parcel.

## LAND PARCEL NECLP8

3.25 Parcel NECLP8 is located north of the A12, northeast of Springfield, amongst a large area of arable fields. Parcel 8 is the largest parcel, central of the larger site.

**Image 3.2 View into NECLP8 looking west, showing the open aspect, and field patterns within the landscape**



## LOCAL LANDSCAPE CHARACTER DESCRIPTION

3.26 The area forms a part of the Terling Farmland Plateau Landscape Character Area (B21), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its irregular field pattern of mainly medium size arable and pastoral fields, marked by hedgerows, banks and ditches, and small copses.

## VISUAL CONTEXT AND CHARACTERISTICS

3.27 An area of medium sized arable fields rising broadly south-east to north-west over around 10m. The Land Parcel NECLP8 is an open landscape with small pockets of woodland and mature hedgerows as well as waterbodies to the east of the parcel. There are public views across from peripheral public rights of way as well as internal PRowWs from north to south and east to west. There are limited glimpsed views across the Land Parcel towards the west from a few private properties within NECLP9. There is limited visual intrusion from built development, and generally wider views are screened by a substantial hedgerow on the eastern boundary of NECLP7 and the west of NECLP9.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

3.28 Land Parcel NECLP8 is typical of the character of the wider landscape of this locality, with wide open landscape and some pockets of mature vegetation creating a moderate sense of enclosure, whilst retaining short and medium views to the north, south and glimpsed views to the west. Overall, the NECLP8 is judged to be of high to moderate landscape sensitivity.

## VISUAL SENSITIVITY TO DEVELOPMENT

- 3.29 The overall visual sensitivity is judged to be moderate, reflecting the location and screening of NECLP8, and the presence of recreational visual receptors within the parcel and on its periphery. Development could not effectively be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

- 3.30 Landscape value is judged to be low, reflecting the presence of peripheral public rights of way, and local visual receptors, as well as the commonality of the landscape. Generally, NECLP8 is of ordinary aesthetic appeal, of typical character of the Essex landscape, with detractive elements comprising road noise from the A12 to the south.

**Table 3.3 Overall Sensitivity and Value Summary Table for Land Parcel NECLP8**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – gently rising landform of 10m from south-east to north-west.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with a simple pattern.
5 Historic features and sense of time depth	Low– limited presence of historic landscape elements/features.
6 Presence of natural elements	Moderate – remaining hedgerows and wooded areas.
7 Type of existing development	Moderate – Few properties overlooking the Land Parcel make a contribution to local character.
8 Relationship to settlement edge	Low – Little settlement here.
Visual Sensitivity	
Openness and inter-visibility	Moderate– generally open internal aspect with glimpsed views during wintertime from the A12 to the south of the parcel., enclosed to the north and east by substantial vegetation within periphery land parcels.
Views available	Moderate – short and medium distance views available from internal public rights of way and periphery to the east. Private views from peripheral properties within NECLP9.
Potential for mitigation	Low – reflecting the open aspect of the land, and views from peripheral public rights of way and Main Road.

Landscape Value	
Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA B21, but not particularly valued or supported through designation.
Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong and recognisable character.
Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with short and medium distance views to wooded horizons to the north, and to a lesser degree to the south. Contributes to the landscape context for Chelmsford.
Presence of cultural, historic or nature conservation associations	Low to Moderate – limited to hedgerows and woodland. Few of vernacular properties within NECLP9 set in relatively large plots providing glimpsed views through.
Recreational opportunities	Moderate to High – Internal public rights of way, well-used by dog walkers.
Levels of tranquillity	Moderate – despite noise intrusion from the A12, retains a reasonable degree of tranquillity and sense of open countryside, with the A12 well screened.

**Table 3.4 Summary table for Land Parcel NECLP8**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
NECLP8	Moderate	Moderate	Moderate	Low	Medium-High

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

3.31 Overall, the parcel is judged to be of moderate landscape sensitivity and medium to high capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing trees and woodland which borders the Land Parcel.

## LAND PARCEL NECLP9

3.32 Parcel NECLP9 is located north of the A12, west of Waltham Road, north of Boreham, amongst a large area of arable fields. Parcel 9 is located to the east of the larger site.



**Image 3.3 View into NECLP9 looking west, showing screening and woodland to the east of the parcel**



## **LOCAL LANDSCAPE CHARACTER DESCRIPTION**

- 3.33 The area forms a part of the Terling Farmland Plateau Landscape Character Area (B17), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its irregular field patterns, of mainly medium size arable and pastoral fields, marked by hedgerows, banks and ditches, as well as an abundance of small woods and copses.

## **VISUAL CONTEXT AND CHARACTERISTICS**

- 3.34 A series of arable fields, restored lakes, and boundary woodlands rising broadly south-east to north-west around 6m. The Land Parcel NECLP9 contains and is partially enclosed by peripheral woodland and mature hedgerows to the south, east and north. There are public views across from peripheral public rights of way, including two routes which go directly through the parcel east to west (PRoW 213 17&21) There are longer public and private views across the Land Parcel towards the west, and shorter views from properties central to the land parcel. There are no clear views from Waltham Road to the east of the parcel due to heavy screening from the wooded periphery. There is limited visual intrusion from built development, with far views of the southern edge of the parcel from the A12 which is generally screened by a substantial hedgerow.

## **LANDSCAPE SENSITIVITY TO DEVELOPMENT**

- 3.35 Land Parcel NECLP9 is typical of the character of the wider landscape of this locality, with mature vegetation creating a high sense of enclosure, whilst retaining some short and medium views north, south and west. Overall, the NECLP9 is judged to be of high to moderate landscape sensitivity forming part of the southerly entrance to the wider countryside from the A12.



## VISUAL SENSITIVITY TO DEVELOPMENT

- 3.36 The overall visual sensitivity is judged to be moderate, reflecting the location and orientation of NECLP9, and the presence of mature vegetation screening its periphery. Development could not effectively be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

- 3.37 Landscape value is judged to be low moderate to high, reflecting the presence of well-used peripheral public rights of way, the value of the wooded area and the appeal of the lakes within the land parcel. Generally, NECLP9 is of high aesthetic appeal, in good condition with the detractive element of road noise from the A12 to the south.

**Table 3.5 Overall Sensitivity and Value Summary Table for Land Parcel NECLP9**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – gently rising landform of 6m from south-east to north-west.
4 Scale and pattern of landscape	Moderate – medium scale landscape with a simple pattern, and woodland zone.
5 Historic features and sense of time depth	Moderate – limited presence of historic landscape elements/features.
6 Presence of natural elements	High – remaining hedgerows and ditches, as well as pockets of woodland to the north, east and south
7 Type of existing development	Moderate – few vernacular properties within the Land Parcel with short views into the forested areas, contributing to local character.
8 Relationship to settlement edge	Low – Bordered by fields of similar character and the A12.
Visual Sensitivity	
9 Openness and inter-visibility	Moderate – generally open aspect to the west, enclosed to the east by substantial peripheral vegetation.
10 Views available	High – short and medium distance views available from peripheral and central public rights of way. Views from the western edge to the wooded horizon to the east. Private views from properties within the land parcel.
11 Potential for mitigation	Low – reflecting the open aspect of the land to the west, views from peripheral public rights of way and Waltham Road and the A12, and presence of mature vegetation screening.

Landscape Value	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA B17, but not particularly valued or supported through designation.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong and recognisable character, albeit in a mature state with opportunities for conservation and enhancement.
14 Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with short and medium distance views into woodland, and to arable fields to the west. Contributes to the landscape context of the area.
15 Presence of cultural, historic or nature conservation associations	Moderate to High – limited to hedgerows and peripheral woodland, with opportunity for conservation and enhancement.
16 Recreational opportunities	Moderate to High – peripheral and internal public rights of way, well-used by dog walkers and locals.
17 Levels of tranquillity	Moderate – despite noise intrusion from the A12, retains a reasonable degree of tranquillity and sense of mixed open countryside and enclosed woodland.

**Table 3.6 Summary table for Land Parcel NECLP9**

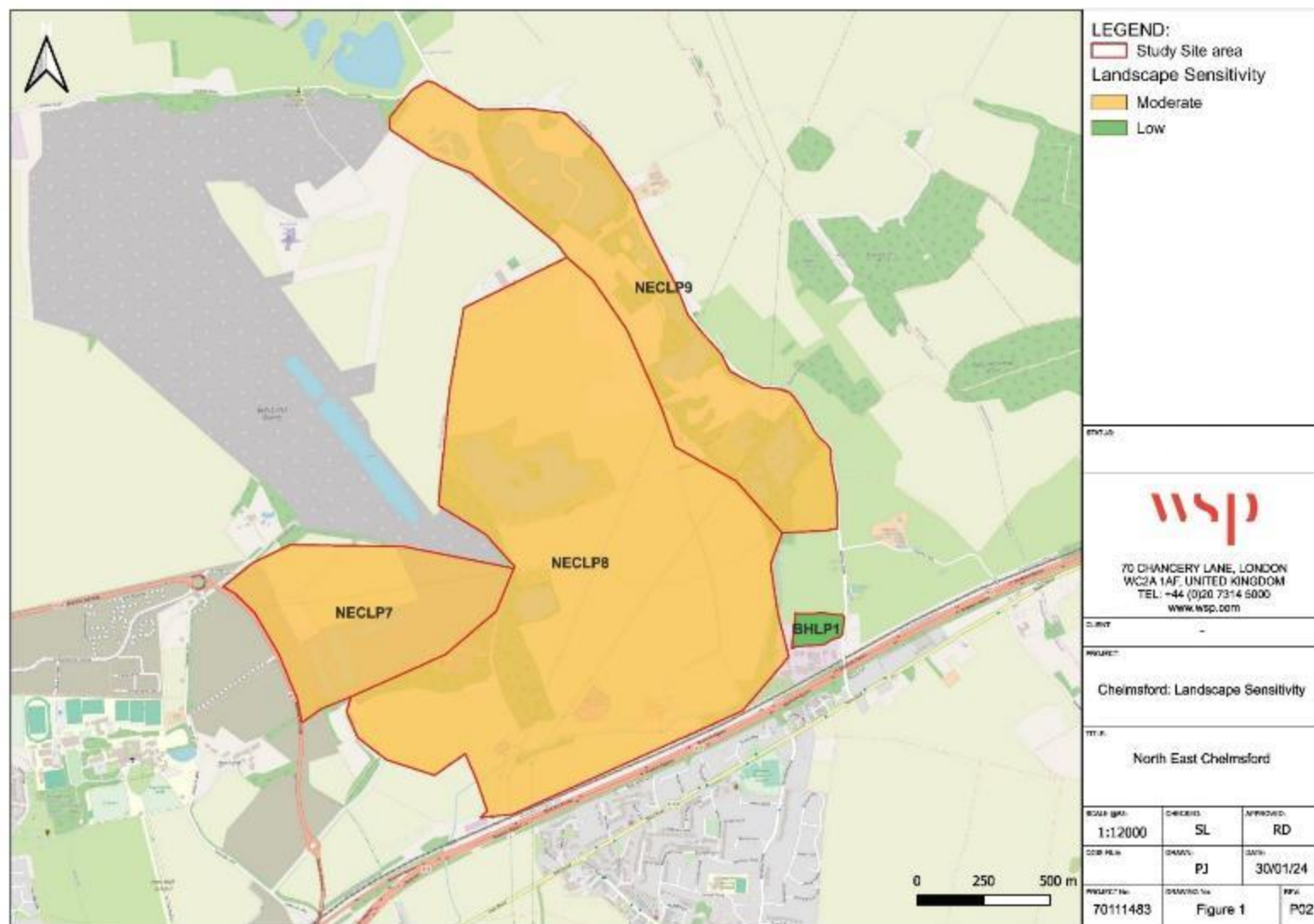
Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
NECLP9	Moderate	Moderate	Moderate	Moderate	Medium

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

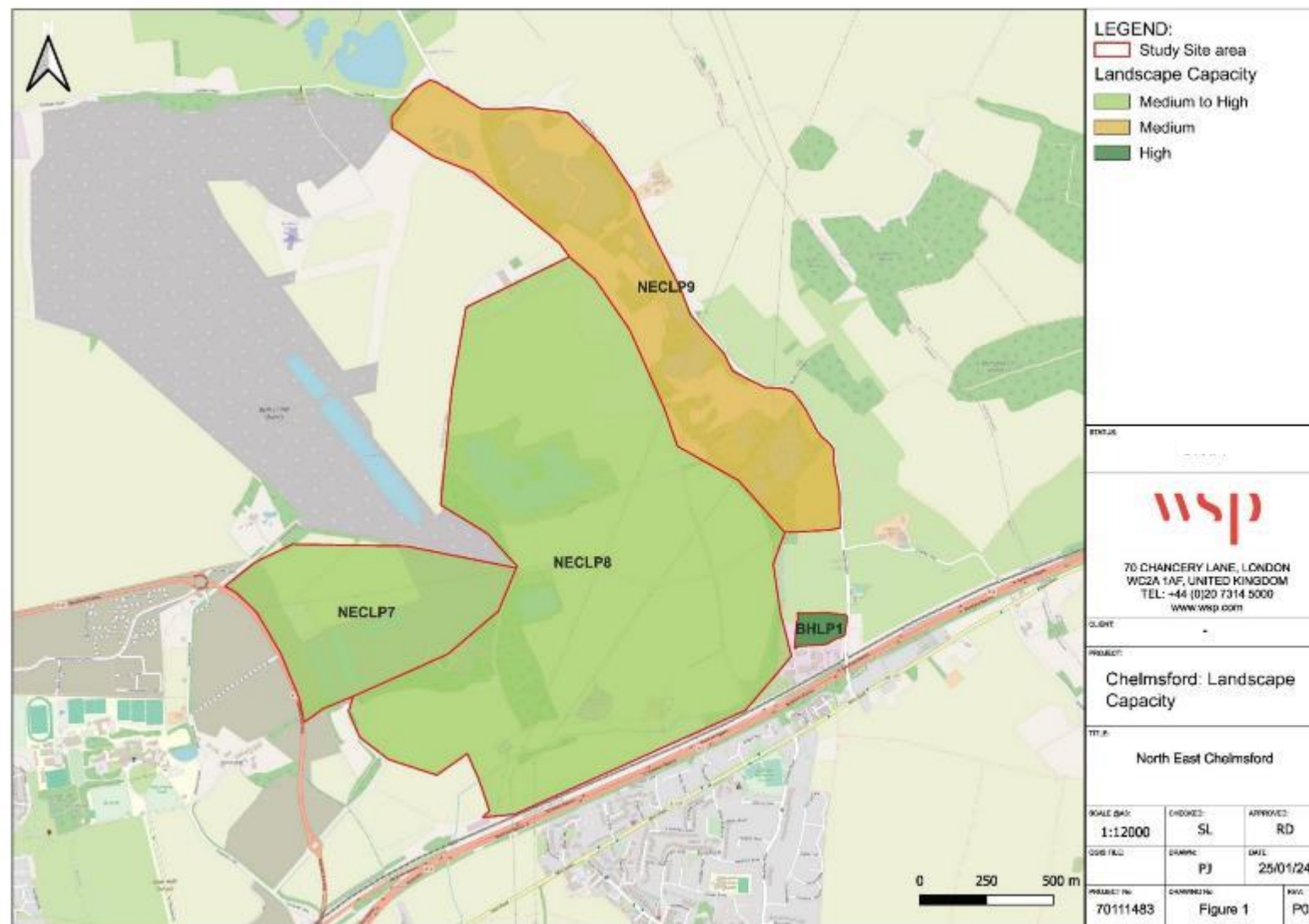
3.38 Overall, the parcel is judged to be of moderate landscape sensitivity and medium capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing hedgerows which border the Land Parcel.

**Figure 3.2 North-East Chelmsford Landscape Sensitivity**



**Figure 3.3 North-East Chelmsford Landscape Capacity**



## 4 CHATHAM GREEN

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### LOCAL LANDSCAPE CHARACTER CONTEXT

- 4.1 This Study Site is associated with the village of Chatham Green and the A131. It divides into two geographically separate areas, one located to the west of the A131 and the other located on the east of the A131. The Study Site lies within three Landscape Character Areas:
- Upper Chelmer River Valley (A6). The south-western portion of CGLP1 lies within A6.
  - Felsted Farmland Plateaus (B16). Most of CGLP1 and all of CGLP2 lie within this LCA, and
  - Terling Farmland Plateau (B17). CGLP3 and CGLP4 lie within B17.
- 4.2 Figure 4.1 illustrates the landscape and visual context of the Study Site. This Study Site has been sub-divided into four Land Parcels; one to the east of the A131, and three to the west of the A131.
- 4.3 This Technical Note presents the assessment of Land Parcels CGLP1 to CGLP4.

### UPPER CHELMER RIVER VALLEY LANDSCAPE CHARACTER AREA (A6)

- 4.4 Few of the key characteristics of this LCA are of relevance to the relatively small section of Land Parcel CGLP1 that sits within it. These are listed below:
- The parcel is part of an arable field, with an open character, but it is barely apparent that it is part of the side of a valley. It is part of a much larger field, most of which is in LCA B16.
- 4.5 It is reasonably tranquil, as it is located away from Great Dunmow, Chelmsford and the A120.
- 4.6 The LCA describes the following planning and land management issues of relevance to the Study Site:
- Potential for pollution of the River Chelmer and its tributaries from fertilizer and pesticide run-off from agricultural valley slopes and floor.
  - Potential residential expansion of villages onto valley slopes, which would be conspicuous on the skyline.
  - Increasing traffic on minor roads, especially during busy tourist periods.
- 4.7 The A6 Upper Chelmer River Valley LCA identifies the following relevant sensitivities to change. The skyline of the valley slopes is visually sensitive, with open and framed cross-valley views and long views along the river corridor potentially affected by new tall or non-screened new development. Views to the valley sides from adjacent Landscape Character Areas are also sensitive. Historic integrity is strong close to CGLP1, with a largely surviving pattern of medieval dispersed settlements, isolated farms, moated sites and small hamlets strung out along linear greens, small historic parklands and a number of churches and local vernacular buildings with timber-frames, bright colour-washed walls and thatched roofs. One of the 23 important wildlife habitats within the LCA, the River Ter SSSI, is located



approximately 1.25 km to the north-east of CGLP1. Overall this character area has relatively high sensitivity to change.

- 4.8 The A6 LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in the Landscape Character Area A6 through seeking to:
- Conserve - seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.
  - Enhance - seek to improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.
- 4.9 Suggested Planning Guidelines of the A6 LCA of relevance include:
- Consider the visual impact of new residential development upon valley sides.
  - Conserve and enhance cross-valley views and characteristic views across and along the valley.
  - Ensure any new development on valley sides is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.
  - Protect and enhance the role of the river valley in providing a network of informal open space and nature conservation sites.
- 4.10 Suggested Land Management Guidelines of relevance include:
- Conserve and enhance the existing hedgerow pattern and strengthen through planting where appropriate to local landscape character.
  - Conserve and manage areas of ancient and semi-natural woodland as important historical, landscape and nature conservation features.
  - Conserve and manage the ecological structure of woodland, copses and hedges within the character area.
  - Strengthen the recreational role of the woodland resource.
  - Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.
  - Conserve and enhance the green 'natural' character of the river valley through appropriate management of wildlife habitats.

## **FELSTED FARMLAND PLATEAU LANDSCAPE CHARACTER AREA (B16)**

- 4.11 The following key characteristics of this LCA are of relevance to the land parcels in this area:
- Gently undulating farmland.
  - Network of narrow, winding lanes.
  - Many small woods and copses provide structure and edges in the landscape.
  - The farmland is predominantly arable with field boundaries delineated by fragmented hedgerow.



4.12 The LCA describes the following planning and land management issues of relevance to the Study Site:

- Potential for pollution of the streams and ditches from fertiliser and pesticide run-off from agricultural fields.
- Potential for erection of new farm buildings and residential dwellings on the edge of the settlements, which would be conspicuous on the skyline.
- Potential further decline in condition of field boundaries through further agricultural intensification.
- Increased traffic on the minor roads.

4.13 The B16 Felstead Farmland Plateau LCA identifies no sensitivities to change.

4.14 The B16 LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in the Landscape Character Area A6 through seeking to:

- Conserve - seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.
- Enhance - seek to improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

4.15 Suggested Planning Guidelines of the B16 LCA of relevance include:

- Ensure that new build is in keeping with landscape character.
- Conserve and enhance the landscape setting of settlements.
- Maintain cross-valley views and characteristic views across and along the valley.
- Ensure any new development on valley sides is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.

4.16 Suggested Land Management Guidelines of relevance include:

- Conserve and enhance the existing hedgerow pattern and strengthen through planting where appropriate to local landscape character.
- Conserve and manage areas of semi-natural woodland as important landscape and nature conservation features.
- Conserve and manage the ecological structure of hedges within the character area.
- Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

## **TERLING FARMLAND PLATEAU LANDSCAPE CHARACTER AREA (B17)**

4.17 The following key characteristics of this LCA are of relevance to the land parcels in this area:

- Rolling arable farmland.
- Irregular pattern of medium to large scale fields.

- Scattered settlement pattern, with frequent small hamlets, typically with greens and ponds.
- Network of narrow winding lanes.
- Mostly tranquil away from the A12 and A131.

4.18 The LCA describes the following planning and land management issues of relevance to the Study Site:

- Potential for pollution of the streams and ditches from fertiliser and pesticide run-off from agricultural fields.
- Potential for erection of new farm buildings and residential dwellings on the edge of the settlements, which would be conspicuous on the skyline.
- Potential further decline in condition of field boundaries through further agricultural intensification.

4.19 The B17 Terling Farmland Plateau LCA identifies no sensitivities to change.

4.20 The B17 LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in the Landscape Character Area A6 through seeking to:

- Conserve - seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.
- Enhance - seek to improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

4.21 Suggested Planning Guidelines of the B17 LCA of relevance include:

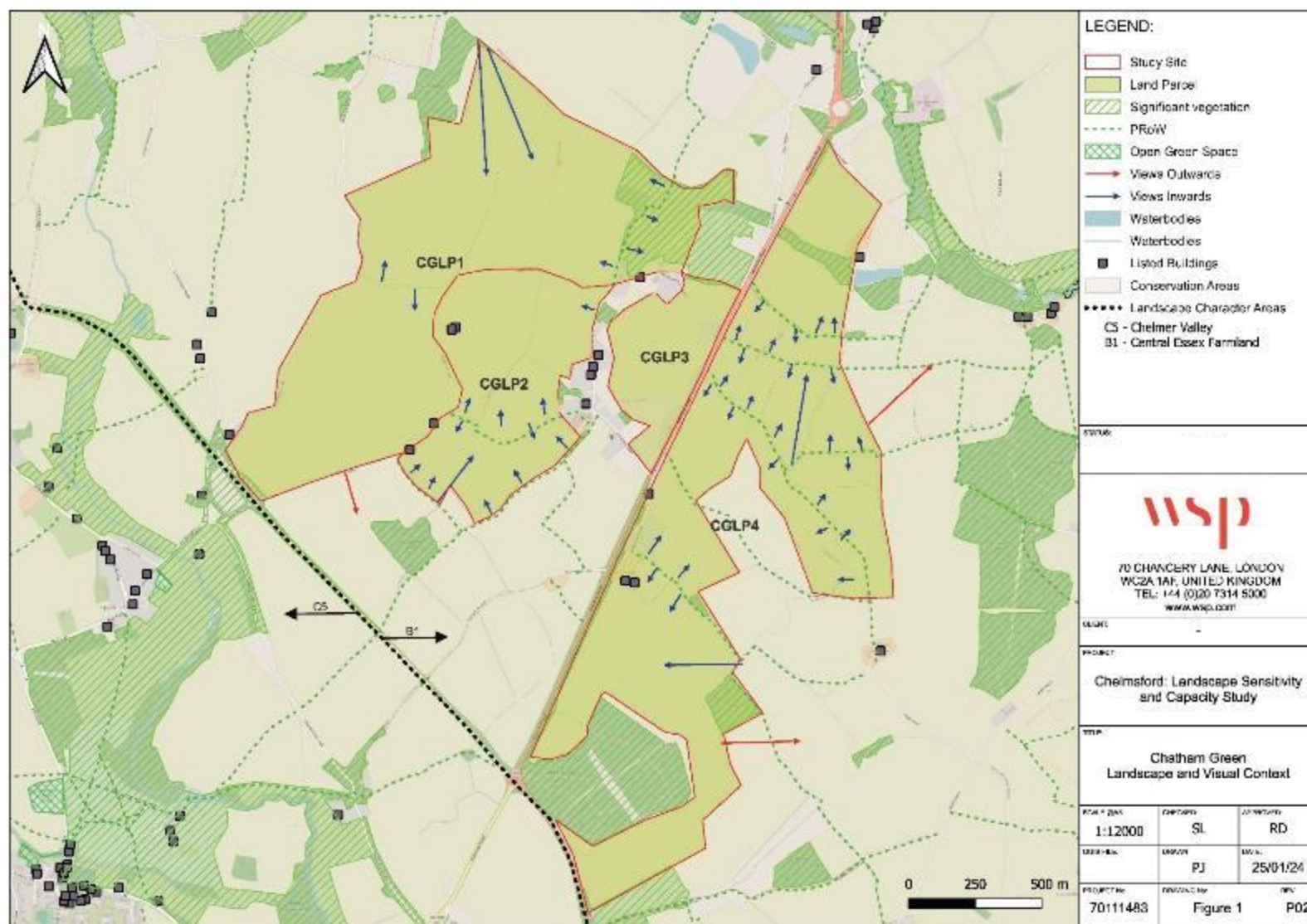
- Conserve and enhance the landscape setting of settlements.
- Ensure any new development within the farmland is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.

4.22 Suggested Land Management Guidelines of relevance include:

- Conserve and enhance the existing hedgerow pattern and strengthen through planting where appropriate to local landscape character.
- Conserve and manage areas of semi-natural woodland as important historical, landscape and nature conservation features.
- Conserve and manage the ecological structure of woodland, copses and hedges within the character area.

4.23 The following sections record the assessment and analysis of the four Land Parcels (CGLP1 to CGLP4) which form the additional areas surveyed in the Chatham Green Study Site.

Figure 4.1 Chatham Green Landscape and Visual Context



## LAND PARCEL CGLP1

- 4.24 The land parcel CGLP1 is located north-west of the A131 Braintree Road, west of Chatham Green. Land parcel 1 is the largest parcel to the west of the A131, spanning from the B1008 across to Chatham Green village.

**Image 4.1 View north into the eastern part of CGLP1, showing the typical land use**



## LOCAL LANDSCAPE CHARACTER DESCRIPTION

- 4.25 The southern section of this area forms a part of the Upper Chelmer River Valley Landscape Character Area (A6), as defined by the Chelmsford LCA, whilst the larger northern part of the parcel forms part of the Felsted Farmland Plateau LCA (B16).
- 4.26 It has typical characteristics in common with the A6 LCA such as its arable valley sides with a fairly open character. Small linear settlements occupy the upper valley sides or straggle down to a few bridging points. It has a rolling landform, being one of several large-scale fields and has a medium presence of hedgerow trees and pockets of woodland.
- 4.27 Similar characteristics apply to the B16 LCA, including gently undulating farmland, within a network of narrow winding lanes. Small woods and copses provide structure and edges in the landscape, and the farmland is arable, with fragmented hedgerows delineating the field boundaries.

