

Chelmsford City Council

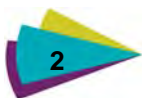
Landscape Sensitivity and Capacity Assessment

Report



March 2017

Amec Foster Wheeler Environment
& Infrastructure UK Limited



Report for

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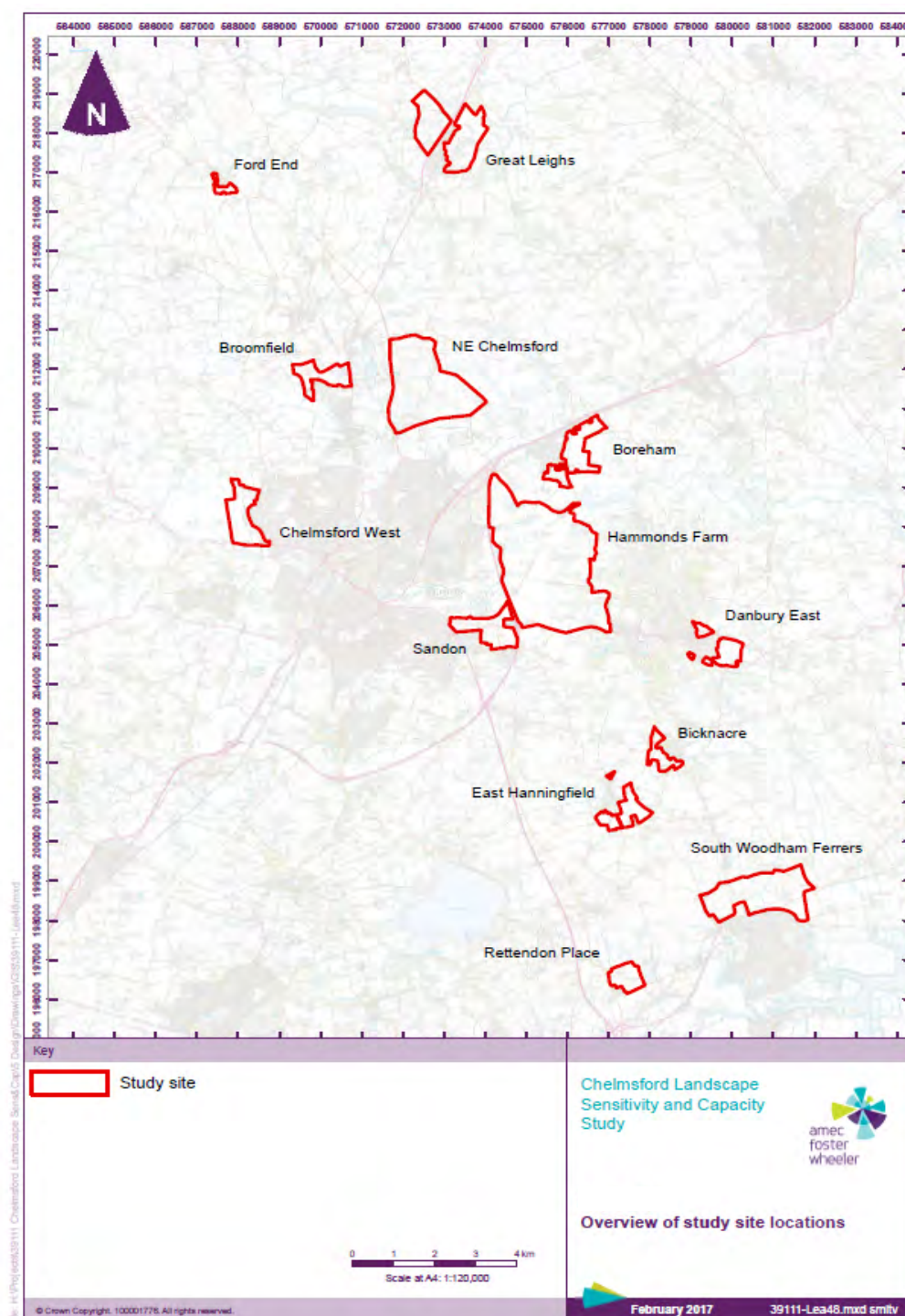
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Executive summary

This report has been produced for the purpose of presenting an analysis of the sensitivity and capacity for development of land across the Chelmsford City Council area. This is a summary of the principal findings of the assessment of landscape sensitivity and capacity of a number of survey locations across the City of Chelmsford. The formal methodology is set out in a separate paper, but for the purposes of this summary, the following precis guides how the assessment values have been derived.

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



The study accords with best practice guidance and methodology and follows the techniques and criteria set out in 'Topic Paper 6: Techniques for Judging Capacity and Sensitivity'¹ (The Countryside Agency and Scottish Natural Heritage joint Landscape Character Assessment Study, 2002). The Study is also consistent with the impact assessment guidance and methodology set out within the 'Guidelines for Landscape and Visual Impact Assessment'² (Third Edition, 2013) (GLVIA3) and 'An Approach to Landscape Character Assessment'³. The methodology has also been developed to reflect 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). In accordance with Topic Paper 6⁴, the assessment of overall sensitivity of a landscape to a particular type of change or development is based on the following relationship:

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

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:

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

The terminology defining these relationships is defined as follows:

Landscape Character Sensitivity

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 character. It is based upon judgements about the robustness/ strength of the existing 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

A judgement about the susceptibility and vulnerability of the visual characteristics of the area to the 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 an adverse effects on prevailing character.

Overall Landscape Sensitivity

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

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

¹ Countryside Agency and Scottish Natural Heritage. *Landscape Character Assessment Guidance for England and Scotland (2002) Topic Paper 6*.

² Landscape Institute and Institute of Environmental Management & Assessment. *Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)*

³ Natural England. *An Approach to Landscape Character Assessment* (October 2014)

⁴ 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.

Landscape Capacity

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.

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 as follows:

Figure 1 Overall Landscape Sensitivity

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

Figure 2 Landscape Capacity

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		

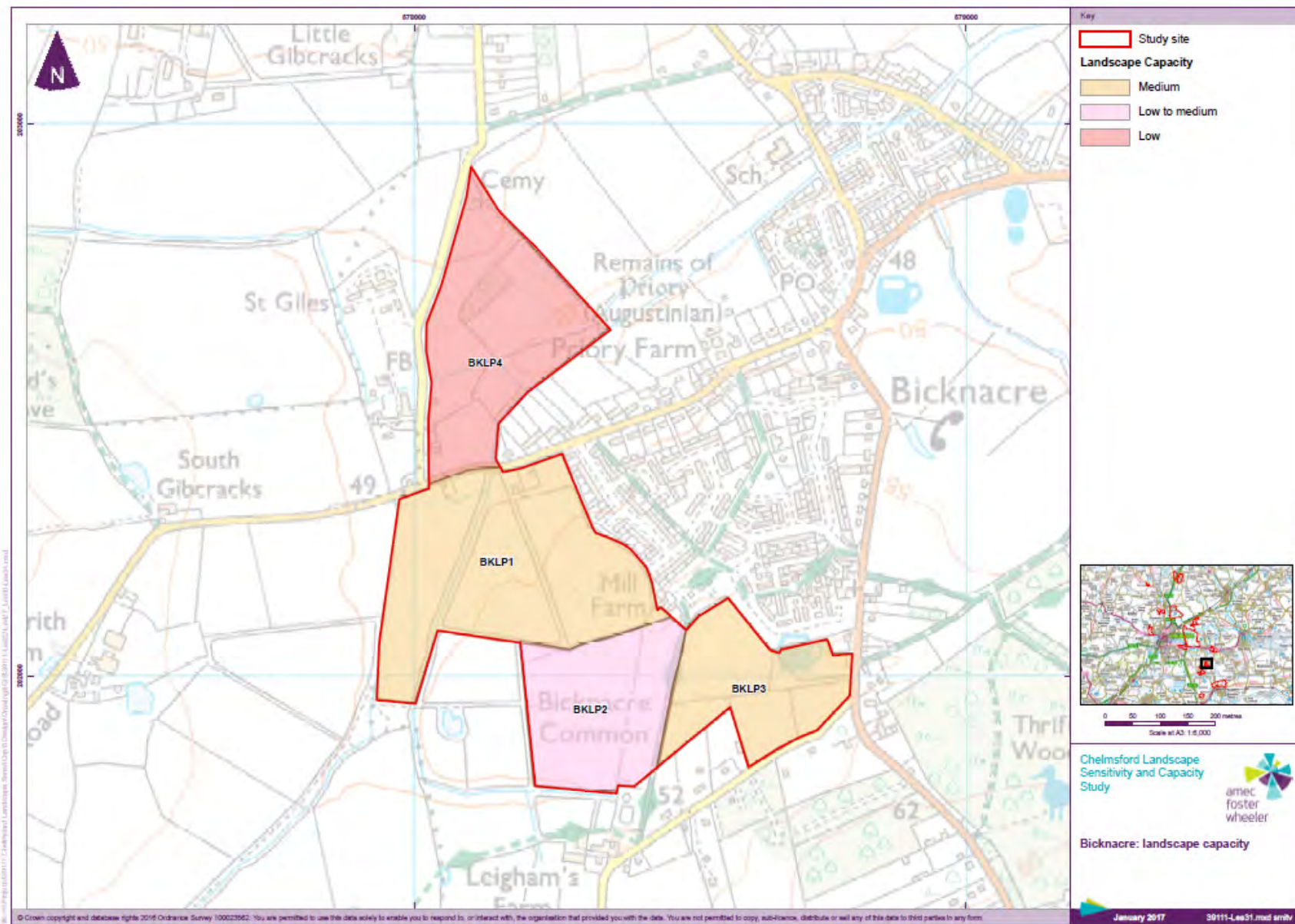
Table 1 summarises the ratings of overall landscape sensitivity, landscape value and landscape capacity, by settlement and parcel.

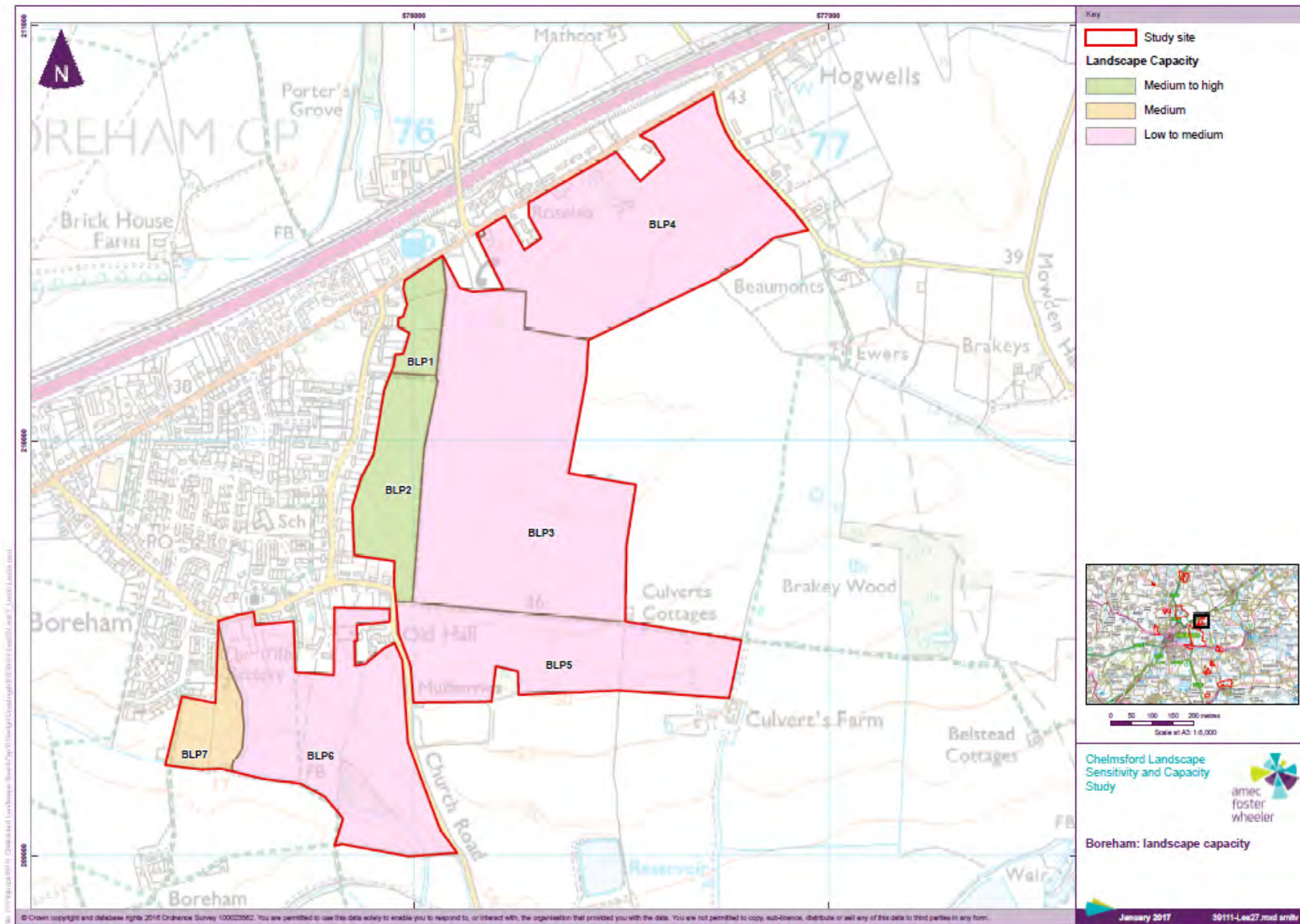
Table 1 Ratings by Parcel

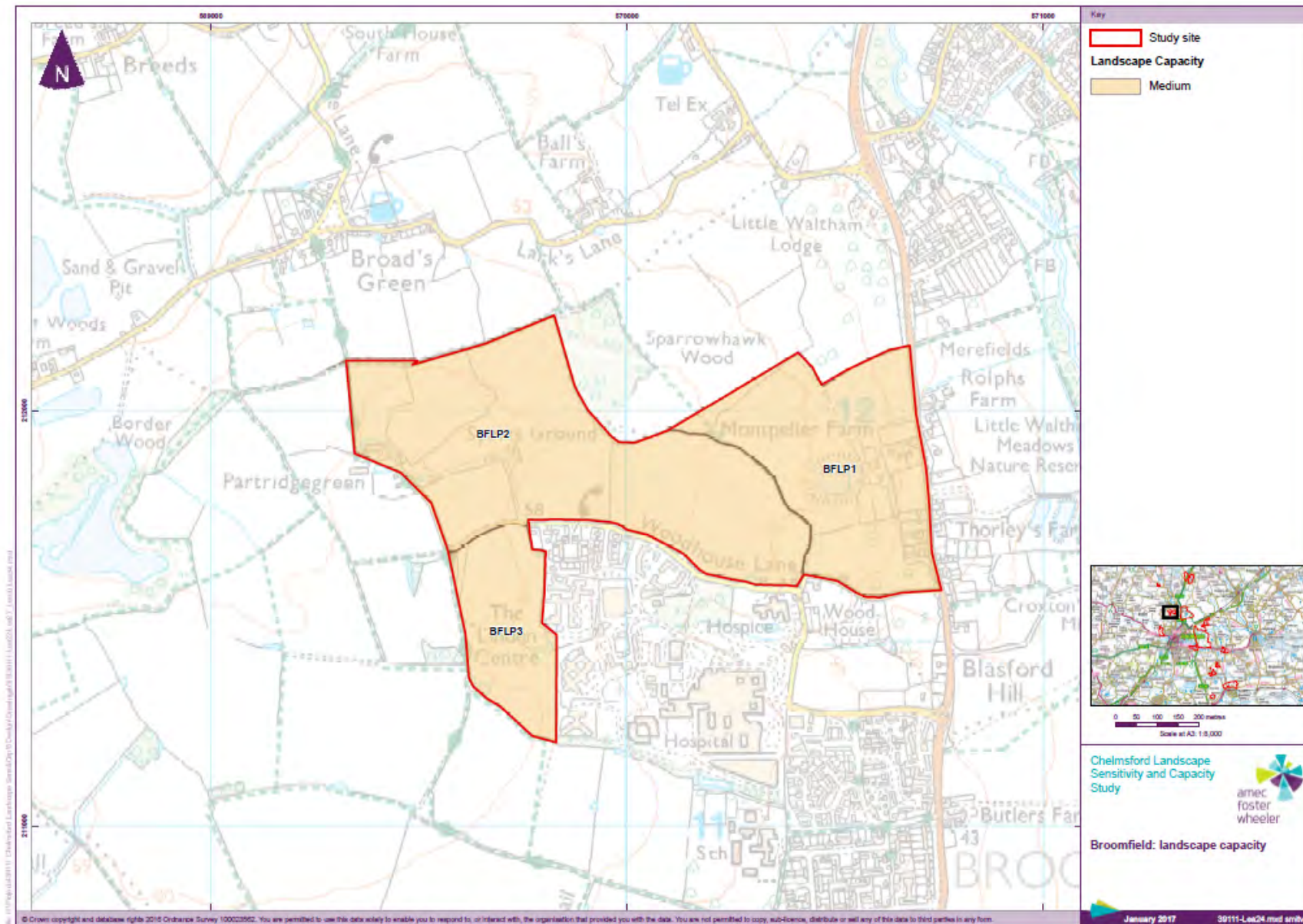
Settlement/ Locality	Parcel	Overall Landscape Sensitivity Rating	Landscape Value Rating	Landscape Capacity Rating
Bicknacre	BKLP1	Moderate	Moderate	Medium
	BKLP2	High	Moderate	Low to Medium
	BKLP3	Low	High	Medium
	BKLP4	High	High	Low
Boreham	BLP1	Moderate	Low	Medium to High
	BLP2	Moderate	Low	Medium to High
	BLP3	High	Moderate	Low to Medium
	BLP4	High	Moderate	Low to Medium
	BLP5	High	Moderate	Low to Medium
	BLP6	High	Moderate	Low to Medium
	BLP7	Moderate	Moderate	Medium
Broomfield	BFLP1	Moderate	Moderate	Medium
	BFLP2	Moderate	Moderate	Medium
	BFLP3	Moderate	Moderate	Medium
Chelmsford West	CWLP1	High	Moderate	Low to Medium
	CWLP2	Moderate	Moderate	Medium
	CWLP3	High	Moderate	Low to Medium
Danbury	DLP1	Moderate (DLP1a)	Moderate (DLP1a)	Medium (DLP1a)
		High (DLP1b)	Moderate (DLP1b)	Low to Medium (DLP1b)
	DLP2	High	Moderate	Low to Medium
	DLP3	Moderate	Moderate	Medium
	DLP4	Moderate	Low	Medium to High

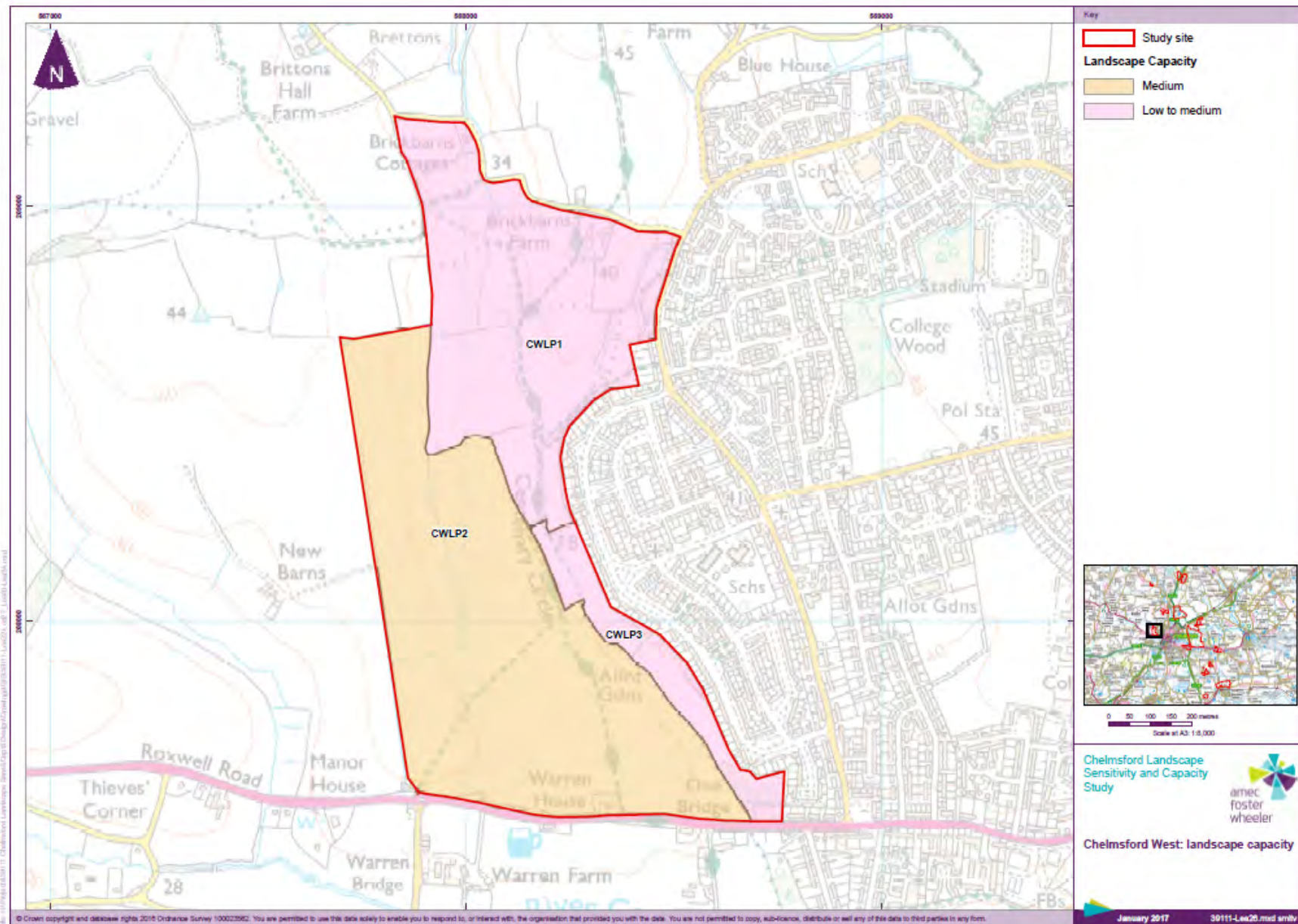
Settlement/ Locality	Parcel	Overall Landscape Sensitivity Rating	Landscape Value Rating	Landscape Capacity Rating
East Hanningfield	EHLP1	Moderate	Moderate	Medium
	EHLP2	High	Moderate	Low to Medium
	EHLP3	High	Moderate	Low to Medium
	EHLP4	Moderate	Moderate	Medium
Ford End	FELP1	High	Moderate	Low to Medium
	FELP2	Moderate	Moderate	Medium
	FELP3	Moderate	Moderate	Medium
	FELP4	High	Moderate	Low to Medium
Great Leighs	GLP1	Moderate (GLP1a)	Moderate (GLP1a)	Medium (GLP1a)
		High (GLP1b)	Moderate (GLP1b)	Low to Medium (GLP1b)
	GLP2	High	High	Low
	GLP3	High	Moderate	Low to Medium
	GLP4	Moderate	Moderate	Medium
	GLP5	Moderate	Low	Medium to High
	GLP6	Moderate	Moderate	Medium
	GLP7	Moderate	Low	Medium to High
	GLP8	High (GLP8a)	Moderate (GLP8a)	Low to Medium (GLP8a)
		Moderate (GLP8b)	Moderate (GLP8b)	Medium (GLP8b)
	GLP9	High	Moderate	Low to Medium
	GLP10	High (GLP10a)	Moderate (GLP10a)	Low to Medium (GLP10a)
		Moderate (GLP10b)	Moderate (GLP10b)	Medium (GLP10b)
Hammonds Farm	HFLP1	High	Moderate	Low to Medium
	HFLP2	High	Moderate	Low to Medium
	HFLP3	High	Moderate	Low to Medium

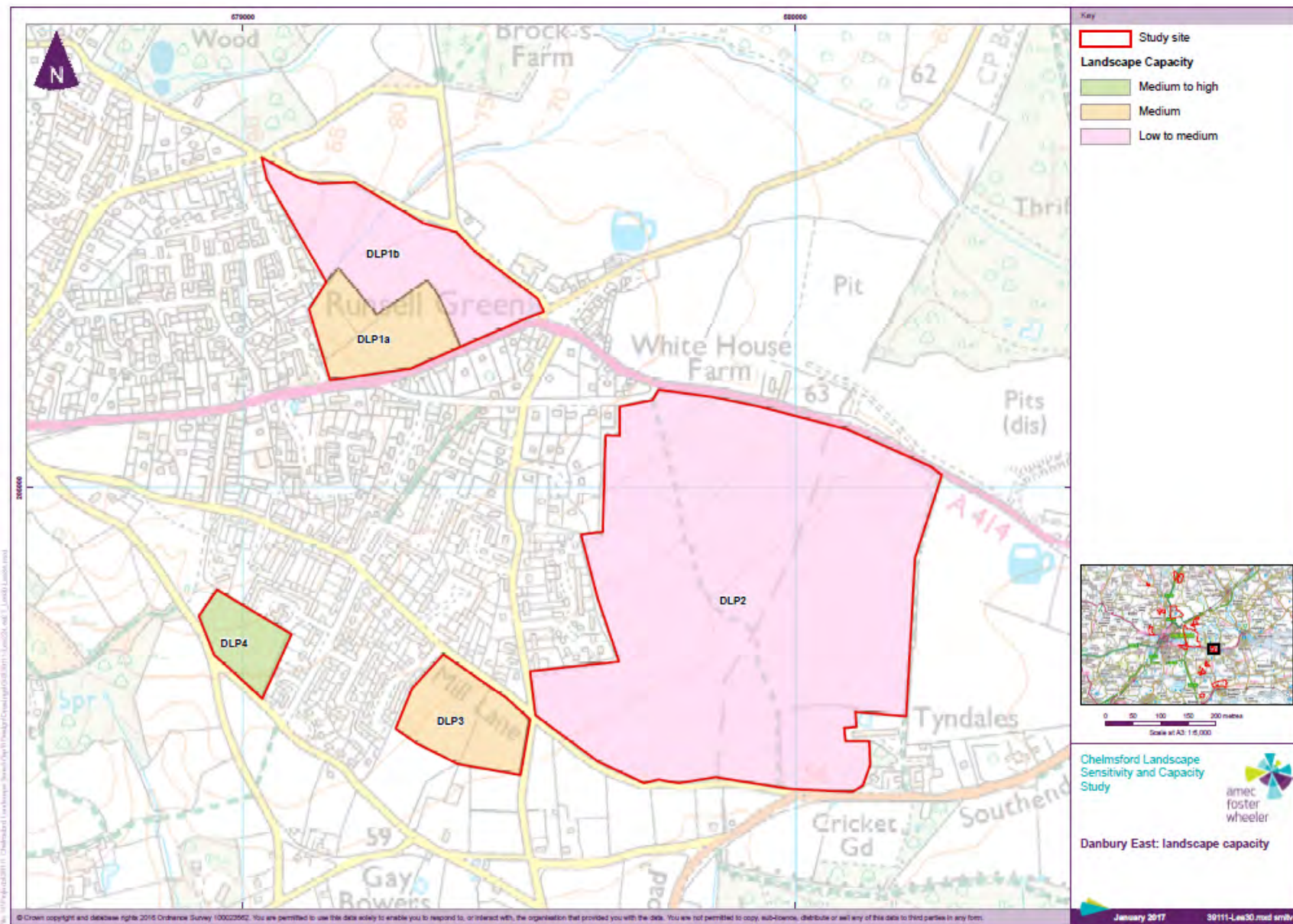
Settlement/ Locality	Parcel	Overall Landscape Sensitivity Rating	Landscape Value Rating	Landscape Capacity Rating
NE Chelmsford	NECLP1	Moderate	Low	Medium to High
	NECLP2	Moderate	Low	Medium to High
	NECLP3	Moderate	Moderate	Medium
	NECLP4	Moderate	Moderate	Medium
	NECLP5	Moderate	Moderate	Medium
Rettendon Place	RLP1	High	Moderate	Low to Medium
	RLP2	Moderate	Low	Medium to High
	RLP3	High	Moderate	Low to Medium
	RLP4	High	Moderate	Low to Medium
Sandon	SLP1	High	Low	Medium
	SLP2	Moderate	Moderate	Medium
	SLP3	Moderate	Low	Medium to High
	SLP4	Moderate	Low	Medium to High
South Woodham Ferrers	SWFLP1	Moderate	Low	Medium to High
	SWFLP2	Moderate	Moderate	Medium
	SWFLP3	Moderate	Low	Medium to High
	SWFLP4	High	Moderate	Low to Medium
	SWFLP5	High	Moderate	Low to Medium
	SWFLP6	High	Low	Medium

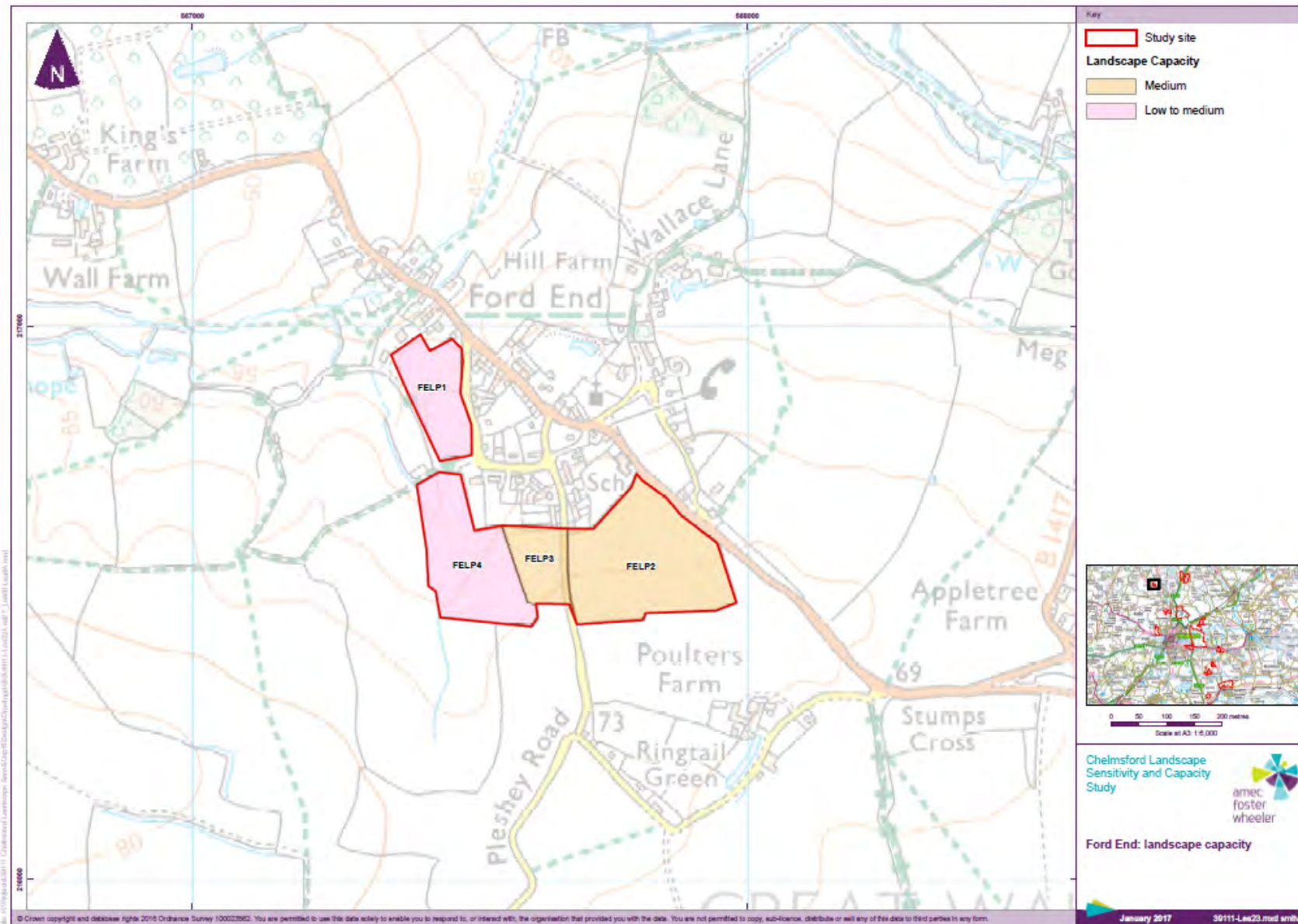


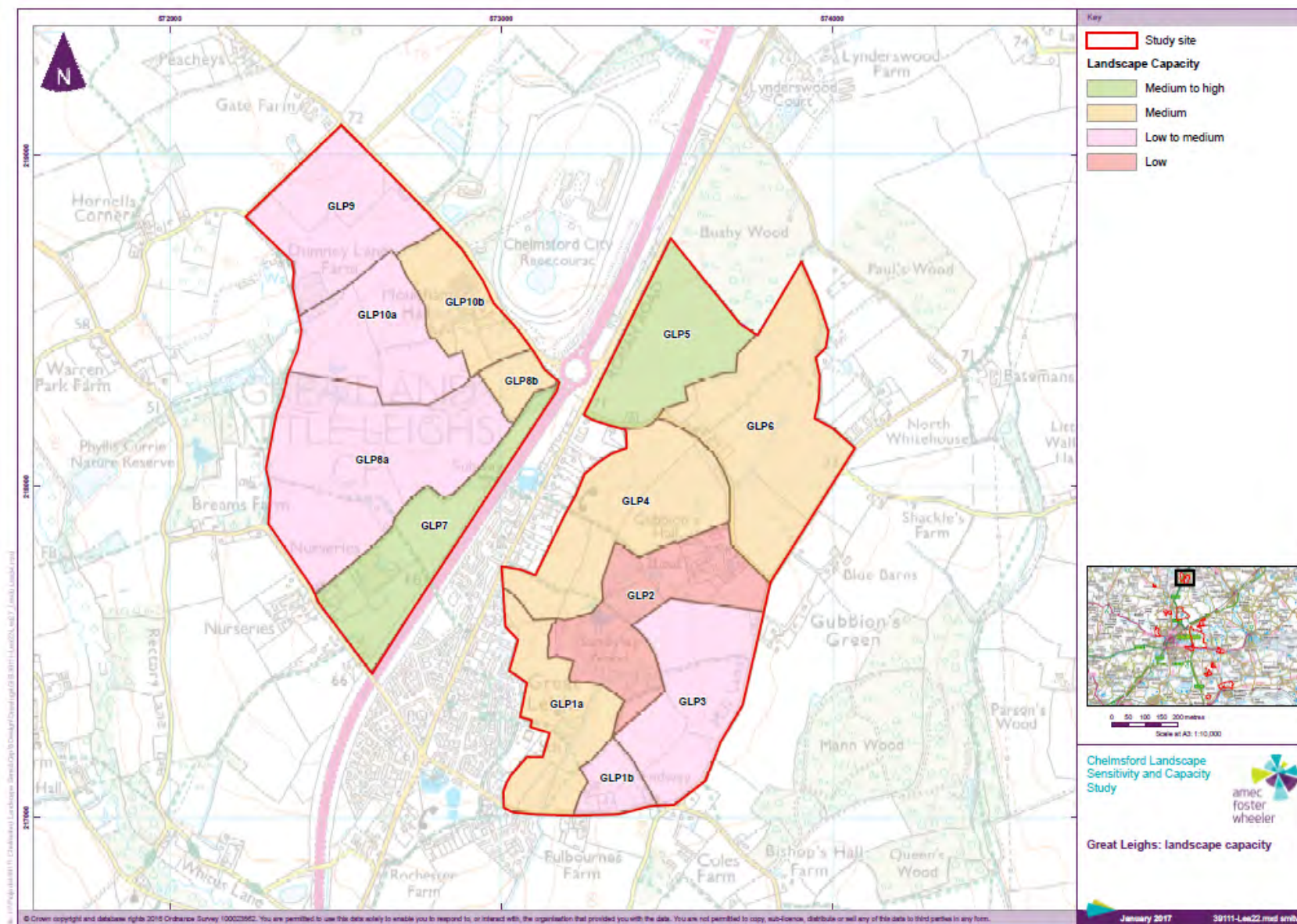


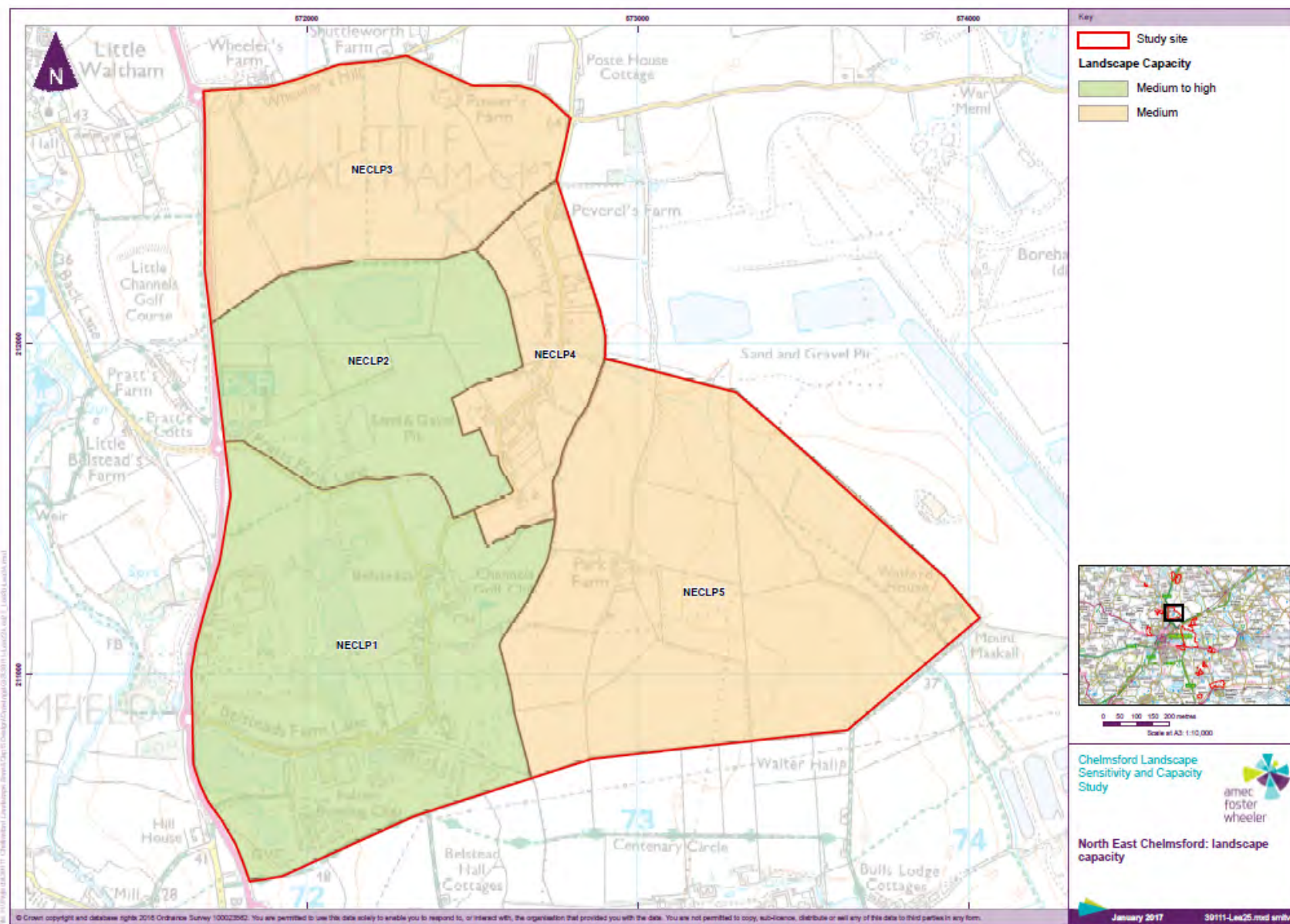


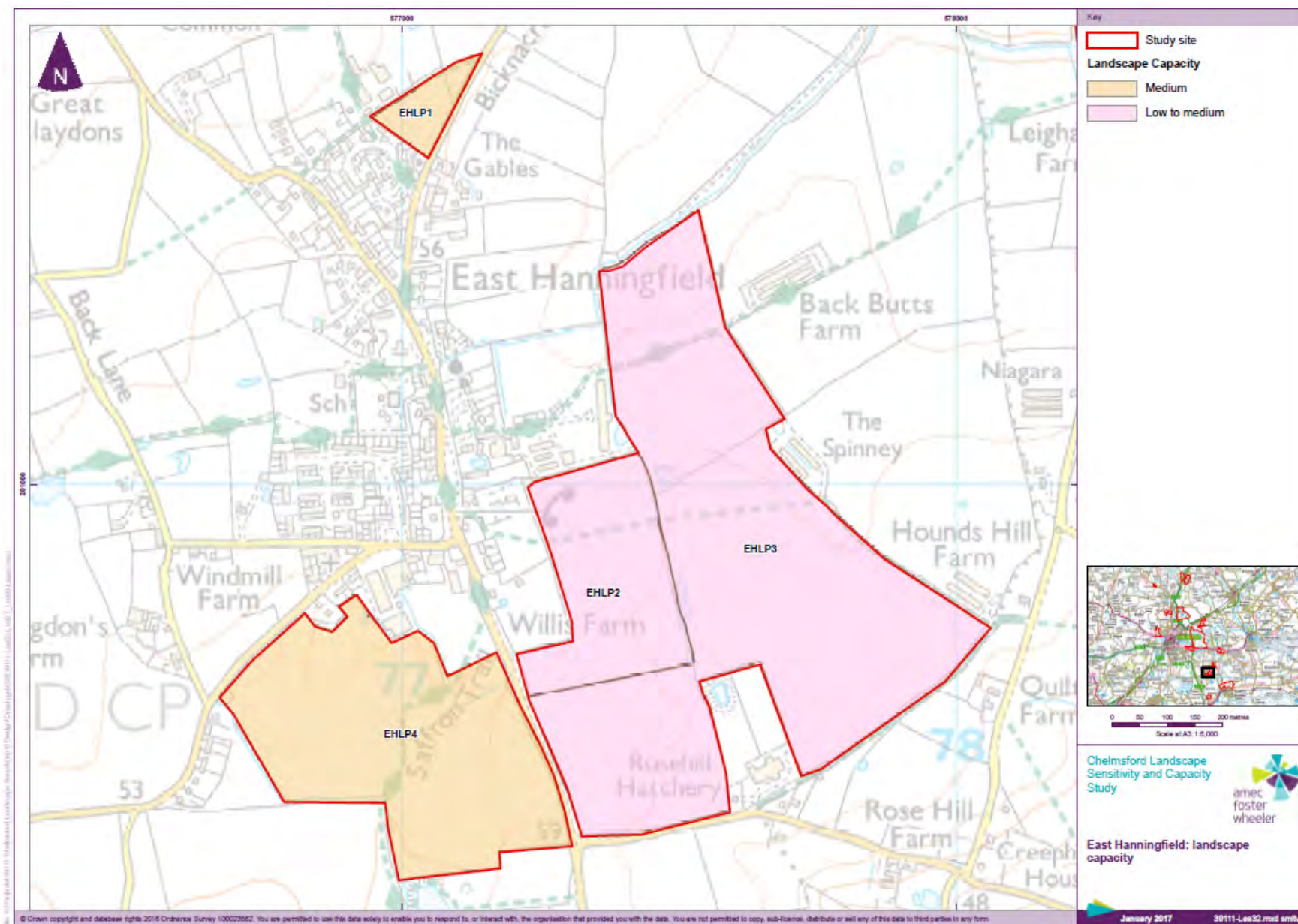


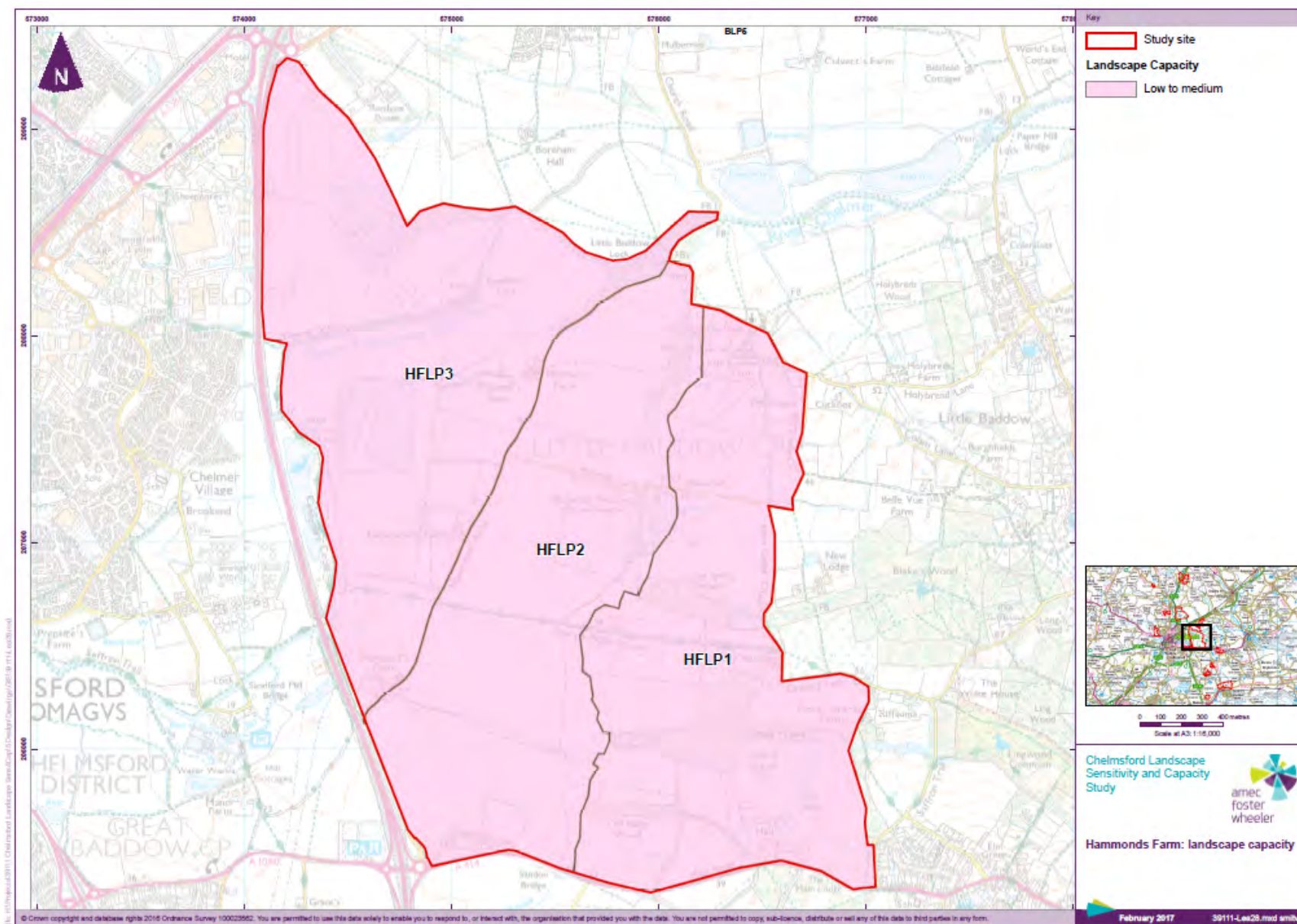


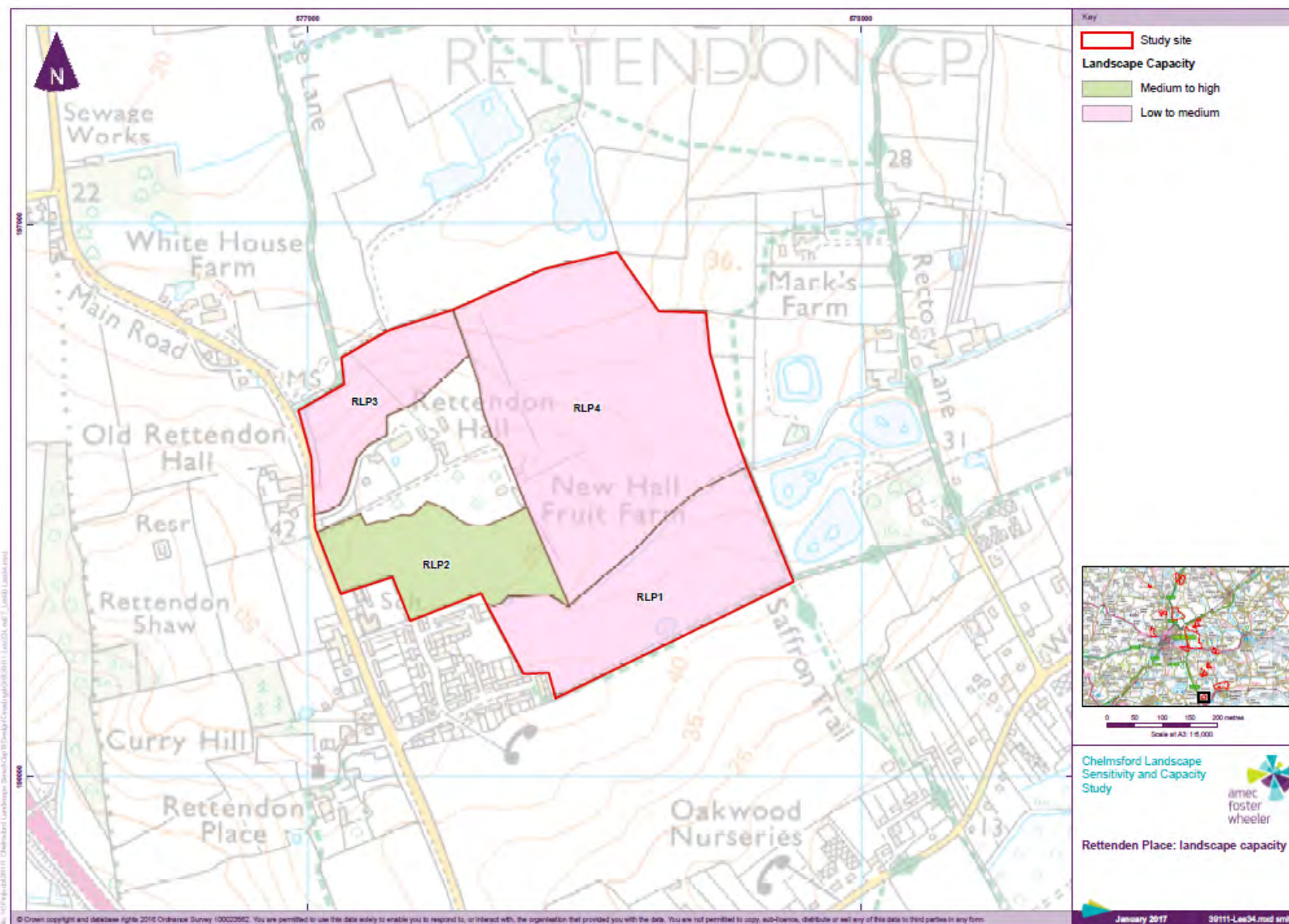


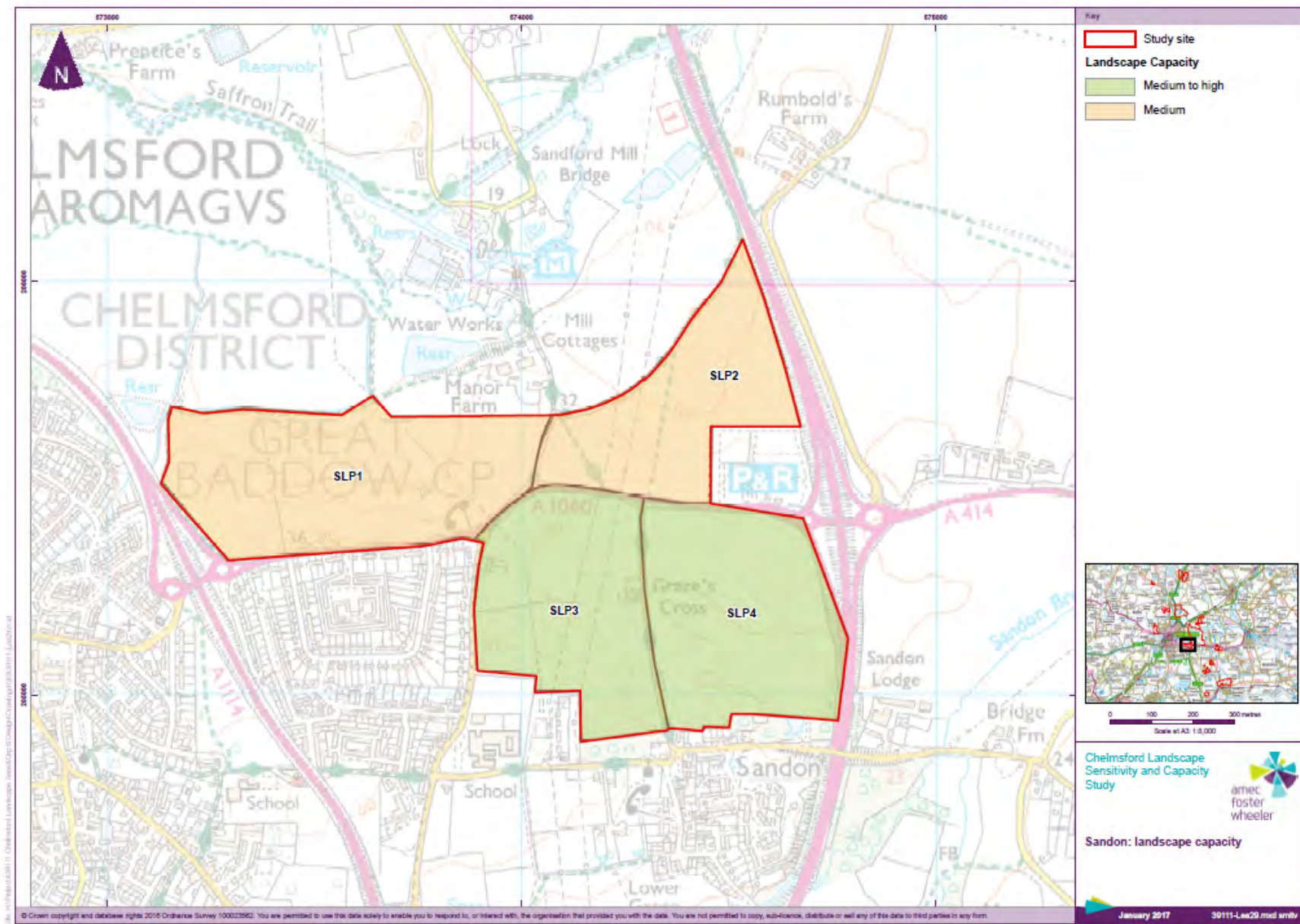


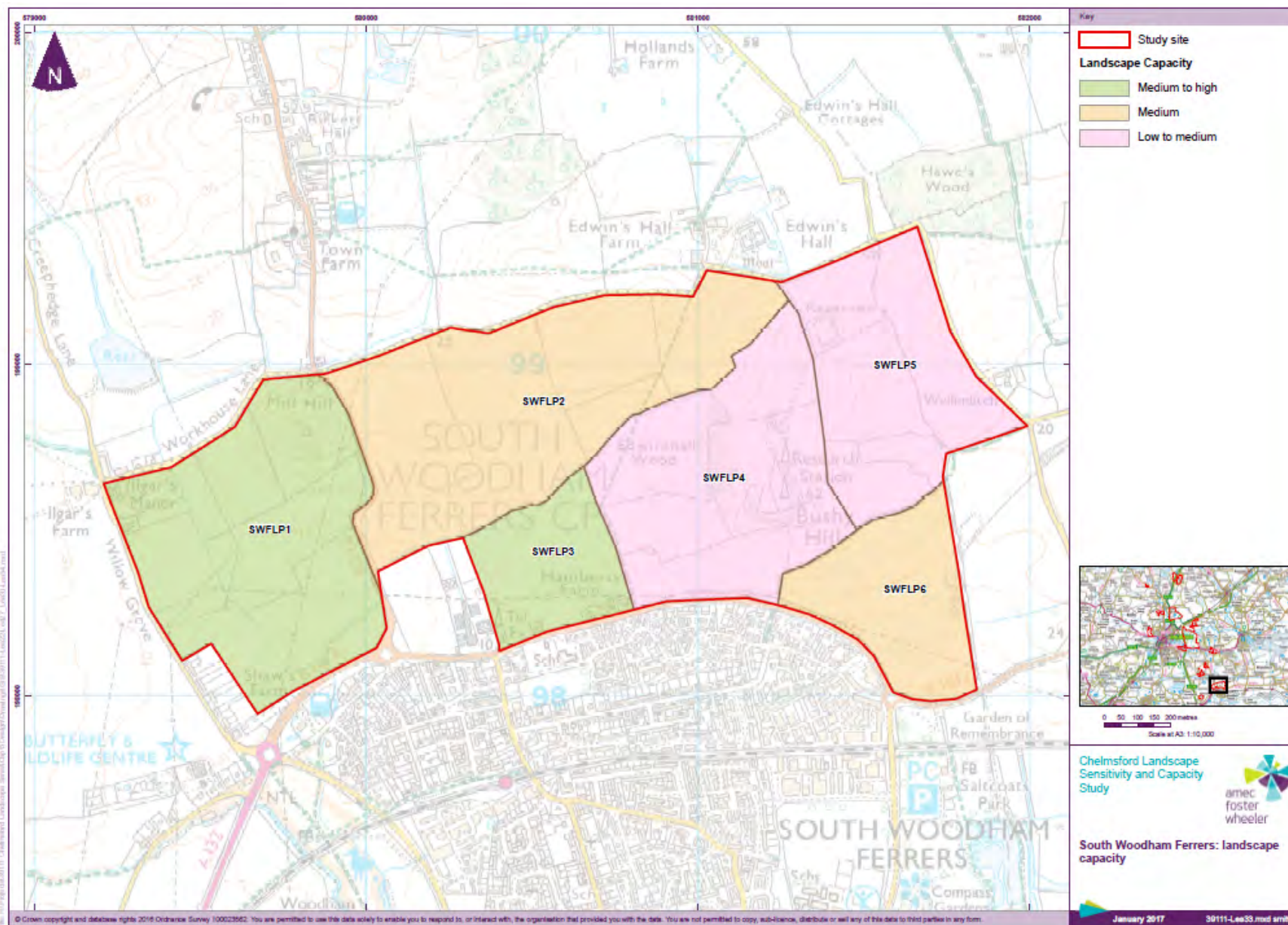
















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1. Background, Outline of the Brief and Format of the Report

1.1 Background

Chelmsford City Council has commissioned this Study in order to help determine the most appropriate land for future residential and employment growth within the emerging Local Plan.

This Study relates to specified areas of land identified as broad areas of growth within the Issues and Options Local Plan (November 2015) and a small number of additional areas identified during the Issues and Options consultation. The Study will inform the preferred options stage of the Local Plan as part of the evidence base and draws upon the comprehensive Borough/District wide assessment of landscape character⁵ undertaken within the study area to inform land use planning and land management decisions.

The areas to be assessed have been identified and agreed with the Council in response to their preferred areas for growth. These are of various scales, but of two kinds:

- ▶ Edge of town/ village extensions, primarily residential with supporting infrastructure, sometimes small employment provision. These areas are hereafter referred to as 'Study Sites'.
- ▶ Reserve sites which could possibly be relatively self-contained new settlements of a substantial scale with a range of supporting services and employment provision. Given that the location and extent of these areas are indicative only and the large scale of these potential developments, a broader approach has been adopted to identifying high level sensitivity and capacity of these areas. These areas are hereafter referred to as 'Areas of Search'.

The location and extent of Study Sites and Areas of Search reflect the broad areas of growth and areas defined by Chelmsford City Council. The agreed Study Sites and Areas of Search are illustrated in Figure 1.1.

1.2 Format of this Report

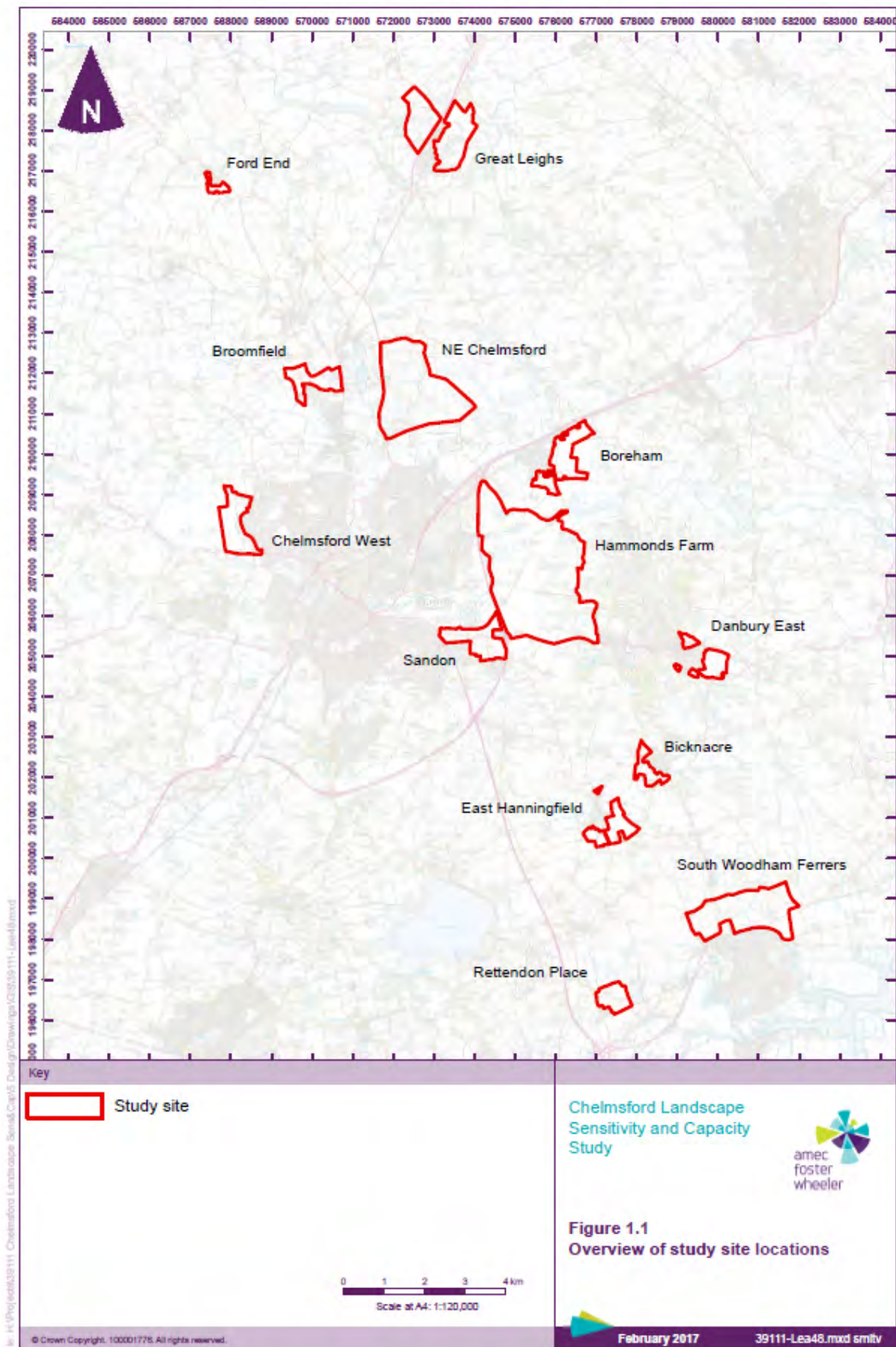
This Study aims to provide a transparent, consistent and objective assessment of the landscape sensitivity of the identified Study Sites and Areas of Search and their landscape capacity to accommodate development, based upon recognised methodologies.

This Study assesses the landscape and visual considerations only. It does not deal with the other environmental considerations which may also need to be taken into account by the Council in forming judgements on appropriate locations for development and development capacity. These include: ecology, historic environment, heritage and archaeology, flooding potential, drainage, access, infrastructure capacity, sustainability etc.

This assessment has been based on a review of existing published data, mapping and field work undertaken from publicly accessible locations (i.e. roads and Public Rights of Way [PRoW]) only. Given these limitations, there was potential for large areas of each Study Site/ Area of Search not being accessible or even visible from public vantage points. Reference is made to any such limitations in the assessment where this occurs, and the consequent degree of reliance on Ordnance Survey (OS) mapping and aerial photography.

⁵ Chris Blandford Associates (2005) Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments

Figure 1.1 Study site locations



2. Methodology

2.1 Overview of approach

This Study accords with current best practice guidance and methodology and follows the techniques and criteria set out in 'Topic Paper 6: Techniques for Judging Capacity and Sensitivity'⁶ (The Countryside Agency and Scottish Natural Heritage joint Landscape Character Assessment (LCA) Study, 2002). The Study is also consistent with the impact assessment guidance and methodology set out within the 'Guidelines for Landscape and Visual Impact Assessment'⁷ (Third Edition, 2013) (GLVIA3) and 'An Approach to Landscape Character Assessment'⁸. The methodology has also been developed to reflect the body of recent work and approaches undertaken to judge landscape sensitivity and capacity for similar types of development relating to settlement expansion within England.

Defining Landscape Sensitivity and Landscape Capacity

In accordance with Topic Paper 6⁹, the assessment of overall sensitivity of a landscape to a particular type of change or development is based on the following relationship:

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

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:

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

The terminology defining these relationships is formally defined as follows:

Landscape Character Sensitivity

The susceptibility and vulnerability of the landscape within each land parcel to residential and employment development as defined below. A judgement about how well development might fit within a landscape without altering (or harming) its essential character. It is based upon judgements about the robustness/ strength of the existing 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

This includes judgements on the general visibility of the land parcel (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 an adverse effects on prevailing character.

Elements considered to be important in the assessment of visual sensitivity include:

⁶ Countryside Agency and Scottish Natural Heritage. *Landscape Character Assessment Guidance for England and Scotland (2002) Topic Paper 6*.

⁷ Landscape Institute and Institute of Environmental Management & Assessment. *Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)*

⁸ Natural England. *An Approach to Landscape Character Assessment* (October 2014)

⁹ 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.

- ▶ Views into the site and on approaches to settlements i.e. from roads, public footpath network and other viewpoints.
- ▶ Views from the settlement edge outwards across/ towards the site where these are strategically important and distinctive and an important part of settlement character;
- ▶ Potential for development to occupy skylines (ridgelines, hills and other high ground) or where settlement character avoids high ground.
- ▶ Potential for development to be within a visually conspicuous location e.g. open and flat ground or on open, high and rising landscape where it is not already a key positive landscape characteristic.

Overall Landscape Sensitivity

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

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

Landscape Capacity

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.

Type and Scale of Development to be considered in the Study

In accordance with the brief, the aim of the Study is to help determine the most appropriate locations for future residential and employment growth. The most appropriate directions for, types and scales of development were discussed at the project Inception Meeting and have informed the location and extent of the Study Sites/Areas of Search. For the purpose of this Study the types of scales of development were agreed as conventional residential development (i.e. principally two story development with occasional three story built form); and conventional business/ employment development (larger scale built form with heights equivalent to two/ three storey residential buildings). It excludes taller buildings and structures, wide-space buildings or specialist buildings. It is assumed that built development would be well designed and appropriate for its context, set within a landscape framework (including Public Open Spaces [POS]), and vegetation would be of an appropriate scale and species composition.

Study Stages

The Study was undertaken in a series of stages as identified below:

- ▶ Confirmation of the extent and type and scale of development being assessed for each Study Site and Area of Search.
- ▶ Desk Study - policy review and review of OS mapping and other published desk-based data including the 2005 Landscape Character Assessment (LCA) for Chelmsford City Council.
- ▶ Definition of Land Parcels - based upon review of OS mapping and aerial photography and reviewed in the field (see page 11)

- ▶ Fieldwork - to confirm and refine Land Parcels, to verify landscape character and condition, to define visual characteristics, to define the relationship between the Land Parcels and the nearby existing settlement, and to confirm key visual receptors.
- ▶ Assessment of sensitivity to the type and scale of development considered in this Study - using professional judgment to combine the findings and apply criteria relating to landscape character sensitivity and visual sensitivity in order to derive overall landscape sensitivity.
- ▶ Assessment of landscape capacity - applying professional judgement to the findings of the desk study and fieldwork to provide recommendations on ability of the Study Site and Land Parcels to accommodate development.
- ▶ Reporting.

Defining Land Parcels

Each Study Site is subdivided into Land Parcels that display shared and similar characteristics, being: field boundary pattern, land-use, level of tree cover, topography and presence within a host Landscape Character Area. They were drawn to adjoin the settlement boundary on the one hand and/or to be contained by some recognisable landscape features on the other 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

Field work was undertaken in November 2016 by two consultants with extensive experience in landscape policy and landscape assessment work, one a Chartered Landscape Architect and one a Chartered Town Planner. 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 parcel was not possible, this is noted.

Criteria for Landscape Sensitivity Assessment

Appropriate criteria for this Study have been defined in accordance with that set out within Topic Paper 6 and body of recent work and approaches undertaken to judge landscape sensitivity and capacity for similar types of development relating to settlement expansion within England.

Criteria developed are considered to be appropriate to the evaluation of new built development on the edges of settlements or between settlements and as such are appropriate for use in this Study.

Criteria for Landscape Character Sensitivity

Criteria for Landscape Character Sensitivity are set out within Table 2.1¹⁰.

¹⁰ Criteria are based on Tyldesley & Associates (2011) South Kesteven Landscape Sensitivity and Capacity Study (and similar studies)

Table 2.1 Criteria for Assessing Landscape Character Sensitivity

Level	Definition	Criteria
		<ol style="list-style-type: none"> 1. Representativeness of character 2. Condition of elements and features 3. Nature and complexity of landform 4. Scale and pattern of landscape 5. Historic features and sense of time-depth 6. Presence of natural elements 7. Type of existing development 8. Relationship to settlement edge
HIGH LANDSCAPE SENSITIVITY	Areas of landscape with particularly strong or distinctive characteristics that are sensitive to any or small changes as a result of new residential/ employment development.	<ol style="list-style-type: none"> 1. Areas with a high presence of landscape elements /features that are representative of typical character and could not be replaced at the scale of the host LCA. 2. Areas where the majority of landscape elements/features are in good to excellent condition. 3. Areas with rolling and complex natural landforms. 4. Small scale landscapes with complex patterns. 5. Areas with a strong presence of historic landscape elements/features and a strong time-depth. 6. Areas with a strong presence of natural elements/features e.g. extensive semi-natural habitats that make a positive contribution to character. 7. Areas where development is not already present or is typical of, and makes a positive contribution to, character. 8. Areas that adjoin the settlement edge but are separated from it by a clearly defined boundary feature, or may include areas that are remote from the settlement edge.
MODERATE LANDSCAPE SENSITIVITY	Areas of landscape with reasonably strong characteristics with some evidence of alteration or degradation of character of features. These areas are potentially tolerant of some change as a result of new residential/ employment development.	<ol style="list-style-type: none"> 1. Areas with a limited number of landscape elements/features that are representative of typical character, some of which could not be replaced at the scale of the host LCA. 2. Areas where the majority of landscape elements/ features are in reasonable to good condition. 3. Areas with flat/ gently undulating and simple natural landforms. 4. Medium to large scale landscapes with more open and simple patterns. 5. Areas with some presence of historic landscape elements/ features and some sense of time-depth. 6. Areas with a limited presence of semi-natural habitats. 7. Areas where development is present but does not necessarily detract from character. 8. Areas that adjoin a settlement edge and are separated from it by an inconsistent boundary feature.

LOW LANDSCAPE SENSITIVITY	Areas of landscape with a weak character and/or with few positive features. These areas are potentially tolerant of change as a result of new residential/ employment development or the development would deliver landscape enhancement.	<ol style="list-style-type: none"> 1. Areas with few or no landscape elements/features that are representative of typical character and few if any that could not be replaced at the scale of the host LCA. 2. Landscape where elements/ features are in poor, declining or degraded condition and that would benefit from enhancement. 3. Areas with flat and simple landforms or those that have already undergone man-made change e.g. landfill, mineral extraction, large scale construction or dereliction. 4. Large scale landscape with simple/ weak/ fragmented patterns. 5. Areas with very few or no historic landscape elements/features and very limited/no sense of time-depth e.g. landscape elements and patterns having recently undergone or undergoing substantial change. 6. Areas with no semi-natural habitats. 7. Areas where development is present and has a strong detractive influence on character. 8. Areas that adjoin a settlement edge with no clear boundary definition.
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Criteria for Visual Sensitivity

Criteria for Visual Sensitivity are set out within Table 2.2.

Table 2.2 Criteria for Assessing Visual Sensitivity

Level	Definition	Criteria
		<ol style="list-style-type: none"> 1. Openness and inter-visibility 2. Views available 3. Potential for mitigation
HIGH VISUAL SENSITIVITY	Areas of landscape that are highly visible in public and private views. Where development would be uncharacteristically conspicuous and could not successfully be mitigated. These areas are sensitive to any or small scale changes as a result of residential/ employment development.	<ol style="list-style-type: none"> 1. Areas that are very open (due to landform and/or lack of tree/woodland cover) with high inter-visibility including areas that have a strong visual relationship with a settlement edge. 2. Areas where high numbers of public and private views are available and where views of open countryside and open space are important. 3. Development (low rise, moderate density residential and employment) would be uncharacteristically conspicuous and could not be successfully mitigated.
MODERATE VISUAL SENSITIVITY	Areas of landscape may be partially open to public and private and where development would be reasonably conspicuous but would not alter the balance of features within the view and/or there is scope for acceptable mitigation. These areas are sensitive to moderate scale changes as a result of residential/ employment development.	<ol style="list-style-type: none"> 1. Areas that are partially open (due to landform and/or limited presence of tree/woodland cover) with moderate levels of inter-visibility. This includes areas that have some visual relationship with a settlement edge. 2. Areas where moderate numbers of public and private views are available; where views of open countryside and open space are of moderate importance. 3. Areas where development (low rise, moderate density residential and employment) would be reasonably conspicuous but would not significantly alter the balance of features or elements within the

Level	Definition	Criteria
		<ol style="list-style-type: none"> 1. Openness and inter-visibility 2. Views available 3. Potential for mitigation
		existing view or else areas where development could be successfully mitigated.
LOW VISUAL SENSITIVITY	Areas of landscape where development would not be discernible or would enhance views. These areas are tolerant of large scale changes as a result of residential/ employment development (with little or no need for mitigation).	<ol style="list-style-type: none"> 1. Areas that are well enclosed (due to landform and/or presence of tree/woodland cover). This includes areas that have either a limited or no visual relationship with a settlement edge. 2. Areas that are well screened from public and private views. 3. Development (low rise, moderate density residential and employment) would not be discernible or where development (low rise, moderate density residential and employment) would not lead to unacceptable visual intrusion with or without mitigation or would be likely to enhance views or existing visual amenity.

Overall Landscape Sensitivity

The judgement on the Overall Landscape Sensitivity to development was made by combining evaluations on landscape character sensitivity and visual sensitivity. The manner in which sensitivity is assessed is a matter for informed professional judgement and the following matrix has been used as a guide to assist into this process. In all cases, the overall judgement on overall sensitivity (with supporting rationale) is provided within the report sections for each parcel.

Figure 2.1 Determination of Overall Landscape Sensitivity

Landscape and Settlement Character Sensitivity	High			
	Moderate			
	Low			
		Low	Moderate	High
		Visual Sensitivity		

Landscape Value

The manner in which landscape value is assessed is a matter for informed professional judgement and the following criteria (Table 2.3) have been used as a guide to assist into this process.

Table 2.3 Criteria for Determining Landscape Value

Level	Definition	Criteria
		<ol style="list-style-type: none"> 1. Distinctiveness of character 2. Quality and condition of elements and features 3. Scenic value and aesthetic appeal 4. Presence of cultural, historic or nature conservation associations 5. Recreational opportunities 6. Levels of tranquillity
HIGH LANDSCAPE VALUE	Areas of landscape, likely to be designated at national or local scale, with intact/unified landscape character, have many characteristics and features of value and in excellent/good condition.	<ol style="list-style-type: none"> 1. Area lies wholly or partially within a landscape where local character and scenic value is distinctive. May be supported by presence of designations. 2. Landscape elements/ features that are of good or excellent quality and condition with a strong and distinctive character; mature, constant or improving state with management plans that aim for conservation with some enhancement. 3. Presents high scenic value with high aesthetic appeal and may be supported by recognised tourist/visitor literature. 4. Presents rich and diverse cultural, historic or nature conservation value. 5. Presents important recreational/tourist value by way of views, access where the main focus is an appreciation of the landscape as indicated by land use (parks and sports facilities etc.) and the density and hierarchy recreational routes. 6. Presents high levels of tranquillity with strong perceptions of peacefulness or wildness and naturalness.
MODERATE LANDSCAPE VALUE	Areas of ordinary landscape with intact and recognisable character, have some characteristics/features of value or areas that may lie wholly or partially within a designation but display characteristics that are in decline; or lie adjacent to a designated landscape.	<ol style="list-style-type: none"> 1. Presents landscape/features that are typical of character or may be uncommon but not particularly valued or supported through designation, or area that lies wholly or partially within a designated landscape but where character and scenic value has become undermined. 2. Presents landscape/features that are of reasonable or medium quality and condition with an intact and recognisable character; mature, constant or improving state (possibly strong time-depth); where management plans aim for conservation and enhancement. 3. Presents moderate or 'ordinary' aesthetic appeal and maybe some detracting features;

Level	Definition	Criteria
		<ol style="list-style-type: none"> 1. Distinctiveness of character 2. Quality and condition of elements and features 3. Scenic value and aesthetic appeal 4. Presence of cultural, historic or nature conservation associations 5. Recreational opportunities 6. Levels of tranquillity
		<ol style="list-style-type: none"> 4. Some cultural, historic or nature conservation features and interests; 5. A landscape of moderate recreational value, as indicated by land use and density and hierarchy of recreational routes. 6. Presents moderate levels of tranquillity with some interruption by noise and visual intrusion associated with roads, modern development or infrastructure
LOW LANDSCAPE VALUE	Areas of ordinary landscape with indistinct/fragmented character and detracting features or degraded landscapes which have few or no characteristics or features of value.	<ol style="list-style-type: none"> 1. Areas of non-designated or ordinary landscape and landscape features with detracting features (such as landscapes that are abandoned or partially derelict; or areas of land use associated with mineral extraction, heavy industry, landfill etc.). 2. Presents landscape features that are in poor condition with fragmented or indistinct landscape character; or weak landscape possibly undergoing large scale change or development. Landscape may be in a declining state and may have limited or little time-depth. 3. Landscape with limited or no aesthetic appeal with detracting features including noise, traffic movement, and/or odours. 4. A landscape with few or no cultural, historic or nature conservation features and interests. 5. A landscape of limited or no recreational value, or there is no public access. 6. Developed landscape in which tranquillity levels are low with areas that are disturbed or impinged upon by busy roads, modern development or infrastructure.

Overall Landscape Capacity

Overall judgements on Landscape Capacity of each Land Parcel to accommodate development are based on the interactions between that Land Parcel's Overall Landscape Sensitivity and Landscape Value.

The manner in which capacity is assessed is a matter for informed professional judgement drawing upon the extensive information and analysis provided by the preceding stages of the Study. The following matrix (Figure 2.2) has been used as a guide to assist this process. In all cases, the overall judgement on capacity (with supporting rationale) is provided within the individual section of the Study Report that will be provided for each Land Parcel.

Figure 2.2 Determination of Overall Landscape Capacity

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		

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).

Overall Land Parcel Summary Table

A summary table (Table 2.4) is presented for each Land Parcel to facilitate transparency in understanding how the judgements upon the Land Parcel's landscape capacity have been derived. The different aspects of landscape character sensitivity, visual sensitivity and landscape value are attributed to one of three ratings: high, medium and low. In some instances, however, the assessment does not clearly fall into one of these categories and a split assessment (such as a moderate – high landscape sensitivity) has been given. The assessment of overall landscape sensitivity also uses the high, medium and low categories, and again decisions have been made as to how individual assessments are combined where split assessments have led to more than one possible category. For example, a site with a moderate to high landscape character sensitivity and moderate visual sensitivity could have an overall landscape sensitivity of either moderate or high, requiring professional judgement as to the most appropriate category.

Table 2.4 Overall Land Parcel Summary Table

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
XXX	H/M/L	H/M/L	H/M/L	H/M/L	H/M/L

2.2 Land Parcel Assessments

Reporting

Chapters 3 to 15 of the report set out the assessments for each Land Parcel by settlement and areas of search (13 in total) as follows:

Study Sites

- Bicknacre (4 land parcels)
- Boreham (6 land parcels)
- Broomfield (3 land parcels)
- Chelmsford West (3 land parcels)
- Danbury East (3 land parcels)
- East Hanningfield (4 land parcels)
- Ford End (4 land parcels)
- Great Leighs (9 land parcels)
- Rettendon Place (4 land parcels)
- Sandon (4 land parcels)
- South Woodham Ferrers (6 land parcels)

Areas of Search

- Hammonds Farm (3 land parcels)
- North East Chelmsford (5 land parcels)

Study Sites

Each Study Site is described as follows;

- ▶ Study Site location.
- ▶ Study Site Local landscape character context: key characteristics, sensitivities and suggested planning guidelines of relevant published LCA (host LCA).

Each Study Site is subdivided into Land Parcels that display shared and similar characteristics. For each Land Parcel the following is set out:

- ▶ Brief description of local landscape character of the Land Parcel based on field observations. This includes a description of key elements/ features and characteristics of the Land Parcel and the degree to which it is representative of the host LCA.

- ▶ Brief description of visual context and characteristics. This includes a description of general visibility/ prominence and the influence of landform and vegetation (i.e. skylines, ridgelines, hills, valleys, tree/ woodland cover); the availability of public and private views (including important views in and out etc.), and the presence of other built development and degree of prominence (and whether development would be conspicuous or not).
- ▶ Landscape Character Sensitivity. This includes professional judgement on landscape character sensitivity criteria relating to character representativeness; condition; landform; complexity and scale; historic elements and sense of time-depth; natural elements/ features; the presence, type and role of existing development; and its relationship to the settlement.
- ▶ Visual Sensitivity. This includes judgements on visual sensitivity criteria relating to general visibility (degrees of openness or enclosure); potential likely numbers of public and private views and whether development (low rise, moderate density residential and employment) would be uncharacteristically conspicuous or not; and whether development could be successfully mitigated without adverse effects on prevailing character.
- ▶ Landscape Value. This includes a description of landscape relevant designations and other protective policies as well judgements based on other aspects such as scenic value, landscape quality/ condition, aesthetic appeal, cultural, historic and conservation interests and associations, recreation value and tranquillity.
- ▶ Conclusions on Overall Landscape Sensitivity to development (reflecting on the combination of Landscape Character Sensitivity and Visual Sensitivity) and Landscape Capacity. This includes judgements on the development capacity expressed as low to high, with recommendations of the key characteristics/ qualities to be safeguarded and recommendations for mitigation.

Areas of Search

The evaluation mirrors that set out for the Study Sites, although descriptions/ assessments are broader and related to parcels of a larger i.e. more strategic scale than those of the study sites.



3. Bicknacre

3.1 Local landscape character context

This Study Site is located on the western and south-western edges of Bicknacre village, south of Danbury. The western part of the area lies within the north-eastern edge of the East Hanningfield Wooded Farmland Landscape Character Area (F12) as described by the Chelmsford Landscape Character Assessment 2006 (Chelmsford LCA). The eastern part lies within the south-western edge of the Woodham Wooded Farmland LCA (F6).

Figure 3.1 illustrates the landscape and visual context of the Study Site. This Study Site has been subdivided into 4 Land Parcels.

East Hanningfield Wooded Farmland Landscape Character Area (F12)

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.
- ▶ Evidence of field boundary loss.
- ▶ Pockets of pasture and pony paddocks.
- ▶ Network of quiet narrow lanes.
- ▶ Generally dispersed settlement pattern.
- ▶ Sense of tranquillity away from major road corridors.
- ▶ Fords where streams and narrow lanes meet.
- ▶ Views to wooded horizons and across the Crouch River channel.

The Chelmsford LCA describes this as a gently rolling/undulating wooded farmland. Field boundaries are noted to be predominantly well stocked with mature trees, although it cites a presence of simple wooden post fences and evidence of boundary loss and hedgerow gapping. The Chelmsford LCA describes a sense of enclosure associated with the network of tree-lined lanes and patches of mature deciduous/mixed woodland. It does however also note the presence of open views across the Crouch River valley (and drained estuarine march) that provide a sense of place, open and framed views to wooded horizons (including those within adjoining LCAs) and open views to the urban edges of South Woodham Ferrers. It further describes a sense of tranquillity within the more intimate northern part of the area. The tranquillity is being disturbed to the south of the area by activity associated with the A130/A132 road corridors and the nearby town of South Woodham Ferrers.

The Chelmsford 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 visually intrusive development at the fringes of small villages and also South Woodham Ferrers.
- ▶ Noise and visual intrusion associated with the A132 and A130 road corridors.
- ▶ Potential for major road improvements to the A132 and A130.
- ▶ Potential visually intrusive development of new farm buildings.

- ▶ Deterioration and eventual loss of mature woodland, single trees and hedgerows.

The Chelmsford LCA sets out the following sensitivities to change of relevance to the Study Site:

- ▶ Very mature trees field boundaries, ditches and patches of mature deciduous and mixed woodland which are sensitive to changes in land management.
- ▶ Overall sense of tranquillity within parts of the character area (away from main road corridors) and network of narrow lanes are sensitive to change, new development and increased traffic flows.
- ▶ Open views to wooded horizons and also panoramic views across the drained estuarine marsh to the south are sensitive to potential new development interrupting or blocking views.
- ▶ Strong sense of historic integrity resulting from a dispersed historic settlement pattern and presence of several areas of co-axial fields (or ancient origin).

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape 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; and
- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

- ▶ Conserve and enhance the landscape settings of small settlements and South Woodham Ferrers.
- ▶ Ensure any appropriate new development responds to historic settlement pattern and uses materials that 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 open views across the areas and to adjacent LCAs and open views across the Crouch River channel.
- ▶ Seek to screen visual detractors (such as the A130 and A132 road corridors with shelterbelts).
- ▶ Seek to minimise the impact of visually intrusive new development on the wooded slopes.

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and manage the existing mature hedgerow network.
- ▶ Conserve, manage and enhance woodland (semi-natural and ancient) and patches of woodland (consider use of traditional methods i.e. coppicing and pollarding).
- ▶ Conserve historic lanes.
- ▶ Plant half-standard trees within field boundaries to succeed over mature trees.

Woodham Wooded Farmland Landscape Character Area (F6)

Key characteristics of relevance to this Study Site and the Land Parcels described below, are:

- ▶ Broad wooded east-west ridge descending from Danbury.
- ▶ Distinctive small rounded hills visible where the ridge has eroded in the south-east.
- ▶ Open landscape of arable farmland framed by woodland and hedgerows on lower ground.
- ▶ Enclosed to semi-enclosed commons, small irregular fields and pasture on the wooded ridge.

The Chelmsford LCA describes a gently undulating wooded hill and ridge landscape south of Danbury; with its south-western part centred on Bicknacre. Whilst this is a heavily wooded landscape characterised by trees (tree lined roads, lanes, tracks, tree enclosed fields and many fragments of ancient and new woodland), hedgerows and hedge-banks often containing oaks, and small to medium sized fields (arable, common and pasture) towards Danbury. The area around Bicknacre is characterised by more open medium to large scale arable farmland where hedgerows are more gappy. The settlement pattern consists of small villages, hamlets and dispersed farmsteads and the area contains many roads including the busy A414 and a number of secondary roads which detract from the overall tranquillity of the area.

Overall this is described as a varied and interesting landscape where enclosed and intimate wooded hills contrasts with semi-enclosed and more open views associated with surrounding lower ground.

The Chelmsford 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 for visually intrusive development along the A414 and of new farm buildings.

The Chelmsford LCA sets out the following sensitivities to change of relevance to the Study Site:

- ▶ The wooded west-east ridge, tree lined roads, tracks and lanes, tree enclosed fields and woodland which are all sensitive to changes in land management.
- ▶ The network of quiet rural lanes (including hedgerows/hedge-banks) are sensitive to increased traffics associated with new development.
- ▶ Strong sense of historic integrity resulting from a dispersed historic settlement pattern (with more recent nucleation at Bicknacre) and, enclosed meadows within river valley and considerable degree of co-axiality within fields (usually relating to topography).

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape 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; and
- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

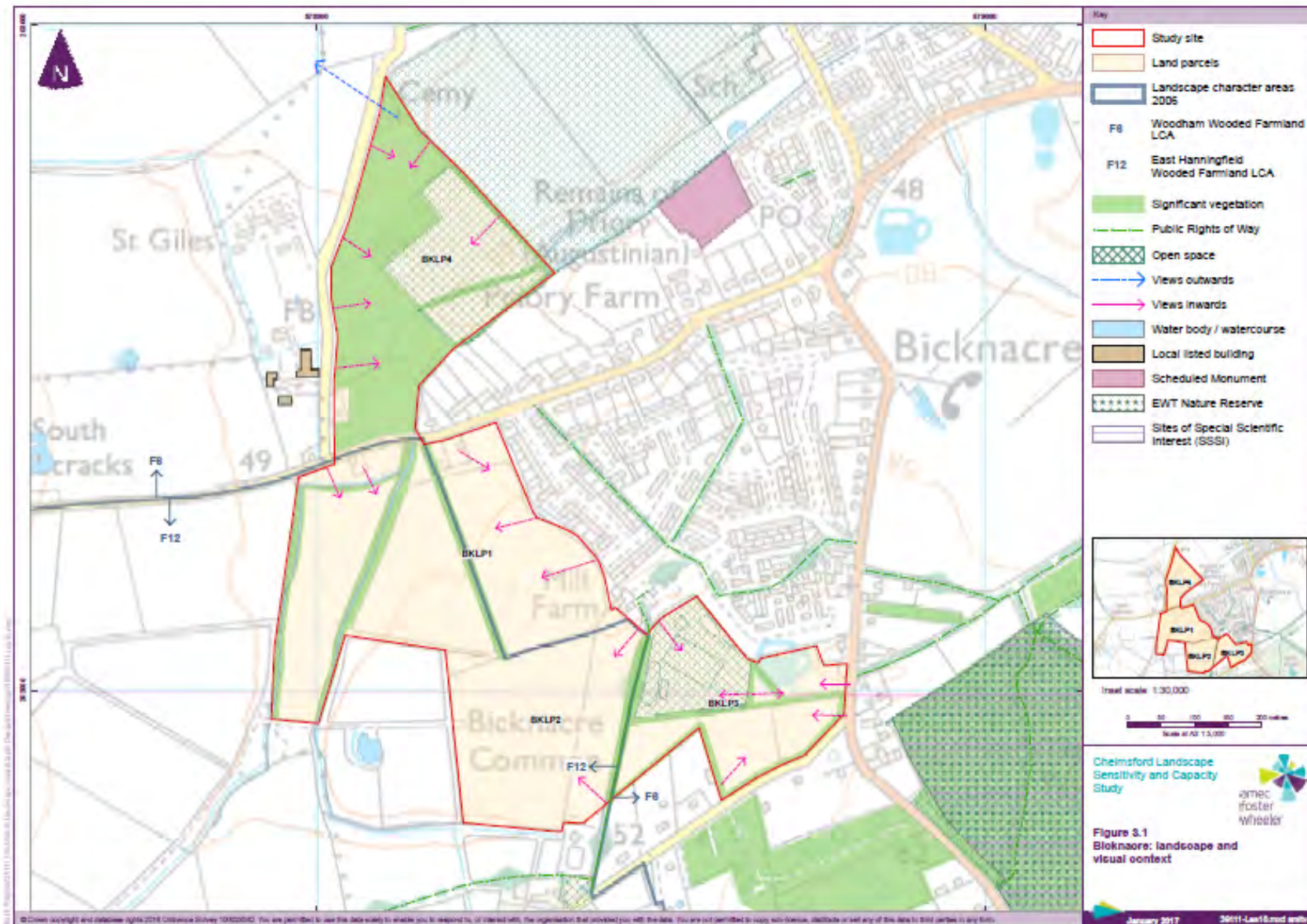
Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

- ▶ Conserve the mostly rural character of the area.
- ▶ Ensure any appropriate new development responds to historic settlement pattern and uses materials that are appropriate to local landscape character. Such development should be well integrated with the surrounding landscape.

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and enhance the existing hedgerow network where gappy and depleted especially on property boundaries.
- ▶ Conserve, manage and enhance semi-natural and ancient woodland as important heritage, nature conservation and landscape features.
- ▶ Conserve historic lanes.
- ▶ Introduce a planting management programme to ensure future trees within hedgerows will succeed mature trees.

Figure 3.1 Bicknacre Landscape and Visual Context



3.2 Land Parcel BKLP1

Land Parcel Location

To the west of Bicknacre, south of Priory Road¹¹.



Local Landscape Character Description

Characteristic of parent LCAs (F6 and F12) being pasture land separated by treed hedgerows, presenting an open aspect as part of wider countryside between Bicknacre and East Hanningfield.

Visual Context and Characteristics

An open landscape divided by well-treed hedgerows, extending into open countryside from the harsh edge of Bicknacre. Views are largely restricted to the cul-de-sacs associated with Thrift Wood and Barbrook Way, although there are some glimpsed views across from the Bicknacre Road to the north. Whilst the land is influenced by the urban edge of Bicknacre, it retains a rural character.

Landscape Sensitivity to Development

Field patterns and associated boundary features appear to be intact and in good condition presenting a sense of time-depth, although there is no public access and the parcel is only observable from the built edge of Bicknacre. Landscape character sensitivity is judged as moderate.

Visual Sensitivity to Development

The sense of openness of the landscape and the harsh division between village edge and wider countryside together result in moderate visual sensitivity which would be compromised by additional development. Mitigation through tree and hedgerow planting could be achieved to some extent, but the wider character of the open countryside would be compromised.

Landscape Value

Absence of public access lowers the value of the parcel although there is likely to be some nature conservation value and the field pattern appears to be intact. Landscape value is judged to be moderate.

¹¹ There is no public access to this land and observations were made from surrounding roads/PRoW

Table 3.1 Overall Sensitivity and Value Summary Table for Land Parcel BKLP1

Landscape Character Sensitivity	
1 Representativeness of character	High – elements typical of character (hedgerows/hedgerow trees, pasture) being part of a broader mixed arable/pasture rural landscape, with filtered short and medium-distance views.
2 Condition of elements and features	Moderate – elements appear to be in good condition.
3 Nature and complexity of landform	Moderate – flat landform.
4 Scale and pattern of landscape	Moderate – medium to large scale with a simple pattern.
5 Historic features and sense of time-depth	Moderate – some sense of time-depth with retention of field pattern.
6 Presence of natural elements	Moderate – nature conservation value in hedgerows and pasture.
7 Type of existing development	Moderate – the harsh edge of Bicknacre to the east detracts from character, creating an abrupt change from open pasture to suburban housing.
8 Relationship to settlement edge	Moderate – adjoins settlement edge with inconsistent boundary (back gardens only).
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – partially open, filtered by hedgerows and hedgerow trees. Strong visual relationship with wider open countryside to the west.
2 Views available	Moderate – private views from houses at Thrift Wood/Barbrook Way. Glimpsed views from Priory Road.
3 Potential for mitigation	Moderate – development would be an extension of the existing edge of Bicknacre and would require extensive planting to mitigate further visual intrusion.
Landscape Value	
1 Distinctiveness of character	Moderate – landscape and features typical of host LCAs.
2 Quality and condition of elements and features	Moderate – hedgerows appear to be of reasonable quality and condition.
3 Scenic value and aesthetic appeal	Moderate – of ordinary aesthetic appeal associated with the open countryside setting of Bicknacre.
4 Presence of cultural, historic or nature conservation associations	Moderate – likely to be some nature conservation interest in hedgerows and pasture.
5 Recreational opportunities	Low – no public access.
6 Levels of tranquillity	Moderate – largely tranquil, but visual intrusion from development at Bicknacre.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The harsh edge of Bicknacre at Thrift Wood/Barbrook Way has a strong influence over the context of the parcel and development would extend this further into open countryside, which without substantial mitigation through tree planting would be difficult to successfully accommodate. Should development proceed, key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows within and external to the parcel.
- Ensure that the harsh nature of the built edge at Thrift Wood/Barbrook Way is not replicated to the west.

Table 3.2 Summary Table for Land Parcel BKLP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BKLP1	M	M	M	M	M

3.3 Land Parcel BKLP2

Land Parcel Location

Parcel BKLP2 lies to the south west of Bicknacre and west of St Peter's Way long distance path¹².



Local Landscape Character Description

This parcel falls within the East Hanningfield Wooded Farmland Landscape Character Area (F12) which includes areas of pasture and pony paddocks (with post and rail boundaries).

¹² There is no public access to this land and observations were made from surrounding roads/PRoW

Visual Context and Characteristics

Pasture with few substantial boundaries and medium distance views across from St Peter's Way. The parcel has an open aspect and despite proximity to Bicknacre has a quality of open countryside.

Landscape Sensitivity to Development

Pasture and pony paddocks with post and rail boundaries is the predominant land use of this parcel. The land appears to be closely managed and as such is representative of this land use within the character area as a whole. Landscape character sensitivity is judged as moderate.

Visual Sensitivity to Development

The flat landform and absence of significant hedgerows opens the landscape up to medium and longer distance views south westward across open countryside towards East Hanningfield. Notwithstanding existing development at Leigham's Farm to the south and the southwestern edge of Bicknacre, the parcel retains an open aspect which is sensitive to intrusion by built development. Visual sensitivity is judged to be high.

Landscape Value

St Peter's Way forms the eastern boundary of the parcel consequently exposing it to public views across. Private views are limited to properties along the built edge of Bicknacre (Thrift Wood/Barbrook Way). Overall landscape value is judged to be moderate.

Table 3.3 Overall Sensitivity and Value Summary Table for Land Parcel BKLP2

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – landscape elements typical of host LCA character, being hedgerows, hedgerow trees and pockets of woodland.
2 Condition of elements and features	High – landscape elements appear to be in good condition.
3 Nature and complexity of landform	Moderate – flat landform.
4 Scale and pattern of landscape	Moderate – medium scale with a simple pattern.
5 Historic features and sense of time-depth	Moderate – historic field patterns present and some sense of time-depth.
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats (hedgerows, grassland).
7 Type of existing development	Moderate – development at Bicknacre intrudes on character, through glimpses of the harsh urban edge.
8 Relationship to settlement edge	High – reasonably clear separation from Bicknacre, especially with the presence of St Peter's Way PRoW which forms the eastern boundary.
Visual Sensitivity	
1 Openness and inter-visibility	High – open in aspect with a visual relationship with the hard edge of Bicknacre.
2 Views available	Moderate – public and private views across from the adjacent St Peter's Way.

3 Potential for mitigation	High – development would be uncharacteristically conspicuous and difficult to consistently mitigate without introducing substantial planting.
Landscape Value	
1 Distinctiveness of character	Moderate – landscape elements largely typical of character.
2 Quality and condition of elements and features	Moderate – elements in good condition with recognisable character.
3 Scenic value and aesthetic appeal	Moderate – has ordinary aesthetic appeal associated with open countryside.
4 Presence of cultural, historic or nature conservation associations	Moderate – some nature conservation value in hedgerows and grassland.
5 Recreational opportunities	Moderate – no public access but St Peter's Way forms eastern boundary, with extensive views across.
6 Levels of tranquillity	Moderate – reasonably tranquil, although intrusion from built edge of Bicknacre.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall landscape capacity is judged to be low to medium reflecting the disproportionate impact on character and openness that development would have in this location. Development could be difficult to mitigate requiring the introduction of substantial planting.

Table 3.4 Summary Table for Land Parcel BKLP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BKLP2	M	H	H	M	L - M

3.4 Land Parcel BKLP3

Land Parcel Location

Parcel BKLP3 adjoins the southern edge of Bicknacre and is bordered by Leighams Road to the south, Main Road to the east and St Peter's Way long distance footpath to the west.





Local Landscape Character Description

The parcel is not typical of the parent LCA, comprising 'remnant' land converted to open space and informal grazing.

Visual Context and Characteristics

An urban fringe landscape variously subdivided for open space, pony paddocks, separated by hedgerows of varying thickness and management which limits intervisibility within, and into and out of the land.

Landscape Sensitivity to Development

A parcel of settlement fringe character comprising public open space (including playground), poorly managed horse paddocks and overgrown pasture. As such there is no unifying character per se which consequently degrades the robustness of the parcel. It is judged to be of low to moderate landscape character sensitivity.

Visual Sensitivity to Development

The high degree of enclosure and moderate number of public and private views overall mean that the visual sensitivity of the land is low. The presence of large hedgerow boundaries forms the basis for mitigation which will assist in setting development into the receiving landscape.

Landscape Value

The presence of substantial public open space to the west of the parcel raises the landscape value of the parcel to high.

Table 3.5 Overall Sensitivity and Value Summary Table for Land Parcel BKLP3

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – some elements typical of character (hedgerows, pasture).
2 Condition of elements and features	Low – elements in poor/declining condition, in the form of unmanaged hedgerows.
3 Nature and complexity of landform	Moderate – flat landform.
4 Scale and pattern of landscape	High – small scale with complex patterns, reflecting conversion to POS and subdivision for grazing.
5 Historic features and sense of time-depth	Moderate – existing field boundaries with some sense of time-depth.

6 Presence of natural elements	Moderate – hedgerow habitats.
7 Type of existing development	Low – surrounding development strongly influences character, this being an area of settlement fringe character.
8 Relationship to settlement edge	Low – adjoins settlement edge with no clear boundary between the two.
Visual Sensitivity	
1 Openness and inter-visibility	Low – well enclosed due to landform and hedgerow structure.
2 Views available	Moderate – modest number of public and private views associated with village edge, minor road to the south and POS on the west of the parcel.
3 Potential for mitigation	Low – development would not lead to unacceptable visual intrusion and be in general keeping with the character of this part of the village.
Landscape Value	
1 Distinctiveness of character	Moderate – some features (pasture, hedgerows) typical of character but unmanaged.
2 Quality and condition of elements and features	Low – landscape features in poor/unmanaged condition.
3 Scenic value and aesthetic appeal	Moderate – of ordinary aesthetic appeal.
4 Presence of cultural, historic or nature conservation associations	Low – few or no distinct cultural or nature conservation features.
5 Recreational opportunities	Moderate to High – POS and playground on western portion.
6 Levels of tranquillity	Moderate – reasonably tranquil, but settlement edge intrusion.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Land apart from the public open space (i.e. paddocks/pasture to the south and east) has a medium capacity for accommodating development. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Given the edge-of-village location, the low density of surrounding properties should be taken into account.
- Opportunities to enhance the quality of public open space.
- Retain and strengthen hedgerow boundaries to maintain sense of separation and local identity.

Table 3.6 Summary Table for Land Parcel BKLP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BKLP3	L – M	L	L	H	M

3.5 Land Parcel BKLP4

Land Parcel Location

Land Parcel BKLP4 is situated the north west of Bicknacre, bordered by Priory Road, Moor Hall Lane, common land and back gardens.



Local Landscape Character Description

Comprising woodland and some open pasture, the parcel sits within the Woodham Wooded Farmland LCA (F6) which is characterised by fragmented woodland, tree enclosed fields and small/medium-sized fields in arable, pasture and common use.

Visual Context and Characteristics

Visually largely enclosed because of maturing scrub woodland but with short distance views to adjoining common land to the north east, and from the northern half of the parcel, middle distance views across open countryside the west. The openness of the original wood-pasture landscape has become significantly changed as scrub woodland has been left unmanaged. Public views into the parcel are available from adjacent common land and Moor Hall Lane to the west.

Landscape Sensitivity to Development

Parcel BKLP4 is typical of the LCA character, being highly enclosed by woodland and substantial field boundaries where the parcel opens out into pasture. To the north of the parcel there are filtered views out of the parcel across Moor Hall Lane into attractive wooded pasture and to the north across common land. Landscape character sensitivity is high.

Visual Sensitivity to Development

Whilst the parcel comprises relatively dense woodland (unmanaged and intruded on once pasture land) and pockets of horse pasture, and there is some piecemeal development to the south of the parcel, these are visually sensitive to change, and further built development would change the character of this and adjacent land. Overall, visual sensitivity is judged to be high, reflecting the difficulty of adequately mitigating development.

Landscape Value

The parcel, in combination with surrounding land, exhibits particularly strong time-depth and whilst there is no public access, it forms an important part of and context for this wider landscape. Landscape value is judged to be high.

Table 3.7 Overall Sensitivity and Value Summary Table for Land Parcel BKLP4

Landscape Character Sensitivity	
1 Representativeness of character	High – strong presence of landscape elements typical of character and difficult to replace.
2 Condition of elements and features	Moderate – elements are in reasonable condition, although there is evidence of lack of management/abandonment, particularly associated with the emerging woodland adjacent to Moor Hall Lane, where mix of hedgerow and pasture is being lost.
3 Nature and complexity of landform	Moderate – flat, simple landform.
4 Scale and pattern of landscape	High – small scale with simple pattern.
5 Historic features and sense of time-depth	High – strong presence of historic landscape elements with a high time-depth, particularly associated with common land and retention of field pattern and land uses.
6 Presence of natural elements	High – strong presence of semi-natural habitat which is typical of, and makes a contribution to character.
7 Type of existing development	Moderate – some development present to the south of the parcel but relates to large gardens which are set back across an intervening stream and informal open space and does not overly detract from character.
8 Relationship to settlement edge	High – adjoins the settlement edge, but clear boundary definition through a stream-line.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – partially open with moderate levels of intervisibility.
2 Views available	High – significant public and private views, particularly from adjacent common land, with important views across open space.
3 Potential for mitigation	High – development would be uncharacteristically conspicuous and would be difficult to mitigate.
Landscape Value	
1 Distinctiveness of character	High – lies within a distinctive local character and scenic quality.
2 Quality and condition of elements and features	Moderate – landscape elements of high quality but declining condition.
3 Scenic value and aesthetic appeal	Moderate – presents moderate to high aesthetic appeal.
4 Presence of cultural, historic or nature conservation associations	High – likely to have rich and diverse cultural and nature conservation value, associated with hedgerow/meadow assemblage.

5 Recreational opportunities	Low – no public access but adjacent to common land which has a visual relationship with this parcel.
6 Levels of tranquillity	High – largely tranquil landscape, in combination with surrounding land.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall capacity is judged to be low reflecting the distinctive landscape character, visual sensitivity and value of the parcel. It is not appropriate for residential or employment development.

Table 3.8 Summary Table for Land Parcel BKLP4

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BKLP4	M - H	H	H	M -H	L

Figure 3.2 Bicknacre: Landscape Sensitivity

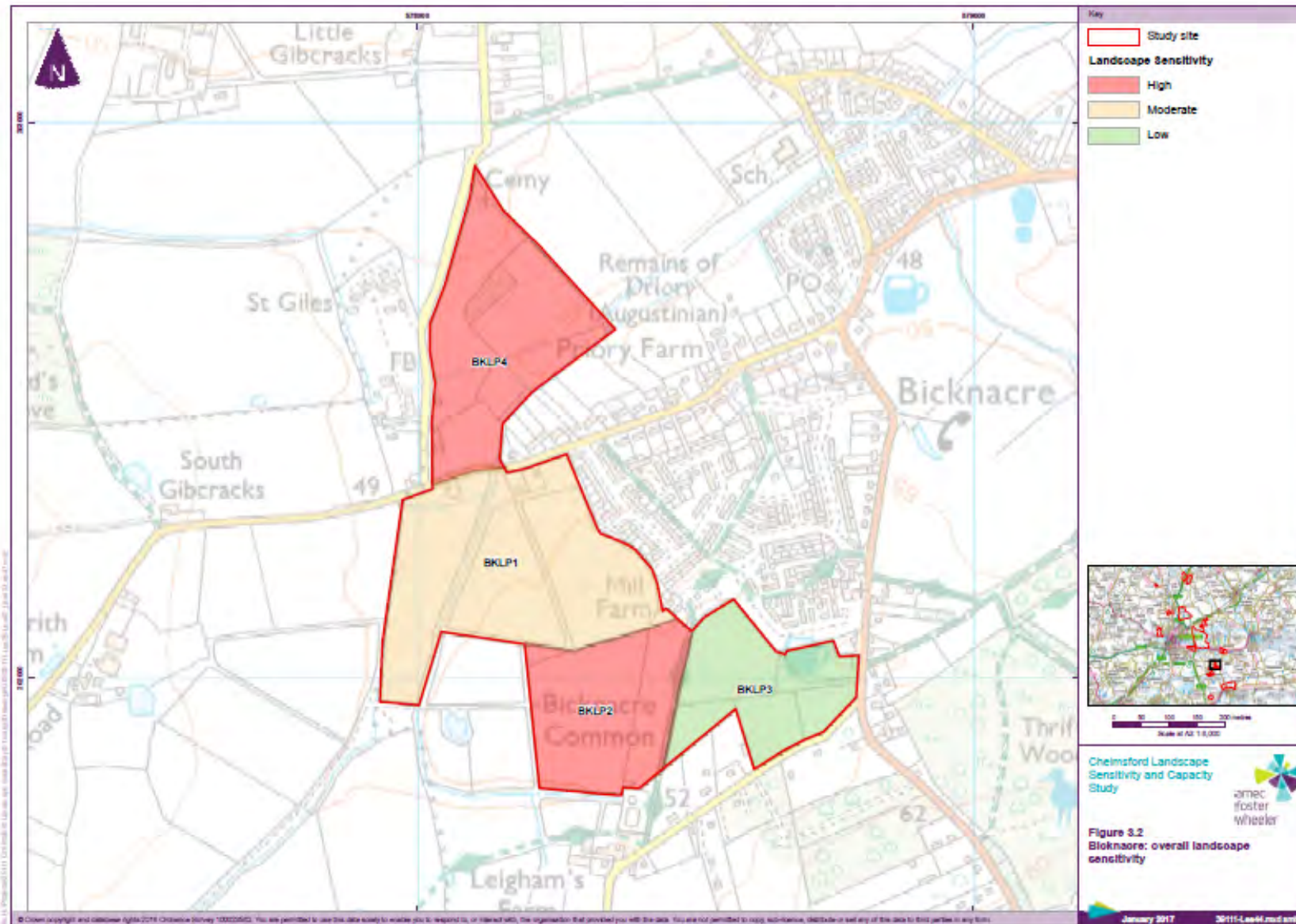
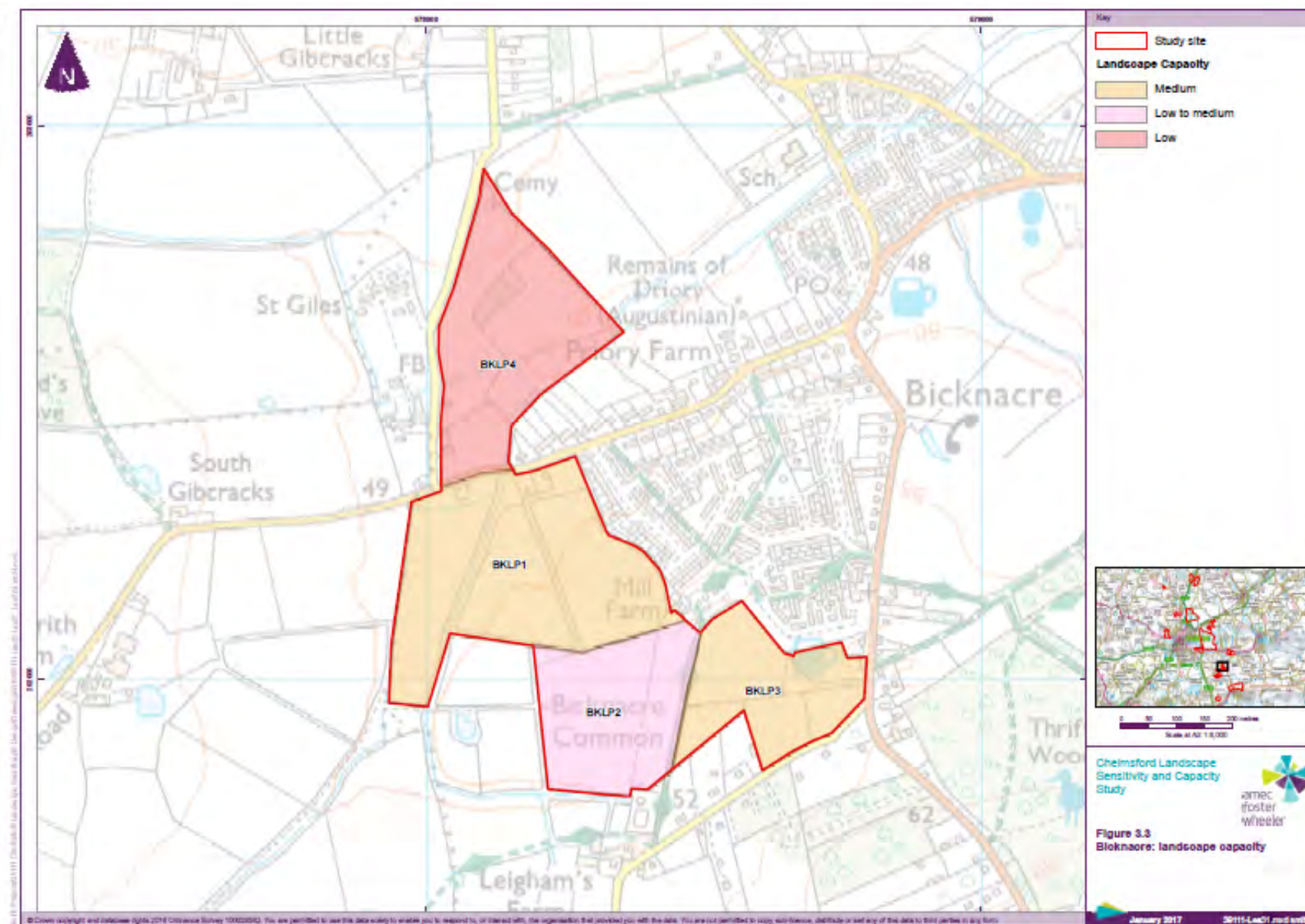


Figure 3.3 Bicknacre: Landscape Capacity



4. Boreham

4.1 Local landscape character context

This Study Site is located to the east of the village of Boreham. The entire area lies within the southern part of the Boreham Farmland Plateau Landscape Character Area (B21) as described by the Chelmsford LCA 2006 (Chelmsford LCA). The LCA is centred on Boreham and the A12 dual carriageway.

Figure 4.1 illustrates the landscape and visual context of the Study Site. This Study Site has been subdivided into 7 Land Parcels.

Boreham Farmland Plateau Landscape Character Area (B21)

Key characteristics of relevance to this Study Site and the Land Parcels described below, are:

- ▶ Irregular pattern of mainly medium size arable and pastoral fields marked by hedgerows and ditches.
- ▶ Small woods and copses provide structure and edges in the landscape.
- ▶ Scattered settlement pattern, with frequent small hamlets.
- ▶ Concentration of isolated farmsteads.
- ▶ Network of narrow and winding lanes.

The Chelmsford LCA describes a gently undulating landscape that is fairly densely populated with the large settlements (Boreham and Hatfield Peverel), scattered smaller villages and hamlets, and farmsteads that line the roads outside main settlements. The pastoral fields around settlements are notably smaller in scale (small to medium sized) with fragmented and gappy hedgerow boundaries (with hedgerow trees).

The A12 dual carriageway forms the key landmark in the area. Its raised construction is described as visually splitting the area in two, it is highly visible and audible across parts of the area reducing the sense of tranquillity. Other roads are described as sunk below adjoining fields and lined with tall hedge banks (with hedgerow trees). Overall whilst views in the area are described as short distance and restricted by tall hedgerows and small woodland, the presence of large arable fields in the west and south of the area provide very open panoramic views.

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

- ▶ 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 in the surrounding rural landscape.
- ▶ Increasing traffic on minor roads, especially during rush hour.
- ▶ Potential further decline in condition of field boundaries through agricultural intensification.

The Chelmsford LCA sets out the following sensitivities to change of relevance to the Study Site:

- ▶ Hedgerows, banks and ditches at field boundaries are sensitive to changes in land management.
- ▶ Strong sense of historic integrity resulting from a dispersed historic settlement pattern visible in places and occasional historic features such as New Hall and/or Boreham House and historic parks and gardens.

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape 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; and
- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

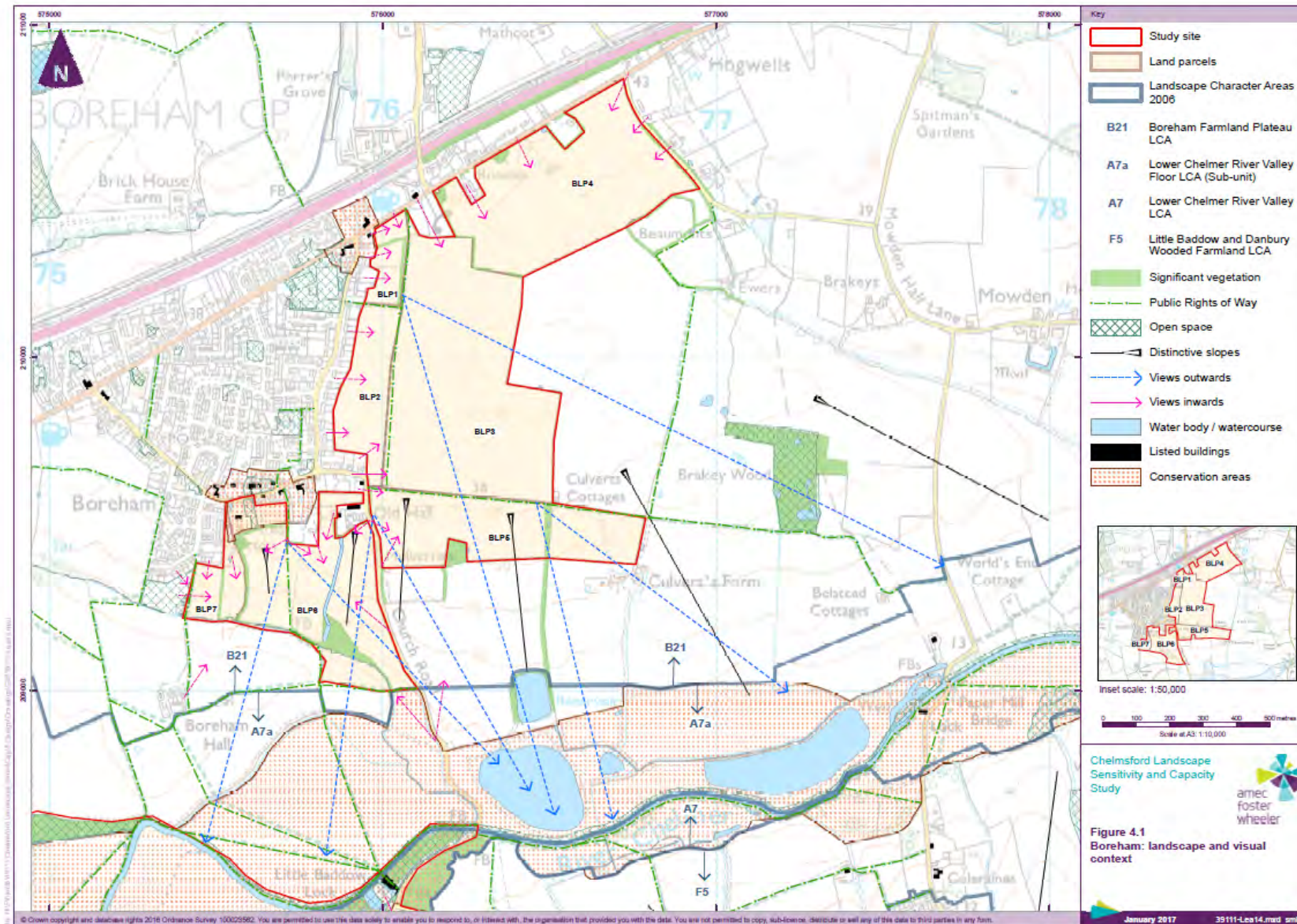
Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

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

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and enhance existing hedgerow network and strengthen through planting 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 promote the use of building materials, which are in keeping with local vernacular/landscape character.

Figure 4.1 Boreham Landscape and Visual Context



4.2 Land Parcel BLP1

Land Parcel Location

The land parcel is located on the eastern edge of Boreham and a small Conservation Area (and Listed Building); and immediately to the south of the B1137.



Local Landscape Character Description

The area forms a part of the Boreham Farmland Plateau Landscape Character Area (B21), as defined by the Chelmsford LCA. It consists of two and a half small pastoral fields/ paddocks and has a limited number of elements/ features in common with the host LCA such as small scale pasture around settlements and fragmented hedgerows. The area shows signs of decline and underuse and is subject to the strong influence of modern development to the north and west; characteristics often associated with an urban fringe landscape.

Visual Context and Characteristics

The area is relatively well contained and enclosed by hedgerow/ tree cover although coverage is intermittent due to the fragmentation/ absence of boundary hedgerows. Public views are available from PRowWs within and adjoining the area and from users of the B1137 to the north. A variety of private views are available from the settlement edge to the north and west. Those from the north are more open and those from the west are framed and filtered through hedgerow vegetation. There are occasional long reaching views from the area into countryside to the south and east.

Landscape Sensitivity to Development

As noted above, this area shares some elements and features that are typical of the character of the host LCA. However whilst its character is intact and recognisable, the area adjoins the settlement edge via an inconsistent boundary consisting of hedgerows and garden fencing. Typical of many urban fringe landscapes, this area shows signs of decline and underuse and has undergone recent change with modern residential development to the north and west, its buildings and fencing exerting a detractive influence across the area and undermining the sense of time-depth. The land parcel is judged to be of low to moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to the combination of relatively flat landform and intermittent boundary vegetation, the area is partially open with moderate levels of inter-visibility. Moderate numbers of public views are available from PROWs where views of open countryside are of moderate importance. Development would be reasonably conspicuous although could be successfully mitigated through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and wooded copses in keeping with the character of the landscape. This land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The land parcel is judged to be of low value. This is an ordinary non-designated landscape whose character whilst intact and recognisable has become undermined by the adjoining hard urban edge, the busy B1137 and the declining condition of the landscape (hedgerows and under-used fields). These are detractive influences that undermine aesthetic appeal. There is no recreational value (no public access).

Table 4.1 Overall Sensitivity and Value Summary Table for Land Parcel BLP1

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low to Moderate – elements/ features (hedgerows are fragmented and some fields are under-used/ abandoned) are predominantly in poor and declining condition.
3 Nature and complexity of landform	Low - flat and simple natural landform.
4 Scale and pattern of landscape	High – small scale landscapes with complex pattern.
5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements/ features associated with field enclosure, hedgerow patterns; time-depth undermined by the presence of modern development on settlement edge and paddock fencing.
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats associated with hedgerows.
7 Type of existing development	Low – modern residential development on settlement edge has a strong detracting influence.
8 Relationship to settlement edge	Moderate – the area adjoins the settlement with combination of fencing and hedgerows forming an inconsistent boundary feature.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – the area is partially open (due to flat landform and intermittent boundary hedgerows) with moderate levels of inter-visibility.

2 Views available	Moderate – moderate numbers of public and private views are available from PRoWs, the B1137 and adjoining residents.
3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Moderate – whilst adjoining a small Conservation Area and Listed building, this is a non-designated or ordinary landscape where character has become undermined.
2 Quality and condition of elements and features	Low to Moderate - whilst character is recognisable and intact; the landscape is weakening with many elements/ features in poor and declining condition and would benefit from enhancement. The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Low to Moderate - moderate or ordinary aesthetic appeal (reasonably attractive open countryside with modern development and declining condition exerting a detractive influence.
4 Presence of cultural, historic or nature conservation associations	Low - few nature conservation features (hedgerows).
5 Recreational opportunities	Low to Moderate – limited recreational value (short section of PRoW).
6 Levels of tranquillity	Low – tranquillity impinged upon by elevated and constant noise levels associated with the busy B1137 and A12 and visual intrusion from the settlement edge.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and low value with a medium to high landscape capacity to accommodate low rise residential and employment development due to its relatively enclosed character and its relationship with the settlement edge. Here capacity is subject to careful siting/ design of development and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and wooded copses in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Retain and strengthen existing boundary hedgerows with new hedgerow and tree planting (hedgerow trees / copses).
- Public Rights of Way – retain and implement physical and green buffers to minimise impacts on views and visual character.
- Conservation Area, Listed Building and residential properties on the settlement edge – implement physical and green buffers to minimise impact on views.

Table 4.2 Summary Table for Land Parcel BLP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BLP1	L - M	M	M	L	M - H

4.3 Land Parcel BLP2

Land Parcel Location

The land parcel is located on the eastern edge of Boreham and immediately to the south of the BLP1.



Local Landscape Character Description

The area forms a part of the Boreham Farmland Plateau Landscape Character Area (B21), as defined by the Chelmsford LCA. It consists of a single medium scale arable field that has a limited number of characteristics that are typical of the host LCA such as gently undulating landform, large arable field and open panoramic views to the east and south. The area shows signs of decline and is subject to the strong influence of modern development to the west, characteristics often associated with urban fringe landscape.

Visual Context and Characteristics

The area is very open with no containment to the east and south affording long distance views across open countryside (including the Chelmer Valley) to the south and east. The area is open in character and highly visible. Public views are available from PRow's both within and adjoining the area, and within the wider countryside to the south and east. Private views are available from residents associated with the adjoining settlement edge as well as a small number of isolated residential properties to the east.

Landscape Sensitivity to Development

This area has a limited number of elements and features that are typical of the character of the host LCA and the character is weakened and fragmented. The area adjoins a hard settlement edge that is dominated by housing, fencing and sheds. Typical of many urban fringe landscapes, this area shows signs of decline in condition (hedgerow removal, fragmentation, under management), it has few semi-natural habitats (limited to fragmented and virtually non-existent hedgerows) and little sense of time-depth. The land parcel is judged to be of low landscape character sensitivity.

Visual Sensitivity to Development

Due to a combination of relatively flat/ gently undulating landform and absence of vegetation; this area is open in character with high levels of inter-visibility. With open views to the east and south, high numbers of public and private views will be possible. However despite openness and high visibility, the strong influence of the existing hard/ poor quality built edge of the settlement on existing landscape character moderates the degree of visual sensitivity and it is judged that whilst development would be visible it would not lead to

unacceptable visual intrusion with the implementation of a positive new settlement edge (softened and well integrated into the countryside). This land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The land parcel is judged to be of low value. This is an ordinary, non-designated landscape whose character is weakened and fragmented (undermined by the hard urban edge, busy B1137, pylons to the north and the declining condition of the landscape). The area has moderate recreational value associated with the heavily used PROWs that adjoin and provide access into the wider countryside. However whilst there are attractive views across open countryside to the east and south, aesthetic appeal is strongly undermined by detractive features (hard urban edge).

Table 4.3 Overall Sensitivity and Value Summary Table for Land Parcel BLP2

Landscape Character Sensitivity	
1 Representativeness of character	Low to Moderate – contains few landscape elements/ features that are representative of typical character although does possess open panoramic views to the east and south.
2 Condition of elements and features	Low – elements/ features (hedgerows are fragmented/ largely absent) are predominantly in poor and declining condition.
3 Nature and complexity of landform	Moderate – flat/ gently undulating and simple natural landform.
4 Scale and pattern of landscape	Low – large scale landscapes with simple pattern.
5 Historic features and sense of time-depth	Low – little sense of time-depth with few element (hedgerows fragmented/ removed, adjoining Roman Road (B1137)) and strong influence of modern development.
6 Presence of natural elements	Low – limited presence of semi-natural habitats associated with fragmented/ largely absent hedgerows.
7 Type of existing development	Low – modern residential development on settlement edge has a strong detracting influence.
8 Relationship to settlement edge	Low – the area adjoins the predominantly hard settlement edge.
Visual Sensitivity	
1 Openness and inter-visibility	High – the area is very open due to its scale, the lack of vegetation and open character of the landscape to the south and east. There are long reaching open views across open countryside to the east/ south.
2 Views available	High – high numbers of public and private views are available from PROWs, residents and wider countryside to the south and east.
3 Potential for mitigation	Moderate – despite openness and high visibility, the strong influence of the existing hard/ poor quality built edge of the settlement on existing landscape character moderates the degree of visual sensitivity. Whilst development would be visible it would not lead to unacceptable visual intrusion with the implementation of a positive new settlement edge (softened and well integrated into the countryside).
Landscape Value	

1 Distinctiveness of character	Low – a non-designated or ordinary landscape and with strong detracting features (built development associated with the settlement edge).
2 Quality and condition of elements and features	Low - whilst character is fragmented and weakened; many elements are in poor and declining condition and would benefit from enhancement. The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Low – whilst there are reasonable attractive views to the south and east, aesthetic appeal is strongly undermined by the detractive influence of modern development.
4 Presence of cultural, historic or nature conservation associations	Low - few nature conservation features (fragment, largely absent hedgerows).
5 Recreational opportunities	Moderate – PRoWs within and adjoining.
6 Levels of tranquillity	Low – tranquillity impinged upon by road noise levels associated with the B1137 and A12 and visual intrusion from the hard settlement edge across this narrow tract of land.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and low value with a medium to high landscape capacity to accommodate low rise residential and employment development. Here capacity is subject to careful siting/ design of development and the implementation of new landscape framework of hedgerows, hedgerow trees and wooded copses in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Retain and strengthen existing boundary hedgerows with new hedgerows and tree planting (hedgerow trees / copses).
- Public Rights of Way – retain and implement physical and green buffers to minimise impacts on views and visual character.
- Residential properties on the settlement edge – implement physical and green buffers to minimise impact on views.
- Provide a positive new eastern settlement edge (softened and well integrated into the countryside).

Table 4.4 Summary Table for Land Parcel BLP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BLP2	M	M	M	L	M - H

4.4 Land Parcel BLP3

Land Parcel Location

This land parcel is located to the east of Boreham and is separated from the settlement by BLP2.



Local Landscape Character Description

The area forms a part of the Boreham Farmland Plateau Landscape Character Area (B21), as defined by the Chelmsford LCA. It consists of a single large scale arable field that has characteristics in common with the host LCA such as a gently undulating arable field with open panoramic views. The area shows signs of decline and weakening and is subject to the influence of modern development to the west.

Visual Context and Characteristics

The area is very open and has a strong visual relationship with the wider countryside and adjoining character areas (including views across the Chelmer Valley and of Danbury Hill). The area is open in character and highly visible. Public views are available from a number of PROWs within the immediate vicinity and the wider countryside to the south and east. Private views are limited to residential properties on the edge of the settlement and a small number of isolated residential properties within the immediate vicinity.

Landscape Sensitivity to Development

As noted above the area has a limited number of elements and features that are typical of character. Whilst intact and recognisable, character is showing signs of decline and weakening associated with fragmented, undermanaged and removed hedgerows. There are few semi-natural habitats (associated with fragmented hedgerows, occasional hedgerow trees and ditches) and little sense of time-depth, undermined by the decline in hedgerow and the influence of modern development associated with the hard settlement edge to the west and modern farm sheds. The land parcel is judged to be of low to moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to a combination of relatively flat/ gently undulating landform and absence of vegetation; this area is open in character with high levels of inter-visibility. With open views to the east and south, high numbers of

public and private views will be possible. As a result of separation distance, the existing settlement has a limited intrusive influence across the area. Development within this predominantly open farmed landscape would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character). This land parcel is judged to be of high visual sensitivity.

Landscape Value

The land parcel is judged to be of moderate value. This is an ordinary non-designated landscape whose character whilst intact and recognisable is showing some signs of weakening; with hedgerow removal/ under management and the influence of modern development associated with the settlement edge, the busy B1137 and pylons to the north. Whilst slightly undermined by the above factors, the area presents moderate aesthetic appeal with reasonably attractive views across the wider landscape to the east and south (notably across the Chelmer Valley and towards Danbury Hill). There is moderate recreational value with PROWs adjoining to the west and south.

Table 4.5 Overall Sensitivity and Value Summary Table for Land Parcel BLP3

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains a limited number of landscape elements/ features that are representative of typical character although does possess open panoramic views to the east and south.
2 Condition of elements and features	Low – elements/ features (hedgerows are fragmented/ undermanaged) are predominantly in poor and declining condition.
3 Nature and complexity of landform	Moderate – flat/ gently undulating and simple natural landform.
4 Scale and pattern of landscape	Low – large scale landscapes with simple pattern.
5 Historic features and sense of time-depth	Low – few historic elements and little sense of time-depth (undermined by fragmented/removed hedgerows and the influence of modern development.
6 Presence of natural elements	Low – limited presence of semi-natural habitats associated with hedgerows.
7 Type of existing development	Moderate – modern residential development on settlement edge exerts some detracting influence.
8 Relationship to settlement edge	High – the area is remote from the settlement edge.
Visual Sensitivity	
1 Openness and inter-visibility	High – the area is very open due to its scale, the lack of vegetation and open character of the landscape to the south and east. There are long reaching open views across open countryside to the east/ south.
2 Views available	High – high numbers of public and private views are available from PROWs, residents and wider countryside to the south and east.
3 Potential for mitigation	High – development would be uncharacteristically conspicuous in this location and could not be mitigated without detriment to character.
Landscape Value	
1 Distinctiveness of character	Moderate – a non-designated or ordinary landscape undermined by modern development (built development associated with the settlement edge).

2 Quality and condition of elements and features	Low to Moderate – intact and recognisable character becoming fragmented and weakened; many elements are in poor and declining condition and would benefit from enhancement. The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – reasonably attractive views to the south and east, aesthetic appeal is slightly undermined by the detractive influence of modern development).
4 Presence of cultural, historic or nature conservation associations	Low - few nature conservation features (fragment/ undermanaged hedgerows).
5 Recreational opportunities	Moderate – PRoWs within and adjoining.
6 Levels of tranquillity	Low to Moderate – some interruption/ impingement by noise levels associated with the B1137/ A12; and some visual intrusion from the hard settlement edge (decreasing eastwards).

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Whilst judged to be of low to moderate landscape character sensitivity and moderate value, the parcel is judged to be of high visual sensitivity and has a low to medium landscape capacity due to its open rural character. Here development would be less appropriate/ difficult to accommodate without undermining landscape character.

Table 4.6 Summary table for Land Parcel BLP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BLP3	L - M	H	H	M	L - M

4.5 Land Parcel BLP4

Land Parcel Location

This land parcel is located to the east of Boreham, extending southwards from the B1137 and linear development associated with the settlement¹³.



¹³ There is no public access to this land and observations were made from surrounding roads/PRoW



Local Landscape Character Description

The area forms a part of the Boreham Farmland Plateau Landscape Character Area (B21), as defined by the Chelmsford LCA. It consists of a number of small fields and small area of scrub along the B1137 (some containing farm buildings/sheds) and a single large scale arable field that is remote from the settlement edge. The area has characteristics in common with the host LCA such as gently undulating arable fields with open panoramic views.

Visual Context and Characteristics

The area is very open and has a strong visual relationship with the wider countryside and adjoining character areas (including views across the Chelmer Valley). Whilst smaller fields along the B1137 are more visually contained by hedgerows/ tree cover and restrict views from the extended settlement edge, the area is predominantly open in character and highly visible. Public views are available from the sections of the B1137, adjoining lane to the east, and a number of PRowWs within the immediate vicinity and the wider countryside to the south. Private views are limited to occasional views from residential properties associated with the settlement edge (north of the B1137) and a small number of isolated residential properties within the immediate vicinity (south of the B1137 and along the adjoining lane).

Landscape Sensitivity to Development

As noted above the area has a limited number of elements and features that are typical of character. Whilst character is intact and recognisable, it is showing some signs of decline and weakening with many elements in decline (i.e. fragmented, removed and under managed hedgerows with remnant hedgerow trees). There are a limited number of semi-natural habitats (associated with fragmented hedgerows, hedgerow trees, ditches and a small area of scrub). There is a limited sense of time-depth associated with the adjoining Roman Road (B1137) and lane and mature hedgerow trees; this is undermined by hedgerow fragmentation/ removal and the influence of modern development such as pylons to the north and large modern sheds/farm buildings. The land parcel is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to a combination of relatively flat/ gently undulating landform and limited vegetation; this area is open in character with high levels of inter-visibility. High numbers of public and private views are likely due to the degree of openness to the south. Development within this predominantly open farmed landscape would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character). This land parcel is judged to be of high visual sensitivity.

Landscape Value

The land parcel is judged to be of moderate value. This is an ordinary non-designated landscape whose character whilst intact and recognisable is showing some signs of weakening; with hedgerow removal/ under management and the influence of modern development. There are reasonably attractive views across the wider countryside including the Chelmer Valley to the south. There is no recreational value.

Table 4.7 Overall Sensitivity and Value Summary Table for Land Parcel BLP4

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains a limited number of landscape elements/ features that are representative of typical character including open panoramic views to the south.
2 Condition of elements and features	Low to Moderate – elements/ features (hedgerows are fragmented/ undermanaged) are in showing signs of decline.
3 Nature and complexity of landform	Moderate – flat/ gently undulating and simple natural landform.
4 Scale and pattern of landscape	Low – large scale landscapes with simple pattern.
5 Historic features and sense of time-depth	Moderate – some sense of time-depth associated with the adjoining Roman Road (B1137) and lane and mature hedgerow trees; undermined by hedgerow fragmentation/ removal and the influence of modern development such as pylons to the north and large modern sheds/ farm buildings.
6 Presence of natural elements	Low – limited presence of semi-natural habitats associated with hedgerows/ hedgerow trees, ditches and scrub.
7 Type of existing development	Moderate – isolated residential properties and farmsteads typical of character; although large scale sheds/ pylons are detractive features.
8 Relationship to settlement edge	Moderate – the area is located to the south of the settlement as it extends along the B1137 separated by an inconsistent boundary feature.
Visual Sensitivity	
1 Openness and inter-visibility	High – the area is very open due to its scale, the lack of vegetation and open character of the landscape to the south. There are long reaching open views across open countryside to the south.
2 Views available	High – high numbers of public and private views are available from PROWs, residents and wider countryside to the south.
3 Potential for mitigation	High – development would be uncharacteristically conspicuous in this location and could not be mitigated without detriment to character.
Landscape Value	
1 Distinctiveness of character	Moderate – a non-designated or ordinary landscape undermined by modern development (large sheds/ farm buildings and pylons).
2 Quality and condition of elements and features	Low to Moderate – intact and recognisable character becoming fragmented and weakened; many elements are in declining condition and would benefit from enhancement. The Chelmsford LCA aims for conservation and enhancement
3 Scenic value and aesthetic appeal	Moderate – reasonably attractive views to the south, aesthetic appeal is slightly undermined by the detractive influence of modern development.
4 Presence of cultural, historic or nature conservation associations	Moderate – limited nature conservation features (hedgerows, hedgerow trees, ditches and small area of scrub).
5 Recreational opportunities	Low – no public access.

6 Levels of tranquillity	Moderate – some interruption by noise levels associated with the B1137/ A12; and visual intrusion by large scale sheds and adjoining pylons and overhead lines.
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Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Whilst judged to be of low to moderate landscape character sensitivity and moderate value. The area is judged to be of high visual sensitivity and has a low to medium landscape capacity due to its open character. Here development would be less appropriate/ difficult to accommodate without undermining landscape character.

Table 4.8 Summary table for Land Parcel BLP4

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BLP4	L - M	H	H	M	L - M

4.6 Land Parcel BLP5

Land Parcel Location

This land parcel is located to the east of Boreham and adjoins the settlement along a very short section of Church Road near Old Hall.



Local Landscape Character Description

The area forms a part of the Boreham Farmland Plateau Landscape Character Area (B21), as defined by the Chelmsford LCA. The area consists of one and a half large scale arable fields and has characteristics in common with the host LCA such as large scale arable fields on gently undulating landform with open panoramic views.

Visual Context and Characteristics

The area occupies south facing slopes down to the Chelmer valley. It is very open and has a strong visual relationship with the wider countryside and adjoining character areas (including views across the Chelmer Valley and Danbury Hill). The area is open in character and highly visible. Public views are available from a number of PRoWs within and in the immediate vicinity as well as from the wider countryside to the south and east. Private views are limited to residential properties on the eastern edge of the settlement and a small number of isolated residential properties within the immediate vicinity.

Landscape Sensitivity to Development

As noted above, the area has a limited number of elements and features that are typical of character, which whilst generally intact and recognisable, is showing signs of decline and weakening. Hedgerows are fragmented, undermanaged or have been removed. There are a limited number of semi-natural habitats (hedgerows and woodland), few historic elements (track and adjoining woodland) and a limited sense of time-depth that is undermined by alterations to the hedgerow pattern, post and rail fencing, and views of modern development (settlement edge and large scale sheds in north east Chelmsford). Whilst the north-western corner adjoins the settlement edge (the edge of its historic core), this land parcel comprises a narrow piece of land that extends away from the settlement. The influence of development associated with the settlement edge decreases eastwards and its influence is replaced with that of isolated residential properties and farmsteads that are more typical of the farmed landscape. Overall this land parcel is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to a combination of sloping landform and the absence of vegetation; this area is open in character with high levels of inter-visibility. With open views to the south, high numbers of public and private views are likely. As a result of separation distance, the existing settlement has a limited intrusive influence across the land parcel. Development within this predominantly open farmed landscape would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character). This land parcel is judged to be of high visual sensitivity.

Landscape Value

The land parcel is judged to be of moderate value. This is an ordinary non-designated landscape whose character whilst intact and recognisable is showing some signs of weakening; with hedgerow removal/ under management. The area presents moderate aesthetic appeal with reasonably attractive views across the wider landscape to the east and south (notably across the Chelmer Valley and towards Danbury Hill); although views west are undermined by modern development. There is moderate recreational value associated with adjoining PRoW.

Table 4.9 Overall Sensitivity and Value Summary Table for Land Parcel BLP5

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains a limited number of landscape elements/ features that are representative of typical character although does possess open panoramic views to the south.
2 Condition of elements and features	Low to Moderate – elements/ features (hedgerows are fragmented/ undermanaged) are showing signs of decline.
3 Nature and complexity of landform	Moderate – gently sloping and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscapes with open and simple pattern.
5 Historic features and sense of time-depth	Moderate – few historic elements and little sense of time-depth; undermined by fragmented/ removed hedgerows and the influence of modern development.

6 Presence of natural elements	Moderate – limited presence of semi-natural habitats associated with hedgerows.
7 Type of existing development	Moderate – development (isolated residential properties and farmsteads) is typical of the farmed landscape; some detractive influence of modern development (large sheds and hard settlement edge decreasing eastwards/ southwards)
8 Relationship to settlement edge	High – the area adjoins a very short section of the settlement via a consistent hedgerow feature.
Visual Sensitivity	
1 Openness and inter-visibility	High – the area is very open due to its scale, the lack of vegetation and open character of the landscape to the south. There are long reaching open views across open countryside to the south.
2 Views available	High – high numbers of public and private views are available from PRoWs, residents and wider countryside to the south.
3 Potential for mitigation	High – development would be uncharacteristically conspicuous in this location and could not be mitigated without detriment to character.
Landscape Value	
1 Distinctiveness of character	Moderate – a non-designated or ordinary landscape undermined by modern development.
2 Quality and condition of elements and features	Moderate – intact and recognisable character; with some signs of weakening through the decline in hedgerows and would benefit from enhancement. The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – reasonably attractive views to the south, aesthetic appeal is slightly undermined by the detractive influence of modern development (hard settlement edge and large sheds in north east Chelmsford).
4 Presence of cultural, historic or nature conservation associations	Moderate – limited nature conservation features (hedgerows, hedgerow trees and woodland).
5 Recreational opportunities	Moderate – PRoW within and adjoining.
6 Levels of tranquillity	Moderate – some interruption with noise levels associated with the B1137/ A12; and limited visual intrusion from the hard settlement edge (decreasing eastwards/ southwards)/ large sheds in north east Chelmsford.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate landscape character sensitivity and moderate value. Due to its open character the area is judged to be of high visual sensitivity and of low to medium landscape capacity. Here development would be less appropriate/ difficult to accommodate without undermining landscape character.

Table 4.10 Summary table for Land Parcel BLP5

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BLP5	M	H	H	M	L - M

4.7 Land Parcel BLP6

Land Parcel Location

This land parcel is located to the south of Boreham's historic core and its north western corner lies partly within the Conservation Area.



Local Landscape Character Description

The area forms a part of the Boreham Farmland Plateau Landscape Character Area (B21), as defined by the Chelmsford LCA. The area consists of two medium to large scale arable fields, an area of woodland and a mix of residential properties and cemetery located within the historic core of Boreham. Landform within the area falls away from the settlement edge towards Chelmer Valley floodplain. The area has characteristics in common with the typical character of the host LCA such as the irregular pattern of fields, small woods and arable fields on gently undulating landform with open panoramic views across the adjoining Chelmer Valley towards Danbury Hill.

Visual Context and Characteristics

The eastern field is very open in character with no vegetation to visually contain its south facing slopes. This area is highly visible from Church Road on its approach into the historic core of the village and the wider countryside (notably the Chelmer Valley and Danbury hill).

The western field is partially open with a degree of visual enclosure/ containment associated with residential properties and cemetery located within the north western corner (provided by mature vegetation); and in the lower lying southern part of the field (provided by adjoining mature hedgerow trees and woodland). There is still a strong sense of openness with long reaching views from the northern and central elevated parts of this area. Both of these areas can be viewed by a large number of people including a number of PROWs, Church Road, adjoining and isolated residential properties, and the wider countryside.

Overall this parcel forms a part of an open area of countryside located on land that slopes up to Boreham. It is highly visible in public and private views located both within the immediate vicinity and the wider countryside and forms a part of the setting of Boreham.