## VISUAL CONTEXT AND CHARACTERISTICS

- 4.28 The arable field is flat, at 55 to 60 metres above sea level. There are public views across from peripheral public rights of way, including the PRoW 221 and 225 running east to west of the site. The land parcel has public and private views across the Land Parcel towards the west from properties within Chatham Green village. From the main road A131, there are glimpses through the treeline but views are reduced, as the CGLP2 is located in between. There is limited visual intrusion from built development, with glimpsed views of the A131 which is generally screened by a substantial hedgerow and treeline.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

- 4.29 Land Parcel CGLP1 is not highly typical of the character of the wider landscape of this locality, as it consists of wider, more open landscape, with medium views in all directions. Overall the CGLP1 is judged to be of high landscape sensitivity.



## VISUAL SENSITIVITY TO DEVELOPMENT

- 4.30 The overall visual sensitivity is judged to be high, reflecting the location and orientation of CGLP1, and the low presence of residential and recreational visual receptors on its periphery. Development could not effectively be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

- 4.31 Landscape value is judged to be moderate, reflecting the presence of well-used peripheral public rights of way, visual receptors along Main Road and from users of Main Road and PRoW. Generally, CGLP1 is of high aesthetic appeal, in good condition with detractive elements comprising road noise from the A131.

**Table 4.1 Overall Sensitivity and Value Summary Table for Land Parcel CGLP1**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character of B16 rather than A6.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – gently rising landform of 10m from south to north-west.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with a simple pattern.
5 Historic features and sense of time depth	Moderate – limited presence of historic landscape elements/features, some vernacular properties within centre of village
6 Presence of natural elements	Moderate to high – remaining hedgerows and treelines, particularly to the south.
7 Type of existing development	Moderate – few fringing vernacular properties overlooking the Land Parcel make a moderate contribution to local character.
8 Relationship to settlement edge	Low – Remote location with few properties, away from Chelmsford.
Visual Sensitivity	
9 Openness and inter-visibility	Moderate to High – generally open aspect, enclosed to the west by substantial peripheral vegetation.
10 Views available	High – medium distance views available from internal and peripheral public rights of way. Private views from peripheral properties.
11 Potential for mitigation	Moderate – reflecting the semi open aspect of the land, with field boundaries providing screening from visual receptors from main road and public footpaths.



Landscape Value	
12 Distinctiveness of character	Moderate – landscape elements/features that are more typical of character at scale of LCA B16 than of A6.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong and recognisable character, albeit in a mature state with opportunities for conservation and enhancement.
14 Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with short and medium distance views across arable fields in directions away from A131.
15 Presence of cultural, historic or nature conservation associations	Moderate to High – limited to hedgerows and peripheral woodland. Few vernacular properties along Hyde Hall Lane, Little Green Road and Chatham Hall Lane to the west are set in relatively large plots providing glimpsed views through, which have a visual relationship with the landscape to the east, closer to the A131.
16 Recreational opportunities	Moderate to High – peripheral and internal public rights of way, used by walkers.
17 Levels of tranquillity	Moderate to high – despite some noise intrusion from the A131 and to a lesser degree the B1008, the parcel retains a high degree of tranquillity and sense of open countryside, with small development areas reasonably well screened.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

4.32 Overall the parcel is judged to be of high landscape sensitivity and low to medium capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing hedgerows which border the Land Parcel.

**Table 4.2 Summary table for Land Parcel CGLP1**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
CGLP1	Moderate	High	High	Moderate	Low - Medium

## LAND PARCEL CGLP2

### Land Parcel Location

4.33 CGLP2 is located to the north-west of the A131 Braintree Road, west of Chatham Green. Parcel 2 is the second smallest of the parcel which covers the land to the west of Chatham Green village, overlooked by properties of the village.

**Image 4.2** View north into the eastern part of CGLP2, showing the typical arable land use



## **LOCAL LANDSCAPE CHARACTER DESCRIPTION**

- 4.34 The land parcel forms a part of the Felstead Farmland Plateau Landscape Character Area (B16), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its gently undulating farmland, within a network of narrow winding lanes. Small woods and copses provide structure and edges in the landscape, and the farmland is arable, with fragmented hedgerows delineating the field boundaries. The settlement of Chatham Green sits on the eastern boundary of the land parcel.

## **VISUAL CONTEXT AND CHARACTERISTICS**

- 4.35 Arable fields remain relatively flat, with a 2m difference across the parcel, at 57 to 59 metres above sea level. The land parcel sits west of the A131, with the village of Chatham Green and the CGLP3 in between. The land parcel has medium to long views from the periphery PRow 225 as well as public and private views across the Land Parcel towards the west from properties within Chatham Green village. These properties have views directly onto the land parcel. From the main road A131, there are glimpses but little view through the treeline. There is limited visual intrusion from built development, with glimpsed views of the A131 which is generally screened by a substantial hedgerow and treeline.

## **LANDSCAPE SENSITIVITY TO DEVELOPMENT**

- 4.36 Land Parcel CGLP2 is highly typical of the character of the wider landscape of this locality, as it consists of open and arable landscape, with medium views in all directions. Overall, the CGLP2 is judged to be of high landscape sensitivity.

## **VISUAL SENSITIVITY TO DEVELOPMENT**

- 4.37 The overall visual sensitivity is judged to be high, reflecting the location and wide views across CGLP2, and the presence of residential and recreational visual receptors on its eastern periphery. Development could not effectively be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

- 4.38 Landscape value is judged to be moderate, reflecting the presence of well-used peripheral public rights of way, visual receptors along Main Road and the quality of the landscape and treeline. Generally, CGLP2 is of high aesthetic appeal, in good condition with detractive elements comprising road noise from the A131.

**Table 4.3 Overall Sensitivity and Value Summary Table for Land Parcel CGLP2**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in good condition.
3 Nature and complexity of landform	Moderate – relatively flat landform with hedgerow field boundaries.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with a simple field pattern.
5 Historic features and sense of time depth	Moderate – limited presence of historic landscape elements/features, some vernacular properties within Chatham Green village
6 Presence of natural elements	Moderate to high – remaining hedgerows and treelines
7 Type of existing development	Moderate – few fringing vernacular properties overlooking the Land Parcels make a high contribution to local character.
8 Relationship to settlement edge	Moderate – Remote location with few properties, but clear visual relationship between the two.
Visual Sensitivity	
9 Openness and inter-visibility	Moderate to High – generally open aspect, enclosed to the east and south by peripheral vegetation which follows main roads.
10 Views available	High –long and medium distance views available from internal and peripheral public rights of way. Private views from peripheral properties.
11 Potential for mitigation	Low – reflecting the open aspect of the land, receptors, and the relatively high tranquillity levels.
Landscape Value	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of LCA B16.
13 Quality and condition of elements and features	High – landscape elements/features are of high quality and condition with strong and recognisable character, albeit in a mature state with opportunities for conservation and enhancement.

14 Scenic value and aesthetic appeal	High – attractive countryside typical of the locality, with long and medium distance views across arable fields in directions away from A131.
15 Presence of cultural, historic or nature conservation associations	Moderate to High – limited to hedgerows and peripheral woodland, as well as few vernacular properties along Main Road set in relatively large plots providing glimpsed views through. These have a visual relationship with the landscape which is a key character of Chatham Green.
16 Recreational opportunities	Moderate to High – peripheral public rights of way, well-used by walkers.
17 Levels of tranquillity	Moderate to High – despite some noise intrusion from the A131, retains a reasonable degree of tranquillity and sense of open countryside, with addition of quaint, small development areas.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

4.39 Overall the parcel is judged to be of high landscape sensitivity and low to medium capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing hedgerows which border the Land Parcel.

**Table 4.4 Summary table for Land Parcel CGLP2**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
CGLP2	Moderate	High	High	Moderate	Low - Medium

### LAND PARCEL CGLP3

4.40 CGLP3 is located to the north-west of the A131 Braintree Road, west of Chatham Green. Parcel 3 is the smallest of the parcels which covers the land to the east of Chatham Green village, overlooked by properties of the village.

**Image 4.3 View into the northern part of CGLP3, showing the main road and vernacular properties.**



## LOCAL LANDSCAPE CHARACTER DESCRIPTION

- 4.41 The whole Land Parcel forms a part of the B17 Terling Farmland Plateau LCA (B17).
- 4.42 It has typical characteristics in common with the B17 LCA such as its arable valley sides with a fairly open character. Small linear settlements occupy the upper valley sides or straggle down to a few bridging points. The village of Chatham Green sits directly to the west of the land parcel and has a strong visual relationship to the land parcel, with long views from periphery properties. It has a rolling landform, being one of several large-scale fields and has a medium presence of hedgerow trees and pockets of woodland.

## VISUAL CONTEXT AND CHARACTERISTICS

- 4.43 Arable field with a level change of 6m from northeast to southwest 52 to 58 metres above sea level. The Land Parcel is partially enclosed by peripheral woodland and mature hedgerows to the southeast where it meets the A131. There are public views across from Whitbread Farm Lane which runs east to west of the site, as well as private views across the Land Parcel towards the east and south from properties within Chatham Green village. From the main road A131, there are glimpses but little view through the treeline. There is limited visual intrusion from built development, with glimpsed views of the A131 which is generally screened by a substantial hedgerow and treeline.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

- 4.44 Land Parcel CGLP3 is not highly typical of the character of the wider landscape of this locality, as it consists of wider, more open landscape, with medium views in all directions beside towards the centre of the village. Overall, the CGLP3 is judged to be of moderate landscape sensitivity. The land parcel is a spatial continuation of Chatham Green village.

## VISUAL SENSITIVITY TO DEVELOPMENT

- 4.45 The overall visual sensitivity is judged to be moderate, reflecting the location and size of CGLP3, and the presence of residential and recreational visual receptors on its periphery. Development could not be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

- 4.46 Landscape value is judged to be moderate, reflecting the presence of well-used peripheral public rights of way, few visual receptors along Whitbreads Farm Lane and from periphery properties. Generally, CGLP3 is of high aesthetic appeal, in good condition with detractive elements comprising road noise from the A131.

**Table 4.5 Overall Sensitivity and Value Summary Table for Land Parcel CGLP3**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – some presence of landscape elements/features that are representative of typical character.



2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – gently rising landform of 6m from north to south
4 Scale and pattern of landscape	Moderate – medium scale landscape with a simple pattern.
5 Historic features and sense of time depth	Moderate – limited presence of historic landscape elements/features, some vernacular properties within village
6 Presence of natural elements	Moderate to high – remaining hedgerows and treelines.
7 Type of existing development	Moderate – few fringing vernacular properties overlooking the Land Parcels make a moderate contribution to local character.
8 Relationship to settlement edge	Moderate – Remote location with some properties, away from central Chelmsford. Higher relationship with Chatham Green Village
<b>Visual Sensitivity</b>	
9 Openness and inter-visibility	Moderate – mixed open and enclosed aspect, enclosed to the east by substantial peripheral vegetation, wider views to the south and northwest away from the A131 and the village.
10 Views available	Moderate – short and medium distance views available from peripheral public rights of way. Private views from peripheral properties.
11 Potential for mitigation	Moderate – reflecting the semi open aspect of the land, with field boundaries providing screening from visual receptors from main roads.
<b>Landscape Value</b>	
12 Distinctiveness of character	Moderate – some landscape elements/features that are typical of character at scale of LCA B17.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong and recognisable character, albeit in a mature state with opportunities for conservation and enhancement.
14 Scenic value and aesthetic appeal	Moderate – reasonably attractive countryside typical of the locality, with short and medium distance views across arable fields in directions away from A131. A131 is detractive element to tranquillity
15 Presence of cultural, historic or nature conservation associations	Moderate – limited to hedgerows and few vernacular properties along Main Road set in relatively large plots providing glimpsed views through to the east, which have a visual relationship with the landscape to Chatham Green village
16 Recreational opportunities	Moderate– peripheral quiet lanes, no internal footpaths.
17 Levels of tranquillity	Moderate – despite noise intrusion from the A131, retains a reasonable degree of tranquillity, with small development areas.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

4.47 Overall the parcel is judged to be of moderate landscape sensitivity and medium capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing hedgerows which border the Land Parcel.

**Table 4.6 Summary table for Land Parcel CGLP3**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
CGLP3	Low	Moderate	Moderate	Moderate	Medium

### LAND PARCEL CGLP4

4.48 CGLP4 is located to the south-east of the A131 Braintree Road, east of Chatham Green. Parcel 4 is the largest of the parcels which covers all land to the east of the main road, a series of arable fields.

**Image 4.4 View of land to the south-east of the A131 Braintree Road, facing south at Great Stonage Farm**



### LOCAL LANDSCAPE CHARACTER DESCRIPTION

4.49 The whole Land Parcel forms a part of the B17 Terling Farmland Plateau LCA (B17).

4.50 It has typical characteristics in common with the B17 LCA such as its arable valley sides with a fairly open character. Small linear settlements occupy an area to the west of the site along bordering the A131. It has a rolling landform, being one of several large-scale fields and has a medium presence of hedgerow trees and larger pockets of woodland.

### VISUAL CONTEXT AND CHARACTERISTICS

4.51 Arable fields rise from north to southwest, at 45 to 59 metres above sea level. The Land Parcel is to the east of the A131, partially enclosed by peripheral woodland and mature hedgerows to the south, east and north and the road to the west. There are public views across from peripheral public rights of way, including the PRoW 221 and 225 running east to

west of the site. From the main road A131, there are glimpses but little view through the treeline. There is limited visual intrusion from built development, with glimpsed views of the A131 which is generally screened by a substantial hedgerow and treeline. Settlement here is also very minor.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

- 4.52 Land Parcel CGLP4 is typical of the character of the wider landscape of this locality, as it consists of open landscape of rolling arable farmland, with medium views in all directions. Overall, the CGLP4 is judged to be of high landscape sensitivity.

## VISUAL SENSITIVITY TO DEVELOPMENT

- 4.53 The overall visual sensitivity is judged to be high, reflecting the location and the medium views over the very undeveloped landscape of CGLP4, and the high presence of recreational visual receptors on its many periphery and internal PROWs. Development could not effectively be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

- 4.54 Landscape value is judged to be moderate, reflecting the presence of well-used public rights of way, and the quality of the land and woodland pockets. Generally, CGLP4 is of high aesthetic appeal, in good condition with detractive elements comprising road noise from the A131 in some areas of the land parcel.

**Table 4.7 Overall Sensitivity and Value Summary Table for Land Parcel GLP4**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – rising landform of 14m from north to south.
4 Scale and pattern of landscape	High – large scale landscape with a simple field pattern with woodland pockets.
5 Historic features and sense of time depth	Moderate – limited presence of historic landscape elements/features, few vernacular properties along the A131
6 Presence of natural elements	Moderate to high – remaining hedgerows and treelines, as well as mixed field types and pockets of woodland, with opportunity for enhancement or conservation.
7 Type of existing development	Low – few fringing vernacular properties overlooking the Land Parcels to the west.

8 Relationship to settlement edge	Low – Remote location with few properties, away from Chelmsford.
<b>Visual Sensitivity</b>	
9 Openness and inter-visibility	High – generally open aspect, enclosed to the north and west by substantial peripheral vegetation.
10 Views available	High –long distance views available from internal and peripheral public rights of way. Few private views from peripheral properties.
11 Potential for mitigation	Low – reflecting the open aspect of the land, with few field boundaries providing sufficient screening from visual receptors along public footpaths.
<b>Landscape Value</b>	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA B17.
13 Quality and condition of elements and features	Moderate to high – landscape elements/features are of high quality and condition with strong and recognisable character, albeit in a mature state with opportunities for conservation and enhancement.
14 Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with short and medium distance views across arable fields in directions away from A131.
15 Presence of cultural, historic or nature conservation associations	Moderate to High – limited to hedgerows and pockets of woodland. Very few properties close to A131 providing glimpsed views through, which have a visual relationship with the landscape to the west east.
16 Recreational opportunities	Moderate to High – relatively tranquil surroundings with long views. peripheral and internal public rights of way, well-used.
17 Levels of tranquillity	High – despite noise intrusion from the A131, retains a reasonable degree of tranquillity and sense of open countryside.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

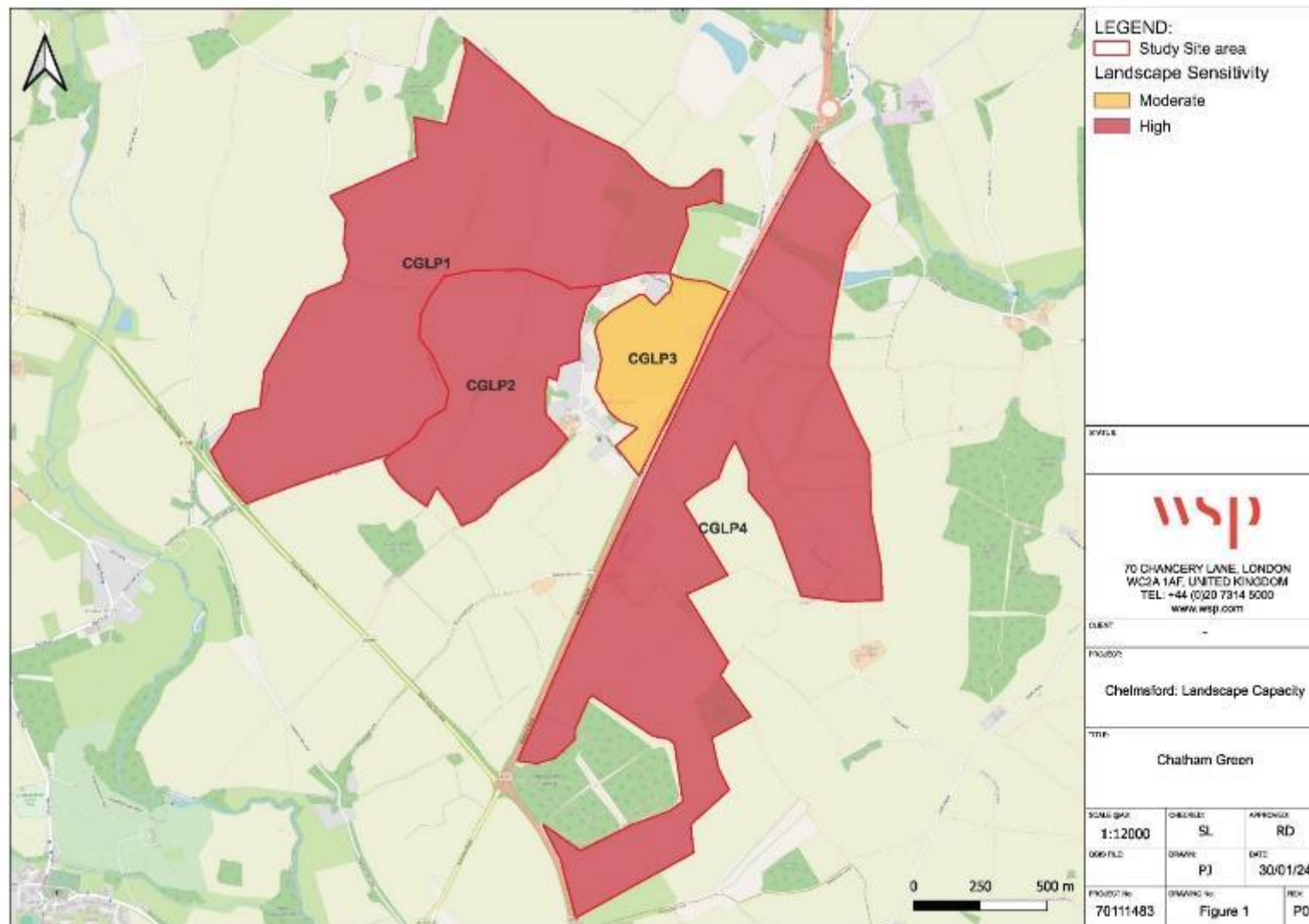
4.55 Overall, the parcel is judged to be of high landscape sensitivity and low to medium capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing woodland with potential conservation.

**Table 4.8 Summary table for Land Parcel CGLP4**

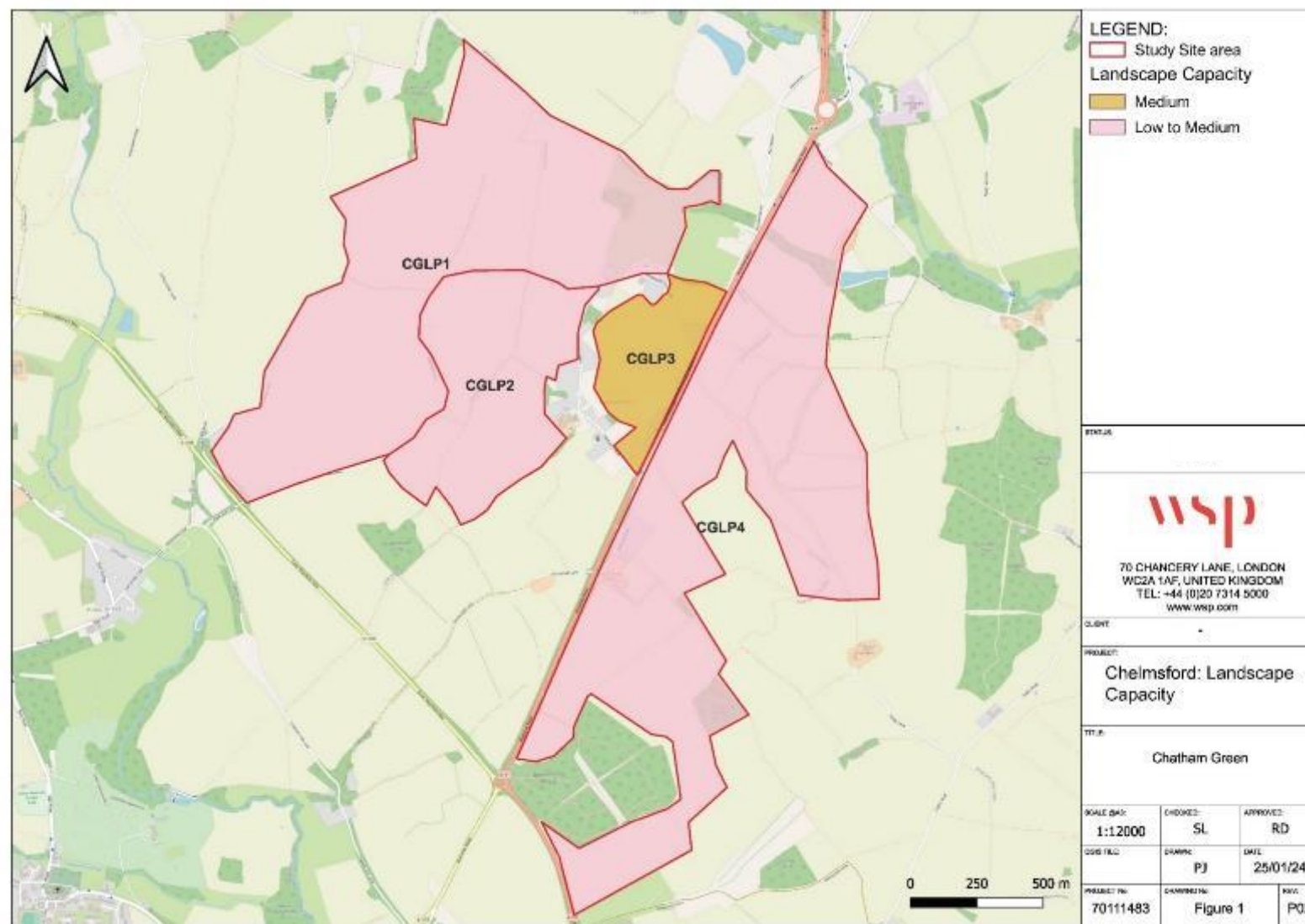
Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
CGLP4	Moderate	High	High	Moderate	Low - Medium

**Figure 4.2 Chatham Green Landscape Sensitivity**





**Figure 4.3 Chatham Green Landscape Capacity**



## 5 BICKNACRE

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### LOCAL LANDSCAPE CHARACTER CONTEXT

- 5.1 This Study Site is associated with the village of Bicknacre. It divides into three geographically separate areas, one located to the north of the village and the others located on the eastern edges of village. The entire Study Site lies within the Woodham Wooded farmland (F6) as described by the Chelmsford LCA 2006 (Chelmsford LCA).
- 5.2 Figure 5.1 illustrates the landscape and visual context of the Study Site. This Study Site has been sub-divided into 5; one to the north, one to the east, and three smaller parcels to the north-east of the village.
- 5.3 This Technical Note presents the assessment of Land Parcels BKLP5 to BKLP9.

### WOODHAM WOODED FARMLAND LANDSCAPE CHARACTER AREA (F6)

- 5.4 Key characteristics of relevance to this Study Site and the Land Parcels described below, are:
- Sands and gravels over London Clay
  - Broad wooded east-west ridge descending from Danbury.
  - Distinctive small, rounded hills visible where ridge has eroded in south-east.
  - Open landscape of arable farmland framed by woodland and hedgerows on the lower ground.
  - Enclosed to semi-enclosed commons, small irregular fields and pasture on the wooded ridge.
- 5.5 The LCA describes the following planning and land management issues of relevance to the Study Site:
- Pressure of increased traffic on rural and minor lanes.
  - Potential visually intrusive development along the A414.
  - Potential for visually intrusive expansion to the settlement edges of Maldon.
  - Potential for visually intrusive development of new farm buildings.
- 5.6 The F6 LCA identifies the following sensitivities to change:
- Sensitive key characteristics and landscape elements within this character area include the wooded, east-west ridge, tree-lined road, lanes and tracks, tree-enclosed fields and many dispersed fragments of ancient oak-hornbeam woodland, all of which are sensitive to changes in land management.
  - The network of quiet rural lanes (including lining hedge-banks and hedgerows) is also sensitive to change, or increased traffic associated with new development.
  - There is a relatively strong sense of historic integrity, resulting from a dispersed settlement pattern (with nucleation at Bicknacre), enclosed meadows within river valleys

and a considerable degree of co-axiality within fields (on a local scale, usually relating directly to the immediate topography).

- Overall, this character area has relatively high sensitivity to change.