Landscape Sensitivity to Development

As noted above, the area has many elements and features in common with typical character; and character is intact and recognisable. There are a number of semi-natural habitats associated with hedgerows, hedgerow trees, ponds, streams, ditches and woodland. Mature hedgerow trees dominate the western half of the area, with some evidence of decline associated with fragmented, removed and under-managed hedgerows (more notable within the eastern half of the area). There is a strong sense of time-depth due to the presence of mature trees and the strong relationship with the historic core of Boreham (including views of the church spire). This is slightly undermined by views of pylons. The area predominantly adjoins the settlement edge, with its north-western corner lying within the settlement. The settlement edge has a clearly defined boundary consisting of mature hedgerows/ hedgerow trees; with a short break in vegetation consisting of fencing associated with a single residential property. This parcel forms a part of an open area of countryside that slopes up to the settlement edge from the Chelmer Valley; forming is distinctive part of the settlement setting. Overall this land parcel is judged to be of moderate to high landscape character sensitivity.

Visual Sensitivity to Development

Whilst parts of this area afford some visual containment they are very limited. Overall the area is very open and highly visible due to its elevation and the absence of vegetation. With open views to the south, high numbers of public and private views are likely. Development within the majority of the area (upper slopes of the western field and open eastern field) would be highly conspicuous within views and mitigation would undermine landscape character. It is judged that development within the more visually contained lower lying parts of the area (adjoining mature hedgerows and woodland) or within the existing settlement area would be reasonably conspicuous although could be successfully mitigated with the enhancement of hedgerows/tree cover. Overall the land parcel is judged to be of high visual sensitivity.

Landscape Value

The land parcel is considered to be of moderate value. Whilst the north western corner lies within a Conservation Area; it is already developed and comprises residential properties and the cemetery. The majority of the area is an ordinary non-designated landscape with an intact and recognisable character; with some evidence of decline. The area has a moderate or ordinary aesthetic appeal with attractive views across the wider countryside including the Chelmer valley and Danbury Hill. There are a number of nature conservation interests (associated with hedgerows, hedgerow trees, ponds, streams, ditches and woodland) and moderate recreational value associated with a number of PROWs both within and adjoining.

Table 4.11 Overall Sensitivity and Value Summary Table for Land Parcel BLP6

Landscape Character Sensitivity	
1 Representativeness of character	Moderate to High – contains a number of landscape elements/ features that are representative of typical character including open panoramic views to the south.
2 Condition of elements and features	Low to Moderate – elements/ features are showing signs of decline (with fragmented, removed and under-managed hedgerows notable within the eastern half of the area)
3 Nature and complexity of landform	Moderate – flat (north western parts)/ gently sloping and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscapes with simple pattern.

5 Historic features and sense of time-depth	High – strong sense of time-depth (only slightly undermined by views of pylons) due to the presence of mature trees and the strong relationship with the historic core of Boreham (including views of the church spire).
6 Presence of natural elements	Moderate – a number of semi-natural habitats associated with hedgerows, hedgerow trees, ponds, streams, ditches and woodland.
7 Type of existing development	High – overall development makes a positive contribution to character. Only slightly undermined by modern fencing and views of pylons.
8 Relationship to settlement edge	High – the area adjoins the settlement edge with a clearly defined boundary consisting of mature hedgerows/ hedgerow trees.
Visual Sensitivity	
1 Openness and inter-visibility	High – the area is very open due sloping and elevated landform, lack of vegetation and open character of the landscape. There are long reaching open views across open countryside to the south.
2 Views available	High – high numbers of public and private views are available from PRoWs, residents and wider countryside to the south.
3 Potential for mitigation	High – overall development would be uncharacteristically conspicuous in this location and could not be mitigated without detriment to character.
Landscape Value	
1 Distinctiveness of character	Moderate – a non-designated or ordinary landscape with many elements in common with typical character; scenic value slightly undermined by modern fencing and views of pylons.
2 Quality and condition of elements and features	Moderate – intact and recognisable character with some evidence of decline. The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – reasonably attractive views to the south, aesthetic appeal is slightly undermined by the detractive influence of modern fencing/ pylons.
4 Presence of cultural, historic or nature conservation associations	Moderate – some nature conservation interest/ features (hedgerows, hedgerow trees, ditches and small area of scrub).
5 Recreational opportunities	Moderate – PRoW within and adjoining.
6 Levels of tranquillity	Moderate – some interruption with noise levels associated with the busy Church Road; and limited visual intrusion of pylons and modern fencing.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate to high landscape character sensitivity and moderate value. Due to its open character the area is judged to be of high visual sensitivity and of low to medium landscape capacity. Here development would be less appropriate/ difficult to accommodate without undermining landscape character.

Table 4.12 Summary table for Land Parcel BLP6

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BLP6	M - H	H	H	M	L - M

4.8 Land Parcel BLP7

Land Parcel Location

This land parcel is located to the south of Boreham and to the east of a small public open space (POS) with a play area.



Local Landscape Character Description

The area forms a part of the Boreham Farmland Plateau Landscape Character Area (B21), as defined by the Chelmsford LCA. It consists of two parts; a small arable field in the west and a small paddock/ garden area and stream in the east. It has a limited number of elements/ features in common with the host LCA such as arable fields on gently undulating landform, small sized pastoral field adjoining settlement. The area shows signs of decline, degradation/ abandonment and is subject to the strong influence of modern development to the north, characteristics often associated with urban fringe landscape.

Visual Context and Characteristics

The western field is visually well contained by hedgerows/ tree cover to the east and landform to the west. However due to the lack of boundary vegetation along its southern edge, long distance views are available towards the upper parts of Danbury Hill to the south. Public views are available from the POS, adjoining PRoW and potentially from the wider countryside to the south. Private views are limited to residential properties on the southern edge of the settlement.

The eastern paddock/ garden area is visually enclosed by mature hedgerow/ tree cover. Views are restricted to the residential property associated with the settlement to the north.

Landscape Sensitivity to Development

This area shares some elements and features that are typical of character. However, whilst its character is largely intact and recognisable, the area adjoins the settlement edge with no clearly defined boundary to the north and west (fencing and built form associated with modern residential development and POS). Typical of many urban fringe landscapes, the area shows signs of decline, degradation (underuse/ abandonment of the western field and predominance of remnant hedgerows) and has undergone recent change with modern residential development to the north and west e.g. buildings and fencing associated with the edge of settlement and POS. Although hedgerows, mature trees and stream (semi-natural habitats) provide some time-depth. This is most notable in the eastern paddock/ garden area, with modern development having a strong detractive influence across the western field; undermining the sense of time-depth. Overall this land parcel is judged to be of low to moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to a combination of relatively gently undulating landform and intermittent presence of vegetation; the western field is partially open with moderate levels of inter-visibility. Moderate numbers of public and private views are available from the adjoining POS and PRoW where views of the open countryside are of moderate importance. There is potential for views from open countryside to the south although this is limited. The existing hard/ poor quality edge of the settlement moderates the degree of visual sensitivity and it is judged that whilst development would be visible it would not lead to unacceptable visual intrusion with the implementation of a positive new settlement edge (softened and well integrated into the countryside).

The eastern field is visually well enclosed with views restricted to a residential property located to the north. Here whilst development would be visible, it could be successfully mitigated with the enhancement of hedgerows/ tree cover. Overall this land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The land parcel is considered to be of moderate value. It is a non-designated or ordinary landscape where character is weakened and fragmented. The hard built edges of the settlement (fencing, walls and buildings) have a strong detractive influence within the western field. There is a concentration of nature conservation features (hedgerows, mature trees and stream) within the eastern field, but few within the western field (remnant hedgerows). It has a moderate or ordinary aesthetic appeal with some reasonably attractive views to the south however this is undermined by modern development and the declining condition of the western field. There is no public access.

Table 4.13 Overall Sensitivity and Value Summary Table for Land Parcel BLP7

Landscape Character Sensitivity	
1 Representativeness of character	Low to Moderate – contains some landscape elements/ features that are representative of typical character; with urban fringe characteristics dominating within the western field.
2 Condition of elements and features	Low to Moderate – some elements/ features are predominantly in poor and declining condition (within the western field hedgerows are fragmented and the field is underused/ abandoned; mature hedgerows/ trees associated with the stream corridor and eastern paddock appear to be in moderate condition)
3 Nature and complexity of landform	Moderate – gently sloping and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium scale landscapes with simple pattern (beyond the stream).
5 Historic features and sense of time-depth	Low to Moderate – limited presence of historic landscape elements/ features and sense of time-depth associated with associated with hedgerows, mature trees and stream. Modern development strongly undermines time-depth in the western field.

6 Presence of natural elements	Moderate – limited presence of semi-natural habitats associated with hedgerows, mature trees and stream.
7 Type of existing development	Low – modern residential development on settlement edge has a strong detracting influence.
8 Relationship to settlement edge	Low – the area adjoins the hard settlement edge principally defined by fencing and built form.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – overall the area is partially open (due to gently sloping landform and intermittent boundary hedgerows) with moderate levels of inter-visibility.
2 Views available	Moderate – moderate numbers of public and private views are available from PROWs, POS and adjoining residents.
3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Low to Moderate – this is a non-designated or ordinary landscape with strong detracting features within the western field.
2 Quality and condition of elements and features	Low to Moderate - character is weakening and fragmented in the west with many elements/ features in poor and declining condition and would benefit from enhancement. The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – moderate or ordinary aesthetic appeal that is being undermined by modern development and declining condition of the landscape within the western field.
4 Presence of cultural, historic or nature conservation associations	Moderate - few nature conservation features (hedgerows/ hedgerow trees and stream).
5 Recreational opportunities	Moderate – limited to adjoining PROW/public open space.
6 Levels of tranquillity	Low to Moderate – lower levels of tranquillity within the western field (impinged upon by the visual intrusion of the settlement edge to the north and west, with higher levels of tranquillity likely within the eastern paddock/ garden area due to levels of screening vegetation although not accessible.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and moderate value with a medium landscape capacity to accommodate low rise residential and employment development. Here capacity is subject to careful siting/ design of development and the retention, enhancement and implementation of hedgerows, hedgerow trees and wooded copses in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Retain and strengthen existing boundary hedgerows with new hedgerows and tree planting (hedgerow trees / copses).
- Retain the stream corridor and associated mature vegetation.
- Public Rights of Way/ POS – implement physical and green buffers to minimise impacts on views and visual character.
- Residential properties on the settlement edge – implement physical and green buffers to minimise impact on views.

- Provide a positive new southern settlement edge (softened and well integrated into the countryside).

Table 4.14 Summary table for Land Parcel BLP7

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BLP7	L - M	M	M	M	M

Figure 4.2 Boreham: Landscape Sensitivity

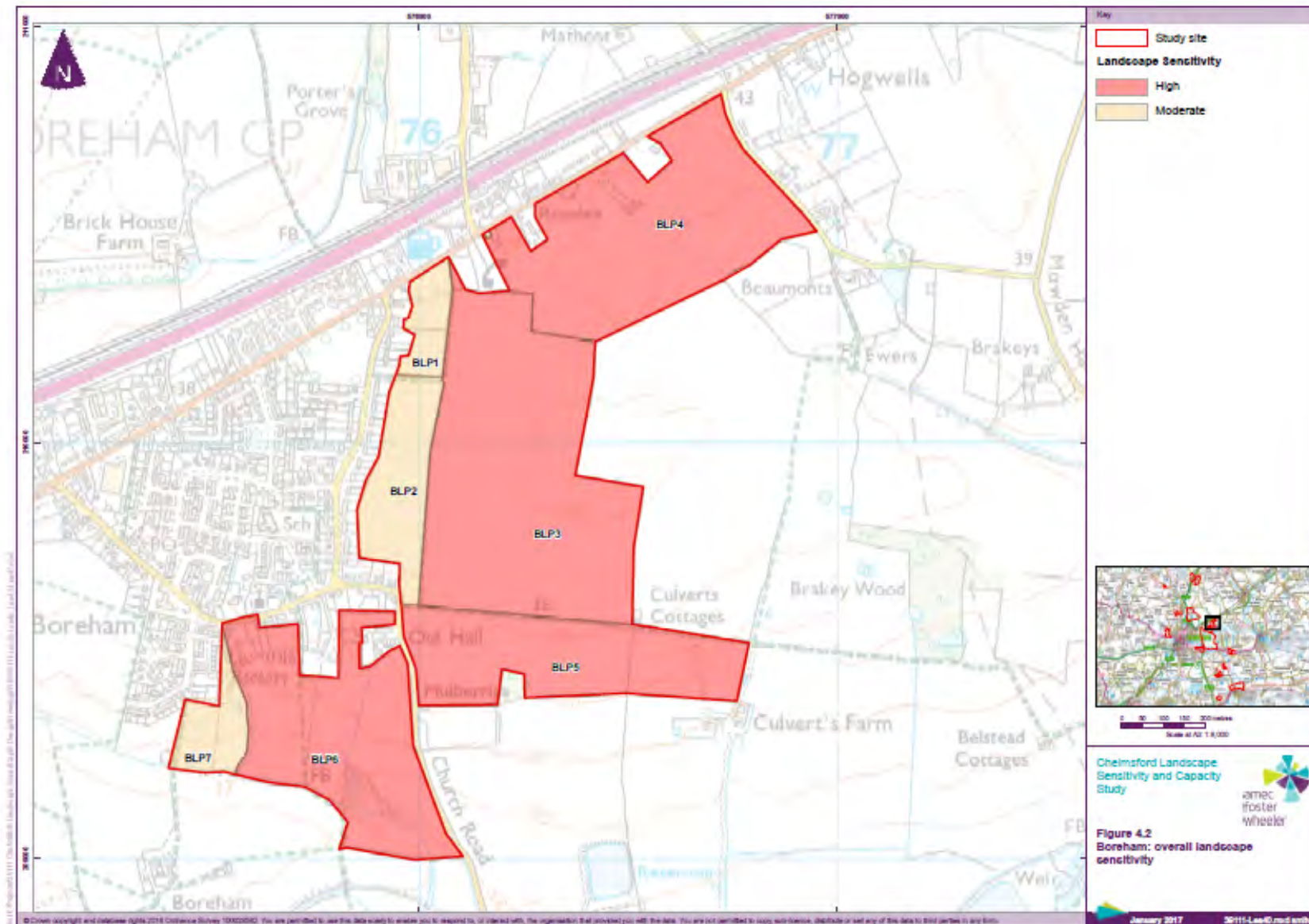
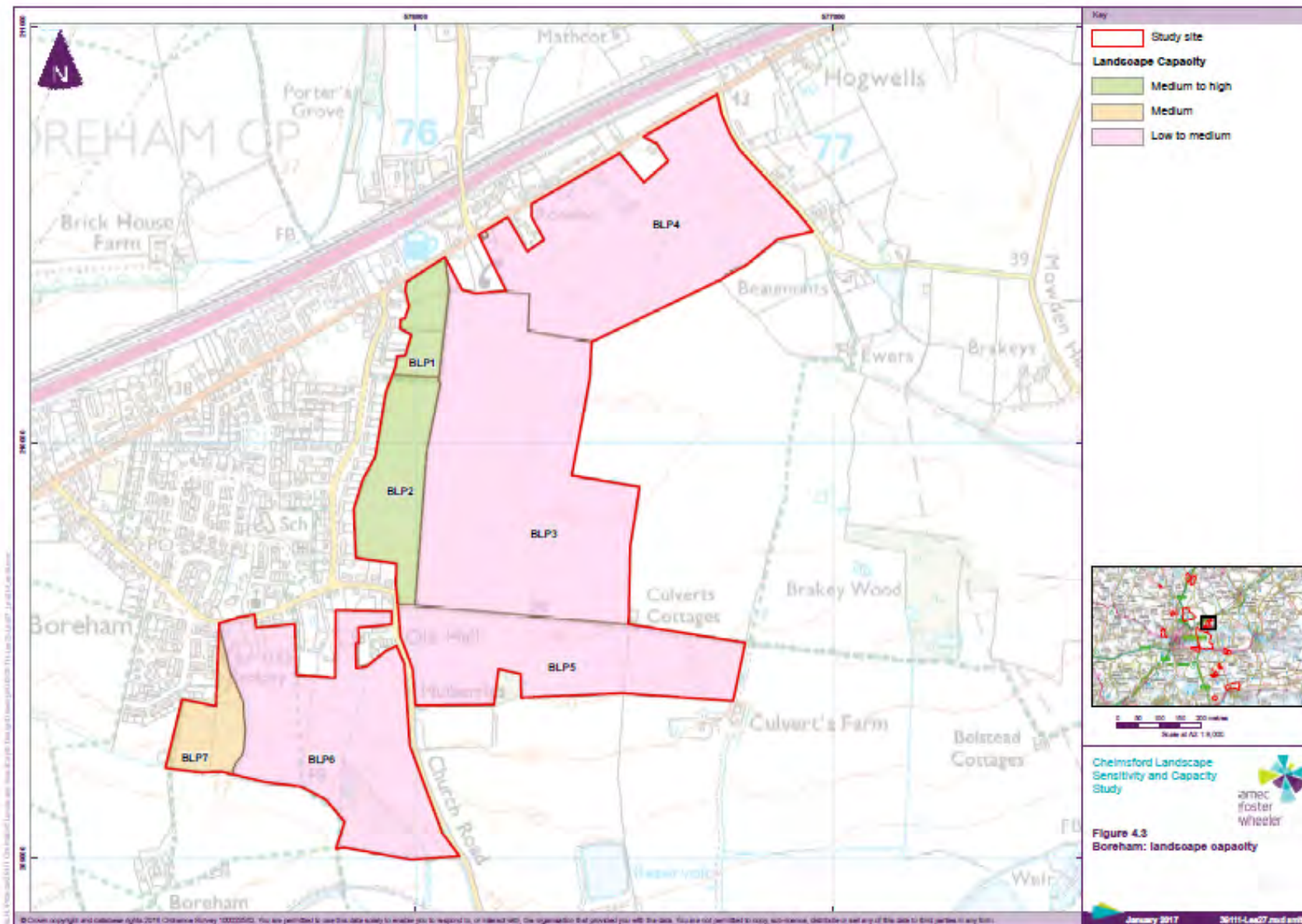


Figure 4.3 Boreham: Landscape Capacity



5. Broomfield

5.1 Local landscape character context

This Study Site is located on the northern edge of North Broomfield and west of the B1008. The majority of the area lies within the eastern edges of the Pleshey Farmland Plateau Landscape Character Area (B15) as described by the Chelmsford LCA 2006 (Chelmsford LCA); the eastern edge lies within the Upper Chelmsford River Valley LCA (A6).

Figure 5.1 illustrates the landscape and visual context of the Study Site. This Study Site has been subdivided into 3 Land Parcels.

Pleshey Farmland Plateau Landscape Character Area (B15)

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 greens and ponds.
- ▶ Comprehensive network of narrow, winding lanes.
- ▶ Strong sense of tranquillity.

Whilst there is a higher presence of woodland and tree cover in this LCA, with settlements and isolated farmsteads screened from the surrounding open farmland, the LCA describes more open views across the patchwork of fields on higher land located in the middle and eastern parts of the area where there are fewer trees and woodlands. It also describes the presence of small fields and paddocks (with improved grassland and wooden or white tape fencing) that cluster around farmsteads and hamlets.

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

- ▶ Potential for erection of new farm buildings on higher areas, which could be conspicuous on the skyline.
- ▶ Potential further decline in condition of field boundaries through agricultural intensification.

The Chelmsford LCA describes the following sensitivities to change of relevance to the Study Site:

- ▶ Sinuous hedgerows and ditches and small pockets of deciduous woodland are sensitive to changes in land management.
- ▶ Strong sense of historic integrity, resulting from a dispersed historic settlement pattern and several large halls.
- ▶ Comprehensive network of quiet rural lanes and byways potentially sensitive to increased traffic flow associated with new development.
- ▶ Important wildlife habitats.
- ▶ Overall sense of tranquillity.

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape 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; and

- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

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

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and enhance existing hedgerow network.
- ▶ Conserve and manage areas of ancient and semi-natural woodland as important historical, landscape and nature conservation features.
- ▶ Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

Upper Chelmer River Valley Landscape Character Area (A6)

The eastern edge of the Study Site lies within the southern-most parts of the Upper Chelmsford River Valley LCA (A6). The Study Site occupies the western upper valley sides of the river. Key characteristics of relevance include:

- ▶ Arable valley sides with a fairly open character.
- ▶ Small linear settlements occupy the upper valley sides.
- ▶ Mostly tranquil away from Chelmsford.

Whilst the valley floor is described as having an enclosed character and restricted views, the undulating valley sides have a more open character with low thick but fragmented hedgerows, scattered hedgerow trees and only occasional woods separating the large arable fields that line the valley sides meeting at the river. It also describes the majority of settlements as situated high on the valley sides with very limited modern development.

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

- ▶ Potential for erection of new farm buildings on the valley slopes, which would be conspicuous on the skyline.
- ▶ Potential residential expansion of villages onto valley slopes, which would be conspicuous on the skyline.
- ▶ Increasing traffic on minor roads.
- ▶ Potential further decline in condition of field boundaries through agricultural intensification.

The Chelmsford LCA describes the following sensitivities to change of relevance to the Study Site:

- ▶ The skyline of the valley slopes is visually sensitive, with open and framed views, cross-valley views and long views along the river valley corridor potentially affected by tall new or non-screened new development.
- ▶ Views to the valley sides from adjoining LCAs are also sensitive.
- ▶ Strong sense of historic integrity, with largely surviving pattern of medieval dispersed settlement, isolated farms, moated sites and small hamlets strung out along linear greens, small historic parklands and a number of churches and local vernacular buildings.

- ▶ Dense riverside trees and small wet woodland on sloping valley sides.
- ▶ Important wildlife habitats.

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in a similar way to that identified for the neighbouring Pleshey Farmland Plateau Landscape Character Area (B15).

Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

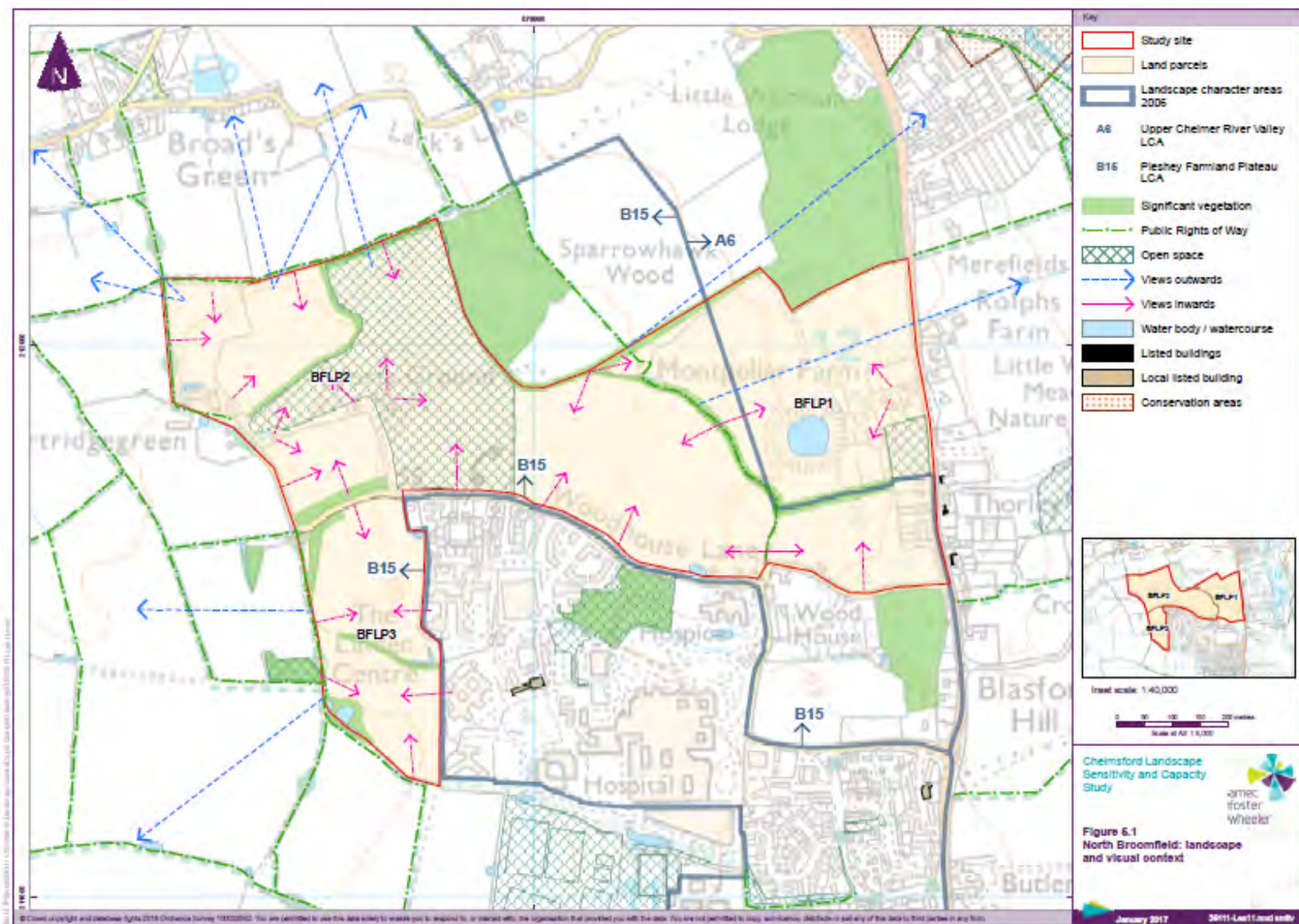
- ▶ Consider the visual impact of new residential development and farm buildings upon the valley sides.
- ▶ Conserve and enhance cross-valley views and characteristic views across and along the valley.
- ▶ Ensure any new development on valley sides is small-scale, responding to historic settlement pattern, 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.

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and enhance existing hedgerow network 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.
- ▶ Strengthen the recreational role of the woodland reserve.
- ▶ Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

The following sections record the assessment and analysis of the 3 land parcels (NBLP1, NBLP2 and NBLP3) that together form the North Broomfield Study Sites (north and west).

Figure 5.1 Broomfield Landscape and Visual Context



5.2 Land Parcel BFLP1

Land Parcel Location

Land to the north of Woodhouse Lane, west of Main Road, Broomfield.



Local Landscape Character Description

Largely typical of the parent LCA (B15), comprising:

- ▶ 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.
- ▶ Network of narrow, winding lanes.
- ▶ Strong sense of tranquillity.

Visual Context and Characteristics

Semi-enclosed pastoral and arable landscape, the southern part more related to the former parkland across Woodhouse Lane, more open arable land to the north, part of wider farmland plateau, with some extensive long distance views to the east across the River Chelmer. Limited private views (back gardens of properties along Main Road), public views from Woodhouse Lane and peripheral PRow.

Landscape Sensitivity to Development

The parcel is bounded by Woodhouse Lane to the south, the B1008 Main Road to the east, a PRow to the west and field boundaries to the north. It falls within two LCAs: B15 (Pleshey Farmland Plateau) and A6 (Upper Chelmer River Valley), characterised in this locality by extensive arable fields of medium size, irregular in shape and separated by hedgerows and small woods. Remnant parkland with some over-mature specimen trees defines the southern field, whilst the northern fields are under intensive cultivation and include a large borrow-pit. Landscape character is largely typical of the host LCAs, offering some consistent features such as extensive open arable cultivation, with constituent elements such as border hedgerows in the moderate or declining condition. Overall, landscape character is judged to be moderate.

Visual Sensitivity to Development

The parcel is generally well contained, although hedgerows appear to be in declining condition, and some extensive views westward are available. Equally, towards the north of the parcel, extensive views across the Chelmer Valley are available, making this edge relatively sensitive, thus requiring mitigation. In so doing, the harsh edge of Broomfield Hospital could be softened.

Landscape Value

Landscape value is judged to be moderate reflecting the parcel's ordinary aesthetic appeal, recreational access and moderate sense of tranquillity.

Table 5.1 Overall Sensitivity and Value Summary Table for Land Parcel BFLP1

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – presence of landscape elements which are typical of character – open fields divided by hedgerows, along with some remnant parkland elements (over-mature specimen trees) to the south.
2 Condition of elements and features	Low – hedgerows appear to be under limited management.
3 Nature and complexity of landform	Moderate – flat/undulating landform, falling gently west to east.
4 Scale and pattern of landscape	Moderate – medium to large-scale landscape with open and simple pattern – smaller scale toward Woodhouse Lane.
5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements (remnant parkland immediately north of Woodhouse Lane) and therefore some sense of time-depth.
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats, but potential in hedgerows/pasture.
7 Type of existing development	Moderate – development fringes the east of the parcel along B1008 Main Road, but does not detract from character.
8 Relationship to settlement edge	Moderate – adjoins a development edge along Main Road and across Woodhouse Lane.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – partially open over the majority of the parcel, more exposed towards the north, with long distance views to the east slopes of the Chelmer Valley.
2 Views available	Moderate – views from PRoW, private gardens and the B1008 Main Road to the north.
3 Potential for mitigation	Moderate – development would be reasonably conspicuous but would not significantly detract from the overall character. Mitigation on northern extent would be required.
Landscape Value	
1 Distinctiveness of character	Moderate – has landscape elements typical of character.
2 Quality and condition of elements and features	Moderate – has landscape elements in reasonable but declining condition.

3 Scenic value and aesthetic appeal	Moderate – has ordinary aesthetic appeal reflecting its typical character.
4 Presence of cultural, historic or nature conservation associations	Moderate – is likely to have some nature conservation features in hedgerow boundaries.
5 Recreational opportunities	Moderate – some recreational value – PRoW passes along western boundary.
6 Levels of tranquillity	Moderate – reasonable tranquillity with some road noise and visual intrusion from Broomfield Hospital to the south, although this is part-screened along Woodhouse Lane.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall landscape capacity is judged to be medium, reflecting the ordinary character and sensitivity of the land, although careful attention to mitigation measures would be required to ensure that any development respects the particular visual sensitivity of the parcel's northern extent. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows within and external to the parcel.

Table 5.2 Summary Table for Land Parcel BFLP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
NBLP1	M	M	M	M	M

5.3 Land Parcel BFLP2

Land Parcel Location

Land to the north and northwest of Woodhouse Lane/Partridge Green Lane, Broomfield.





Local Landscape Character Description

Largely typical of the parent LCA (B15), comprising:

- ▶ 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.
- ▶ Network of narrow, winding lanes.
- ▶ Strong sense of tranquillity.

Visual Context and Characteristics

Arable landscape (part converted to sports pitches) with overgrown hedgerows external and within which filter views. The land is more exposed on its north and northwest extents where there is a transition to the open countryside. Public views from Woodhouse Lane and peripheral PRoW, with private views across from Broomfield Hospital and along Woodhouse Lane.

Landscape Sensitivity to Development

The parcel is bounded by Woodhouse Lane to the south, Sparrowhawk Wood to the north east and a PRoW to the north and west. The land falls within LCA B15 (Pleshey Farmland Plateau) characterised in this locality by extensive arable fields of medium size, irregular in shape and separated by hedgerows and small woods. Around one third of the parcel has been converted to sports uses, which has entailed removal of internal boundaries, which is also the case for the field forming the eastern portion of the parcel. Consequently, some of the sense of time-depth has been dissipated, particularly when combined with development immediately south of Woodhouse Lane.

Visual Sensitivity to Development

Visually the parcel is reasonably well enclosed with substantial peripheral hedgerows, although towards the northwest of the parcel, there are views across open land to Broad's Green. Views westward are interrupted by belts of woodland, but the impression is clearly that of open countryside. This part of the parcel is more sensitive visually and development would be inappropriate. To the south and east, the land is less sensitive and landscape enhancement would be appropriate.

Landscape Value

The value of the landscape is judged to be moderate, reflecting the various PRoW on the periphery and general quality of the parcel reflecting the broad character of the wider landscape, particularly on its north western extent.

Table 5.3 Overall Sensitivity and Value Summary Table for Land Parcel BFLP2

Landscape Character Sensitivity	
1 Representativeness of character	High – elements representative of the host LCA (hedgerows and hedgerow trees), aside from sports pitches.
2 Condition of elements and features	Moderate – landscape elements in moderate condition.
3 Nature and complexity of landform	Moderate – flat landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with open and simple patterns.
5 Historic features and sense of time-depth	Moderate – limited presence of historic features.
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats, although some interest in hedgerows.
7 Type of existing development	Moderate – development present in the form of a sports pavilion.
8 Relationship to settlement edge	Moderate – adjoins built development at Broomfield Hospital.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – partially open with moderate intervisibility through hedgerows of varying density.
2 Views available	Moderate – extensive and long distance views northward from PRoW fringing the parcel.
3 Potential for mitigation	Moderate – development would be reasonably conspicuous but would not significantly alter the balance of landscape elements. Sensitivity increases northwestwards beyond the sports pitches as the land opens out into remote countryside.
Landscape Value	
1 Distinctiveness of character	Moderate – landscape elements largely typical of host LCA, aside from sports pitches.

2 Quality and condition of elements and features	Moderate – features of reasonable quality and condition, but probably undermanaged.
3 Scenic value and aesthetic appeal	Moderate – of ordinary aesthetic appeal reflecting land use.
4 Presence of cultural, historic or nature conservation associations	Low – few nature conservation features within, but broadleaved woodland adjacent.
5 Recreational opportunities	Moderate – fringed by PRoW, including the Saffron Trail.
6 Levels of tranquillity	Moderate – tranquil generally, but some intrusion from built development at Broomfield Hospital and a sports pavilion.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall the capacity of the landscape is judged to be medium, with greater capacity towards the south and east and lesser towards the north and west, land on the outer reaches quickly becoming part of more remote countryside and thus inherently more sensitive to intrusion. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows within and external to the parcel.

Table 5.4 Summary Table for Land Parcel BFLP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
NBLP2	M	M	M	M	M

5.4 Land Parcel BFLP3

Land Parcel Location

Land to the south of Partridge Green Lane, Broomfield.





Local Landscape Character Description

Largely typical of the parent LCA (B15), comprising:

- ▶ 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.
- ▶ Network of narrow, winding lanes.
- ▶ Strong sense of tranquillity.

Visual Context and Characteristics

Semi-enclosed arable landscape, adjacent to development at Broomfield Hospital, bounded by managed hedgerows to the west, but some visual connection to extensive open countryside to the west. Private receptors are properties along Partridge Green Lane/Woodhouse Lane and Broomfield Hospital; public receptors are Partridge Green Lane PRoW to the west.

Landscape Sensitivity to Development

Land lying to the west of the developed edge of Broomfield Hospital, comprising two fields in arable use, part of LCA B15 (Pleshey Farmland Plateau) and A6 (Upper Chelmer River Valley), characterised in this locality by extensive arable fields of medium size, irregular in shape and separated by hedgerows and small woods. The land is in arable cultivation and bordered by managed hedgerows. These two fields abut the developed edge of Broomfield Hospital which presents a harsh division between development and the wider open countryside which extends westwards. The land is judged to be of moderate sensitivity as part of the transition between a developed edge and the wider countryside to the west.

Visual Sensitivity to Development

The parcel is part of the wider open countryside lying to the west of Broomfield which is reasonably well contained by boundary hedgerows and copse woodland. Development would extend the urbanised edge of the Hospital into open countryside but the degree of intrusion would be limited to views from the network of PRoW to the west, although these are filtered views across a plateau.

Landscape Value

Landscape value is judged to be moderate, reflecting the presence of PRoW fringing the parcel and the ordinary aesthetic appeal of the landscape, tempered by the intrusion of the edge of Broomfield Hospital. There are relatively few visual receptors, primarily being properties along Woodhouse Lane/Partridge Green Lane, and also peripheral PRoW.

Table 5.5 Overall Sensitivity and Value Summary Table for Land Parcel BFLP3

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – landscape elements typical of host LCA.
2 Condition of elements and features	Moderate – landscape elements in moderate to good condition.
3 Nature and complexity of landform	Moderate – flat landform.
4 Scale and pattern of landscape	Moderate – medium scale landscape forming a transition to remote arable landscape westwards.
5 Historic features and sense of time-depth	Moderate – field pattern unaltered, some sense of time-depth.
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats, although potentially some interest in boundary hedgerows.
7 Type of existing development	Low – adjacent development at Broomfield Hospital detracts from character.
8 Relationship to settlement edge	Moderate – adjoins built edge of Broomfield Hospital.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – partially open with moderate intervisibility. More expansive views to the west over an open arable landscape.
2 Views available	Moderate – views from adjoining PRoW, private views from dwellings off Partridge Green Lane/Woodhouse Lane and hospital buildings.
3 Potential for mitigation	Moderate – development would be reasonably conspicuous, but would not significantly alter the balance of landscape elements and could be mitigated to some degree.
Landscape Value	
1 Distinctiveness of character	Moderate – has landscape features typical of character.
2 Quality and condition of elements and features	Moderate – elements of reasonable quality and condition.
3 Scenic value and aesthetic appeal	Moderate – of ordinary aesthetic appeal reflecting land use.
4 Presence of cultural, historic or nature conservation associations	Low – few or no cultural or nature conservation features.
5 Recreational opportunities	Moderate – peripheral PRoW.
6 Levels of tranquillity	Moderate – visual intrusion from built edge of Broomfield Hospital.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Reflecting the scale and location of the land, landscape capacity is judged to be medium. Development would be an extension of the current harsh edge and through appropriate mitigation, could soften the transition from the massing of hospital-related buildings to the open countryside. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows within and external to the parcel.

Table 5.6 Summary Table for Land Parcel BFLP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
BFLP3	M	M	M	M	M

Figure 5.2 Broomfield: Landscape Sensitivity

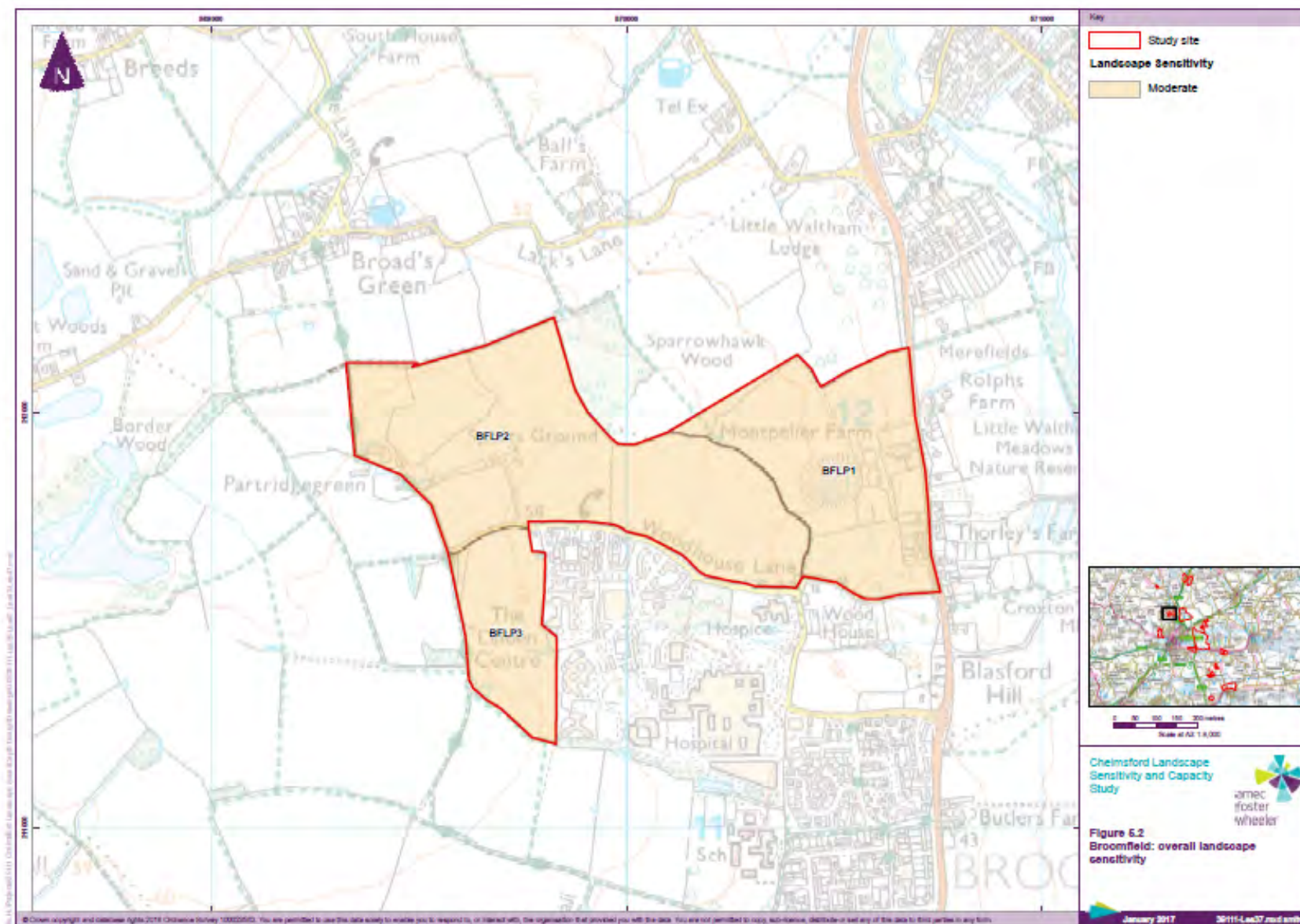
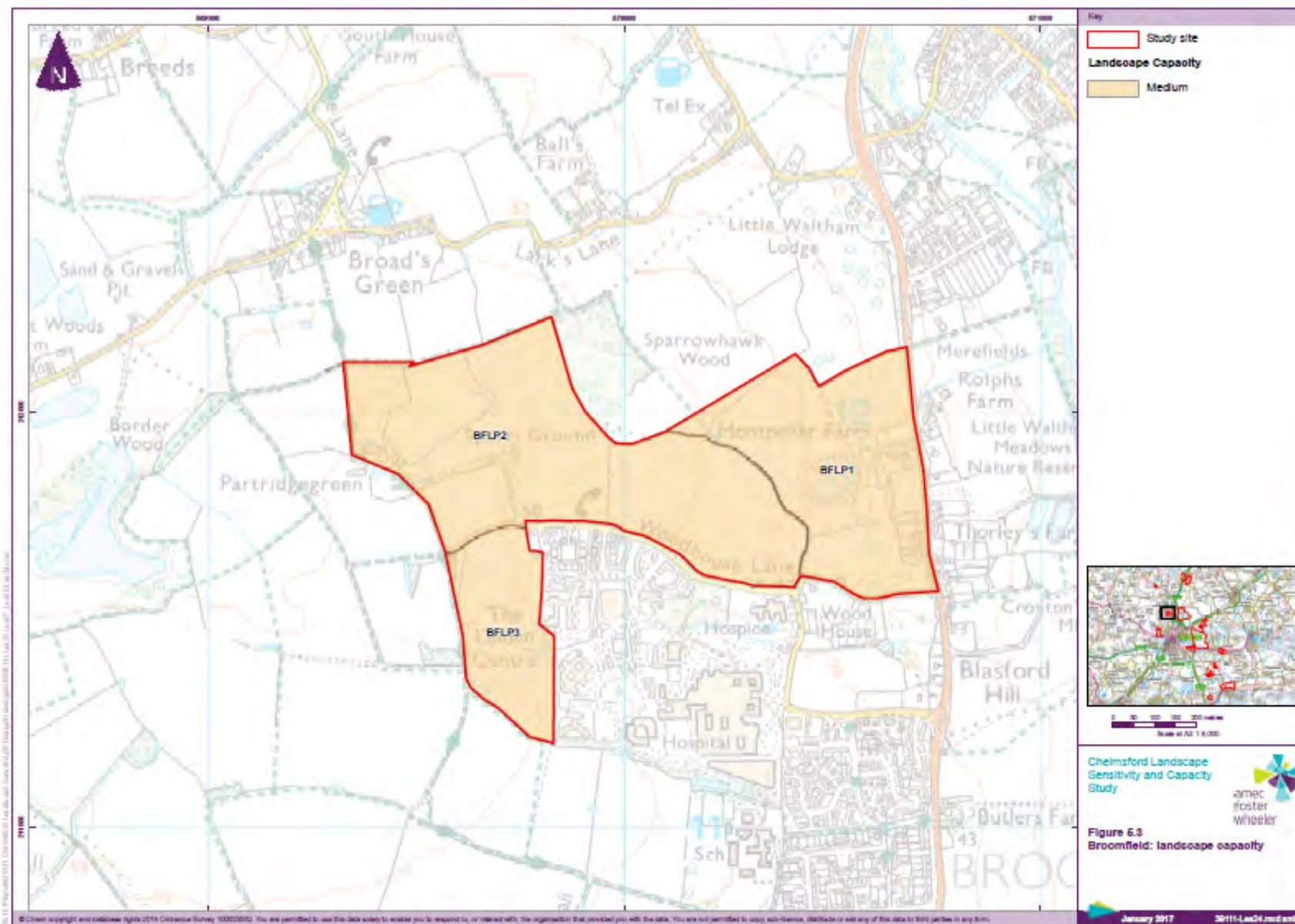


Figure 5.3 Broomfield: Landscape Capacity



6. Chelmsford West

6.1 Local landscape character context

This Study Site is located on the western edge of Chelmsford and north of the A1060. The majority of the area lies within the eastern edges of the Writtle Farmland Plateau Landscape Character Area (B20) as described by the Chelmsford LCA 2006 (Chelmsford LCA); the northern tip lies within the Pleshey Farmland Plateau LCA (B15).

Figure 6.1 illustrates the landscape and visual context of the Study Site. This Study Site has been sub-divided into 3 Land Parcels.

Writtle Farmland Plateau Landscape Character Area (B20)

Key characteristics of relevance to this Study Site and the Land Parcels described below, are:

- ▶ Gently undulating farmland plateau landscape.
- ▶ Predominantly arable farmland with patches of pasture in close proximity to settlements.
- ▶ Predominantly irregular field pattern.
- ▶ Field 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.

The assessment describes the settlement of Writtle (located 1 km to the south of the Study Site) as *'separated from Chelmsford further to the east by the floodplains of the Rivers Can and Wid.'* It notes that away from the main roads (including the A1060) there is a sense of tranquillity. It describes *'open views into the floodplain of the River Can'* and *'open views to the western urban edge of Chelmsford'* available from the eastern edges of area. Church spires within Writtle form landmark visible across the farmland plateau.

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

- ▶ Ensure any extensions to existing housing developments avoid visual intrusion.
- ▶ Highways improvements or potential widening of the A1060.
- ▶ Disturbance of sense of tranquillity as a result of noise and traffic associated with the A1060.
- ▶ Increased pressure on minor roads and lanes.
- ▶ Potential future decline and loss of field boundaries through lack of management and further introduction of intensive agricultural practices.

The Chelmsford LCA describes the following sensitivities to change of relevance to the Study Site:

- ▶ Single mature trees within hedgerows and ditches at field boundaries 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.
- ▶ Strong sense of historic integrity, resulting from a dispersed settlement pattern of small hamlets and villages and several visible historic features (i.e. halls).
- ▶ Comprehensive network of quiet rural lanes potentially sensitive to increased traffic flow.
- ▶ Important wildlife habitats.

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape 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; and
- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

- ▶ Protect the setting of Writtle (including the floodplains of the River Can and Wid to the east) which separates the settlement from Chelmsford.
- ▶ Ensure that any appropriate new development responds to the historic settlement pattern and uses materials that are appropriate to local landscape character.
- ▶ Conserve views into the Can and Wid valleys from the eastern edge of the area.
- ▶ Conserve the mostly rural character of the area.

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and enhance existing hedgerow network.
- ▶ Seeks ways to reduce the visual impact of the main road corridors (including the A1060) through introducing new and strengthening existing parallel shelterbelts where appropriate.
- ▶ Conserve historic lanes.

Pleshey Farmland Plateau Landscape Character Area (B15)

The northern part of the Study Site lies within the southern edge of this LCA. Whilst also a predominantly gently undulating arable landscape, its key characteristics vary from those associated with the neighbouring Writtle Farmland Plateau LCA (B20). These include:

- ▶ Irregular field pattern of mainly medium size arable fields marked by sinuous hedgerows and ditches.
- ▶ Small woods and copse provide structure and edges in the landscape.
- ▶ Scattered settlement pattern, with frequent small hamlets, typically with greens and ponds.
- ▶ Comprehensive network of narrow, winding lanes.
- ▶ Strong sense of tranquillity.

Whilst there is a higher presence of woodland and tree cover in this LCA; with settlements and isolated farmsteads screened from the surrounding open farmland. The LCA describes more open views across the patchwork of fields on higher land located in the middle and eastern parts of the area where there are fewer trees and woodlands. It also describes the presence of small fields and paddocks (with improved grassland and wooden or white tape fencing) that cluster around farmsteads and hamlets.

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

- ▶ Potential for erection of new farm buildings on higher areas, which could be conspicuous on the skyline.
- ▶ Potential further decline in condition of field boundaries through agricultural intensification.

The Chelmsford LCA describes the following sensitivities to change of relevance to the Study Site:

- ▶ Sinuous hedgerows and ditches and small pockets of deciduous woodland are sensitive to changes in land management.

- ▶ Strong sense of historic integrity, resulting from a dispersed historic settlement pattern and several large halls.
- ▶ Comprehensive network of quiet rural lanes and byways potentially sensitive to increased traffic flow associated with new development.
- ▶ Important wildlife habitats.
- ▶ Overall sense of tranquillity.

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in a similar way to that identified for the neighbouring Writtle Farmland Plateau LCA (B20). Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

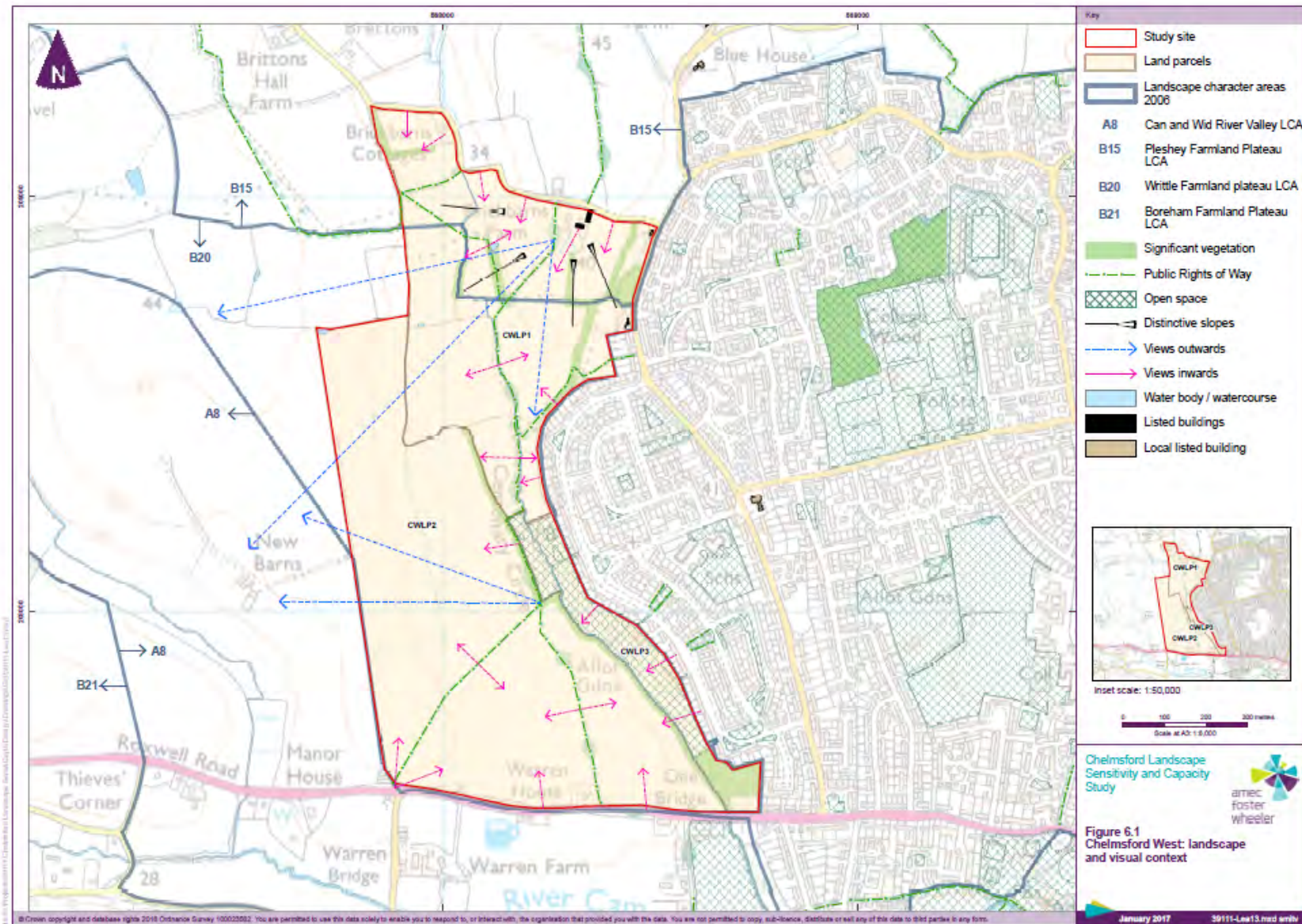
- ▶ Consider the visual impact of new residential development and farm buildings upon the surrounding landscape.
- ▶ Maintain mixture of open and enclosed views across hills and valley.
- ▶ Ensure any new development is small-scale, responding to historic settlement pattern, landscape setting and locally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

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and enhance existing hedgerow network.
- ▶ Conserve and manage areas of ancient and semi-natural woodland as important historical, landscape and nature conservation features.
- ▶ Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

The following sections record the assessment and analysis of the 3 land parcels (CWLP1, CWLP2 and CWLP3) that together form the Chelmsford West Study Site.

Figure 6.1 Chelmsford West Landscape and Visual Context



6.2 Land Parcel CWLP1

Land Parcel Location

Land to the west of Chelmsford, south of Mashbury Road, west of Chignal Road.



Local Landscape Character Description

The parcel is principally part of the Pleshey Farmland Plateau Landscape characterised as a predominantly gently undulating arable landscape, but including:

- ▶ Irregular field pattern of mainly medium size arable fields marked by sinuous hedgerows and ditches.
- ▶ Small woods and copse provide structure and edges in the landscape.
- ▶ Scattered settlement pattern, with frequent small hamlets, typically with greens and ponds.
- ▶ Comprehensive network of narrow, winding lanes.
- ▶ Strong sense of tranquillity.

Visual Context and Characteristics

Sloping land oriented to the south and south west comprising fields of arable and pasture, separated by tall, overgrown hedgerows, combining panoramic views with more enclosed character. Principal views are from the PRoW traversing the parcel and Mashbury Road to the north, and from private property along Mashbury Road, but there are also views from the A1060 Roxwell Road where the rising land forms a distant northern backdrop.

Landscape Sensitivity to Development

On rising land towards Mashbury Road, the parcel comprises irregular fields in arable and pastoral cultivation, separated by hedgerows of varying condition and quality, with some substantial hedgerow trees. Together with the rolling landform, these create varying degrees of enclosure and short and medium distance views to the west across a larger scale landscape. The parcel is largely screened from the urban edge of Chelmsford along Chignal Road and Avon Road where back-gardens abut the open countryside. A

stream course bisects the parcel and together with hedgerows of varying density and an arable/pastoral mix form a medium-scale landscape of reasonably strong time-depth. Consequently, the parcel is judged to be of moderate to high landscape character sensitivity.

Visual Sensitivity to Development

The combination of rising landform and open views to the south and west from PRoW within the parcel and isolated properties to the north along Mashbury Road create a reasonably high degree of visual sensitivity which would be compromised by development and on the upper slope towards Mashbury Road could not be effectively mitigated without changing the intrinsic character of the landscape in this location.

Landscape Value

The parcel is of reasonable intactness and condition, although management of boundary hedgerows and trees appears inconsistent, and is of ordinary aesthetic appeal with no significant detracting features aside from the presence of the urban edge to the east. Well-used PRoW (including the Centenary Circle) cross the parcel and the stream course create a landscape of moderate value.

Table 6.1 Overall Sensitivity and Value Summary Table for Land Parcel CWLP1

Landscape Character Sensitivity	
1 Representativeness of character	High – contains landscape elements/features that are representative of typical character and being eroded more widely.
2 Condition of elements and features	Moderate – the majority of the landscape elements/features are in moderate condition but probably declining condition.
3 Nature and complexity of landform	Moderate – simple landform falling gently southward from Mashbury Road.
4 Scale and pattern of landscape	Moderate – medium/large scale landscape with an open and simple pattern.
5 Historic features and sense of time-depth	Moderate – presence of historic landscape elements in terms of intact field boundaries and some sense of time-depth.
6 Presence of natural elements	Moderate – semi-natural habitats associated with stream course and hedgerows.
7 Type of existing development	High – isolated development along Mashbury Road is typical of character and makes a positive contribution.
8 Relationship to settlement edge	High – adjoining the settlement edge but separated by the clearly defined boundary along the back gardens of Chignal Road and Avon Road.
Visual Sensitivity	
1 Openness and inter-visibility	High – open landform of gently sloping aspect to the south with a high degree of intervisibility.
2 Views available	Moderate – public and private views are available into and out of the parcel with views of open countryside to the south towards Writtle and beyond.
3 Potential for mitigation	High to Moderate – development would uncharacteristically conspicuous and would be difficult to mitigate, especially on rising land to the north along Mashbury Lane.
Landscape Value	

1 Distinctiveness of character	Moderate – contains features that are typical of character.
2 Quality and condition of elements and features	Moderate – landscape features in a reasonable but declining condition.
3 Scenic value and aesthetic appeal	Moderate – has ordinary aesthetic appeal.
4 Presence of cultural, historic or nature conservation associations	Moderate – possesses some nature conservation features associated with hedgerows and stream course.
5 Recreational opportunities	Moderate – recreational value through PRoW traversing the parcel, including the Centenary Circle.
6 Levels of tranquillity	Moderate – some visual intrusion from the urban edge at Chignal Road/Avon Road.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall the parcel is judged to be of moderate to high landscape sensitivity and low to medium capacity for low rise residential/employment development. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows within and external to the parcel.
- Avoid higher land towards Mashbury Road, using the land as context for development to the south.
- Provide a positive new settlement edge (softened and well integrated into the countryside).

Table 6.2 Summary Table for Land Parcel CWLP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
CWLP1	M – H	M - H	M – H	M	L - M

6.3 Land Parcel CWLP2

Land Parcel Location

Land to the west of Chelmsford, north of the A1060 Roxwell Road.





Local Landscape Character Description

Part of the Writtle Farmland Plateau Landscape Character Area (B20), characterised by:

- ▶ Gently undulating farmland plateau landscape.
- ▶ Predominantly arable farmland with patches of pasture in close proximity to settlements.
- ▶ Predominantly irregular field pattern.
- ▶ Field generally delineated by gappy hedges, often contain single mature deciduous trees.

Visual Context and Characteristics

Expansive open arable landscape, devoid of internal boundaries, gently rising to the northwest. There is very limited sense of visual containment, with middle distance views to the west to the vegetated course of the River Can, longer distance views to the wooded horizons around Chignall St James, and short distance views to the urban edge of Chelmsford which forms the eastern backdrop to the land. Public views across from the A1060 Roxwell Road and PRow running through.

Landscape Sensitivity to Development

The parcel is typical of the LCA more widely. On gently rising land north of Roxwell Road, the land comprises large irregular fields in arable cultivation with no field boundaries. Medium and long distance views to the west are available, and short distance views to the urban edge at Avon Road. The character of the parcel has been degraded through hedgerow removal and presents a typical open arable landscape with limited interest.

Visual Sensitivity to Development

There is a high degree of openness and gently rising topography towards the north west of the parcel which creates visual exposure from the built edge of Chelmsford towards the course of the River Cam which has some boundary vegetation and potentially forms an outer boundary to this parcel. The open aspect of this land, with limited containment increases its visual sensitivity.

Landscape Value

The parcel is of ordinary aesthetic appeal with no significant detracting features aside from the presence of the urban edge to the east. Well-used PRow (including the Centenary Circle) cross the parcel and the stream course create a landscape of moderate value.

Table 6.3 Overall Sensitivity and Value Summary Table for Land Parcel CWLP2

Landscape Character Sensitivity	
1 Representativeness of character	Low – contains few landscape elements/features that are representative of typical character and which could not be replaced at a wider scale.

2 Condition of elements and features	Low – majority of the landscape elements/features are poor, declining or degraded condition and would benefit from enhancement.
3 Nature and complexity of landform	Moderate – flat/gently undulating land form extending northward from Roxwell Road.
4 Scale and pattern of landscape	Low – large-scale landscape with simple field patterns.
5 Historic features and sense of time-depth	Low – few historic landscape elements in terms of intact field boundaries and a limited sense of time-depth.
6 Presence of natural elements	Low – no semi-natural habitats.
7 Type of existing development	Moderate – development is present in the form of the western edge of Chelmsford, influencing the character of the parcel.
8 Relationship to settlement edge	High – adjoining the settlement edge but separated by the clearly defined boundary centred on a stream course and public open space.
Visual Sensitivity	
1 Openness and inter-visibility	High – very open landform and absence of vegetation with a high degree of visibility to the west.
2 Views available	Moderate – public and private views are available into and out of the parcel with views of open countryside to the west.
3 Potential for mitigation	Moderate – development would be conspicuous but would not alter the balance of features within the parcel and could be mitigated.
Landscape Value	
1 Distinctiveness of character	Moderate – has some landscape features typical of character (some hedgerow boundaries to the north).
2 Quality and condition of elements and features	Low – landscape features are in a poor and declining condition with indistinct character.
3 Scenic value and aesthetic appeal	Moderate – has ordinary aesthetic appeal.
4 Presence of cultural, historic or nature conservation associations	Low – possesses no nature conservation features.
5 Recreational opportunities	Moderate – recreational value through PRoW traversing the parcel, including the Centenary Circle.
6 Levels of tranquillity	Moderate – some visual intrusion from the urban edge at Avon Road and noise intrusion from the A1060 Roxwell Road.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall the parcel is judged to be of medium landscape sensitivity and medium capacity for low rise residential/employment development, taking advantage of the opportunity to reinstate landscape features using the scale and broader containment of the landform to create a more sympathetic urban edge, in doing

so enhancing landscape character. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows within and external to the parcel.

Table 6.4 Summary Table for Land Parcel CWLP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
CWLP2	L	M	M	M	M

6.4 Land Parcel CWLP3

Land Parcel Location

Land immediately to the built edge of Chelmsford at Avon Road, north of the A1060 Roxwell Road.



Local Landscape Character Description

Part of the Writtle Farmland Plateau Landscape Character Area (B20) but atypical, comprising a stream course within which there are pockets of public open space, dense border vegetation and a stock of mature trees.

Visual Context and Characteristics

Generally enclosed parcels of public open space, riparian grassland and scrubland with some views outwards to the west through dense hedgerows and some specimen trees, and immediately to the urban edge at Avon Road. Overall a visually enclosed parcel which has an intimate character, left/designed as a buffer to soften the hard edge of Chelmsford immediately to the east.

Landscape Sensitivity to Development

Untypical of the LCA more widely being a landscape defined by a stream course and parcelled open space with varying degrees of vegetation cover forming a substantial buffer between the urban edge of Chelmsford at Avon Road and the wider open countryside to the west. The parcel contains both natural and man-made elements and consequently, is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

The high degree of visual enclosure associated with parcels of open space created along the stream course has a moderate degree of visual sensitivity which would be compromised by development.

Landscape Value

The parcel is of reasonable intactness and condition, although management of boundary hedgerows and trees appears inconsistent, and is of ordinary aesthetic appeal with no significant detracting features aside from the presence of the urban edge to the east. Well-used PRoW (including the Saffron Trail) cross the parcel and the stream course create a landscape of moderate value.

Table 6.5 Overall Sensitivity and Value Summary Table for Land Parcel CWLP3

Landscape Character Sensitivity	
1 Representativeness of character	High – contains landscape elements/features that are representative of typical character and being eroded more widely.
2 Condition of elements and features	Moderate – majority of the landscape elements/features are in moderate to good condition.
3 Nature and complexity of landform	High – complex landform, comprising pockets of open space created along a stream course.
4 Scale and pattern of landscape	High – small scale landscape with complex patterns.
5 Historic features and sense of time-depth	Moderate – presence of historic landscape elements in terms of intact boundaries and a sense of time-depth.
6 Presence of natural elements	Moderate – semi-natural habitats associated with stream course and hedgerows.
7 Type of existing development	Moderate – development is absent but adjacent urban edge at Avon Road intrudes visually at some points.
8 Relationship to settlement edge	Moderate – adjoining the settlement edge but separated by the clearly defined boundary along the back gardens of Avon Road.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – varying but generally open with some intervisibility throughout.
2 Views available	Moderate – public and private views are available into and out of the parcel with views of open countryside of moderate importance.
3 Potential for mitigation	High to Moderate – development would uncharacteristically conspicuous and would be difficult to mitigate because of the close visual relationship between the parcel and open land immediately to the west.
Landscape Value	
1 Distinctiveness of character	Moderate – contains features that are typical of character but not supported through designation.
2 Quality and condition of elements and features	Moderate – landscape features in a reasonable but declining condition.
3 Scenic value and aesthetic appeal	Moderate – has ordinary aesthetic appeal.

4 Presence of cultural, historic or nature conservation associations	Moderate – possesses some nature conservation features in the form of the stream course and dense boundary vegetation.
5 Recreational opportunities	Moderate – of local importance for recreational opportunity, being laid out as public open space, formal and informal.
6 Levels of tranquillity	Moderate – some visual intrusion from the urban edge at Avon Road and noise from the A1060 Rowell Road.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall the parcel is judged to be of high overall landscape sensitivity and low to medium capacity for low rise residential/employment development. Generally inappropriate for residential development.

Table 6.6 Summary Table for Land Parcel CWLP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
WCLP3	H	M	H	M	L - M

Figure 6.2 Chelmsford West: Landscape Sensitivity

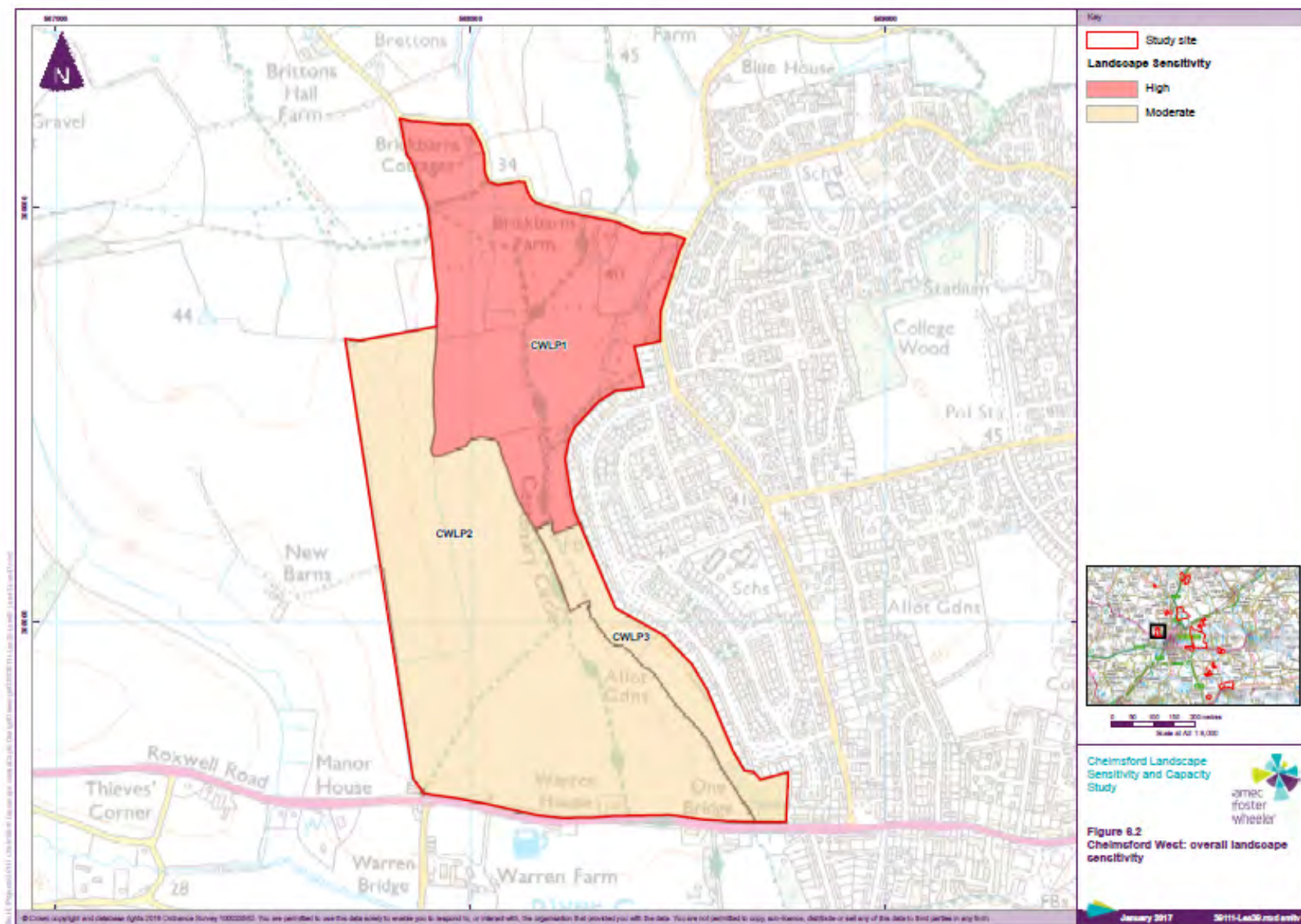
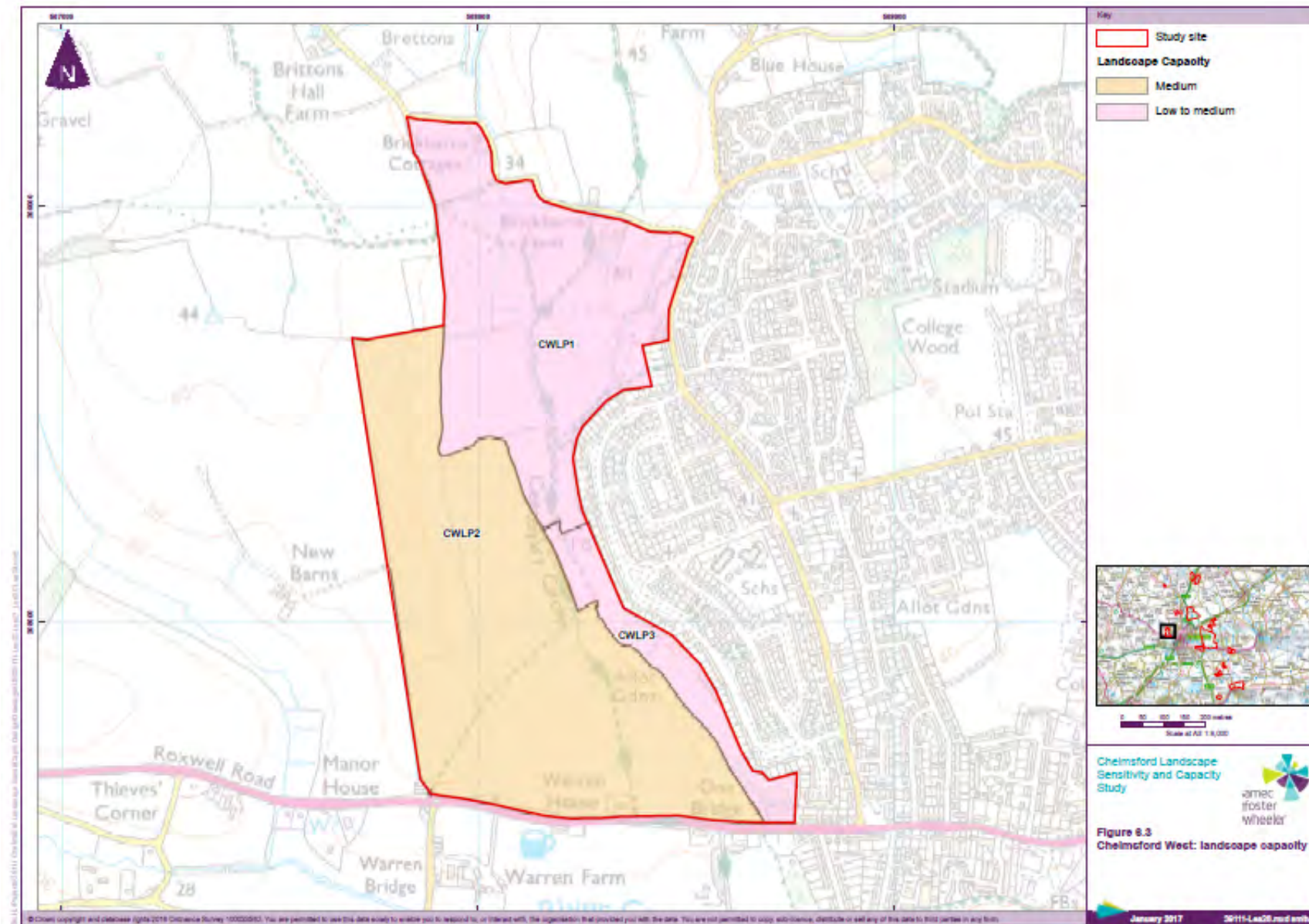


Figure 6.3 Chelmsford West: Landscape Capacity



7. Danbury East

7.1 Local landscape character context

This Study Site is subdivided into geographically discrete areas located on the eastern edges of Danbury. They are in the majority covered by the Little Baddow and Danbury Wooded Farmland LCA (F5) as described by the Chelmsford LCA 2006 (Chelmsford LCA). The most easterly edge lies within the western fringes of the Woodham Wooded Farmland (F6).