5.7 The F6 LCA Landscape Strategy Objectives seek to:

- Conserve – by protecting and enhancing positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.
- Enhance – by improving the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

5.8 Suggested Planning Guidelines of the F6 Woodham Wooded Farmland LCA of relevance include:

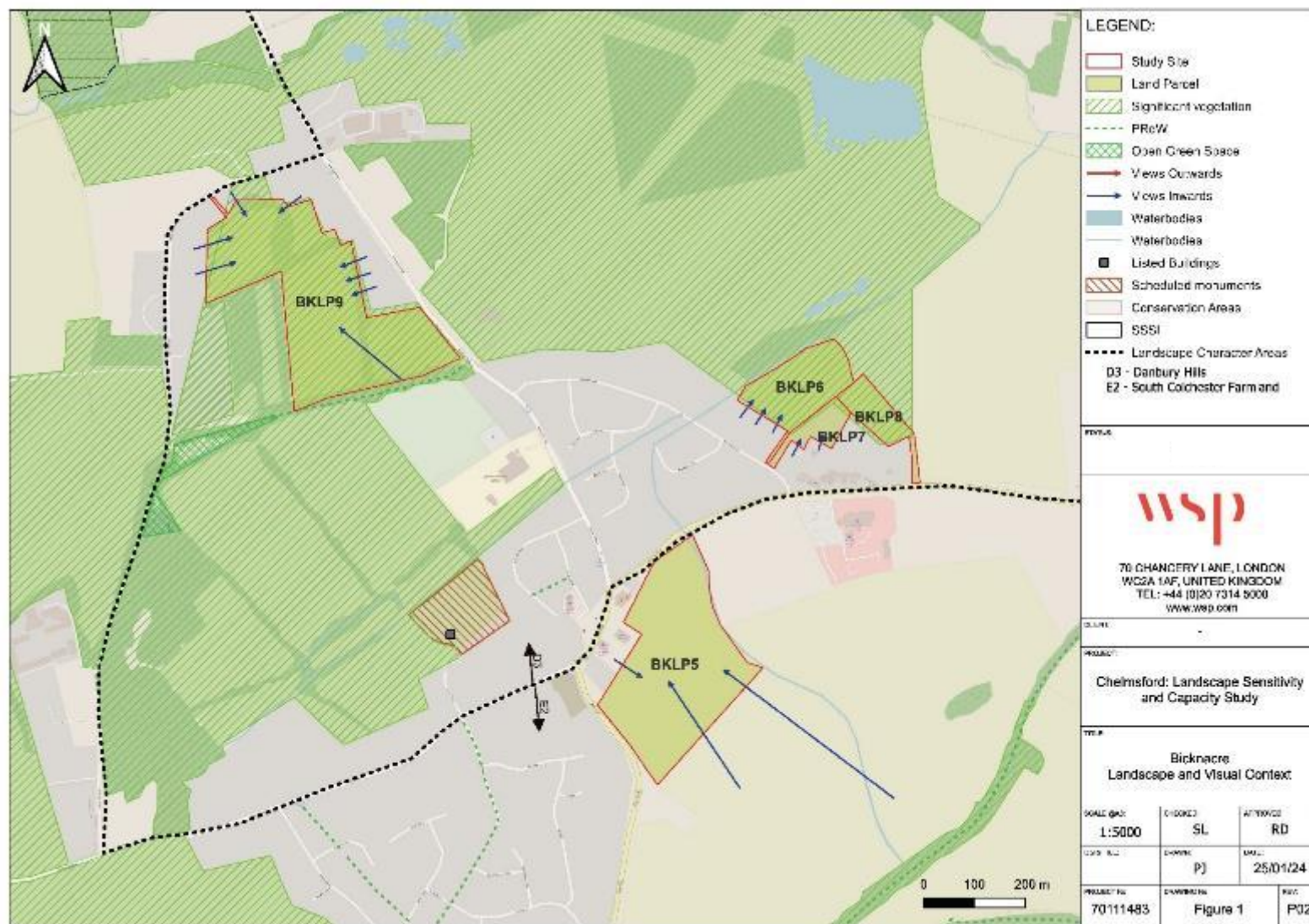
- Conserve the mostly rural character of the area.
- Ensure that any new development responds to historic settlement pattern and uses materials which are appropriate to the local landscape character. Such development should be well integrated within the surrounding landscape.
- Ensure that new farm buildings are sensitively designed and located within the landscape to accord with existing character.

5.9 Suggested Land Management Guidelines of relevance include:

- Conserve and restore the existing hedgerow network where gappy and depleted especially on property boundaries or on field margins.
- Conserve, manage and enhance areas of semi natural and ancient woodland as important heritage, nature conservation and landscape features.
- Conserve historic lanes and unimproved roadside verges.
- Introduce arable field margins to ensure that the roots of mature trees within hedgerows are not disturbed by ploughing.
- Introduce a planting management programme to ensure future trees within field hedgerow boundaries will succeed mature trees.

5.10 The following sections record the assessment and analysis of the five Land Parcels (BKLP5 to BKLP9) which form the additional areas surveyed in the Bicknacre Study Site.

**Figure 5.1 Bicknacre Landscape and Visual Context**





## LAND PARCEL BKLP5

- 5.11 BKLP5 is located to the east of Bicknacre village, bordering Main Road and White Elm Road. Parcel 5 is the second largest of the parcels. It is an arable field overlooked by village properties.

**Image 5.1 View across land parcel 5, south towards the arable field and bordering treeline.**



## LOCAL LANDSCAPE CHARACTER DESCRIPTION

- 5.12 The area forms a part of the Woodham Wooded Farmland Landscape Character Area (F6), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its relatively open medium-to-large scale arable farmland, with gappy hedgerows. Many footpaths run through the village including St Peter's Way, which crosses Bicknacre's southern edge, however none cross the BKLP5.
- 5.13 It is a varied and interesting landscape, where the enclosed, intimate character in the wooded hills contrasts with the semi-enclosed, more open views surrounding it on the lower ground. Heavy traffic detracts from the overall tranquillity of the area, but in the wooded hills and in the lanes to the west of the land parcel, the area still maintains relative tranquillity and a strong sense of place.

## VISUAL CONTEXT AND CHARACTERISTICS

- 5.14 The land parcel rises 10m from north to south at 40-50m above sea level throughout the site and are partially enclosed by peripheral woodland and mature hedgerows. There are public views across from PRoW 237 which is on the next field boundary but still has glimpsed views towards the parcel. There are public and private views across the land parcel from properties along White Elm Road and glimpsed views from the main road through the substantial treeline and hedgerow.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

- 5.15 Land Parcel BKLP5 is typical of the character of the wider landscape of this locality, with mature vegetation creating a high sense of enclosure, whilst retaining short and medium views away from residential areas, towards the surrounding more open landscape. There is



no public access to the site. Overall, the BKLP5 is judged to be of moderate landscape sensitivity due to current residential development within the area.

## VISUAL SENSITIVITY TO DEVELOPMENT

5.16 The overall visual sensitivity is judged to be moderate, reflecting the location and orientation of BKLP5, and the presence of residential and recreational visual receptors on its periphery. Development is common and does not alter the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

5.17 Landscape value is judged to be moderate, reflecting the visual receptors along Main Road and from users of Main Road and PRow through Bicknacre village. Generally, BKLP5 is of ordinary aesthetic appeal, but it is in good condition with detractive elements comprising road noise from the main roads and current development work within the centre of the village.

**Table 5.1 Overall Sensitivity and Value Summary Table for Land Parcel BKLP5**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Low – gently rising landform 10m north to south.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with a simple pattern.
5 Historic features and sense of time depth	Moderate – limited presence of historic landscape elements/features, although vernacular properties along main roads form boundaries to land parcels.
6 Presence of natural elements	Moderate – Woodland parcels and treeline surrounding site
7 Type of existing development	Moderate – fringing vernacular properties overlooking the Land Parcel make a significant contribution to local character.
8 Relationship to settlement edge	High – Land parcel is located behind current residential properties
Visual Sensitivity	
9 Openness and inter-visibility	Moderate – mixed open and closed aspect, I, enclosed to the west by substantial peripheral vegetation.
10 Views available	Moderate – short and medium distance views available from peripheral public rights of way. Private views from peripheral properties and from users of Main Road.

11 Potential for mitigation	Moderate – reflecting the current treelines and hedgerow screening of the land parcels from peripheral public rights of way and Main Road.
<b>Landscape Value</b>	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA F6, but not particularly valued or supported through designation.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong and recognisable character, albeit in a mature state with opportunities for conservation and enhancement.
14 Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with short and medium distance views.
15 Presence of cultural, historic or nature conservation associations	Moderate to High – limited to hedgerows and peripheral woodland. Series of vernacular properties along Main Road set in relatively large plots providing glimpsed views through, which have a visual relationship with the landscape.
16 Recreational opportunities	Moderate – no internal or close peripheral public rights of way.
17 Levels of tranquillity	Moderate – despite minor noise pollution from main roads, retains a reasonable degree of tranquillity and sense of open countryside.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

- 5.18 Overall the parcel is judged to be of moderate landscape sensitivity and a medium capacity for development. Key characteristics/qualities to be safeguarded are:
- Maintenance and strengthening of existing hedgerows which border the Land Parcel to the west.

**Table 5.2 Summary table for Land Parcel BKLP5**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BKLP5	Moderate	Moderate	Moderate	Moderate	Medium

## LAND PARCEL BKLP6

- 5.19 BKLP6 is located to the north-east of Bicknacre village, set behind houses along Peartree Lane. Parcel 6 is a smaller parcel, neighbouring BKLP7. It is a grass field overlooked by properties of the village.

*Land parcel was not visible from site visit as screened by treeline and surrounding properties.*

## **LOCAL LANDSCAPE CHARACTER DESCRIPTION**

- 5.20 The area forms a part of the Woodham Wooded Farmland Landscape Character Area (F6), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its relatively open medium-to-large scale arable farmland, with gappy hedgerows. Many footpaths criss-cross the area, including St Peter's Way, which crosses Bicknacre's southern edge.
- 5.21 It is a varied and interesting landscape, where the enclosed, intimate character in the wooded hills contrasts with the semi-enclosed, more open views surrounding it on the lower ground. Heavy traffic detracts from the overall tranquillity of the area, but in the wooded hills and in the lanes to the south, there are still areas with a strong area of tranquillity and a strong sense of place.

## **VISUAL CONTEXT AND CHARACTERISTICS**

- 5.22 The land parcel is relatively flat at 44m-46m above sea level throughout the sites and are partially enclosed by peripheral woodland and mature hedgerows. There are public views across from peripheral public rights of way and surrounding residential receptors. There are public and private views across the land parcel from properties along Peartree Lane, and White Elm Road through the substantial treeline and hedgerow.

## **LANDSCAPE SENSITIVITY TO DEVELOPMENT**

- 5.23 The land parcel is located to the rear of the gardens of existing residential properties along White Elm Road. It is a roughly rectangular arable field screened by woodland to the north-west, typical of the character of the wider landscape of this locality, with mature vegetation creating a high sense of enclosure, whilst retaining short and medium views away from residential areas, towards the surrounding more open landscape.
- 5.24 Access points shown on the plans have been blocked by residents, so there is no public access. The Land Parcel is relatively well screened by garden trees and hedges, and by dense hedgerows along White Elm Road. Overall, BKLP6 is judged to be of moderate landscape sensitivity due to current residential development within the area.

## **VISUAL SENSITIVITY TO DEVELOPMENT**

- 5.25 The overall visual sensitivity is judged to be moderate, reflecting the location and orientation of BKLP6, and the presence of residential and recreational visual receptors on its periphery. Development is common and does not alter the intrinsic character of the landscape in this location.

## **LANDSCAPE VALUE**

- 5.26 Landscape value is judged to be low, reflecting the few visual receptors along Main Road and PRoW through Bicknacre village. Generally, BKLP6 is of ordinary aesthetic appeal, but it is in good condition with detractive elements comprising road noise from the main roads and current development work within the centre of the village.

**Table 5.3 Overall Sensitivity and Value Summary Table for Land Parcel BKLP6**

<b>Landscape Character Sensitivity</b>	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Low – flat landform.
4 Scale and pattern of landscape	Moderate – medium scale landscape with a simple pattern.
5 Historic features and sense of time depth	Moderate – limited presence of historic landscape elements/features, although vernacular properties along main road forms boundary to land parcel.
6 Presence of natural elements	Moderate – Woodland to the north of site
7 Type of existing development	High – fringing vernacular properties overlooking the Land Parcels make a significant contribution to local character.
8 Relationship to settlement edge	High – properties have views over land parcel
<b>Visual Sensitivity</b>	
9 Openness and inter-visibility	Moderate – mixed open and closed aspect, enclosed to the north by substantial peripheral vegetation.
10 Views available	Moderate – short and medium distance views available from parcel to wider countryside to the east. No peripheral public rights of way. Private views from peripheral properties and from users of Main Road.
11 Potential for mitigation	Moderate – reflecting the current treelines and hedgerow screening of the land parcels from peripheral public rights of way and Main Road.
<b>Landscape Value</b>	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA F6, but not particularly valued or supported through designation.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong and recognisable character, albeit in a mature state with opportunities for conservation and enhancement.
14 Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with medium distance views.
15 Presence of cultural, historic or nature conservation associations	Moderate– limited to hedgerows and peripheral woodland. Series of vernacular properties along Main Road set in relatively large plots providing glimpsed views through, which have a visual relationship with the landscape.

16 Recreational opportunities	Low – no peripheral public rights of way, and away from main roads.
17 Levels of tranquillity	Moderate – despite minor noise pollution from main roads, retains a reasonable degree of tranquillity and sense of open countryside.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

5.27 Overall, the parcel is judged to be of low landscape sensitivity and high capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing hedgerows which border the Land Parcel to the north and east.

**Table 5.4 Summary table for Land Parcel BKLP6**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BKLP6	Low	Moderate	Low	Low	High

## LAND PARCEL BKLP7

5.28 BKLP7 is located to the north-east of Bicknacre village, set behind houses along Peartree Lane. Parcel 7 is a smaller parcel, neighbouring BKLP6 and 8. It is a grass field overlooked by properties of the village.

*Land parcel was not visible from site visit as screened by treeline and surrounding properties.*

## LOCAL LANDSCAPE CHARACTER DESCRIPTION

5.29 The area forms a part of the Woodham Wooded Farmland Landscape Character Area (F6), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its relatively open medium-to-large scale arable farmland, with gappy hedgerows. Many footpaths criss-cross the area, including St Peter's Way, but do not cross the land parcel.

5.30 It is a varied and interesting landscape, where the enclosed, intimate character in the wooded hills contrasts with the semi-enclosed, more open views surrounding it on the lower ground. Heavy traffic detracts from the overall tranquillity of the area, but in the wooded hills, there are still areas with a strong area of tranquillity and a strong sense of place.

## VISUAL CONTEXT AND CHARACTERISTICS

5.31 The land parcel is relatively flat at 45m-47m above sea level throughout the site and are partially enclosed by peripheral woodland and mature hedgerows. There are few public



views across from far public rights of way. But there are public and private views across the land parcel from properties along Peartree Lane, and White Elm Road through the substantial treeline and hedgerow.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

- 5.32 The land Parcel BKLP7 is located to the rear of the gardens of existing residential properties along Pear Tree Lane. It is a small area of scrubland close to the housing, containing several outbuildings, screened by woodland to the north-west, typical of the character of the wider landscape of this locality, with mature vegetation creating a high sense of enclosure, whilst retaining short and medium views away from residential areas, towards the surrounding more open landscape. The land parcel also contains several small structures.
- 5.33 Access points shown on the plans have been blocked by residents, so there is no public access. The Land Parcel is relatively well screened by garden trees and hedges, and by dense hedgerows along White Elm Road. Overall, the BKLP7 is judged to be of low landscape sensitivity due to current residential development within the area, and its current land use.

## VISUAL SENSITIVITY TO DEVELOPMENT

- 5.34 The overall visual sensitivity is judged to be low to moderate, reflecting the location and orientation of BKLP7, and the presence of residential visual receptors on its periphery. Development is common and does not alter the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

- 5.35 Landscape value is judged to be low, reflecting the very few visual receptors along Main Road and PRoW through Bicknacre village. Generally, BKLP7 is of ordinary aesthetic appeal, in moderate condition with detractive elements comprising road noise from the main roads, current land use and current development work within the centre of the village.

**Table 5.5 Overall Sensitivity and Value Summary Table for Land Parcel BKLP7**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Low – flat landform.
4 Scale and pattern of landscape	Moderate – medium scale landscape with a simple pattern.
5 Historic features and sense of time depth	Low – limited presence of historic landscape elements/features, although vernacular properties along main road forms boundary to land parcel.

6 Presence of natural elements	Moderate – Woodland to the north of site
7 Type of existing development	High – fringing vernacular properties overlooking the Land Parcels make a significant contribution to local character.
8 Relationship to settlement edge	High – properties have views over land parcel
<b>Visual Sensitivity</b>	
9 Openness and inter-visibility	Moderate – closed aspect, enclosed to the north by substantial peripheral vegetation. Visible from peripheral properties.
10 Views available	Moderate – short and medium distance views available from parcel to wider countryside to the east. No peripheral public rights of way. Private views from peripheral properties.
11 Potential for mitigation	Moderate – reflecting the current treelines and hedgerow screening of the land parcels from peripheral public rights of way and Main Road.
<b>Landscape Value</b>	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA F6, but not particularly valued or supported through designation.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition recognisable character. Woodland in a mature state with opportunities for conservation and enhancement.
14 Scenic value and aesthetic appeal	Moderate – reasonably attractive countryside typical of the locality, with medium distance views.
15 Presence of cultural, historic or nature conservation associations	Moderate– limited to hedgerows and peripheral woodland. Series of vernacular properties along Main Road set in relatively large plots providing glimpsed views through, which have a visual relationship with the landscape.
16 Recreational opportunities	Low – no peripheral public rights of way, and away from main roads.
17 Levels of tranquillity	Moderate – despite minor noise pollution from main roads, retains a reasonable degree of tranquillity and sense of enclosed countryside.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

5.36 Overall, the parcel is judged to be of low landscape sensitivity and high capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing woodland which borders the Land Parcel to the north.

**Table 5.6 Summary table for Land Parcel BKLP7**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BKLP7	Low	Low-Moderate	Low	Low	High

## LAND PARCEL BKLP8

5.37 BKLP8 is located to the north-east of Bicknacre village, set behind houses along Peartree Lane. Parcel 8 is a smaller parcel, neighbouring BKLP6 and BKLP7. It is a grass field overlooked by properties of the village.

*Land parcel was not visible from site visit as screened by treeline and surrounding properties.*

## LOCAL LANDSCAPE CHARACTER DESCRIPTION

5.38 The area forms a part of the Woodham Wooded Farmland Landscape Character Area (F6), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its relatively open medium-to-large scale arable farmland, with gappy hedgerows. Many footpaths criss-cross the area, but they do not run close to the land parcel BKLP8.

5.39 It is a varied and interesting landscape, where the enclosed, intimate character in the wooded hills contrasts with the more open views to the east. Heavy traffic along White Elm Road detracts from the overall tranquillity of the parcel, but in the wooded area, there is stronger tranquillity and a strong sense of place.

## VISUAL CONTEXT AND CHARACTERISTICS

5.40 The land parcel is relatively flat at 46m-48m above sea level throughout the site, partially enclosed by peripheral woodland and mature hedgerows to the northeast. There are no public views across as there are mature trees between the land parcel and the view from White Elm Road. There are private views across the parcel from properties along Pear Tree Lane, and glimpsed views from the main road through the substantial treeline and hedgerow.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

5.41 Land Parcel BKLP8 is typical of the character of the wider landscape of this locality, with mature vegetation creating a high sense of enclosure, whilst retaining short and medium views away from residential areas, towards the surrounding more open landscape. Overall the BKLP8 is judged to be of low landscape sensitivity due to current residential development within the area.

5.42 Land Parcel BKLP8 is located to the rear of the gardens of existing residential properties along Peartree Lane and White Elm Road, to the east of the adjacent Land Parcels. It is a roughly rectangular arable field screened by woodland to the north-west and northeast. Access point shown on the plans has been blocked by residents, so there is no public access.

## VISUAL SENSITIVITY TO DEVELOPMENT

- 5.43 The overall visual sensitivity is judged to be moderate, reflecting the location and orientation of BKLP8, and the few recreational visual receptors on its periphery. Development is common and does not alter the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

- 5.44 Landscape value is judged to be low, reflecting the lack of visual receptors along Main Road or PRow through Bicknacre village, as well as the surrounding land use. Generally, BKLP8 is of ordinary aesthetic appeal, but it is in good condition with detractive elements comprising road noise from the main roads and current development work within the centre of the village.

**Table 5.7 Overall Sensitivity and Value Summary Table for Land Parcel BKLP8**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate condition.
3 Nature and complexity of landform	Low – flat landform.
4 Scale and pattern of landscape	Moderate – medium scale landscape with a simple pattern.
5 Historic features and sense of time depth	Moderate – limited presence of historic landscape elements/features, although vernacular properties along main roads form boundaries to land parcels.
6 Presence of natural elements	Moderate – Woodland surrounding site to north and east.
7 Type of existing development	High – fringing vernacular properties overlooking the Land Parcels make a significant contribution to local character.
8 Relationship to settlement edge	High – Fringing vernacular properties overlook the land parcel
Visual Sensitivity	
9 Openness and inter-visibility	Moderate – mixed open and closed aspect, enclosed to the north and east by substantial peripheral vegetation.
10 Views available	Low – Private views from peripheral properties and glimpsed views from users of Main Road.
11 Potential for mitigation	High – reflecting the current treelines and hedgerow screening of the land parcels from peripheral public rights of way and Main Road.

Landscape Value	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA F6, but not particularly valued or supported through designation.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong and recognisable character, albeit in a mature state with opportunities for conservation and enhancement.
14 Scenic value and aesthetic appeal	Moderate– reasonably attractive countryside typical of the locality, with short distance views from the parcel.
15 Presence of cultural, historic or nature conservation associations	Moderate – limited to hedgerows and peripheral woodland. Series of vernacular properties along Main Road providing glimpsed views through, which have a visual relationship with the landscape.
16 Recreational opportunities	Low – no peripheral public rights of way or public views.
17 Levels of tranquillity	Moderate – despite minor noise pollution from main roads, retains a reasonable degree of tranquillity.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

5.45 Overall the parcel is judged to be of low sensitivity and high capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing treeline which border the Land Parcel to the north.

**Table 5.8 Summary table for Land Parcel BKLP8**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BKLP8	Low	Moderate	Low	Low	High

### Land parcel BKLP9

5.46 BKLP9 is located to the north of Bicknacre village, set between houses along Bicknacre Road and Moor Hall Lane, and PRoW 237. Parcel BKLP9 is the largest of the Bicknacre parcels, consisting of a grass field overlooked by village properties.



**Image 5.2** View looking north, from the PRow, showing the views through partial screening.



**Image 5.3** View looking south, from the access point in between houses on Moor Hall Lane



### Local Landscape Character Description

- 5.47 The area forms a part of the Woodham Wooded Farmland Landscape Character Area (F6), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its relatively open medium-to-large scale arable farmland, with gappy hedgerows. Many footpaths criss-cross the area, including PRow 237 to the south of the land parcel.
- 5.48 It is a varied and interesting landscape, where the enclosed, intimate character contrasting with longer views to the wide countryside. Traffic detracts from the overall tranquillity of the area, but in this land parcel, it maintains tranquillity and a strong sense of place.

### Visual Context and Characteristics

- 5.49 The land parcel is relatively flat at 49m-50m above sea level throughout the sites and are partially enclosed by peripheral woodland and mature hedgerows in all directions. There are

public views across from peripheral public rights of way to the south of the land parcel and surrounding residential receptors. There are public and private views across all land parcels from properties along Bicknacre Road and Moor Hall Lane, and glimpsed views from the main road through the substantial treeline and hedgerow.

### Landscape Sensitivity to Development

- 5.50 Land Parcel BKLP9 is typical of the character of the wider landscape of this locality, with mature vegetation creating a high sense of enclosure, whilst retaining short and medium views. Overall Land Parcel BKLP9 is judged to be of moderate landscape sensitivity due to current residential development within the area.
- 5.51 The land has a higher sensitivity to development due to the residential receptors onto the land in all directions, and the PRow 237 with clear views into the parcel, providing high recreational value. The PRow also has multiple veteran oak trees along the boundary which need to be protected.

### Visual Sensitivity to Development

- 5.52 The overall visual sensitivity is judged to be moderate, reflecting the location and orientation of BKLP9, and the presence of residential and recreational visual receptors on its periphery. Development is common but not as common as close to the well-used public footpath and thus alters the intrinsic character of the landscape in this location.

### Landscape Value

- 5.53 Landscape value is judged to be moderate, reflecting the visual receptors along PRow and from users of Main Road and PRow. Generally, BKLP9 is of ordinary aesthetic appeal, but it is in good condition with detractive elements comprising road noise from the main roads.

**Table 5.9 Overall Sensitivity and Value Summary Table for Land Parcel BKLP9**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Low – flat landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with a simple pattern.

5 Historic features and sense of time depth	Moderate – limited presence of historic landscape elements/features, although vernacular properties along main roads form boundaries to land parcels.
6 Presence of natural elements	Moderate – Mature trees surrounding site, including veteran oak trees along the PRow to south of site.
7 Type of existing development	High – fringing vernacular properties overlooking the Land Parcels make a significant contribution to local character.
8 Relationship to settlement edge	High – land parcel overlooked by periphery properties
<b>Visual Sensitivity</b>	
9 Openness and inter-visibility	Moderate – mixed open and closed aspect, enclosed to the north, east and west by peripheral properties.
10 Views available	Moderate – short distance views available from peripheral public rights of way. Private views from peripheral properties.
11 Potential for mitigation	Low – reflecting the current treelines and views from peripheral public rights of way and surrounding properties.
<b>Landscape Value</b>	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA F6, but not particularly valued or supported through designation.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong and recognisable character, albeit in a mature state with opportunities for conservation and enhancement.
14 Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with short distance views.
15 Presence of cultural, historic or nature conservation associations	Moderate to High – limited to hedgerows and peripheral woodland. Series of vernacular properties along Main Road set in relatively large plots providing views through, which have a visual relationship with the landscape.

16 Recreational opportunities	Moderate to High – peripheral public rights of way, and main roads. Well-used by dog walkers.
17 Levels of tranquillity	Moderate – despite minor noise pollution from main roads, retains a reasonable degree of tranquillity and sense of countryside.