Figure 7.1 illustrates the landscape and visual context of the Study Site. This Study Site has been subdivided into 4 Land Parcels.

Little Baddow and Danbury Wooded Farmland Landscape Character Area (F5)

Key characteristics of relevance to this Study Site are:

- ▶ Wooded hill and ridge housing the linear settlements of Little Baddow and Danbury.
- ▶ 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.

This is a distinctive area of wooded hills to the east of Chelmsford. The Chelmsford LCA describes settlements as having a strong sense of enclosure provided by the presence of extensive woodlands in their landscape setting. Woodlands are interspersed by an intricate, diverse and interesting mosaic of commons, heathland and pastures. It describes relatively open arable farmland (with mature field boundaries and single mature deciduous trees) as providing the setting for these habitats. It notes a sense of enclosure and tranquillity and intimate character within pockets of the area (away from the A414); and a strong sense of place and historic continuity. Settlement pattern is described as predominantly linear, with a cluster of attractive vernacular buildings (Horne Row and housing around the village green at Danbury).

The Chelmsford LCA describes the following planning and land management issues of relevance to the Area of Search:

- ▶ Pressure of increasing traffic on minor rural roads.
- ▶ Management of commons and heathland for nature conservation and recreational purposes.
- ▶ Noise and visual intrusion associated with the A414 corridor.
- ▶ Potential loss of mature field boundaries as a result of lack of management or further intensification of agricultural practices.
- ▶ Management and maintenance of mature woodland.
- ▶ Potential new development at the fringes of Little Baddow or Danbury, or on the slopes of the hill, which may be highly visible from surrounding character areas, including the Chelmer/Blackwater valley to the north.

The Chelmsford LCA sets out the following sensitivities to change of relevance to the Areas of Search:

- ▶ Large areas of woodland, and intricate mosaic of commons, pasture and heathland spread throughout the area and several mature field boundaries (contain several mature trees) all of which are sensitive to changes in land management.
- ▶ Network of quiet rural lanes is also sensitive to change or increased traffic associated with new development.
- ▶ Strong sense of historic integrity resulting from patches of ancient woodland and a prominent Iron Age hill fort).

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve the landscape 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; and
- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

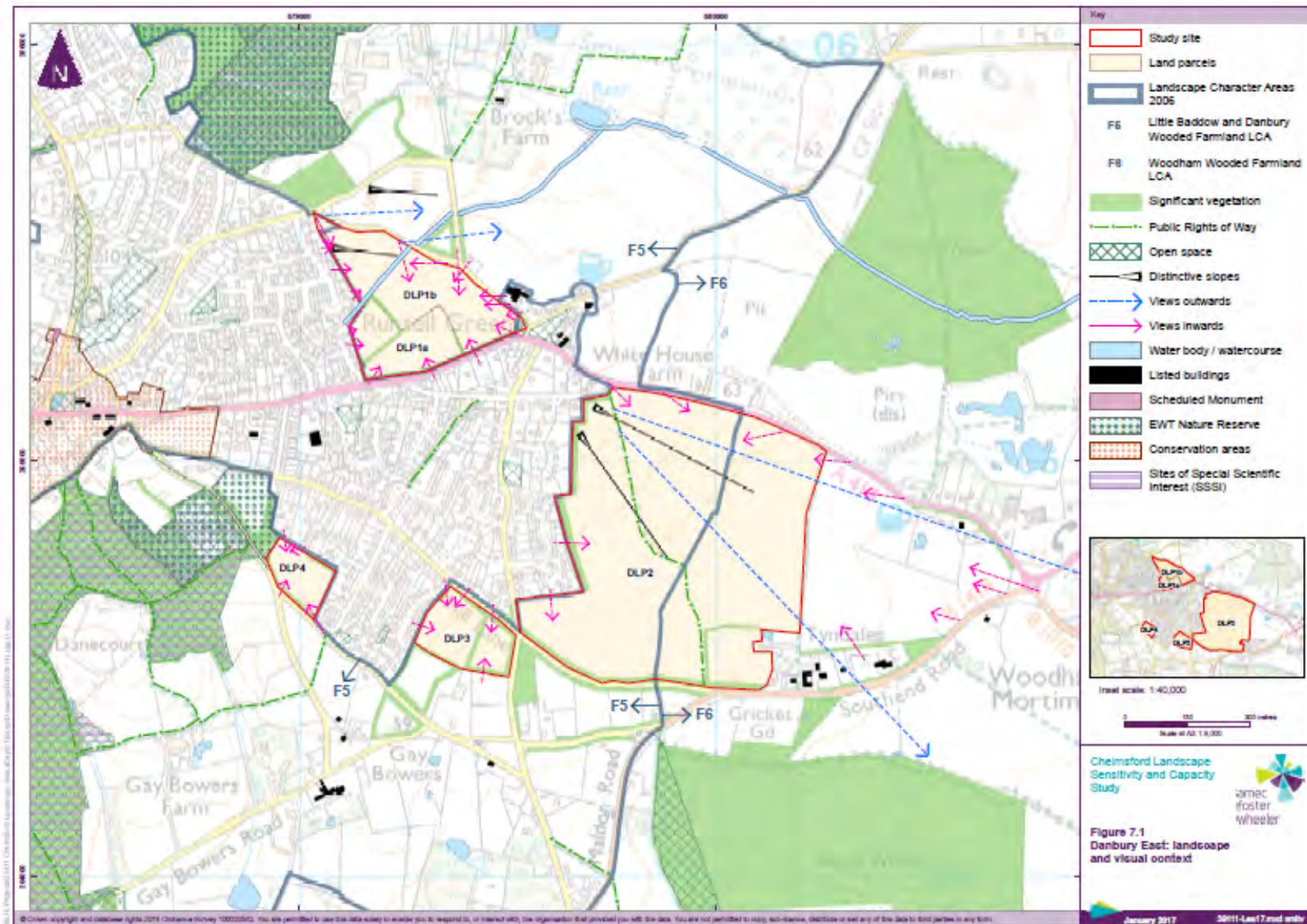
Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

- ▶ Conserve and enhance the landscape setting of Little Baddow and Danbury.
- ▶ Ensure 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 the wooded horizons to the south.

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 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-lines lanes and unimproved roadside verges.

Figure 7.1 Danbury East Landscape and Visual Context



7.2 Land Parcel DLP1

Land Parcel Location

Land Parcel DLP1 adjoins the eastern edge of Danbury and is bordered by the A414 to the south and Runsell Lane to the east¹⁴.



Local Landscape Character Description

The area forms a part of the Little Baddow and Danbury Wooded Farmland landscape character area (F5), as defined by the Chelmsford LCA. It consists of two medium scale arable fields (located to the north and east) and three small to medium scale fields/ paddocks (located to the south west). The area shares some characteristics with the host LCA such as its hillside landform and relatively open arable farmland that fringes the outer patches of woodland.

Visual Context and Characteristics

There are varying degrees of visual enclosure across the land parcel. Small scale fields/ paddocks located within the south western part of the area (Sub-area DLP1a) are more enclosed in character than land to the north and east (Sub-area DLP1b).

Within Sub-area DLP1a, the increased presence of taller and denser hedgerows with hedgerow trees provide a greater degree of visual containment to the west and north. Although a combination of lower cut and often fragmented and thinning hedgerows (and reduction in hedgerow trees) increases visibility to the

¹⁴ There is no public access to this land and observations were made from surrounding roads/PRoW

east and south. Views are available from a small number of locations within the immediate surroundings. These include public views from the A414 and Runsell Lane and private views from residential properties associated with the settlement edge to the south and west and isolated residential properties along Runsell Lane to the east.

Sub-area DLP1b is more open in character due to the lack of vegetation and sloping landform that continues to fall away from the hill/ ridge associated with the settlement. This area is viewed by a greater number of people and from the wider countryside to the east. It is highly visible in open panoramic views from Runsell Lane where it forms a part of the open countryside located to the east of the settlement. Private views are available from both residents of the settlement to the west and south and isolated residents associated with Runsell Lane. Whilst immediately adjoining the built edge of the settlement. This area forms a part of an open area of countryside located on the slopes of the hill that is highly visible from the wider countryside and is judged to form a part of the setting of Danbury.

Landscape Sensitivity to Development

As noted above, the area shares elements and features in common with the typical character. Whilst the presence of adjoining modern residential development (fencing, walls and buildings) exerts a strong detracting influence across the area. The sloping hillside landform and relatively open arable farmland that fringe the outer patches of woodland (found within Sub-area DLP1b) are representative of character. Overall, the area retains a recognisable and intact character, with evidence of decline with hedgerows most notable within Sub-area DLP1b. Here hedgerows are fragmented, unmanaged or have been removed leaving occasional remnant hedgerow trees. Ditches, hedgerows and remnant hedgerow trees are the only semi-natural habitats within the area. In addition, the combination of field enclosure, hedgerow patterns, ditches, as well as the winding and narrow Runsell Lane and its isolated residential properties, provide some sense of time-depth. Overall the land parcel is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to a combination of flat/ gently undulating landform and the intermittent presence of hedgerows/ hedgerow trees, Sub-area DLP1a is partially enclosed with moderate levels of inter-visibility. Moderate numbers of public views are available from the A414 and Runsell Lane where views of countryside are of some importance. Private views are available from residential properties associated with the settlement edge to the south and west and isolated residential properties along Runsell Lane to the east. Within the relatively well enclosed Sub-area DLP1a, development would be reasonably conspicuous although could be successfully mitigated through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with character of the landscape. Overall Sub-area DLP1a is judged to be of moderate visual sensitivity.

Due to a combination of the lack of vegetation and sloping landform, Sub-area DLP1b is open in character with high levels of inter-visibility. With open views to the east, higher numbers of public and private views will be possible. Development within this sloping and more open area would be uncharacteristically conspicuous. Overall Sub-area DLP1b is judged to be of high visual sensitivity.

Landscape Value

This land parcel is judged to be of moderate value. This is an area of ordinary non-designated landscape and whilst it has a recognisable and intact character, there are few nature conservation interests (associated with hedgerows and ditches) and it is showing evidence of decline as a result of the removal and under management of hedgerows. Whilst there is no public access, the area is viewed from Runsell Lane that skirts the edge of the settlement. However the land has a moderate or ordinary aesthetic appeal (with attractive views towards woodland and across open countryside to the north and east) with some detracting features (associated with residential properties on the settlement edge).

Table 7.1 Overall Sensitivity and Value Summary Table for Land Parcel DLP1

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low – elements/ features (hedgerows within fields and along Runsell Lane) are predominantly in poor and declining condition.
3 Nature and complexity of landform	Moderate - flat/ gently undulating and simple natural landform; with central stream valley.
4 Scale and pattern of landscape	Moderate – small to medium scale landscapes with simple patterns.
5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements/ features associated with field enclosure, hedgerow patterns, ditches, isolated properties and rural lane to the east; time-depth undermined by the presence of modern development on settlement edge.
6 Presence of natural elements	Low to Moderate – limited presence of semi-natural habitats associated with hedgerows and ditches.
7 Type of existing development	Low – modern residential development on settlement edge has a strong detracting influence.
8 Relationship to settlement edge	Moderate – dense roadside hedgerow forms clearly defined boundary along the settlement edge to the south; although there is an absence in vegetation along the settlement edge to the west (typically rear garden fencing with occasional mature trees and short sections of remnant hedgerow) providing an inconsistent boundary feature.
Visual Sensitivity	
1 Openness and inter-visibility	High – the majority of the area (Sub-area DLP1b) is very open to the north and east (due to lack of vegetation and sloping landform that continues to fall away from the hill/ ridge to afford northern views towards woodland and long reaching open views across open countryside to the east (including adjoining character areas). There is a greater degree of enclosure within the three fields located within the south-western corner of the site (Sub-area DLP1a) due to flat/ gently undulating landform and the increased presence of hedgerows/ hedgerow trees. The area has a strong visual relationship with the settlement edge.
2 Views available	High – high numbers of public views are available from Runsell Lane and the A414 where views of open countryside are of moderate importance. Private views available to a number of residents associated with the settlement edge and isolated residential properties along Runsell Lane.
3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated within the relatively well enclosed Sub-area DLP1a. However within the sloping and more open Sub-area DLP1b, development would be far more conspicuous within views from Runsell Lane.
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Low to Moderate - whilst character is recognisable and intact; the landscape is weakening with many elements/ features in poor and declining condition and would benefit from enhancement. The Chelmsford LCA aims for conservation.

3 Scenic value and aesthetic appeal	Moderate - moderate or 'ordinary' aesthetic appeal (attractive views across open countryside with dominance of woodland in views to east); with modern residential development on settlement edge having a strong detracting influence.
4 Presence of cultural, historic or nature conservation associations	Low - Few nature conservation features (hedgerows, ditches), Listed Buildings to the east off Runsell Lane.
5 Recreational opportunities	Low - no recreational value.
6 Levels of tranquillity	Low to Moderate – interruption associated with noise levels (busy A414) and visual intrusion from the settlement edge (decreasing eastwards due to separation distance and lowering landform).

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Whilst value across the land parcel is judged to be moderate. Sub-area DLP1a has a moderate overall landscape sensitivity and Sub-area DLP1b has a high overall landscape sensitivity. This variation is carried through to the landscape capacity of each area to accommodate low rise residential / employment development.

Sub-area DLP1b is judged to have a low to medium landscape capacity. Here development would be less appropriate/ more difficult to accommodate due to its more open character and contribution to the setting of the settlement.

Sub-area DLP1a is judged to have a medium landscape capacity reflecting it's relatively well enclosed character combined with its existing relationship with the existing settlement edge. Here capacity is subject to careful siting/ design of development, the retention/ implementation/ enhancement of hedgerows and hedgerow trees, and implementation of small copses, in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Hedgerows – retain and strengthen existing hedgerows and hedgerow trees within new development.
- Residential properties off the adjoining settlement edge (to the west and south) – implement physical and green buffers to minimise impact on views.
- Provide positive new settlement edge (softened and well integrated into the countryside).

Table 7.2 Summary Table for Land Parcel DLP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
DLP1a	M - L	M	M	M	M
DLP1b	M	H	H	M	L - M

7.3 Land Parcel DLP2

Land Parcel Location

Land Parcel DLP2 adjoins the eastern edge of the settlement and is bordered by the A414 to the north and Mill Lane to the south.



Local Landscape Character Description

The Chelmsford LCA identifies the western half of the area as lying within the Little Baddow and Danbury Wooded Farmland landscape character area (F5) and the eastern part as lying within Woodham Wooded Farmland Landscape Character Area (F6). There is a single large scale arable field that adjoins the settlement and, due to the absence of boundary vegetation, extends seamlessly into the adjoining arable field. It shares similar characteristics to those described by LCA F5 such as its hillside landform and relatively open arable farmland.

Visual Context and Characteristics

Overall the area is very open due to the large scale of the field, the lack of hedgerows/ trees/ woodland and its location on sloping landform that continues to fall away from the settlement edge; affording long reaching views across open countryside to the east and south-east. Public views are available from PRowWs within and adjoining the area, the A414, Mill Lane and wider countryside to the east and south-east. Private views are available to a small number of residents associated with the settlement edge and isolated residential properties along Southern Road. Whilst immediately adjoining the built edge of the settlement, this area forms a part of an open area of countryside located on the slopes of the hill that is visible from the wider countryside and is judged to form a part of the setting of the town.

Landscape Sensitivity to Development

As noted above, the area consists of a single very large scale arable field with very few landscape elements/ features or semi-natural habitats (hedgerows and hedgerow trees). Whilst it shares some characteristics with the typical character (its hillside landform and relatively open arable farmland) and has a recognisable rural character. This has been weakened by the declining condition of its hedgerows which are predominantly fragmented, unmanaged or have been removed through agricultural intensification. As a result there is little sense of time-depth. Whilst this landscape contains few elements or features and immediately adjoins the settlement edge. The settlement is well integrated with a high presence of tall and dense boundary

hedgerows/tree cover providing a predominantly softened edge with only occasional detractive features associated with modern residential development (fences and buildings). The land parcel is judged to be of low to moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to a combination of the lack of vegetation (within and adjoining the area) and sloping landform; this area is open in character with high levels of inter-visibility. With open views to the east and south east, higher numbers of public and private views will be possible. Development would be uncharacteristically conspicuous and could not successfully be mitigated. Overall the parcel is judged to be of high visual sensitivity.

Landscape Value

The land parcel is considered to be of moderate value. Whilst the landscape is weakening with many elements in poor and declining condition and little nature conservation value or sense of time-depth. Its character is still recognisable and intact, the area has moderate recreational value with PRoWs both within and adjoining and is it has moderate aesthetic appeal with reasonably attractive far reaching views across open countryside.

Table 7.3 Overall Sensitivity and Value Summary Table for Land Parcel DLP2

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low – elements/ features (hedgerows) are in poor and declining condition.
3 Nature and complexity of landform	Moderate - gently sloping and simple natural landform.
4 Scale and pattern of landscape	Low – large scale landscapes with weak/ fragmented pattern.
5 Historic features and sense of time-depth	Low – few historic landscape elements/ features (due to the substantial alteration/removal of hedgerows associated with agricultural intensification).
6 Presence of natural elements	Low to Moderate – limited presence of semi-natural habitats associated with fragmented/ limited hedgerow network only.
7 Type of existing development	Moderate – overall development is typical of farmed landscape and development on settlement edge is largely well integrated; although rear garden fencing/ modern residential development provides a localised detracting influence and large scale farm sheds on south-eastern edge form detractive features.
8 Relationship to settlement edge	Moderate – tall and dense hedgerows/tree cover provides a softened edge to the settlement; there is an absence of vegetation along short sections only resulting in an inconsistent boundary feature.
Visual Sensitivity	
1 Openness and inter-visibility	High – the area is very open due to its scale, the lack of vegetation and sloping landform that continues to fall away from the settlement edge and affords long reaching open views across open countryside to the east/ south-east. The area has a limited visual relation with the settlement edge.
2 Views available	High – high numbers of public views are available from PRoWs within and adjoining the area, the A414, Mill Lane and wider countryside to the east and south-east. Private views are

	available to a small number of residents associated with the settlement edge and isolated residential properties along Southern Road.
3 Potential for mitigation	High – development would be uncharacteristically conspicuous in this location and could not be mitigated without detriment to character.
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Low - whilst character is recognisable; the landscape is weakened with many elements/ features in poor and declining condition and would benefit from enhancement. The Chelmsford LCA aims for conservation.
3 Scenic value and aesthetic appeal	Moderate - moderate or ordinary aesthetic appeal (reasonably attractive open countryside with dominance of woodland/ wooded horizons in views).
4 Presence of cultural, historic or nature conservation associations	Low - Few nature conservation features (hedgerows).
5 Recreational opportunities	Moderate – some recreational value associated with single PRoW crossing the area and PRoW adjoining the eastern boundary.
6 Levels of tranquillity	Moderate – some interruption associated with noise levels (busy A414).

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Whilst judged to be of low to moderate landscape character sensitivity and moderate value. The area is judged to be of high visual sensitivity and low to medium landscape capacity due to its more open character and contribution to the setting of the settlement.

Table 7.4 Summary Table for Land Parcel DLP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
DLP2	L - M	H	H	M	L - M

7.4 Land Parcel DLP3

Land Parcel Location

Land Parcel DLP3 adjoins the south-eastern edge of the settlement and is bordered by Hyde Lane to the east and Gay Bowers House and woodland to the south.



Local Landscape Character Description

The area forms a part of the Little Baddow and Danbury Wooded Farmland landscape character area (F5), as defined by the Chelmsford LCA. It consists of two small scale arable fields. The area has some characteristics in common with the host LCA such as arable farmland fringing woodland, mature field boundaries, sense of enclosure and intimate character.

Visual Context and Characteristics

There are varying degrees of visual enclosure across the area. The eastern field is relatively well enclosed due to the presence of surrounding mature hedgerows/ hedgerow trees and views are limited to locations within the immediate surroundings. Whilst bordered by woodland to the south and similarly surrounded by mature hedgerow/ hedgerow trees to the east and north. The western field has a strong visual relationship with the settlement edge to the west due to the absence of vegetation. Typically confined to the immediate surroundings, public views are available from Mill Lane and Hyde Lane. Private views are limited to residential properties on the settlement edge to the west with occasional views available from residential properties to the north (largely restricted by tall hedgerows); and Gay Bowers House to the south.

Landscape Sensitivity to Development

As noted above, the area has a limited number of elements/ features in common with typical character. Mature hedgerows and hedgerow trees form the only semi-natural habitats within the area and these are in moderate to good condition. Together with the adjoining rural lanes and adjoining Gay Bowers House and grounds, these provide some sense of time-depth. Tall and dense hedgerows/hedgerow trees provide a softened edge to the settlement to the north. However there is an absence of vegetation along the western edge resulting in an inconsistent boundary feature and modern housing forms a detractive feature within the eastern half of the area. The land parcel has a recognisable and intact character and is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to a combination of flat/ gently undulating landform and intermittent mature hedgerows, trees and woodland, this area is partially open with moderate levels of inter-visibility. Whilst there is no public access, there are a moderate number of public views i.e. from Mill Lane and Hyde Lane where views of countryside are of some importance. Private views are limited to a small number of residential properties on the settlement edge to the west and north; and Gay Bowers House to the south.

Development would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development and the implementation/enhancement of hedgerows, hedgerow trees and woodland in keeping with character of the landscape). Overall this land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The parcel is considered to be of moderate value. This is an area of ordinary non-designated landscape with an intact and recognisable character and moderate or ordinary aesthetic appeal (with attractive views towards woodland/tree cover). However there are few nature conservation interests (associated with hedgerows), limited sense of time-depth and no public access.

Table 7.5 Overall Sensitivity and Value Summary Table for Land Parcel DLP3

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Moderate – elements/features (hedgerows) are in moderate to good condition.
3 Nature and complexity of landform	Moderate – flat and simple natural landform.
4 Scale and pattern of landscape	Moderate – whilst this is a small scale landscape it has a simple pattern.
5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements/ features (hedgerows/ hedgerow trees, rural lane and adjoining Gay Bowers House and parkland) and limited sense time-depth; undermined by modern residential development.
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats associated with hedgerow network.
7 Type of existing development	Low to Moderate – development on settlement edge is not in character and forms a strong detractive influence within western field.
8 Relationship to settlement edge	Moderate – tall and dense hedgerows/ hedgerow trees provide a softened edge to the settlement to the north; although there is an absence of vegetation along the western edge resulting in an inconsistent boundary feature.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – the area is partially open due to presence of hedgerows/ hedgerow trees/ woodland and flat landform. The area has a strong visual relationship with the settlement edge to the west due to the absence of vegetation (but limited relationship to the north).
2 Views available	Moderate – moderate numbers of public views are available from Mill Lane and Hyde Lane. Private views available to a small number of residents associated with the settlement edges to the west and north; and Gay Bowers House to the south.

3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Moderate – landscape/ features that are of reasonable or medium quality and condition, with an intact and recognisable character. The Chelmsford LCA aims for conservation.
3 Scenic value and aesthetic appeal	Moderate - moderate or 'ordinary' aesthetic appeal (reasonably attractive fields with dominance of woodland/ tree cover; although modern development to the west is detractive).
4 Presence of cultural, historic or nature conservation associations	Low - Few nature conservation features (hedgerows).
5 Recreational opportunities	Low – no recreational value.
6 Levels of tranquillity	Moderate – some interruption with low noise levels associated with adjoining lanes; and visual intrusion from the settlement edge.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and moderate value with a medium landscape capacity to accommodate low rise residential and employment development due to its relatively enclosed character and its relationship with the settlement edge. Here capacity is subject to careful siting/ design of development and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the landscape. Key characteristics/ qualities to be safeguarded, recommendations for mitigation and guidelines:

- Retain and strengthen existing boundary hedgerows with new hedgerow and tree planting (hedgerow trees/ copses) to form new settlement edge.
- Residential properties on the settlement edge (Millfields and Mill Lane) and Gay Bowers House – implement physical and green buffers to minimise impact on views.

Table 7.6 Summary Table for Land Parcel DLP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
DLP3	M	M	M	M	M

7.5 Land Parcel DLP4

Land Parcel Location

Land Parcel DLP4 adjoins the south-eastern edge of the settlement and is bordered by Capons Lane, Gay Bowers Lane and a small area of woodland.



Local Landscape Character Description

The area forms a part of the Little Baddow and Danbury Wooded Farmland landscape character area (F5), as defined by the Chelmsford LCA. It shares some characteristics with the LCA such as its hillside landform, pasture fringing woodland, mature field boundaries on two sides, sense of enclosure and intimate character. It consists of a single small scale field (rough grassland) that shows signs of decline and underuse and is subject to the strong influence of modern development to the north and east. Characteristics more typical of urban fringe landscape.

Visual Context and Characteristics

The area is visually well enclosed by vegetation and the built edge of the settlement. The presence of tall and dense hedgerows / hedgerow trees on the western and southern boundaries provides a degree of enclosure. Although sloping landform affords a degree of openness within the northern elevated part of the area with distant views of wooded horizons on skyline, the area has a strong visual relationship with the settlement edge to the north and east due to the absence of vegetation. Public views are limited to occasional glimpsed views through field access points off Gay Bowers Lane, Capons Lane and a small car park to the north. Private views are available to residents that back or side onto the site to the north and east. With limited public visibility, the land does not form a part of the setting of the settlement.

Landscape Sensitivity to Development

Whilst the land shares some elements and features that are typical of character; its character is indistinct and typical of many urban fringe landscapes. Semi-natural habitats are limited to boundary hedgerows and the field is now under used/ neglected. There is limited sense of time-depth having undergone recent change

with modern residential development associated with the settlement edge to the north and east (buildings, fencing and walls). These exert a strong detractive influence across the area. This parcel is judged to be of low landscape character sensitivity.

Visual Sensitivity to Development

Due to a combination of rising landform and varied boundary treatment this area is partially open with moderate levels of inter-visibility. There are a small number of public views available through gaps in boundary hedgerows along Gay Bowers Lane, Capons Lane and from a small car park to the north. There are a moderate number of private views from residential properties that immediately adjoin the area. Development would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development and the implementation/enhancement of hedgerows, hedgerow trees and woodland in keeping with character of the landscape). Overall this land parcel is judged to be of moderate visual sensitivity

Landscape Value

The parcel is considered to be of low value. It is a non-designated or ordinary landscape where the hard built edges of the settlement (fencing, walls and buildings) have become strong detractive influences. It has few nature conservation features, limited sense of time-depth, no recreational value and there is a sense of abandonment.

Table 7.7 Overall Sensitivity and Value Summary Table for Land Parcel DLP4

Landscape Character Sensitivity	
1 Representativeness of character	Low – contains very limited landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low – majority of landscape elements/ features are in poor and declining condition (remnant field/rough grass) and would benefit from enhancement.
3 Nature and complexity of landform	Moderate - gently sloping and simple natural landform.
4 Scale and pattern of landscape	Moderate – whilst this is a small scale landscape it has a simple pattern.
5 Historic features and sense of time-depth	Low – few historic landscape elements/ features (lane and boundary hedgerows/ woodland) and limited sense of time-depth having undergone recent change with modern development to the north and east (e.g. residential properties on edge of settlement).
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats associated with hedgerow network.
7 Type of existing development	Low – development on settlement edge is not in character and exerts a strong detractive influence across the land.
8 Relationship to settlement edge	Moderate – northern and eastern boundaries adjoin settlement edge and are separated from it by inconsistent boundary features i.e. mix of hedgerow/hedgerow trees and large sections of residential fencing/low walls/built development.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – the area is partially open. The presence of tall and dense hedgerows/ hedgerow trees on western and southern boundaries; and adjoining built development to the north and east is influential in providing a degree of enclosure. Although sloping landform (slopes away from the settlement) affords a degree of openness to the northern elevated part of the area (with views towards open countryside and distant wooded horizons). The area has a strong

	visual relationship with the settlement edge to the north and east due to the absence of vegetation.
2 Views available	Moderate – limited public views (glimpsed views through field access points on Gay Bowers Lane and Capons Lane) and views from moderate numbers of residents associated with the hard settlement edges to the north and east.
3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Low – a non-designated or ordinary landscape and landscape features with strong detracting features (built development associated with the settlement edge).
2 Quality and condition of elements and features	Low - landscape features that are in poor condition with indistinct landscape character; declining state and limited time-depth.
3 Scenic value and aesthetic appeal	Moderate - moderate or 'ordinary' aesthetic appeal (reasonably attractive field with dominance of woodland/tree cover); with detracting features (built development associated with the settlement edge).
4 Presence of cultural, historic or nature conservation associations	Low - Few nature conservation features (hedgerows).
5 Recreational opportunities	Low – no recreational value.
6 Levels of tranquillity	Low – small field is impinged upon by the settlement edge to the north and east; with low level noise from adjoining lanes.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and low value with a medium landscape capacity to accommodate low rise residential and employment development due to its relatively enclosed character and its relationship with the settlement edge. Here capacity is subject to careful siting/ design of development and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Retain and strengthen existing boundary hedgerows with new hedgerow and tree planting (hedgerow trees / copses).
- Residential properties on the settlement edge – implement physical and green buffers to minimise impact on views.

Table 7.8 Summary Table for Land Parcel DLP4

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
DLP4	L	M	M	L	M - H

Figure 7.2 Danbury East: Landscape Sensitivity

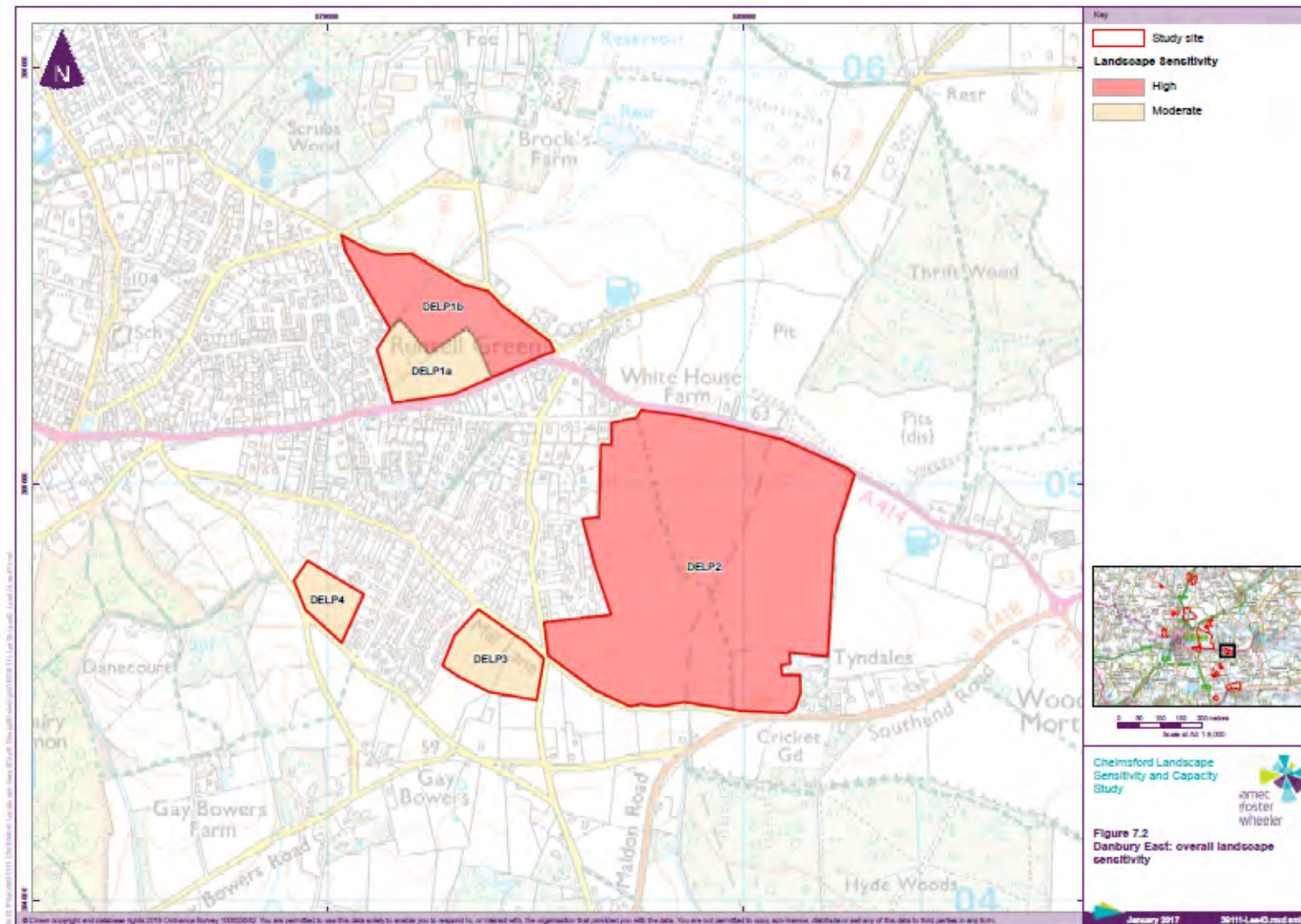
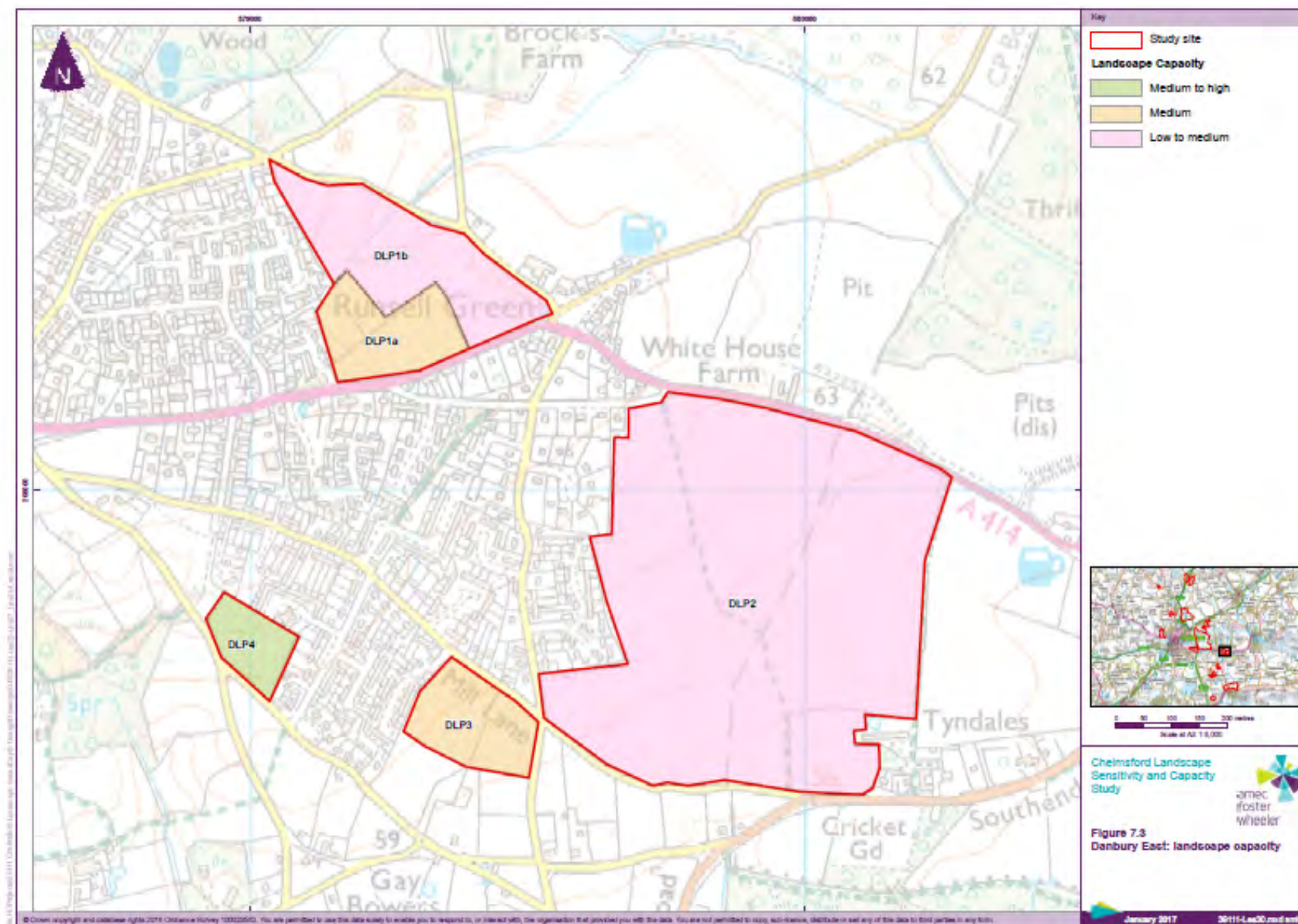


Figure 7.3 Danbury East: Landscape Capacity



8. East Hanningfield

8.1 Local landscape character context

This Study Site is divided into geographically separate areas located in the western and eastern edges of the village of East Hanningfield. The entire area lies within the north central part of the East Hanningfield Wooded Farmland Landscape Character Area (F12) as described by the Chelmsford LCA 2006 (Chelmsford LCA).

Figure 8.1 illustrates the landscape and visual context of the Study Site. This Study Site has been sub-divided into 4 Land Parcels.

East Hanningfield Wooded Farmland Landscape Character Area (F12)

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.
- ▶ Evidence of field boundary loss.
- ▶ Pockets of pasture and pony paddocks.
- ▶ Network of quiet narrow lanes.
- ▶ Generally dispersed settlement pattern.
- ▶ Sense of tranquillity away from major road corridors.
- ▶ Fords where streams and narrow lanes meet.
- ▶ Views to wooded horizons and across the Crouch River channel.

The Chelmsford LCA describes this as a gently rolling/undulating wooded farmland. Field boundaries are noted to be predominantly well stocked with mature trees, although it cites a presence of simple wooden post fences and evidence of boundary loss and hedgerow gapping. Whilst it describes a sense of enclosure associated with the network of tree-lined lanes and patches of mature deciduous/mixed woodland, it does also note the presence of open views across the Crouch River valley (and drained estuarine march) that provide a sense of place, open and framed views to wooded horizons (including those within adjoining LCAs) and open views to the urban edges of South Woodham Ferrers. It further describes a sense of tranquillity within the more intimate northern part of the area. The tranquillity is disturbed to the south of the area by activity associated with the A130/A132 road corridors and nearby town of South Woodham Ferrers.

The Chelmsford 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 visually intrusive development at the fringes of small villages and also South Woodham Ferrers.
- ▶ Noise and visual intrusion associated with the A132 and A130 road corridors.
- ▶ Potential for major road improvements to the A132 and A130.
- ▶ Potential visually intrusive development of new farm buildings.
- ▶ Deterioration and eventual loss of mature woodland, single trees and hedgerows.

The Chelmsford LCA sets out the following sensitivities to change of relevance to the Study Site:

- ▶ Very mature trees field boundaries, ditches and patches of mature deciduous and mixed woodland which are sensitive to changes in land management.
- ▶ Overall sense of tranquillity within parts of the character area (away from main road corridors) and network of narrow lanes are sensitive to change, new development and increased traffic flows.
- ▶ Open views to wooded horizons and also panoramic views across the drained estuarine marsh to the south are sensitive to potential new development interrupting or blocking views.
- ▶ Strong sense of historic integrity resulting from a dispersed historic settlement pattern and presence of several areas of co-axial fields (or ancient origin).

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape 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; and
- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

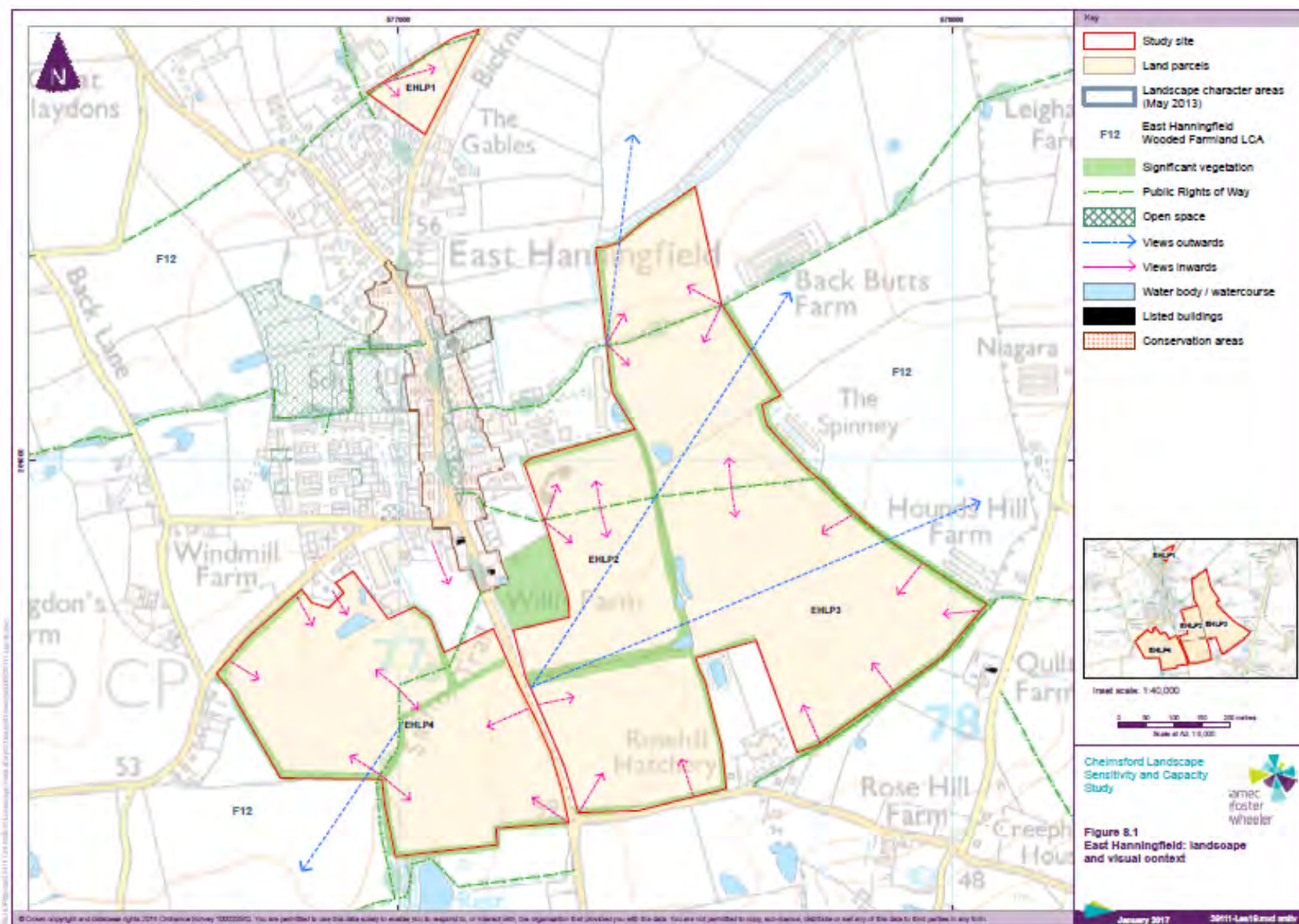
Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

- ▶ Conserve and enhance the landscape settings of small settlements and South Woodham Ferrers.
- ▶ Ensure any appropriate new development responds to historic settlement pattern and uses materials that 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 open views across the areas and to adjacent LCAs and open views across the Crouch River channel.
- ▶ Seek to screen visual detractors (such as the A130 and A132 road corridors with shelterbelts).
- ▶ Seek to minimise the impact of visually intrusive new development on the wooded slopes.

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and manage the existing mature hedgerow network.
- ▶ Conserve, manage and enhance woodland (semi-natural and ancient) and patches of woodland (consider use of traditional methods i.e. coppicing and pollarding).
- ▶ Conserve historic lanes.
- ▶ Plant half-standard trees within field boundaries to succeed over mature trees.

Figure 8.1 East Hanningfield Landscape and Visual Context



8.2 Land Parcel EHLP1

Land Parcel Location

To the north of East Hanningfield, west of Bicknacre Road.



Local Landscape Character Description

Generally characteristic of the parent LCA (F12) being part of gently rolling/undulating wooded farmland, delineated with very mature treed field boundaries and ditches, and pockets of pasture and pony paddocks.

Visual Context and Characteristics

Visually enclosed by development to the south and west, dense hedgerows to the east, this is an intimate landscape which comprises two distinct sub-parcels: a single field in grazing use and an area of wood pasture immediately adjoining. (The northern triangle of the parcel which lies beyond the enclosing hedgerow is part of a wider open field landscape). Residential properties form the southern edge of the pasture.

Landscape Sensitivity to Development

Land on the northern edge of East Hanningfield bounded by the Bicknacre Road to the east, a PRoW to the west and the built edge of the village at Highfields Mead/The Chase to the south. The parcel lies within the East Hanningfield Wooded Farmland LCA (F12) which is broadly characterised by gently rolling/undulating wooded farmland, with predominantly large arable fields, delineated with mature treed field boundaries and ditches, and a dispersed settlement pattern. To the south, the parcel has an enclosed character, being pasture land, with some wood pasture, and beyond a substantial hedge there is open grazing land associated with Common Farm. The built edge of East Hanningfield which forms the southern boundary of the parcel is relatively severe and influences the character of the parcel, although there remains a sense of time-depth. Overall the parcel has moderate landscape character sensitivity.

Visual Sensitivity to Development

The visual sensitivity of the parcel is broadly split into three, being least sensitive adjacent to the built edge of the village, moderately sensitive in the open field south of Common Farm and of moderate to high sensitivity in the small area of wood pasture which could be vulnerable to the influence of development on pasture to the south. Development to the north toward Common Farm would be uncharacteristically conspicuous, being open countryside. There are public and private views from the PRow running along the northern edge of the parcel and properties situated to the north and south of the parcel. Overall, visual sensitivity is judged to be moderate with opportunities for mitigation.

Landscape Value

The parcel is considered to be of moderate value, reflecting the presence of the PRow immediately to the north and the presence of the wood pasture which enhances its character and possibly cultural and nature conservation interest.

Table 8.1 Overall Sensitivity and Value Summary Table for Land Parcel EHLP1

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – mixture of elements generally typical of the host LCA.
2 Condition of elements and features	High – boundary hedges and wood pasture appears well maintained.
3 Nature and complexity of landform	Moderate – flat, simple landform.
4 Scale and pattern of landscape	High – small scale with complex pattern.
5 Historic features and sense of time-depth	Moderate – some historic elements (wood pasture) and hence time-depth.
6 Presence of natural elements	Moderate – some presence of semi-natural habitat (full hedgerows and wood pasture).
7 Type of existing development	Moderate – development present, but not overly detracting influence.
8 Relationship to settlement edge	Moderate – adjoining settlement edge, no clear boundary feature.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – partially open with a strong visual relationship with the settlement edge.
2 Views available	Moderate – public and private views from PRow and surrounding housing.
3 Potential for mitigation	Moderate to High – development would be conspicuous but could be mitigated if kept towards existing settlement edge and afforded sensitive boundary treatment.
Landscape Value	
1 Distinctiveness of character	Moderate – pasture and wood pasture typical of host LCA.

2 Quality and condition of elements and features	Moderate – recognisable character with elements appearing to be in good condition.
3 Scenic value and aesthetic appeal	Moderate – overall of ordinary aesthetic appeal.
4 Presence of cultural, historic or nature conservation associations	Moderate – wood pasture of cultural and nature conservation interest.
5 Recreational opportunities	Moderate – PRoW forms northern boundary.
6 Levels of tranquillity	Moderate – some noise and visual intrusion (by settlement edge), but tranquil overall.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall, the parcel, as contained by the substantial hedgerow which divides it from land south of Common Farm, is judged to have moderate capacity to accommodate development, relating to existing development at Highfields Mead/The Chase, with associated mitigation leaving the wood pasture intact as a valued landscape feature. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows within and external to the parcel.
- Ensure that any extension of the existing built edge of East Hanningfield at Highfields Mead/The Chase respects the particular sensitivity and qualities of the area of wood pasture which is a distinct attribute of the parcel.

Table 8.2 Summary Table for Land Parcel EHLP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EHLP1	M	M	M	M	M

8.3 Land Parcel EHLP2

Land Parcel Location

Situated to the south east of East Hanningfield, east of Main Road.





Local Landscape Character Description

Characteristic of the parent LCA (F12) being part of wooded farmland comprising predominantly large arable fields, delineated with very mature treed field boundaries and ditches, with evidence of field boundary loss.

Visual Context and Characteristics

A landscape of moderate scale, partially enclosed but clearly part of the wider arable landscape of this locality. Medium and longer distance views, towards Danbury, are available, although these are filtered by overgrown boundary hedgerows. Public views are available from the PRow crossing.

Landscape Sensitivity to Development

Land to the east and south of Willis Farm, defined by field boundaries on its outer extent and largely the built edge of the village on its inner edge, which is uncharacteristically intrusive. The land is characteristically part of the host LCA (F12 East Hanningfield Wooded Farmland) with filtered views across large arable fields divided by hedgerows of variable density and condition. Notwithstanding the removal of some hedgerow boundaries, there is a reasonable sense of time-depth. Landscape character sensitivity is judged as moderate.

Visual Sensitivity to Development

Visual sensitivity is reasonably strong reflecting the generally open character of the landscape and the medium and long distance views available to, for example, the elevated land around Danbury. The industrial estate which forms the northern edge of the parcel has a strong visual presence over this and adjacent land, as viewed from the PRow traversing. Development would reinforce this impression of intrusion into this open landscape and difficult to successfully mitigate without substantial tree planting which would conflict with the overall open character of the landscape. Overall, visual sensitivity is judged to be high.

Landscape Value

Landscape value is judged to be moderate, reflecting its ordinary aesthetic appeal with limited access and probably limited nature conservation value.

Table 8.3 Overall Sensitivity and Value Summary Table for Land Parcel EHLP2

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – features typical of the host LCA.
2 Condition of elements and features	Low – hedgerows in declining condition.

3 Nature and complexity of landform	Moderate – flat landform.
4 Scale and pattern of landscape	Moderate – large-scale landscape with open patterns.
5 Historic features and sense of time-depth	Moderate – some time-depth in the retention of landscape structure.
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats.
7 Type of existing development	Moderate – development present at fringes, partially intrusive.
8 Relationship to settlement edge	Moderate – adjoining settlement edge with variable boundary features.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – reasonably strong intervisibility with settlement edge and the middle/long distance context.
2 Views available	Moderate – PRoW through and visible from some properties along the settlement edge.
3 Potential for mitigation	High – development would be conspicuous and difficult to mitigate without significant changes to landscape character.
Landscape Value	
1 Distinctiveness of character	Moderate – elements typical of LCA.
2 Quality and condition of elements and features	Moderate – elements in reasonable to poor condition which would benefit from enhancement.
3 Scenic value and aesthetic appeal	Moderate – of ordinary aesthetic appeal.
4 Presence of cultural, historic or nature conservation associations	Low – few cultural or nature conservation features.
5 Recreational opportunities	Low – limited recreational value, notwithstanding PRoW through.
6 Levels of tranquillity	Moderate – visual intrusion from adjacent industrial estate.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall landscape capacity is judged to be medium which reflects the open character of the landscape and the intrusive effect of development which would be difficult to successfully mitigate. Equally, the character of the land overall is not especially strong with some detracting features. Should development be proposed, key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows within and external to the parcel.
- Provide positive new settlement edge (softened and well integrated into the countryside).

Table 8.4 Summary Table for Land Parcel EHLP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EHLP2	M	M - H	H	M	L - M

8.4 Land Parcel EHLP3

Land Parcel Location

Land to the east and south east of East Hanningfield, north of Creephedge Lane.



Local Landscape Character Description

Characteristic of parent LCA (F12) being part of wooded farmland comprising predominantly large arable fields, delineated with very mature treed field boundaries and ditches, with evidence of field boundary loss.

Visual Context and Characteristics

An open arable landscape with medium and long-distance views to Danbury, filtered by overgrown hedgerows, with some mature trees. Public views from PRow through and adjacent.

Landscape Sensitivity to Development

Land to the west and south west of Hounds Hill Farm, The Spinney and Back Butts, defined by field boundaries, PRow and minor roads. The land is characteristically part of the host LCA (F12 East Hanningfield Wooded Farmland) with filtered views across large arable fields divided by hedgerows of variable density and condition. There are views back to East Hanningfield, in particular the industrial estate. Notwithstanding the removal of some hedgerow boundaries, there is a reasonable sense of time-depth, particularly associated with the green lane which forms the south eastern boundary Landscape character sensitivity judged as moderate.

Visual Sensitivity to Development

Visual sensitivity is reasonably strong reflecting the generally open character of the landscape and the medium and long distance views available to, for example, the elevated land around Danbury. The industrial estate which forms the north western edge of the parcel has a visual presence over this parcel and adjacent land and the PRow traversing, although not wholly out of keeping with farm buildings in the vicinity. Development would intrude into this open landscape and would be difficult to successfully mitigate without substantial tree planting which would conflict with the overall open character of the landscape. Overall, visual sensitivity is judged to be moderate to high.

Landscape Value

Landscape value is judged to be moderate to low, reflecting its ordinary aesthetic appeal with some access (St Peter's Way crosses) and probably limited nature conservation value.

Table 8.5 Overall Sensitivity and Value Summary Table for Land Parcel EHLP3

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – features typical of LCA principally boundary hedgerows containing large open fields.
2 Condition of elements and features	Low – hedgerows in declining condition.
3 Nature and complexity of landform	Moderate – flat landform.
4 Scale and pattern of landscape	Moderate – large-scale landscape with open patterns.
5 Historic features and sense of time-depth	Moderate – some time-depth in the retention of landscape structure.
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats.

7 Type of existing development	Moderate – development present at fringes, partially intrusive.
8 Relationship to settlement edge	Moderate – adjoining settlement edge with variable boundary features.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – reasonably strong intervisibility with settlement edge and middle/long distance context.
2 Views available	Moderate – PRoWs through, including Saffron Trail, and forming the southeastern boundary.
3 Potential for mitigation	High – development would be conspicuous and difficult to mitigate without significant changes to landscape character.
Landscape Value	
1 Distinctiveness of character	Moderate – elements typical of LCA.
2 Quality and condition of elements and features	Moderate – elements in reasonable to poor condition which would benefit from enhancement.
3 Scenic value and aesthetic appeal	Moderate – of ordinary aesthetic appeal.
4 Presence of cultural, historic or nature conservation associations	Low – few cultural or nature conservation features.
5 Recreational opportunities	Low – limited recreational value.
6 Levels of tranquillity	Moderate – visual intrusion from an adjacent industrial estate.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall landscape capacity is judged to be low to medium which reflects the open character of the landscape and the intrusive effect of development which would be difficult to mitigate. Equally, the character of the land overall is not especially strong with some detracting features.

Table 8.6 Summary Table for Land Parcel EHLP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EHLP3	M	M - H	H	M	L - M

8.5 Land Parcel EHLP4

Land Parcel Location

Land to the south of East Hanningfield, between Main Road and Old Church Road.



Local Landscape Character Description

Characteristic of parent LCA (F12) being part of wooded farmland comprising predominantly large arable fields, delineated with very mature treed field boundaries and ditches, with evidence of field boundary loss.

Visual Context and Characteristics

Medium-scale open arable landscape with short and medium distance views to East Hanningfield and to the south, filtered by hedgerows of variable strength and pockets of woodland. Private views are from fringing residential properties and public views from the Saffron Trail which bisects the parcel.

Landscape Sensitivity to Development

Land between Main Road and Old Church Road, comprising two fields in arable cultivation, part of the host LCA (F12 East Hanningfield Wooded Farmland) with filtered views across large arable fields divided by hedgerows of variable density and condition. There are medium and longer distance views to the south, and to the variable southern edge of East Hanningfield to the north, where the industrial estate intrudes into an otherwise typical edge-of-settlement character. In the north western field there are remnant over-mature trees marking the line of grubbed-out hedgerows.

Visual Sensitivity to Development

As part of an open arable landscape with medium scale fields and limited hedgerow and woodland cover, the land is open to medium and longer distance views to the south. The Saffron Trail divides the two fields, the north western one having greater connection to the village and a sense of relative enclosure, whilst the southern eastern field has greater visual exposure and visual connection with the land to the east of Main Road. There is some intervisibility with a line of properties along Old Church Road, although a substantial

boundary hedge limits this, whilst properties at Geoffrey Close overlook the north western field. Overall, visual sensitivity is judged to be moderate.

Landscape Value

The land has ordinary aesthetic appeal, is crossed by the Saffron Trail and is likely to have limited nature conservation interest.

Table 8.7 Overall Sensitivity and Value Summary Table for Land Parcel EHLP4

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – features typical of LCA principally boundary hedgerows containing large open fields.
2 Condition of elements and features	Low – hedgerows in declining condition.
3 Nature and complexity of landform	Moderate – flat landform.
4 Scale and pattern of landscape	Moderate – medium-scale landscape with open patterns.
5 Historic features and sense of time-depth	Moderate – some time-depth in the retention of landscape structure.
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats.
7 Type of existing development	Moderate – development present at fringes (industrial estate and Geoffrey Close), partially intrusive.
8 Relationship to settlement edge	Moderate – adjoining settlement edge with variable boundary features.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – reasonably strong intervisibility with settlement edge and middle/long distance context.
2 Views available	Moderate – PRoW through (Saffron Trail) and exposed to some properties on the fringes of the village (e.g. Geoffrey Close).
3 Potential for mitigation	Moderate – development could be accommodated with some mitigation e.g. reinstatement of field boundaries and strengthening of those existing.
Landscape Value	
1 Distinctiveness of character	Moderate – elements typical of LCA.
2 Quality and condition of elements and features	Moderate – elements in reasonable to poor condition which would benefit from enhancement.
3 Scenic value and aesthetic appeal	Moderate – of ordinary aesthetic appeal.

4 Presence of cultural, historic or nature conservation associations	Low – few cultural or nature conservation features.
5 Recreational opportunities	Moderate – Saffron Trail crosses.
6 Levels of tranquillity	Moderate – visual intrusion from adjacent industrial estate.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Landscape capacity is judged to be medium on the north western field, low on the south eastern field, reflecting their relative exposure and the opportunities for mitigation through, for example, reinstatement of field boundaries, perhaps using these to guide the line of a new southern edge to the village toward properties lined along Old Church Road, which in combination with a substantial green buffer would soften the currently intrusive edge. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Reinstatement, maintenance and strengthening of existing hedgerows within and external to the parcel.
- Retain and strengthen existing boundary hedgerows with new hedgerow and tree planting (hedgerow trees /copses) to form new settlement edge.
- Residential properties on the settlement edge – implement physical and green buffers to minimise impact on views.

Table 8.8 Summary Table for Land Parcel EHLP4

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
EHLP4	M	M – H	M	M	M

Figure 8.2 East Hanningfield: Landscape Sensitivity

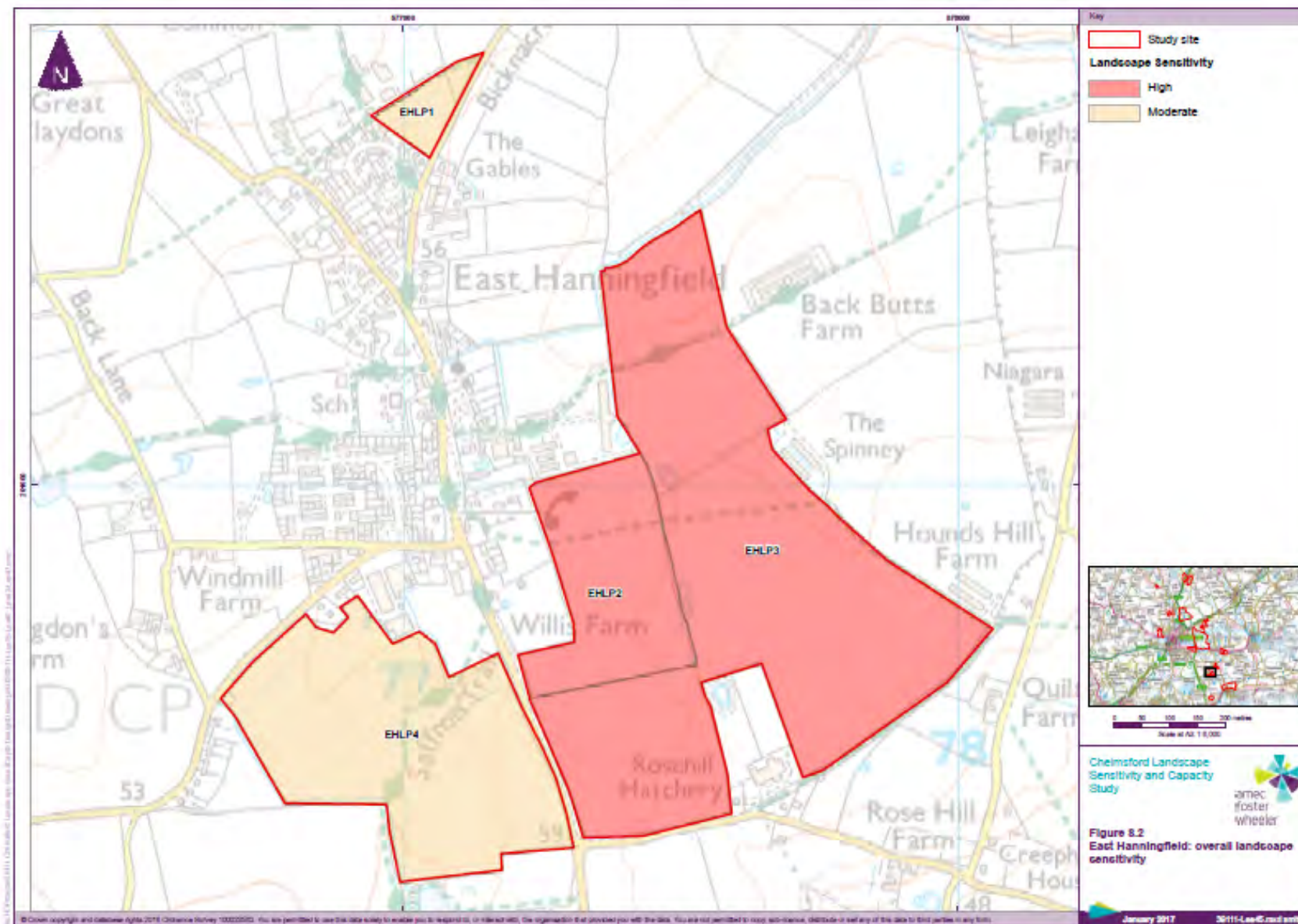
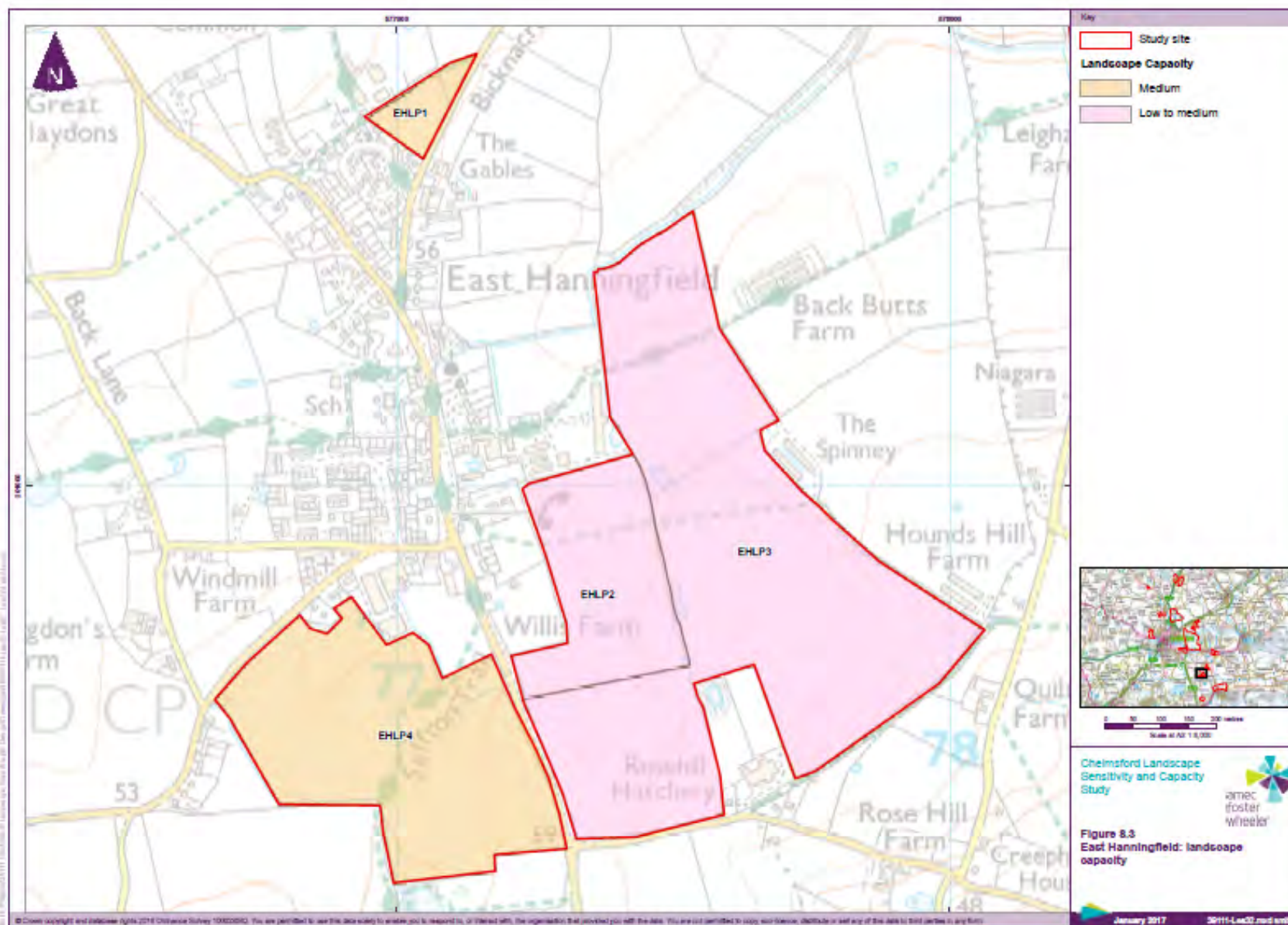


Figure 8.3 East Hanningfield: Landscape Capacity



9. Ford End

9.1 Local landscape character context

This Study Site is associated with the village of Ford End. It divides into two geographically separate areas, one located to the west of the village (off Back Lane) and the other located to the south of the village. The areas lying west of the B1008 (north of the village) and Pleshey Road lie within the eastern edges of the Pleshey Farmland Plateau Landscape Character Area (B15) as described by the Chelmsford LCA 2006 (Chelmsford LCA). Those areas lying to the east of the B1008 (north of the village) Pleshey Road lie within the Upper Chelmsford River Valley LCA (A6).

Figure 9.1 illustrates the landscape and visual context of the Study Site. This Study Site has been subdivided into 4 Land Parcels.

Pleshey Farmland Plateau Landscape Character Area (B15)

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 greens and ponds.
- ▶ Comprehensive network of narrow, winding lanes.
- ▶ Strong sense of tranquillity.

Whilst there is a higher presence of woodland and tree cover in this LCA; with settlements and isolated farmsteads screened from the surrounding open farmland. The LCA describes more open views across the patchwork of fields on higher land located in the middle and eastern parts of the area where there are fewer trees and woodlands. It also describes the presence of small fields and paddocks (with improved grassland and wooden or white tape fencing) that cluster around farmsteads and hamlets.

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

- ▶ Potential for erection of new farm buildings on higher areas, which could be conspicuous on the skyline.
- ▶ Potential further decline in condition of field boundaries through agricultural intensification.

The Chelmsford LCA describes the following sensitivities to change of relevance to the Study Site:

- ▶ Sinuous hedgerows and ditches and small pockets of deciduous woodland are sensitive to changes in land management.
- ▶ Strong sense of historic integrity, resulting from a dispersed historic settlement pattern and several large halls.
- ▶ Comprehensive network of quiet rural lanes and byways potentially sensitive to increased traffic flow associated with new development.
- ▶ Important wildlife habitats.
- ▶ Overall sense of tranquillity.

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape 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; and
- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

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

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and enhance existing hedgerow network.
- ▶ Conserve and manage areas of ancient and semi-natural woodland as important historical, landscape and nature conservation features.
- ▶ Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

Upper Chelmer River Valley Landscape Character Area (A6)

Those areas located to the east of the B1008/Pleshey Road are located mid-way along the Upper Chelmsford River Valley LCA (A6). Here the Study Site adjoins the village of Ford End that is located on the upper western valley sides of the River Chelmer. Key characteristics of relevance include:

- ▶ Arable valley sides with a fairly open character.
- ▶ Small linear settlements occupy the upper valley sides.
- ▶ Mostly tranquil away from Chelmsford.

Whilst the valley floor is described as having an enclosed character and restricted views, the undulating valley sides have a more open character with low thick but fragmented hedgerows, scattered hedgerow trees and only occasional woods separating the large arable fields that line the valley sides meeting at the river. It also describes the majority of settlements (such as Ford End) as situated high on the valley sides with very limited modern development.

The Chelmsford LCA describes the following planning and land management issues of relevance to the Study Sites:

- ▶ Potential for erection of new farm buildings on the valley slopes, which would be conspicuous on the skyline.
- ▶ Potential residential expansion of villages onto valley slopes, which would be conspicuous on the skyline.
- ▶ Increasing traffic on minor roads.
- ▶ Potential further decline in condition of field boundaries through agricultural intensification.

The Chelmsford LCA describes the following sensitivities to change of relevance to the Study Sites:

- ▶ The skyline of the valley slopes is visually sensitive, with open and framed views cross-valley views and long views along the river valley corridor potentially affected by tall new or non-screened new development.
- ▶ Views to the valley sides from adjoining LCAs are also sensitive.

- ▶ Strong sense of historic integrity, with largely surviving pattern of medieval dispersed settlement, isolated farms, moated sites and small hamlets strung out along linear greens, small historic parklands and a number of churches and local vernacular buildings.
- ▶ Dense riverside trees and small wet woodland on sloping valley sides.
- ▶ Important wildlife habitats.

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in a similar way to that identified for the neighbouring Pleshey Farmland Plateau Landscape Character Area (B15)

Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

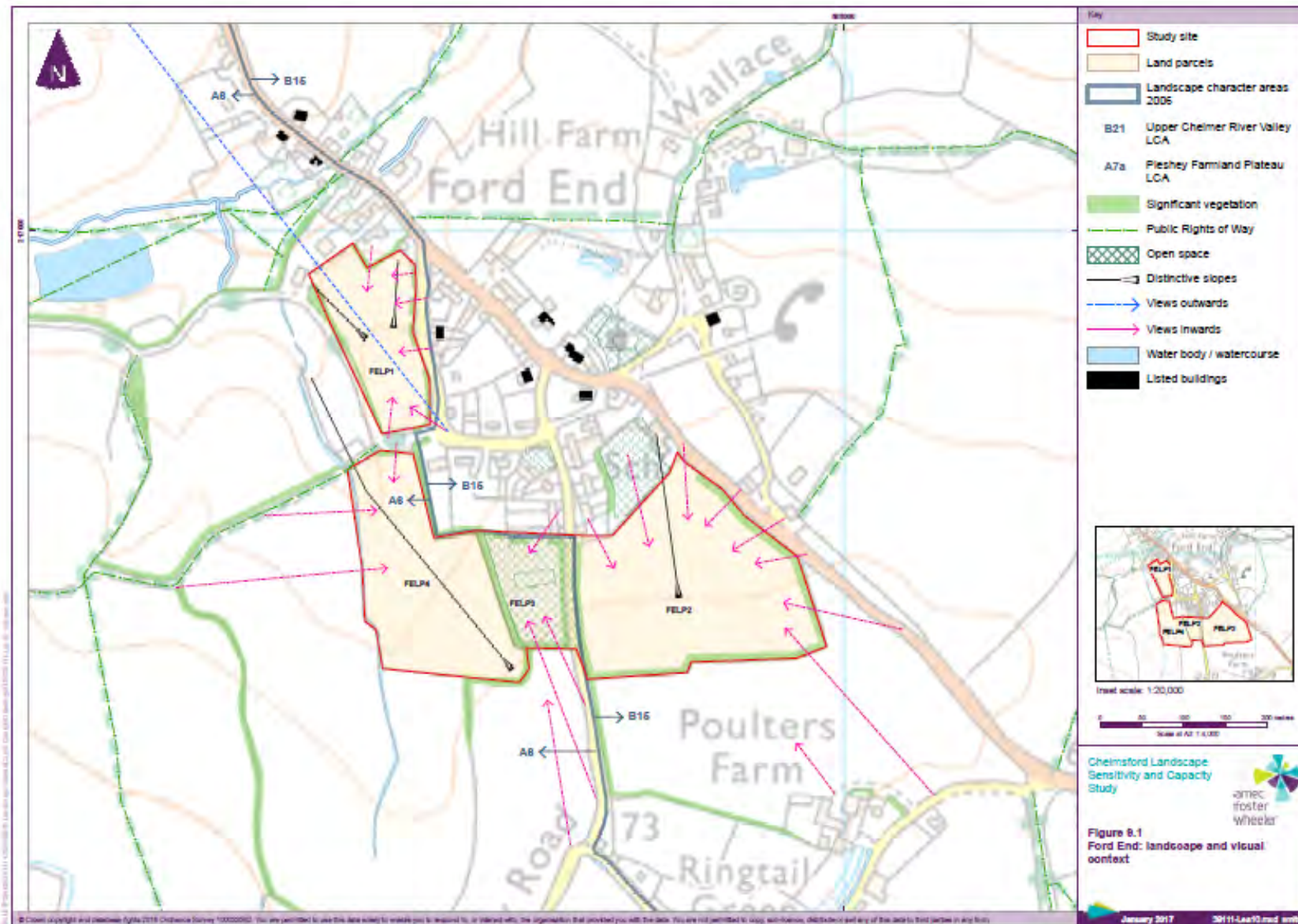
- ▶ Consider the visual impact of new residential development and farm buildings upon the valley sides.
- ▶ Conserve and enhance cross-valley views and characteristic views across and along the valley.
- ▶ Ensure any new development on valley sides is small-scale, responding to historic settlement pattern, 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.

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and enhance existing hedgerow network 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.
- ▶ Strengthen the recreational role of the woodland reserve.
- ▶ Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

The following sections record the assessment and analysis of the 3 land parcels FELP1, FELP2 and FELP3) that together form the West Chelmsford Study Site.

Figure 9.1 Ford End: Landscape and Visual Context



9.2 Land Parcel FELP1

Land Parcel Location

Land Parcel FELP1 is located to the west of the village off Back Lane.



Local Landscape Character Description

The area forms a part of the Pleshey Farmland Plateau Landscape Character Area (B15), as defined by the Chelmsford LCA. It consists of a single medium sized arable field that forms a part of an open area of countryside located on the edge slopes of an elevated plateau area and forms a part of the setting of the settlement. It has some elements/ features that are representative of the host LCA such as medium sized arable fields, narrow winding lanes and open views associated with higher land.

Visual Context and Characteristics

The area is relatively open in character due to its elevated and sloping landform and the lack of screening vegetation; boundary hedgerows are intermittent. The area is viewed by residential properties associated with the settlement edge (notably along Back Lane), adjoining PRowWs and the B1008 within the immediate surroundings, and from the wider settled countryside to the north (including the village of North End).

Landscape Sensitivity to Development

As noted above the area contains elements and features that are typical of character; and character is intact and recognisable. The area adjoins the settlement edge, separated by an inconsistent boundary consisting of fragmented mature hedgerows/ hedgerow trees. Landform within the field is slightly elevated above the adjoining lane to the east, and falls away from the elevated settlement of Ford End towards a tributary of the Chelmer Valley (affording open views to the north). The presence of mature trees and the relationship with the historic buildings / narrow winding lane on the settlement edge provide a strong sense of time-depth. Semi-natural habitats are limited to boundary hedgerows and hedgerow trees), and there is some evidence of decline associated with fragmented and under-managed hedgerows. This land parcel is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

The area forms a part of an open area of countryside located on the edge slopes of an elevated plateau area. Due to a combination of elevated/ sloping landform and intermittent boundary vegetation, it is very open with high levels of inter-visibility and a high number of public and private views. Development would be conspicuous and mitigation would undermine local landscape character. Overall the land parcel is judged to be of high visual sensitivity.

Landscape Value

The land parcel is judged to be of moderate value. This is an ordinary non-designated landscape with a recognisable and intact character. Character and scenic value has become undermined by a slight decline in hedgerow condition. Although there are reasonably attractive views across the wider settled farmland to the north, there is no recreational value.

Table 9.1 Overall Sensitivity and Value Summary Table for Land Parcel FELP1

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character including open views associated with higher land.
2 Condition of elements and features	Low - Moderate – elements/ features are in moderate condition with some decline in condition of hedgerows (fragmentation and under management).
3 Nature and complexity of landform	Moderate – gently undulating/ rolling and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium scale landscape with simple patterns.
5 Historic features and sense of time-depth	High – presence of historic elements (mature trees and the relationship with the historic buildings/ narrow winding lane) provide strong sense of time-depth (undermined slightly by adjoining large agricultural sheds).
6 Presence of natural elements	Low – limited presence of semi-natural habitats associated hedgerows.
7 Type of existing development	High – development typical of character (along lane).
8 Relationship to settlement edge	Moderate – adjoins the settlement via an inconsistent boundary feature.
Visual Sensitivity	
1 Openness and inter-visibility	High – the area is very open and elevated with high levels of inter-visibility, and a strong visual relationship with the wider countryside.
2 Views available	High – the area has a high number of public and private views.
3 Potential for mitigation	High – development across the majority of the area would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character).
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation (single Listed Building along Back Lane).

2 Quality and condition of elements and features	Moderate – recognisable and intact character (dominated by distinctive landform); hedgerows are in declining (i.e. fragmented and under-managed). The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – moderate or 'ordinary' aesthetic appeal associated with reasonable attractive elevated views across open countryside to the north.
4 Presence of cultural, historic or nature conservation associations	Low – few nature conservation features (hedgerows).
5 Recreational opportunities	Low to Moderate – no public access but adjoining PROW to west and south and lane to east.
6 Levels of tranquillity	Moderate – some interruption by noise levels associated with the B1008; and visual intrusion of the large sheds and the presence of settlement edge.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of high overall landscape sensitivity and moderate value with a low to medium landscape capacity to accommodate low rise residential and employment development. Development would be less appropriate/ difficult to accommodate without undermining landscape character.

Table 9.2 Summary Table for Land Parcel FELP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
FELP1	M	H	H	M	L-M

9.3 Land Parcel FELP2

Land Parcel Location

Land Parcel FELP2 is located on the southern edge of Ford End, between Pleshey Road and the B1008¹⁵.



Local Landscape Character Description

The area is located on the eastern edge of the Upper Chelmer River Valley Landscape Character Area (A6). It consists of a single medium sized field located on the upper valley slopes of the Chelmer River Valley. It has a limited number of elements/ features that are representative of the host LCA such as arable valley sides, medium sized arable fields and narrow winding lanes.

¹⁵ There is no public access to this land and observations were made from surrounding roads/PROW

Visual Context and Characteristics

Gently rising landform within the area (rising away from the settlement edge) combine with adjoining fragmented/ under-managed hedgerows and limited hedgerow tree cover to provide varying degrees of openness and enclosure. Views are restricted and often foreshortened by rising landform to the south, vegetation to the west and east, and built development within the settlement to the north.

Public views are generally quite limited, although the area is visible on approach into the settlement along the B1008; with intermittent views through thinning/ gapping/ absent hedgerows. In addition, the absence of screening vegetation along the northern boundary affords a larger number of open and private views from residential properties and the primary school both adjoining and within the southern parts of the settlement. Private views are also available to a small number of isolated residential properties/ farmsteads within the immediate surroundings (associated with Pleshey Road, B1008 and School Lane).

Landscape Sensitivity to Development

Whilst the area has some elements/ features in common with typical character, the area adjoins the settlement edge predominantly comprised of post and wire fencing. With no clearly defined boundary, modern built development and fencing within the settlement exerts a detractive influence across the area. Semi-natural habitats are limited to hedgerows and hedgerow trees. There is a limited sense of time-depth associated with the hedgerows and winding lanes although this is undermined by modern development and the busy B1008. This land parcel is judged to be of low to moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to the sloping landform and vegetation associated with the site boundary and immediate surroundings; the area is partially visible with moderate levels of inter-visibility. There are moderate levels of public and private views; notably attached to the settlement edge and the B1008 approach into the settlement.

The strong influence of the existing hard/ poor quality built edge of the settlement moderates the degree of visual sensitivity and it is judged that whilst development would be visible it would not lead to unacceptable visual intrusion with the implementation of a positive new settlement edge (softened and well integrated into the countryside). Overall development would be reasonably conspicuous although could be successfully mitigated through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and small woods/ copses in keeping with character of the local landscape. Overall the land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The land parcel is judged to be of moderate value. This is an ordinary non-designated landscape with a recognisable and intact character. Character and scenic value have become undermined by the slight decline in hedgerow condition and the influence of modern development. There is no recreational value.

Table 9.3 Overall Sensitivity and Value Summary Table for Land Parcel FELP2

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low - Moderate – elements/ features are in moderate condition with some decline in condition of hedgerows (fragmentation and under management).
3 Nature and complexity of landform	Moderate – gently undulating and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium scale landscape with simple patterns.

5 Historic features and sense of time-depth	Low - Moderate – limited sense of time-depth (hedgerows and winding lanes).
6 Presence of natural elements	Low – limited presence of semi-natural habitats associated hedgerows/ hedgerow trees.
7 Type of existing development	Low – modern residential/ school development is non typical of character and exerts a detractive influence.
8 Relationship to settlement edge	Low – adjoining settlement with no clear defining boundary (fencing).
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – the area is partially visible with moderate levels of inter-visibility. Views are restricted and often foreshortened by rising landform to the south, vegetation to the east/ west and built development within the settlement to the north).
2 Views available	Moderate – the area has a moderate number of public and private views; associated with the immediate surroundings (notably associated with the settlement edge, the B1008 approach into the settlement).
3 Potential for mitigation	Moderate – development would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and small woods/ copses in keeping with character of the local landscape.
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Moderate – recognisable and intact character; hedgerows are in declining (i.e. fragmented and under-managed). The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – moderate or 'ordinary' aesthetic appeal associated with reasonable attractive elevated views across open fields.
4 Presence of cultural, historic or nature conservation associations	Low – few nature conservation features (hedgerows).
5 Recreational opportunities	Low – no public access.
6 Levels of tranquillity	Low to Moderate – some interruption by noise levels associated with the B1008 and Pleshey Road; and visual intrusion by the settlement edge (decreasing southwards).

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and moderate value with a medium landscape capacity to accommodate low rise residential and employment development due to its relationship with the settlement edge and the degree of visual enclosure (provided by vegetation and landform). Here capacity is subject to careful siting/ design of development and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and small woods/ copse in keeping with the character of the landscape and village edge. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Existing settlement edge (residential properties and school) - implement physical and green buffers to minimise impact on views.

- Retain and strengthen existing boundary hedgerows with new hedgerow and tree planting (hedgerow trees / small woods / copses).
- B1008 and Pleshey Road - retain and strengthen existing hedgerow and hedgerow trees to minimise impact on rural qualities of the lane on its approach into the settlement.
- Provide a positive new southern settlement edge (softened and well integrated into the countryside).

Table 9.4 Summary Table for Land Parcel FELP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
FELP2	L - M	M	M	M	M

9.4 Land Parcel FELP3

Land Parcel Location

Land Parcel FELP3 is located on the southern edge of Ford End and to the west of Pleshey Road.



Local Landscape Character Description

The area forms a part of the Pleshey Farmland Plateau Landscape Character Area (B15), as defined by the Chelmsford LCA. However this area consists of public open space (POS) and includes a play area, kick-about grassed area and small gravelled car park accessed off Pleshey Road. Whilst there are dense and tall native boundary hedgerows to the south, west and east are remnant of the historic field pattern and are typical of adjoining character. Land use, facilities and modern development to the north combine to give this area a village character.

Visual Context and Characteristics

Flat/ gently rising landform combined with dense hedgerow vegetation provide a strong degree of visual enclosure to the north, south and west. However whilst modern residential properties restrict the availability of views from the wider village; views are available from residential properties within the immediate vicinity. Overall views are limited to those locations immediately adjoining the parcel.

Public views area available to users of the open space itself and glimpsed views from the access off Pleshey Road. Private views are limited to a small number of residential properties to the north.

Landscape Sensitivity to Development

Whilst the parcel area is non-typical of adjoining landscape character, the area has an intact and recognisable village character. Semi-natural habitats are limited to boundary hedgerows. There is a limited sense of time-depth associated with the outer boundary hedgerows and adjoining lane; although this is

undermined by its land use/ facilities, adjoining modern residential development (fencing, built development) and modern field division. Whilst this POS is considered typical of modern development within villages, it is replaceable elsewhere within the village. Overall this parcel is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

The area is well contained to the east, south and west by vegetation but partially open to the north with some inter-visibility associated with modern residential properties to the north that have views across the area. Overall the area is partially open (to the north) with moderate numbers of public and private views. Development would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and small woods / copses in keeping with character of the local landscape and village edge. Overall this land parcel is judged to be of moderate visual sensitivity.

Landscape Value

This land parcel is judged to be of moderate value. Whilst this POS is in good condition and has high recreational value, it has limited nature conservation interest (hedgerows, hedgerow trees). Character and scenic value has become undermined by the influence of modern development.

Table 9.5 Overall Sensitivity and Value Summary Table for Land Parcel FELP3

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – non-typical adjoining landscape character; although has a character typical of a village POS.
2 Condition of elements and features	Moderate – elements/ features are in moderate to good condition.
3 Nature and complexity of landform	Moderate – flat/ gently rising and simple natural landform.
4 Scale and pattern of landscape	Moderate – small/ medium scale landscape with simple patterns.
5 Historic features and sense of time-depth	Low – limited sense of time-depth (hedgerows and winding lanes); substantially undermined by modern residential development, land use and facilities.
6 Presence of natural elements	Low – limited presence of semi-natural habitats associated hedgerows.
7 Type of existing development	Low to Moderate – modern residential development exerts a detractive influence.
8 Relationship to settlement edge	Moderate – adjoining settlement with inconsistent defining boundary (fencing/ hedgerows).
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – the area is partially visible. Well contained to the east, south and west by vegetation; some inter-visibility associated with modern residential properties to the north.
2 Views available	Moderate – The area has a moderate number of public and private views; associated with users of the open space itself, glimpsed views from the access off Pleshey Road, and private views from a small number of residential properties to the north.
3 Potential for mitigation	Moderate – development would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development and the implementation/

	enhancement of hedgerows, hedgerow trees and small woods/ copses in keeping with character of the local landscape.
Landscape Value	
1 Distinctiveness of character	Moderate – contains limited landscape/ features that are typical of character, but not particularly valued or supported through designation other than its open space.
2 Quality and condition of elements and features	Moderate – recognisable and intact village character.
3 Scenic value and aesthetic appeal	Moderate – moderate or 'ordinary' aesthetic appeal associated with reasonable attractive elevated views across well maintained open space.
4 Presence of cultural, historic or nature conservation associations	Low – few nature conservation features (hedgerows).
5 Recreational opportunities	High – public open space.
6 Levels of tranquillity	Low – as an open space (kick-about area with play area), levels of tranquillity are lower and disturbed by activities at certain times of the day and week. In addition there is some interruption by noise levels associated with Pleshey Road; and visual intrusion by the settlement edge.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and moderate value with a medium landscape capacity to accommodate low rise residential and employment development due to its relationship with the settlement edge and the degree of visual enclosure (provided by vegetation and landform). Here capacity is subject to careful siting/ design of development and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and small woods/ copse in keeping with the character of the landscape and village edge. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Re-provision of public open space elsewhere within the village.
- Retain and strengthen existing boundary hedgerows with new hedgerow and tree planting (hedgerow trees/ small woods/ copses).
- Existing settlement edge (residential properties) - implement physical and green buffers to minimise impact on views.
- Pleshey Road - retain existing hedgerow and hedgerow trees to minimise impact on rural qualities of the lane on its approach into the settlement.
- Provide a positive new southern settlement edge (softened and well integrated into the countryside).

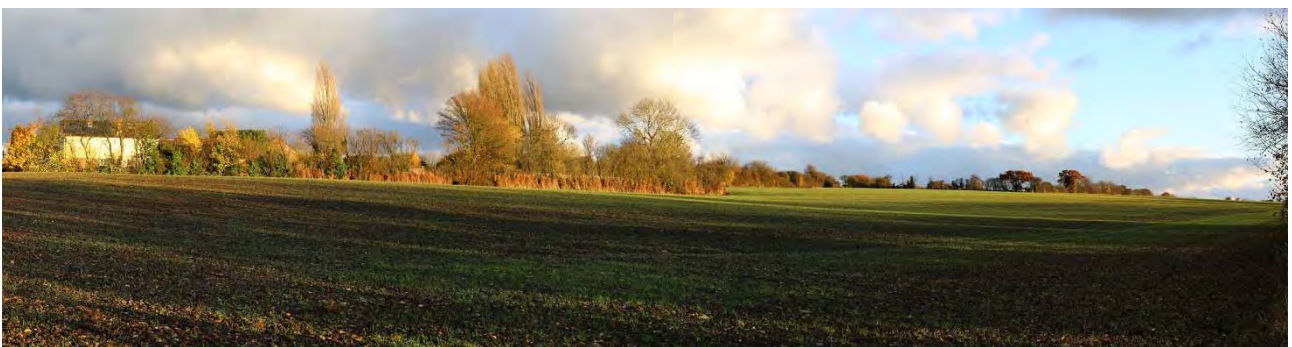
Table 9.6 Summary table for Land Parcel FELP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
FELP3	M	M	M	M	M

9.5 Land Parcel FELP4

Land Parcel Location

Land Parcel FELP4 is located to the south west of the village; and immediately to the west of FELP3¹⁶.



Local Landscape Character Description

The area forms a part of the Pleshey Farmland Plateau Landscape Character Area (B15), as defined by the Chelmsford LCA. It consists of the northern part of a medium sized arable field that forms a part of an open area of countryside located on the edge slopes of an elevated plateau area and forms a part of the setting of the settlement. The area has a limited number of elements/ features that are typical of the host LCA such as medium sized arable fields and open views associated with higher land.

Visual Context and Characteristics

The area is relatively open in character due to its elevated and sloping landform and the lack of screening vegetation; hedgerows are fragmented and under managed. The area is viewed by both residents and users of the PRoW on the edges and the immediate vicinity of the village; and from the wider settled countryside to the north (including the B1008 and village of North End).

Landscape Sensitivity to Development

As noted above the area contains elements and features that are typical of character; and character is intact and recognisable. The area adjoins the settlement with hedgerows (with occasional hedgerow trees) providing a softened edge to the settlement and only occasional views of modern residential development. Hedgerows, hedgerow trees and ditches form the only semi-natural habitats within the area and these are showing signs of decline (fragmentation and under-management) and provide a limited sense of time-depth (undermined by views of modern development). This land parcel is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to a combination of elevated/ sloping landform and lack of screening vegetation the area is very open with high levels of inter-visibility and a high number of public and private views. Development would be

¹⁶ There is no public access to this land and observations were made from surrounding roads/PRoW

conspicuous and mitigation would undermine local landscape character. Overall the land parcel is judged to be of high visual sensitivity.

Landscape Value

The land parcel is judged to be of moderate value. This is an ordinary non-designated landscape with a recognisable and intact character. Character and scenic value has become undermined by the slight decline in hedgerow condition and occasional views of modern residential development. Although there are reasonably attractive views across the wider settled farmland to the north. There is no recreational value.

Table 9.7 Overall Sensitivity and Value Summary Table for Land Parcel FELP4

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character including open views associated with higher land.
2 Condition of elements and features	Low - Moderate – elements/ features are in moderate condition with some decline in condition of hedgerows (fragmentation and under management).
3 Nature and complexity of landform	Moderate – gently undulating / rolling and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium scale landscape with simple patterns.
5 Historic features and sense of time-depth	Moderate – limited presence of historic elements (hedgerows, hedgerow trees and ditches) that provide some sense of time-depth.
6 Presence of natural elements	Low – limited presence of semi-natural habitats associated hedgerows.
7 Type of existing development	Low to Moderate – occasional views of modern residential development not typical of character.
8 Relationship to settlement edge	Moderate – adjoins the settlement with hedgerows (with occasional hedgerow trees) providing a softened but inconsistent edge to the settlement.
Visual Sensitivity	
1 Openness and inter-visibility	High – the area is very open and elevated with high levels of inter-visibility, and a strong visual relationship with the wider countryside.
2 Views available	Moderate – the area has a various public and private views from PRoW and adjacent properties.
3 Potential for mitigation	High – development across the majority of the area would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character).
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Moderate – recognisable and intact character (dominated by distinctive landform); hedgerows are in decline (i.e. fragmented and under-managed). The Chelmsford LCA aims for conservation and enhancement.

3 Scenic value and aesthetic appeal	Moderate – moderate or ‘ordinary’ aesthetic appeal associated with reasonable attractive elevated views across open countryside to the north; undermined by the slight decline in hedgerow condition and occasional views of modern residential development.
4 Presence of cultural, historic or nature conservation associations	Low – few nature conservation features (hedgerows).
5 Recreational opportunities	Low – no public access but adjoining PROW to south
6 Levels of tranquillity	Moderate to High – high degree of remoteness/ peacefulness associated with this area; impinged on slightly by occasional visual intrusion of the settlement edge.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of high overall landscape sensitivity and moderate value with a low to medium landscape capacity to accommodate low rise residential and employment development. It is judged that development would be less appropriate/ difficult to accommodate without undermining landscape character.

Table 9.8 Summary Table for Land Parcel FELP4

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
FELP4	M	H	H	M	L - M

Figure 9.2 Ford End: Landscape Sensitivity

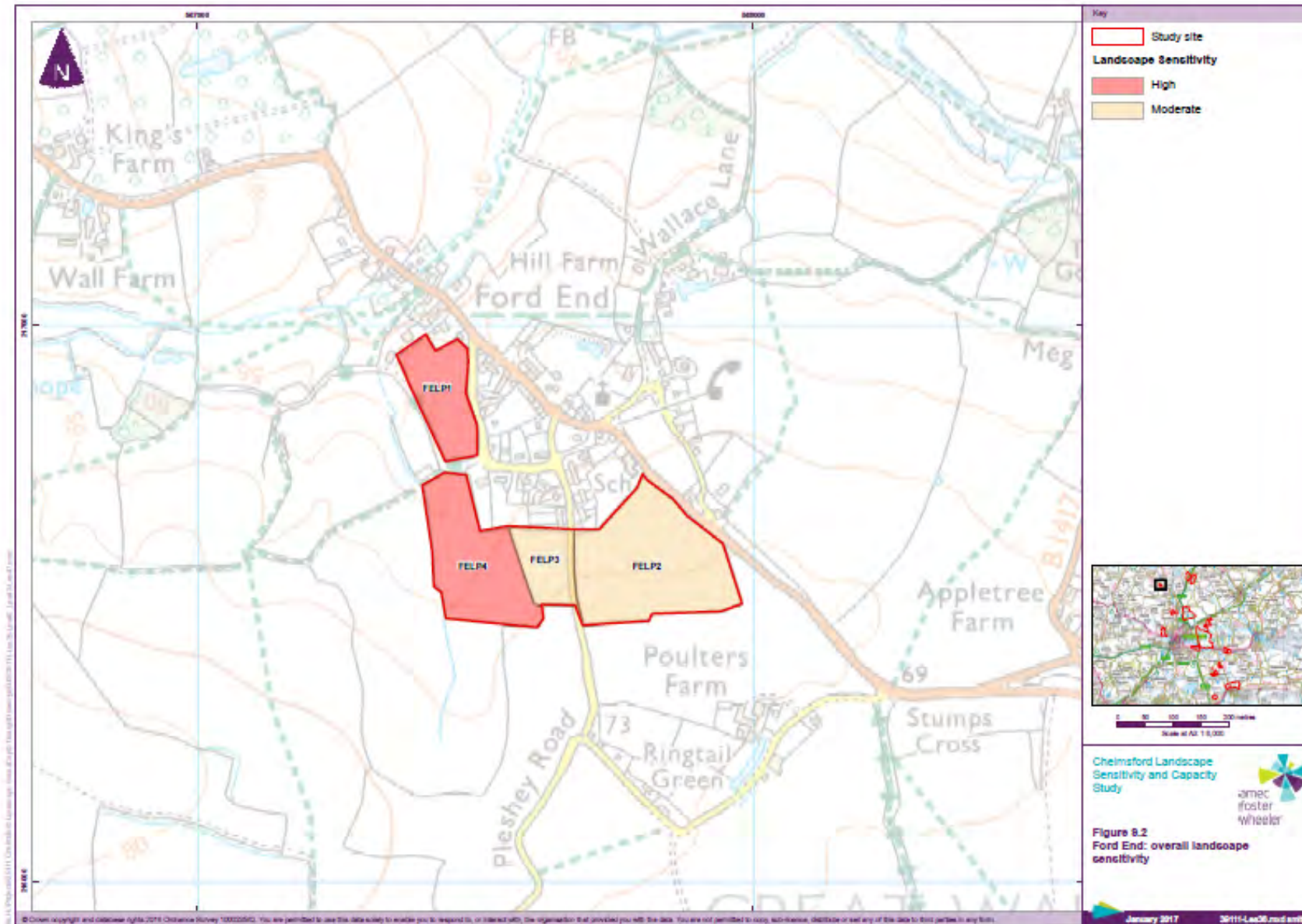
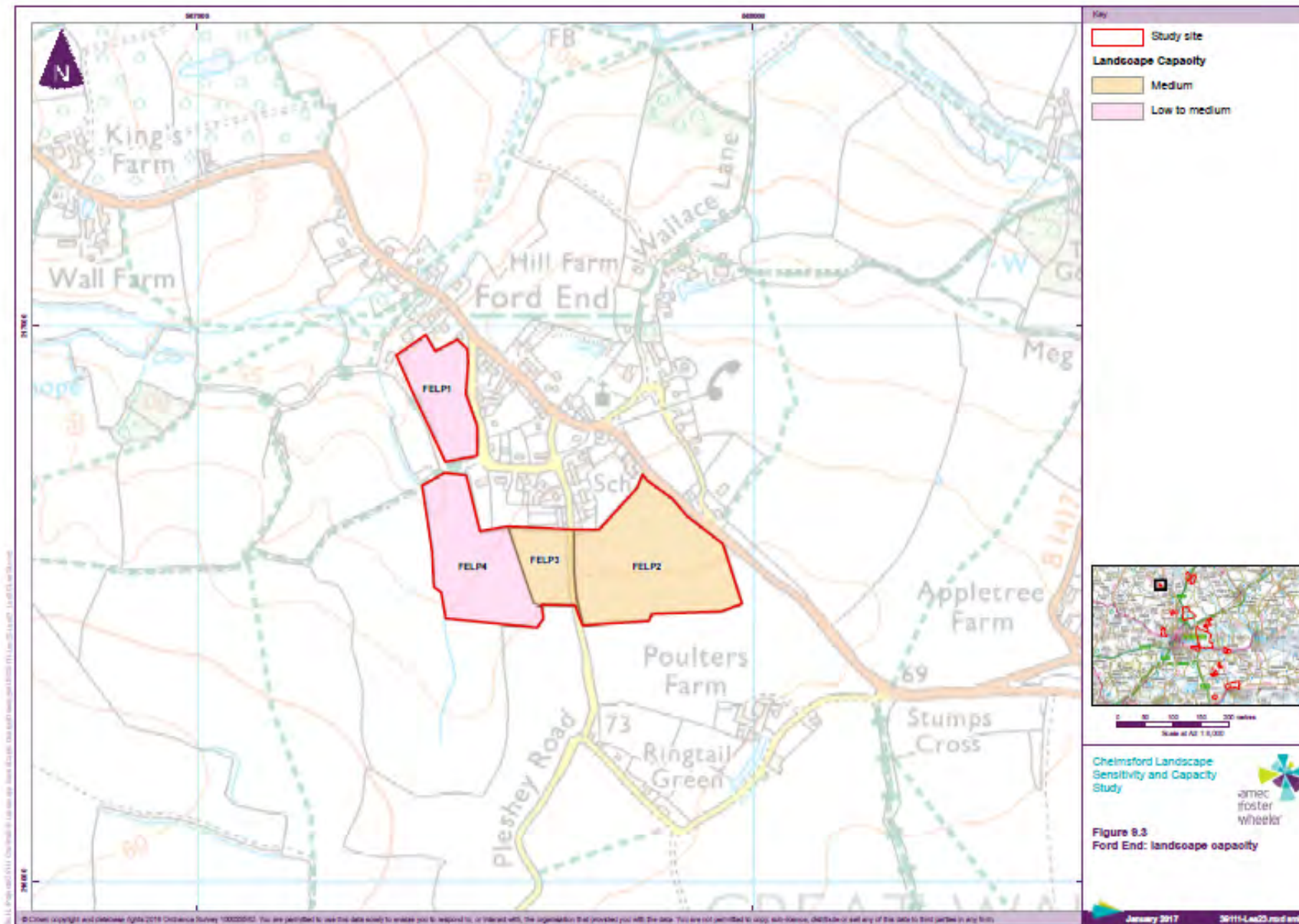


Figure 9.3 Ford End: Landscape Capacity



10. Great Leighs

10.1 Local landscape character context

This Study Site is associated with the village of Great Leighs. It divides into two geographically separate areas, one located to the west of the village (and adjoining the A131) and the other located on the eastern edges of village. The entire area lies within the north western edges of the Terling Farmland Plateau Landscape Character Area (B17) as described by the Chelmsford LCA 2006 (Chelmsford LCA).

Figure 10.1 illustrates the landscape and visual context of the Study Site. This Study Site has been sub-divided into 10 Land Parcels; 6 to the east of Great Leighs and 4 to the west of Great Leighs.

Terling Farmland Plateau Landscape Character Area (B17)

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 arable 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.

The Chelmsford LCA describes a farmland plateau landscape that extends across rolling hills and valleys. There are several ponds and depressions in the middle of large fields that tend to be surrounded by trees. It notes the presence of thick but intermittent hedgerows with frequent hedgerow trees and many pockets (small woods and copses) of predominantly deciduous woodland (with occasional mixed woodland). These are described as coalescing in long views to create the illusion of a wooded horizon. It also notes a variation between open and panoramic views depending on locality and the density of tree cover. The settlement pattern is dispersed and characterised by small isolated hamlets and farmsteads that are occasionally moated and often dispersed along lanes.

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

- ▶ Potential for erection of new farm buildings and residential dwellings on the edge of settlements, which would be conspicuous on the skyline.
- ▶ Potential further decline in condition of field boundaries through agricultural intensification.

The Chelmsford LCA does not separately cite any sensitivities to change.

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape 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; and
- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

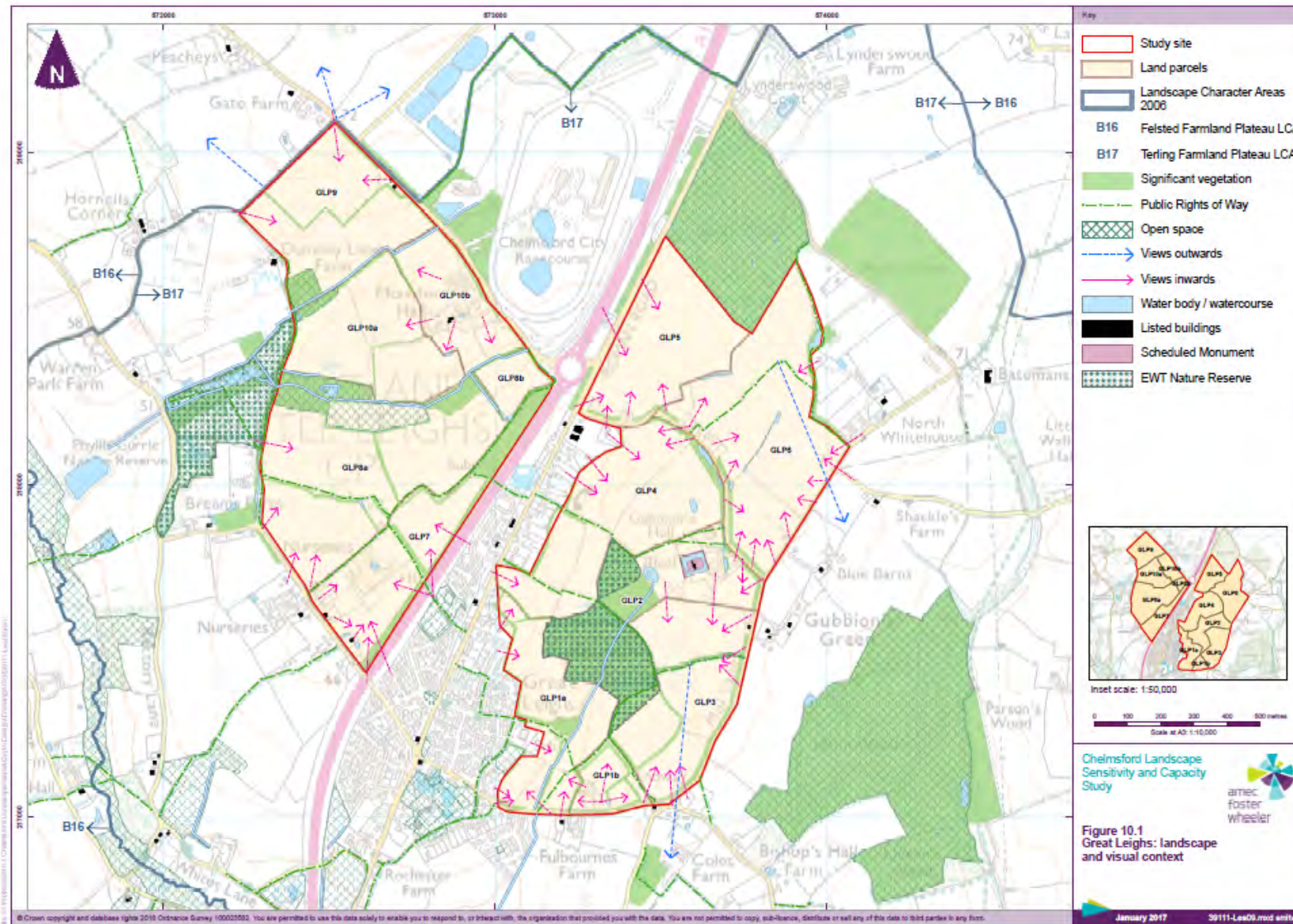
- ▶ Ensure that new build is in keeping with character.
- ▶ Conserve and enhance the landscape setting of settlements.

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

Suggested Land Management Guidelines of relevance include:

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

Figure 10.1 Great Leighs Landscape and Visual Context



10.2 Land Parcel GLP1

Land Parcel Location

Land Parcel GLP1 adjoins the south eastern edge of Great Leighs and is bordered by Mill Lane, Public Rights of Way and Sandylay and Moat Woods Nature Reserve.



Local Landscape Character Description

The area forms a part of the Terling Farmland Plateau landscape character area (B17), as defined by the Chelmsford LCA. It has some characteristics in common with the LCA such as its rolling landform, a number of medium to large scale fields and a high presence of hedgerow trees and pockets of woodland. However, it differs in character with a greater number of small scale fields, a predominance of pastoral fields (in the form of rough pasture and paddocks) and a stream valley that combine to form a complex and intimate scale of landscape and varying degrees of enclosure.

Visual Context and Characteristics

Overall the area is visually well contained and views are limited to locations either within the area or within its immediate vicinity. These include public views from a number of PRoWs both within and adjoining the area, open access woodland immediately to the north (Sandylay Wood) and short sections of Mill Lane on approach into the settlement. Despite proximity there are few public or private views from the settlement edge to the west due to the presence of dense boundary vegetation. A small number of public and private views available from the edge of the settlement to the south and isolated residential receptors located off Mill Lane.

Landscape Sensitivity to Development

As noted above, this landscape is not particularly representative of typical character but has a reasonably strong and intact character. Woodland, hedgerows and the stream course and pond are all valued semi-natural habitats. Together with enclosure and hedgerow patterns, these features convey a strong sense of time-depth that is undermined only by the occasional presence of modern development on the fringes of the settlement (associated with the school and modern residential development) and recent field subdivision associated with the paddocks to the east. The area has been sub-divided to reflect clear differences in sensitivities relating to its relationship to the settlement edge and the role that existing development plays. Sub-area GLP1a adjoins the settlement edge off Boreham Road, with settlement to the west and south. Here modern built development exerts an influence across the landscape; particularly that associated with the school. Whilst Sub-area GLP1b is remote from the settlement edge, has a strong rural character and development in the form of isolated/ groups of residential properties and farmsteads are more typical of the surrounding farmed landscape.

Overall this parcel is judged to be of moderate to high landscape sensitivity with a reasonably strong character, with some evidence of alteration/ degradation of features. At a finer grain Sub-area GLP1a adjoining the settlement is considered to be of moderate landscape sensitivity and Sub-area GLP1b is considered to be of high landscape sensitivity. This chiefly reflects the differing relationship with the settlement edge and the influence that modern development has on rural character.

Visual Sensitivity to Development

Due to a combination of varied landform and the presence of tree/ woodland cover, this area is partially open with moderate levels of inter-visibility. Moderate numbers of public views are available from a number of PRoWs, open access woodland and Mill Lane where views of open countryside are of some importance. Private views are limited to the school and a small number of residents, some of which are located on the settlement edge.

Development would be reasonably conspicuous but with scope for acceptable mitigation i.e. careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with character of the landscape would enable successful mitigation of new residential / employment development. Overall the land parcel is judged to be of moderate visual sensitivity.

Landscape Value

This land parcel is considered to have moderate landscape value. This is an area of ordinary non-designated landscape with an intact and recognisable mature character. It is of reasonable to moderate quality and condition (with evidence of decline) and has a moderate or ordinary aesthetic appeal with some detracting features (such as the adjoining school building). Whilst ordinary, it does have some nature conservation interests (associated with the stream and the adjoining Sandylay and Moats Woods Nature Reserve and Ancient Woodland). It also has moderate to high levels of recreational use associated with a number of PRoWs and adjoining open access woodland that are well connected into the wider countryside east of the settlement. This includes two PRoWs that form a part of a promoted circular walk around the settlement.

Table 10.1 Overall Sensitivity and Value Summary Table for Land Parcel GLP1

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Moderate – whilst some elements/ features are in moderate condition there is evidence of decline.
3 Nature and complexity of landform	Moderate to High - rolling and complex natural landforms are evident in the south western fields; whilst northern and eastern fields are flat/ gently undulating.
4 Scale and pattern of landscape	High – small scale landscape with complex patterns.
5 Historic features and sense of time-depth	Moderate to High – high presence of historic landscape elements/ features associated with woodland (adjoining ancient woodland), enclosure, hedgerow patterns and stream course; time-depth slightly undermined by the presence of modern development (school and post-war housing to the west and south) and field subdivision associated with paddocks to the east.
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats associated with woodland, stream, hedgerows, ditches and a small pond.
7 Type of existing development	Moderate to High – sensitivity varies across the land parcel. Sub-area GLP1a adjoins the settlement edge and whilst modern development associated with the settlement does not exert a detractive influence across the northern field; modern built development associated with the school has a strong detracting influence on the south-western part of area. Within Sub-area GLP1b development associated with isolated / groups of residential properties is typical of the rural landscape/ make positive contribution to character.
8 Relationship to settlement edge	Moderate to High – sensitivity varies. Sub-area GLP1a is of moderate sensitivity. It adjoins the settlement edge and for the most part trees/ shrubs or tall and dense hedgerows form clearly defined boundary feature; the absence of vegetation along short sections results in an inconsistent boundary feature. Sub-area is of high sensitivity; it is remote from the settlement and has a strong rural character.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate - partially open (due to landform and presence of tree/woodland cover) with moderate levels of inter-visibility. Some visual relationship with a settlement edge.
2 Views available	Moderate - moderate numbers of public views are available from a number of PROWs, open access woodland and lane; where views of open countryside are of moderate importance. Private views limited to the school and small number of residents.
3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are uncommon but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Moderate - landscape/ features that are of reasonable or medium quality and condition (some evidence of decline) with an intact and recognisable character; mature state (with sense of time-depth); and where the Chelmsford LCA aims for conservation and enhancement.

3 Scenic value and aesthetic appeal	Moderate to High - moderate or 'ordinary' aesthetic appeal (reasonably attractive open countryside with dominance of woodland); and some detracting features (school building); PRoWs forming part of circular walk promoted by 'Country Walking in Essex'.
4 Presence of cultural, historic or nature conservation associations	Moderate - some nature conservation features (woodland, stream); heritage interest associated with enclosure, hedgerow pattern, woodland and stream corridor.
5 Recreational opportunities	Moderate to High - moderate recreational value, as indicated by number of PRoWs and adjoining open access woodland.
6 Levels of tranquillity	Moderate – some interruption within the western and south western parts associated with elevated noise levels (school times and road network); and visual intrusion from settlement edge. Becoming more peaceful to the east.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Whilst value across the land parcel is judged to be moderate. Sub-area GLP1a has a moderate overall landscape sensitivity and Sub-area GLP1b has a high overall landscape sensitivity. This variation is carried through to the landscape capacity of each area to accommodate low rise residential/ employment development.

Sub-area GLP1b is judged to have a low to medium landscape capacity due the strength of rural character and its remoteness from the settlement edge. Whilst the area is relatively well enclosed, it is judged that modern residential or employment development would be less appropriate and is more likely to undermine rural character.

Sub-area GLP1a is judged to have a medium landscape capacity reflecting its stronger relationship with the existing urban edge and its relatively well enclosed character. Here capacity is subject to careful siting/ design of development, the retention of the stream course and valley landform; and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the landscape. Key characteristics/ qualities to be safeguarded, recommendations for mitigation and guidelines:

- Sandylay Wood Nature Reserve and small woodland to the south – implement physical and green buffers to minimise impacts on bio-diversity, woodland quality/condition and recreational users of open access woodland (Sandylay Wood).
- Stream – retain and implement physical and green buffer to minimise impacts on stream habitats and valley landform.
- Hedgerows – retain and strengthen hedgerows within new development.
- Public Rights of Way (especially promoted circular route) – retain and implement physical and green buffers to minimise impacts on views and visual character.
- Mill Lane – retain and strengthen existing hedgerow and hedgerow trees to minimise impact on rural qualities of the lane on its approach into the settlement.
- Residential properties off Mill Lane and adjoining settlement edge – implement physical and green buffers to minimise impact on views.

Table 10.2 Summary Table for Land Parcel GLP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GLP1a	M	M	M	M	M
GLP1b	H	M	H	M	L - M

10.3 Land Parcel GLP2

Land Parcel Location

Land Parcel GLP2 covers the extent of both Sandylay and Moat Woods and Gubbion's Hall (Scheduled Monument and Listed Building).



Local Landscape Character Description

The area forms a part of the Terling Farmland Plateau landscape character area (B17), as defined by the Chelmsford LCA. It comprises woodland and an historic hall (with associated parkland landscape and moat) that are characteristic of the local historic settlement pattern and building styles within the host LCA.

Visual Context and Characteristics

Overall woodland, hedgerows and parkland trees provide enclosure within the majority of the land parcel, although the outer edges of woodland and parkland are viewed from the immediate surroundings. Public views are available from within the open access woodland (Sandylay and Moat Woods Nature Reserve) and

from the adjoining PRow network and Mill Lane. Private views are limited to Gubbion's Hall and a small number of residents associated with isolated properties off Mill Lane and the settlement edge.

Landscape Sensitivity to Development

As noted above, the woodland and parkland landscape are both representative of the historic aspects of landscape character. Woodland, hedgerows and the stream are valued semi-natural habitats, and together with Gubbion's Hall (building, moat and parkland landscape), they convey a strong sense of time-depth. The area does not adjoin the settlement edge and built development is typical of the historic farmed landscape and makes a positive contribution to character. The land parcel is judged to be of high landscape sensitivity with a strong, mature and distinctive character, with features in good to excellent condition.

Visual Sensitivity to Development

Overall the area is partially open with moderate degrees of inter-visibility. Whilst mature woodland and tree cover provides some enclosure, views are available into the more open parkland landscape to the east. There are a number of places where views of countryside are judged to be of high importance. These are associated with the open access woodland that covers the majority of the area as well as views from adjoining PRow's and Mill Lane. Development would be highly visible, uncharacteristically conspicuous and could not be successfully mitigated without detriment to character. Overall the land parcel is considered to be of high visual sensitivity.

Landscape Value

The land parcel is considered to be of high landscape value. The landscape is in a constant and mature state and is reasonably attractive. Mature woodland forms an important recreational resource with open access woodland (that also forms a part of a promoted circular walk around the settlement) and is both a Nature Reserve and Ancient Woodland. Gubbions Hall contains the Gubbion's Hall Moated Site and Grade II Listed Building and is surrounded by mature parkland landscape.

Table 10.3 Overall Sensitivity and Value Summary Table for Land Parcel GLP2

Landscape Character Sensitivity	
1 Representativeness of character	High – high presence of landscape elements/ features that are representative of typical character and could not be replaced.
2 Condition of elements and features	High – majority of landscape elements/ features are in good to excellent condition.
3 Nature and complexity of landform	Moderate to High - rolling and complex natural landforms associated with the stream corridor and moat; and gently undulating and simple landform associated with wider area.
4 Scale and pattern of landscape	High – small scale landscapes with complex patterns.
5 Historic features and sense of time-depth	High – high presence of historic landscape elements/ features and a high sense of time-depth (associated with Sandylay and Moat Woods, stream and Gubbion's Hall (hall, moat and adjoining parkland landscape).
6 Presence of natural elements	High – high presence of semi-natural elements/features i.e. Sandylay and Moat Woods, stream, moat, hedgerows and ditches.
7 Type of existing development	High – development is typical of historic farmed landscape and makes a positive contribution to character.
8 Relationship to settlement edge	High – area is remote from the settlement edge.

Visual Sensitivity	
1 Openness and inter-visibility	Moderate - partially open (due to landform and presence of tree/ woodland cover) with moderate levels of inter-visibility. Some visual relationship with a settlement edge (associated with views from western edge of Sandylay Wood).
2 Views available	High - high numbers of public views are available (open access woodland, adjoining PRowS and Mill Lane) where views of open countryside are important. Private views limited to Gubbion's Hall and a small number of isolated properties.
3 Potential for mitigation	High – development (low rise, moderate density residential and employment) would be uncharacteristically conspicuous and could not be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	High – area lies within landscape where local character and scenic value is distinctive and supported by the presence of various designations (Gubbion's Hall Moated Site, Gubbion's Hall Grade II Listed Building, and Sandylay and Moat Woods Nature Reserves).
2 Quality and condition of elements and features	High – mature, strong and distinctive landscape; features in good to excellent condition; in a constant or improving state with the Chelmsford LCA that aim for conservation with some enhancement.
3 Scenic value and aesthetic appeal	High – high aesthetic appeal (reasonably attractive open woodland and parkland landscape); PRow and Nature Reserves forming part of circular walk promoted by 'Country Walking in Essex'.
4 Presence of cultural, historic or nature conservation associations	High - rich and diverse cultural, historic or nature conservation value associated with woodlands, stream and Gubbion's Hall.
5 Recreational opportunities	High – high recreational value, as indicated by open access woodland and PRowS, but no access to Gubbion's Hall.
6 Levels of tranquillity	Moderate – a peacefulness associated with the woodland and some interruption associated with road noise.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall this landscape is judged to be of high overall landscape sensitivity and high value and accords a low capacity. This area is vulnerable to any change and is not appropriate for residential or employment development.

Table 10.4 Summary Table for Land Parcel GLP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GLP2	H	H	H	H	L

10.4 Land Parcel GLP3

Land Parcel Location

Land Parcel GLP3 lies to the south of Gubbion's Hall (Scheduled Monument and Listed Building) and between Sandylay and Moat Woods (west) and Mill Lane (east).



Local Landscape Character Description

The area forms a part of the Terling Farmland Plateau landscape character area (B17), as defined by the Chelmsford LCA. It predominantly comprises flat/ gently undulating medium to large scale fields that are characteristic of the host LCA; with a number of smaller scale fields/ paddocks located within the southern part of the area.

Visual Context and Characteristics

Overall the area is visually contained by woodland and tree cover, with a degree of openness associated with the southern field. Public views are available from a number of PRowS within and adjoining the area, adjoining open access woodland and Mill Lane only. Although views from the PRow to the south and west are restricted by new woodland/ tree planting, private views are limited to Gubbion's Hall and isolated residential receptors along Mill Lane.

Landscape Sensitivity to Development

As noted above, this landscape is representative of typical character of the host LCA. Semi-natural habitats are limited to hedgerows and hedgerow trees that are in moderate condition (reasonably well managed and intact). Together with Mill Lane, mature hedgerow trees and adjoining woodland convey a reasonable strong sense of time-depth that is strengthened with proximity to Gubbion's Hall to the north. The area does not adjoin the settlement edge and existing isolated residential properties are typical of the farmed landscape. This landscape has a strong, intact and recognisable rural character. Overall the land parcel is judged to be of high landscape sensitivity.

Visual Sensitivity to Development

The area is partially open with moderate levels of inter-visibility. A combination of flat/ gently undulating landform combined with the high presence of adjoining woodland and tree cover provides a degree of

enclosure with views limited to these within the immediate surroundings only. There are moderate numbers of public views where views of open countryside are of some importance such as from a number of PRoWs (within and adjoining), adjoining open access woodland and Mill Lane. Private views are largely restricted by vegetation and limited to a small number of isolated residential properties including Gubbion's Hall. Development would be reasonably conspicuous but could be successfully mitigated through careful siting/ design of the new development and the implementation of tree belts/ small woodland in keeping with the character of the landscape. Overall the land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The area is considered to be of moderate value. This is an area of ordinary non-designated landscape with a strong, intact and recognisable character. It is of medium to good quality and condition and has a moderate or ordinary aesthetic appeal (reasonably attractive views over fields towards woodland/ wooded horizons) with no detracting features. Whilst it does not possess cultural, historic or nature conservation interests, it does lie adjacent to the Sandylay and Moats Woods Nature Reserve and Gubbion's Hall Scheduled Monument and Listed Building, and there are moderate levels of recreational use associated with the presence of a number of PRoWs (located on the edges of area) and adjoining open access woodland. Adjoining PRoW and Nature Reserves form a part of a promoted circular walk around the settlement.

Table 10.5 Overall Sensitivity and Value Summary Table for Land Parcel GLP3

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains a number 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/ gently undulating and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscapes with simple pattern; with small number of smaller scale fields/ paddocks within the southern part)
5 Historic features and sense of time-depth	Moderate to High – limited presence of historic landscape elements/ features and some high time-depth (associated with hedgerows, lane and adjoining woodland); time-depth heightened in northern field due to proximity to Gubbion's Hall.
6 Presence of natural elements	Moderate – limited presence of semi-natural elements/ features i.e. hedgerows and ditches.
7 Type of existing development	High – isolated properties that are present are typical of, and make a positive contribution to character.
8 Relationship to settlement edge	High – area is remote from the settlement edge.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate - partially open (due to the presence of tree/ woodland cover) with moderate levels of inter-visibility. Southern fields are slightly more open with views into distant wooded horizon. No visual relationship with a settlement edge.
2 Views available	Moderate – moderate numbers of public views are available (open access woodland, PRoWs and Mill Lane) and where views of open countryside are important. Private views limited to adjoining Gubbion's Hall and small number of isolated residents.

3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Moderate – presents landscape elements/ features that are typical of character but are not particularly valued or supported through designation.
2 Quality and condition of elements and features	Moderate - landscape/ features that are of reasonable or medium quality and condition with a strong, intact and recognisable character; mature state (with sense of time-depth); and where the Chelmsford LCA aim for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate - moderate aesthetic appeal (reasonably attractive open countryside with dominance of woodland/wooded horizons).
4 Presence of cultural, historic or nature conservation associations	Moderate – nature conservation interest limited to hedgerows; some historic and nature conservation value associated with adjoining woodlands and Gubbion's Hall.
5 Recreational opportunities	Moderate - moderate recreational value, as indicated by the presence of a number of PRowS and adjoining open access woodland: Adjoining PRow and Nature Reserves forming part of circular walk promoted by 'Country Walking in Essex'.
6 Levels of tranquillity	Moderate to High – a high degree of remoteness/ peacefulness associated with this settled landscape with some interruption associated with road noise (adjoining Mill Lane).

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall this land is judged to have a high overall landscape sensitivity, moderate value and low to medium capacity. It is judged that modern residential or employment development would be less appropriate/ difficult to accommodate without undermining its rural character.

Table 10.6 Summary table for Land Parcel GLP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GLP3	H	M	H	M	L-M

10.5 Land Parcel GLP4

Land Parcel Location

Land Parcel GLP4 adjoins the eastern edge of Great Leighs and is bordered by Sandylay and Moat Woods to the east.



Local Landscape Character Description

The area forms a part of the Terling Farmland Plateau landscape character area (B17), as defined by the Chelmsford LCA. It consists of a number of fields of varying sizes; small area of rough grassland/ paddock; and small wood/ copse containing two ponds). The area has some characteristics in common with the host LCA such as its simple landform, medium to large scale fields and presence of intermittent hedgerows/ hedgerow trees and a small wood/ copse.

Visual Context and Characteristics

The area is visually well contained and views are limited to locations either within the area or within its immediate vicinity. These include public views from a number of PRoWs both within the area, open access woodland immediately to the east and a short section of Banters Lane on approach into the settlement. Private views are limited to a small number of properties on the settlement edge (in the absence of trees/shrubs or tall and dense hedgerows that characterise long sections of the settlement edge) and on Banters Lane.

Landscape Sensitivity to Development

As noted above, this landscape contains elements that are representative of typical character. However whilst character is recognisable and reasonably intact, there is evidence of decline and degradation with hedgerows frequently fragmented and unmanaged. Hedgerows, a small wood/ copse and ponds are the only semi-natural habitats. Together with hedgerow trees and adjoining woodland these provide a limited sense of time-depth that is undermined by the removal of hedgerows as a result of agricultural intensification and the influence of modern development associated with the adjoining settlement edge (industrial units and residential properties) and the upper parts of floodlights associated with Chelmsford City Racecourse. As a result of an inconsistent boundary along the settlement edge, modern development exerts a detractive influence across parts of the area and is not typical of the farmed landscape. Overall the land parcel is judged to be of moderate landscape sensitivity.

Visual Sensitivity to Development

Due to the intermittent presence of tree/ woodland cover this area is partially open with moderate levels of inter-visibility and has a visual relationship with the settlement edge. There are moderate numbers of public views where views of open countryside are of some importance i.e. from a number of PRoWs, adjoining open access woodland and Banters Lane. Private views are limited to a small number of residential properties on the settlement edge and along Banters Lane. Overall the land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The land parcel is considered to be of moderate value. This is an area of ordinary non-designated landscape with an intact and recognisable character. It is of poor and declining quality and condition due to the removal and under management of hedgerows and has a moderate or ordinary aesthetic appeal (reasonably attractive views towards woodland) with some detracting features (such as the industrial units and residential properties on the settlement edge). Nature conservation interests are limited to fragmented hedgerows, small wood/copse and ponds. It does not possess cultural and historic interest, although it does lie adjacent to the Sandylay and Moats Woods Nature Reserve and Gubbion's Hall Scheduled Monument and Listed Building. There are moderate levels of recreational use associated with the presence of a number of PRoWs and adjoining open access woodland. This includes a PRoW that forms a part of a promoted circular walk around the settlement.

Table 10.7 Overall Sensitivity and Value Summary Table for Land Parcel GLP4

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains a number of landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low – the majority of landscape elements/ features are in poor and declining condition and would benefit from enhancement.
3 Nature and complexity of landform	Low – flat and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscapes with simple pattern.

5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements/ features and limited time-depth (associated with presence of mature hedgerow trees, small wood/ copse, ponds and adjoining woodland); undermined by the removal of hedgerows as a result of agricultural intensification and the influence of modern development associated with the settlement edge (industrial units) and upper parts of floodlights associated with the Chelmsford City Racecourse.
6 Presence of natural elements	Moderate – limited presence of semi-natural elements/ features i.e. hedgerows, small wood/copse, ponds and ditches.
7 Type of existing development	Moderate – no development within the land parcel although the presence of modern development (i.e. industrial units and residential properties) associated with the adjoining settlement edge has a localised detractive influence on character.
8 Relationship to settlement edge	Moderate – for the most part trees/ shrubs or tall and dense hedgerows form clearly defined boundary along the settlement edge; this are absence in short sections resulting in inconsistent boundary feature.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate - partially open (due to the presence of tree/woodland cover) with moderate levels of inter-visibility between fields and a visual relationship with parts of the settlement edge (rear or properties).
2 Views available	Moderate – moderate numbers of public views are available (PROWs within, and from adjoining open access woodland and Banters Lane) where views of open countryside are important. Private views are limited to small number of properties on the settlement edge and on Banters Lane.
3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Moderate – presents landscape elements/ features that are typical of character but are not particularly valued or supported through designation.
2 Quality and condition of elements and features	Low to Moderate – whilst character is recognisable and intact; the landscape is weakening with many elements/ features in poor and declining condition and would benefit from enhancement. The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate - moderate aesthetic appeal (reasonably attractive open countryside with dominance of woodland/wooded horizons) with some detracting features (i.e. industrial units and residential properties). PROW forms a part of a promoted circular walk around the settlement ('Country Walking in Essex').
4 Presence of cultural, historic or nature conservation associations	Moderate – some historic and nature conservation value associated with woodlands, ponds and adjoining Gubbion's Hall.
5 Recreational opportunities	Moderate - moderate recreational value, as indicated by the presence of a number of PROWs and adjoining open access woodland.
6 Levels of tranquillity	Moderate – interruption associated with road noise (moderate and constant noise intrusion associated with the A131 in the northern fields decreasing further south: and visual intrusion from settlement edge/ floodlighting).

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and moderate value with a medium landscape capacity to accommodate low rise residential and employment development. Here capacity is subject to careful siting/ design of development and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Sandylay and Moat Woods Nature Reserve and small woodland to the east – implement physical and green buffers to minimise impacts on bio-diversity, woodland quality/condition and recreational users of open access woodland.
- Gubbion's Hall (Scheduled Monument and Listed Building) to the east - implement physical and green buffers to minimise impacts on this asset and its setting.
- Hedgerows, small wood/copse and pond – retain and strengthen.
- Public Rights of Way – retain and implement physical and green buffers to minimise impacts on views and visual character.
- Residential properties and school on the settlement edge – implement physical and green buffers to minimise impact on views.

Table 10.8 Summary Table for Land Parcel GLP4

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GLP4	M	M	M	M	M

10.6 Land Parcel GLP5

Land Parcel Location

Land Parcel GLP5 adjoins the northern edge of Great Leighs and lies immediately east of London Road (Roman road) and south of Bushy Wood (identified as open space, although public accessibility unknown). Open countryside extends eastwards from the land parcel, its boundary defined by a fragmented field hedgerow.





Local Landscape Character Description

The area forms a part of the Terling Farmland Plateau landscape (B17), as defined by the Chelmsford LCA. This area consists of a large scale set-a-side/ abandoned arable field and a smaller scale pasture field and shares some landscape characteristics in common with the host LCA such as medium to large scale fields, and intermittent hedgerows with small woods.

Visual Context and Characteristics

The presence of fragmented, thinning and gapping boundary hedgerows and occasional trees/woodland provide only a degree of enclosure and containment to the north, east and west; with frequent inward views available from the immediate vicinity. Views from further afield are restricted by the presence of a combination of rising land form to the west, woodland to the north and the settlement to the south. More open views are available to the east across the adjoining arable landscape where hedgerow trees coalesce to form the illusion of wooded horizons. Public views are available from London Road (approach into Great Leighs), A131, Banters Lane and Bushy Wood (subject to public accessibility). Private views area available to a small number of isolated residential properties and small number of properties on the northern edge of the settlement.

Landscape Sensitivity to Development

As noted above, this area does contain some elements and features that are representative of character. However, character has weakened with the decline in hedgerow condition (fragmented, under managed or removed), decline in farming practices (presence of set-a-aside/ abandoned land) and the intrusion of modern development. Development associated with the settlement edge, road lighting columns (London Road) and floodlights associated with the Chelmsford City Racecourse) are not typical of character and are a detractive influence. There is limited sense of time-depth (increasing eastwards away from the London Road) associated with Bushy Wood, Banters Lane and hedgerows. The area adjoins the settlement edge which is defined by an inconsistent boundary feature i.e. a fragmented hedgerow along Banters Lane. Overall the land parcel is judged to be of moderate landscape sensitivity.

Visual Sensitivity to Development

Due to intermittent boundary vegetation the area is partially open with moderate levels of inter-visibility. There are a moderate number of public views available from London Road, Banters Lane and Bushy Wood

(subject to public accessibility). Private views are limited to a small number of residents off Banters Lane. Development would be reasonably conspicuous but with scope for acceptable mitigation i.e. careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the local landscape would enable successful mitigation of new residential/ employment development. Overall this land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The land parcel is considered to be of low value. It is a non-designated or ordinary landscape with detracting features (built development, floodlights/lighting columns and roads) and showing evidence of a decline in farming practices. Character is weak and fragmented. The presence of built development (western area) and floodlights/ lighting columns; and the constant elevated noise levels associated with the A131 further undermine the rural character of the landscape and any sense of time-depth. It has few nature conservation features and no recreational value.

Table 10.9 Overall Sensitivity and Value Summary Table for Land Parcel GLP5

Landscape Character Sensitivity	
1 Representativeness of character	Low – contains few landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low – majority of landscape elements/ features are in poor and declining condition (with set-aside/ abandoned arable fields and fragmented, under managed or removed hedgerows) and would benefit from enhancement.
3 Nature and complexity of landform	Low – flat and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscapes with simple pattern.
5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements/ features and limited time-depth (associated with presence of adjoining Roman road, roadside hedgerows, pond and adjoining woodland); undermined by the removal of hedgerows/ woodlands as a result of agricultural intensification, new tree belt and the presence of modern development (e.g. residential properties on northern edge of settlement and the upper parts of lighting columns (A131) and floodlights (Chelmsford City Racecourse).
6 Presence of natural elements	Low to Moderate – limited presence of semi-natural elements/ features i.e. hedgerows, ditches and pond.
7 Type of existing development	Moderate – development associated with settlement edge and lighting columns/ floodlights are not typical of character and do not make a positive contribution to character/ are detractive influence.
8 Relationship to settlement edge	Moderate – southern field adjoins settlement edge via and inconsistent boundary features (fragmented and thinning hedgerow along Banters Lane). The northern field is remote from the settlement edge.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – area is partially open (due to the intermittent presence of boundary hedgerows and tree/woodland cover) with moderate levels of inter-visibility. Limited visual relationship with a settlement edge.
2 Views available	Moderate – moderate numbers of public views are available (London Road, Banters Lane and Bushy Wood open space subject to public accessibility). Private views are limited to a small number of properties off Banters Lane.

3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Low – a non-designated or ordinary landscape and landscape features with detracting features (set-a-side/ abandoned fields and intrusion from lighting columns/floodlights).
2 Quality and condition of elements and features	Low - landscape features that are in poor condition with fragmented or indistinct landscape character; declining state and limited time-depth.
3 Scenic value and aesthetic appeal	Low - limited or no aesthetic appeal with detracting features including noise and adjoining traffic movement and lighting infrastructure.
4 Presence of cultural, historic or nature conservation associations	Low – few cultural or nature conservation features and interests.
5 Recreational opportunities	Low – no public access.
6 Levels of tranquillity	Low – low levels of tranquillity; disturbed and impinged by road noise (elevated and constant noise levels associated with the A131) and visual intrusion of settlement edge, road lighting and floodlighting.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and low value with a medium to high landscape capacity to accommodate low rise residential and employment development. Capacity is subject to careful siting/ design of development and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Bushy Wood to the north - implement physical and green buffers to minimise impacts on bio-diversity, woodland quality/condition and recreational users of open access woodland.
- Hedgerows and pond – retain within new development.
- Main Road – retain and strengthen existing hedgerow and hedgerow trees.
- Isolated residential properties on Banter's Lane – implement physical and green buffers to minimise impact on views.
- Strengthen existing eastern boundary hedgerow with new hedgerow and tree planting (hedgerow trees / copses).

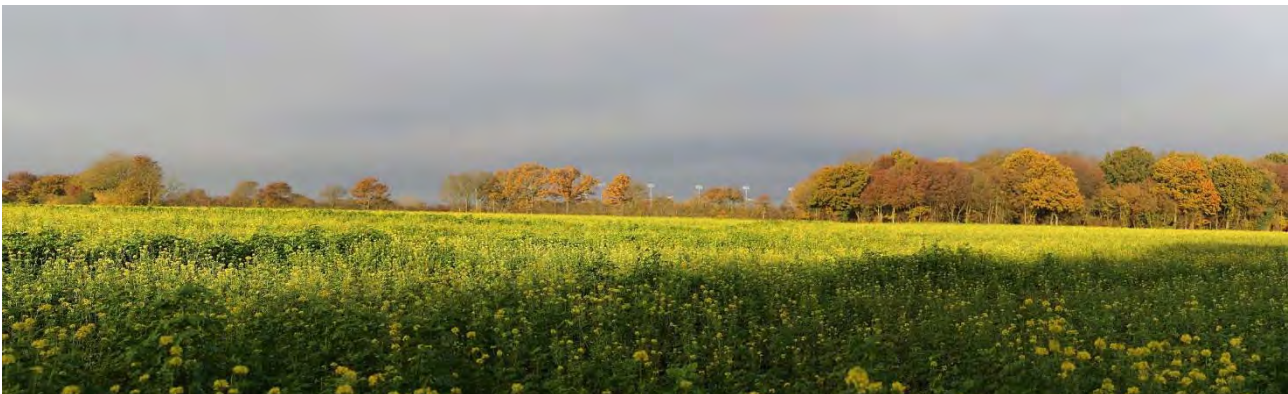
Table 10.10 Summary Table for Land Parcel GLP5

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GLP5	M	M	M	L	M - H

10.7 Land Parcel GLP6

Land Parcel Location

Land Parcel GLP6 is located north of Banters Lane with Bushy Wood to the north (identified as open space although public accessibility unknown), Banters Lane to the west and Mill Lane to the south and east.



Local Landscape Character Description

The area forms a part of the Terling Farmland Plateau landscape character area (B17), as defined by the Chelmsford LCA. It consists of two large scale arable fields partially separated by a fragmented hedgerow; and two small groups of residential receptors. The area has characteristics in common with the host LCA such as its simple landform, large scale arable fields with intermittent hedgerows, frequent hedgerow trees and adjoining woodland.

Visual Context and Characteristics

Overall the area is partially open although views are largely restricted to locations within the area or within the immediate surroundings. Tree and woodland cover provides some degree of visual enclosure to the north and west, although the eastern part of the area is more open with views into adjoining countryside where hedgerow trees coalesce to form the illusion of wooded horizons. Similar views are available into the adjoining arable field to the north (GLP5). Public views are available from PROWs within and adjoining the area, Banters Lane, Mill Lane and area to the east. Private views are limited to a number of isolated residential properties to the south (Banters Lane) and east (north of Hawksmill Farm and along/ to the east of Mill Lane).

Landscape Sensitivity to Development

As noted above, the landscape contains elements/ features that are typical of character. However, whilst character is recognisable and intact, there is evidence of a decline and weakening in character as a result of agricultural intensification and the influence of modern development. Hedgerows across the area are fragmented, under managed or have been removed. Modern residential properties and associated garden boundary fencing (along Mill Lane), floodlights associated with Chelmsford City Racecourse, and lighting columns/ road noise associated with the A131 combine to undermine rural character. This is more notable within the western part of the area (west of the fragmented hedgerow that part sub-divides the area).

There are few semi-natural habitats (associated with hedgerows, small ponds and ditches) and the sense of time-depth associated with mature hedgerow trees, adjoining woodland and winding lanes has been undermined by the declining condition of the landscape and influence of modern development. Overall this land parcel is judged to be of moderate landscape sensitivity (with landscape sensitivity increasing within the eastern part of the area).

Visual Sensitivity to Development

Due to a combination of flat/ gently undulating landform and the intermittent presence of tree/ woodland cover, this area is partially open with moderate levels of visibility. Moderate numbers of public views are available from a PRoW within the site and adjoining, Banters Lane, Mill Lane and Bushy Wood (subject to public accessibility). Private views are available from a number of residential properties within, adjoining or within the immediate surroundings. This land parcel is judged to be of moderate visual sensitivity (with increasing visual sensitivity to the east).

Landscape Value

The land parcel is considered to be of moderate value. This is an area of 'ordinary' non-designated landscape with a recognisable farmland character now in decline as a result of the fragmentation, under management and the removal of hedgerows. The area has moderate or ordinary aesthetic appeal with reasonably attractive views across a farmed landscape with wooded horizons. Although the presence of built development and floodlights/ lighting columns; and the constant elevated noise levels associated with the A131 further undermine the rural character of the landscape. It has moderate recreational value associated with PRoWs within and adjoining the area.

Table 10.11 Overall Sensitivity and Value Summary Table for Land Parcel GLP6

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains a limited number of landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low – majority of landscape elements/ features are in poor and declining condition and would benefit from enhancement.
3 Nature and complexity of landform	Low – flat/ gently undulating and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscapes with simple pattern.
5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements/ features and limited time-depth (associated with presence of mature trees (remnant hedgerows), winding lanes and adjoining woodland); undermined by the removal / decline of hedgerows as a result of agricultural intensification and the presence of modern development and road noise.
6 Presence of natural elements	Moderate – limited presence of semi-natural elements/features i.e. hedgerows, ditches and pond; and adjoining Bushy Wood.
7 Type of existing development	Moderate – isolated properties (buildings and fenced boundaries) that are present are not typical of, and do not make a positive contribution to character; and upper part of lighting columns (A131) and floodlights (Chelmsford City Racecourse) are a detractive influence.
8 Relationship to settlement edge	High – area is remote from the settlement edge.
Visual Sensitivity	

1 Openness and inter-visibility	Moderate - partially open (due to the presence of tree/woodland cover) with moderate levels of inter-visibility. Eastern part are more open with views into distant wooded horizon. No visual relationship with a settlement edge.
2 Views available	Moderate – moderate numbers of public views are available (from PRoWs within and adjoining the land, Mill Lane, Banters Lane and Bushy Wood subject to public accessibility) and where views of open countryside are important. Private views limited to a number of isolated residential properties and two small groups of residential properties (associated with Banters, Mill Lane and east of Mill Lane).
3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Moderate – presents landscape elements/ features that are typical of character but are not particularly valued or supported through designation.
2 Quality and condition of elements and features	Low to Moderate - landscape/ features are in poor and declining condition although character is still intact and recognisable (although weakening); and where the Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate - moderate aesthetic appeal (reasonably attractive open countryside with dominance of woodland/wooded horizons); with detracting features (lighting columns (A131) and floodlights (Chelmsford City Racecourse).
4 Presence of cultural, historic or nature conservation associations	Low – few nature conservation interests (remnant/fragmented hedgerows, ditches, pond); and adjoining Bushy Wood Ancient Woodland.
5 Recreational opportunities	Moderate - limited recreational value associated with a single PRoW within the land parcel (although field studies recorded little evidence of use) and adjoining PRoW and Bushy Wood open space (subject to public accessibility).
6 Levels of tranquillity	Low to Moderate – low levels of tranquillity (decreasing north and eastwards); disturbed and impinged by constant and elevated levels of noise intrusion associated with the A131 (increasing north-west/westwards) and visual intrusion of road lighting/ floodlighting.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and moderate value with a medium landscape capacity to accommodate low rise residential and employment development due to its weakening character and the influence of modern development. Sensitivity is increased to the east. Here capacity is subject to careful siting/ design of development and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Avoid built development within the eastern part of the area (utilising the existing fragmented hedgerow to sub-divide the land parcel) and implement a positive new eastern settlement edge (softened and well integrated into the countryside).
- Bushy Wood and PRoW to the north - implement physical and green buffers to minimise impacts on biodiversity, woodland quality/condition and recreational users of open access woodland and PRoW.
- Public Rights of Way within the area – retain and implement physical and green buffers to minimise impacts on views and visual character.
- Hedgerows, ditches and pond – retain and strengthen within new development.

- Isolated residential properties on Banters Lane and Mill Lane – implement physical and green buffers to minimise impact on views.

Table 10.12 Summary Table for Land Parcel GLP6

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GLP6	M	M	M	M	M

10.8 Land Parcel GLP7

Land Parcel Location

Land Parcel GLP7 lies immediately north of the A131 corridor that forms the western boundary of the settlement.



Local Landscape Character Description

The area forms a part of the Terling Farmland Plateau landscape character area (B17), as defined by the Chelmsford LCA. It contains few landscape elements/ features that are representative of the host LCA

having been substantially modified by the implementation of the A131 road corridor to the south. It consists of a series of small to medium sized fields, A131 roadside planting/ young woodland and a small number of isolated residential properties and plant nursey buildings (with associated hard standing/ paddocks/ enclosures).

Visual Context and Characteristics

There are varying degrees of enclosure across the area due to the intermittent presence of tall hedgerows (hedgerow trees) and limited influence of new roadside planting adjoining the settlement. Views are limited to locations within the area or within its immediate vicinity.

Public views are available from a short section of School Lane to the south and a number of PRoWs both within and adjoining the area. Private views are available to a limited number of residential properties associated with the western of the settlement and isolated residential properties along School Lane.

Landscape Sensitivity to Development

As noted above, the area is not particularly representative of character. Arable fields are currently disused (abandoned/ set-a-side) and hedgerows are in decline (under-managed/ fragmented). Semi-natural habitats are limited to a small area of woodland, roadside planting, hedgerows and ponds. There is little sense of time-depth due to the influence of modern development and the area having undergone recent change with the A131 road corridor. Whilst the area is clearly separated from the settlement by the A131 road corridor (including roadside planting), modern development (residential properties along the western edge of the settlement and floodlights associated with Chelmsford City Racecourse) are a detractive influence across the area. Overall this land parcel is judged to be of low to moderate landscape sensitivity.