### Conclusions on Overall Landscape Sensitivity and Landscape Capacity

5.54 Overall, the parcel is judged to be of moderate landscape sensitivity and high to medium capacity for development. Key characteristics/qualities to be safeguarded are:

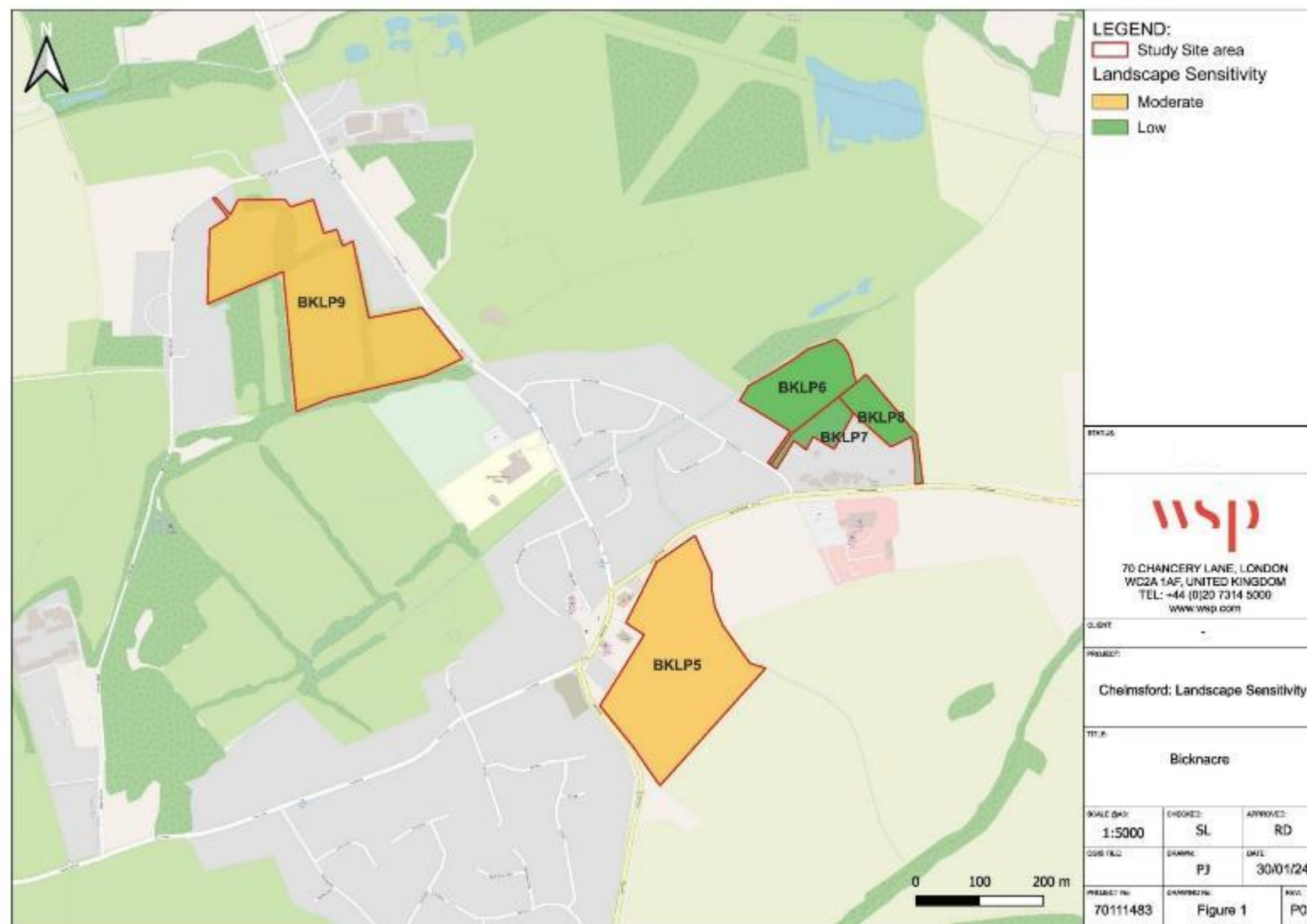
- Maintenance and strengthening of existing hedgerows which border the Land Parcel.
- Maintenance of existing PRow/ bridleway to the south of land parcel, which is lined by mature and veteran oak trees.

**Table 5.10 Summary table for Land Parcel BKLP9**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BKLP9	Moderate	Moderate	Moderate	Moderate	Medium-High

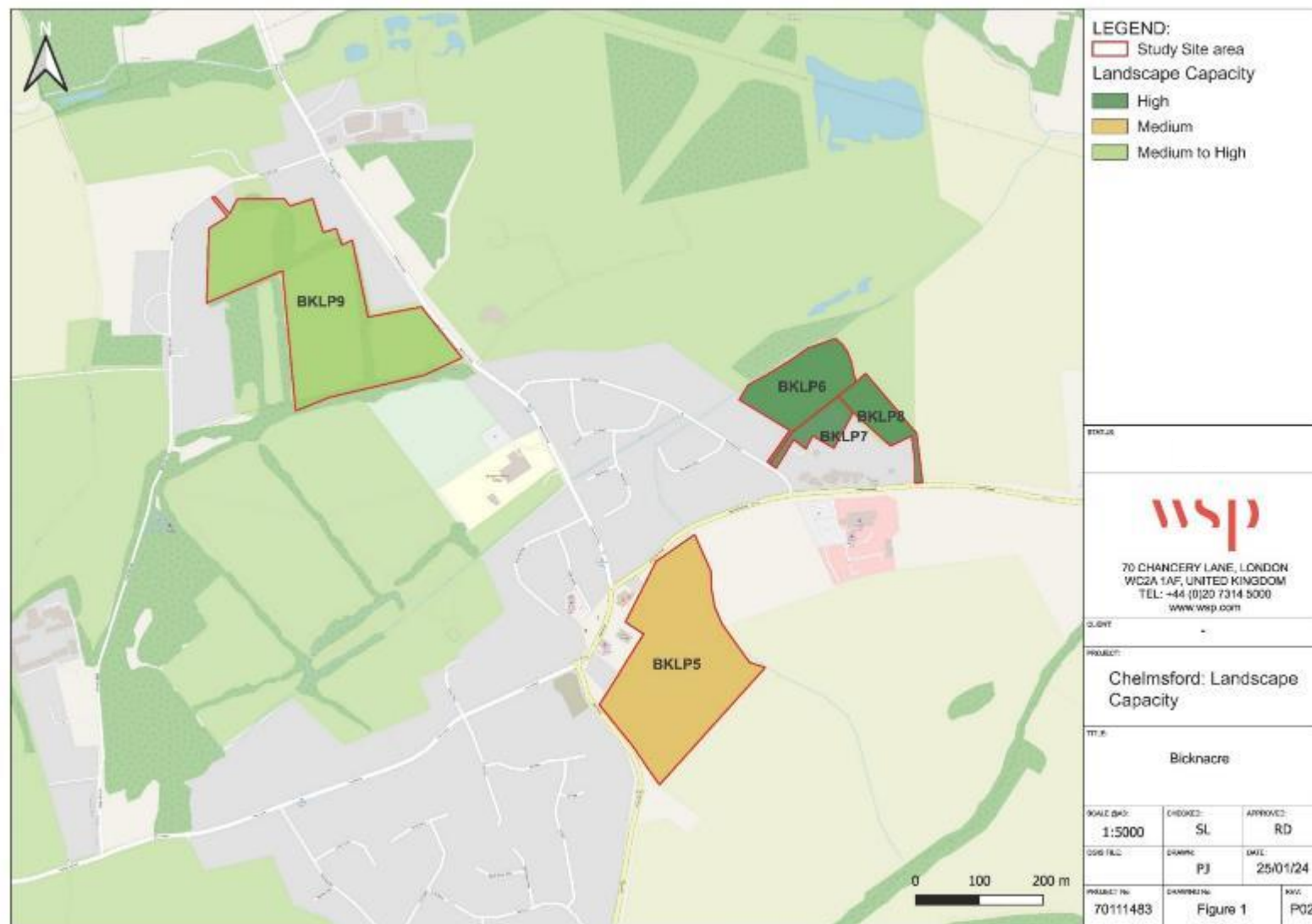


**Figure 5.2 Bicknacre Landscape Sensitivity**





**Figure 5.3 Bicknacre Landscape Capacity**



## 6 FORD END

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### LOCAL LANDSCAPE CHARACTER CONTEXT

- 6.1 This Study Site is associated with the village of Ford End. It divides into five geographically separate areas, located to the north and east of the village. The entire Study Site lies within the Pleshey Farmland Plateau Landscape Character Area (B15) as described by the Chelmsford LCA 2006 (Chelmsford LCA).
- 6.2 Figure 6.1 illustrates the landscape and visual context of the Study Site. This Study Site has been sub-divided into five Land Parcels..
- 6.3 This Technical Note presents the assessment of Land Parcels FELP5 – FELP8b.

### PLESHEY FARMLAND PLATEAU LANDSCAPE CHARACTER AREA (B15)

- 6.4 Key characteristics of relevance to this Study Site and the Land Parcels described below, are:
- Irregular field pattern of mainly medium size arable fields, marked by sinuous hedgerows and ditches.
  - Small woods and copses provide structure and edges in the landscape.
  - Scattered settlement pattern, with frequent small hamlets, typically with village greens and occasionally ponds.
  - Comprehensive network of narrow, winding lanes.
  - Strong sense of tranquillity.
- 6.5 The Pleshey Farmland Plateau LCA describes the following planning and land management issues of relevance to the Study Site:
- Potential for pollution of the ditches and streams that cross the arable farmland from fertilizer and pesticide run-off from the fields.
  - Potential for erection of new farm buildings on the higher areas, which could be conspicuous on the skyline.
  - Potential further decline in condition of field boundaries through further agricultural intensification.
  - Increased noise disturbance in the northern part of the area from airplanes taking off and landing at Stansted Airport if the airport expands.
- 6.6 The Pleshey Farmland Plateau LCA cites the following sensitivities to change:
- Sinuous hedgerows and ditches and small pockets of deciduous woodland, which are sensitive to changes in land management.
  - The comprehensive network of quiet rural lanes and byways, which cross the landscape are sensitive to potential increased traffic flow, associated with new development. In association with this, the overall sense of tranquillity within the area is sensitive to change.

- There are also several important wildlife habitats within the area (including 16 sites of importance for nature conservation, comprising ancient woodland, unimproved grassland, scrub and wetland habitats) which are sensitive to changes in land management.
- The Pleshey Farmland Plateau LCA Landscape Strategy Objectives seek to conserve and enhance the landscape in the Landscape Character Area B15 by Protecting and enhancing positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.
- Improving the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

6.7 Suggested Planning Guidelines of the Pleshey Farmland Plateau LCA of relevance include:

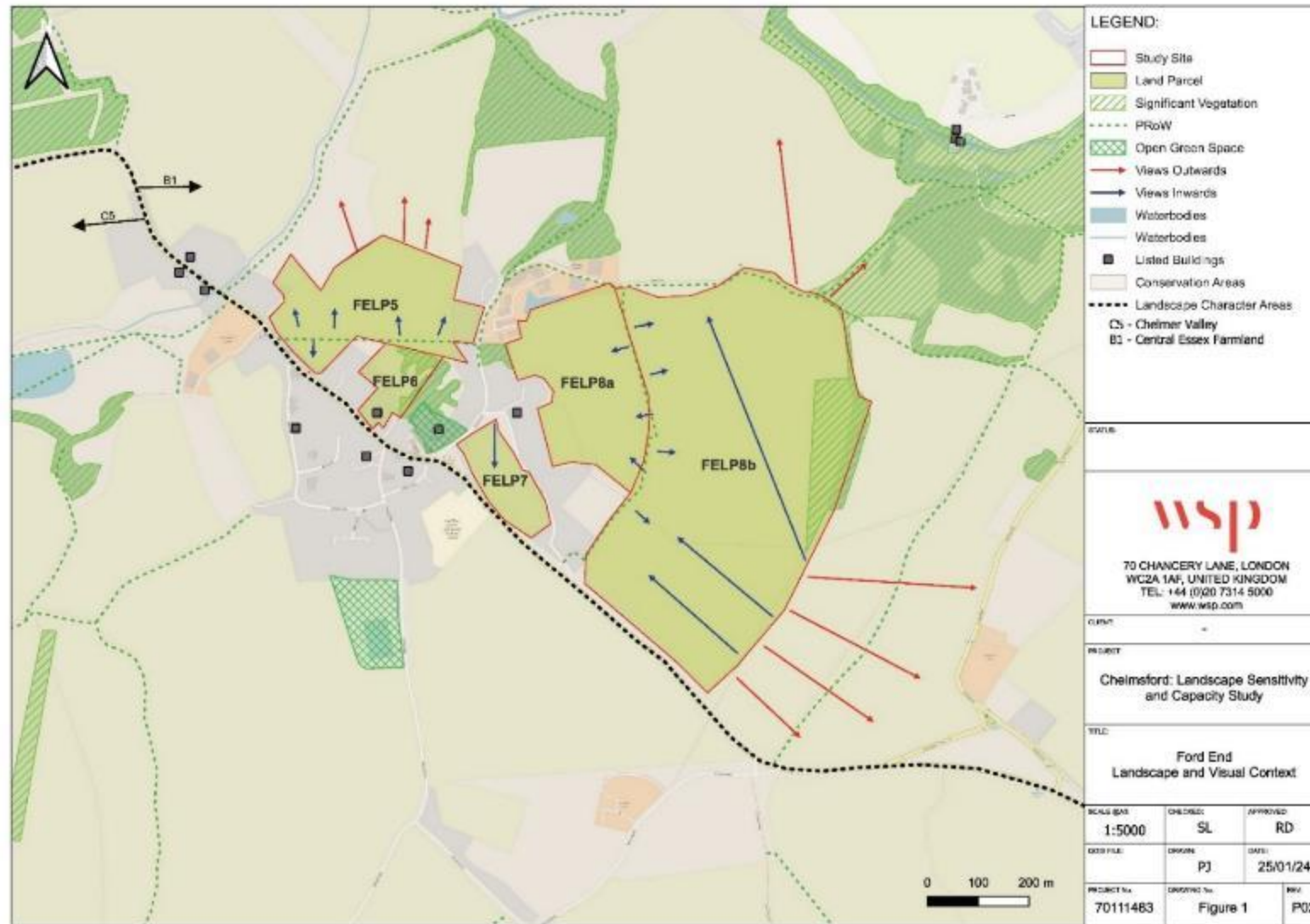
- Consider the visual impact of new residential development and farm buildings upon the surrounding farmland.
- Maintain the mixture of open and enclosed views across the hills and valleys.
- Ensure any new development is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.

6.8 Suggested Land Management Guidelines of relevance include:

- Conserve and enhance the existing hedgerow pattern and strengthen through planting species which are appropriate to local landscape character such as blackthorn.
- Conserve and manage areas of ancient and semi-natural woodland as important historical, landscape and nature conservation features.
- Conserve and manage the ecological structure of woodland, copses and hedges within the character area.
- Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

6.9 The following sections record the assessment and analysis of the four Land Parcels (FELP5 – FELP8b) which form the additional areas surveyed in the Ford End Study Site.

Figure 6.1 Ford End Landscape and Visual Context





## LAND PARCEL FELP5

- 6.10 The land parcel FELP5 is located north-east of the B1008, north of Ford End Village and north-west of FELP6. Land parcel 5 is of moderate size, larger than 6 and 7 and smaller than 8b, spanning between the B1008 and surrounding fields.

**Image 6.1 View looking west onto the parcel from Wallace Lane, medium views into the well-kept grass field**



## LOCAL LANDSCAPE CHARACTER DESCRIPTION

- 6.11 The area forms a part of the Pleshey Farmland Plateau Landscape Character Area (B15), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its irregular field pattern of mainly medium size arable fields, marked by sinuous hedgerows and ditches. It also has a strong sense of tranquillity, in keeping with the characteristics of the LCA.

## VISUAL CONTEXT AND CHARACTERISTICS

- 6.12 An arable field rises steeply from the B1008 Southwest to east over around 6m. The Land Parcel FELP5 is partially enclosed by peripheral hedgerows to the east, west and north. However, there are views through from the B1008. There are public views across from peripheral public rights of way to the northwest as well as a public right of way running through the south of the field, and from users of the B1008 Sandon Hill from the northwest. There are private glimpsed views across the Land Parcel towards the north from properties along B1008 Sandon Hill, as well as a direct view from one of the properties to the west of the parcel. There is only small visual intrusion from built development due to the land parcel FELP6 which lies south of the land parcel between the houses and the field.



## LANDSCAPE SENSITIVITY TO DEVELOPMENT

- 6.13 Land Parcel FELP5 is typical of the character of the wider landscape of this locality, with mature vegetation creating a moderate sense of enclosure, whilst retaining short and medium views north. Overall, the FELP5 is judged to be of moderate landscape sensitivity within the village edge.

## VISUAL SENSITIVITY TO DEVELOPMENT

- 6.14 The overall visual sensitivity is judged to be moderate, reflecting the location immediately off the B1008 and the rising aspect of the land. There is high visibility of the southwestern part of the land parcel, with open views from the B1008. The presence of residential, recreational and transport visual receptors on its periphery increases the sensitivity to development, largely due to the current tranquil and open natural landscape. Development could not effectively be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

- 6.15 Landscape value is judged to be moderate, reflecting the presence of well-used peripheral public rights of way, and private visual receptors from the north-easterly facing houses. The land parcel is currently of high aesthetic appeal with the presence of mature periphery treeline and hedgerow surrounding the arable field. Generally, FELP5 is of high aesthetic appeal with moderate landscape value, in good condition.

**Table 6.1 Overall Sensitivity and Value Summary Table for Land Parcel FELP5**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – gently rising landform of 6m from north to south.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with a simple pattern.
5 Historic features and sense of time depth	Low – limited presence of historic landscape elements/features.
6 Presence of natural elements	Moderate – remaining hedgerows and ditches, particularly to the northeast field boundary.
7 Type of existing development	Moderate – fringing vernacular properties overlooking the Land Parcel contribute to local character.
8 Relationship to settlement edge	High – contributes to the north-easterly periphery of Ford End.

Visual Sensitivity	
Openness and inter-visibility	Moderate – open aspect towards houses to south, substantial peripheral vegetation to the north and east.
Views available	Moderate – short and medium distance views available from peripheral public rights of way to the north and west; views to the wooded horizon to the north. Private views from peripheral properties.
Potential for mitigation	Moderate – reflecting the high screening of long views of the land, but lesser views from peripheral public rights of way.
Landscape Value	
Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA B15, but not particularly valued or supported through designation.
Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with recognisable character, with opportunities for conservation and enhancement of treeline.
Scenic value and aesthetic appeal	Moderate – reasonably attractive countryside typical of the locality, with short distance views to surrounding fields and glimpsed views of wider landscape to the north, and to a lesser degree to the south. Contributes to the landscape context for Ford End.
Presence of cultural, historic or nature conservation associations	Moderate to High – limited to hedgerows and peripheral woodland. Series of vernacular properties along Main Road set in relatively large plots providing glimpsed views through, which have a visual relationship with the land parcel.
Recreational opportunities	Moderate – peripheral public rights of way to the north.
Levels of tranquillity	Moderate – despite noise intrusion from the Sandon Hill Road and neighbouring houses, retains a reasonable degree of tranquillity and sense of countryside.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

6.16 Overall, the parcel is judged to be of moderate landscape sensitivity and medium capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing hedgerows which border the Land Parcel to the north and east.

**Table 6.2 Summary table for Land Parcel FELP5**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
FELP5	Moderate	Moderate	Moderate	Moderate	Medium

## LAND PARCEL FELP6

6.17 The land parcel FELP6 is located north-east of the B1008, central to Ford End Village, north-west of St John the Evangelist Church. Land Parcel FELP6 is of moderate size, spanning between the B1008 and Land Parcel FELP5.

*No photograph of land parcel due to private and restricted views.*

## LOCAL LANDSCAPE CHARACTER DESCRIPTION

6.18 The area forms a part of the Pleshey Farmland Plateau Landscape Character Area (B15), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its irregular field pattern of mainly medium size arable fields, marked by sinuous hedgerows and ditches. It also has a strong sense of tranquillity, in keeping with the characteristics of the LCA.

## VISUAL CONTEXT AND CHARACTERISTICS

6.19 An area of priority habitat woodland and broadleaved woodland rising north to south over around 4m from the field's northern edge to the settlement. The Land Parcel FELP6 is partially enclosed by peripheral hedgerows to the north, and the treelines of bordering houses to the east and west. There is a residential property located at the southern end of the land parcel, the listed building, Porter's Hall. There are private glimpsed views across the Land Parcel towards the north from properties along Main Road, to the east and west of the land parcel.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

6.20 Land Parcel FELP6 is more wooded than is typical of the character of the wider landscape of this locality. It has a moderate sense of enclosure, whilst retaining short views north. Overall, the FELP6 is judged to be of moderate landscape sensitivity within the village edge.

## VISUAL SENSITIVITY TO DEVELOPMENT

6.21 The overall visual sensitivity is judged to be low reflecting the location. Whilst the presence of residential visual receptors on its periphery increases the sensitivity to development, the nature of the view does not change. Development could effectively be mitigated without altering the sensitivity of the landscape in this location.

## LANDSCAPE VALUE

6.22 Landscape value is judged to be low reflecting the current moderate aesthetic appeal of priority habitat woodland and broadleaved woodland within the parcel. Generally, FELP6 is of moderate aesthetic appeal with low landscape value.

**Table 6.3 Overall Sensitivity and Value Summary Table for Land Parcel FELP6**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of some landscape elements/features that are representative of typical character, as well as addition of woodland pockets.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate condition.
3 Nature and complexity of landform	Moderate – gently rising landform of 4m from south to east surrounded by a tree-covered bund to the southwest and north.
4 Scale and pattern of landscape	Low – small scale landscape with a simple woodland pattern.
5 Historic features and sense of time depth	Low – limited presence of historic landscape elements/features, although vernacular properties along Main Road form the southwestern boundary.
6 Presence of natural elements	Moderate – limited remaining hedgerows. Presence of scattered trees to the north and east.
7 Type of existing development	High – fringing vernacular properties overlooking the Land Parcel make a significant contribution to local character.
8 Relationship to settlement edge	High – contributes to the village of Ford End.
Visual Sensitivity	
9 Openness and inter-visibility	Low – generally closed aspect, enclosed to the east and west by peripheral properties and main road to the south.
10 Views available	Low – short distance views available to the north only. Private views from peripheral properties and from users of B1008 Sandon Hill.
11 Potential for mitigation	High – reflecting the closed aspect of the land, with limited views from peripheral properties and B1008 Sandon Hill.
Landscape Value	
12 Distinctiveness of character	Low – some landscape elements/features that are typical of character at scale of LCA B15, but not particularly valued.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with no real recognisable character.

14 Scenic value and aesthetic appeal	Moderate – reasonably attractive countryside, with short distance views to surrounding properties. Does not significantly contribute to the context for Ford End.
15 Presence of cultural, historic or nature conservation associations	Low – some trees and hedgerows, no areas of conservation possibility. Series of vernacular properties along Main Road set in medium sized plots which have a visual relationship with the landscape to the southwest, such as the listed (Grade II) Porters Hall.
16 Recreational opportunities	Low – peripheral main road, no footpaths, or views through to surrounding fields.
17 Levels of tranquillity	Moderate – some noise intrusion from Sandon Hill Road. Retains a low to reasonable degree of tranquillity.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

- 6.23 Overall, the parcel is judged to be of moderate landscape sensitivity and medium capacity for development. Key characteristics/qualities to be safeguarded are:
- Maintenance and strengthening of priority habitat woodland and broadleaved woodland as well as peripheral hedgerows/ vegetation.
  - Retain and strengthen screening of nearby properties including listed buildings and new development from the B1008.

**Table 6.4 Summary table for Land Parcel FELP6**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
FELP6	Moderate	Low	Moderate	Low	Medium - High

## LAND PARCEL FELP7

- 6.24 The land parcel FELP7 is located north-east of the B1008, central to Ford End Village, directly south-east of St John the Evangelist church. Land Parcel 7 is one of the smallest parcels, spanning between the B1008 and Church Lane, which curves around the north-west and north-eastern boundaries of the parcel.



**Image 6.2 View from Church Lane looking north-west towards the church and B1008**



## **LOCAL LANDSCAPE CHARACTER DESCRIPTION**

- 6.25 The area forms a part of the Pleshey Farmland Plateau Landscape Character Area (B15), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its medium size arable fields, being one of several medium to large scale fields within the area, and a high presence of periphery hedgerows. The area also contributes to the area's characteristic of winding country roads.

## **VISUAL CONTEXT AND CHARACTERISTICS**

- 6.26 An arable field rising broadly north-west to south-east over around 5m, the Land Parcel FELP7 is partially enclosed by peripheral mature hedgerows in all directions, as boundaries to the surrounding road network. This field acts as an island central east to the village, south of the church. It has previously been used recreationally and has a well-used carpark to the northwest of the parcel, mainly used by churchgoers. There are public views across from peripheral small roads which are used often by walkers from the village including people visiting the church. There are public and private glimpsed views across the Land Parcel from the northeast and westerly directions along the B1008 main road through the village and some from nearby houses. There is limited visual intrusion from built development, with glimpsed views of houses to the east of the land parcel.

## **LANDSCAPE SENSITIVITY TO DEVELOPMENT**

- 6.27 Land Parcel FELP7 is typical of the character of the wider landscape of this locality, with medium size arable fields, marked by sinuous hedgerows and ditches. And its surrounding winding roads. The parcel retains short views north, east, and west. Overall, the FELP7 is judged to be of moderate landscape sensitivity forming a central part of the village of Ford End.

## **VISUAL SENSITIVITY TO DEVELOPMENT**

- 6.28 The overall visual sensitivity is judged to be moderate, reflecting the location of FELP7 within the heart of the village with the presence of residential and recreational visual receptors on its periphery. However, the land is well screened so only glimpsed views are frequent. Development could not effectively be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

6.29 Landscape value is judged to be moderate, reflecting the presence of well-used peripheral public rights of way, and few visual receptors along Main Road. Generally, FELP7 is of ordinary aesthetic appeal, with previous uses as community space; it is in good condition with detractive elements comprising road noise in all directions.

**Table 6.5 Overall Sensitivity and Value Summary Table for Land Parcel FELP7**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – gently rising landform of 6m from north-west to south-east.
4 Scale and pattern of landscape	Moderate – medium scale landscape with a simple pattern.
5 Historic features and sense of time depth	Moderate to High – limited presence of historic landscape elements/features, although vernacular properties along Main Road as well as the grade II listed church to the north-west of the land parcel.
6 Presence of natural elements	Moderate – hedgerow borders the land in all directions.
7 Type of existing development	Moderate – fringing vernacular properties on the easter side of the parcel and the church to the north look onto the land parcel and make a significant contribution to local character. The local primary school is the main property on the western side of the B1008 with limited views to the land parcel. To the southwest of the parcel is open field.
8 Relationship to settlement edge	High – contributes to the southerly entrance to Ford End and the centre of the village.
Visual Sensitivity	
Openness and inter-visibility	Moderate– generally open land parcel however due to its central/ southern positioning to the village, there are multiple public and private receptors with direct views particularly from Church Lane.
Views available	Moderate – short views available from peripheral roads in all directions. Private views from peripheral properties across roads are also possible as well as from users of Main Road and Church Lane.
Potential for mitigation	Moderate – reflecting the current moderate levels of hedge screening, dependent on season, but the high levels of foot traffic with glimpsed views still from peripheral lanes and Main Road.
Landscape Value	

Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA B15, but not particularly valued or supported through designation.
Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition, albeit in a mature state with opportunities for conservation and enhancement.
Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with mainly short views. Contributes to the landscape context and character for Ford End village.
Presence of cultural, historic or nature conservation associations	Moderate to High – limited to hedgerows and peripheral mature trees. Series of vernacular properties along Church Lane set in relatively large plots providing glimpsed views through, which have a visual relationship with the landscape. The primary school to the west, the listed thatched cottage overlooking the north east of the site, and the listed church to the north has also have a high connection to this landscape.
Recreational opportunities	Moderate to High – peripheral public rights of way and roads. Well-used by dog walkers and locals. The land has also previously been used recreationally by the community.
Levels of tranquillity	Moderate – despite noise intrusion from the surrounding B1008 and less so from Church Lane, retains a reasonable degree of tranquillity and sense of countryside due to screening.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

6.30 Overall, the parcel is judged to be of moderate landscape sensitivity and medium capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing hedgerows and treeline which border the Land Parcel in all directions.