Visual Sensitivity to Development

Due to a combination of predominantly flat simple landform (with the exception of localised complex landforms associated with the A131 underpass and nursery) and the intermittent presence of boundary hedgerows and tree/ woodland cover). This area is partially open with moderate levels of inter-visibility. Moderate numbers of public views are available from PRoWs within and adjoining the land parcel and School Lane to the south. Private views limited to a small number of isolated residents and a number of residential properties on the western edge of the settlement.

Development would be reasonably conspicuous but with scope for acceptable mitigation i.e. careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the local landscape would enable successful mitigation of new residential/ employment development. Overall this land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The land parcel is considered to be of low value. This is an area of ordinary non-designated landscape with a recognisable but weakened farmland character that is in decline as a result of the abandonment of arable farming, the fragmentation/ under-management of hedgerows and the influence of modern development and the A131. The area has limited aesthetic appeal due to the detractive influence of the road (elevated noise levels), modern development and abandoned fields. It has moderate recreational value associated with PRoWs within and adjoining the area (and includes a PRoW that forms a part of a promoted circular walk around the settlement).

Table 10.13 Overall Sensitivity and Value Summary Table for Land Parcel GLP7

Landscape Character Sensitivity	
1 Representativeness of character	Low to Moderate – contains limited landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low – majority of landscape elements/ features are in poor and declining condition (with set-aside/ abandoned arable and pasture fields and hedgerows left unmanaged) and would benefit from enhancement.

3 Nature and complexity of landform	Moderate – predominantly flat and simple natural landform with more complex landforms associated with the A131 corridor and plant nursery.
4 Scale and pattern of landscape	Moderate – predominantly medium to large scale landscapes with simple pattern; with smaller scale and more complex pattern associated with the plant nursery.
5 Historic features and sense of time-depth	Low – few historic landscape elements/ features (lane and hedgerows). There is a limited sense of time-depth having undergone recent change with the A131 corridor and the influence of modern development (e.g. residential properties on western edge of settlement and the upper parts of floodlights (Chelmsford City Racecourse).
6 Presence of natural elements	Moderate – limited presence of semi-natural elements/ features i.e. A131 woodland/ roadside planting, hedgerows and ponds.
7 Type of existing development	Moderate – development associated with settlement edge and floodlights are not typical of character and do not make a positive contribution to character are a detractive influence.
8 Relationship to settlement edge	High – the area is separated from the settlement by the A131 road corridor (cutting and roadside planting).
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – area is partially open (due to the intermittent presence of boundary hedgerows and tree/ woodland cover) with moderate levels of inter-visibility. There is a visual relationship with a settlement edge.
2 Views available	Moderate – moderate numbers of public views are available (PRoWs within and adjoining the area and School Lane to the south). Private views limited to a small number of isolated residents and number of residential properties on the western edge of the settlement.
3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Moderate – presents some landscape elements/ features that are typical of character but are not particularly valued or supported through designation.
2 Quality and condition of elements and features	Low - landscape features that are in poor condition with fragmented/ weakening landscape character; declining state and limited time-depth.
3 Scenic value and aesthetic appeal	Low - limited or no aesthetic appeal with detracting features including road noise, flood lighting and residential development on western edge of settlement.
4 Presence of cultural, historic or nature conservation associations	Low – few cultural or nature conservation features and interests (hedgerows, woodland/ roadside planting and ponds).
5 Recreational opportunities	Moderate to High - moderate recreational value, as indicated by the presence of a number of PRoWs. This includes a PRoW that forms a part of a promoted circular walk around the settlement promoted by 'Country Walking in Essex'.
6 Levels of tranquillity	Low – low levels of tranquillity; disturbed and impinged by constant and elevated levels of noise intrusion associated with the A131 and visual intrusion of the settlement edge.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and low value with a medium to high landscape capacity to accommodate low rise residential and employment development due to its weakened character and the influence of modern development. Here capacity is subject to careful siting/ design of development and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Public Rights of Way – retain and implement physical and green buffers to minimise impacts on views and visual character.
- Woodland, roadside planting, hedgerows and ponds – retain within new development.
- Isolated residential properties on School Lane – implement physical and green buffers to minimise impact on views.
- Strengthen existing northern and western boundary hedgerows with new hedgerow and tree planting (hedgerow trees / copses).

Table 10.14 Summary Table for Land Parcel GLP7

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GLP7	L - M	M	M	L	M - H

10.9 Land Parcel GLP8

Land Parcel Location

This Land Parcel is located north of GLP7 and between School Lane to the west and Moulsham Hall lane to the east.



Local Landscape Character Description

The area forms a part of the Terling Farmland Plateau landscape character area (B17), as defined by the Chelmsford LCA. This area consists of predominantly large sized arable fields with a stream corridor and associated woodland blocks and smaller sized fields (identified as open space although public accessibility is unknown) to the north. It contains a number of elements/ features that are representative of the host LCA such as large scale arable fields, narrow winding lanes, small woods/ copses and frequent hedgerow trees that combine to form the illusion of wooded horizons, and a number of semi-natural habitats (woodlands, hedgerows, hedgerow trees, stream and ponds).

Visual Context and Characteristics

There are varying degrees of enclosure across the area due to the intermittent presence of hedgerows and mature woodland. The easternmost field is visually better contained by adjoining woodland and hedgerows (although there is still a degree of inter-visibility with the adjoining fields and lane). Whilst the western part is more open due to the fragmentation and decline in the condition of hedgerows along School Lane. Views are limited to those available within the area and its immediate surroundings.

Public views are available from PRoWs within and adjoining the parcel, from School Lane, Moulsham Hall Lane and open space (woodland and fields) within the northern part of the area (subject to public accessibility). Private views are limited to a small number of isolated residents and a small number of residential properties on the western edge of the settlement (occasional/ filtered views of western edge of settlement through field access gap).

Landscape Sensitivity to Development

As noted above this area contains a number of elements/ features that are representative of typical character. It is remote from the settlement edge and development (in the form of adjoining farmsteads/ isolated properties and plant nursery) are considered typical of the landscape. There are a number of semi-natural habitats i.e. mature woodlands, hedgerows, hedgerow trees, stream/ ditches and ponds and these combine to provide a strong sense of time-depth. Overall the area has a mature, strong and intact wooded farmland character that is undermined slightly by the decline in arable farming practices (i.e. the presence of abandoned/set-a-side land and under-managed hedgerows) and the occasional influence of modern development (upper part of floodlighting associated with the Chelmsford City Racecourse and western edge of the settlement). The influence of modern development is varied across the site with the majority of the area (Sub-area GLP8a) retaining a strong rural character with only occasional/ glimpsed views of the upper parts of the racecourse floodlighting and views of the settlement edge through a field access gap. However within the easternmost field off Moulsham Hall Lane (Sub-area GLP8b), adjoining floodlighting forms a more dominant and detractive influence on the area and undermines rural character. Overall this land parcel is judged to be of moderate (Sub-area GLP8b) to high (Sub-area GLP8a) landscape sensitivity.

Visual Sensitivity to Development

Due to the predominance of flat/ gently undulating landform and intermittent presence of boundary hedgerows and mature tree/ woodland cover, this area is partially open with moderate levels of inter-visibility. There are a moderate number of public views available from PRoWs within and adjoining the parcel, from School Lane, Moulsham Hall Lane and open space (woodland and fields) within the northern part of the area (subject to public accessibility). Private views are limited to a small number of isolated residents and small number of residential properties on the western edge of the settlement (occasional/ filtered views of western edge of settlement through field access gap).

Development would be reasonably conspicuous although could be successfully mitigated i.e. careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the local landscape would enable successful mitigation of new residential/ employment development. Overall this land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The land parcel is considered to be of moderate value. This is an area of ordinary non-designated landscape with an intact and recognisable wooded farmland character (with some evidence of decline). The area has moderate aesthetic appeal with attractive views across open countryside with a dominance of wooded horizons (undermined slightly by occasional views of floodlights). Small woodland/ copses, stream, ponds

and adjoining Phyllis Currie Natural Reserve to the west provide nature conservation interest. It has moderate recreational value associated with PRoWs within and adjoining the area; and includes PRoWs that form part of a circular walk around the settlement.

Table 10.15 Overall Sensitivity and Value Summary Table for Land Parcel GLP8

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains limited number 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; some evidence of decline in hedgerow management and some set-aside land.
3 Nature and complexity of landform	Moderate – predominantly flat/ gently undulating and simple natural landform with more complex landforms associated with the stream valley to the north and east of the area.
4 Scale and pattern of landscape	Moderate – predominantly medium to large scale landscapes with simple pattern; with smaller scale and more complex patterns associated with the stream, woodland and fields within the northern part of the area.
5 Historic features and sense of time-depth	High – high presence of historic landscape elements/ features (field enclosure, hedgerow patterns, streams, hedgerows and woodland) and high sense of time-depth. Undermined slightly by the occasional influence of modern development (upper parts of floodlighting associated with Chelmsford City Racecourse and residential properties on western edge of the settlement).
6 Presence of natural elements	Moderate – limited presence of semi-natural elements/ features i.e. woodland, hedgerows, stream, ponds and adjoining small woods/ copses.
7 Type of existing development	Moderate to High – GLP8a limited presence of development (adjoining isolated residential properties/ farmsteads and plant nursery) more typical of character; with very occasional influence of floodlighting and settlement edge). GLP8b adjoining floodlighting is detractive influence.
8 Relationship to settlement edge	High – the area is remote from the settlement edge.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – area is partially open (due to the intermittent presence of boundary hedgerows and tree/woodland cover) with moderate levels of inter-visibility.
2 Views available	Moderate – moderate numbers of public views are available (from a number of PRoWs within and adjoining the land parcel and School Lane, Moulsham Hall Lane and open space subject to public accessibility). Private views limited to a small number of isolated residents and number of residential properties on the western edge of the settlement (very limited relationship).
3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Moderate – presents landscape elements/ features that are typical of character but are not particularly valued or supported through designation.
2 Quality and condition of elements and features	Moderate - landscape features that are in reasonable or medium quality and condition; with a strong, intact and recognisable character; mature state with strong time-depth.

3 Scenic value and aesthetic appeal	Moderate – moderate or ordinary aesthetic appeal (reasonably attractive views across open countryside with dominance of woodland/wooded horizons); some detracting features (upper parts of floodlighting associated with the Chelmsford City Racecourse; very occasional, glimpsed views of western edge of settlement).
4 Presence of cultural, historic or nature conservation associations	Moderate – some cultural or nature conservation features and interests (woodland, stream, ponds, Phyllis Currie Nature Reserve to the west).
5 Recreational opportunities	Moderate - moderate recreational value, as indicated by the presence of a number of PRoWs. PRoWs form part of circular walk around the settlement promoted by 'Country Walking in Essex'.
6 Levels of tranquillity	Moderate to High – high degree of remoteness/ peacefulness associated with this settled landscape; impinged on slightly by occasional visual intrusion of floodlighting/ settlement edge.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Whilst value across the land parcel is judged to be moderate and visual sensitivity is considered to be moderate. Sub-area GLP8a has a high overall landscape sensitivity and Sub-area GLP8b has a moderate overall landscape sensitivity. This variation is carried through to the landscape capacity of each area to accommodate low rise residential/ employment development.

Sub-area GLP8a is judged to have a low to medium landscape capacity and development would be less appropriate due to the strength of rural character and its remoteness from the settlement edge.

Sub-area GLP8b is judged to have a medium landscape capacity reflecting it's relatively well enclosed character and the detractive influence of development (floodlighting) associated with the racecourse. Here capacity is subject to careful siting/ design of development, appropriate scale/ type of development in keeping with the character of the host LCA, the retention/ implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Hedgerows – retain and strengthen existing hedgerows and hedgerow trees within new development.

Table 10.16 Summary Table for Land Parcel GLP8

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GLP8a	H	M	H	M	L – M
GLP8b	M	M	M	M	M

10.10 Land Parcel GLP9

Land Parcel Location

Land Parcel GLP9 is located to the south of Hornells Corner. Between Dumney Lane and Moulsham Hall Lane¹⁷.



Local Landscape Character Description

The area forms a part of the Terling Farmland Plateau landscape character area (B17), as defined by the Chelmsford LCA. It consists of predominantly large sized arable/ pastoral fields, a stream and small wood/ copse (identified as open space although public accessibility is unknown) to the south, and a small number of isolated residential properties. It contains a number of elements/ features that are representative of typical character such large scale arable fields, narrow winding lanes, small woods/ copses and frequent hedgerow trees (that combine to form the illusion of wooded horizons).

Visual Context and Characteristics

Overall the area is partially open with the intermittent presence of boundary hedgerows and tree/ woodland cover within the area and immediate surroundings providing a degree of visual containment; particularly in the lower lying parts of the area. However the northern part of the area is elevated affording open views across the lower lying landscape to the south and adjoining farmland to the north. Public views are available from PRoW on western edge of the area and adjoining lanes (Dumney lane, Hornells Corner and Moulsham Hall Lane) and open space woodland within the south-western part of the area (subject to public accessibility). Private views are limited to a small number of isolated residents; including potential views from Moulsham Hall to the south.

Landscape Sensitivity to Development

As noted above this area contains a number of elements/ features considered representative of character. Whilst character is slightly undermined by the decline in arable farming practices (i.e. the presence of set-aside/ abandoned land in the western corner and the presence of under-managed hedgerows) and the intermittent influence of modern development across the area (associated with occasional views of the upper parts of adjoining Chelmsford City Racecourse floodlighting and an extensive modern stable block

¹⁷ There is no public access to this land and observations were made from surrounding roads/PRoW

associated with Moulsham Hall. The area is remote/ isolated from the settlement, development is predominantly limited to that typical of the landscape (isolated residential properties) and the area retains a recognisable and intact wooded farmland character. There are a number of semi-natural habitats (woodlands, hedgerows, hedgerow trees and stream) that provide a strong sense of time-depth that is slightly undermined by the occasional influence of floodlighting. The land parcel is judged to be of high landscape character sensitivity.

Visual Sensitivity to Development

Due to the intermittent presence of boundary hedgerows and tree/woodland and sloping landform; the area is partially open with moderate levels of inter-visibility. There are a moderate number of public and private views. Public views are available from open space woodland within the south-western part of the area, PRoW on western edge of the area and adjoining lanes i.e. Dumney lane, Hornells Corner and Moulsham Hall Lane. Private views are limited to a small number of isolated residents; including potential views from Moulsham Hall.

Development would be reasonably conspicuous although could be successfully mitigated i.e. careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the local landscape would enable successful mitigation of new residential / employment development). Overall the land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The land parcel is considered to be of moderate value. This is an area of ordinary non-designated landscape with an intact and recognisable wooded farmland character (with evidence of decline). The area is relatively tranquil and has moderate aesthetic appeal with attractive views across open countryside with a dominance of wooded horizons (undermined slightly by occasional views of floodlights). The small wood/ copse, stream and adjoining Phyllis Currie Natural Reserve to the west provide nature conservation interest; and there are two Listed Buildings within the area on Moulsham Hall Lane (thatched cottages). It has limited recreational value associated with public access associated with the open space woodland and adjoining PRoW.

Table 10.17 Overall Sensitivity and Value Summary Table for Land Parcel GLP9

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains limited number 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; with some evidence of decline associated with set-a-side/ abandoned fields in western corner and under-managed hedgerows.
3 Nature and complexity of landform	Moderate – predominantly gently undulating and simple natural landform with more complex landforms associated with southern stream valley.
4 Scale and pattern of landscape	Moderate – predominantly medium to large scale landscapes with simple pattern.
5 Historic features and sense of time-depth	Moderate to High – strong sense of time-depth (field enclosure, hedgerow patterns, streams, hedgerows, woodland, thatched isolated residential properties (Listed Buildings) and adjoining lanes) undermined slightly by occasional influence of modern development (upper parts of floodlighting associated with Chelmsford City Racecourse/ stables).
6 Presence of natural elements	Moderate – limited presence of semi-natural elements/ features i.e. woodland, hedgerows, stream and ditches.
7 Type of existing development	High – limited presence of development (thatched isolated residential properties) and typical of character.

8 Relationship to settlement edge	High – the area is remote from the settlement edge.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – area is partially open (due to the intermittent presence of boundary hedgerows and tree/woodland cover) with moderate levels of inter-visibility. There is no visual relationship with a settlement edge.
2 Views available	Moderate – moderate numbers of public views are available. Public views are available from a PRoW on western edge of the area, adjoining lanes (i.e. Dumney lane, Hornells Corner and Moulsham Hall Lane) and open space woodland within the south-western part of the area (subject to public accessibility). Private views are limited to a small number of isolated residents; including potential views from Moulsham Hall.
3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Moderate – presents landscape elements/ features that are typical of character but are not particularly valued or supported through designation.
2 Quality and condition of elements and features	Low to Moderate - landscape features that are in reasonable or medium quality and condition (with evidence of decline); with intact and recognisable character; mature state.
3 Scenic value and aesthetic appeal	Moderate – moderate or ordinary aesthetic appeal (reasonably attractive views across open countryside with dominance of woodland/wooded horizons); some detracting features (occasional views of the upper parts of floodlighting associated with the Chelmsford City Racecourse).
4 Presence of cultural, historic or nature conservation associations	Moderate – some cultural interest (two Listed Buildings) and nature conservation features and interests (small wood/ copse, stream and adjoining Phyllis Currie Natural Reserve).
5 Recreational opportunities	Moderate– limited recreational value - open space woodland and adjoining PRoW.
6 Levels of tranquillity	Moderate to High – high degree of remoteness/ peacefulness associated with this settled landscape; impinged on slightly by low level of noise associated with adjoining lanes and occasional influence of floodlighting.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall landscape sensitivity is judged to be high, moderate value and low to medium capacity; here development would be less appropriate due to its strength of rural character and remoteness from the settlement edge.

Table 10.18 Summary Table for Land Parcel GLP9

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GLP9	H	M	H	M	L - M

10.11 Land Parcel GLP10

Land Parcel Location

Land parcel GLP10 is located to the west of Moulsham Hall Lane and includes Moulsham Hall Listed Building and Chelmsford City Racecourse stables¹⁸.



Local Landscape Character Description

The area forms a part of the Terling Farmland Plateau landscape character area (B17), as defined by the Chelmsford LCA. It consists primarily of medium sized arable/ pastoral fields occupying rising land between two small streams (GLP10a); with a number of smaller fields adjoining and including Moulsham Hall to the east (GLP10b). The area contains a number of elements/ features that are typical of the host LCA such as rolling landform, medium scale arable fields, frequent hedgerow trees, narrow lanes and the Hall itself.

Visual Context and Characteristics

Overall the area is partially open with varying degrees of visual containment. Overall intermittent boundary hedgerows, hedgerow trees, adjoining woodland and built development associated with the hall provide a degree of visual containment; with few views into the area. Visual enclosure is strongest within the southern parts of Sub-area GLP10b and Sub-area GLP10a due principally to lower lying landform. With the elevated north-facing fields located within north central parts of Sub-area GLP10a most visible in the local area. There is no visual relationship with a settlement edge.

Public views are limited to glimpsed views through intermittent gaps in hedgerows associated with Moulsham Hall Lane to the east and Hornells Corner to the west, PRoWs to the west and south, and from adjoining open space woodland and fields (subject to public accessibility). Private views are limited to a small number of isolated residential properties including the Hall.

Landscape Sensitivity to Development

As noted above, this area contains a number of element/ features that are representative of typical character. There are a limited number of semi-natural habitats (hedgerows, hedgerow trees, tree cover associated with hall grounds, ponds). The strong sense of time-depth associated with Moulsham Hall, Moulsham Hall Lane, mature hedgerows, hedgerow trees and adjoining woodland is only slightly undermined by the occasional/ localised influence of modern development.

The area as a whole has a mature, strong and intact wooded farmland character undermined slightly by the decline in arable farming (under-managed hedgerows) and the occasional and localised influence of modern development (floodlighting associated with the Chelmsford City Racecourse and extensive modern stable block). The area is remote from the settlement edge, development (associated with Moulsham Hall, its grounds and adjoining isolated residential property) are considered typical of the landscape, and the majority the area (Sub-area GLP10a) retains a strong rural character. However within the eastern part of the area (Sub-area GLP10b), recent modern development in the form of large scale stable block development and adjoining flood lighting (Chelmsford City Racecourse) form more dominant and detractive influences that

¹⁸ There is no public access to this land and observations were made from surrounding roads/PRoW

undermine rural character. Overall this land parcel is judged to be of moderate (GLP10b) to high (GLP10a) landscape sensitivity.

Visual Sensitivity to Development

Due to variations in landform and the intermittent presence of screening vegetation, the area is partially open with moderate levels of inter-visibility. There are a moderate number of public views and few private views.

Development within GLP10b and the southern fields within GLP10a is less likely to be intrusive/ conspicuous due to the presence of lower lying landform, screening vegetation or existing modern built development. However, there are visual setting sensitivities associated with Moulsham Hall Listed Building and development on the north-facing slopes. Overall development would be reasonably conspicuous although could be successfully mitigated i.e. careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the local landscape would enable successful mitigation of new residential / employment development). Overall this land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The land parcel is considered to be of moderate value. This is an area of ordinary non-designated landscape with an intact and recognisable wooded farmland character (with evidence of decline). Moulsham Hall (Listed Building) provides cultural heritage interest/ value. The area has moderate aesthetic appeal with attractive views across fields with dominance of wooded horizons (undermined slightly by occasional views of large sheds, extensive modern stable block and floodlighting). Two ponds and adjoining small woods/ copses and Phyllis Currie Natural Reserve to the west provide nature conservation interest. It has limited recreational value associated with a PRoW adjoining the western edge.

Table 10.19 Overall Sensitivity and Value Summary Table for Land Parcel GLP10

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains limited number 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; with some evidence of decline associated with under-managed hedgerows.
3 Nature and complexity of landform	Moderate – predominantly gently undulating and simple natural landform.
4 Scale and pattern of landscape	Moderate – predominantly medium scale landscapes with simple pattern; with smaller scale and more complex pattern associated with Moulsham Hall (GLP10b).
5 Historic features and sense of time-depth	Moderate to High – high presence of historic landscape elements / features (Moulsham Hall and grounds, field enclosure, hedgerow patterns, hedgerows) and high sense of time-depth; slightly undermined by the influence of modern development (upper parts of floodlighting associated with Chelmsford City Racecourse and stables within GLP10b).
6 Presence of natural elements	Moderate – limited presence of semi-natural elements/features i.e. hedgerows, ponds.
7 Type of existing development	Moderate to High – limited presence of development (hall and isolated residential properties); typical of character. Influence of floodlighting and settlement edge). GLP10b adjoining floodlighting/larger scale tables stables not typical of character/ detractive influence.
8 Relationship to settlement edge	High – the area is remote from the settlement edge.

Visual Sensitivity	
1 Openness and inter-visibility	Moderate – area is partially open (due to the intermittent presence of boundary hedgerows and tree/woodland cover) with moderate levels of inter-visibility. There is no visual relationship with a settlement edge.
2 Views available	Moderate – public views are limited to those from Moulsham Hall Lane to the east, lane to the north, PRowS to west and south, and adjoining open space woodland/ fields (subject to public accessibility). Private views are limited to a small number of isolated residents including those within the Hall itself.
3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Moderate – Moulsham Hall Listed Building; otherwise it presents landscape elements/ features that are typical of character but are not particularly valued or supported through designation.
2 Quality and condition of elements and features	Moderate - landscape features that are in reasonable or medium quality and condition (with some evidence of decline); with intact and recognisable character.
3 Scenic value and aesthetic appeal	Moderate – moderate or ordinary aesthetic appeal (reasonably attractive views across open countryside with dominance of woodland/wooded horizons); some detracting features (upper parts of floodlighting associated with the Chelmsford City Racecourse; extensive modern stable block).
4 Presence of cultural, historic or nature conservation associations	Moderate – some cultural or nature conservation features and interests - Moulsham Hall Listed Building, two ponds and adjoining small woodland/copses and Phyllis Currie Natural Reserve to the west.
5 Recreational opportunities	Low – limited recreational value, as indicated by the presence of single PRow on western edge of the area.
6 Levels of tranquillity	Moderate to High – high degree of remoteness/ peacefulness associated with the settled landscape to the west (GLP10a). Lower levels of tranquillity were identified within the eastern part of this area (GLP10b) with some interruption associated with increased visual intrusion of floodlighting/ modern stable block.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Whilst value across the land parcel is judged to be moderate and visual sensitivity is considered to be moderate, Sub-area GLP10a has a high overall landscape sensitivity and Sub-area GLP10b has a moderate overall landscape sensitivity. This variation is carried through to the landscape capacity of each area to accommodate low rise residential / employment development.

Sub-area GLP10a is judged to have a low to medium landscape capacity; here development would be less appropriate due to its strength of rural character and remoteness from the settlement edge.

Sub-area GLP10b is judged to have a medium landscape capacity reflecting it's relatively well enclosed character, the presence of existing built development and the detractive influence of development (floodlighting, modern stables). Here capacity is subject to careful siting/ design of development, appropriate scale/ type of development in keeping with the character of the host LCA, the retention/ implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the landscape.

Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Moulsham Hall (Listed Building) - implement physical and green buffers to minimise impacts on visual receptors, heritage asset and its setting.
- Moulsham Hall Lane – retain the green and rural character of the Lane.

- Hedgerows and ponds – retain and strengthen with new planting (hedgerows, hedgerow trees and woodland in keeping with character).
- Residential properties and school on the settlement edge – implement physical and green buffers to minimise impact on views.

Table 10.20 Summary Table for Land Parcel GLP10

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
GLP10a	H	M	H	M	L - M
GLP10b	M	M	M	M	M

Figure 10.2 Great Leighs: Landscape Sensitivity

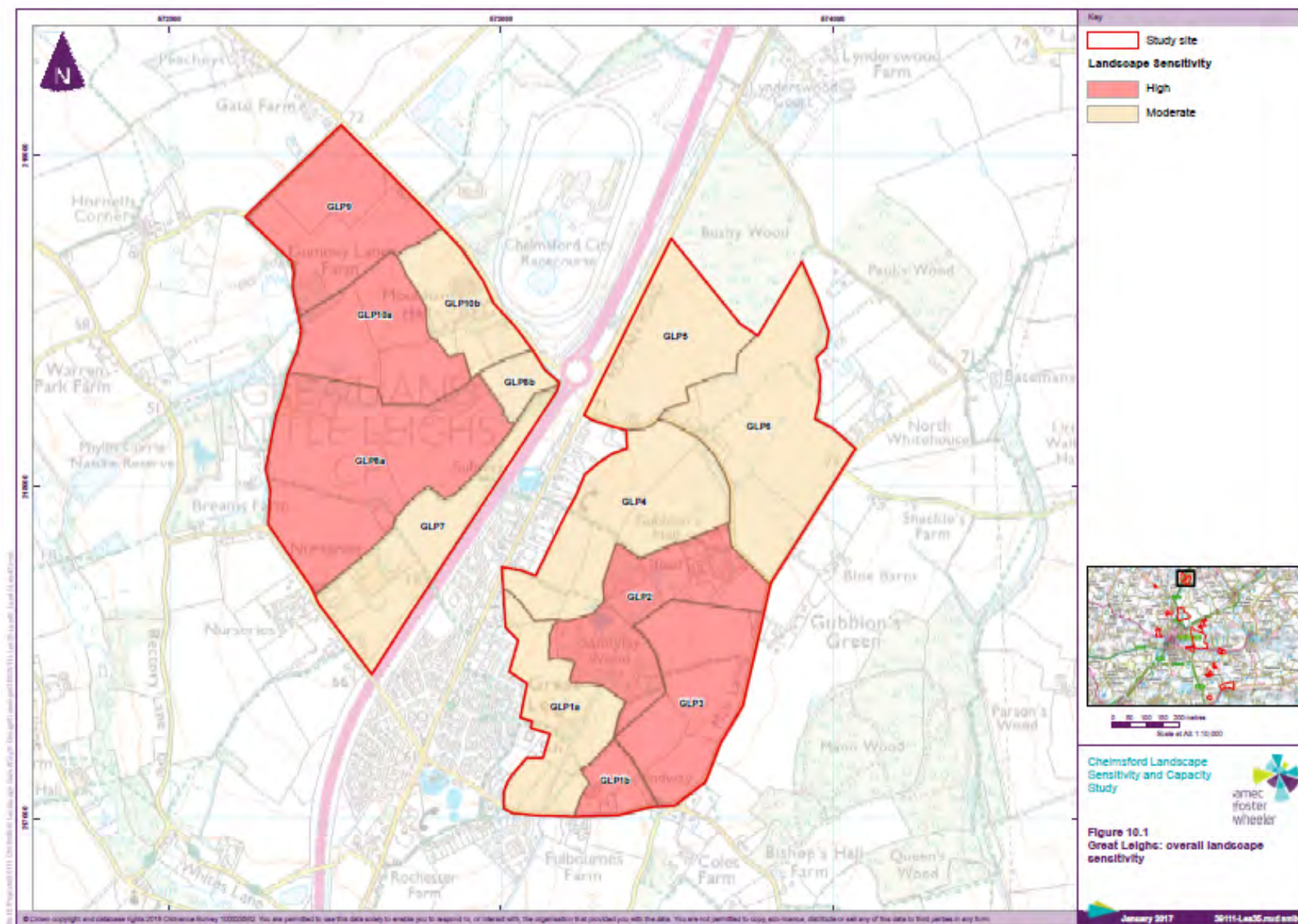
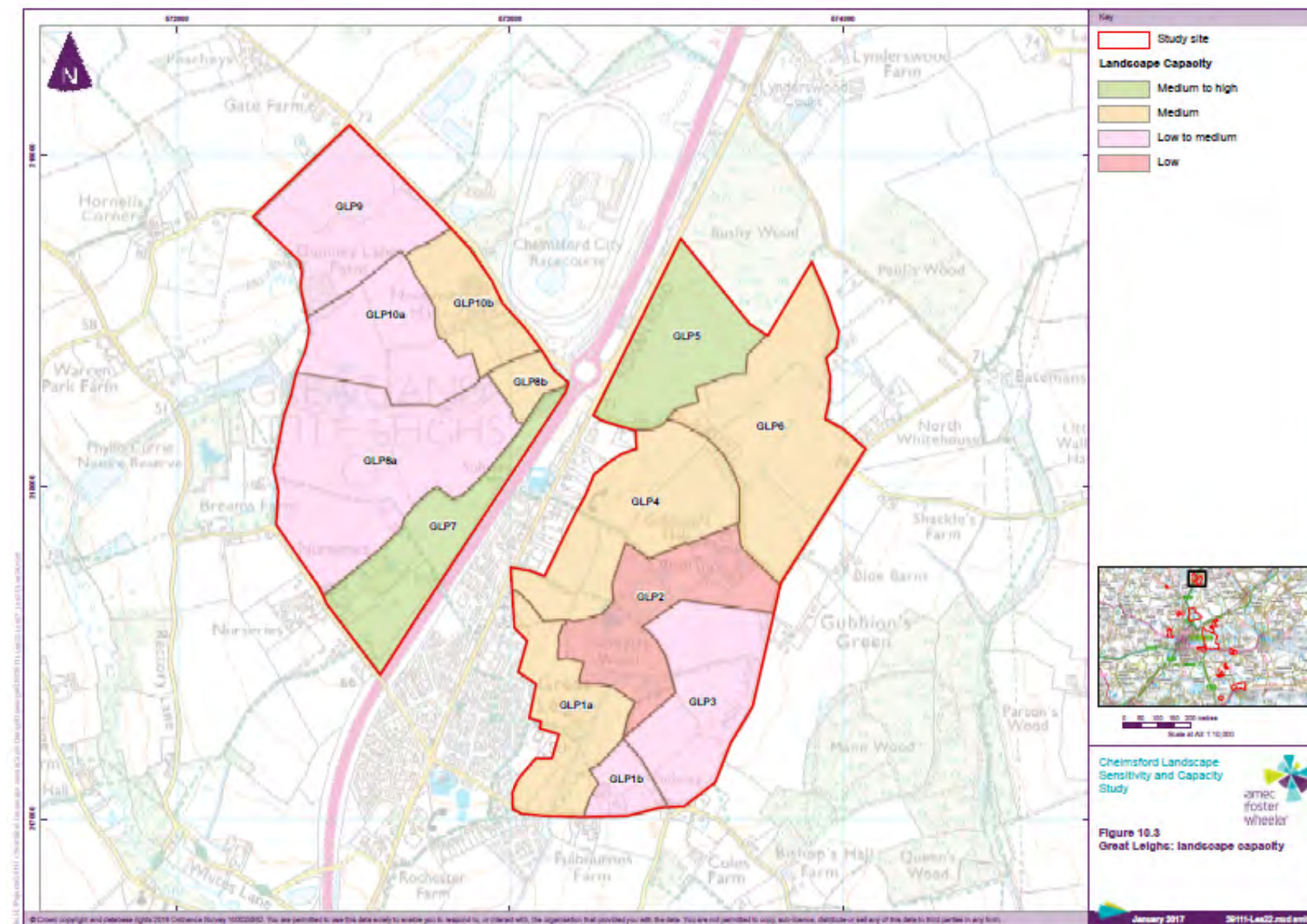


Figure 10.3 Great Leighs: Landscape Capacity



11. Hammonds Farm

11.1 Local landscape character context

This Area of Search is located to the east of Chelmsford and the A12 and to the west of Little Baddow and Danbury. The area west of Sandon Brook occupies the central parts of the Lower Chelmer Valley Floor Landscape Character Area (A7) as described by the Chelmsford LCA 2006 (Chelmsford LCA). This character area has been further subdivided with the area between the A12 and Hammonds Lane lying within Sub-Unit A7a Lower Chelmer River Valley Floor. The area east of Sandon Brook lies within the western edge of the Little Baddow and Danbury Wooded Farmland LCA.

Figure 11.1 illustrates the landscape and visual context of the Area of Search. This Area of Search has been sub-divided into 3 Land Parcels.

Lower Chelmer River Valley Landscape Character Area (A7)

Key characteristics of relevance to this Area of Search are:

- ▶ Shallow valley.
- ▶ Predominantly arable farmland on valley slopes.
- ▶ The Lower Chelmer where it meets the River Blackwater has gentle valley sides.
- ▶ Overall strong sense of place and tranquillity away from Maldon and the A12 and the railway line.

Key characteristics of relevance to the Sub-Unit A7a are:

- ▶ Mixture of arable and pastoral fields on the valley floor.
- ▶ The Lower Chelmer where it meets the River Blackwater has a wide and flat valley floor.
- ▶ Extensive linear poplar and willow plantations are a distinctive feature in close proximity to the river.

The Chelmsford LCA describes the lower reaches of the River Chelmer, between Chelmsford and Maldon, as open in character with a wider floodplain, gently sloping/ flat valley floor and a series of reservoirs. Medium to large sized fields form a regular pattern along the valley corridor. Hedgerows that delineate boundaries are described as thick in places, but fragmented, and with frequent hedgerow trees. There is a high presence of tree cover along the banks of the river with willow/ poplar plantations as well as pockets of wet alder/ willow woodland. The Chelmsford LCA also notes that this is a sparsely populated area (small settlements dispersed along its valley-side) which adds to its open character. Maldon to the east, and major roads are noted as having limited impact on character. Views are described as open and occasionally panoramic in the lower reaches of the river valley where they are unconstrained by hedgerow trees; and views along the valley corridor are framed.

The Chelmsford LCA describes the following planning and land management issues of relevance to the Area of Search:

- ▶ Potential for the erection of new farm buildings and houses within the open landscape, which would be conspicuous on the skyline.
- ▶ Increasing traffic on minor roads including large lorries and HGVs.

The Chelmsford LCA sets out the following sensitivities to change of relevance to the Areas of Search:

- ▶ Linear poplar and willow plantations and pockets of wet alder/willow woodland which are sensitive to changes in land management.
- ▶ Overall sense of tranquillity throughout the character area would potentially be affected by new development.

- ▶ The skyline of the slopes of the lower river valley are moderately visually sensitive, with open (and occasionally panoramic) views to be gained to and from the river corridor, which could be affected by new development.
- ▶ Sense of historic integrity resulting from water meadows along the river valley and a historic dispersed settlement pattern of scattered farmsteads and isolated manors with some isolated hamlets.

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape 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; and
- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

- ▶ Manage the traffic flows along the minor roads especially those not suitable for HGVs and lorries due to narrow bridges.
- ▶ Ensure new built development is in keeping with landscape character.
- ▶ Conserve and enhance the landscape settings of settlements.
- ▶ Enhance the screening of the A12 and the railway line.

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and manage the existing hedgerow pattern and strengthen through planting where appropriate to local landscape character.
- ▶ Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

Little Baddow and Danbury Wooded Farmland Landscape Character Area (F5)

Key characteristics of relevance to this Area of Search are:

- ▶ Wooded hill and ridge housing the linear settlements of Little Baddow and Danbury.
- ▶ 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.

This is a distinctive area of wooded hills to the east of Chelmsford. The Chelmsford LCA describes settlements as having a strong sense of enclosure provided by the presence of extensive woodlands in their landscape setting. Woodlands are interspersed by an intricate, diverse and interesting mosaic of commons, heathland and pastures. It describes relatively open arable farmland (within mature field boundaries and single mature deciduous trees) as providing the setting for these habitats. It notes a sense of enclosure and tranquillity and intimate character within pockets of the area (away from the A414); and a strong sense of place and historic continuity. Settlement pattern is described as predominantly linear, with a cluster of attractive vernacular buildings (Horne Row and housing around the village green at Danbury). The Chelmsford LCA describes the following planning and land management issues of relevance to the Area of Search:

- ▶ Pressure of increasing traffic on minor rural roads.
- ▶ Management of commons and heathland for nature conservation and recreational purposes.
- ▶ Noise and visual intrusion associated with the A414 corridor.
- ▶ Potential loss of mature field boundaries as a result of lack of management or further intensification of agricultural practices.
- ▶ Management and maintenance of mature woodland.
- ▶ Potential new development at the fringes of Little Baddow or Danbury, or on the slopes of the hill, which may be highly visible from surrounding character areas, including the Chelmer/Blackwater valley to the north.

The Chelmsford LCA sets out the following sensitivities to change of relevance to the Area of Search:

- ▶ Large areas of woodland, and intricate mosaic of commons, pasture and heathland spread throughout the area and several mature field boundaries (contain several mature trees) all of which are sensitive to changes in land management.
- ▶ Network of quiet rural lanes is also sensitive to change or increased traffic associated with new development.
- ▶ Strong sense of historic integrity resulting from patches of ancient woodland and a prominent Iron Age hill fort).

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve the landscape 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; and

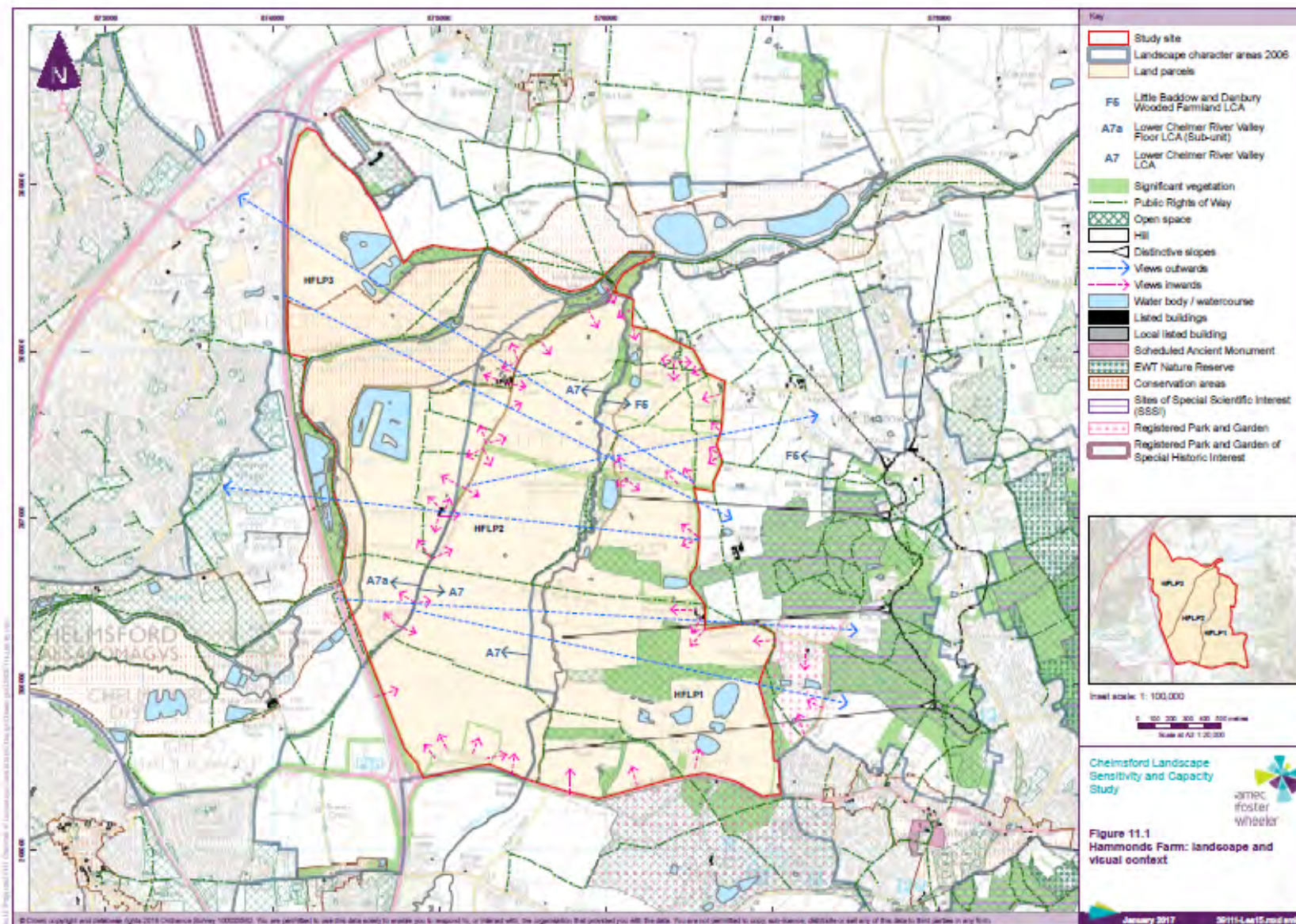
Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

- ▶ Conserve and enhance the landscape setting of Little Baddow and Danbury.
- ▶ Ensure 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 the wooded horizons to the south.

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 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-lines lanes and unimproved roadside verges.

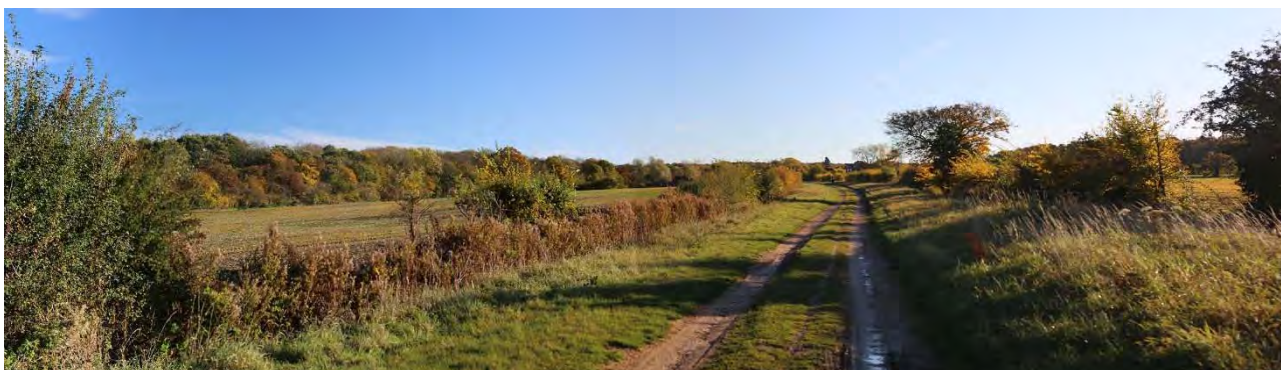
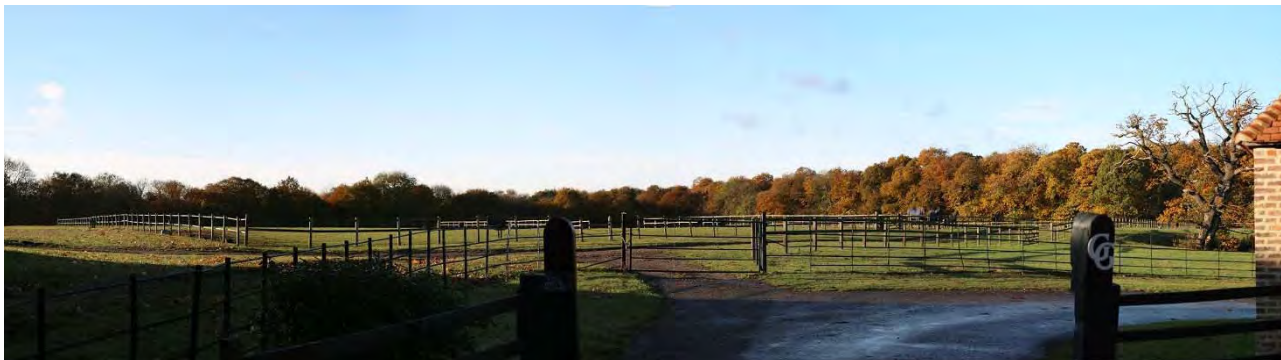
Figure 11.1 Hammonds Farm Landscape and Visual Context



11.2 Land Parcel HFLP1

Land Parcel Location

Land Parcel HFLP1 is located on the lower slopes of Danbury Hill; between Sandon Brook to the west and Chapel Lane/ New Lodge Chase lane to the east.



Local Landscape Character Description

The area forms a part of the Little Baddow and Danbury Wooded Farmland landscape character area (F5), as defined by the Chelmsford LCA. The area consists of a large number of open fields, woodlands, mineral workings and disused water filled pits, waterbodies (ponds/ lakes/ reservoirs), lanes and isolated residential properties/ farmsteads. The area occupies the lower slopes of the wooded Danbury Hill; a distinctive landscape feature / landmark to the east of Chelmsford. The area contains many elements/ features that are characteristic of the host LCA including wooded hills, a sense of enclosure provided by large areas of woodland, arable farmland fringing the outer edges of patches of woodland, series of narrow winding lanes down the hillside, views into and across the Chelmer valley to the north.

Visual Context and Characteristics

The majority of the area is very open and has a strong visual relationship with the wider countryside and adjoining character areas. Areas of woodland do afford a degree of visual enclosure and containment, although this is extremely localised.

Overall open fields and woodlands are highly visible in public and private views located within the both the immediate vicinity (PRoWs, isolated residential properties/ farmsteads and roads within and adjoining the area); and the wider settled countryside including views from Chelmsford and the Chelmer Valley corridor to the west.

Landscape Sensitivity to Development

As noted above the area contains many elements and features that are typical of character. The area has a character that is distinctive and mature with landform forming a distinctive feature in the wider area. The area does not adjoin the settlement edge and development predominantly comprises isolated residential properties, farmsteads and historic halls that are typical of, and in general make a positive contribution to character. Development and changing landscapes associated with an area of mineral workings to the south are less typical and do not make a positive contribution to the area. There are a high number of semi-natural habitats and numerous historic features (Sandon Brook, Grace's Walk, woodland, Ancient Woodland, winding rural lanes and isolated farmsteads/halls) giving a strong sense of time-depth. These elements and features are generally in moderate condition (with some signs of decline/ degradation as a result of localised mineral workings and the under management of hedgerows). This land parcel is judged to be of high landscape character sensitivity.

Visual Sensitivity to Development

Due to the sloping and elevated nature of this area and the open character of arable fields that spill downslope; this area is very open with high levels of inter-visibility. A high number of public and private views are available where views of open countryside are of importance. Overall development within open land/ fields would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character/landscape features). Overall the land parcel is judged to be of high visual sensitivity.

Landscape Value

This land parcel is judged to be of moderate value. Whilst this is a non-designated or ordinary landscape, local character and scenic quality is distinctive and mature. Its features/ elements are in moderate condition (showing some signs of decline). There are attractive close and long distant views across this wooded farmed landscape and into the Chelmer Valley, wider landscape and towards Chelmsford. The area is crossed by a number of PRoW (including the Saffron Trail) that indicate moderate recreational value. Woodlands, streams, ponds, lakes, reservoirs and hedgerows are of nature conservation interest.

Table 11.1 Overall Sensitivity and Value Summary Table for Land Parcel HFLP1

Landscape Character Sensitivity	
1. Representativeness of character	High – contains many elements/ features that are characteristic of the LCA including wooded hill, sense of enclosure provided by large areas of woodland, arable farmland fringing the outer edges of patches of woodland, series of narrow winding lanes down the hillside, views into and across the Chelmer valley to the north.
2. Condition of elements and features	Moderate – elements and features are generally in moderate to good condition (with some signs of decline/ degradation as a result of localised mineral workings and the under management of hedgerows).
3. Nature and complexity of landform	Moderate to High – gently undulating/ rolling landforms.
4. Scale and pattern of landscape	Moderate – varying scale landscape with mix of simple and complex patterns.
5. Historic features and sense of time-depth	High – numerous historic features (Sandon Brook, Grace's Walk, woodland, Ancient Woodland, winding rural lanes and isolated farmsteads/ halls) giving a strong sense of time-depth; only slightly undermined by views of pylons and Chelmsford to the west.
6. Presence of natural elements	High – high number of semi-natural habitats (woodland, Sandon Brook, waterbodies, hedgerows).
7. Type of existing development	High – development predominantly comprises isolated residential properties, farmsteads and historic halls that are typical of, and in general make a positive contribution to character. Development and changing landscapes associated with area of mineral workings to the south are less typical and do not make a positive contribution to the area. Some intrusion by pylons and Chelmsford in views to the west.
8. Relationship to settlement edge	High – remote from the settlements.
Visual Sensitivity	
1. Openness and inter-visibility	High – the area is predominantly very open with high levels of inter-visibility. Areas of woodland do afford a degree of visual enclosure and containment, although this is extremely localised.
2. Views available	High – A high number of public and private views are available where views of open countryside are of importance.
3. Potential for mitigation	High – within the majority of the area, development within open land/ fields would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character/ landscape feature).
Landscape Value	
1. Distinctiveness of character	High – whilst this is a non-designated ordinary landscape; contains many landscape/ features that are typical of character; and local character and scenic value has distinctive qualities.
2. Quality and condition of elements and features	Moderate – recognisable and intact character (dominated by distinctive landform); some evidence of decline/ degradation as a result of localised mineral workings and the under management of hedgerows). The Chelmsford LCA aims for conservation.
3. Scenic value and aesthetic appeal	Moderate – moderate or 'ordinary' aesthetic appeal associated with attractive elevated panoramic views across open low lying countryside including the River Chelmer valley.

4. Presence of cultural, historic or nature conservation associations	High – many nature conservation features and heritage interests
5. Recreational opportunities	Moderate– number of PROWs within and adjoining the parcel.
6. Levels of tranquillity	Moderate – variety of tranquillity levels with high sense of remoteness/ peacefulness away from the main road networks and within the more enclosed wooded/lower lying areas; and some interruption by noise levels associated with the A12 and A414 and views of pylons and Chelmsford to the west.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of high overall landscape sensitivity and moderate value with a low to medium landscape capacity to accommodate low rise residential and employment development. It is judged that development would be less appropriate/ difficult to accommodate without undermining landscape character.

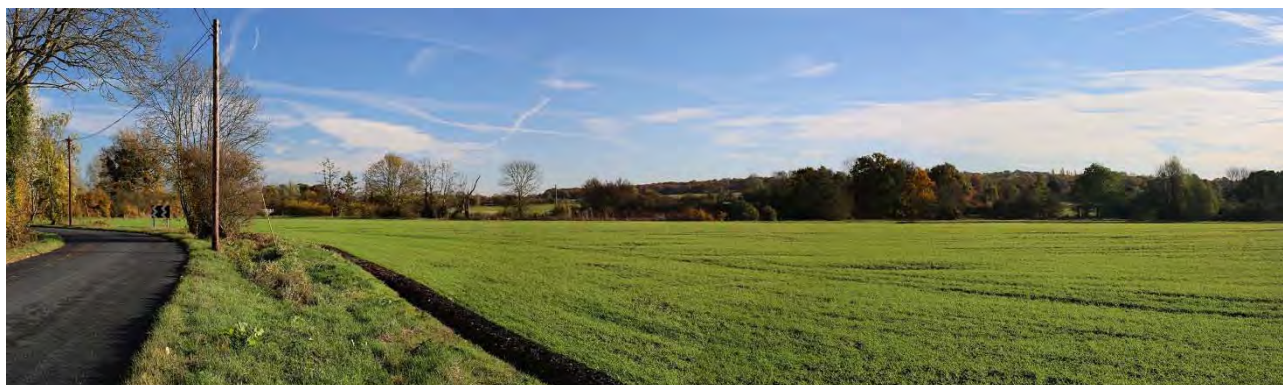
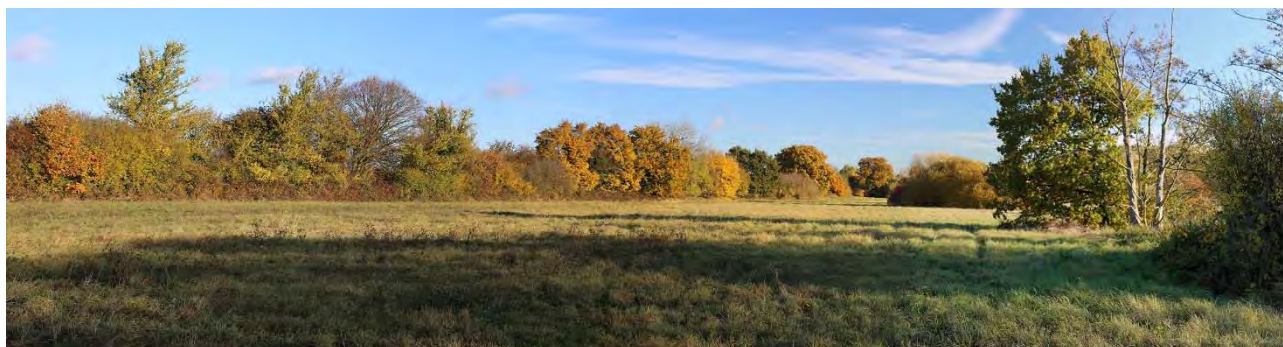
Table 11.2 Summary Table for Hammonds Farm Area of Search HFLP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
HFLP1	H	H	H	M	L - M

11.3 Land Parcel HFLP2

Land Parcel Location

Land Parcel HFLP1 is located Land to the east of Hammonds Road and extends eastwards to Sandon Brook and the break of slope associated with Danbury Hill.





Local Landscape Character Description

The area forms a part of the Lower Chelmer River Valley Landscape Character Area (A7), as defined by the Chelmsford LCA. The area consists of large to very large sized arable fields; with a linear arrangement of small sized pastoral fields/ meadows and wet woodland/ tree cover associated with Sandon Brook. The area forms a part of a wide and shallow River Chelmer valley corridor. It has many elements/features that are typical of the host LCA such as large scale arable farmland which is sparsely populated and very open in character.

Visual Context and Characteristics

This valley corridor is very open with a strong relationship with the wider countryside (notably the slopes of Danbury Hill). Whilst areas of increased tree cover associated with parts of the stream corridor and small field near the A414 corridor afford a degree of enclosure and containment, this is extremely localised.

Overall open fields are highly visible in public and private views located within both the immediate vicinity (PRoWs, isolated residential properties/ farmsteads and roads within and adjoining the area); and the wider settled countryside including views from elevated areas to the east.

Landscape Sensitivity to Development

As noted above the area contains many elements and features that are typical of character. It has a recognisable and distinctively open and rural character. There is widespread evidence of decline in the condition of hedgerows with fragmentation, under management and removal; although elements/ features associated with the stream corridor/ lanes are in moderate condition. There are few semi-natural habitats (associated with the Sandon Brook corridor and hedgerows) and a very limited sense of time-depth (associated with Sandon Brook, Hammonds Road, Hurrells Lane and Graces Walk (track) that has become substantially undermined by the extensive removal of hedgerows. The area is remote from the settlement and largely devoid of development. Isolated residential properties/ farmsteads north of Hammond Road are typical of intensively farmed agricultural landscapes with groupings of large scale sheds around farmsteads. There is a small group of modern residential properties located off the A414 although these are well contained and exert a localised influence across the adjoining field. The land parcel is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to the flat/ gently undulating landform and distinctive absence of screening vegetation; this area is very open with high levels of inter-visibility. A high number of public and private views are available where views of open countryside are of importance. Whilst areas of increased tree cover (associated with parts of the stream corridor and small field near the A414 corridor afford a degree of enclosure and containment, this is extremely localised. Overall development within this predominantly open landscape would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character). Overall the land parcel is judged to be of high visual sensitivity.

Landscape Value

Overall the land parcel is judged to be of moderate value. This is an ordinary and non-designated landscape. It has a recognisable and distinctive rural character that shows evidence of decline as a result of agricultural intensification (i.e. hedgerow fragmentation, under management and removal). Other than the Waterhall Meadows Nature Reserve, nature conservation interests are limited to the hedgerow network and the remaining Sandon Brook corridor. Historic interest is limited to Sandon Brook, Hammonds Road, Hurrells Lane and Graces Walk (track). There are a number of PRoW (including the Saffron Trail) that afford moderate recreational value. It has moderate aesthetic appeal with some attractive open views along the valley corridor and upslope towards Danbury Hill and some views towards the less attractive views west of Chelmsford (industrial units) and pylons.

Table 11.3 Overall Sensitivity and Value Summary Table for Land Parcel HFLP2

Landscape Character Sensitivity	
1 Representativeness of character	High – contains many elements/ features that are characteristic of the LCA i.e. large scale arable farmland which is sparsely populated and very open in character.
2 Condition of elements and features	Low to Moderate – many hedgerows in decline (fragmentation, under management and removal) although elements/ feature associated with the stream corridor/ lanes are in moderate condition.
3 Nature and complexity of landform	Moderate – flat/ gently undulating and simple natural landforms across the majority of the area.
4 Scale and pattern of landscape	Low – large scale landscape with simple/ fragmented patterns; smaller scale and more complex patterns associated with the stream and properties off the A414.
5 Historic features and sense of time-depth	Low – sense of time-depth (associated with Sandon Brook, Hammonds Road, Hurrells Lane and Graces Walk (Track) has become substantially undermined by the significant removal of hedgerows
6 Presence of natural elements	Low to Moderate – limited number of semi-natural habitats. Other hedgerows, habitats are concentrated along Sandon Brook (i.e. woodland, Sandon Brook, waterbodies, hedgerows).
7 Type of existing development	Moderate to High – predominantly devoid of development. Isolated residential properties/ farmsteads north of Hammond Road are typical of intensively farmed agricultural landscapes with groupings of large scale sheds around farmsteads. There is a small group of modern residential properties located off the A414 although these are well contain and exert a localised influence across the adjoining field. Views of Chelmsford industrial units and pylons have a detractive influence.
8 Relationship to settlement edge	High – remote from settlements.

Visual Sensitivity	
1 Openness and inter-visibility	High – this area forms a part of a wider valley corridor and is very open with a strong relationship with the wider countryside (notably the slopes of Danbury Hill). Whilst areas of increased tree cover (associated with parts of the stream corridor and small field near the A414 corridor afford a degree of enclosure and containment, this is extremely localised.
2 Views available	High – a high number of public and private views are available where views of open countryside are of importance.
3 Potential for mitigation	High – development within this predominantly open landscape would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character).
Landscape Value	
1 Distinctiveness of character	Moderate to High – whilst this is a non-designated ordinary landscape; it contains many landscape/features that are typical of character; and local character and scenic value has distinctive qualities.
2 Quality and condition of elements and features	Moderate – a recognisable and distinctively open and rural character that shows evidence of decline as a result of agricultural intensification. Scenic value undermined by views of Chelmsford industrial units and pylons. The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – moderate aesthetic appeal with some attractive open views along the valley corridor and upslope towards Danbury Hill and some views towards the less attractive views west of Chelmsford (industrial units) and pylons.
4 Presence of cultural, historic or nature conservation associations	High – many nature conservation features and heritage interests
5 Recreational opportunities	Moderate – number of PROWs within and adjoining; and Waterhall Meadows Nature Reserve.
6 Levels of tranquillity	Low to Moderate – variety of tranquillity levels with high sense of remoteness/ peacefulness away from the main road networks and within the more enclosed fields; with some interruption/impingement by noise levels/traffic associated with the A12 and A414 and some visual intrusion by views of Chelmsford industrial units and pylons to the west.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of high overall landscape sensitivity and moderate value with a low to medium landscape capacity to accommodate low rise residential and employment development. It is judged that development would be less appropriate/ difficult to accommodate without undermining landscape character.

Table 11.4 Summary Table for Land Parcel HFLP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
HFLP2	M	H	H	M	L - M

11.4 Land Parcel HFLP3

Land Parcel Location

Land Parcel HFLP3 is located between Hammonds Road and the A12.





Local Landscape Character Description

The area forms a part of the Lower Chelmer River Valley Landscape Character Area (A7) (Sub-area A7a), as defined by the Chelmsford LCA. The area consists of complex arrangement of large to very large sized arable fields, along with flooded former gravel workings and wet woodland/tree cover associated with the Chelmer & Blackwater Navigation. The area forms a central part of the wide and shallow River Chelmer valley corridor. It has many elements/features that are typical of the LCA such as large scale arable farmland which is sparsely populated and very open in character.

Visual Context and Characteristics

The area is generally characterised by openness across its extent, reflecting topography, land use and vegetation cover. Views from Hammonds Road westward are filtered by riverside tree and shrub cover, although these become more extensive on higher land towards Boreham House, with views to Danbury and eastward. The parcel is strongly connected visually with land to the south east of Hammonds Road, Private views are associated with the farmsteads and public views from Hammonds Road and PRoW alongside the Chelmer & Blackwater Navigation and towards Boreham.

Landscape Sensitivity to Development

The area forms a significant proportion of the river valley landscape in this location, including the immediate environs of the Chelmer & Blackwater Navigation and its open valley sides which are fundamental to its character. Land use is predominantly large-scale open arable fields, although there are pockets of planted willow (*Salix alba* spp.) and linear tracts of white willow and ruderal vegetation associated with the course of the Chelmer & Blackwater Navigation. The Chelmer & Blackwater Navigation presents an important wildlife and recreational focus. Landscape character sensitivity is judged to be medium to high.

Visual Sensitivity to Development

The land parcel is of high visual sensitivity reflecting its high degree of openness and connection with the open countryside to the east of Chelmsford. Views vary with perspective, a greater sense of enclosure associated with the banks of the River where there is dense tree and shrub cover in places, and a more expansive prospect on the valley slopes, particularly to the north towards Boreham.

Landscape Value

The land parcel is judged to be of moderate to high value, reflecting the various PRoW traversing the parcel and the presence of Boreham House to north west of the parcel. The visual and noise intrusion from the A12 to the west is significant, although this does decline reasonably quickly towards the east of the parcel. High voltage power lines traverse the parcel and provide a detracting visual influence on an otherwise undeveloped rural character.

Table 11.5 Overall Sensitivity and Value Summary Table for Land Parcel HFLP3

Landscape Character Sensitivity	
1 Representativeness of character	High – contains many elements/ features that are characteristic of the LCA i.e. large scale arable farmland which is sparsely populated and very open in character.
2 Condition of elements and features	Low to Moderate – many hedgerows in decline (fragmentation, under management and removal) although elements/ features associated with the river corridor are in moderate condition.
3 Nature and complexity of landform	Moderate – flat/ gently undulating and simple natural landforms across the majority of the area.
4 Scale and pattern of landscape	Low – large scale landscape with simple/ fragmented patterns; smaller scale and more complex patterns associated with parts of the parcels e.g. filled quarry workings.
5 Historic features and sense of time-depth	Moderate – sense of time-depth (associated with the River Chelmer, Boreham House and Hammonds Road)) has become undermined by the significant removal of hedgerows
6 Presence of natural elements	Low to Moderate – limited number of semi-natural habitats, largely associated with the river course.
7 Type of existing development	Moderate to High – predominantly devoid of development. Isolated residential properties/ farmsteads north of Hammond Road are typical of intensively farmed agricultural landscapes with groupings of large scale sheds around farmsteads. Views of Chelmsford industrial units and pylons have a detractive influence.
8 Relationship to settlement edge	High – remote from settlement.
Visual Sensitivity	
1 Openness and inter-visibility	High – this area forms a part of a wider valley corridor and is very open with a strong relationship with the wider countryside. Whilst areas of increased tree cover (associated with course of the River Chelmer & Blackwater Navigation) afford a degree of enclosure and containment, this is localised.
2 Views available	High – a high number of public and private views are available where views of open countryside are of importance.
3 Potential for mitigation	High – development within this predominantly open landscape would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character).
Landscape Value	
1 Distinctiveness of character	Moderate to High – whilst this is a non-designated ordinary landscape; contains many landscape/ features that are typical of character; and local character and scenic value has distinctive qualities.
2 Quality and condition of elements and features	Moderate – a recognisable and distinctively open and rural character that shows evidence of decline as a result agricultural intensification. Scenic value undermined by views of Chelmsford industrial units and pylons. The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – moderate aesthetic appeal with some attractive open views along the valley corridor and upslope towards Danbury Hill and some views towards the less attractive views west of Chelmsford (industrial units) and pylons.

4 Presence of cultural, historic or nature conservation associations	High – nature conservation features and heritage interests
5 Recreational opportunities	Moderate – number of PROWs within and adjoining, notably adjacent to the River Chelmer.
6 Levels of tranquillity	Moderate – noise intrusion from the A12 and A414.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of high overall landscape sensitivity and moderate value with a low to medium landscape capacity to accommodate low rise residential and employment development due to its open character and relationship with the wider valley of the River Chelmer. Development would be uncharacteristically intrusive and difficult to mitigate without introducing substantial structural planting and thereby altering the current balance between open and more restricted views.

Table 11.6 Summary Table for Land Parcel HFLP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
HFLP3	M - H	H	H	M	L - M

Figure 11.2 Hammonds Farm: Landscape Sensitivity

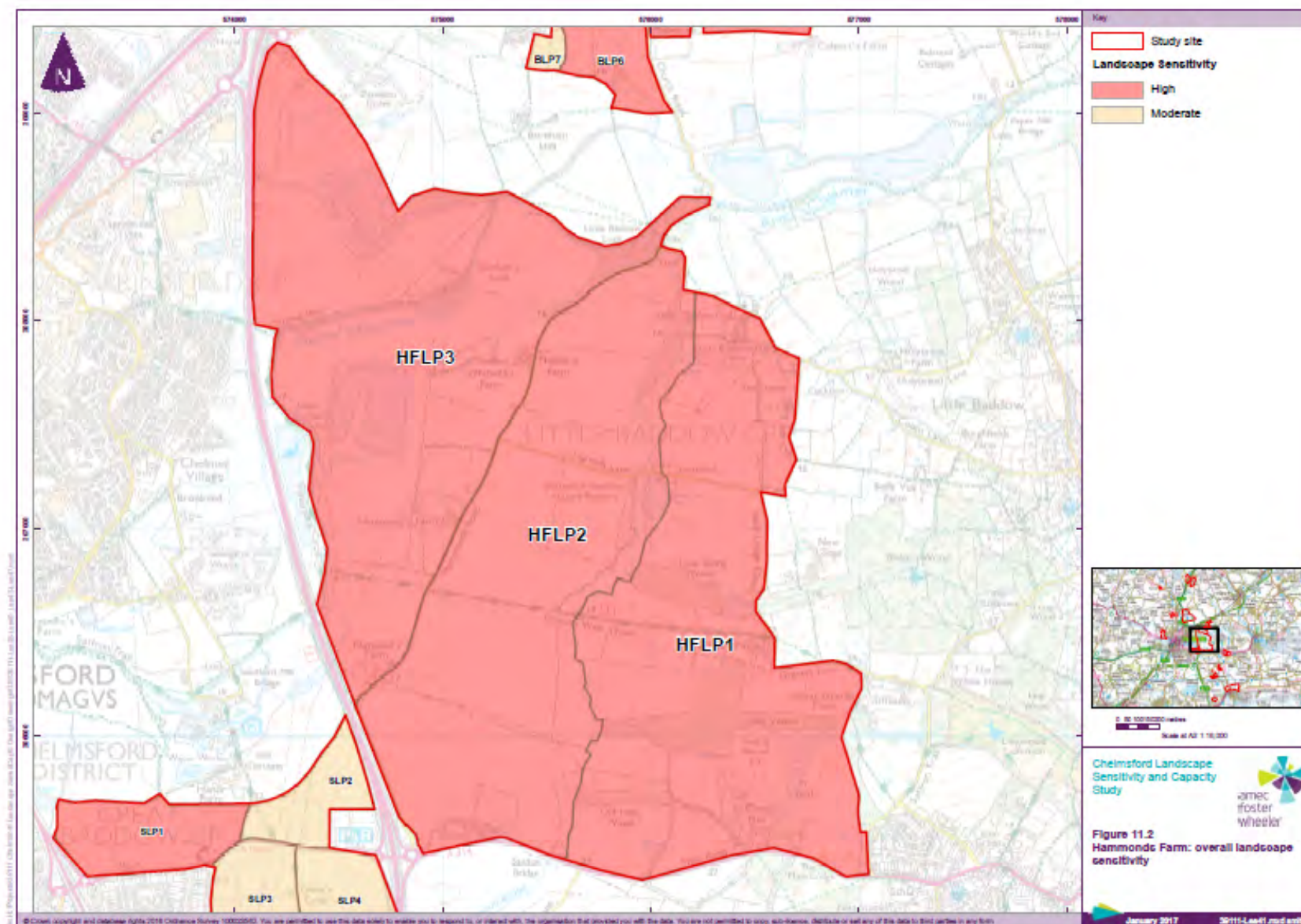
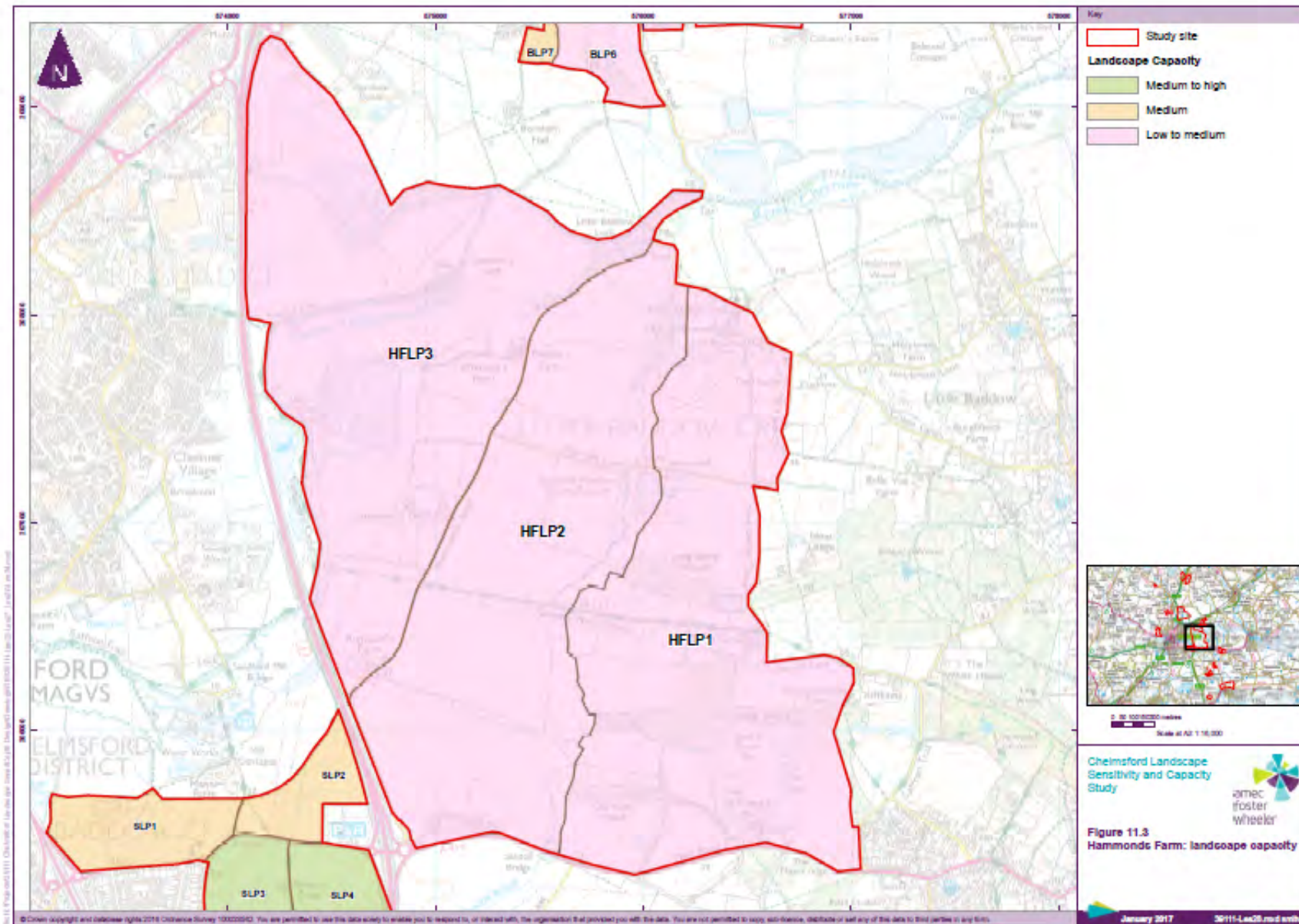


Figure 11.3 Hammonds Farm: Landscape Capacity



12. North East Chelmsford

12.1 Local landscape character context

This Study Site is located to the north-east of Chelmsford and east of the A130. The entire area lies within the south-west part of the Boreham Farmland Plateau Landscape Character Area (B21) as described by the Chelmsford LCA 2006 (Chelmsford LCA). The LCA is centred on Boreham and the A12 dual carriageway.

Figure 12.1 illustrates the landscape and visual context of the Study Site. This Area of Search has been sub-divided into 5 Land Parcels.

Boreham Farmland Plateau Landscape Character Area (B21)

Key characteristics of relevance to this Study Site and the Land Parcels described below, are:

- ▶ Irregular pattern of mainly medium size arable and pastoral fields marked by hedgerows and ditches.
- ▶ Small woods and copses provide structure and edges in the landscape.
- ▶ Scattered settlement pattern, with frequent small hamlets.
- ▶ Concentration of isolated farmsteads.
- ▶ Network of narrow and winding lanes.

The Chelmsford LCA describes a gently undulating landscape that is fairly densely populated with the large settlements (Boreham and Hatfield Peverel), scattered smaller villages and hamlets, and farmsteads that line the roads outside main settlements. The pastoral fields around settlements are notably smaller in scale (small to medium sized) with fragmented and gappy hedgerow boundaries (with hedgerow trees).

The A12 dual carriageway forms the key landmark in the area. Its raised construction is described as visually splitting the area in two, it is highly visible and audible across parts of the area reducing the sense of tranquillity. Other roads are described as sunk below adjoining fields and lined with tall hedge banks (with hedgerow trees). Overall whilst views in the area are described as short distance and restricted by tall hedgerows and small woodland, the presence of large arable fields separated by banks and ditches provide extensive long distance views across the River Chelmer valley (to the west)

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

- ▶ 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 in the surrounding rural landscape.
- ▶ Increasing traffic on minor roads, especially during rush hour.
- ▶ Potential further decline in condition of field boundaries through agricultural intensification.

The Chelmsford LCA sets out the following sensitivities to change of relevance to the Study Site:

- ▶ Hedgerows, banks and ditches at field boundaries are sensitive to changes in land management.
- ▶ Strong sense of historic integrity resulting from a dispersed historic settlement pattern visible in places and occasional historic features such as New Hall and/or Boreham House and historic parks and gardens.

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape 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; and
- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

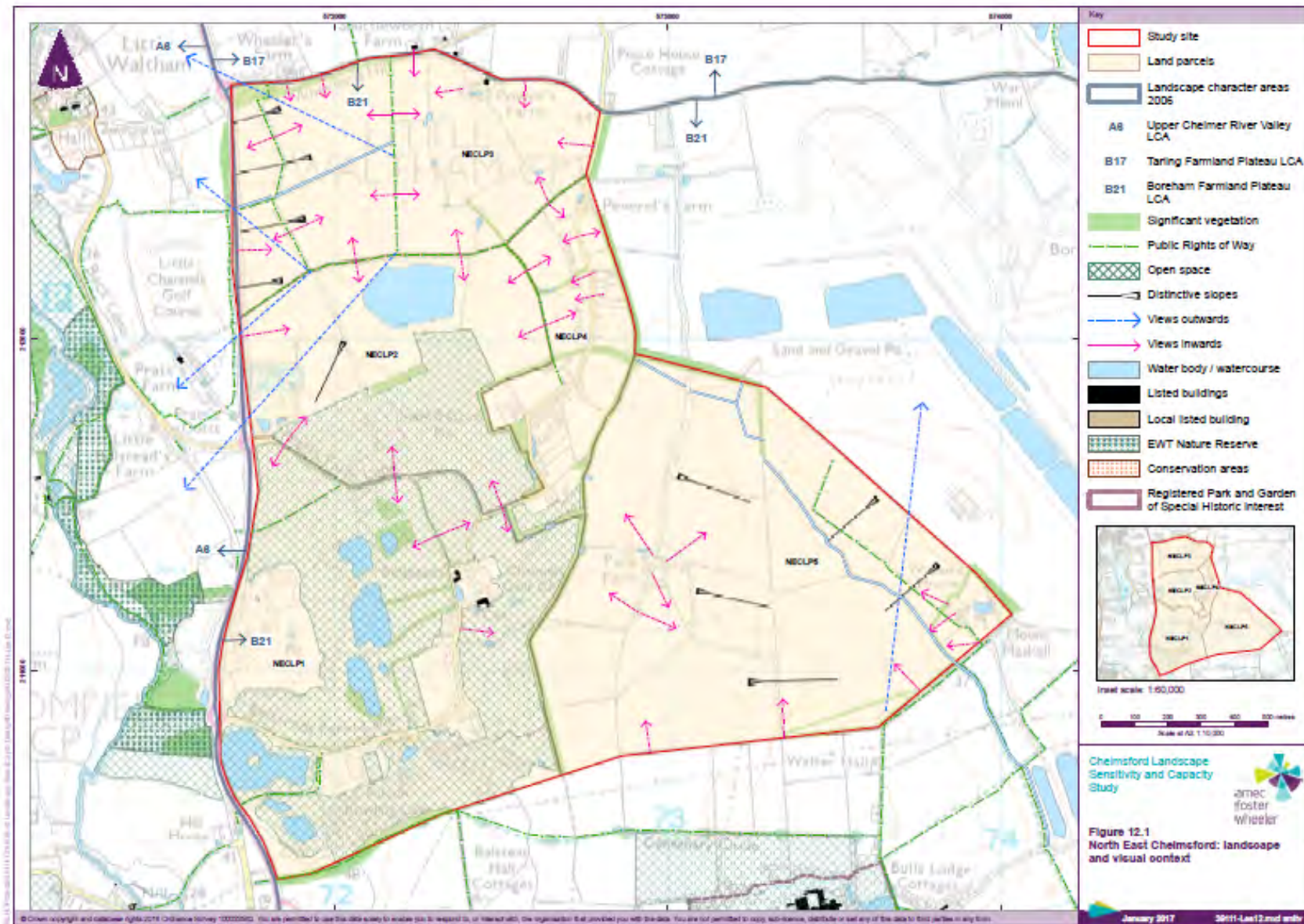
Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

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

Suggested Land Management Guidelines of relevance include:

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

Figure 12.1 North East Chelmsford Landscape and Visual Context



12.2 Land Parcel NECLP1

Land Parcel Location

Land to the east of the A130, south of Pratts Farm Lane.



Local Landscape Character Description

Bearing no relationship with the host LCA, having been much modified through quarrying, reclamation, golf course development and most recently urban development to the south centred on Belsteads Farm Lane.

Visual Context and Characteristics

Dominated by the Channels Golf Club, set within a quarried and reclaimed landscape, the parcel is of a highly variable visual character, reflecting significant changes to landform (for example the creation of extensive water bodies) and land modelling and the introduction of significant clump and belt tree planting associated with the golf course greens. Consequently, there are a wide variety of short and medium distance views which are part of an enclosed, parkland character. Vistas begin to open out northwards on rising land towards Pratts Farm Lane, but views remain restricted by vegetation. To the south, there is new residential development along Belsteads Farm Lane and adjacent to the A130, creating a suburban character. Private views are principally associated with the Channels Golf Club and properties along Belsteads Farm Lane, although dense vegetation restricts these views.

Landscape Sensitivity to Development

Parcel NECLP1 is broadly defined by land occupied by Channels Golf Club, also extending southward towards Belstead Hall Farm where development is currently extending the northern edge of Chelmsford (Beaulieu Park). The land is part of the Boreham Farmland Plateau (B21) as defined by the Chelmsford LCA, but shares few common characteristic subsequent to changes in land use associated with the creation of the golf club and development in the vicinity of Belsteads Farm Lane (residential and commercial). The created landscape of the golf course is part of more fundamental change in the vicinity associated with the northward extension of the urban edge of Chelmsford and development along the A130. The pattern of land within the golf course is complex, on undulating topography with belts of vegetation established according to the

configuration of the golf holes, and the overall character is reasonably coherent. Overall landscape character sensitivity is judged to be moderate.

Visual Sensitivity to Development

The degree of visual containment across the parcel varies considerably, reflecting both the undulating topography but more significantly the vegetation structure which has been created for the golf course. Generally, the southern reaches of the parcel appear more heavily wooded, creating a wide variety of mainly short-distance views, whereas towards the north on slightly higher ground the landscape opens out with medium distance views within and out of the parcel. Overall, there is a strong parkland character to the landscape which is largely in a juvenile state with elements of the original farmland such as some mature trees and tree belts, although the original field structure has largely been removed. Overall, the parcel is judged to be of moderate visual sensitivity.

Landscape Value

The parcel is bisected by minor roads with no other public access, being a private golf course. As a whole, the landscape is of a parkland type character, but is distinctively a golf course and as such of ordinary aesthetic appeal. Public access is limited to minor roads running through the parcel and peripheral PRow. Apart from the clubhouse and hotel, the principal visual receptors are residents of new properties being constructed along Belsteads Farm Lane and some properties along Domsey Lane with intermittent views southward. Overall, the parcel is judged to be of low value.

Table 12.1 Overall Sensitivity and Value Summary Table for Land Parcel NECLP1

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – majority of landscape elements are in moderate to good condition, reflecting management of the golf course.
3 Nature and complexity of landform	Moderate – rolling landform modelled from farmland.
4 Scale and pattern of landscape	High – small scale landscape with complex patterns associated with the golf course layout.
5 Historic features and sense of time-depth	Low – few or no historic landscape elements and limited sense of time-depth, reflecting land use change.
6 Presence of natural elements	Moderate - semi-natural habitats in vegetation and a series of lakes.
7 Type of existing development	Moderate – development has been introduced focused on the golf club house/hotel as well as new development on the periphery at Belsteads Farm Lane.
8 Relationship to settlement edge	High – remote from the current built edge of Chelmsford although this is advancing northward.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – enclosed landform and vegetation cover associated with golf course configuration but also substantial water bodies to the west.
2 Views available	Moderate – views largely from Belsteads Farm Lane, Pratts Farm Lane and Domsey Lane, but also isolated dwellings along southern part of Domsey Lane.

3 Potential for mitigation	Moderate to High – development would be conspicuous but would not fundamentally alter the balance of elements and could be mitigated with careful siting and design, using the vegetation structure of the golf course.
Landscape Value	
1 Distinctiveness of character	Low – contains new landscape of a golf course but also areas of past mineral extraction to the east and north.
2 Quality and condition of elements and features	Moderate – landscape features maintained as part of the golf course.
3 Scenic value and aesthetic appeal	Moderate – has ordinary aesthetic appeal with limited intrusion from traffic noise along the A130.
4 Presence of cultural, historic or nature conservation associations	Moderate – possesses some nature conservation features associated with the vegetation of the golf course and water bodies from quarrying operations.
5 Recreational opportunities	Moderate – recreational value through peripheral PRoW.
6 Levels of tranquillity	Moderate – noise intrusion from the A130.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall this parcel is judged to have a moderate landscape sensitivity and a moderate to high landscape capacity for low rise residential/employment development, making use of the reasonably high degree of compartmentalisation and hence visual containment of the parcel. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Retain and supplement structural planting as the context into which development could be inserted.

Table 12.2 Summary Table for Land Parcel NECLP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
NECLP1	M	M	M	L	M - H

12.3 Land Parcel NECLP2

Land Parcel Location

Land to the north of Pratts Farm Lane, west of Domsey Lane.





Local Landscape Character Description

A much modified landscape which bears little relationship with the host LCA, comprising reclaimed sand and gravel workings, which to the south of the parcel are part of the Channels Golf Club.

Visual Context and Characteristics

The parcel is visually exposed, reflecting its elevation and variable vegetation cover. This is a reclaimed landscape based on the original landform but much modified through extensive voids which have been smoothed off. Consequently, the landscape imparts a somewhat artificial appearance comprising extensive grassland, water bodies and screen planting which is now maturing. Medium and longer distance views are from Pratt's Farm Land and Domsey Lane to the south and east and from peripheral PRow to the north and east.

Landscape Sensitivity to Development

Parcel NECLP2 extends from Pratts Farm land northward to a right of way, is bordered by the A130 to the west and land adjoining Domsey Lane to the east. The land is part of the Boreham Farmland Plateau (B21) as defined by the Chelmsford LCA, but shares few common characteristics subsequent to changes in land use associated with quarrying activity. Towards the north west of the parcel the land is of more typical character (rolling landform, large open fields and hedgerows) but has been intruded by the development of the park and ride and a decline in the management of field boundaries more generally. Relatively limited time-depth remains. Landscape character sensitivity is judged to be moderate.

Visual Sensitivity to Development

This is largely a reclaimed landscape from quarrying work on rising lands from Pratts Farm Lane which is of moderate visual sensitivity, reflecting its degree of exposure and the limited vegetation structure which has largely been removed. North of Domsey Lane, some of the lands has been taken for golf course use, but this is not well established. To the west of the parcel, the Park and Ride is visually intrusive, although not when viewed from the eastern fringes along Domsey Lane. Overall, visual sensitivity is judged to be moderate reflecting the degree of exposure.

Landscape Value

Reflecting the high degree of land use change across the majority of the parcel and absence of formal public access (although there is evidence of informal use), the land is of relatively low value, with opportunities to reinstate landscape elements and thereby restore landscape character.

Table 12.3 Overall Sensitivity and Value Summary Table for Land Parcel NECLP2

Landscape Character Sensitivity	
1 Representativeness of character	Low – area has largely undergone substantial change through quarrying and restoration removing many landscape elements.
2 Condition of elements and features	Low – elements/features are in poor, declining or degraded condition and would benefit from enhancement.
3 Nature and complexity of landform	Moderate – rolling landform as part of plateau, leading to Chelmer Valley to the west.
4 Scale and pattern of landscape	Moderate – medium/large scale landscape with open and simple pattern.
5 Historic features and sense of time-depth	Low – limited presence of historic landscape elements and time-depth reflecting quarrying activity.
6 Presence of natural elements	Moderate – semi-natural habitat in the form of isolated pockets of woodland and hedgerows
7 Type of existing development	Moderate – development is present in the form of the park and ride adjacent to the A130 which detracts from wider character through built form and extent.
8 Relationship to settlement edge	High – remote from a settlement edge.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – on rising land with intervisibility from surrounding roads and ProW.
2 Views available	Moderate – various views from surrounding roads and ProW. Limited private views.
3 Potential for mitigation	Moderate – development would be reasonably conspicuous but not significantly alter the balance of elements, particularly where mitigation can be applied.
Landscape Value	
1 Distinctiveness of character	Low – area of ordinary landscape which has been disrupted through extraction of minerals and reclamation.
2 Quality and condition of elements and features	Low – landscape elements in poor condition, fragmented and generally of indistinct character with limited sense of time-depth.
3 Scenic value and aesthetic appeal	Moderate – has ordinary aesthetic appeal.
4 Presence of cultural, historic or nature conservation associations	Low – limited cultural and nature conservation features reflecting transformation of the landscape through quarrying.

5 Recreational opportunities	Low – generally of limited access-PRoW to the north only.
6 Levels of tranquillity	Moderate – noise intrusion from the A130 and visual intrusion from the P&R, to the west.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall the parcel is judged to have moderate landscape sensitivity reflecting the combination of significant past character change through quarrying activity but a relatively exposed aspect climbing onto the plateau to the west of the Chelmer Valley. There is medium to high capacity overall, medium on the north western reaches where the land is relatively exposed, higher towards the south east and east where there is a greater degree of enclosure and opportunities for land restoration. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows within and external to the parcel.
- New planting to reinstate landscape structure.

Table 12.4 Summary Table for Land Parcel NECLP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
NECLP2	L	M	M	L	M - H

12.4 Land Parcel NECLP3

Land Parcel Location

Land to the east of the A130, south of Wheeler's Hill.



Local Landscape Character Description

Typical of the host LCA, comprising:

- ▶ Irregular pattern of mainly medium size arable and pastoral fields marked by hedgerows and ditches.
- ▶ Small woods and copses provide structure and edges in the landscape.
- ▶ Scattered settlement pattern, with frequent small hamlets.
- ▶ Concentration of isolated farmsteads.
- ▶ Network of narrow and winding lanes.

Visual Context and Characteristics

This parcel is visually open, reflecting its elevated landform and relatively sparse vegetation, comprising boundary hedgerows of the medium and large scale arable fields. The land falls away to the A130 on the western part of the parcel, part of the valley side of the River Chelmer, with expansive long distance views across the valley to Broomfield. To the east, visual exposure is lessened as the land plateaus out towards Domsey Lane, but there are middle distance views across. The land is open countryside with the Park and Ride (with wind turbine) the only built intrusion. Visual receptors are various properties along Wheeler's Hill and Domsey Lane and the network of PRow crossing the parcel.

Landscape Sensitivity to Development

Parcel NECLP3 is defined by the A130 to the west, Wheelers Hill to the north, a footpath to the south and Domsey Lane to the east. The land is part of the Boreham Farmland Plateau (B21) as defined by the Chelmsford LCA, and is typical of such character, comprising rolling landform, large open fields in arable use and hedgerows with some hedgerow trees. There are varying degrees of enclosure associated with density of hedgerows and field size which reduces towards the east. There is a reasonably strong time-depth, although field boundaries have been removed. Landscape character sensitivity is judged to be moderate.

Visual Sensitivity to Development

An exposed plateau landscape with extensive views to the west. Whilst the landscape structure is largely intact, medium-large scale fields separated by insubstantial hedgerows mean a high degree of visibility into and out of the parcel from surrounding roads and PRow, some of which cross the parcel. Exposure declines slightly to the west as the land falls to the A130 and to the east where vegetation cover increases around Domsey Lane, but overall the visual sensitivity is moderate.

Landscape Value

The land is judged to be of moderate landscape value, reflecting its broadly intact character and degree of public access through various PRowS traversing the parcel. There is limited nature conservation value aside from hedgerows.

Table 12.5 Overall Sensitivity and Value Summary Table for Land Parcel NECLP3

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

3 Nature and complexity of landform	Moderate – flat/gently undulating landform.
4 Scale and pattern of landscape	Moderate – medium-large scale landscape with open patterns.
5 Historic features and sense of time-depth	Moderate – limited presence of historic elements, but some sense of time-depth, particularly to the east.
6 Presence of natural elements	Moderate – semi-natural habitats limited to hedgerows.
7 Type of existing development	Moderate – isolated dwellings along Wheeler's Hill complements broad settled rural character.
8 Relationship to settlement edge	High – remote from a settlement edge.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – partially open due to plateau landform and varying boundary vegetation.
2 Views available	Moderate – various public and private views are available from outside and within the parcel (via PRoW).
3 Potential for mitigation	High – development would be uncharacteristically conspicuous and would be difficult to mitigate on the plateau, probably easier on lower slopes.
Landscape Value	
1 Distinctiveness of character	Moderate – ordinary landscape, typical of wider character.
2 Quality and condition of elements and features	Landscape features of reasonable quality and condition with an intact and recognisable character.
3 Scenic value and aesthetic appeal	Moderate – has an ordinary aesthetic appeal, reflecting open field/hedgerow character.
4 Presence of cultural, historic or nature conservation associations	Low – few cultural or nature conservation features.
5 Recreational opportunities	Moderate – various PRoWs traversing.
6 Levels of tranquillity	Moderate – some noise intrusion from the A130 the west.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall the parcel is judged to have a moderate landscape capacity reflecting the relatively high degree of visual exposure in the central portion of the parcel reflecting the plateau, with visual sensitivity decreasing along low land running along the A130 and the east where the degree of enclosure increases and the landform is less exposed, particularly to long-distance views to and from the west across the Chelmer Valley to and from Broomfield and Great Waltham. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows within and external to the parcel.

- Structural planting to minimise visual impact on views from peripheral properties and from longer distance receptors, particularly on exposed western edges.

Table 12.6 Summary Table for Land Parcel NECLP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
NECLP3	M	M - H	M	M	M

12.5 Land Parcel NECLP4

Land Parcel Location

Land on either side of Domsey Lane.



Local Landscape Character Description

The parcel is typical of the host LCA, particularly in respect of:

- ▶ Irregular pattern of mainly medium size arable and pastoral fields marked by hedgerows and ditches.
- ▶ Small woods and copses provide structure and edges in the landscape.
- ▶ Scattered settlement pattern, with frequent small hamlets.
- ▶ Concentration of isolated farmsteads.
- ▶ Network of narrow and winding lanes.

Visual Context and Characteristics

Dense vegetation along Domsey Lane, associated with roadside planting, residential gardens and horse paddocks, creates a strong sense of visual enclosure, screening residential development from surrounding viewpoints such as PRowWs and local roads.

Landscape Character Sensitivity

Comprising land immediately to the east and west of Domsey Lane and the associated properties arranged along its length, the parcel is part of the Boreham Farmland Plateau (B21) as defined by the Chelmsford LCA, and is typical of such character, comprising isolated hamlets set in a wider landscape of rolling arable land use with some pastoral uses. The parcel is unusually enclosed in character reflecting dense vegetation

along the lane, creating a distinctive enclave from the wider open landscape, albeit the properties, apart from Domsey Farm, being of immediate pre-war and post-war origin. Landscape character sensitivity is judged to be moderate.

Landscape Visual Sensitivity

A parcel of moderate – high visual sensitivity, reflecting its pattern of generally large dwellings set in generous grounds, together creating a linear hamlet with pasture and small woodlands on either side of Domsey Lane. Whilst there is a reasonable degree of visual enclosure created by strong tree cover along Domsey Lane, glimpsed short and middle distance views are available to east and west. Overall the visual sensitivity is moderate.

Landscape Value

Landscape value is judged to be moderate reflecting the relatively recent origin of the hamlet, but with features such as small woodlands and some footpaths which are important.

Table 12.7 Overall Sensitivity and Value Summary Table for Land Parcel NECLP4

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – some elements which are typical of the LCA but not widespread, particularly horse pasture and small woodlands.
2 Condition of elements and features	Moderate – elements in good condition reflecting management of gardens and pasture land.
3 Nature and complexity of landform	Moderate – flat landform.
4 Scale and pattern of landscape	High – small scale with complex patterns of gardens, paddocks and fields.
5 Historic features and sense of time-depth	Moderate – limited time-depth, as properties are post-war.
6 Presence of natural elements	Moderate – some semi-natural habitats within dense hedgerows and pasture.
7 Type of existing development	Moderate – development is typical of LCA and contributes to character.
8 Relationship to settlement edge	Moderate – forms a settlement edge, albeit fragmented.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – partially open with moderate intervisibility through road/field edge vegetation.
2 Views available	High – variety of public and private views of short and middle distance to open countryside to east and west.
3 Potential for mitigation	High – development would be uncharacteristically conspicuous and would be difficult to mitigate.

Landscape Value	
1 Distinctiveness of character	Moderate – contains features typical of character concentrated in this location.
2 Quality and condition of elements and features	Moderate – features are of reasonable quality and condition, reflecting domestic setting.
3 Scenic value and aesthetic appeal	Moderate – has ordinary aesthetic appeal.
4 Presence of cultural, historic or nature conservation associations	Moderate – contains some nature conservation features.
5 Recreational opportunities	Moderate – of some recreational value with PRoW and minor road.
6 Levels of tranquillity	Moderate – intrusion of modern infill development.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Landscape capacity is judged to be medium, reflecting both the size of the parcel, its low density character and moderate to high visual sensitivity. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows and other vegetation within and external to the parcel.
- Provide a positive edge to any development, softened and integrated into the receiving countryside.

Table 12.8 Summary Table for Land Parcel NECLP4

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
NECLP4	M	M - H	M	M	M

12.6 Land Parcel NECLP5

Land Parcel Location

Land to the southeast of Domsey Lane, north of Generals Lane¹⁹.



¹⁹ There is no public access to this land and observations were made from surrounding roads/PRoW



Local Landscape Character Description

The parcel is typical of the host LCA, particularly in respect of:

- ▶ Irregular pattern of mainly medium size arable and pastoral fields marked by hedgerows and ditches.
- ▶ Concentration of isolated farmsteads.
- ▶ Network of narrow and winding lanes.

Visual Context and Characteristics

An open arable landscape of rolling landform, remote from settlement which has a moderate degree of visual exposure, reflecting land use and absence of significant field boundaries. Long distance views are available eastwards from General's Lane to the disused airfield and middle distance views westwards. There are few receptors, confined to isolated properties and PRowWs on the periphery.

Landscape Sensitivity to Development

An extensive parcel centred on Park Farm which is part of the Boreham Farmland Plateau (B21) as defined by the Chelmsford LCA, and is typical of such character, comprising isolated hamlets set in a wider landscape of rolling arable land use. Field patterns are largely retained and the condition of boundary hedgerows appears to be good, and apart from the intrusion of noise from the A12 and buildings to the north east associated with the airfield, there is a sense of intactness to the landscape and reasonable time-depth. Overall the land is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

Overall the parcel is judged to be of moderate to high visual sensitivity reflecting the largely open structure, although there is a slightly finer, more regular grain to the land towards the south with localised enclosure. Development could be mitigated through reinstatement and strengthening of landscape structure.

Landscape Value

Whilst the parcel has very limited public access, there are nevertheless views northward from the Centenary Circle and hedgerows and waterbodies are likely to be of some nature conservation value.

Table 12.9 Overall Sensitivity and Value Summary Table for Land Parcel NECLP5

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – some landscape elements typical of wider character, being large open fields with some hedgerow boundaries.
2 Condition of elements and features	Moderate – landscape elements appear to be reasonable condition.

3 Nature and complexity of landform	Moderate – gently undulating landform.
4 Scale and pattern of landscape	Moderate – medium/large-scale landscape with open pattern.
5 Historic features and sense of time-depth	Moderate – reasonable time-depth through retention of basic field pattern.
6 Presence of natural elements	Moderate – limited presence of habitats.
7 Type of existing development	High – development in the form of isolated farmsteads is intrinsic to character.
8 Relationship to settlement edge	High – remote from a settlement edge.
Visual Sensitivity	
1 Openness and inter-visibility	High – open landscape with medium and longer distance views to the north, west and east.
2 Views available	Moderate – limited public views reflecting limited public access. Some residential properties within and peripheral to the parcel.
3 Potential for mitigation	Moderate – development would be reasonably conspicuous but not significantly alter the balance of landscape elements.
Landscape Value	
1 Distinctiveness of character	Moderate – landscape elements typical of character, including large open fields and some remnant hedgerows.
2 Quality and condition of elements and features	Moderate – landscape elements of medium quality and condition.
3 Scenic value and aesthetic appeal	Moderate – ordinary aesthetic appeal, reflecting wider countryside.
4 Presence of cultural, historic or nature conservation associations	Moderate – some nature conservation features (hedgerows, streams).
5 Recreational opportunities	Low – very limited public access. Centenary Circle PRow to the south.
6 Levels of tranquillity	Moderate – noise intrusion from the A12. Some visual intrusion from structures associated with the disused airport.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall the parcel is judged to have medium landscape capacity, reflecting its scale and ability to accommodate change visually and structurally. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows within and external to the parcel.
- Creation of landscape structure which imparts a more diverse character than currently exists.

- Masterplanning which uses the landform, notably the minor stream course and rising land towards the east, to develop settlement character.

Table 12.10 Summary Table for Land Parcel NECLP5

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
NECLP5	M	M – H	M	M	M

Figure 12.2 North East Chelmsford: Landscape Sensitivity

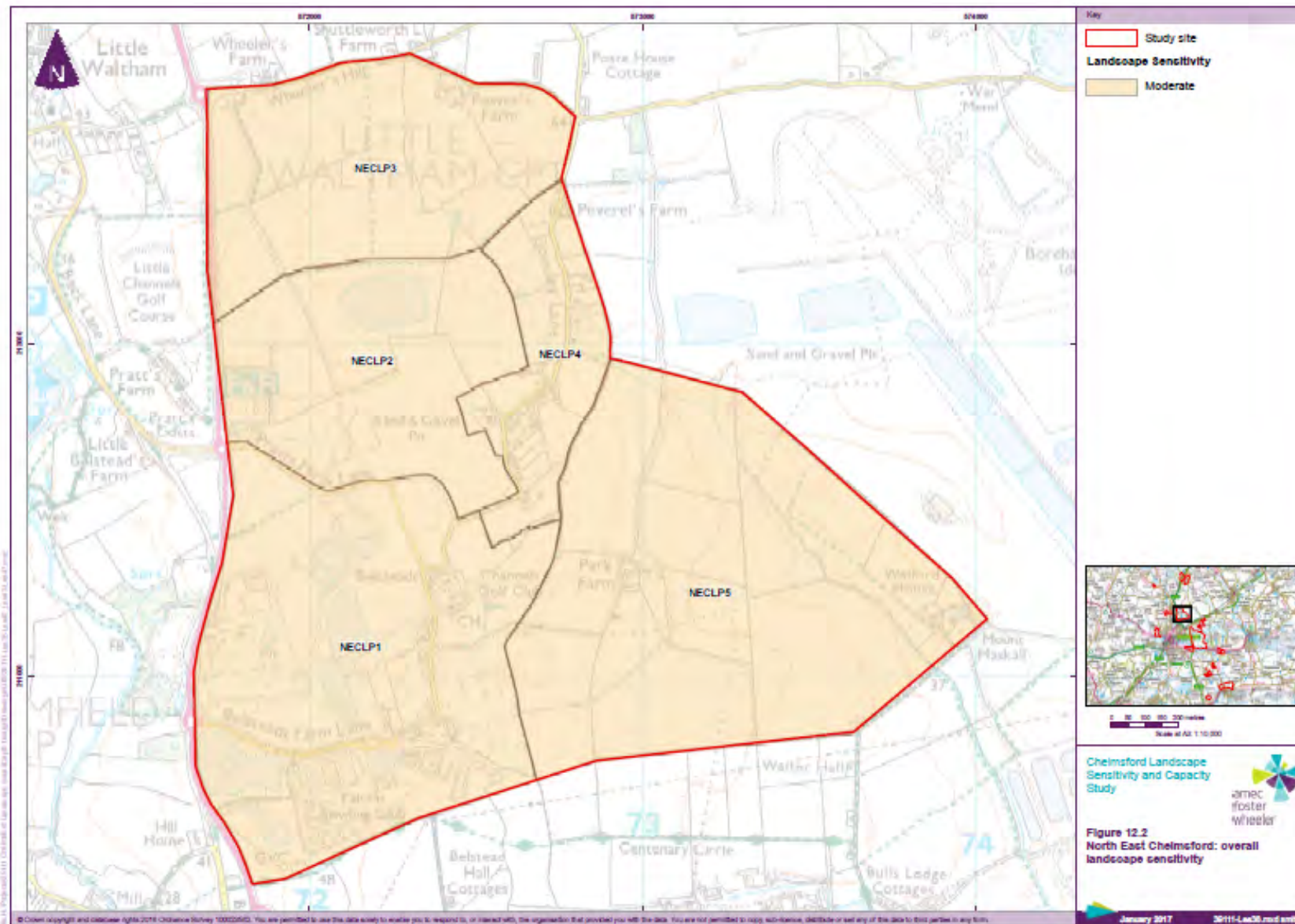
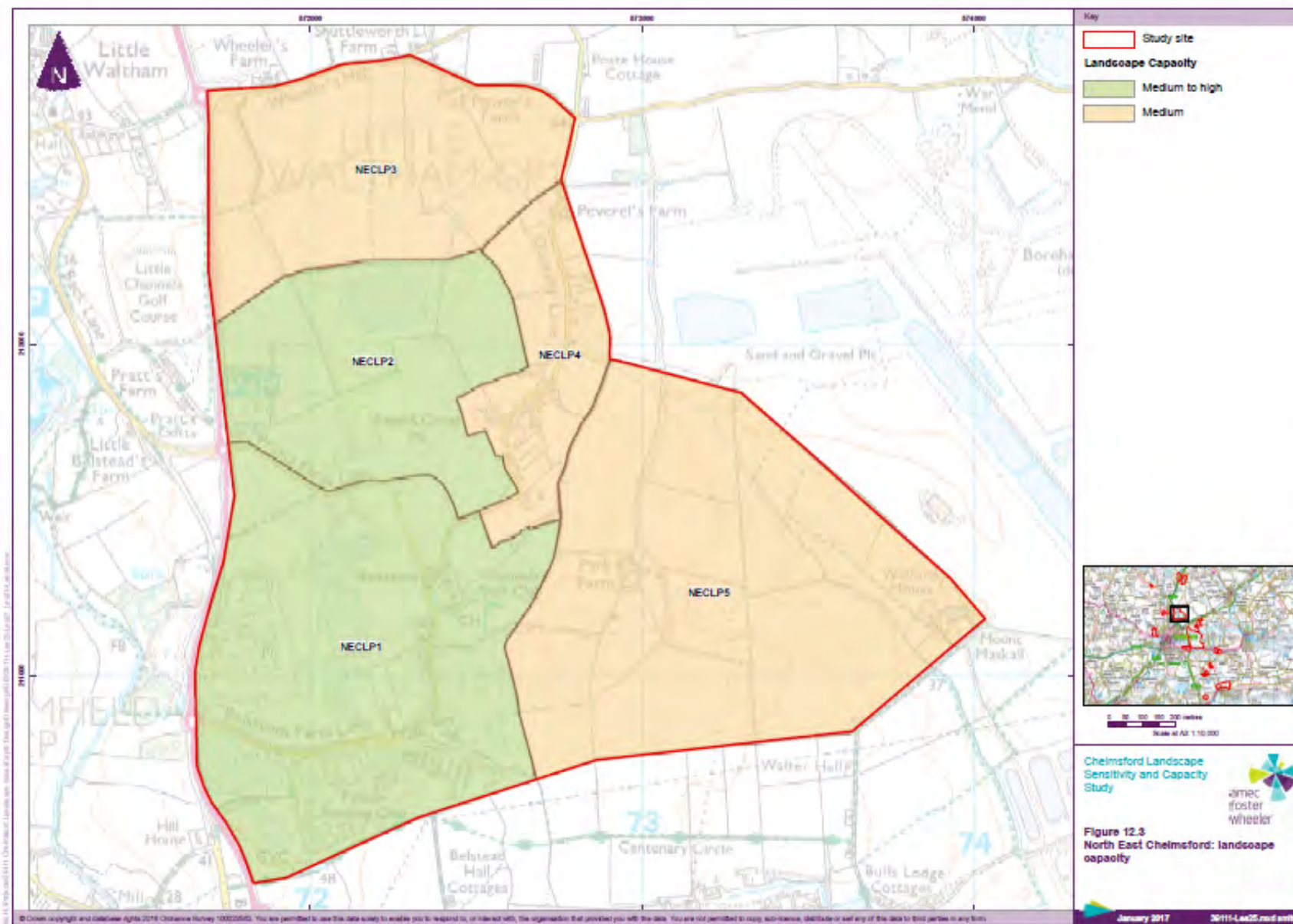


Figure 12.3 North East Chelmsford: Landscape Capacity



13. Rettendon Place

13.1 Local landscape character context

This Study Site is located to the north and east of the small village of Rettendon Place. The entire area lies within the south-western edge of the East Hanningfield Wooded Farmland Landscape Character Area (F12) as described by the Chelmsford LCA 2006 (Chelmsford LCA).

Figure 13.1 illustrates the landscape and visual context of the Study Site. This Study Site has been sub-divided into 4 Land Parcels.

East Hanningfield Wooded Farmland Landscape Character Area (F12)

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.
- ▶ Evidence of field boundary loss.
- ▶ Pockets of pasture and pony paddocks.
- ▶ Network of quiet narrow lanes.
- ▶ Generally dispersed settlement pattern.
- ▶ Sense of tranquillity away from major road corridors.
- ▶ Fords where streams and narrow lanes meet.
- ▶ Views to wooded horizons and across the Crouch River channel.

The Chelmsford LCA describes this as a gently rolling/ undulating wooded farmland. Field boundaries are noted to be predominantly well stocked with mature trees, although it cites a presence of simple wooden post fences and evidence of boundary loss and hedgerow gapping. Whilst it describes a sense of enclosure associated with the network of tree-lined lanes and patches of mature deciduous/mixed woodland, it does also note the presence of open views across the Crouch River valley (and drained estuarine marsh) that provide a sense of place, open and framed views to wooded horizons (including those within adjoining LCAs), and open views to the urban edges of South Woodham Ferrers. It further describes the sense of tranquillity as being disturbed to the south of the area by activity associated with the A130/A132 road corridors and nearby town of South Woodham Ferrers.

The Chelmsford 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 visually intrusive development at the fringes of small villages and also South Woodham Ferrers.
- ▶ Noise and visual intrusion associated with the A132 and A130 road corridors.
- ▶ Potential for major road improvements to the A132 and A130.
- ▶ Potential visually intrusive development of new farm buildings.
- ▶ Deterioration and eventual loss of mature woodland, single trees and hedgerows.

The Chelmsford LCA sets out the following sensitivities to change of relevance to the Study Site:

- ▶ Very mature treed field boundaries, ditches and patches of mature deciduous and mixed woodland which are sensitive to changes in land management.
- ▶ Overall sense of tranquillity within parts of the character area (away from main road corridors) and network of narrow lanes are sensitive to change, new development and increased traffic flows.
- ▶ Open views to wooded horizons and also panoramic views across the drained estuarine marsh to the south are sensitive to potential new development interrupting or blocking views.
- ▶ Strong sense of historic integrity resulting from a dispersed historic settlement pattern and presence of several areas of co-axial fields (or ancient origin).

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape 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; and
- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

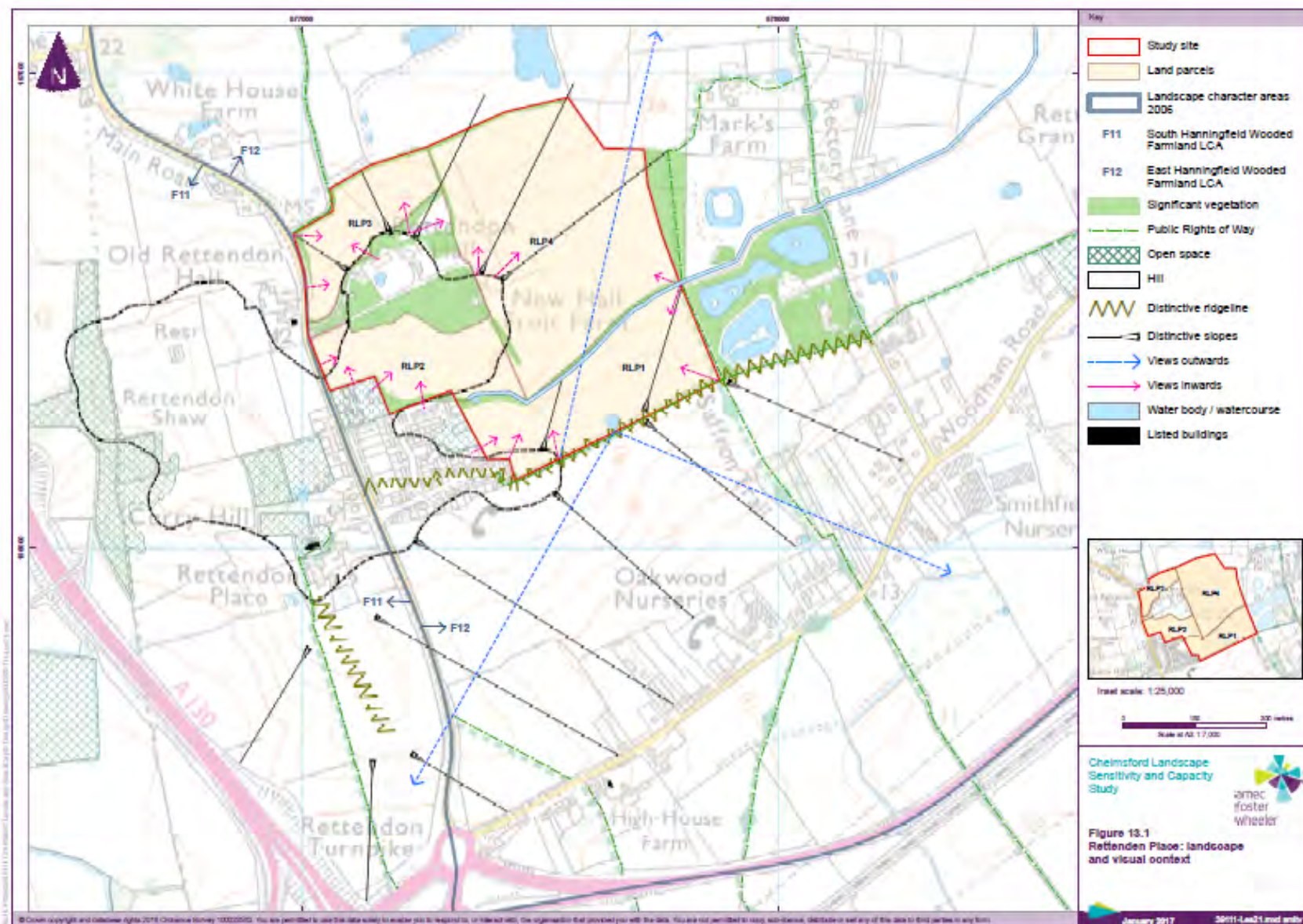
Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

- ▶ Conserve and enhance the landscape settings of small settlements and South Woodham Ferrers.
- ▶ Ensure any appropriate new development responds to historic settlement pattern and uses materials that 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 open views across the areas and to adjacent LCAs and open views across the Crouch River channel.
- ▶ Seek to screen visual detractors (such as the A130 and A132 road corridors with shelterbelts).
- ▶ Seek to minimise the impact of visually intrusive new development on the wooded slopes.

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and manage the existing mature hedgerow network.
- ▶ Conserve, manage and enhance woodland (semi-natural and ancient) and patches of woodland (consider use of traditional methods i.e. coppicing and pollarding).
- ▶ Conserve historic lanes.
- ▶ Plant half-standard trees within field boundaries to succeed over mature trees.

Figure 13.1 Rettendon Place Landscape and Visual Context



13.2 Land Parcel RPLP1

Land Parcel Location

Land Parcel RPLP1 is located immediately to the east of Rettendon Place with open countryside to the north, east and south.



Local Landscape Character Description

The area forms a part of the East Hanningfield Wooded Farmland Landscape Character Area (F12), as defined by the Chelmsford LCA. It consists of an elevated large scale arable field that has some characteristics in common with the host LCA such as large arable fields, rolling landform and open views to wooded horizons and across the River Crouch estuary. It is located on a ridgeline that extends eastwards from the existing settlement edge and Curry Hill. The highest part of the ridgeline is located within the southern edge of the area, with landform gently sloping to the north and east and falling away sharply in the north-eastern corner.

Visual Context and Characteristics

The land is predominantly very open due to its elevated location and has a strong visual relationship with the wider countryside to the north, north-east and south (including views across the River Crouch estuary). Only the north-eastern part is visually contained (occupying lower lying landform and adjoining woodland) but this is confined to a small area that is remote from the settlement. Overall the area is highly visible from PRoWs within and adjoining the parcel (including the Saffron Trail), the existing settlement edge (residential properties and POS) within the immediate vicinity and from a large number of properties located within the wider settled countryside.

Landscape Sensitivity to Development

As noted above, this area contains elements/ features that are typical of character. Whilst it has a recognisable and intact character, modern development has a detractive influence across the western parts of the area and there is some evidence of decline/ degradation. The area adjoins a settlement edge

consisting of rear garden fencing, sheds and occasional shrubs and do not form a clearly defined boundary feature and have a detractive influence (decreasing eastwards). Semi-natural habitats are limited to a small pond and hedgerows although these elements are declining in condition (fragmented, unmanaged and removed hedgerows and remnant hedgerow trees). The land parcel is judged to be of low to moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to its elevated and sloping landform the area is very open with high levels of inter-visibility. High numbers of public and private views are likely to be available from both the immediate vicinity and wider area to the north, north-east and south.

Despite openness and high visibility, the strong detractive influence of the existing hard/ poor quality built edge of the existing settlement moderates the degree of visual sensitivity within the western part of this rectilinear field. It is judged that development within the western edge of the area would be visible but would not lead to unacceptable visual intrusion with the implementation of a positive new settlement edge (softened and well integrated into the countryside). However, whilst sensitivity is reduced within the western edge of the area, the influence of the existing settlement edge reduces further east (i.e. within the central and eastern parts of the area). Here development would be uncharacteristically conspicuous within the predominantly open and elevated farmed landscape and could not be successfully mitigated (i.e. would undermine landscape character). The land parcel is judged to be of high visual sensitivity.

Landscape Value

The land parcel is judged to be of moderate value. This is an area of ordinary non-designated landscape with an intact and recognisable character (with evidence of decline/ degradation) and moderate or ordinary aesthetic appeal (with attractive views across the wider countryside including the River Crouch estuary, and detractive influence of settlement edge to the west). There are few nature conservation interests (associated with hedgerows, mature hedgerow trees) and moderate recreational value associated with PROWs within and adjoining the parcel.

Table 13.1 Overall Sensitivity and Value Summary Table for Land Parcel RPLP1

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character including open panoramic views across the River Crouch estuary.
2 Condition of elements and features	Low – elements/ features (hedgerows) are in declining/ degraded condition.
3 Nature and complexity of landform	Moderate – rolling/ gently undulating and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with simple patterns.
5 Historic features and sense of time-depth	Low to Moderate – limited presence of historic landscape elements/ features (hedgerow trees and adjoining woodland) and limited sense of time-depth (undermined by fragmentation/removal of hedgerows, and the influence of modern development).
6 Presence of natural elements	Low to Moderate – limited presence of semi-natural habitats associated with hedgerow network and small pond.
7 Type of existing development	Low to Moderate – modern development has a strong detractive influence across western parts of the area (settlement edge); reducing eastwards.
8 Relationship to settlement edge	Low – adjoins hard built edge of the settlement.

Visual Sensitivity	
1 Openness and inter-visibility	High – predominantly very open due to its elevated location and has a strong visual relationship with the wider countryside to the north, north-east and south (including views across the River Crouch estuary). Only the north-eastern part is visually contained (occupying lower lying landform and adjoining woodland) but this is confined to a small area that is remote from the settlement.
2 Views available	High – the area is highly visible from PRoWs (including the Saffron Trail), the existing settlement edge (residential properties and POS) within the immediate vicinity and from a large number of people located within the wider settled countryside.
3 Potential for mitigation	Moderate to High – within the central and eastern parts development would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character). Within the western edge, the strong detractive influence of the existing hard/ poor quality built edge of the existing settlement moderates the degree of visual sensitivity. Here development would be visible but would not lead to unacceptable visual intrusion with the implementation of a positive new settlement edge (softened and well integrated into the countryside).
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Moderate – recognisable and intact character (dominated by distinctive landform); hedgerows are declining (i.e. fragmented, unmanaged and removed). The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – moderate or 'ordinary' aesthetic appeal associated with attractive elevated panoramic views across open countryside and the River Crouch valley; aesthetic appeal and scenic qualities are slightly undermined by the detractive influence of the settlement edge to the west and views of pylons.
4 Presence of cultural, historic or nature conservation associations	Low - few nature conservation features (hedgerows and small pond).
5 Recreational opportunities	Moderate – PRoWs on the southern and eastern edges (including the Saffron Trail long distance recreational route).
6 Levels of tranquillity	Low to Moderate – some interruption/infringement; visual intrusion/ impingement by the hard settlement edge (decreasing eastwards) and views of pylons.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of low to moderate overall landscape sensitivity and moderate value with low to medium landscape capacity to accommodate low rise residential and employment development. Studies have identified potential for limited amount of built development within the western edge of the area due to the strong influence of existing hard/ poor quality built edge of the existing settlement which moderates sensitivity. Within this western edge, capacity is subject to careful siting/ design of development and the implementation of a positive new eastern settlement edge and landscape framework consisting of hedgerows, hedgerow trees and woodland in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Avoid built development within the central and eastern parts of the area.
- Residential properties on the settlement edge – implement physical and green buffers to minimise impact on views and visual character of these properties.

- Implement a positive new eastern settlement edge (softened and well integrated into the countryside).
- Retain and strengthen existing boundary hedgerows to the north with new hedgerows and tree planting (hedgerow trees/ copses).
- Public Rights of Way – retain and implement physical and green buffers to minimise impacts on views and visual character.

Table 13.2 Summary Table for Land Parcel RPLP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
RPLP1	L – M	H	H	M	L - M

13.3 Land Parcel RPLP2

Land Parcel Location

Land Parcel RPLP2 is located immediately to the north of Rettendon Place and to the east of Main Road²⁰.



Local Landscape Character Description

The area forms a part of the East Hanningfield Wooded Farmland Landscape Character Area (F12), as defined by the Chelmsford LCA. It consists of a single elevated large scale arable field. It has some characteristics in common with the host LCA such as large arable fields, rolling/ gently undulating landform and views towards wooded horizons. It forms a part of an elevated area that extends north-eastwards from the settlement and the Curry Hill landform; with landform rising eastwards to a high point located within the eastern part of the area.

Visual Context and Characteristics

This area is predominantly visually well-contained by hedgerows, trees, shrubs providing a degree of visual enclosure to the north, west and south. Although there is a more open aspect to the east associated with rising landform within the area and limited vegetation on the eastern boundary.

The area is visible from the existing settlement edge (residential properties and school to the south), residential properties associated with Rettendon Hall and New Hall Fruit Farm (to the north), Main Road (to the west) within the immediate vicinity and PRoWs (including the Saffron Trail) to the east. Views of the elevated parts of the area may be possible from properties located within the wider settled countryside.

²⁰ There is no public access to this land and observations were made from surrounding roads/PRoW

Landscape Sensitivity to Development

As noted above, the area has some elements/ features that are typical of character; and its character is intact and recognisable. This area adjoins the northern edge of the settlement with hedgerows, fencing and buildings associated with the school forming an inconsistent boundary and detractive influence. Semi-natural habitats are limited to a small pond, vegetation along a small valley feature and boundary hedgerows; these are in moderate condition with evidence of decline (under managed and thinning hedgerows and unused part of field). There is a limited presence of historic landscape elements/ features (hedgerows, pond and valley) and some sense of time-depth (undermined by the presence of modern development and busy road). The land parcel is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to a combination of elevation/ plateauing hill formation and the intermittent presence of vegetation (to the west, north and south); the area is partially open with moderate degrees of inter-visibility. There are a low to moderate number of public and private views. Development would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development to avoid elevated areas and the implementation/ enhancement of hedgerows and woodland in keeping with the character of the adjoining landscape. The land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The land parcel is judged to be of low value. This is an area of ordinary non-designated landscape with an intact and recognisable character and moderate or ordinary aesthetic appeal. However there are some detractive influences associated with the school to the south and the decline in landscape condition, there are few nature conservation interests (associated with a small pond, vegetation along a small valley feature and boundary hedgerows) and no public access.

Table 13.3 Overall Sensitivity and Value Summary Table for Land Parcel RPLP2

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low to Moderate – elements/ features are in declining/ degraded condition (under managed and thinning hedgerows and unused part of field).
3 Nature and complexity of landform	Moderate – gently undulating and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with simple patterns.
5 Historic features and sense of time-depth	Low to Moderate – limited presence of historic landscape elements/ features (hedgerows, pond and valley) and limited sense of time-depth (undermined by fragmentation/ removal of hedgerows, and the influence of modern development).
6 Presence of natural elements	Low to Moderate – limited presence of semi-natural habitats associated with hedgerow network and small pond.
7 Type of existing development	Low to Moderate – modern development has a strong detractive influence across western parts of the area; reducing eastwards.
8 Relationship to settlement edge	Low – adjoins hard built edge of the settlement.

Visual Sensitivity	
1 Openness and inter-visibility	Moderate – the area is partially open with moderate degrees of inter-visibility. Hedgerows, trees, shrubs providing a degree of visual enclosure to the north, west and south. Although there is a more open aspect to the east associated with rising landform within the area and limited vegetation on the eastern boundary.
2 Views available	Moderate – there are a low to moderate number of public and private views within the immediate vicinity (from the existing settlement edge (residential properties and school), residential properties associated with Rettendon Hall and New Hall Fruit Farm, Main Road and PRowS (including the Saffron Trail)). Views of the elevated parts of the area may be possible from the wider countryside.
3 Potential for mitigation	Moderate - development would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development to avoid elevated areas and the implementation/ enhancement of hedgerows and tree cover in keeping with the character of the adjoining landscape.
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Low to Moderate – recognisable and intact character evidence of decline (under managed and thinning hedgerows and unused part of field). The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Low to Moderate – moderate or ‘ordinary’ aesthetic appeal (reasonably attractive views across open field); aesthetic appeal and scenic qualities are slightly undermined by detractive influences associated with the school / modern residential development to the south/ east and the decline in landscape condition.
4 Presence of cultural, historic or nature conservation associations	Low - few nature conservation features (hedgerows and small pond).
5 Recreational opportunities	Low – no public access.
6 Levels of tranquillity	Low to Moderate – visual intrusion/ impingement by the hard settlement edge (school and modern residential properties); and noise levels associated with Main Road.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and low value with a medium to high landscape capacity to accommodate low rise residential and employment development due to its relationship with the settlement edge and the degree of visual enclosure (provided by vegetation and landform across the majority of the area). Here capacity is subject to careful siting/ design of development and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the landscape and village edge. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines are

- Implement design that responds to the sensitivities associated with the more elevated eastern parts of the area and avoids visual intrusion of built development in the surrounding area.
- Retain and strengthen existing boundary hedgerows with new hedgerow and tree planting (hedgerow trees / small woods / copses).

- Existing settlement edge (residential properties and school) - implement physical and green buffers to minimise impact on views.
- Main Road - retain existing hedgerow and hedgerow trees to minimise impact on rural qualities of the road on its approach into the settlement.
- Provide a positive new northern and eastern settlement edge (softened and well integrated into the countryside).

Table 13.4 Summary Table for Land Parcel RPLP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
RPLP2	M	M	M	L	M - H

13.4 Land Parcel RPLP3

Land Parcel Location

Land Parcel RPLP3 is located to the east of Main Road and north of Rettendon Hall²¹.



Local Landscape Character Description

The area forms a part of the East Hanningfield Wooded Farmland Landscape Character Area (F12), as defined by the Chelmsford LCA. It consists of two small to medium scale fields (comprising a formal/ amenity grassed area and an area of rough grassland assumed to be pasture/paddock) and is located on steeply sloping landform associated with Curry Hill. It has few characteristics in common with the host LCA such as pockets of pasture/ paddocks, rolling landform, mature treed field boundaries and views to wooded horizons.

Visual Context and Characteristics

Located on north facing slopes of Curry Hill, this area is predominantly very open to views from the wider countryside to the north and north-east, with hedgerows and tree cover on its boundaries and within the immediate vicinity restricting views of the lower parts of the area.

²¹ There is no public access to this land and observations were made from surrounding roads/PRoW

Within the immediate vicinity, public and private views are available from Main Road on its elevated approach into the settlement (where it forms a noticeable landscape feature), a PRow to the north; and a number of isolated/ groups of residential properties associated with Rettendon Hall and along Main Road. Due to its elevation there is a high potential for views from the wider settled countryside to the north

Landscape Sensitivity to Development

As noted above, this area has some elements/ features in common with typical character. Its character is intact and recognisable with its landform forming a distinctive feature to the north of Rettendon Hall. It is detached from the settlement edge and development within the immediate vicinity (associated with Rettendon Hall) is both typical of, and make a positive contribution to character. Semi-natural habitats are limited to boundary hedgerows/ trees; these are in moderate condition with some evidence of decline (undermanaged and thinning hedgerows). There is a limited presence of historic landscape elements/ features (hedgerows) and a strong sense of time-depth associated with adjoining Workhouse Lane and Rettendon Hall. The land parcel is judged to be of moderate to high landscape character sensitivity.

Visual Sensitivity to Development

Whilst there is a degree of visual enclosure within the lower lying part of the area; the majority of the area is steeply sloping and elevated. Overall the area is very open with high levels of inter-visibility. There are moderate to high numbers of public views which reflects the potential for views from the wider settled countryside to the north. Development would be uncharacteristically conspicuous within the predominantly open and elevated farmed landscape and could not be successfully mitigated (i.e. would undermine landscape character and distinctive features associated with the settlement). Overall this land parcel is judged to be of high visual sensitivity.

Landscape Value

The land parcel is judged to be of moderate value. This is an area of ordinary non-designated landscape with an intact and recognisable character (with evidence of decline/degradation) and moderate or ordinary aesthetic appeal (with reasonably attractive views across the wider countryside). There are few nature conservation interests (associated with boundary hedgerows/ trees) and no public access.

Table 13.5 Overall Sensitivity and Value Summary Table for Land Parcel RPLP3

Landscape Character Sensitivity	
1 Representativeness of character	High – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low to Moderate – elements/ features are in moderate condition with some evidence of decline (undermanaged and thinning hedgerows).
3 Nature and complexity of landform	High – steeply sloping but natural landform.
4 Scale and pattern of landscape	Moderate – medium scale landscape with simple patterns.
5 Historic features and sense of time-depth	Moderate to High – presence of historic landscape elements/features (hedgerows) and strong sense of time-depth (associated with adjoining Workhouse Lane and Rettendon Hall).
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats associated with hedgerows/ hedgerow trees.
7 Type of existing development	High – development within the immediate vicinity is typical of character and make a positive contribution to character.
8 Relationship to settlement edge	High – remote from the settlement.

Visual Sensitivity	
1 Openness and inter-visibility	High – predominantly very open with high levels of inter-visibility; degree of visual enclosure within the lower lying part of the area.
2 Views available	Moderate to High – moderate to high numbers of public and private views which reflects the potential for views from the wider settled countryside to the north.
3 Potential for mitigation	High - development would be uncharacteristically conspicuous within the predominantly open and elevated farmed landscape and could not be successfully mitigated (i.e. would undermine landscape character and distinctive features associated with the settlement).
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Moderate – recognisable and intact character evidence of decline (under managed and thinning hedgerows). The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – moderate or 'ordinary' aesthetic appeal (attractive views across wider settled countryside).
4 Presence of cultural, historic or nature conservation associations	Moderate – limited nature conservation features (hedgerows and hedgerow trees).
5 Recreational opportunities	Low – no public access.
6 Levels of tranquillity	Moderate – some interruption by noise levels associated with Main Road.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of high overall landscape sensitivity and moderate value with a low to medium landscape capacity to accommodate low rise residential and employment development. It is judged that development would be less appropriate/ difficult to accommodate without undermining landscape character.

Table 13.6 Summary table for Land Parcel RPLP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
RPLP3	M - H	H	H	M	L - M

13.5 Land Parcel RPLP4

Land Parcel Location

Land Parcel RPLP4 is located to the east of Rettendon Hall, to the north of RPLP1 and within area of open countryside²².



Local Landscape Character Description

The area forms a part of the East Hanningfield Wooded Farmland Landscape Character Area (F12), as defined by the Chelmsford LCA. It consists of a single very large arable field (with an area of unused/ set-aside land) that occupies the north-eastern/ eastern slopes of the Curry Hill landform. It has some characteristics in common with the host LCA such as rolling/ gently undulating landform, large arable field and views to wooded horizons.

Visual Context and Characteristics

Located on the north-eastern/ eastern slopes of the Curry Hill landform, this area is predominantly very open with potential for views from the wider countryside to the north and north-east. Only the eastern part is visually contained, occupying lower lying landform and at times adjoining woodland. However this is confined to a small area that is remote from the settlement.

Public access within the area adjoining is limited although due to its elevated and sloping landform there is potential for views from the wider settled countryside to the north and north east. Private views are likely to be available to residential properties associated with Rettendon Hall and also from within the wider area.

Landscape Sensitivity to Development

As noted above, the area has some elements/ features in common with typical character; and its character is recognisable and largely intact with some evidence of decline. It is remote from the settlement edge and development within the immediate vicinity is typical of character. Semi-natural habitats are limited to hedgerows and remnant hedgerow trees. These elements are declining in condition; with fragmented,

²² There is no public access to this land and observations were made from surrounding roads/PRoW

unmanaged and removed hedgerows, remnant hedgerow trees and an area of unused/ set-aside field). There is a limited presence of historic landscape elements/ features (hedgerows) and some sense of time-depth (associated with adjoining Rettendon Hall and woodland). The land parcel is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to sloping landform, the large scale of the field and the absence of screening vegetation; this area is very open with high levels of inter-visibility. The area has potential to be visible to the wider settled countryside. Development would be uncharacteristically conspicuous within the predominantly open and elevated farmed landscape and could not be successfully mitigated (i.e. would undermine landscape character). The land parcel is judged to be of high visual sensitivity.

Landscape Value

Overall the landscape is judged to be of moderate value. This is an area of ordinary non-designated landscape with an intact and recognisable character (with evidence of decline/ degradation) and moderate or ordinary aesthetic appeal (with reasonably attractive views across the wider countryside). There are few nature conservation interests (associated with hedgerows and hedgerow trees) and moderate recreational value with adjoining PRow.

Table 13.7 Overall Sensitivity and Value Summary Table for Land Parcel RPLP4

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low to Moderate – elements/features (hedgerows/ unused part of field) are in declining/ degraded condition.
3 Nature and complexity of landform	Moderate – rolling/ gently undulating and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with simple patterns.
5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements/features (hedgerow trees and adjoining Rettendon Hall and woodland) and limited sense of time-depth (undermined by fragmentation/ removal of hedgerows, and the influence of modern development).
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats associated with hedgerow network; adjoining woodland.
7 Type of existing development	Moderate – development present/adjoining is typical of character (farm/ hall)
8 Relationship to settlement edge	High – area is remote from the settlement edge.
Visual Sensitivity	
1 Openness and inter-visibility	High – this area is predominantly very open with potential for views from the wider countryside to the north and north-east; with the eastern part visually contained (occupying lower lying landform and at times adjoining woodland).
2 Views available	High – the area has potential to be highly visible from the wider settled countryside.

3 Potential for mitigation	High – Development would be uncharacteristically conspicuous within the predominantly open and elevated farmed landscape and could not be successfully mitigated (i.e. would undermine landscape character).
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Moderate – recognisable and intact character (dominated by landform); with evidence of decline (evidence of fragmented, unmanaged and removed hedgerows and remnant hedgerow trees) and area of unused field. The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – moderate or 'ordinary' aesthetic appeal associated with attractive elevated views across open countryside.
4 Presence of cultural, historic or nature conservation associations	Low to Moderate – limited nature conservation features (hedgerows and hedgerow trees).
5 Recreational opportunities	Low – no public access.
6 Levels of tranquillity	High – high degree of remoteness/ peacefulness associated with this area (part of wider settled countryside).

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of high overall landscape sensitivity and moderate value with a low to medium landscape capacity to accommodate low rise residential and employment development.

Table 13.8 Summary table for Land Parcel RPLP4

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
RPLP4	M	H	H	M	L - M

Figure 13.2 Rettendon Place: Landscape Sensitivity

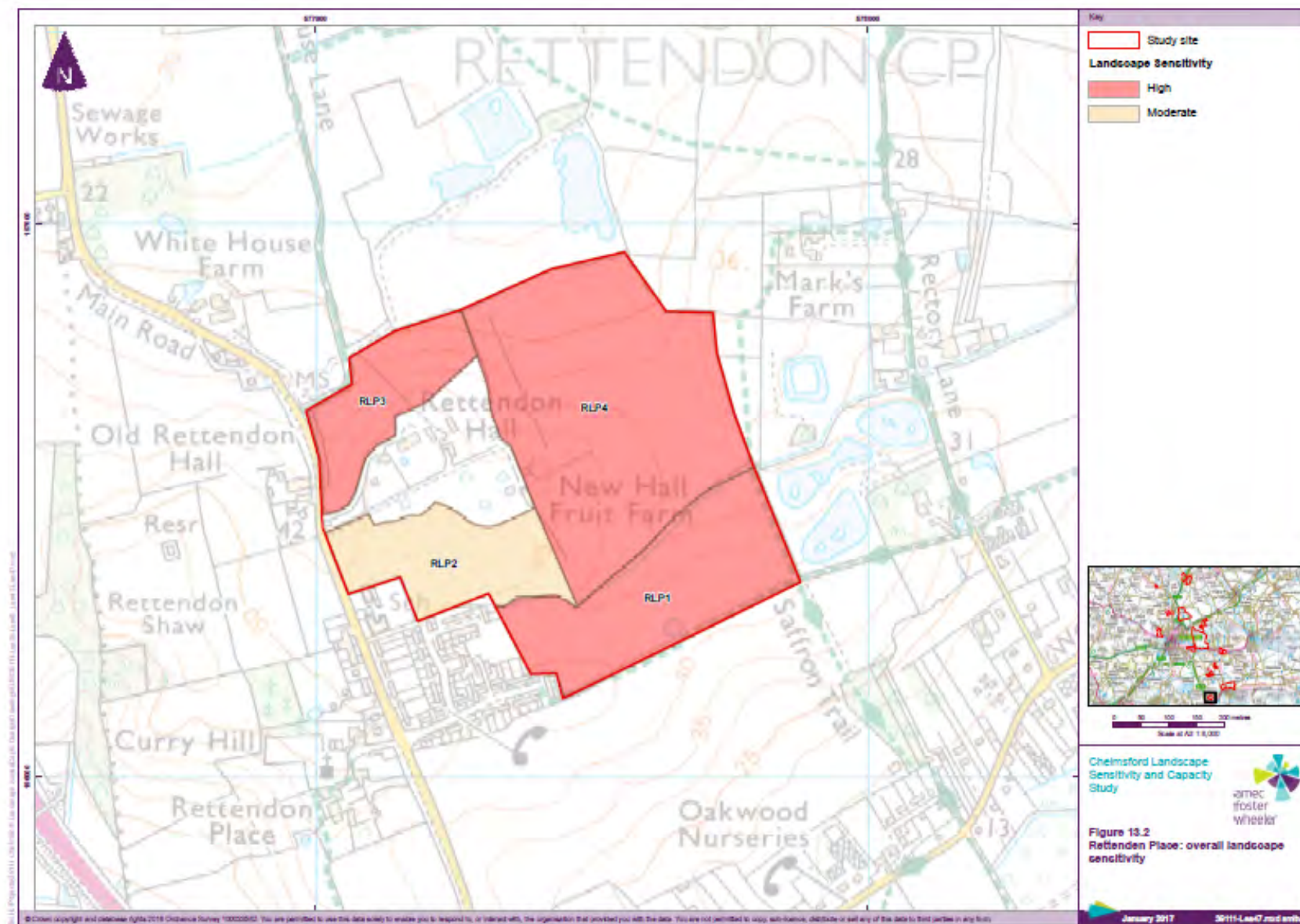
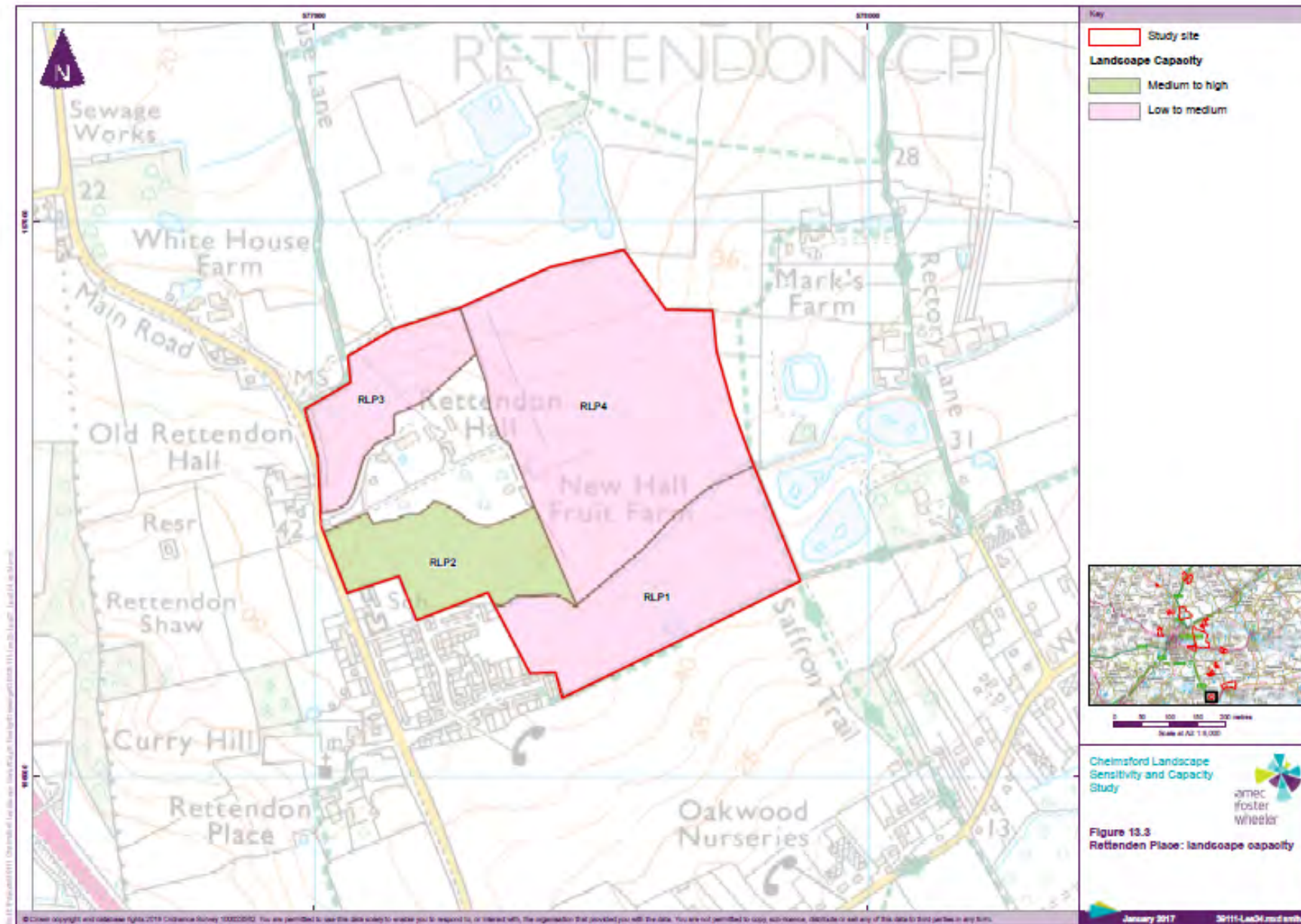


Figure 13.3 Rettendon Place: Landscape Capacity



14. Sandon

14.1 Local landscape character context

The Study Site is located on the eastern edges of Chelmsford and to the west of the A12. The eastern part of the site occupies the southern part of the Lower Chelmer Valley Floor Landscape Character Area (A7) as described by the Chelmsford LCA 2006 (Chelmsford LCA). This character area has been further subdivided and the western part of the site lies within Sub-Unit A7a of the Lower Chelmer River Valley Floor.

Figure 14.1 illustrates the landscape and visual context of the Study Site. This Study Site has been subdivided into 4 Land Parcels.

Lower Chelmer River Valley Landscape Character Area (A7)

Key characteristics of relevance to this Area are:

- ▶ Shallow valley.
- ▶ Predominantly large scale farmland on valley slopes.
- ▶ The Lower Chelmer where it meets the River Blackwater has gentle valley sides.
- ▶ Overall strong sense of place and tranquillity away from Maldon and the A12 and the railway line.

Key characteristics of relevance to the Sub-Unit A7a are:

- ▶ Mixture of arable and pastoral fields on the valley floor.
- ▶ The Lower Chelmer where it meets the River Blackwater has a wide and flat valley floor.
- ▶ Extensive linear poplar and willow plantations are a distinctive feature in close proximity to the river.

The Chelmsford LCA describes the lower reaches of the River Chelmer, between Chelmsford and Maldon, as open in character with a wider floodplain, gently sloping/flat valley floor and a series of reservoirs. Medium to large sized fields form a regular pattern along the valley corridor. Hedgerows that delineate the boundaries are described as thick in places, but fragmented, and with frequent hedgerow trees. There is a high presence of tree cover along the banks of the river with willow/poplar plantations as well as pockets of wet alder/willow woodland. The Chelmsford LCA also notes that this is a sparsely populated area (small settlements dispersed along its valley-side) which adds to its open character. Maldon to the east, and major roads are noted as having limited impact on character. Views are described as open and occasionally panoramic in the lower reaches of the river valley where they are unconstrained by hedgerow trees; and views along the valley corridor are framed. The Chelmsford LCA describes the following planning and land management issues of relevance to the Area of Search:

- ▶ Potential for the erection of new farm buildings and houses within the open landscape, which would be conspicuous on the skyline.
- ▶ Increasing traffic on minor roads including large lorries and HGVs.

The Chelmsford LCA sets out the following sensitivities to change of relevance to the Areas of Search:

- ▶ Linear poplar and willow plantations and pockets of wet alder/willow woodland which are sensitive to changes in land management.
- ▶ Overall sense of tranquillity throughout the character area would potentially be affected by new development.