**Table 6.6 Summary table for Land Parcel FELP7**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
FELP7	Moderate	Moderate	Moderate	Moderate	Medium

## LAND PARCEL FELP8A

6.31 The land parcel FELP8a is located north-east of the B1008, east of Ford End Village. Land parcel 8a is of moderate size, spanning between the housing along Church Lane and the old field boundary which borders the parcel as well as FELP8b. Land Parcels 8a and 8b currently form a single large, open field.

**Image 6.3 View of field in front of the land parcel as it is blocked by peripheral houses  
(There is no image of the land parcel as it is blocked by peripheral houses)**



## **LOCAL LANDSCAPE CHARACTER DESCRIPTION**

- 6.32 The area forms a part of the Pleshey Farmland Plateau Landscape Character Area (B15), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its medium size arable fields, being one of several large and medium sized arable fields within the area, and a high presence of periphery hedgerows and trees. The land parcel is also bordered by winding lanes which are typical of the LCA.

## **VISUAL CONTEXT AND CHARACTERISTICS**

- 6.33 An arable field rising broadly north to south over around 10m from the village of Ford End towards the wider countryside, the Land Parcel FELP8a is partially enclosed by peripheral mature hedgerows and trees north, west and south as well as woodland pockets to the south. There is no boundary vegetation between FELP8a and FELP8b, they are separated by a previous field boundary and current public right of way. There are public views across from peripheral public rights of way running through the field, as well as to the north of the field. There are private views across the Land Parcel towards the east and south from properties on Church Lane. There is limited visual intrusion from built development, with glimpsed long views through the hedgerow to the north and east towards the open countryside.

## **LANDSCAPE SENSITIVITY TO DEVELOPMENT**

- 6.34 Land Parcel FELP8a is typical of the character of the wider landscape of this locality, with mature vegetation creating a moderate sense of enclosure, whilst retaining short and



medium views north and east. Overall, the FELP8a is judged to be of moderate landscape sensitivity forming part of the southerly entrance to Ford End.

## VISUAL SENSITIVITY TO DEVELOPMENT

6.35 The overall visual sensitivity is judged to be moderate, reflecting the location of FELP8a set back from the centre of the village, but with the presence of residential and recreational visual receptors on its periphery. Development could effectively be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

6.36 Landscape value is judged to be moderate, reflecting the presence of well-used peripheral public rights of way, and the long views towards the east and north of the land parcel. Generally, FELP8a is of good aesthetic appeal, in good condition with peripheral residential properties to the west and south of the parcel with views over the landscape.

**Table 6.7 Overall Sensitivity and Value Summary Table for Land Parcel FELP8a**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – gently rising landform of 10m north to south.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with a simple pattern.
5 Historic features and sense of time depth	Moderate to High – limited presence of historic landscape elements/features; vernacular properties along Church Lane and Wallace Lane form the western boundary.
6 Presence of natural elements	Moderate – some remaining hedgerows and ditches to the north and south.
7 Type of existing development	High – fringing vernacular properties to the west and north overlooking the Land Parcel make a significant contribution to local character.
8 Relationship to settlement edge	High – contributes to the southerly entrance to Ford End village.
Visual Sensitivity	
9 Openness and inter-visibility	Moderate to High – generally open aspect, greater on high land towards the east, enclosed to the west and south by peripheral housing.
10 Views available	Moderate – short and medium distance views available from peripheral public rights of way to the north and east. Views from the western edge to the



	wooded horizon to the east. Private views from peripheral properties and glimpsed views from users of Main Road.
11 Potential for mitigation	Moderate – reflecting the current periphery housing, easterly aspect, and views from peripheral public rights of way and Main Road.
<b>Landscape Value</b>	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA B15, but not particularly valued or supported through designation.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong and recognisable character, albeit in a mature state with some opportunities for conservation and enhancement of treeline.
14 Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with short and medium distance views to wooded horizons to the east. Contributes to the nature of the LCA.
15 Presence of cultural, historic or nature conservation associations	Moderate to High – limited to hedgerows and peripheral woodland to the north, west, and south. Series of vernacular properties along Main Road set in relatively large plots providing glimpsed views through, which have a visual relationship with the landscape.
16 Recreational opportunities	Moderate to High – peripheral public rights of way to the north and east. Well-used by dog walkers.
17 Levels of tranquillity	Moderate – a reasonable degree of tranquillity and sense of open countryside, with residential houses reasonably well screened to the west.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

- 6.37 Overall, the parcel is judged to be of moderate landscape sensitivity and medium capacity for development. Key characteristics/qualities to be safeguarded are:
- Maintenance and strengthening of existing hedgerows which border the Land Parcel to the north, west, and south.

**Table 6.8 Summary table for Land Parcel FELP8a**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
FELP8a	Moderate	Moderate	Moderate	Moderate	Medium

## LAND PARCEL FELP8B

6.38 The land parcel FELP8b is located north-east of the B1008, west of Ford End Village. Land parcel 8b is of large size, spanning between the old field boundary which borders the parcel as well as FELP8a, and the wider countryside.

**Image 6.4 View of FELP8b from the PROW along the north end of the parcel, looking south-east towards a belt of woodland on the eastern boundary**



## LOCAL LANDSCAPE CHARACTER DESCRIPTION

6.39 The area forms a part of the Pleshey Farmland Plateau Landscape Character Area (B15), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its large sized arable fields, being one of several large and medium sized arable fields within the area, and a high presence of periphery hedgerows and trees. The land parcel is also bordered by winding lanes which are typical of the LCA.

## VISUAL CONTEXT AND CHARACTERISTICS

6.40 An arable field rising broadly north to south over around 15m from northern bridleway towards the wider countryside, the Land Parcel FELP8b is partially enclosed by peripheral mature hedgerows and trees north, east and south as well as woodland pockets to the south. There is no boundary vegetation between FELP8a and FELP8b, they are separated by a previous field boundary and current public right of way. There are public views across from peripheral public rights of way running through the field, as well as to the north of the field. There are few private views across the Land Parcel towards the east from properties on Church Lane, past FELP8a. There is limited visual intrusion from built development, with glimpsed long views through the hedgerow to the north and east towards the open countryside.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

6.41 Land Parcel FELP8b is typical of the character of the wider landscape of this locality, with mature vegetation creating a moderate sense of enclosure, whilst retaining short and medium views north and east. The parcel is set back from the main centre of the village and

is surrounded by rural and arable fields. Overall, the FELP8b is judged to be of high landscape sensitivity forming part of the more undeveloped and tranquil southerly entrance to Ford End.

## VISUAL SENSITIVITY TO DEVELOPMENT

- 6.42 The overall visual sensitivity is judged to be high, reflecting the location of FELP8b away from the centre of the village with rural surrounding landscape as well as the presence of residential and recreational visual receptors on its periphery. Development could not effectively be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

- 6.43 Landscape value is judged to be moderate, reflecting the presence of well-used peripheral public rights of way, and the long views towards the east and north of the land parcel. Generally, FELP8b is of good aesthetic appeal, in good condition with few glimpsed views and peripheral residential properties to the west of the parcel with views over the landscape.

**Table 6.9 Overall Sensitivity and Value Summary Table for Land Parcel FELP8b**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – gently rising landform of 15m north to south.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with a simple pattern.
5 Historic features and sense of time depth	Moderate to High – limited presence of historic landscape elements/features, apart from bordering past field boundary west of parcel.
6 Presence of natural elements	Moderate – few remaining hedgerows and ditches to the east and south, and a belt of mature woodland along part of the eastern boundary
7 Type of existing development	Low – fringing vernacular properties are separated by FELP8a to the west; however, they still overlook the parcel.
8 Relationship to settlement edge	Moderate – contributes to the southerly entrance to Ford End village.
Visual Sensitivity	
9 Openness and inter-visibility	Moderate to High – generally open aspect, greater on high land towards the east, enclosed to the west and south by peripheral housing and vegetation.

10 Views available	Moderate to High – short and medium distance views available from peripheral public rights of way to the north and west. Views from the western edge to the wooded horizon to the east. Private views from FELP8a and glimpsed views from properties to the west of FELP8a.
11 Potential for mitigation	Low – reflecting the open aspect, and views from peripheral public rights of way and B1008.
<b>Landscape Value</b>	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA B15, but not particularly valued or supported through designation.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong and recognisable character, albeit in a mature state with opportunities for conservation and enhancement of treeline and woodland pockets.
14 Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with short and medium distance views to a wooded horizon to the east. Contributes to the nature of the LCA.
15 Presence of cultural, historic or nature conservation associations	Moderate to High – limited to hedgerows and treeline, and peripheral woodland to the north, east, and south. Series of vernacular properties along Main Road set in relatively large plots providing glimpsed views through, which have a visual relationship with the landscape.
16 Recreational opportunities	Moderate to High – peripheral public rights of way to the north and west. Well-used by dog walkers.
17 Levels of tranquillity	Moderate – a reasonable degree of tranquillity and sense of open countryside, with residential houses reasonably well screened to the west.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

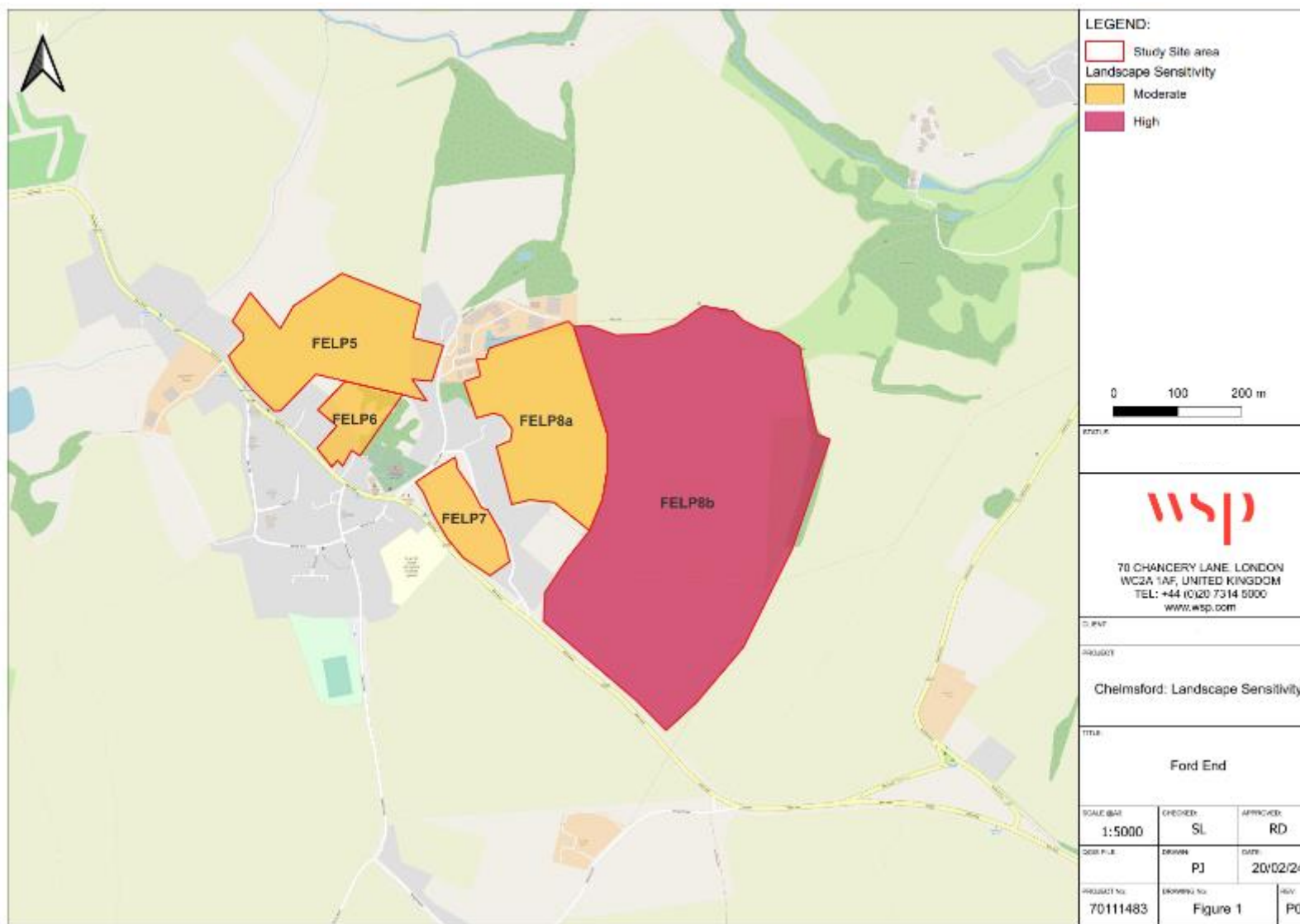
6.44 Overall, the parcel is judged to be of high landscape sensitivity and low to medium capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing hedgerows which border the Land Parcel to the east, south, and to a lesser extent to the north.

**Table 6.10 Summary table for Land Parcel FELP8b**

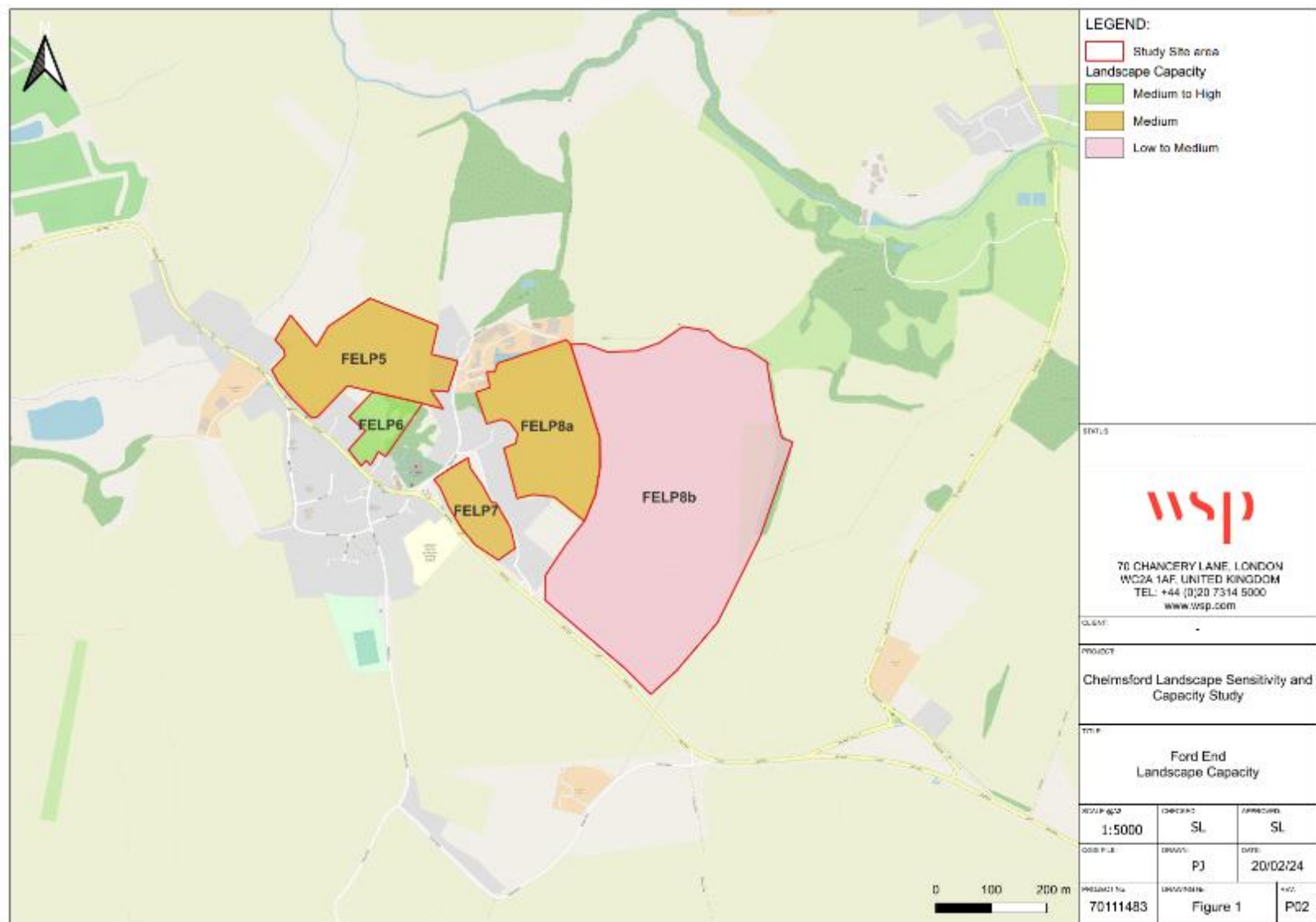
Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
FELP8b	Moderate	High	High	Moderate	Low - Medium

**Figure 6.2 Ford End Landscape Sensitivity**





**Figure 6.3 Ford End Landscape Capacity**



## 7 EAST HANNINGFIELD

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### LOCAL LANDSCAPE CHARACTER CONTEXT

- 7.1 This Study Site is associated with the village of East Hanningfield. It divides into two geographically separate areas, one located to the north of the village and the other located to the west of the village. The entire Study Site lies within the East Hanningfield Wooded Farmland Landscape Character Area (F12) as described by the Chelmsford LCA 2006 (Chelmsford LCA).
- 7.2 Figure 7.1 illustrates the landscape and visual context of the Study Site. This Study Site has been sub-divided into two land parcels, one to the north of East Hanningfield village and a larger parcel to the south-west: Land Parcels EHLP5 and EHLP6.

### EAST HANNINGFIELD WOODED FARMLAND LANDSCAPE CHARACTER AREA (F12)

- 7.3 Key characteristics of relevance to this Study Site and the Land Parcels described below, are:
- Gently rolling/undulating wooded farmland overlooking the Crouch River channel to the south.
  - Predominantly large arable fields, delineated with very mature treed field boundaries and ditches.
  - Pockets of pasture and pony paddocks.
  - Network of quiet narrow lanes.
  - Generally dispersed settlement pattern.
  - Sense of tranquillity away from major road corridors.
- 7.4 The East Hanningfield wooded farmland LCA describes the following planning and land management issues of relevance to the Study Site:
- Pressure of increased traffic on rural, minor lanes.
  - Potential for fertiliser and pesticide run-off from adjacent agricultural farmland to pollute stream corridors/River Crouch and affect water quality and habitats.
  - Potential for visually intrusive development at the fringes of small villages and also South Woodham Ferrers.
  - Deterioration and eventual loss of mature woodland, single trees and hedgerows.
- 7.5 The East Hanningfield wooded farmland LCA does not separately cite any sensitivities to change.
- 7.6 The East Hanningfield wooded farmland LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in the Landscape Character Area F12 through seeking to:
- Conserve - seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.

- Enhance - seek to improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

7.7 Suggested Planning Guidelines of the East Hanningfield wooded farmland LCA of relevance include:

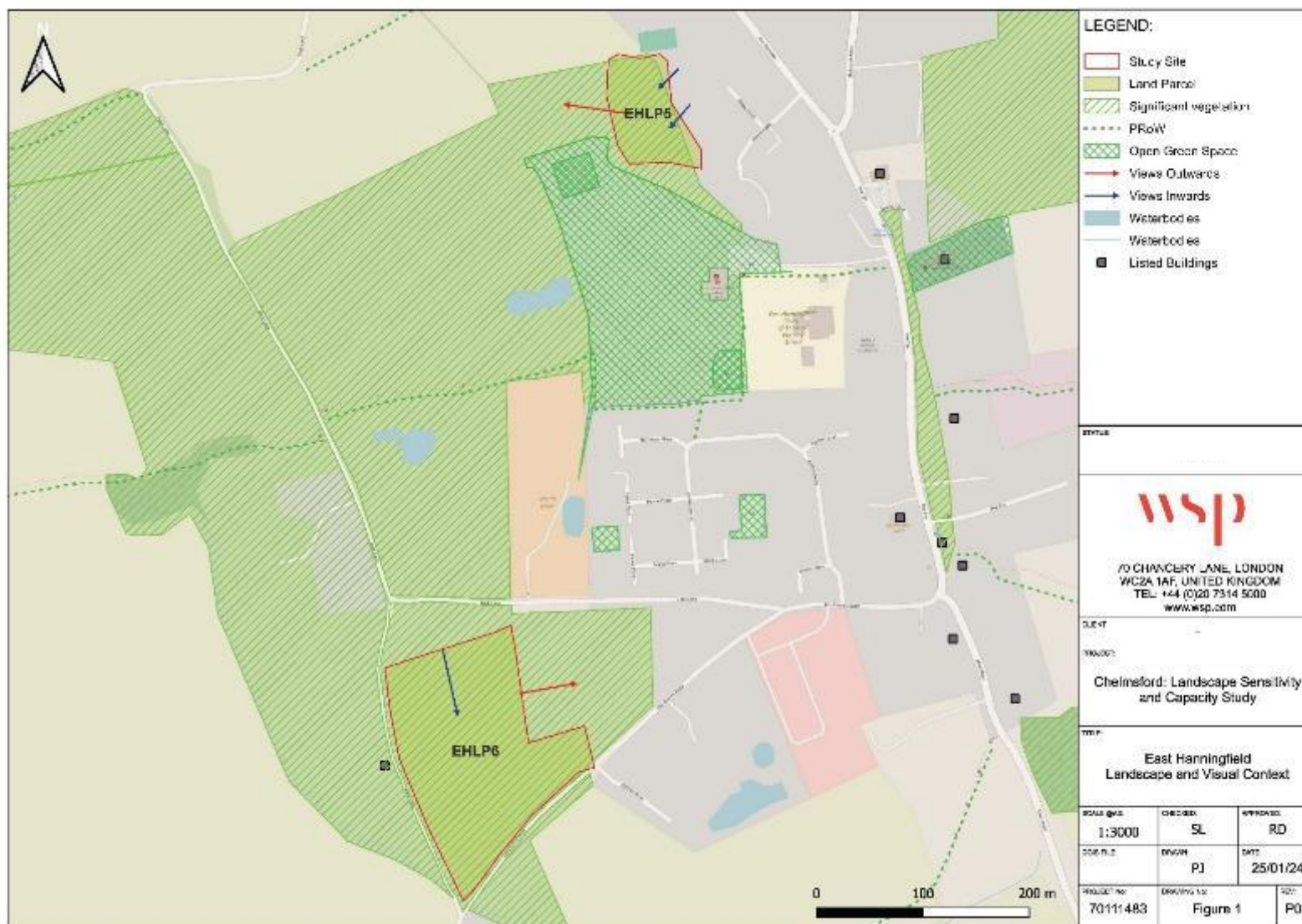
- Conserve and enhance the landscape settings of small settlements within the character area and also South Woodham Ferrers.
- Ensure that any appropriate new development responds to historic settlement pattern and uses materials, which are appropriate to local landscape character. Such development should be well integrated with the surrounding landscape.
- Conserve the mostly rural character of the area.
- Conserve existing views across the area and to adjacent Landscape Character Areas.
- Conserve open views across and along the Crouch River channel.
- Seek to screen visual detractors (such as A130 and A132 road corridors, for example with planted shelter belts).
- Seek to minimise the impact of visually intrusive new development on the wooded slopes.

7.8 Suggested Land Management Guidelines of relevance include:

- Conserve and manage the existing mature hedgerow network.
- Conserve, manage and enhance patches of woodland (consider the use of traditional methods, such as coppicing and pollarding where appropriate to locality and local landscape character).
- Conserve historic lanes and unimproved roadside verges.
- Plant half-standard trees within field hedgerow boundaries to succeed over mature trees.
- Introduce arable field margins as a means of ensuring that mature trees within hedgerows are not disturbed by ploughing.
- Conserve and enhance areas of semi-natural and ancient woodland as important heritage, nature conservation and landscape features.
- Seek to minimise potential impacts from agricultural practices (such as run off) on valuable habitats within streams and the Crouch River Channel.

7.9 The following sections record the assessment and analysis of the two Land Parcels (EHL P5 – EHL P6) which form the additional areas surveyed in the East Hanningfield Study Site.

Figure 7.1: East Hanningfield Landscape and Visual Context





## LAND PARCEL EHLP5

7.10 The land parcel EHLP5 is located to the north-west of East Hanningfield, west of Abbey Fields. Land parcel 5 is of smaller size, with a small pond, bordering several large properties within the village.

**Image 7.1 View of EHLP5 from Abbey Fields Lane towards the west, showing the substantial woodland parcel within the parcel**



## LOCAL LANDSCAPE CHARACTER DESCRIPTION

7.11 The area forms a part of the East Hanningfield Wooded Farmland Landscape Character Area (F12), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its pockets of pasture and pony paddocks, network of quiet narrow lanes, and generally dispersed settlement pattern. It is situated west of the village of East Hanningfield, beyond a row of large plot houses.

## VISUAL CONTEXT AND CHARACTERISTICS

7.12 Land Parcel EHLP5 is a small, roughly rectangular parcel of flat land, which is being used as a private garden adjacent to large new houses. It is partially enclosed by a piece of woodland by the east entrance to the parcel, as well as peripheral mature treeline and hedgerow north-east and west of the parcel. The area consists of sloping mown grass leading to a pond. There are very limited public views from surrounding main roads through dense screening, but private views from the houses to the east of the parcel. There is no public access.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

7.13 Land Parcel EHLP5 is typical of the character of the wider landscape of this locality, with mature vegetation creating a moderate sense of enclosure, with the exception of the field type. The field is used as a recreational space with mown single species grass. There are short views within the field, but no views to the wider landscape. Current development consists of easterly overlooking houses in large plots; there is no further visible housing from the land parcel. Overall, the EHLP5 is judged to be of moderate landscape sensitivity forming a small continuation of the village of east Hanningfield.



## VISUAL SENSITIVITY TO DEVELOPMENT

7.14 The overall visual sensitivity is judged to be moderate, reflecting the location and orientation of EHLP5, the high screening from surrounding treelines and the presence of residential visual receptors on its periphery. Development could be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

7.15 Landscape value is judged to be moderate, reflecting visual receptors from houses along Main Road and the high condition of the flat and enclosed land. Generally, EHLP5 is of ordinary aesthetic appeal, but it is in good condition with no detractive elements.

**Table 7.1 Overall Sensitivity and Value Summary Table for Land Parcel EHLP5**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character of surrounding gardens and
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Low – relatively flat landform.
4 Scale and pattern of landscape	Moderate – small scale landscape with a simple pattern.
5 Historic features and sense of time depth	Moderate – limited presence of historic landscape elements/features, although vernacular properties along Main Road form the eastern boundary.
6 Presence of natural elements	Moderate – remaining hedgerows and central small pond.
7 Type of existing development	Moderate – fringing vernacular properties overlooking the Land Parcel to the east contribute to local character.
8 Relationship to settlement edge	Moderate – contributes to the village of East Hanningfield, as well as to the immediate houses.
Visual Sensitivity	
9 Openness and inter-visibility	Moderate to High – generally closed aspect, and flat land, enclosed to the north, east and west by substantial peripheral vegetation.
10 Views available	Moderate – short distance. Private views from peripheral properties and from users of Main Road.
11 Potential for mitigation	High – reflecting the closed aspect of the land, and views from residential receptors.
Landscape Value	

12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA B15, but not particularly valued or supported through designation.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong character.
14 Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with short distance views from residential receptors. Contributes to the westerly landscape context for East Hanningfield.
15 Presence of cultural, historic or nature conservation associations	Moderate to High – limited to hedgerows and peripheral woodland. Series of vernacular properties along Main Road set in relatively large plots providing views through, which have a strong visual relationship with the landscape.
16 Recreational opportunities	Moderate – Currently used by residential receptors as extension of garden.
17 Levels of tranquillity	Moderate – despite some noise intrusion from Back Lane, retains a reasonable degree of tranquillity and sense of countryside, with screening to the north, east, and west.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

- 7.16 Overall, the parcel is judged to be of moderate landscape sensitivity and medium capacity for development. Key characteristics/qualities to be safeguarded are:
- Maintenance and strengthening of existing hedgerows which border the Land Parcel in all directions, as well as the woodland pocket to the east. There is opportunity for conservation and enhancement here.

**Table 7.2 Summary table for Land Parcel EHLP5**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EHLP5	Low	Moderate	Moderate	Moderate	Medium

## LAND PARCEL EHLP6

- 7.17 The land parcel EHLP6 is located to the south-west of East Hanningfield, north-west of Old Church Road. Land parcel 6 is of larger size, bordering several large properties within the village to the west and east.

**Image 7.2 View of EHLP6 to the south from Back Lane**



## **LOCAL LANDSCAPE CHARACTER DESCRIPTION**

- 7.18 The area forms a part of the East Hanningfield Wooded Farmland Landscape Character Area (F12), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its pockets of pasture and pony paddocks, network of quiet narrow lanes, and generally dispersed settlement pattern. It is situated southwest of the village of East Hanningfield, beyond a row of plot houses and another larger arable field to the east, Back Lane to the west.

## **VISUAL CONTEXT AND CHARACTERISTICS**

- 7.19 An arable flat field, the Land Parcel EHLP6 is partially enclosed by peripheral woodland and mature hedgerows to the south, east and west, and a sparse treeline to the north separating the parcel and a large property. There are few public views across from main roads, with glimpsed views from cars. There are private views across the Land Parcel from the north from the property along Back Lane. There is limited visual intrusion from built development, with glimpsed views to the northwest towards the main village and housing of East Hanningfield, however, this is generally screened by a substantial hedgerow.

## **LANDSCAPE SENSITIVITY TO DEVELOPMENT**

- 7.20 Land Parcel EHLP6 is semi typical of the character of the wider landscape of this locality, with pockets of pasture and pony paddocks, and a dispersed settlement pattern. The land parcel also maintains a sense of tranquillity in keeping with the LCA. Overall, the EHLP6 is judged to be of moderate landscape sensitivity forming a large westerly parcel of East Hanningfield.

## **VISUAL SENSITIVITY TO DEVELOPMENT**

- 7.21 The overall visual sensitivity is judged to be moderate, reflecting the location and orientation of EHLP6, and the presence of residential and recreational visual receptors on its western

periphery. There are few periphery private visual receptors, however, the parcel is large and visible from receptors further afield through glimpsed views. Development could be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

- 7.22 Landscape value is judged to be moderate, reflecting the presence of visual receptors across the main road as well as the typical nature of the land to the LCA. Generally, EHLP6 is of ordinary aesthetic appeal, but it is in good condition with detractive elements comprising road noise from north, west, and south.

**Table 7.3 Overall Sensitivity and Value Summary Table for Land Parcel GLP11**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – flat landform.
4 Scale and pattern of landscape	Moderate – medium scale landscape with a simple pattern.
5 Historic features and sense of time depth	Low – limited presence of historic landscape elements/features.
6 Presence of natural elements	Moderate – remaining hedgerows mature treeline, particularly to the west.
7 Type of existing development	Moderate – fringing vernacular properties overlooking the Land Parcel make some contribution to local character.
8 Relationship to settlement edge	High – contributes to the westerly characteristics of East Hanningfield.
Visual Sensitivity	
Openness and inter-visibility	Moderate – generally closed aspect with substantial peripheral vegetation to the north, west, and south.
Views available	Moderate – short distance views available from main roads to the north, south and west. Private glimpsed views from peripheral properties to the west.
Potential for mitigation	Moderate – reflecting the screened aspect of the land, and limited views from Main Roads.
Landscape Value	
Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA B15, but not particularly valued or supported through designation.

Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with recognisable character.
Scenic value and aesthetic appeal	Moderate – reasonably attractive countryside typical of the locality, with short distance glimpsed views to the east. Contributes to the westerly landscape context for East Hanningfield.
Presence of cultural, historic or nature conservation associations	Low to moderate – limited to hedgerows and peripheral woodland to the north, west, and south. Few vernacular properties along Main Road set in relatively large plots providing glimpsed views through, which have a visual relationship with the landscape.
Recreational opportunities	Low – No public rights of way or many views into the parcel.
Levels of tranquillity	Moderate – despite noise intrusion from the main roads to the north, west, and south, retains a reasonable degree of tranquillity.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

7.23 Overall, the parcel is judged to be of moderate landscape sensitivity and medium capacity for development. Key characteristics/qualities to be safeguarded are:

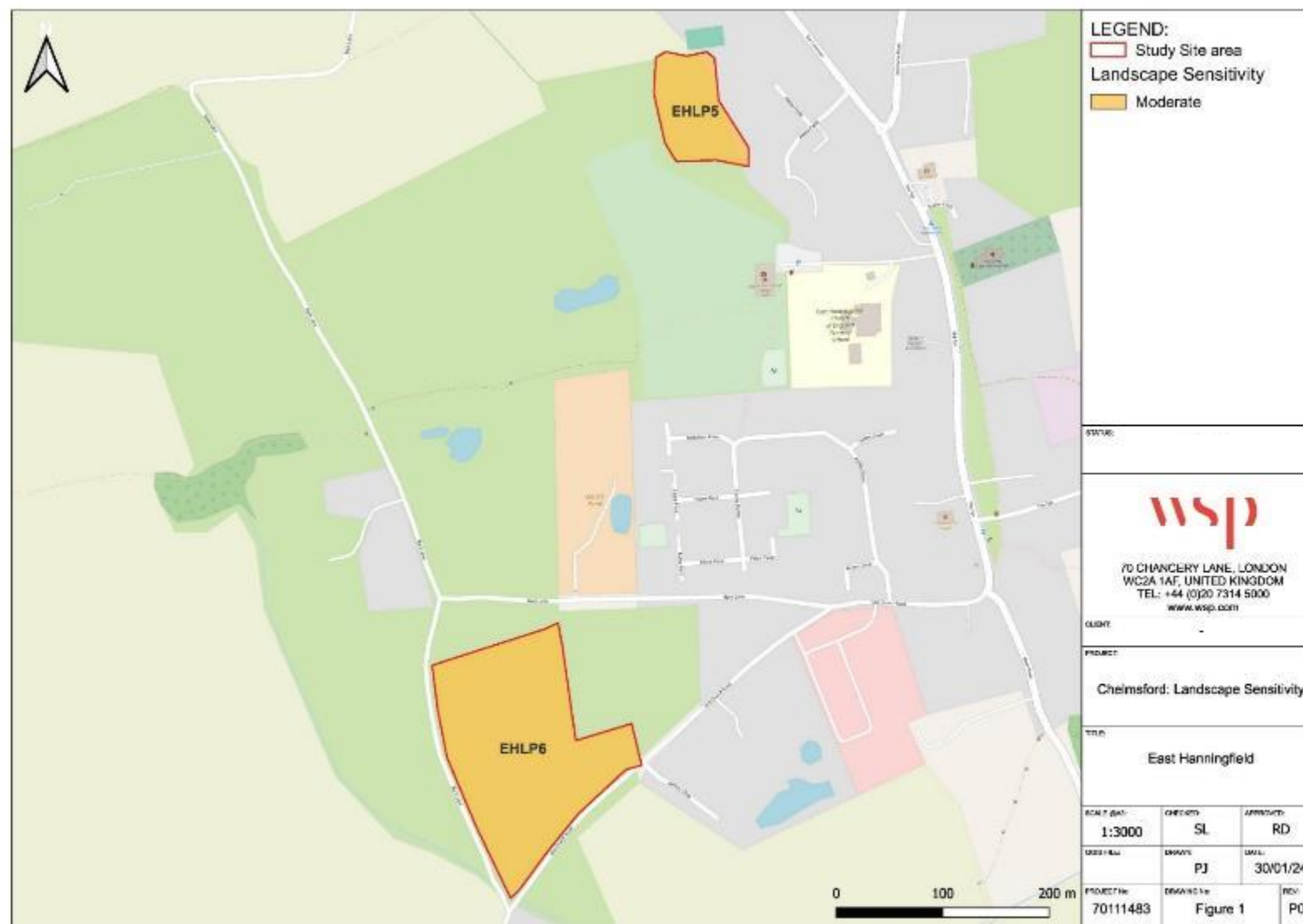
- Maintenance and strengthening of existing treeline and hedgerows which border the Land Parcel to the north, west and south.

**Table 7.4 Summary table for Land Parcel EHLP6**

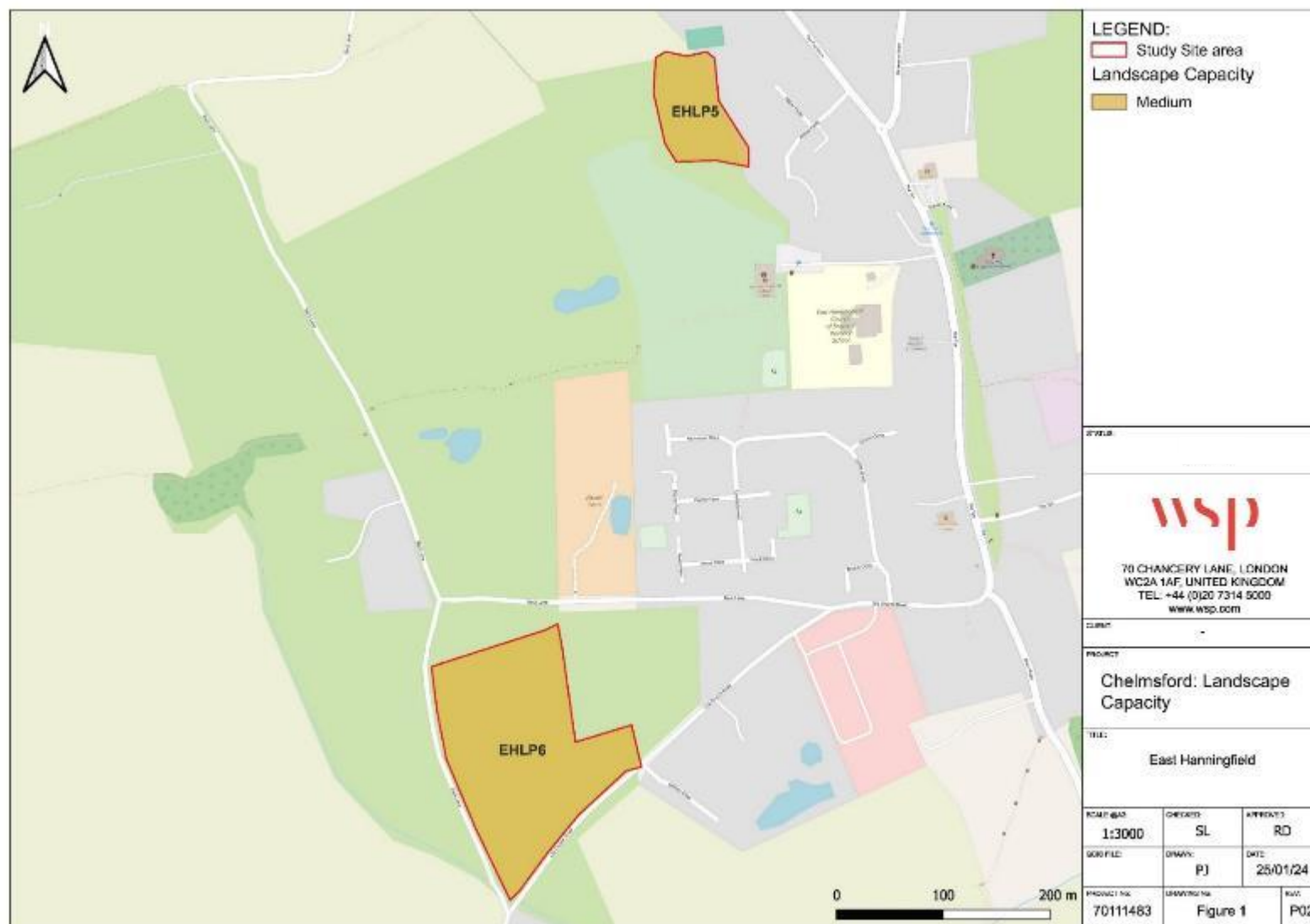
Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EHLP6	Moderate	Moderate	Moderate	Moderate	Medium



**Figure 7.2 East Hanningfield Landscape Sensitivity**



**Figure 7.3 East Hanningfield Landscape Capacity**



## 8 J17 HOWE GREEN, EAST CHELMSFORD

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### LOCAL LANDSCAPE CHARACTER CONTEXT

- 8.1 This Study Site is associated with the village of Howe Green. It divides into two geographically separate areas, one located to the west of the A12 and the other located to the east of the A12. The entire Study Site lies within the Little Baddow and Danbury Wooded Farmland Landscape Character Area (F5) as described by the Chelmsford LCA 2006 (Chelmsford LCA).
- 8.2 Figure 8.1 illustrates the landscape and visual context of the Study Site. This Study Site has been sub-divided into 3 land parcels: J17LP1 to J17LP3.

### LITTLE BADDOW AND DANBURY WOODED FARMLAND LANDSCAPE CHARACTER AREA (F5)

- 8.3 Key characteristics of relevance to this Study Site and the Land Parcels described below, are:
- Sense of enclosure provided by large areas of dense deciduous and mixed woodland.
  - Intricate landscape pattern consisting of commons, pasture, heathland and woodland habitats.
  - Arable farmland fringing the outer edges of patches of woodland.
  - Series of narrow lanes winding down the hillsides and facilitating views into and across the Chelmer/Blackwater valley to the north and east. Views to wooded horizons within adjacent wooded farmland to the south.
  - Predominantly linear settlement pattern.
- 8.4 The Little Baddow and Danbury Wooded Farmland LCA describes the following planning and land management issues of relevance to the Study Site:
- Pressure of increasing traffic on minor rural roads.
  - Management of common land and heathland for nature conservation and recreational purposes.
  - Potential loss of mature field boundaries as a result of lack of management or further intensification of agricultural practices.
  - Management and maintenance of patches of mature deciduous and mixed woodland.
- 8.5 The Little Baddow and Danbury Wooded Farmland LCA cites the following sensitivities to change:
- Large areas of dense deciduous and mixed woodland, an intricate mosaic of commons, pasture and heathland spread throughout the area and several mature field boundaries, containing several mature trees, all of which are sensitive to changes in land management.
  - The network of quiet rural lanes is also sensitive to change or increased traffic associated with new development.

- There is a strong sense of historic integrity, resulting from patches of ancient woodland and a prominent Iron Age hill fort, which is a visible historic feature.
- There are also several important wildlife habitats within the area (including 20 sites of importance for nature conservation, comprising ancient woodland, grassland and commons), which are sensitive to changes in land management

8.6 The Little Baddow and Danbury Wooded Farmland LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in the Landscape Character Area F5 through seeking to:

- Conserve - seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.

8.7 Suggested Planning Guidelines of the Little Baddow and Danbury Wooded Farmland LCA of relevance include:

- Conserve and enhance the landscape setting of Little Baddow and Danbury settlements.
- Ensure that any appropriate new development responds to historic settlement pattern and uses materials which are appropriate to local landscape character. Such development should be well integrated within the surrounding landscape.
- Potential new development should be carefully sited in relation to the ridge and hillsides (taking into account possible visual intrusion when viewed from adjacent character areas).
- Conserve the open and framed nature of views into and across the Chelmer/Blackwater valley to the north and also to wooded horizons to the south.

8.8 Suggested Land Management Guidelines of relevance include:

- Conserve and manage areas of ancient and semi-natural woodland within the area as important historical, landscape and nature conservation features.
- Conserve and restore pastures.
- Conserve and manage the existing hedgerow pattern and strengthen where appropriate through planting.
- Conserve the predominantly rural character of the area.
- Conserve, enhance and manage areas of common land through appropriate management/nature conservation strategies.
- Conserve and manage areas of heathland as important historic, landscape and nature conservation features.
- Conserve historic tree-lined lanes and unimproved road

8.9 The following sections record the assessment and analysis of the three Land Parcels (J17LP1-3) which form the additional areas surveyed in the Howe Green Study Site.



Figure 8.1 Junction 17 Howe Green Landscape and Visual Context





## LAND PARCEL J17LP1

8.10 Land Parcel J17LP1 is a large, roughly triangular site located to the west of the A12.

**Image 8.1 Eastward view across land parcel from Southend Road**



## LOCAL LANDSCAPE CHARACTER DESCRIPTION

8.11 The area forms a part of the Little Baddow and Danbury Wooded Farmland Landscape Character Area (F5), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its intricate landscape pattern consisting of commons, pasture, heathland and woodland habitat,

## VISUAL CONTEXT AND CHARACTERISTICS

8.12 An arable field rising broadly west to east over around 15m, the Land Parcel J17LP1 is partially enclosed by peripheral woodland and mature hedgerows on an embankment along the southeast boundary where the parcel borders the A12. The tree-lined Sandon Brook winds across much of the northern boundary before changing direction to cross the site, running parallel with the A1114. The eastern end of the Land Parcel consists of active quarries with associated ponds. Overhead power lines are noticeable crossing the site.

8.13 There are public views eastwards from the A1114 Southend Road, as well as from peripheral and internal public rights of way. There are no public and private views across the Land Parcel from properties and limited visual intrusion from built development, due to hedgerow screening and lack of development within the vicinity. The vernacular residential development immediately to the north-west and north-east of the Land Parcel (on the edges of Great Baddow and Sandon respectively) is well screened.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

8.14 Land Parcel J17LP1 is typical of the character of the wider landscape of this locality, with a mixture of field and land types: commons, pasture, heathland and woodland. The land parcel retains medium views north and long views west from higher vantage points. Current noise pollution from the A12 and A1114 reduce sensitivity for new development. Overall, the J17LP1 is judged to be of moderate landscape sensitivity.

## VISUAL SENSITIVITY TO DEVELOPMENT

8.15 The overall visual sensitivity is judged to be moderate, reflecting the location of the land parcel within the wider landscape, and the lack of periphery development. Development here could be mitigated with additional vegetation and screening to the north towards Sandon Brook, Sandon Village and Great Baddow. Development could be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

8.16 Landscape value is judged to be moderate, reflecting the presence of well-used peripheral public rights of way, visual receptors along Main Road and from users of Main Road. Generally, J17LP1 is of ordinary aesthetic appeal due to the mix of rural landscape and quarry land. It is in good condition with detractive elements comprising road noise from the quarry, the A12 to the west and the A1114 to the southeast.

**Table 8.1 Overall Sensitivity and Value Summary Table for Land Parcel J17LP1**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – gently rising landform of 15m from west to east.
4 Scale and pattern of landscape	Moderate – the west of the site is a large scale landscape with a simple pattern. To the east, the quarry is a less simple and common pattern of the locality.
5 Historic features and sense of time depth	Low – limited presence of historic landscape elements/features.
6 Presence of natural elements	Moderate – remaining hedgerows and ditches, central to the site and woodland pockets to the east and south.
7 Type of existing development	Low – There are no buildings on the boundary of the site, a few farm buildings and vernacular housing are located north-west and north-east of the parcel across from main roads and public rights of way.
8 Relationship to settlement edge	Low – The nearest settlements of Great Baddow and Sandon Village are located approximately 500m from the site.
Visual Sensitivity	
9 Openness and inter-visibility	Moderate – generally open aspect, greater on high land towards the north and west, enclosed to the east by substantial peripheral vegetation and the presence of the A12.

10 Views available	Moderate – medium distance views available from the A1114 and peripheral public rights of way to the north and north-east.
11 Potential for mitigation	Moderate – reflecting the open aspect of the land, views from peripheral and central rights of way but absence of views from properties.
<b>Landscape Value</b>	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA F5, but not particularly valued or supported through designation.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong and recognisable character, such as the periphery Sandon Brook, which also crosses the site and internal waterbodies to the east. There is opportunity for conservation and enhancement.
14 Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with short and medium distance internal views. The Sandon Brook and ponds provide aesthetic appeal, which is lessened by the presence of the A12 and A1114.
15 Presence of cultural, historic or nature conservation associations	Moderate – hedgerows and peripheral woodland, as well as Sandon Brook, and ponds. There is little visible presence of periphery settlement. There are two Grade II* listed properties at Sandon: The Rectory, 300m to the north and St Andrew's Church, 500m to the north, plus a few Grade II listed buildings at similar distances, all well screened from the LP.
16 Recreational opportunities	Moderate to High – peripheral and internal public rights of way.
17 Levels of tranquillity	Low to Moderate – despite noise intrusion from the A12 and A1114, the land parcel retains a reasonable degree of tranquillity and sense of open countryside due to the level of vegetation and screening between the fields and the main roads.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

8.17 Overall the parcel is judged to be of moderate landscape sensitivity and medium capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing hedgerows which border the Land Parcel to the east, south and west.
- Retain and strengthen the lakes to the north of the land parcel.

**Table 8.2 Summary table for Land Parcel J17LP1**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
J17LP1	Moderate	Moderate	Moderate	Moderate	Medium



## LAND PARCEL J17LP2

8.18 Land Parcel J17LP2 is located east of the A12, surrounding the site of current quarry works. It is located directly north and borders, land parcel J17LP3.

**Image 8.2 View towards the west of the site, showing the wider arable landscape**



**Image 8.3 View northwest into the quarry site**



**Image 8.4 View into the quarry site from the A12**



## **LOCAL LANDSCAPE CHARACTER DESCRIPTION**

- 8.19 The area forms a part of the Little Baddow and Danbury Wooded Farmland Landscape Character Area (F5), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its intricate landscape pattern consisting of commons, pasture, heathland and woodland habitat. This area differs from the characteristics of the LCA due to the recent land use and quarry site. A key characteristic of this land is the high number of level changes and presence of quarry related waterbodies.

## **VISUAL CONTEXT AND CHARACTERISTICS**

- 8.20 An arable field rising broadly north to south over around 10m, except for the varied elevation of the quarry site with the highest and lowest points at a 20m difference, with a pond at the base. Land Parcel J17LP2 is partially enclosed by peripheral hedgerow, with parts of the site screened by the large pocket of mixed woodland central to the land parcel, dividing the arable fields with the quarry site. There are public views across from internal rights of way, running through the central woodland and continuing south to J17LP3. There are public and private views across half the Land Parcel towards the west from properties along Mayes Lane and Woodhill Road, whilst woodland screens the quarry workings. There is limited visual intrusion from built development, but glimpsed views from the A12 east into the land parcel. Overhead power lines are a visible element, particularly along the skyline, crossing the landscape.

## **LANDSCAPE SENSITIVITY TO DEVELOPMENT**

- 8.21 Land Parcel J17LP2 is not typical of the character of the wider landscape of this locality, due to the quarry site which covers the majority of the parcel. There is still the typical pattern of mixed field types surrounding this quarry site; commons, pasture, heathland and woodland habitat and a moderate sense of enclosure. This previous development on the site leaves a lower sensitivity to further future development. Overall, the J17LP2 is judged to be of low landscape sensitivity.

## **VISUAL SENSITIVITY TO DEVELOPMENT**

- 8.22 The overall visual sensitivity is judged to be moderate, reflecting the size of the land parcel and level of screening by the woodland pocket towards settlement areas. There is a presence of recreational visual receptors on its periphery as well as internally to the parcel. Development could effectively be mitigated without altering the intrinsic character of the landscape in this location.

## **LANDSCAPE VALUE**

- 8.23 Landscape value is judged to be moderate, reflecting the presence of well-used peripheral public rights of way, and visual receptors along Main Roads and Mayers Lane. There is also the detractive element of road noise from the A12 to the west. Generally, J17LP2 is of mixed aesthetic appeal, high value landscape to the north and east of the parcel, and low value quarry land to the west.



**Table 8.3 Overall Sensitivity and Value Summary Table for Land Parcel J17LP2**

<b>Landscape Character Sensitivity</b>	
1 Representativeness of character	Low to moderate– presence of landscape elements/features that are representative of typical character, alongside elements of the quarry site which do not fit the natural landscape.
2 Condition of elements and features	Moderate – Mixed condition of landscape. Northeast, there are areas of good condition woodland and fields; west, there is low quality quarry landscape.
3 Nature and complexity of landform	High – Complex landscape due to the varied levels of the quarry and surrounding bunds.
4 Scale and pattern of landscape	Moderate to high –large scale landscape with a complex pattern.
5 Historic features and sense of time depth	Low – limited presence of historic landscape elements/features.
6 Presence of natural elements	Moderate – Mature woodland central to the land parcel, as well as hedgerow on field boundaries. Lack of high-quality natural elements on site of quarry.
7 Type of existing development	Low – no fringing vernacular properties overlooking the Land Parcel. Nearby settlement located west of the A12.
8 Relationship to settlement edge	Moderate – Nearby settlement of Sandon village is west of the A12.
<b>Visual Sensitivity</b>	
9 Openness and inter-visibility	Moderate– mixed aspect, greater on high land nearby to the quarry, enclosed to the northeast by the woodland and periphery vegetation. Level changes and bunds make visibility short.
10 Views available	Moderate– short and medium distance views available within the northern and eastern parts of the site, across the fields. Short views by the quarry due to level changes and bunds. Views from the central public right of way are mixed into the quarry site, woodland, and open fields. Views from peripheral private properties and a few commercial holdings on Mayes Lane are limited.
11 Potential for mitigation	Moderate – reflecting the mixed aspect of the land, and views from peripheral and central public rights of way.
<b>Landscape Value</b>	
12 Distinctiveness of character	Low to Moderate – landscape elements/features that are typical of character at scale of LCA F5, but not particularly valued or supported through designation. Also a presence of elements not common of the LCA at site of quarry.
13 Quality and condition of elements and features	Low – landscape elements/features are of mixed quality and condition with strong and recognisable character to the north of the parcel and within the woodland pocket with opportunities for enhancement. Low quality landscape within the site of the quarry.

14 Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with short distance views across fields to the northeast of the land parcel. The quarry site to the west has low scenic value.
15 Presence of cultural, historic or nature conservation associations	Low – limited to peripheral hedgerows and woodland. Sandon Hall, Grade II listed, is located to the south, close to the boundary with J17LP3. Grade II listed Mayes Farmhouse is located off Mayes Lane, immediately to the east of the site boundary.
16 Recreational opportunities	Moderate – peripheral and internal central public rights of way.
17 Levels of tranquillity	Low to Moderate – despite noise intrusion from the A12, and the quarry site the northeast of the parcel retains a reasonable degree of tranquillity and sense of open countryside with the screening from the woodland area.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

8.24 Overall the parcel is judged to be of low landscape sensitivity and medium capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing woodland central to the land parcel, as well as strengthening periphery hedgerow and treeline.

**Table 8.4 Summary table for Land Parcel J17LP2**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
J17LP2	Low	Moderate	Moderate	Moderate	Medium

## LAND PARCEL J17LP3

8.25 Land Parcel J17LP3 is located east of the A12, directly below land parcel J17LP2.

**Image 8.5 View of arable landscape, facing west into land parcel J17LP3**



## LOCAL LANDSCAPE CHARACTER DESCRIPTION

- 8.26 The area forms a part of the Little Baddow and Danbury Wooded Farmland Landscape Character Area (F5), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its intricate landscape pattern consisting of commons, pasture, heathland and woodland habitat.

## VISUAL CONTEXT AND CHARACTERISTICS

- 8.27 Three arable fields rising broadly north to south over around 12m, the Land Parcel J17LP3 is partially enclosed by peripheral woodland and mature hedgerows to the west where the parcel borders the A12. There are public views across from peripheral and internal public rights of way. There are limited public and private views across the Land Parcel from properties, the only settlement area to the south and south-east of the land parcel. There is limited visual intrusion from built development, due to hedgerow screening and lack of development within the vicinity, but overhead powerlines are visible crossing the landscape and on the skyline.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

- 8.28 Land Parcel J17LP3 is typical of the character of the wider landscape of this locality, with a mixture of field and land types: commons, pasture, and woodland. The land parcel retains medium views north and long views east from higher vantage points. Current noise pollution from the A12 reduces sensitivity for new development. Overall, the J17LP3 is judged to be of moderate landscape sensitivity.

## VISUAL SENSITIVITY TO DEVELOPMENT

- 8.29 The overall visual sensitivity is judged to be moderate, reflecting the location of the land parcel within the wider landscape, and the lack of periphery development. Development here could be mitigated with vegetation and screening to the southeast towards Howe Green. Additional mitigation could be added without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

- 8.30 Landscape value is judged to be low, reflecting the typical nature of the landscape within the wider Essex landscape. There is a presence of peripheral public rights of way, and few visual receptors along the A12 or Southend Road. Generally, J17LP3 is of ordinary aesthetic appeal, but it is in good condition with detractive elements comprising road noise from the A12 to the west, Southend Road to the south and the A130 to the southwest.

**Table 8.5 Overall Sensitivity and Value Summary Table for Land Parcel J17LP3**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.

3 Nature and complexity of landform	Moderate – gently rising landform of 15m north to south.
4 Scale and pattern of landscape	Moderate – medium scale landscape with a simple pattern.
5 Historic features and sense of time depth	Low – limited presence of historic landscape elements/features.
6 Presence of natural elements	Moderate – remaining hedgerows, and woodland pockets to the west.
7 Type of existing development	Low – There are residential few buildings on the southern boundary of the parcel, continuing further into Howe Green village.
8 Relationship to settlement edge	Moderate – The nearest settlement is Howe Green, located very close to the southeast boundary of the parcel.
<b>Visual Sensitivity</b>	
9 Openness and inter-visibility	Moderate – generally open aspect, greater on high land towards the north and east, enclosed to the west by substantial peripheral vegetation and the presence of the A12.
10 Views available	Moderate – medium and long distance views available from peripheral public rights of way on the north-eastern boundary.
11 Potential for mitigation	Moderate – reflecting the open aspect of the land, views from peripheral and central rights of way but absence of views from properties.
<b>Landscape Value</b>	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA F5, but not particularly valued or supported through designation.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong and recognisable character. There is opportunity for conservation and enhancement.
14 Scenic value and aesthetic appeal	Moderate to High – reasonably attractive countryside typical of the locality, with short and medium distance internal views. The periphery Howe Green Village south of the land parcel provides aesthetic appeal, which is lessened by the presence of the A12 and A1114.
15 Presence of cultural, historic or nature conservation associations	Moderate – hedgerows and peripheral woodland. There is moderate presence of periphery settlement within Howe Green to the southeast.
16 Recreational opportunities	Moderate to High – peripheral and internal public rights of way.
17 Levels of tranquillity	Low to Moderate – despite noise intrusion from the A12 and A1114, the land parcel retains a reasonable degree of tranquillity and sense of open countryside due to the level of vegetation and screening between the fields and the main roads.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

8.31 Overall the parcel is judged to be of moderate landscape sensitivity and medium to high capacity for development. Key characteristics/qualities to be safeguarded are:

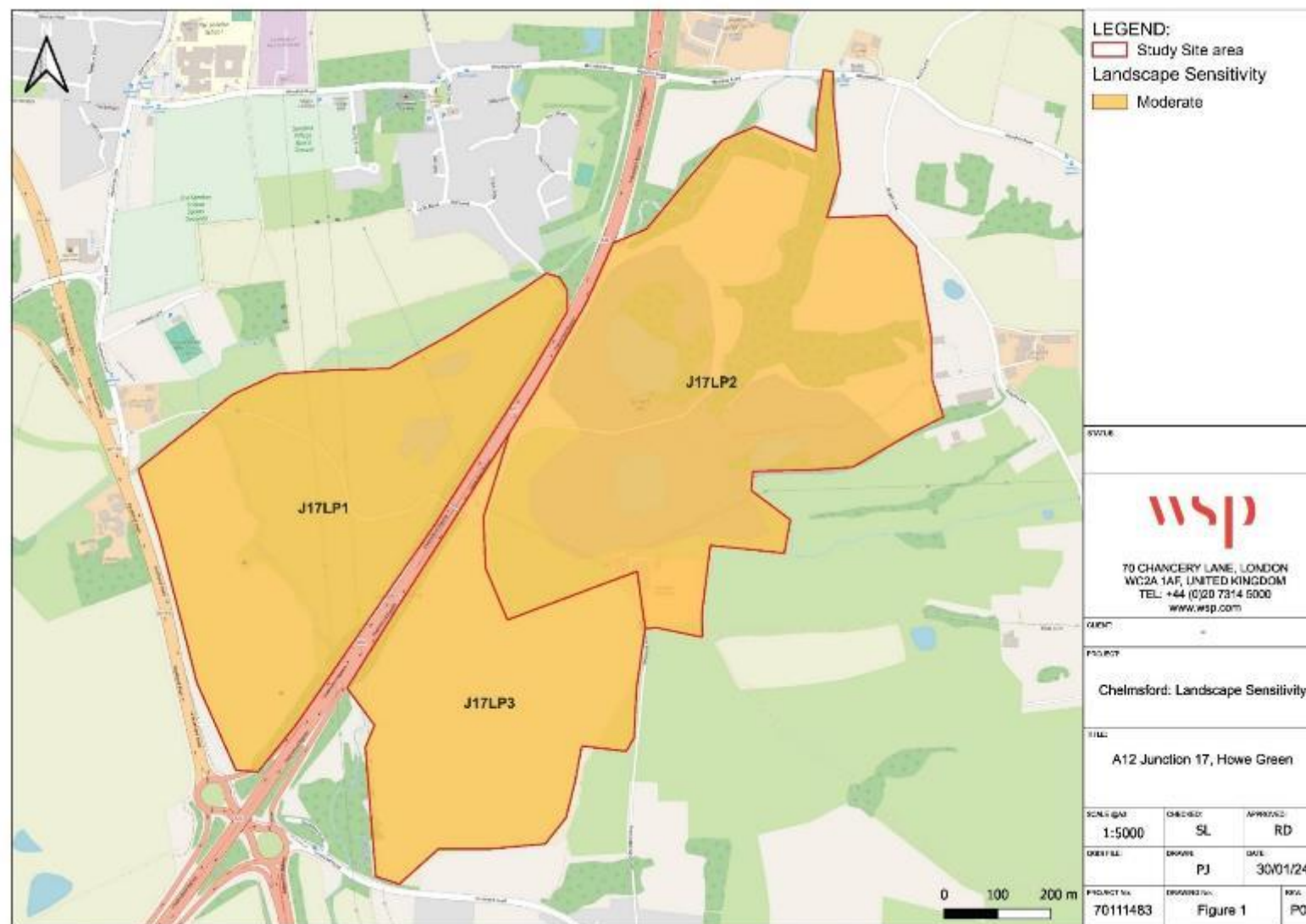
- Maintenance and strengthening of existing hedgerows and woodland parcel which borders the Land Parcel to the south and west.

**Table 8.6 Summary table for Land Parcel J17LP3**

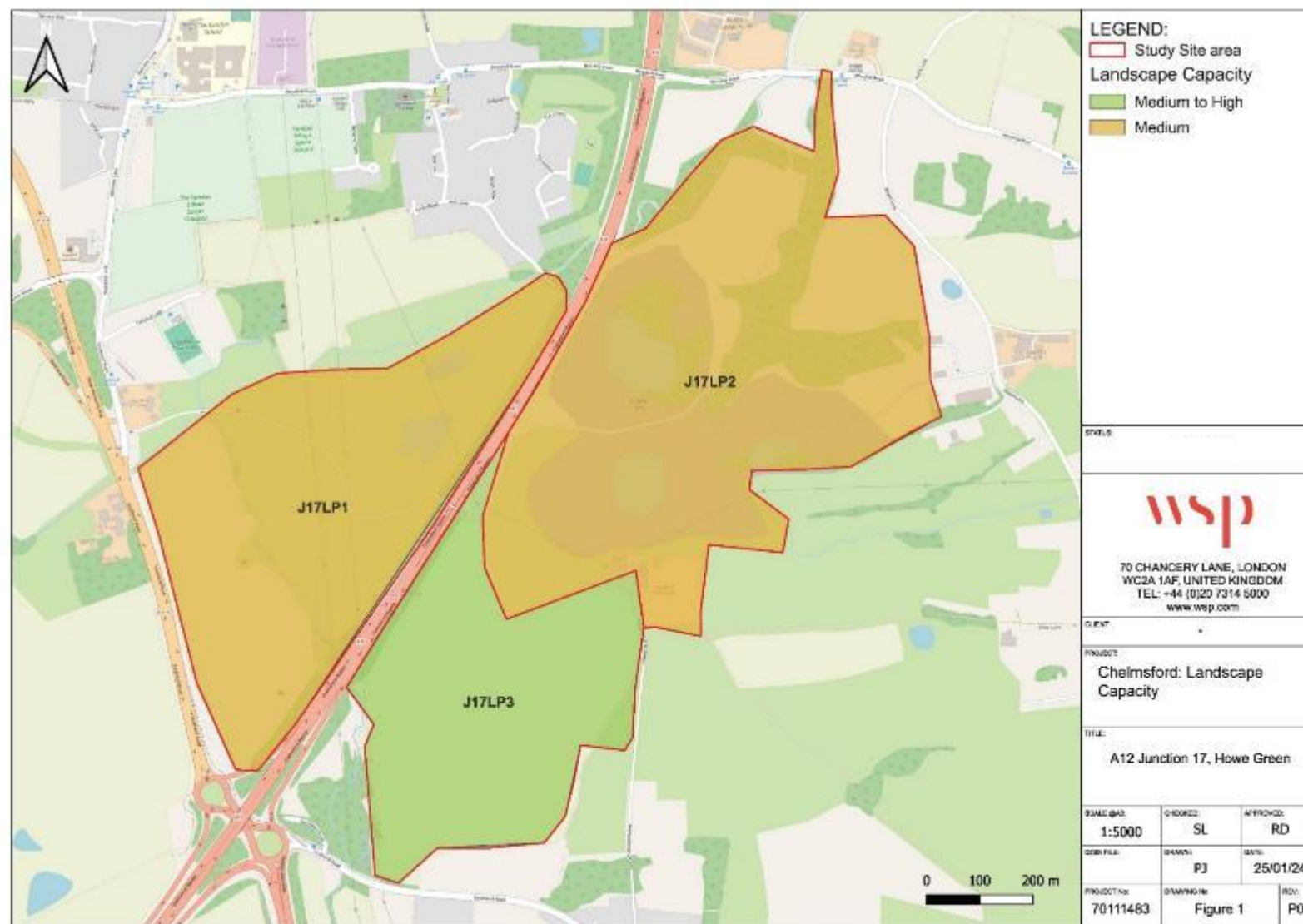
Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
J17LP3	Low	Moderate	Moderate	Low	Medium- High



Figure 8.2 A12 Junction 17, Howe Green Landscape Sensitivity



**Figure 8.3 A12 Junction 17, Howe Green Landscape Capacity**



## 9 A12 JUNCTION 18 SANDON EAST

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### LOCAL LANDSCAPE CHARACTER CONTEXT

- 9.1 This Study Site is associated with the village of Sandon. The entire Study Site lies within the Little Baddow and Danbury Wooded Farmland Landscape Character Area (F5) as described by the Chelmsford LCA 2006 (Chelmsford LCA).
- 9.2 Figure 9.1 illustrates the landscape and visual context of the Study Site.
- 9.3 This Technical Note presents the assessment of Land Parcel J18LP1.

### LITTLE BADDOW AND DANBURY WOODED FARMLAND LANDSCAPE CHARACTER AREA (F5)

- 9.4 Key characteristics of relevance to this Study Site and the Land Parcels described below, are:
- Sense of enclosure provided by large areas of dense deciduous and mixed woodland.
  - Intricate landscape pattern consisting of commons, pasture, heathland and woodland habitats.
  - Arable farmland fringing the outer edges of patches of woodland.
  - Series of narrow lanes winding down the hillsides and facilitating views into and across the Chelmer/Blackwater valley to the north and east. Views to wooded horizons within adjacent wooded farmland to the south.
  - Predominantly linear settlement pattern.
- 9.5 The Little Baddow and Danbury Wooded Farmland LCA describes the following planning and land management issues of relevance to the Study Site:
- Pressure of increasing traffic on minor rural roads.
  - Management of common land and heathland for nature conservation and recreational purposes.
  - Potential loss of mature field boundaries as a result of lack of management or further intensification of agricultural practices.
  - Management and maintenance of patches of mature deciduous and mixed woodland.
- 9.6 The Little Baddow and Danbury Wooded Farmland LCA cites the following sensitivities to change:
- Large areas of dense deciduous and mixed woodland, an intricate mosaic of commons, pasture and heathland spread throughout the area and several mature field boundaries, containing several mature trees, all of which are sensitive to changes in land management.
  - The network of quiet rural lanes is also sensitive to change, or increased traffic associated with new development.
  - There is a strong sense of historic integrity, resulting from patches of ancient woodland and a prominent Iron Age hill fort, which is a visible historic feature.

- There are also several important wildlife habitats within the area (including 20 sites of importance for nature conservation, comprising ancient woodland, grassland and commons), which are sensitive to changes in land management.
  
- 9.7 The Little Baddow and Danbury Wooded Farmland LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in the Landscape Character Area F5 through seeking to:
  - Conserve - seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.
  
- 9.8 Suggested Planning Guidelines of the Little Baddow and Danbury Wooded Farmland LCA of relevance include:
  - Conserve and enhance the landscape setting of Little Baddow and Danbury settlements.
  - Ensure that any appropriate new development responds to historic settlement pattern and uses materials which are appropriate to local landscape character. Such development should be well integrated within the surrounding landscape.
  - Potential new development should be carefully sited in relation to the ridge and hillsides (taking into account possible visual intrusion when viewed from adjacent character areas).
  - Conserve the open and framed nature of views into and across the Chelmer/Blackwater valley to the north and also to wooded horizons to the south.
  
- 9.9 Suggested Land Management Guidelines of relevance include:
  - Conserve and manage areas of ancient and semi-natural woodland within the area as important historical, landscape and nature conservation features.
  - Conserve and restore pastures.
  - Conserve and manage the existing hedgerow pattern and strengthen where appropriate through planting.
  - Conserve the predominantly rural character of the area.
  - Conserve, enhance and manage areas of common land through appropriate management/nature conservation strategies.
  - Conserve and manage areas of heathland as important historic, landscape and nature conservation features.
  - Conserve historic tree-lined lanes and unimproved road
  
- 9.10 The following sections record the assessment and analysis of the Land Parcel (J18LP1) which forms part of the additional areas surveyed in the A12 Junction 18 Sandon Study Site.



**Figure 9.1 Junction 18 Sandon Landscape and Visual Context**





## LAND PARCEL J18LP1

9.11 Land parcel J18LP1 is located east of the A12, south of Maldon Road, at Junction 18.

**Image 9.1 View westward of the field to east of the land parcel. The land parcel is located through the tree line in the middle distance**



## LOCAL LANDSCAPE CHARACTER DESCRIPTION

9.12 The area forms a part of the Little Baddow and Danbury Wooded Farmland Landscape Character Area (F5), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its sense of enclosure and linear settlement patterns.

## VISUAL CONTEXT AND CHARACTERISTICS

9.13 An arable field bounded by Sandon Brook, the A414 Maldon Road and the A12. Land Parcel J18LP1 is largely flat and partially enclosed by peripheral woodland and mature hedgerows to the north and west of the parcel, where it meets the A12 and Maldon Road. There are very few glanced public views across from Hull's Lane and Woodhill Road, through the field in front of the land parcel, with few properties on Hull's Road with limited views. The land parcel is set back from the smaller roads, with few distant views of the field. Sandon Brook runs through the eastern boundary of the land parcel. Views from the A12 are glanced and minimal. There are views across the Land Parcel towards the north from private properties along Maldon Road. Commercial development directly to the south of the land parcel also appears to be well screened by high hedges, but it is unclear from site visit. There is very limited visual intrusion from built development, with minimal development close by and substantial hedgerows screen views into the Land Parcel.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

9.14 Land Parcel J18LP1 is typical of the character of the wider landscape of this locality, with a sense of enclosure provided by large areas of dense deciduous and mixed woodland and arable farmland fringing the outer edges of patches of woodland. There are few glimpsed views from the land parcel because of this mature vegetation, with short views east into the bordering field. Overall the J18LP1 is judged to be of moderate landscape sensitivity.

## VISUAL SENSITIVITY TO DEVELOPMENT

- 9.15 The overall visual sensitivity is judged to be moderate, reflecting the location and sense of enclosure of J18LP1, and the low presence of residential and recreational visual receptors on its periphery. Development could be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

- 9.16 Landscape value is judged to be low, reflecting lack of visual receptors. Generally, J18LP1 is of ordinary aesthetic appeal, in good condition with detractive elements comprising road noise from the A12 to the west, and Maldon Road to the north.

**Table 9.1 Overall Sensitivity and Value Summary Table for Land Parcel J18LP1**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – gently rising landform of 3m from east to west.
4 Scale and pattern of landscape	Moderate – small to medium scale landscape with a simple pattern.
5 Historic features and sense of time depth	Moderate– limited presence of historic landscape elements/features, Sandon Brook forms the eastern boundary
6 Presence of natural elements	Moderate – remaining hedgerows woodland patches to the west, and Sandon Brook to the east of the land parcel.
7 Type of existing development	Low – few fringing vernacular properties overlooking the Land Parcel.
8 Relationship to settlement edge	Low – lack of significant settlement nearby to the land parcel.
Visual Sensitivity	
9 Openness and inter-visibility	Low – generally enclosed aspect, most heavily to the north and west by substantial peripheral vegetation.
10 Views available	Low – short distance glanced views available from peripheral field and Hull's Lane. Private views from few peripheral small industrial park to the south.
11 Potential for mitigation	High – reflecting the enclosed nature of the land, and lack of views from public rights of way and Main Roads.
Landscape Value	

12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA F5, but not particularly valued or supported through designation. Sandon Brook gives the land parcel more of a distinctive character.
13 Quality and condition of elements and features	Moderate – landscape elements/features such as Sandon Brook and woodland areas are of reasonable quality and condition with recognisable character, with opportunities for conservation and enhancement.
14 Scenic value and aesthetic appeal	Moderate– reasonably attractive countryside typical of the locality, internal views of the woodland and Sandon brook of higher quality, compared to limited views to surrounding countryside. Visual and noise pollution from the bordering A12 lessens the scenic value of the land parcel.
15 Presence of cultural, historic or nature conservation associations	Moderate– limited to hedgerows and peripheral woodland and the Sandon Brook running along the eastern border.
16 Recreational opportunities	Low – no internal or periphery public rights of way.
17 Levels of tranquillity	Low – High levels of noise intrusion from the A12 and to a lesser degree, Maldon Road. No sense of open countryside.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

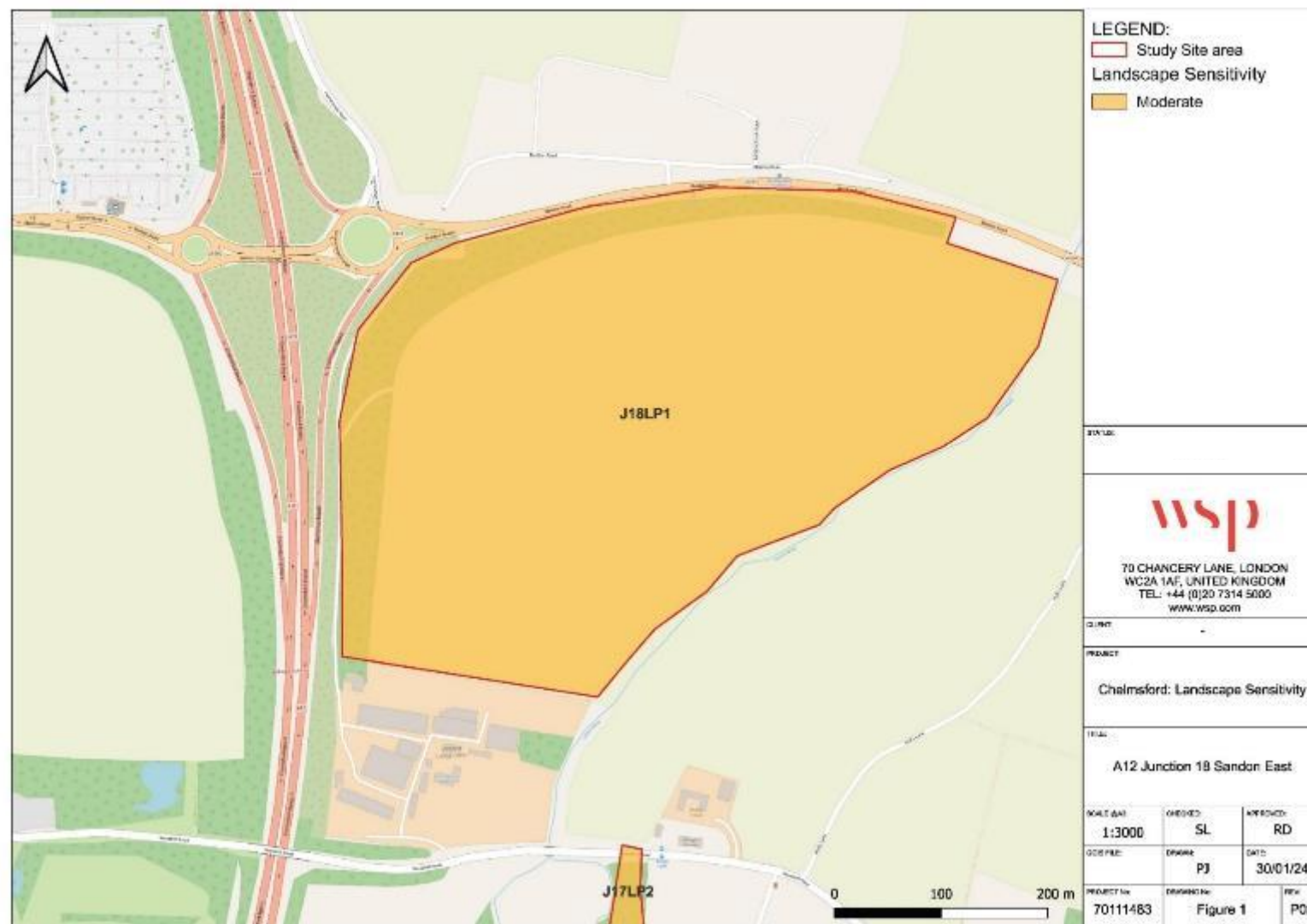
9.17 Overall the parcel is judged to be of moderate landscape sensitivity and medium to high capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing woodland parcel which borders the Land Parcel to the west, as well as enhancing and protecting Sandon brook.

**Table 9.2 Summary table for Land Parcel J18LP1**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
J18LP1	Moderate	Moderate	Moderate	Low	Medium-High

Figure 9.2 A12 Junction 18 Sandon East Landscape Sensitivity



**Figure 9.3 A12 Junction 18 Sandon East Landscape Capacity**





## 10 BOYTON CROSS

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### LOCAL LANDSCAPE CHARACTER CONTEXT

- 10.1 This Study Site is located to the north of Boyton Cross. The entire Study Site lies within the Writtle Farmland Plateau Landscape Character Area (B20) as described by the Chelmsford LCA 2006 (Chelmsford LCA).
- 10.2 Figure 10.1 illustrates the landscape and visual context of the Study Site.
- 10.3 This Technical Note presents the assessment of Land Parcel BCLP1.

### WRITTLE FARMLAND PLATEAU LANDSCAPE CHARACTER AREA (B20)

- 10.4 Key characteristics of relevance to this Study Site and the Land Parcels described below, are:
- Gently undulating glacial till farmland plateau landscape.
  - Predominantly arable farmland, with patches of pasture in close proximity to settlements.
  - Predominantly irregular field pattern.
  - Fields generally delineated by gappy hedges, often containing single mature deciduous trees.
  - Scattered settlement pattern, dominated by Writtle in the east.
  - Network of narrow, winding lanes.
- 10.5 The Writtle Farmland Plateau LCA describes the following planning and land management issues of relevance to the Study Site:
- Potential future decline and loss of field boundaries through lack of management and further introduction of intensive agricultural practices.
  - Increased pressure on minor roads and rural lanes.
  - Potential for the introduction of new visually intrusive farm buildings
- 10.6 The Writtle Farmland Plateau LCA cites the following sensitivities to change:
- Single mature deciduous trees within hedgerows and ditches at field boundaries, which are sensitive to changes in land management.
  - The open nature of the skyline of several areas of the plateau is visually sensitive, with new development potentially visible within expansive views across the plateau.
  - There is a strong sense of historic integrity, resulting from a dispersed historic settlement pattern of small hamlets and villages and several visible historic features (including Newney Hall, Moor Hall and Newland Hall).
  - The comprehensive network of quiet rural lanes, which cross the landscape are sensitive to potential increased traffic flow, associated with new development.
  - There are also several important wildlife habitats within the area (including 10 sites of importance for nature conservation, comprising ancient woodland and grassland habitats) which are sensitive to changes in land management.
- 10.7 The Writtle Farmland Plateau LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in the Landscape Character Area B20 through seeking to:

- Conserve - seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.
- Enhance - seek to improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

10.8 Suggested Planning Guidelines of the Writtle Farmland Plateau LCA of relevance include:

- Ensure that any appropriate new development responds to the historic settlement pattern and uses materials which are appropriate to local landscape character.
- Conserve the mostly rural character of the area.

10.9 Suggested Land Management Guidelines of relevance include:

- Conserve and enhance existing hedgerow network by planting hawthorn and strengthening elm.
- Establish arable field margins as an important nature conservation habitat.
- Seek ways to reduce the visual impact of the main road corridors (A414 & A1060), through introducing new and strengthening existing parallel shelterbelts where appropriate.
- Conserve historic lanes and unimproved roadside verges.

10.10 The following sections record the assessment and analysis of the Land Parcel BCLP1 which is one of the additional areas surveyed in the Boyton Cross Study Site.

**Figure 10.1 Boyton Cross Landscape and Visual Context**



## LAND PARCEL BCLP1

10.11 The land parcel BCLP1 is located north of the A1060. It is surrounded by other arable fields and directly east and west of current industrial buildings there.

**Image 10.1 View towards the east, from the bordering woodland path west of the land parcel. View shows the current development within site**



## LOCAL LANDSCAPE CHARACTER DESCRIPTION

10.12 The area forms a part of the Writtle Farmland Plateau Landscape Character Area (B20), as defined by the Chelmsford LCA. It has typical characteristics in common with the LCA such as its arable farmland and irregular field patterns. It opposes the LCA as there are areas of thick hedgerow and woodland where it is common to have inconsistent hedgerow.

## VISUAL CONTEXT AND CHARACTERISTICS

10.13 Level arable fields set surrounding the existing farm and industrial buildings, the Land Parcel BCLP1 is open except from the area of peripheral woodland and mature hedgerows to the west of the land parcel. There are public views across from peripheral public right of way, however this is not clearly signposted and it is unlikely many locals use this footpath. There are no private views across the Land Parcel as there are hedgerows that screen the parcel from the Main Road which is located 0.6km away. There is limited visual intrusion from built development as the area is remote and is generally screened. The area also remains relatively tranquil with low-level noise from the highway.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

10.14 Land Parcel BCLP1 is typical of the character of the wider landscape of this locality, with mature vegetation consisting of blocks of priority deciduous woodland habitat creating a moderate sense of enclosure, whilst retaining short and medium views north-east and south, across the nearby fields including Nightingale Wood, a block of ancient woodland 200m to the north. There is current development enclosed by the parcel, which would be expanded to

3 times the size of the current site. Overall, the BCLP1 is judged to be of moderate landscape sensitivity.

## VISUAL SENSITIVITY TO DEVELOPMENT

10.15 The overall visual sensitivity is judged to be moderate, reflecting the location, high quality screening, remoteness of BCLP1, and the small presence recreational visual receptors on its periphery. Development could effectively be mitigated without altering the intrinsic character of the landscape in this location.

## LANDSCAPE VALUE

10.16 Landscape value is judged to be low, reflecting the presence of unused peripheral public rights of way, lack of visual receptors from these footpaths and along Main Roads. Generally, BCLP1 is of ordinary aesthetic appeal, but it is in good condition with detractive elements comprising of the current built development enclosed by the parcel.

**Table 10.1 Overall Sensitivity and Value Summary Table for Land Parcel BCLP1**

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements/features that are representative of typical character, with the added presence of mature hedgerow and deciduous woodland.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – flat landform of arable land typical of the area. It surrounds current small employment area.
4 Scale and pattern of landscape	Low to Moderate – Small to medium scale landscape with a simple pattern.
5 Historic features and sense of time depth	Moderate – limited presence of historic landscape elements/features, apart from the Grade II listed Little Boyton Hall immediately south-east of the Land Parcel.
6 Presence of natural elements	Low to Moderate – remaining woodland parcel to the west.
7 Type of existing development	Moderate – Existing employment development enclosed by new parcel.
8 Relationship to settlement edge	Low – far from existing development.
Visual Sensitivity	
9 Openness and inter-visibility	Moderate – generally open aspect, enclosed to the west by substantial woodland block. Little interaction with external visual receptors.
10 Views available	Low to Moderate – short distance views available from peripheral public right of way. Private views from current employment development enclosed by parcel.



11 Potential for mitigation	Moderate – reflecting the current nearby land use, and the lack of visual receptors from peripheral public rights of way.
<b>Landscape Value</b>	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA B20, but not particularly valued or supported through designation.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with moderate character.
14 Scenic value and aesthetic appeal	Moderate – reasonably attractive countryside typical of the locality, with short and medium distance views into woodland parcel to the west.
15 Presence of cultural, historic or nature conservation associations	Low – limited to hedgerows and peripheral woodland associated with the LCA B20. Nightingale Wood Ancient Woodland is located 200m to the north.
16 Recreational opportunities	Moderate– peripheral public right of way to the east, not well-used by locals.
17 Levels of tranquillity	Moderate –a reasonable degree of tranquillity and sense of open countryside. The development enclosed by land parcel has low levels of noise.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

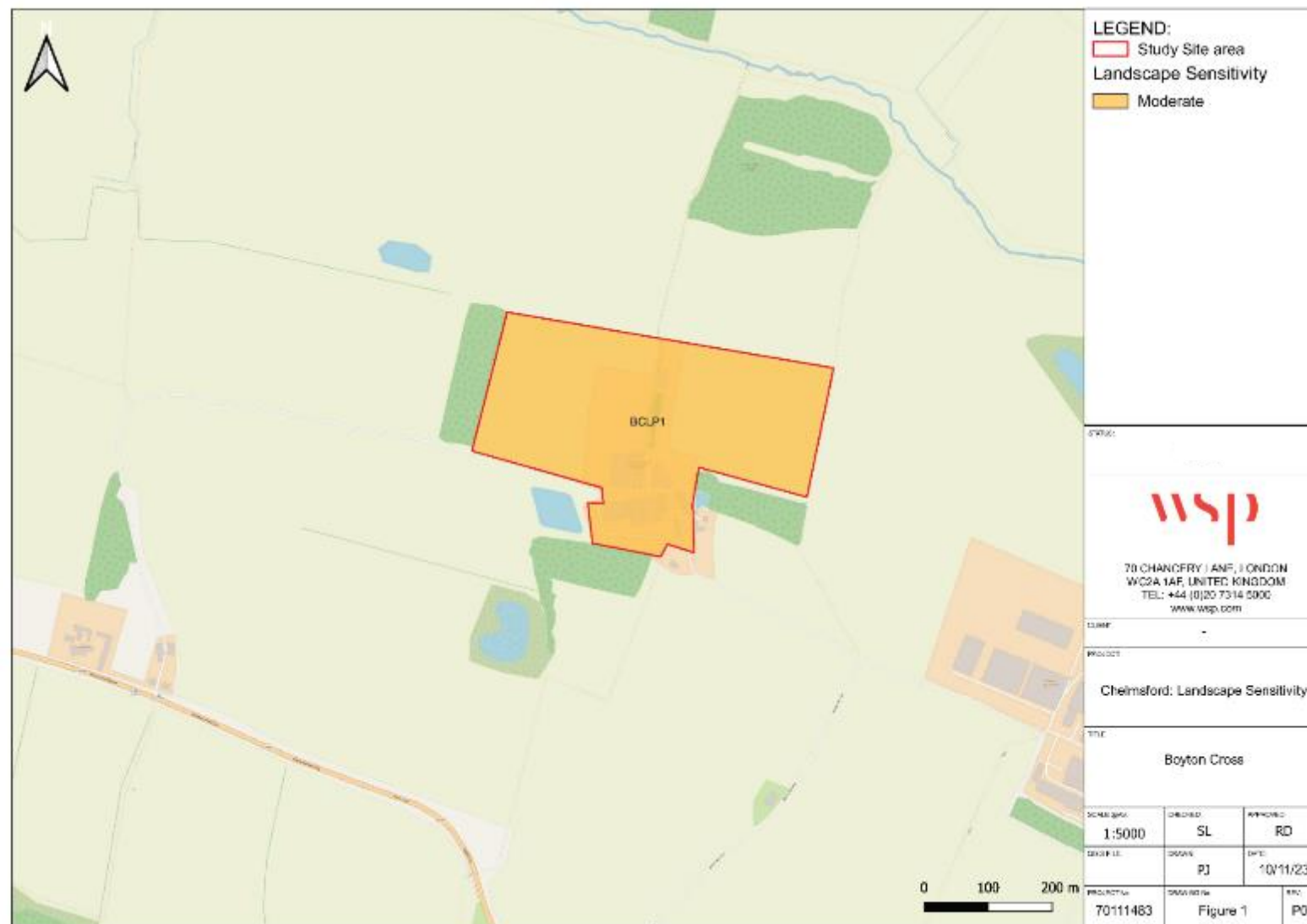
10.17 Overall the parcel is judged to be of moderate landscape sensitivity and medium to high capacity for development. Key characteristics/qualities to be safeguarded are:

- Maintenance and strengthening of existing hedgerows and woodlands which border the Land Parcel to the west.

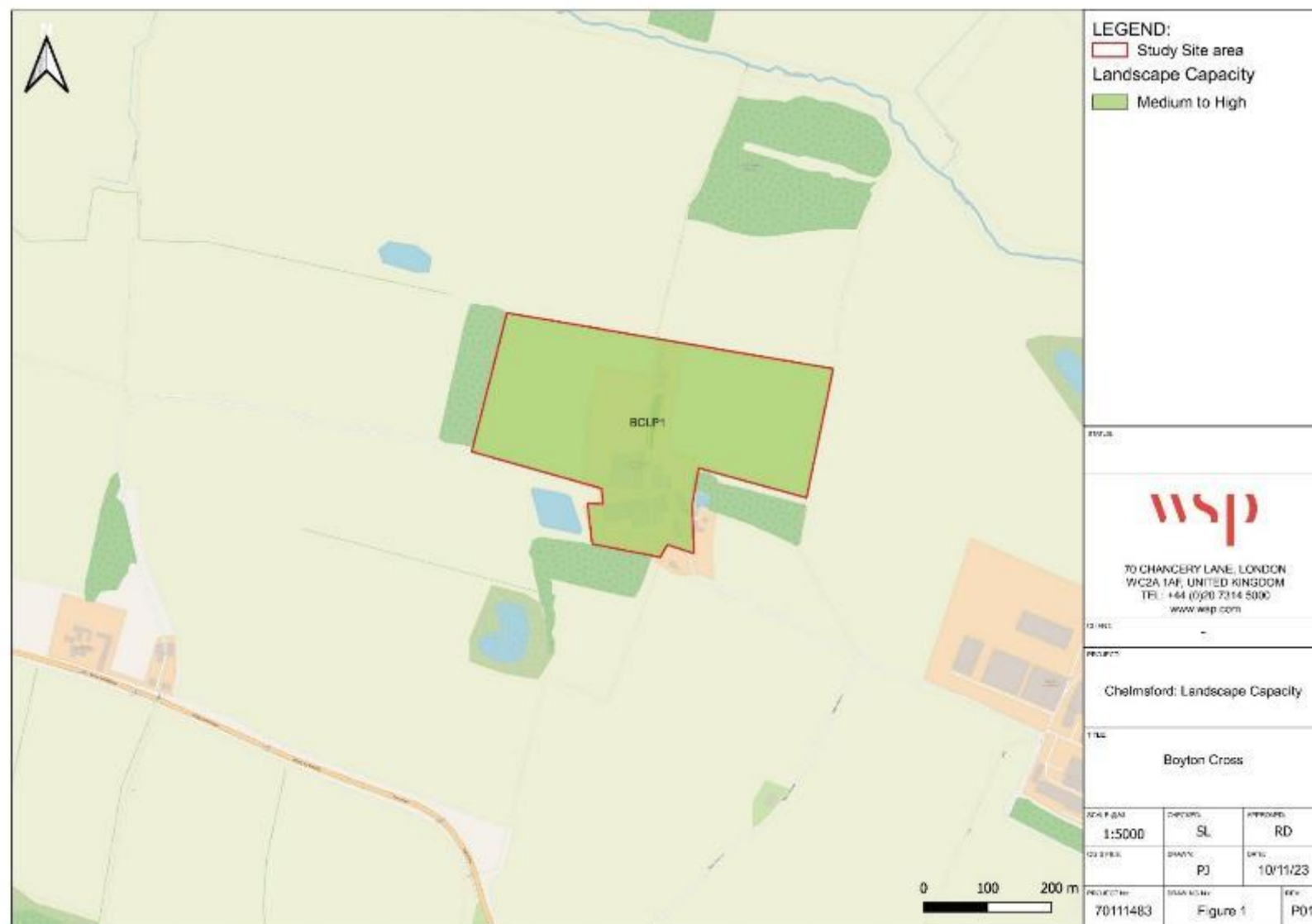
**Table 10.2 Summary table for Land Parcel BCLP1**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BCLP1	Moderate	Moderate	Moderate	Low	Medium-High

**Figure 10.2 Boyton Cross Landscape Sensitivity**



**Figure 10.3 Boyton Cross Landscape Capacity**



## 11 BOREHAM ROAD

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### LOCAL LANDSCAPE CHARACTER CONTEXT

- 11.1 This Study Site is located on the north side of the A12 and opposite the village of Boreham, to the north-east of Chelmsford. The entire Study Site lies within the Boreham Farmland Plateau Landscape Character Area (B21) as described by the Chelmsford LCA 2006 (Chelmsford LCA).
- 11.2 Figure 11.1 illustrates the landscape and visual context of the Study Site. This Study Site forms a roughly rectangular Land Parcel immediately to the north of Boreham Industrial Estate, which is immediately north of a busy railway line and the A12.
- 11.3 This Technical Note presents the assessment of Land Parcel BHLP1.

### BOREHAM FARMLAND PLATEAU LANDSCAPE CHARACTER AREA (B21)

- 11.4 Key characteristics of relevance to this Study Site and the Land Parcels described below, are:
- Irregular field pattern of mainly medium size arable and pastoral fields, marked by hedgerows, banks and ditches. Small woods and copses provide structure and edges in the landscape.
  - Scattered settlement pattern, with frequent small hamlets.
  - A concentration of isolated farmsteads.
  - Network of narrow winding lanes.
- 11.5 The Boreham Farmland Plateau LCA describes the following planning and land management issues of relevance to the Study Site:
- Potential for pollution of the streams, rivers and ditches from fertiliser and pesticide run-off from agricultural fields.
  - Potential for erection of new farm buildings in the open agricultural land, which would be conspicuous on the skyline.
  - Potential residential expansion of villages and towns, which would be conspicuous on the surrounding rural landscape.
  - Increasing traffic on minor roads, especially during rush hour.
  - Potential further decline in condition of field boundaries through further agricultural intensification.
- 11.6 The LCA identifies that hedgerows, banks and ditches at field boundaries are sensitive to changes in land management.
- 11.7 The Boreham Farmland Plateau LCA Landscape Strategy Guidelines sets out to conserve in the Landscape Character Area B21 through seeking to:

- Protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.
- Enhance the landscape by seeking to improve the integrity of the landscape; and
- Reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

11.8 Suggested Planning Guidelines of the B21 LCA of relevance include:

- Consider the visual impact of new residential development and farm buildings in the surrounding agricultural fields.
- Ensure any new development is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.

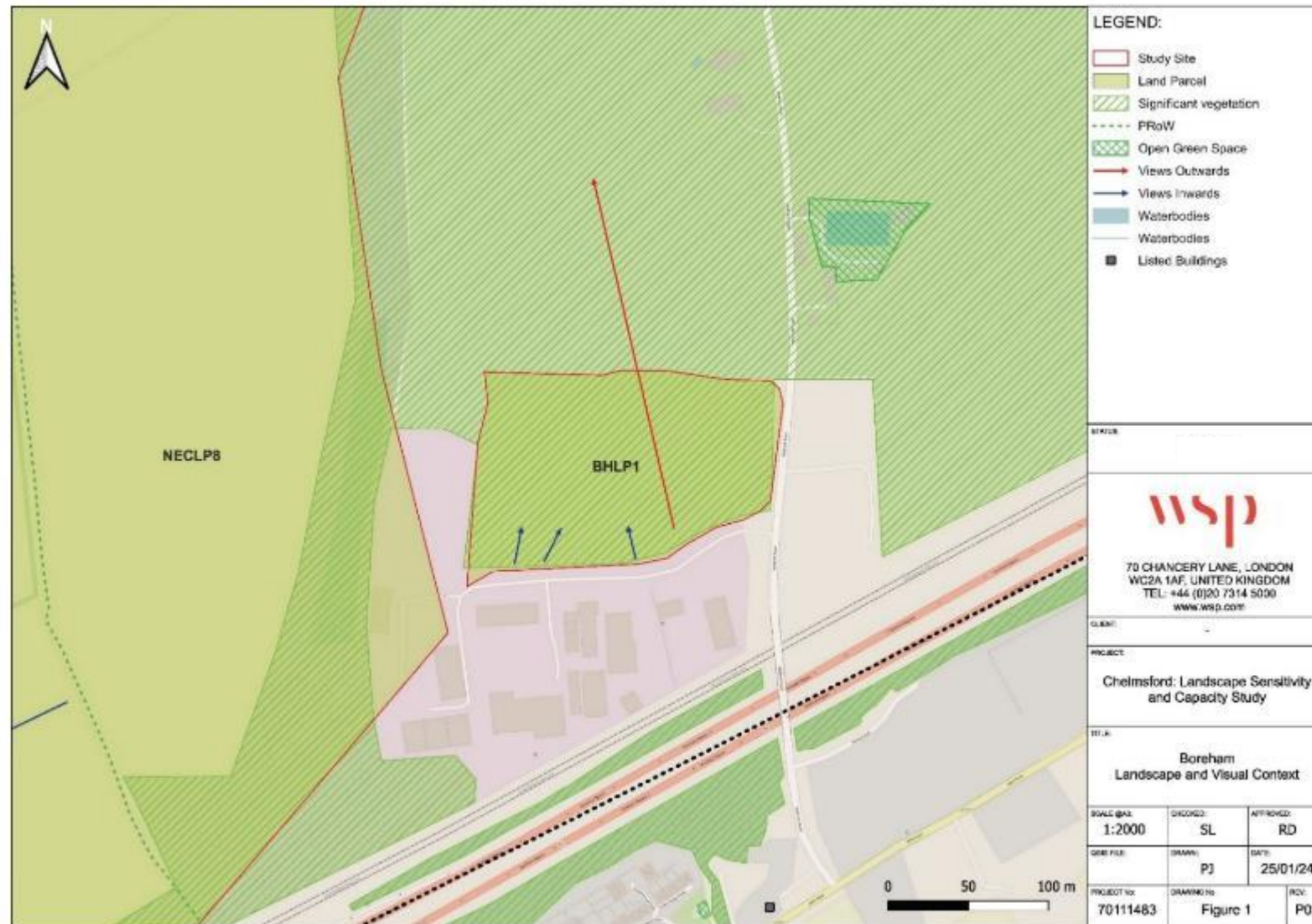
11.9 Suggested Land Management Guidelines of relevance include:

- Conserve and enhance the existing hedgerow pattern and strengthen through planting where appropriate to local landscape character.
- Conserve and manage areas of ancient and semi-natural woodland as important historical, landscape and nature conservation features.
- Conserve and manage the ecological structure of woodland, copses and hedges within the character area.
- Strengthen the recreational role of the water filled sand and gravel pits.
- Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

11.10 The following sections record the assessment and analysis of the Land Parcel (BHLP1) which form the additional areas surveyed in the Boreham Road Study Site.



**Figure 11.1 Boreham Landscape and Visual Context**



## LAND PARCEL BHLP1

11.11 BHLP1 is located directly north of the A12, west of Waltham Road, east of junction 19. The land parcel is directly north of current industrial sites, south of former Boreham airfield.

**Image 11.1 View past hedgerow, north into BHLP1, from the current industrial area below the parcel**



**Image 11.2 View past hedgerow, west into BHLP1, from Waltham Road**



## LOCAL LANDSCAPE CHARACTER DESCRIPTION

11.12 The area forms a part of the Boreham Farmland Plateau Landscape Character Area (B21), as defined by the Chelmsford LCA. It has few typical characteristics in common with the LCA except its medium scale fields. The field boundaries are less gappy and fragmented than typical and views are limited. It is typical in that the existing commercial site adjoins the



A12, which is a dominant feature with traffic noise carrying across the area, which, together with the parallel railway line, substantially reduce the sense of tranquillity.

## VISUAL CONTEXT AND CHARACTERISTICS

11.13 A level arable field adjacent to the existing Boreham Industrial Estate to the south, from which it is separated by a bank topped by mixed hedgerow and trees, the Land Parcel BHLP1 is partially enclosed by peripheral woodland to the west and mature hedgerows to the east. The parcel bisects the existing field, so there is no existing screening along what would become the northern boundary. There are public and private views across the Land Parcel from properties along Waltham Road, but most of these are set at a lower level and surrounded by walls and/or vegetation, limiting views. There are also glimpsed views of the parcel from Waltham Road. There is limited visual intrusion from the existing industrial estate, although it is generally screened by a substantial hedgerow.

## LANDSCAPE SENSITIVITY TO DEVELOPMENT

11.14 Land Parcel BHLP1 is an agricultural field relatively typical of the character of the wider landscape of this locality, with some mature vegetation creating a moderate sense of enclosure, whilst retaining short and medium views south, north and east. Overall the BHLP1 is judged to be of low landscape sensitivity, with limited constraints to development due to the existing development and noise.

## VISUAL SENSITIVITY TO DEVELOPMENT

11.15 The overall visual sensitivity is judged to be low, reflecting the location of BHLP1, and the presence of adjacent busy commercial operations. Development could be mitigated by retaining and strengthening the vegetation on the west side of Waltham Road, as the existing farmland character of the landscape in this location is already heavily influenced by the existing industry and transport effects.

## LANDSCAPE VALUE

11.16 Landscape value is judged to be low, reflecting quality of the current land, as well as the visual intrusion from periphery industrial sites. There is a peripheral public right of way which is not used recreationally. Generally, BHLP1 is of low aesthetic appeal, in moderate condition with detractive elements comprising road noise from the A12 to the south and rail noise.

**Table 11.1 Overall Sensitivity and Value Summary Table for Land Parcel BHLP1**

Landscape Character Sensitivity	
1 Representativeness of character	Low – presence of few landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	Low – flat landform

4 Scale and pattern of landscape	Low – medium landscape with a simple pattern.
5 Historic features and sense of time depth	Low – limited presence of historic landscape elements/features, a few vernacular properties along Waltham Road along the eastern boundary.
6 Presence of natural elements	Moderate – woodland to the west and hedgerows to the south and east.
7 Type of existing development	High – fringing industrial and agricultural warehouses overlooking the Land Parcel.
8 Relationship to settlement edge	Low – far from residential buildings and settlement.
<b>Visual Sensitivity</b>	
9 Openness and inter-visibility	Moderate – generally open aspect, enclosed to the north and east by substantial peripheral vegetation.
10 Views available	Moderate –medium distance views available from peripheral public rights of way to the east. Views from users of westerly road leading to industrial area and from A12.
11 Potential for mitigation	High – reflecting the current periphery land use.
<b>Landscape Value</b>	
12 Distinctiveness of character	Moderate – landscape elements/features that are typical of character at scale of LCA B21, but not particularly valued or supported through designation.
13 Quality and condition of elements and features	Moderate – landscape elements/features are of reasonable quality and condition with strong and recognisable character.
14 Scenic value and aesthetic appeal	Low – countryside typical of the locality, with short and medium distance views into industrial areas to the west, of low aesthetic appeal.
15 Presence of cultural, historic or nature conservation associations	Low – limited to peripheral woodland to the north of the site. Periphery development is relatively new, and inaesthetic.
16 Recreational opportunities	Low – peripheral public rights of way, not well used recreationally.
17 Levels of tranquillity	Low –noise intrusion from the A12 and industrial development on periphery of site.

## CONCLUSIONS ON OVERALL LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

11.17 Overall, the parcel is judged to be of low landscape sensitivity and high capacity for development. Key characteristics/qualities to be safeguarded are:

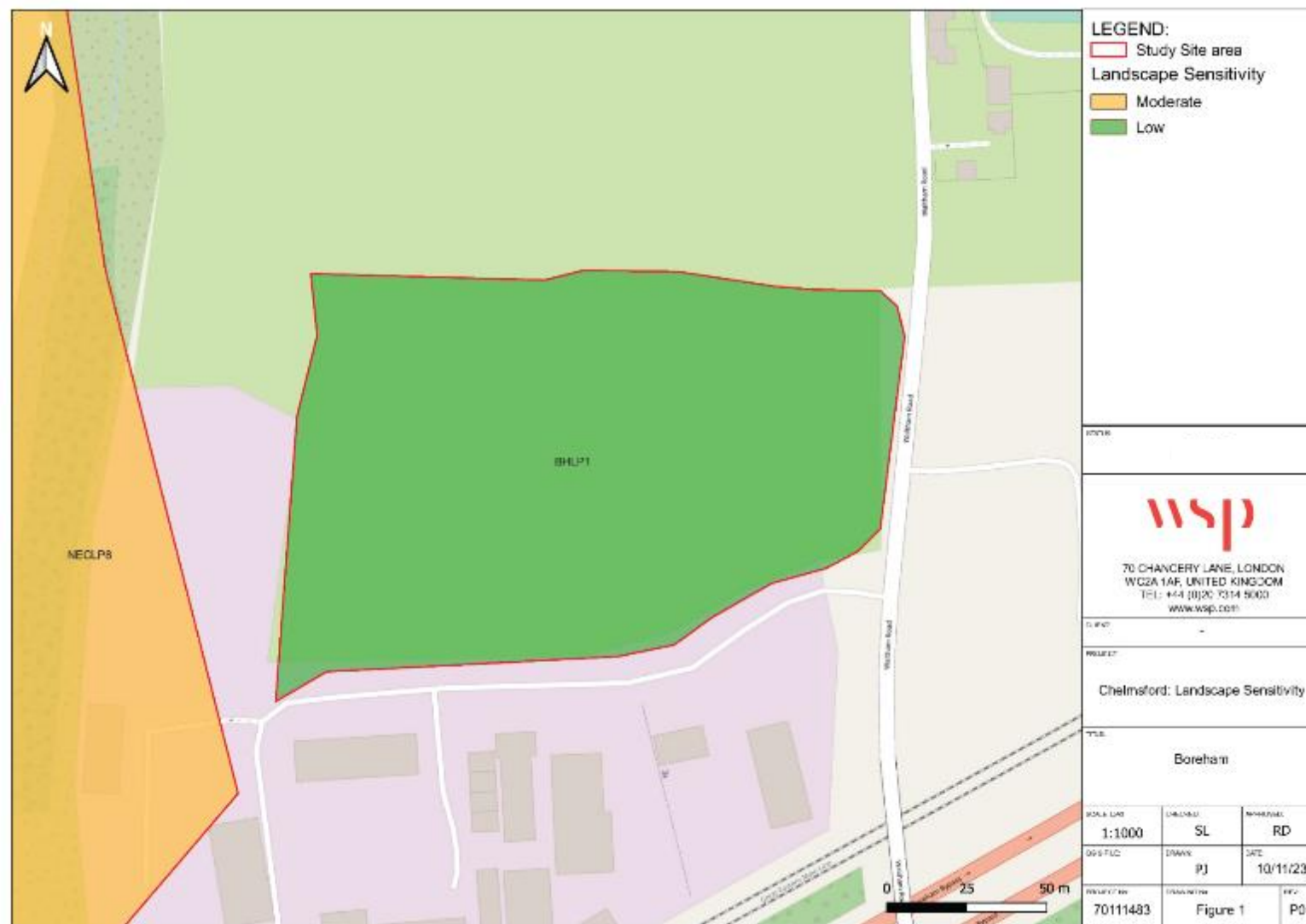
- Retain and strengthen hedgerows and sparse tree line in westerly direction.

**Table 11.2 Summary table for Land Parcel BHLP1**

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BHLP1	Low	Moderate	Low	Low	High



Figure 11.2 Boreham Landscape Sensitivity



**Figure 11.3 Boreham Landscape Capacity**





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