- ▶ The skyline of the slopes of the lower river valley are moderately visually sensitive, with open (and occasionally panoramic) views to be gained to and from the river corridor, which could be affected by new development.
- ▶ Sense of historic integrity resulting from water meadows along the river valley and a historic dispersed settlement pattern of scattered farmsteads and isolated manors with some isolated hamlets.

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape 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; and
- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

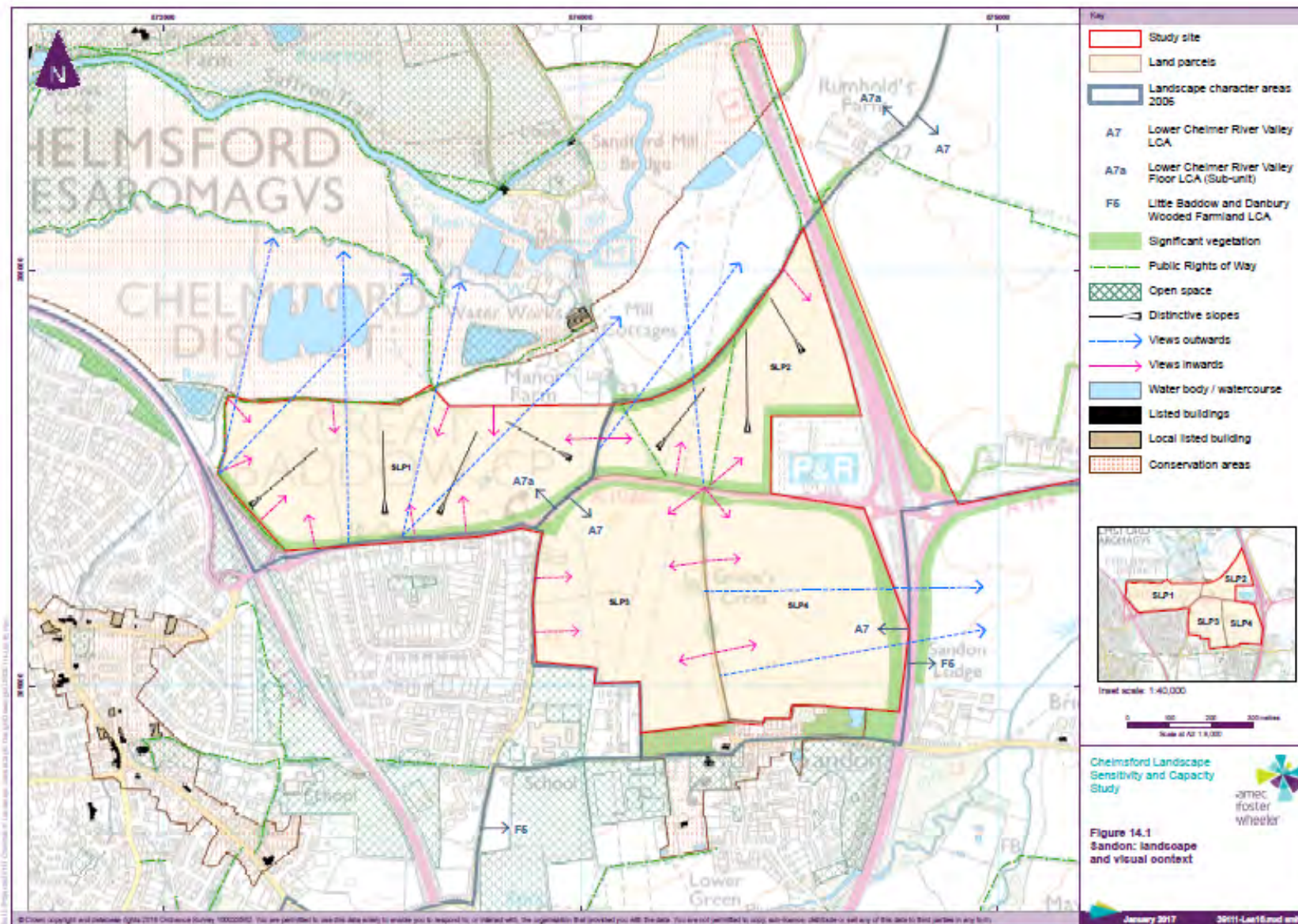
Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

- ▶ Manage the traffic flows along the minor roads especially those not suitable for HGVs and lorries due to narrow bridges.
- ▶ Ensure new built development is in keeping with landscape character.
- ▶ Conserve and enhance the landscape settings of settlements.
- ▶ Enhance the screening of the A12 and the railway line.

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and manage the existing hedgerow pattern and strengthen through planting where appropriate to local landscape character.
- ▶ Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

Figure 14.1 Sandon Landscape and Visual Context



14.2 Land Parcel SLP1

Land Parcel Location

Land to the north of the A1060 Maldon Road, west of Sandford Mill Lane, Great Baddow.



Local Landscape Character Description

Characteristic of local landscape character, comprising a shallow valley and predominantly large scale farmland on valley slopes.

Visual Context and Characteristics

An exposed north-facing slope, (plateauing out towards the A1060) which forms part of the southern valley side of the River Chelmer. The sense of exposure is increased by the absence of hedgerows (aside from that bordering the A1060 Maldon Road) or other vegetation which might interrupt middle and long-distance views to the west, north and east. Private and public views are available from the A1060 and development to the south, PRoWs and development across the Chelmer Valley to the north.

Landscape Sensitivity to Development

The parcel shares some characteristics with the wider valley to the north, notably arable land use and being part of the wider visual context for the River Valley in this location where development has been kept back from the valley sides thereby containing its visibility. Land use and hence character is typical of open arable farming associated with land in the vicinity of the River Chelmer, having an open aspect with limited boundary definition, the land does not exhibit any particularly special qualities *per se* and lies outside the designated Conservation Area of the Chelmer Valley. Whilst the field pattern has remained unchanged, the boundary hedgerows are weak and the overall character is weakening. Development at Great Baddow immediately to the south and noise intrusion from the A1060 further compromises character. Nevertheless, the parcel is part of the Chelmer Valley.

Visual Sensitivity to Development

The parcel is largely contained visually from the north by a substantial hedgerow bordering the A1060, but exposed from the south due to its falling landform and absence of any substantive vegetation. There is some scrubby woodland to the west of the parcel but this has a limited effect on enclosure of the parcel as a whole. Residential properties along the A1060 have views across the land from their upper windows, although the land quickly falls away from the plateau adjacent to the A1060 limiting exposure of the land from this perspective. Aside from the PRoW immediately to the north, the greatest exposure of the land is from PRoW running alongside the River Chelmer, although these are long distance views.

Landscape Value

Whilst there is a peripheral PRoW, there are no features of particular value, being of relatively ordinary aesthetic appeal (notwithstanding the character and visual connection of the land with the wider Chelmer Valley). There is some visual intrusion from the edge of Great Baddow across the A1060, and aural intrusion from the A1060 and to a lesser extent the A12.

Table 14.1 Overall Sensitivity and Value Summary Table for Land Parcel SLP1

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/features that are representative of typical character, largely remnant hedgerows, but these are limited to the boundaries.
2 Condition of elements and features	Low – elements/features are in poor, declining or degraded condition and would benefit from enhancement.
3 Nature and complexity of landform	Moderate – rolling landform as part of the valley edge.
4 Scale and pattern of landscape	Moderate – medium/large scale landscape with open and simple pattern.

5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements and some sense of time-depth.
6 Presence of natural elements	Low – no semi-natural habitat.
7 Type of existing development	Moderate – development is present on the southern fringes (road and urban edge of Great Baddow) but is sufficiently set back not to have a detracting influence on character.
8 Relationship to settlement edge	High – adjoining the settlement edge but separated by the clearly defined boundary of the A1060 and boundary hedge.
Visual Sensitivity	
1 Openness and inter-visibility	High – very open landform to the north, being the valley side of the Chelmer, with a high degree of visibility.
2 Views available	High - high numbers of public and moderate numbers of private views are available in a context where views of open countryside (Chelmer Valley) are important.
3 Potential for mitigation	Moderate to High – development would be conspicuous but would not fundamentally alter the balance of elements and could be mitigated with careful siting and design.
Landscape Value	
1 Distinctiveness of character	Low – contains some features that are typical of character, largely remnant hedgerows.
2 Quality and condition of elements and features	Low – landscape features in poor condition, in a declining state.
3 Scenic value and aesthetic appeal	Moderate – has ordinary aesthetic appeal (part of Chelmer river valley landscape) with detracting road noise to the south and intrusion of the urban edge at Great Baddow.
4 Presence of cultural, historic or nature conservation associations	Low – possesses no cultural or nature conservation features.
5 Recreational opportunities	Moderate – recreational value through peripheral PRow.
6 Levels of tranquillity	Moderate – visual and noise intrusion, from the A1060 and the built edge of Great Baddow.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall this parcel is judged to have a moderate to high landscape sensitivity, low value and a moderate landscape capacity for low rise residential/employment development, but with the caveat that particularly sensitive mitigation would be required in respect of the massing, density, architectural design, layout and soft landscaping of any development in a way which works with and complements aspects of valley character. Mitigation of development on this land would need to pay special attention to the visual exposure of this part of the valley side and seek to create a new landscape which does not detract from the fragmented settlement pattern associated with Sandford Mill and Manor Farm and is also part of the significant potential for Green Infrastructure enhancement in the locality through, for example, the restoration, enhancement and management of woodland and hedgerows, habitat creation and access enhancement. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows external to the parcel.
- Introduction of structural planting to help soften introduced built form.
- Careful attention to the density massing and orientation of built form.

Table 14.2 Summary Table for Land Parcel SLP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
SLP1	M	M - H	H	L	M

14.3 Land Parcel SLP2

Land Parcel Location

Land to the north of the A1060 Maldon Road, west of the A12.



Local Landscape Character Description

Characteristic of local landscape character, comprising a shallow valley and predominantly large-scale farmland on valley slopes.

Visual Context and Characteristics

Part of the southern slopes of the Chelmer Valley, exposed (variably) to the north, with boundary hedgerows intercepting views from adjacent PRoWs. Exposure increases towards the north east as the land falls away

to the A12 and boundary vegetation diminishes. The land lies on a plateau adjacent to the A1060, partially developed by the well-screened Park & Ride on the south east corner. Public views across are from the A1060 and adjacent PRow.

Landscape Sensitivity to Development

The parcel has some characteristics in common with the parent LCA, notably the rolling arable land form, boundary hedgerows and medium distance views across the valley from various points within and surrounding the parcel. The construction of the A12 and park and ride to the east of the parcel has changed the character of the locality, severing the parcel from the wider river valley landscape to the east and introducing significant noise intrusion. The parcel is of a simple character, being a single field in arable use, with internal field boundaries removed. Despite this, the parcel is judged to be of moderate landscape sensitivity, reflecting its connection, albeit relatively weak, with the character of the wider landscape to the north.

Visual Sensitivity to Development

The parcel has variable visual containment with views in and out from adjacent roads and internal PRowS. There are no private views across the parcel. Views out are short to medium distance, particularly from the southern boundary across part of the Chelmer Valley, reflecting the falling landform. The visual sensitivity is judged to be moderate to low, becoming more sensitive towards the parcel's north east extent particularly when viewed from the PRow, with opportunities for mitigation through the introduction of hedgerows and tree belts.

Landscape Value

The landscape value of the parcel is judged to be low to moderate, reflecting the presence of PRowS on the fringes and crossing the parcel, but overall it is of ordinary aesthetic appeal with some significant detracting features adjoining, notably the visual and aural intrusion of the A12 immediately to the east, high voltage power lines and the park and ride, which though concealed visually, marks its presence with a wind turbine.

Table 14.3 Overall Sensitivity and Value Summary Table for Land Parcel SLP2

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/features that are representative of typical character, including remnant hedgerows.
2 Condition of elements and features	Low – elements/features are in poor, declining or degraded condition and would benefit from enhancement.
3 Nature and complexity of landform	Moderate – rolling landform as part of the valley edge.
4 Scale and pattern of landscape	Moderate – medium/large scale landscape with open and simple pattern.
5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements and some sense of time-depth.
6 Presence of natural elements	Low – no semi-natural habitat apart from peripheral hedgerows.
7 Type of existing development	Moderate – development is present on the southern eastern fringe (park & ride) but is sufficiently enclosed by boundary planting not to have a detracting influence on character.
8 Relationship to settlement edge	Low – does not adjoin settlement edge, but is strongly defined by roads on all sides.

Visual Sensitivity	
1 Openness and inter-visibility	Moderate – open landform to the north, being the valley side of the Chelmer, with a moderate degree of visibility.
2 Views available	Moderate – some public views from PRoWs are available in a context where views of open countryside (Chelmer Valley) are important.
3 Potential for mitigation	Moderate – development would be conspicuous but would not fundamentally alter the balance of elements and could be mitigated with careful siting and design.
Landscape Value	
1 Distinctiveness of character	Moderate – contains features that are typical of character.
2 Quality and condition of elements and features	Low – landscape features in poor condition, in a declining state.
3 Scenic value and aesthetic appeal	Moderate – has ordinary aesthetic appeal (part of Chelmer river valley landscape) with detracting road noise to the south and east (A1060 and A12) and some urban intrusion (park & ride).
4 Presence of cultural, historic or nature conservation associations	Low – possesses no cultural or nature conservation features.
5 Recreational opportunities	Moderate – recreational value through crossing PRoW.
6 Levels of tranquillity	Moderate – visual and noise intrusion.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall this parcel is judged to have a moderate landscape sensitivity, moderate value and a medium capacity for low rise residential/employment development. Key characteristics/qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Maintenance and strengthening of existing hedgerows within and external to the parcel.

Table 14.4 Summary Table for Land Parcel SLP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
SLP2	M	L - M	M	M	M

14.4 Land Parcel SLP3

Land Parcel Location

Land to the south of the A1060 Maldon Road, east of Molrams Lane, Great Baddow.



Local Landscape Character Description

Broadly typical of parent LCA being predominantly large scale farmland (on valley slopes).

Visual Context and Characteristics

Semi-enclosed arable landscape, open to the urban edge of Great Baddow to the west and open arable (of similar character) to the east. Intruded to the south east corner by transformer station and school buildings, along with high voltage transmission traversing south to north. Private receptors along Great Baddow built edge and public receptors along Molrams Lane and Brick Kiln Road.

Landscape Sensitivity to Development

The parcel has some characteristics in common with the LCA, notably its arable land use and containment by hedgerows in varying condition. Hedgerows have been removed leaving a simple field pattern from which a sense of time-depth is largely absent. The hard edge of development at Great Baddow, high voltage transmission lines across the parcel, a transformer station to the south, along with noise intrusion from the

A12 to the east, reinforces a sense of suburbanisation. The parcel is judged to be of low landscape character sensitivity reflecting its weak and intruded character.

Visual Sensitivity to Development

The parcel is visually contained only to the north, with views across the parcel from Brick Kiln Lane and Molrams Lane (interrupted by transmission lines traversing the parcel) and some longer distance views to Danbury to the east from Molrams Lane. Overall the parcel is judged to be of low to moderate visual sensitivity, being exposed to some visual receptors to the west.

Landscape Value

The parcel is judged to be of low landscape value, reflecting its ordinary aesthetic appeal with limited recreational or nature conservation interest.

Table 14.5 Overall Sensitivity and Value Summary Table for Land Parcel SLP3

Landscape Character Sensitivity	
1 Representativeness of character	Low – contains some landscape elements/features that are representative of typical character.
2 Condition of elements and features	Low – elements/features are in poor, declining or degraded condition and would benefit from enhancement.
3 Nature and complexity of landform	Low – flat, simple landform.
4 Scale and pattern of landscape	Low – medium/large scale landscape with open and simple pattern.
5 Historic features and sense of time-depth	Moderate – no presence of historic landscape elements or sense of time-depth.
6 Presence of natural elements	Low – no semi-natural habitat.
7 Type of existing development	Low – development is present on the western fringes (road and urban edge of Great Baddow) and south (transformer station and school) which both have a moderate detracting influence on character. Pylons crossing further detract from character.
8 Relationship to settlement edge	Moderate – adjoining Great Baddow but separated by Molrams Lane. Varying boundary to the south.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – partially open overall, enclosed to north and south, open to east with views of the open countryside at Danbury from Molrams Lane.
2 Views available	Moderate – public and private views are available from properties along Molrams Lane and Brick Kiln Lane.
3 Potential for mitigation	Moderate – development would be reasonably conspicuous but would not fundamentally alter the balance of elements and could be mitigated with careful siting and design.
Landscape Value	
1 Distinctiveness of character	Moderate – contains features that are typical of character.

2 Quality and condition of elements and features	Low – landscape features in poor condition, in a declining state.
3 Scenic value and aesthetic appeal	Moderate - Low – has ordinary/limited aesthetic appeal with detracting road noise from the north (A1060) and east (A12) and visual intrusion from pylons.
4 Presence of cultural, historic or nature conservation associations	Low – possesses no cultural or nature conservation features.
5 Recreational opportunities	Moderate – recreational value through peripheral PRowWs.
6 Levels of tranquillity	Moderate – visual and noise intrusion.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall this parcel is judged to have a moderate landscape sensitivity, low landscape value and medium to high capacity for low rise residential/employment development. Appropriate mitigation would comprise:

- Maintenance and strengthening of existing hedgerows within and external to the parcel.

Table 14.6 Summary Table for Land Parcel SLP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
SLP3	L	L – M	M	L	M - H

14.5 Land Parcel SLP4

Land Parcel Location

Land between Sandon, Brick Kiln Lane, the A1060 Maldon Road and the A12.





Local Landscape Character Description

Broadly typical of parent LCA being predominantly large scale farmland (on valley slopes).

Visual Context and Characteristics

Semi-enclosed arable landscape, exposed to open arable (of similar character) to the west, otherwise contained by boundary vegetation to the north and east, and permeable external planting of back gardens of properties along Woodhill Road. Visual intrusion of high voltage transmission to the west, traversing south to north. Private receptors are properties along Woodhill Road and public receptor along Brick Kiln Road.

Landscape Sensitivity to Development

The parcel has some characteristics in common with the LCA, notably its arable land use and containment by hedgerows in varying condition. Hedgerows have been removed leaving a simple field pattern from which a sense of time-depth is largely absent. Development at Great Baddow and high voltage transmission lines to the west along with significant noise intrusion from the A12 immediately to the east, reinforces a sense of suburbanisation. The parcel is judged to be of low landscape character sensitivity reflecting its weak and intruded character.

Visual Sensitivity to Development

The parcel is visually well contained, with views limited to the built edge of Great Baddow to the west (interrupted by transmission lines traversing land to the west of Brick Kiln Lane) and some longer distance views to Danbury to the east. There is limited visual connection between the parcel and the village of Sandon to the south. Overall the parcel is judged to be of moderate to low visual sensitivity, being exposed to some visual receptors to the west.

Landscape Value

The parcel is judged to be of low landscape value, reflecting its ordinary aesthetic appeal with limited recreational or nature conservation interest.

Table 14.7 Overall Sensitivity and Value Summary Table for Land Parcel SLP4

Landscape Character Sensitivity	
1 Representativeness of character	Low – contains some landscape elements/features that are representative of typical character.
2 Condition of elements and features	Moderate – elements/features are in reasonable condition but would benefit from enhancement.
3 Nature and complexity of landform	Low – flat, simple landform.

4 Scale and pattern of landscape	Low – medium/large scale landscape with open and simple pattern.
5 Historic features and sense of time-depth	Moderate – no presence of historic landscape elements or sense of time-depth.
6 Presence of natural elements	Low – limited semi-natural habitat (enclosing hedgerows).
7 Type of existing development	Low – development at Great Baddow and pylons to the west detract from character.
8 Relationship to settlement edge	Moderate – separated from Sandon by a strong wooded boundary which is the boundary line of rear gardens along Woodhill Road.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – partially open overall, enclosed to north and south and east with views of the open countryside at Danbury from Brick Kiln Lane.
2 Views available	Moderate – public and private views are available from isolated properties along Brick Kiln Lane and more generally from properties along Molrams Road.
3 Potential for mitigation	Moderate – development would be reasonably conspicuous but would not fundamentally alter the balance of elements and could be mitigated with careful siting and design.
Landscape Value	
1 Distinctiveness of character	Moderate – contains features that are typical of character.
2 Quality and condition of elements and features	Low – landscape features in poor condition, in a declining state.
3 Scenic value and aesthetic appeal	Moderate - Low – has ordinary/limited aesthetic appeal with detracting road noise from the north (A1060) and east (A12) and visual intrusion from pylons to the west.
4 Presence of cultural, historic or nature conservation associations	Low – possesses no cultural or nature conservation features.
5 Recreational opportunities	Moderate – recreational value through PRoW along Brick Kiln Lane.
6 Levels of tranquillity	Moderate – visual and noise intrusion, particularly from the adjacent A12 and transmission lines to the west.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Overall this parcel is judged to have a moderate landscape sensitivity, low value and medium to high landscape capacity for low rise residential/employment development. Capacity is subject to careful siting/design of development in keeping with the character of existing residential properties at Sandon, in particular, employing extensive tree planting as a framework for development which ties into the wooded landscape to the east.

Table 14.8 Summary Table for Land Parcel SLP4

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
SLP4	L	L - M	M	L	M - H

Figure 14.2 Sandon: Landscape Sensitivity

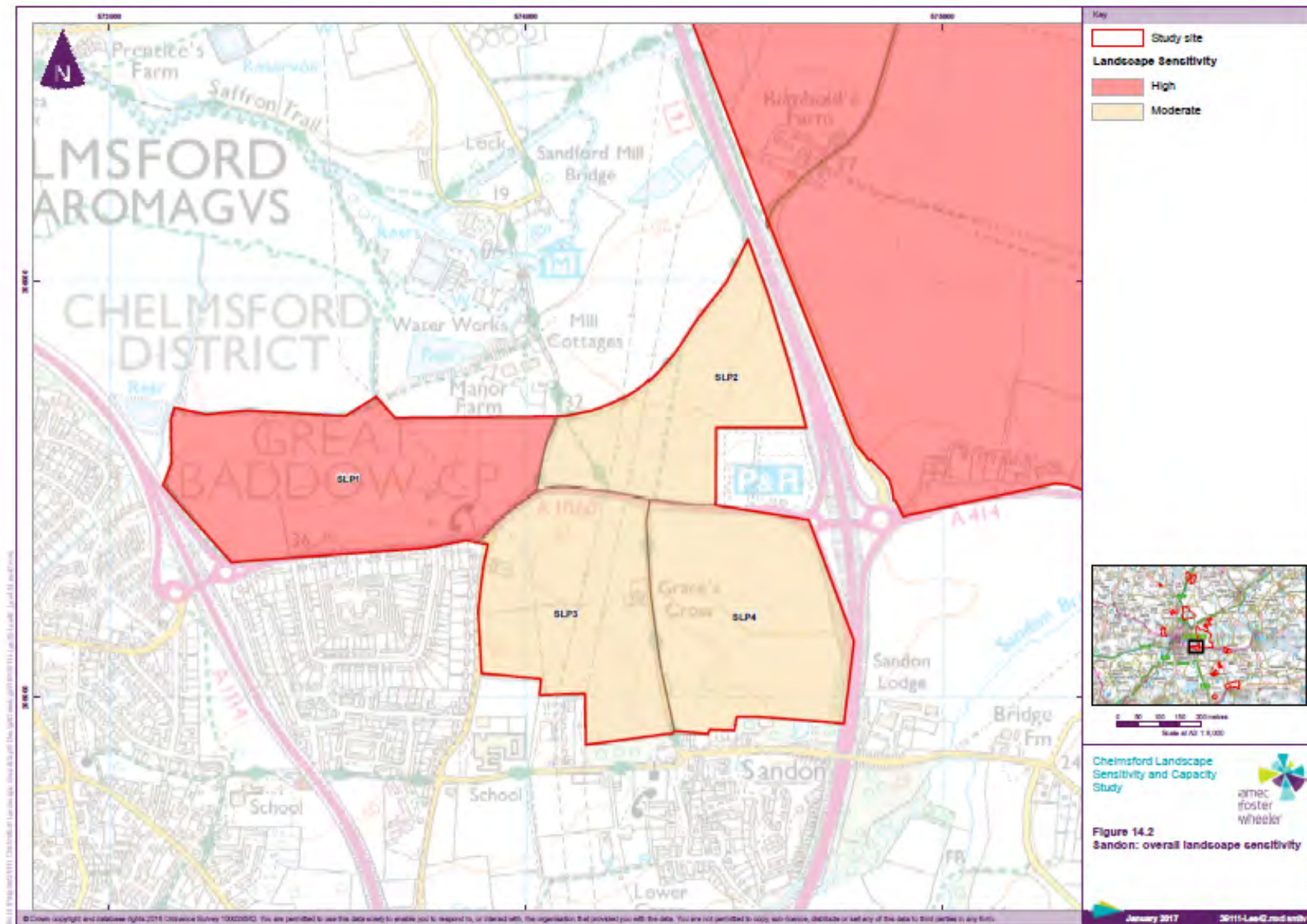
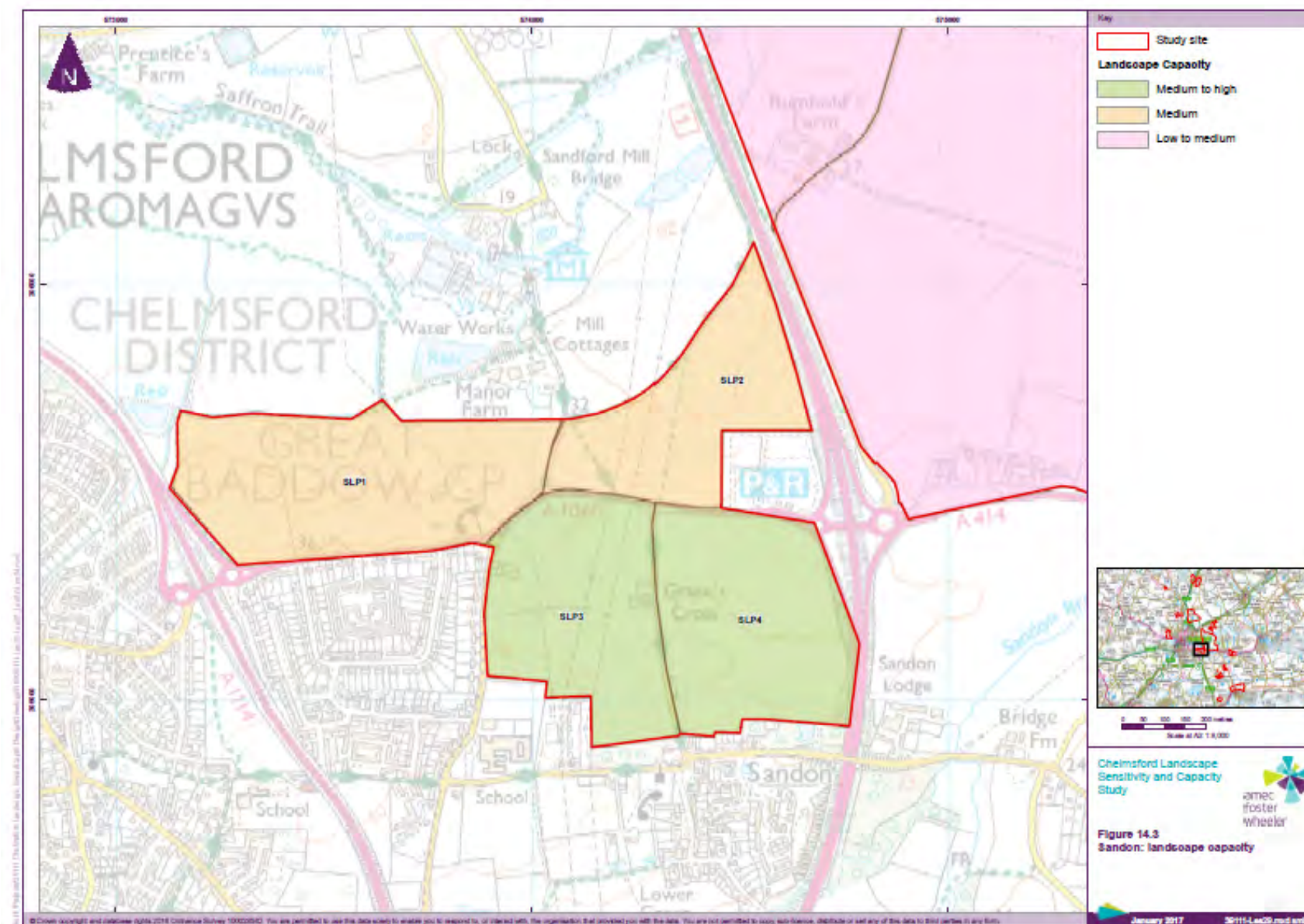


Figure 14.3 Sandon: Landscape Capacity



15. South Woodham Ferrers

15.1 Local landscape character context

This Study Site is located to the north of the town of South Woodham Ferrers. The entire area lies within the southern edge of the East Hanningfield Wooded Farmland Landscape Character Area (F12) as described by the Chelmsford LCA 2006 (Chelmsford LCA).

Figure 15.1 illustrates the landscape and visual context of the Study Site. This Study Site has been subdivided into 6 Land Parcels.

East Hanningfield Wooded Farmland Landscape Character Area (F12)

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.
- ▶ Evidence of field boundary loss.
- ▶ Pockets of pasture and pony paddocks.
- ▶ Network of quiet narrow lanes.
- ▶ Generally dispersed settlement pattern.
- ▶ Sense of tranquillity away from major road corridors.
- ▶ Fords where streams and narrow lanes meet.
- ▶ Views to wooded horizons and across the Crouch River channel.

The Chelmsford LCA describes a gently rolling/ undulating wooded farmland. Field boundaries are noted to be predominantly well stocked with mature trees, although it cites a presence of simple wooden post fences and evidence of boundary loss and hedgerow gapping. Whilst it describes a sense of enclosure associated with the network of tree-lined lanes and patches of mature deciduous/ mixed woodland, it does also note the presence of open views across the Crouch River valley (and drained estuarine march) that provide a sense of place, open and framed views to wooded horizons (including those within adjoining LCAs) and open views to the urban edges of South Woodham Ferrers. It further describes the sense of tranquillity as being disturbed to the south of the area by activity associated with South Woodham Ferrers and A130/A132 road corridors.

The Chelmsford 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 visually intrusive development at the fringes of small villages and also South Woodham Ferrers.
- ▶ Noise and visual intrusion associated with the A132 and A130 road corridors.
- ▶ Potential for major road improvements to the A132 and A130.
- ▶ Potential visually intrusive development of new farm buildings.
- ▶ Deterioration and eventual loss of mature woodland, single trees and hedgerows.

The Chelmsford LCA sets out the following sensitivities to change of relevance to the Study Site:

- ▶ Very mature trees field boundaries, ditches and patches of mature deciduous and mixed woodland which are sensitive to changes in land management.
- ▶ Overall sense of tranquillity within parts of the character area (away from main road corridors) and network of narrow lanes are sensitive to change, new development and increased traffic flows.
- ▶ Open views to wooded horizons and also panoramic views across the drained estuarine marsh to the south are sensitive to potential new development interrupting or blocking views.
- ▶ Strong sense of historic integrity resulting from a dispersed historic settlement pattern and presence of several areas of co-axial fields (or ancient origin).

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape 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; and
- ▶ Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

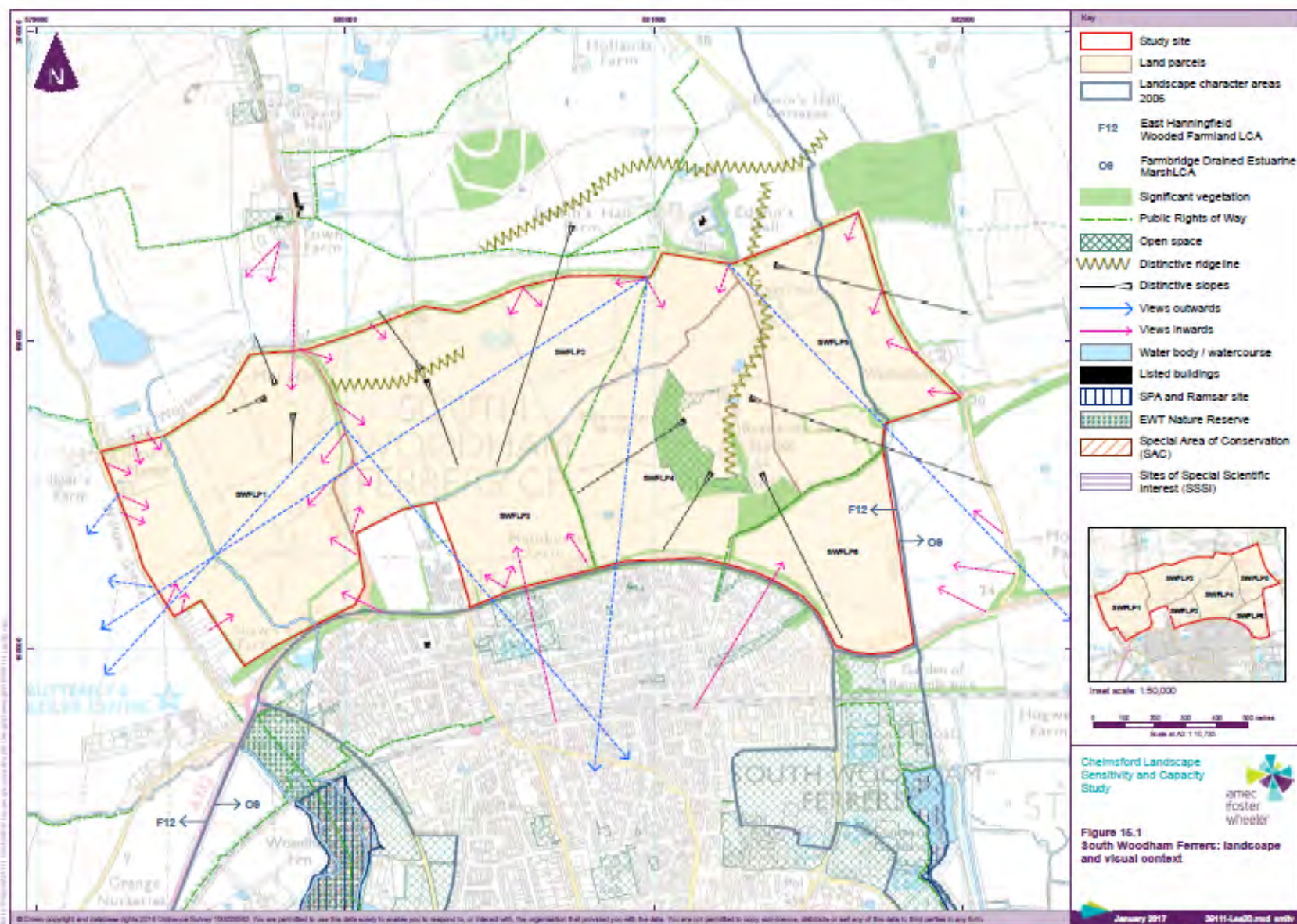
Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

- ▶ Conserve and enhance the landscape settings of small settlements and South Woodham Ferrers.
- ▶ Ensure any appropriate new development responds to the historic settlement pattern and uses materials that 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 open views across the areas and to adjacent LCAs and open views across the Crouch River channel.
- ▶ Seek to screen visual detractors (such as the A130 and A132 road corridors with shelterbelts).
- ▶ Seek to minimise the impact of visually intrusive new development on the wooded slopes.

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and manage the existing mature hedgerow network.
- ▶ Conserve, manage and enhance woodland (semi-natural and ancient) and patches of woodland (consider use of traditional methods i.e. coppicing and pollarding).
- ▶ Conserve historic lanes.
- ▶ Plant half-standard trees within field boundaries to succeed over mature trees.

Figure 15.1 South Woodham Ferrers Landscape and Visual Context



15.2 Land Parcel SWFLP1

Land Parcel Location

Land Parcel SWFLP1 is located to the north of South Woodham Ferrers between Willow Grove and the B1418²³.



Local Landscape Character Description

The area forms a part of the East Hanningfield Wooded Farmland Landscape Character Area (F12), as defined by the Chelmsford LCA. The area consists of a number of medium to large scale fields and a small number of isolated residential properties/ farmsteads. It contains a limited number of landscape elements/ features that are representative of the host LCA such as gently rolling/ undulating landform, large arable fields, and pockets of pasture and paddocks.

Visual Context and Characteristics

The greatest degree of visual enclosure is within the southern part of the area due to a combination of flatter landform and the increased presence of trees cover/ hedgerows. The northern part is more open due to the elevated landform associated with Mill Hill. The hill forms a part of a wider elevated area of land that forms a distinctive landscape feature and setting to the north of the settlement. The western fields have an open character due to the lack of boundary vegetation, and this area forms a part of open countryside that extends across Willow Grove.

There are a wide number of public and private views including those within the immediate vicinity (associated with Willow Grove, Workhouse Lane and the B1418) and the wider countryside (including open views to elevated parts of Woodham Ferrers).

²³ There is no public access to this land and observations were made from surrounding roads/PRoW

Landscape Sensitivity to Development

As noted above, the area contains a number of elements typical of character. However whilst character is recognisable, it is weakening and becoming fragmented and indistinct. Semi-natural habitats are limited to hedgerows/ hedgerow trees and a stream, there is limited sense of time-depth, and elements/ features are in a declining / degraded condition with a dominance of fragmented, unmanaged and removed hedgerows and remnant hedgerow trees. Whilst the area is separated from settlement by the B1012 vegetated road corridor; and development in the form of isolated and small groups of residential properties/ farmsteads are more typical of a farmed landscapes. Pylons and overhead wires have a strong detractive influence across the area. The land parcel is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

Due to a combination of elevation and/ or lack of vegetation, the northern and western parts of the area (along Willow Grove) are very open in character with moderate to high numbers of public and private views. Here development would be far more conspicuous due to the distinctive landform (associated with Mill Hill) and the open farmland character, and could not be successfully mitigated without undermining landscape character and the landscape setting of the town.

The combination of lower lying landform, increased presence of vegetation and existing residential development along Willow Grove; the southern part of the area is partially open with moderate levels of inter-visibility. Moderate numbers of public and private views are available where views of open countryside are of importance. Here development would be reasonably conspicuous although could be successfully mitigated through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and wooded copses in keeping with character of the landscape.

Overall this land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The land parcel is judged to be of low value. This is an ordinary non-designated landscape whose character and scenic value has become undermined by pylons and overhead wires and landscape elements/ features that are in poor and declining condition. Character is becoming fragmented, indistinct and weakened. There is limited aesthetic appeal due to the dominance of the pylon and overhead lines and noise from adjoining roads. Although views north towards the rising landform / Mill Hill are reasonably attractive. There is no recreational value (no public access).

Table 15.1 Overall Sensitivity and Value Summary Table for Land Parcel SWFLP1

Landscape Character Sensitivity	
1 Representativeness of character	1 Moderate – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	2 Low – elements/features (hedgerows) are in declining/ degraded condition.
3 Nature and complexity of landform	3 Moderate – flat/ gently undulating (with rolling hill in the north) and simple natural landform.
4 Scale and pattern of landscape	4 Moderate – medium to large scale landscape with simple patterns.
5 Historic features and sense of time-depth	5 Moderate – limited presence of historic landscape elements/ features (stream, adjoining lanes and isolated residential properties) and limited sense of time-depth (undermined by fragmentation/removal of hedgerows, pylons and overhead wires).
6 Presence of natural elements	6 Moderate – limited presence of semi-natural habitats associated with hedgerow network and stream.

7 Type of existing development	7 Low to Moderate – isolated properties/ farmsteads typical of character; although pylons and overhead lines have a strong detractive influence.
8 Relationship to settlement edge	8 High – separated from the settlement edge via strong clearly defined boundary (B1012 roadside corridor and vegetation).
Visual Sensitivity	
1 Openness and inter-visibility	1 Moderate to High – the area is partially open. The northern and western parts are more open due to elevation and lack of vegetation. The southern area is more contained due to a combination of flatter landform and the increased presence of trees cover/hedgerows.
2 Views available	2 Moderate – moderate numbers of public views are available within the immediate vicinity (associated with Willow Grove, Workhouse Lane and the B1418) and the wider countryside (including open views to elevated parts of Woodham Ferrers).
3 Potential for mitigation	3 Moderate – within the southern part of the area, development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated. However within the northern and western parts of the area along Willow Grove, development would be far more conspicuous within views due to rising landform (Mill Hill) and open farmland character and could not be successfully mitigated without undermining landscape character and landscape setting of the town.
Landscape Value	
1 Distinctiveness of character	1 Moderate – contains landscape/features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	2 Low – character whilst recognisable is weakening and becoming fragmented and indistinct; elements/ features are in a declining/ degraded condition with a dominance of fragmented, unmanaged and removed hedgerows and remnant hedgerow trees. The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	3 Low – whilst there is moderate or 'ordinary' aesthetic appeal associated with attractive views towards Mill Hill; aesthetic appeal and scenic qualities are eroded by the strong detractive influence of pylons and overhead lines and the declined condition of the landscape.
4 Presence of cultural, historic or nature conservation associations	4 Low - Few nature conservation features (hedgerows).
5 Recreational opportunities	5 Low – no recreational value.
6 Levels of tranquillity	6 Low – low levels of tranquillity; disturbed and impinged upon by elevated noise levels associated with the busy B1418 and B1012 and visual intrusion of pylons and overhead lines within the area itself.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and low value with a medium to high landscape capacity to accommodate low rise residential and employment development. Here capacity is subject to careful siting/ design of development and the retention, enhancement and implementation of hedgerows, hedgerow trees and wooded copses in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Avoid development within the northern and western parts of the area (adjoining Willow Grove).
- Retain and strengthen existing hedgerow network with new hedgerows and tree planting (hedgerow trees/ copses).

- Retain the stream corridor and associated mature vegetation.
- Retain views of Mill Hill from Willow Grove lane and the B1418 (retain open green view corridors).
- Residential properties – implement physical and green buffers to minimise impact on views.
- Provide a positive northern settlement edge (softened and well integrated into the countryside) that include high quality gateways into the town.

Table 15.2 Summary Table for Land Parcel SWFLP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
SWLP1	M	M	M	L	M - H

15.3 Land Parcel SWFLP2

Land Parcel Location

Land Parcel SWLP2 is located to the north of South Woodham Ferrers and to the east of the B1418. Its eastern boundary is defined by a small track that provides access to the Bushy Hill Research Station.



Local Landscape Character Description

The area forms a part of the East Hanningfield Wooded Farmland Landscape Character Area (F12), as defined by the Chelmsford LCA. The area consists of a number of large scale arable fields predominantly located on rising landform comprised of a series of ridgelines and hills to the north of the town that together form a distinctive landscape feature / setting for the town. This area contains a limited number of landscape elements/ features that are representative of typical character in the host LCA such as gently rolling/ undulating landform, large arable fields and open views across South Woodham Ferrers and River Crouch estuary.

Visual Context and Characteristics

The northern and central elevated parts of the area are very open and have a strong visual relationship with the wider countryside, the town and adjoining character areas. They are highly visible with a high number of public and private views. From within the immediate vicinity, public views are available from a PRoW within and adjoining the area, Edwin's Hall Road, the B1418, B1012, Willow Grove lane and Bushy Hill open space); and private views are available to a small number of isolated residential properties. The elevated nature of the area results in a wider range of public and private views including those from South Woodham Ferrers and the wider settled landscape including the River Crouch estuary.

The southern lower lying part of the site is more enclosed and contained due to lower lying landform and the presence of hedgerows/ tree cover. Whilst visible from elevated areas to the north, this area is less visible from the wider area. Views are limited to locations within the area and its immediate vicinity including public views from the PRoWs (within and adjoining the area), the B1418, B1012 and Edwin's Hall Lane. Private views are limited to a small number of isolated residential properties associated with the B1012.

Landscape Sensitivity to Development

As noted above, the area contains a number of elements typical of character. It has a recognisable and intact character dominated by its distinctive landform. Semi-natural habitats are limited to hedgerows/ hedgerow trees and a small pond, there is limited sense of time-depth and hedgerows are declining condition (i.e. fragmented, unmanaged and removed). Whilst the area is remote from the settlement (separated by arable fields), it adjoins a former plant nursery whose built form and fencing exerts a detractive influence across the area and is a future commercial development site. There are characteristically open and elevated views across the wider settled landscape including South Woodham Ferrers, pylons and the Bushy Hill telecommunication towers. The land parcel is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

The elevated northern and central parts of the area are very open in character with high levels of inter-visibility and high numbers of public and private views. Here development would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character and the landscape setting of the town).

The southern lower lying part of the site has a degree of enclosure and containment provided by landform and hedgerows/ tree cover. Development would adjoin an existing built development (former plant nursery/ future commercial development site). Whilst development would be reasonably conspicuous it could be successfully mitigated through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with character of the landscape. Overall this land parcel is judged to be of moderate landscape sensitivity.

Landscape Value

The land parcel is judged to be of moderate value. This is an ordinary non-designated landscape with a recognisable and intact character (dominated by distinctive landform). Character and scenic value has become undermined by the fragmentation and decline of hedgerows and views of pylons, overhead wires and telecommunication towers. Although there are attractive views of the distinctive rising landform (i.e. ridgeline/ Bushy Hill to the north) and reasonably attractive views across the wider settled farmland and River Crouch estuary (to the south). There is limited recreational value (with a single PRoW).

Table 15.3 Overall Sensitivity and Value Summary Table for Land Parcel SWFLP2

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character including open panoramic views across the River Crouch estuary.
2 Condition of elements and features	Low – elements/ features (hedgerows) are in declining/ degraded condition.

3 Nature and complexity of landform	Moderate – gently undulating (with rolling landform in the north) and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with simple patterns.
5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements/features (hedgerows, adjoining lanes) and limited sense of time-depth (undermined by fragmentation/ removal of hedgerows, pylons and overhead wires).
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats associated with hedgerow network and small pond.
7 Type of existing development	Moderate to High – no development; although pylons and overhead lines to the south are detractive influence.
8 Relationship to settlement edge	High – remote from the settlement edge.
Visual Sensitivity	
1 Openness and inter-visibility	High – predominantly very open. The northern/ central elevated parts are very open and have a strong visual relationship with the wider countryside, the town and adjoining character areas (including views across the River Crouch estuary to the south). The southern lower lying part of the site has a degree of enclosure and containment provided by landform and hedgerows/tree cover.
2 Views available	Moderate to High – The northern/ central parts have a high number of public and private views. Whilst the southern part has fewer views (confined to the immediate surroundings).
3 Potential for mitigation	High – within the northern and central parts development would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape features, landscape character and the landscape setting of the town). Whilst development within the southern lower lying part would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with character of the landscape).
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Moderate – recognisable and intact character (dominated by distinctive landform); hedgerows are declining (i.e. fragmented, unmanaged and removed). The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – moderate or 'ordinary' aesthetic appeal associated with attractive elevated panoramic views across open countryside and the River Crouch valley (and views of rising landform); aesthetic appeal and scenic qualities are slightly undermined by detractive influence of pylons and overhead lines.
4 Presence of cultural, historic or nature conservation associations	Low to Moderate - few nature conservation features (hedgerows and small pond).
5 Recreational opportunities	Low to Moderate – single PRoW within eastern part of the area

6 Levels of tranquillity	Low to Moderate – low levels of tranquillity; impinged upon by elevated noise levels (busy B1418 and B1012) and visual intrusion of plant nursery, pylons and overhead lines, telecommunication towers, and the settlement to the south.
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Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and low value with a medium landscape capacity to accommodate low rise residential and employment development. Here capacity is subject to careful siting/ design of development and the retention, enhancement and implementation of hedgerows, hedgerow trees and wooded copses in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Avoid development within the northern and central parts of the area (associated with elevated landform).
- Retain and strengthen existing hedgerow network with new hedgerows and tree planting (hedgerow trees / copses).
- Retain the pond and associated mature vegetation.
- Retain views of rising landform from the B1418 (retain open green view corridor).
- Residential properties – implement physical and green buffers to minimise impact on views.
- Provide a positive northern settlement edge (softened and well integrated into the countryside) that includes high quality gateways into the town.

Table 15.4 Summary Table for Land Parcel SWFLP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
SWLP2	M	M	M	M	M

15.4 Land Parcel SWFLP3

Land Parcel Location

Land Parcel SWLP3 is located to the north of the B1012 and to the east of a former plant nursery.





Local Landscape Character Description

The area forms a part of the East Hanningfield Wooded Farmland Landscape Character Area (F12), as defined by the Chelmsford LCA. The area consists of a single medium to large scale field and a number of isolated residential properties and Hamberts Farm located off the B1012. The area contains a limited number of landscape elements/ features that are representative of the host LCA such as gently rolling landform and large arable fields.

Visual Context and Characteristics

This land is partially open with hedgerows/ trees providing a degree of enclosure/ containment to the south; and rising landform providing containment to the north. Long reaching views are however available into the wider countryside to the west. Views are predominantly confined to the immediate surroundings. Public views are limited to the adjoining PRow, Bushy Hill open space, Edwin's Hall Lane, B1012 (through occasional gaps in roadside planting) and the B1418. Private views are limited to a small number of isolated residential properties within the area (associated with the B1012).

Landscape Sensitivity to Development

As noted above, the area contains a limited number of landscape elements/ features that are representative of character. Character is recognisable, although it is becoming fragmented, indistinct and weakened. Semi-natural habitats are limited to a small number of hedgerows/ hedgerow trees and two small streams/ ditches. There is limited sense of time-depth (associated with Hamberts Farm) and hedgerows are in decline (fragmented, unmanaged and removed). The area is separated from the settlement of South Woodham Ferrers by a clearly defined boundary (B1012 and roadside vegetation) and isolated properties / farmsteads within southern part of the area are more typical of character. Pylons and overhead lines dominate the area and existing built development and fencing associated with the adjoining former plant nursery (and future commercial development site) and Hamberts Farm (buildings and gardens) are in declining condition with some disused / degrading buildings. Overall the land parcel is judged to be of low to moderate landscape character sensitivity.

Visual Sensitivity to Development

The area is partially open with moderate levels of inter-visibility. Moderate numbers of public and private views are available although these are typically confined to locations within the immediate vicinity. Development would adjoin an existing built development (Hamberts Farm and former plant nursery/ future commercial development site). Development would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with character of the landscape). The land parcel is judged to be of moderate visual sensitivity.

Landscape Value

The land parcel is judged to be of low value. This is a non-designated 'ordinary' landscape whose character and scenic value has become undermined by pylons and overhead wires and landscape elements/ feature that are in poor and declining condition (hedgerows, fields and farm buildings). Character is becoming fragmented, indistinct and weakened. There is limited aesthetic appeal due to the dominance of the pylons

and overhead lines, indistinct character and noise from the adjoining road. Although views north towards the rising landform are reasonably attractive, there is no recreational value (no public access).

Table 15.5 Overall Sensitivity and Value Summary Table for Land Parcel SWFLP3

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low – elements/features (hedgerows) are in declining/ degraded condition.
3 Nature and complexity of landform	Moderate – gently undulating and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with simple patterns.
5 Historic features and sense of time-depth	Low – few historic landscape elements/ features (associated with Hamberts Farm) and limited sense of time-depth (undermined by fragmentation/ removal of hedgerows, pylons and overhead wires).
6 Presence of natural elements	Low - natural habitats associated with hedgerows/ hedgerow trees and two small streams/ ditches.
7 Type of existing development	Low – isolated properties/ farmsteads typical of character. However existing built development and fencing associated with adjoining former plant nursery, pylons and overhead lines have a strong detractive influence.
8 Relationship to settlement edge	High – separated from the settlement edge via strong clearly defined boundary (B1012 roadside corridor and vegetation).
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – the area is partially open with moderate levels of inter-visibility.
2 Views available	Moderate – moderate numbers of public and private views are available within the immediate vicinity (adjoining PROW, Bushy Hill open space, Edwin's Hall Lane, B1012, B1418 and a small number of isolated residential properties within the area (associated with the B1012).
3 Potential for mitigation	Moderate – development would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with character of the landscape).
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Low – whilst its character is recognisable, it is becoming fragmented, indistinct and weakened; hedgerows are in decline (fragmented, unmanaged and removed). The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Low – whilst there is moderate or 'ordinary' aesthetic appeal associated with attractive views to the north of rising landform and open countryside; aesthetic appeal and scenic qualities are

	eroded by the strong detractive influence of pylons and overhead lines and the declined condition of the landscape.
4 Presence of cultural, historic or nature conservation associations	Low - few nature conservation features (hedgerows/ hedgerow trees and two small streams/ ditches)
5 Recreational opportunities	Low – no recreational value.
6 Levels of tranquillity	Low to Moderate – low levels of tranquillity; impinged upon by elevated noise levels associated with the busy B1012 and visual intrusion of pylons and overhead lines within the area and the adjoining plant nursery.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and low value with a medium to high landscape capacity to accommodate low rise residential and employment development. Here capacity is subject to careful siting/ design of development and the retention, enhancement and implementation of hedgerows, hedgerow trees and wooded copses in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Retain and strengthen existing hedgerow network with new hedgerows and tree planting (hedgerow trees / copses).
- Retain the streams and ditches.
- Public Rights of Way – implement physical and green buffers to minimise impacts on views and visual character.
- Residential properties – implement physical and green buffers to minimise impact on views.
- Provide a positive northern settlement edge (softened and well integrated into the countryside).

Table 15.6 Summary table for Land Parcel SWFLP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
SWLP3	L - M	M	M	L	M - H

15.5 Land Parcel SWFLP4

Land Parcel Location

Land Parcel SWFLP4 is located to the north of South Woodham Ferrers and includes the Bushy Hill Research Station.



Local Landscape Character Description

The area forms a part of the East Hanningfield Wooded Farmland Landscape Character Area (F12), as defined by the Chelmsford LCA. The area consists of a number of arable fields, woodland, scrub and rough grassland predominantly located on rising landform comprised of Bushy Hill; which forms part of a series of ridgelines and hills to the north of the town that together form a distinctive landscape feature / setting for the town. This area contains a limited number of landscape elements/ features that are representative of the host LCA such as gently rolling landform, large arable fields, wooded farmland and open views to the Crouch River estuary.

Visual Context and Characteristics

This land is predominantly very open and has a strong visual relationship with the wider countryside, the town and adjoining character areas (including views across the River Crouch estuary to the south). The area is dominated by the distinctive Bushy Hill. Whilst Edwins Hall woodland and the wide hilltop plateau associated with the most elevated part of the Bushy Hill conceal development associated with the Research Station. The majority of its elevated and sloping landform (arable fields and woodland/ scrub) are highly visible. The south-western lower lying part of the area is less visible with a degree of visual enclosure and containment provided by landform and hedgerows/ tree cover.

Overall, there are a high number of public and private views including those within the immediate vicinity (associated with Edwins Hall Woodland open space within the area, adjoining PRoWs, Willow Grove lane, Edwins Hall Lane, the B1418, the B1012, Crouch Lane, a small number of isolated residential properties and South Woodham Ferrers); and those within the wider settled countryside (including the River Crouch valley).

Landscape Sensitivity to Development

As noted above, the area contains a number of elements typical of character; and it has a recognisable and intact character dominated by the distinctive Bushy Hill. It is separated from the settlement by a clearly defined boundary (B1012 and roadside vegetation). Other than Edwins Hall woodland, scrub and rough grassland associated with the Bushy Hill upper slopes/ hill top, semi-natural habitats are limited to

fragmented hedgerows/ hedgerow trees, a small stream/ ditch and two ponds. The landscape is showing evidence of decline with hedgerows becoming fragmented, unmanaged and removed. There is limited sense of time-depth associated with Bushy Hill and the existing field pattern. There are characteristically open and elevated views across the wider settled landscape including South Woodham Ferrers, pylons and overhead lines. The land parcel is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

The area is predominantly very open with high levels of inter-visibility. Its predominantly elevated and open character results in a high number of public and private views where views of open countryside are of importance. Development across the majority of the area would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine a distinctive landscape feature, landscape character and landscape setting of the town).

Due to a combination of lower lying landform and increased hedgerows/ tree cover, the south-western part of the site is partially visible with moderate levels of inter-visibility and moderate numbers of views (PRoWs within and adjoining, isolated residential property, Edwins Hall Road and the B1012). This also applies to the existing Research Station, where despite elevation, the wide hill top plateau and surrounding scrub conceal existing development from views other than those from Edwins Hall woodland open space. Here development would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with character of the landscape).

Overall, the majority of the land parcel is judged to be of high visual sensitivity.

Landscape Value

The land parcel is judged to be of moderate value. This is an 'ordinary' non-designated landscape with a recognisable and intact character (dominated by the distinctive Bushy Hill). Character and scenic value has become undermined by the fragmentation and decline of hedgerows and views of pylons, overhead wires and telecommunication towers. Although there are attractive views of Bushy Hill and reasonably attractive views across the wider settled farmland and the River Crouch estuary. The area has moderate recreational value associated with the Edwins Hall woodland open space and PRoWs within and adjoining.

Table 15.7 Overall Sensitivity and Value Summary Table for Land Parcel SWFLP4

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character including open panoramic views across the River Crouch estuary.
2 Condition of elements and features	Low – elements/ features (hedgerows) are in declining/ degraded condition.
3 Nature and complexity of landform	Moderate – gently undulating/ rolling and simple natural landform.
4 Scale and pattern of landscape	Moderate – medium to large scale landscape with simple patterns; more complex landscape patterns associated with the Bushy Hill top.
5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements/ features (hedgerows, adjoining lanes) and limited sense of time-depth (undermined by fragmentation/ removal of hedgerows, pylons and overhead wires).
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats associated with Bushy Hill, the hedgerow network, stream/ ditch and two small ponds.
7 Type of existing development	Moderate – development limited to the Bushy Hill Research Station which is not typical of character; pylons and overhead lines to the south and telecommunication towers are detractive influence.

8 Relationship to settlement edge	High – separated from the settlement edge via strong clearly defined boundary (B1012 roadside corridor and vegetation).
Visual Sensitivity	
1 Openness and inter-visibility	High – the area is predominantly very open with a strong visual relationship with the wider countryside, the town and adjoining character areas (including views across the River Crouch estuary to the south). The south western lower lying part of the site (and Bushy Hill Research Station) have a degree of enclosure and containment provided by landform and hedgerows/ tree cover.
2 Views available	High – the area predominantly has a high number of public and private views. Whilst the south western part and Bushy Hill Research Station have fewer views (confined to the immediate surroundings)
3 Potential for mitigation	High – within the majority of area, development would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character/ landscape setting of the town). Whilst development within the south western and Bushy Hill Research Station (already developed) areas would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with character of the landscape).
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Moderate – recognisable and intact character (dominated by distinctive landform); hedgerows are declining (i.e. fragmented, unmanaged). The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – moderate or 'ordinary' aesthetic appeal associated with attractive elevated panoramic views across open countryside and the River Crouch valley; aesthetic appeal and scenic qualities are slightly undermined by detractive influence of pylons and overhead lines.
4 Presence of cultural, historic or nature conservation associations	Moderate - nature conservation features (woodland, scrub, rough grassland, hedgerows and two small ponds).
5 Recreational opportunities	Moderate – Edwins Hall woodland open space, and PROWs within and adjoining.
6 Levels of tranquillity	Moderate – lowering of tranquillity levels within the southern part; impinged upon by elevated noise levels associated with the B1012, and visual intrusion of pylons/ overhead lines/ telecommunication within the area and the settlement.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of high overall landscape sensitivity and moderate value with a low to medium landscape capacity to accommodate low rise residential and employment development.

Whilst development across the majority of the area would be less appropriate and difficult to accommodate without undermining landscape character. The study has identified increased landscape capacity within the lower lying south western parts of the area as well as within the existing Bushy Hill Research Station (although the Research Station is already developed). Here capacity is subject to careful siting/ design of development and the retention, enhancement and implementation of hedgerows, hedgerow trees and woodland/wooded copses in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Avoid development within the elevated parts of the area.
- Retain and strengthen existing woodland and hedgerow network with new hedgerows and tree planting (hedgerow trees / woodland/ copses).
- Retain stream/ ditch, ponds and associated mature vegetation.
- Public Rights of Way and Edwins Hall woodland open space – retain and implement physical and green buffers to minimise impacts on views and visual character.
- Isolated residential properties – implement physical and green buffers to minimise impact on views.
- Provide a positive northern settlement edge (softened and well integrated into the countryside).

Table 15.8 Summary table for Land Parcel SWFLP4

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
SWLP4	M	H	H	M	L - M

15.6 Land Parcel SWFLP5

Land Parcel Location

Land Parcel SWLP5 is located to the north of South Woodham Ferrers and between the access track to the Bushy Hill Research Station and Crows Lane²⁴.



²⁴ There is no public access to this land and observations were made from surrounding roads/PRoW

Local Landscape Character Description

Whilst the Chelmsford LCA identifies the eastern part of this area as lying within the Fambridge Drained Estuarine March landscape character area (D9) and the western part lying within the East Hanningfield Wooded Farmland Landscape Character Area (F12). The area consists of a number of medium to large scale arable fields, a small wood/ copse, scrub and rough grassland predominantly located on the eastern slopes of Bushy Hill. With Bushy Hill forming part of a series of ridgelines and hills to the north of the town that together form a distinctive landscape feature/ setting for the town. It shares similar characteristics to those described by LCA F12 such as gently rolling landform, large arable fields, mature hedgerow trees and open views to the Crouch River estuary and South Woodham Ferrers.

Visual Context and Characteristics

This land is predominantly very open and has a strong visual relationship with the wider countryside and adjoining character areas (including views across the River Crouch estuary to the south).

The area is dominated by rising landform on the eastern slopes of the distinctive Bushy Hill and is highly visible with a high number of public and private views. Overall there a number of public and private views including those available from within the immediate vicinity (PRoW within the area, Edwin's Hall Road, Crouch Road, Woodham Road, isolated residential properties and South Woodham Ferrers) and those available from the wider settled countryside (including the River Crouch valley).

Landscape Sensitivity to Development

As noted above, the area contains a number of elements typical of character. It has a recognisable and intact character dominated by the rising landform of Bushy Hill. The area is remote from the settlement and contains no development; although there are open and elevated views across the wider settled landscape (including South Woodham Ferrers, pylons and the Bushy Hill telecommunication towers). Semi-natural habitats are limited to a small wood/ copse, scrub, rough grassland, hedgerows and a small pond with associated mature trees/rough grassland; all of which are in moderate condition (and beginning to show some signs of decline). There is a limited presence of historic elements (hedgerows, mature hedgerows trees, mature trees associated with small pond and winding lanes) that provide some sense of time-depth; although this is undermined by hedgerow removal and the presence of telecommunication towers/ pylons within views. The land parcel is judged to be of moderate landscape character sensitivity.

Visual Sensitivity to Development

The area is predominantly very open with high levels of inter-visibility. Its predominantly elevated and open character results in a high number of public and private views where views of open countryside are of importance. Whilst the presence of a small wood/ copse and mature trees associated with lower lying parts of the area (small valley) provide localised containment and enclosure, development across the majority of the area would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character and landscape setting of the town. Overall, the majority of the land parcel is judged to be of high visual sensitivity.

Landscape Value

The parcel is judged to be of moderate value. This is an ordinary non-designated landscape with a recognisable and intact character (dominated by the slopes of Bushy Hill). Character and scenic value has become undermined by views of pylons, overhead wires and telecommunication towers and the decline in hedgerow condition, although there are reasonably attractive views across the wider settled farmland and the River Crouch estuary. There is limited recreational value with a single PRoW.

Table 15.9 Overall Sensitivity and Value Summary Table for Land Parcel SWFLP5

Landscape Character Sensitivity	
1 Representativeness of character	1 Moderate – contains some landscape elements/ features that are representative of typical character including open panoramic views across the River Crouch estuary.

2 Condition of elements and features	2 Moderate – elements/ features are in moderate condition with some decline in condition of hedgerows.
3 Nature and complexity of landform	3 Moderate – gently undulating/ rolling and simple natural landform; more complex landform associated with the small valley and pond.
4 Scale and pattern of landscape	4 Moderate – medium to large scale landscape with simple patterns; small scale and more complex landscape patterns associated with the woodland area and pond.
5 Historic features and sense of time-depth	5 Moderate – limited presence of historic elements (hedgerows, mature hedgerows trees, mature trees associated with small pond and winding lanes) that provide some sense of time-depth; undermined by hedgerow removal and the presence of telecommunication tower/ pylons.
6 Presence of natural elements	6 Moderate – limited presence of semi-natural habitats associated with a small wood/ copse, scrub, rough grassland, hedgerows and a small pond.
7 Type of existing development	7 High – no development; pylons and overhead lines / telecommunication towers are a detractive influence.
8 Relationship to settlement edge	8 High – remote from the settlement.
Visual Sensitivity	
1 Openness and inter-visibility	1 High – the area is predominantly very open and elevated with high levels of inter-visibility) strong visual relationship with the wider countryside, the town and adjoining character areas (including views across the River Crouch estuary to the south). Small wood/copse and mature trees associated with lower lying parts of the area (associated with a small valley feature and pond) provide localised containment and enclosure.
2 Views available	2 High – The area has a high number of public and private views.
3 Potential for mitigation	3 High – development across the majority of the area would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character/landscape feature/landscape setting of the town).
Landscape Value	
1 Distinctiveness of character	1 Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	2 Moderate – recognisable and intact character (dominated by distinctive landform); hedgerows are in declining (i.e. under managed). The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	3 Moderate – moderate or 'ordinary' aesthetic appeal associated with attractive elevated panoramic views across open countryside and the River Crouch valley; aesthetic appeal and scenic qualities are slightly undermined by detractive influence of pylons and overhead lines.
4 Presence of cultural, historic or nature conservation associations	4 Moderate - nature conservation features (small wood/copse, scrub, rough grassland, hedgerows and a small pond).
5 Recreational opportunities	5 Moderate – single PRoW
6 Levels of tranquillity	6 Moderate – some interruption associated with low noise levels associated with the B1012; and visual intrusion by pylons and overhead lines / telecommunication towers.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of high overall landscape sensitivity and moderate value with a low to medium landscape capacity to accommodate low rise residential and employment development. Here development would be less appropriate/ difficult to accommodate without undermining landscape character.

Table 15.10 Summary table for Land Parcel SWFLP5

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
SWLP5	M	H	H	M	L - M

15.7 Land Parcel SWFLP6

Land Parcel Location

Land Parcel SWLP6 is located to the north east of South Woodham Ferrers and the B1012.



Local Landscape Character Description

The area forms a part of the East Hanningfield Wooded Farmland Landscape Character Area (F12), as defined by the Chelmsford LCA. It consists of a single large scale arable field located on the southern slopes of Bushy Hill; which forms part of a series of ridgelines and hills to the north of the town that together form a distinctive landscape feature / setting for the town. This area contains a limited number of landscape elements/ features that are representative of the host LCA such as gently rolling landform, large arable field and open views to the Crouch River estuary and South Woodham Ferrers.

Visual Context and Characteristics

This land is predominantly very open and has a strong visual relationship with the wider countryside to the south and adjoining character areas (including views across the River Crouch estuary to the south). The northern and central elevated part of the area are highly visible with a high number of public and private

views. The lower lying southern part of the area is more contained by vegetation and rising landform and visually well related to the existing built edge of South Woodham Ferrers that exerts some detractive influence across the area.

Public and private views include those within the immediate vicinity (adjoining PRow, the B1012 and Woodham Road on the approach into South Woodham Ferrers, and South Woodham Ferrers); and those available from the wider settled countryside (including the River Crouch valley to the south).

Landscape Sensitivity to Development

As noted above, the area contains few elements typical of character. However whilst character is recognisable it is becoming fragmented, indistinct and weakened. The area is separated from the settlement by the B1012 although fragmented roadside vegetation provides an inconsistent edge. Semi-natural habitats are limited to a small stream/ ditch and boundary hedgerows which are in decline (fragmented, unmanaged and removed). There is a limited presence of historic elements and little sense of time-depth; this is undermined by hedgerow removal and the presence of pylons/ overhead lines, telecommunication towers, traffic on busy B1012 and adjoining modern industrial units. The land parcel is judged to be of low to moderate landscape character sensitivity.

Visual Sensitivity to Development

The area is predominantly very open with high levels of inter-visibility. The elevated and open character of the northern central parts of the area results in a high number of public and private views where views of open countryside are of importance. Here development would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine a distinctive landscape feature, landscape character and the landscape setting of the town).

However the southern-most lower lying part of the area is partially open with moderate levels of inter-visibility and moderate levels of public and private views. Whilst this area is clearly visible on approach into the settlement, the detractive influence of the existing built edge of the settlement and the presence of pylons and overhead lines moderates the degree of visual sensitivity. Here it is judged that whilst development would be conspicuous it could be successfully mitigated (through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and wooded copses in keeping with character of the landscape) and with the implementation of a positive new settlement edge (softened and well integrated into the countryside) and a new gateway into the settlement.

Overall, the majority of the land parcel is judged to be of high visual sensitivity.

Landscape Value

The parcel is judged to be of low value. This is an ordinary non-designated landscape whose character and scenic value is undermined by pylons and overhead wires, industrial units and the busy B1012. Landscape elements/ features are in poor and declining condition. Character is becoming fragmented, indistinct and weakened. There is limited aesthetic appeal, although views north towards the rising landform / Bushy Hill are reasonably attractive. There is no recreational value (no public access).

Table 15.11 Overall Sensitivity and Value Summary Table for Land Parcel SWFLP6

Landscape Character Sensitivity	
1 Representativeness of character	Low to Moderate – contains few landscape elements/ features that are representative of typical character; although forms a part of Bushy Hill landform and has open panoramic views across the River Crouch estuary.
2 Condition of elements and features	Low – elements/ features are in poor and declining/ degraded condition.
3 Nature and complexity of landform	Moderate – gently sloping and simple natural landform.

4 Scale and pattern of landscape	Low – large scale landscape with simple pattern.
5 Historic features and sense of time-depth	Low – few presence of historic elements (fragmented hedgerows, view of Bushy Hill) and sense of time-depth strongly undermined by hedgerow removal and the presence of pylons/ overhead lines, telecommunication towers, traffic on busy B1012 and adjoining modern industrial units).
6 Presence of natural elements	Low – limited presence of semi-natural habitats associated with fragmented hedgerows.
7 Type of existing development	Low – pylons and overhead lines within the area and adjoining B1012 and modern industrial units are detractive influence.
8 Relationship to settlement edge	Moderate – separated from the settlement by an inconsistent boundary feature.
Visual Sensitivity	
1 Openness and inter-visibility	High – the majority of this area (northern and central part) is elevated and very open with high levels of inter-visibility and a strong visual relationship with the wider countryside, the town and adjoining character areas (including views across the River Crouch estuary to the south). Although the southern-most lower lying part of the area is partially open with moderate levels of inter-visibility.
2 Views available	High – the majority of the area (northern and central part) has a high number of public and private views. Visibility is reduced in the southern-most lower laying part of the area.
3 Potential for mitigation	High – development across the majority of the area (northern and central) would be uncharacteristically conspicuous and could not be successfully mitigated (i.e. would undermine landscape character/landscape feature/landscape setting of the town). However within the southern-most part of the area. Whilst this area is clearly visible on approach into the settlement. The detractive influence of the built edge of the settlement and the presence of pylons and overhead lines moderates the degree of visual sensitivity. Here it is judged that whilst development would be conspicuous, it could be successfully mitigated.
Landscape Value	
1 Distinctiveness of character	Low to Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation; with strong detractive influences.
2 Quality and condition of elements and features	Low – whilst character is recognisable it is becoming fragmented, indistinct and weakened. The Chelmsford LCA aims for conservation and enhancement.
3 Scenic value and aesthetic appeal	Moderate – moderate or 'ordinary' aesthetic appeal associated with attractive elevated panoramic views across open countryside, towards Bushy Hill and the River Crouch valley; aesthetic appeal and scenic qualities are undermined by detractive influence of pylons and overhead lines and modern development.
4 Presence of cultural, historic or nature conservation associations	Low - few nature conservation features (fragmented hedgerows)
5 Recreational opportunities	Low – no public access.
6 Levels of tranquillity	Low – low levels of tranquillity across the majority of this area; impinged upon by constant and elevated noise levels associated with the B1012; and visual intrusion from pylons and overhead wires, industrial units, telecommunication towers and the busy B1012/ Woodham Road.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of high overall landscape sensitivity and low value with a medium landscape capacity to accommodate low rise residential and employment development. Here capacity is subject to careful siting/ design of development and the retention, enhancement and implementation of hedgerows, hedgerow trees and wooded copses in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Avoid development within the northern and central elevated parts of the area.
- Retain and strengthen existing hedgerow network with new hedgerows and tree planting (hedgerow trees / copses).
- Retain the pond and associated mature vegetation.
- Retain views of rising landform from the eastern section of the B1012 on approach into the settlement (retain open green view corridor).
- Gardens of Remembrance – implement physical and green buffers to minimise impact on views, visual character and landscape setting.
- Provide a positive north eastern settlement edge (softened and well integrated into the countryside) that includes a high quality gateway into the town.

Table 15.12 Summary table for Land Parcel SWFLP6

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
SWFLP6	L - M	H	H	L	M

Figure 15.2 South Woodham Ferrers: Landscape Sensitivity

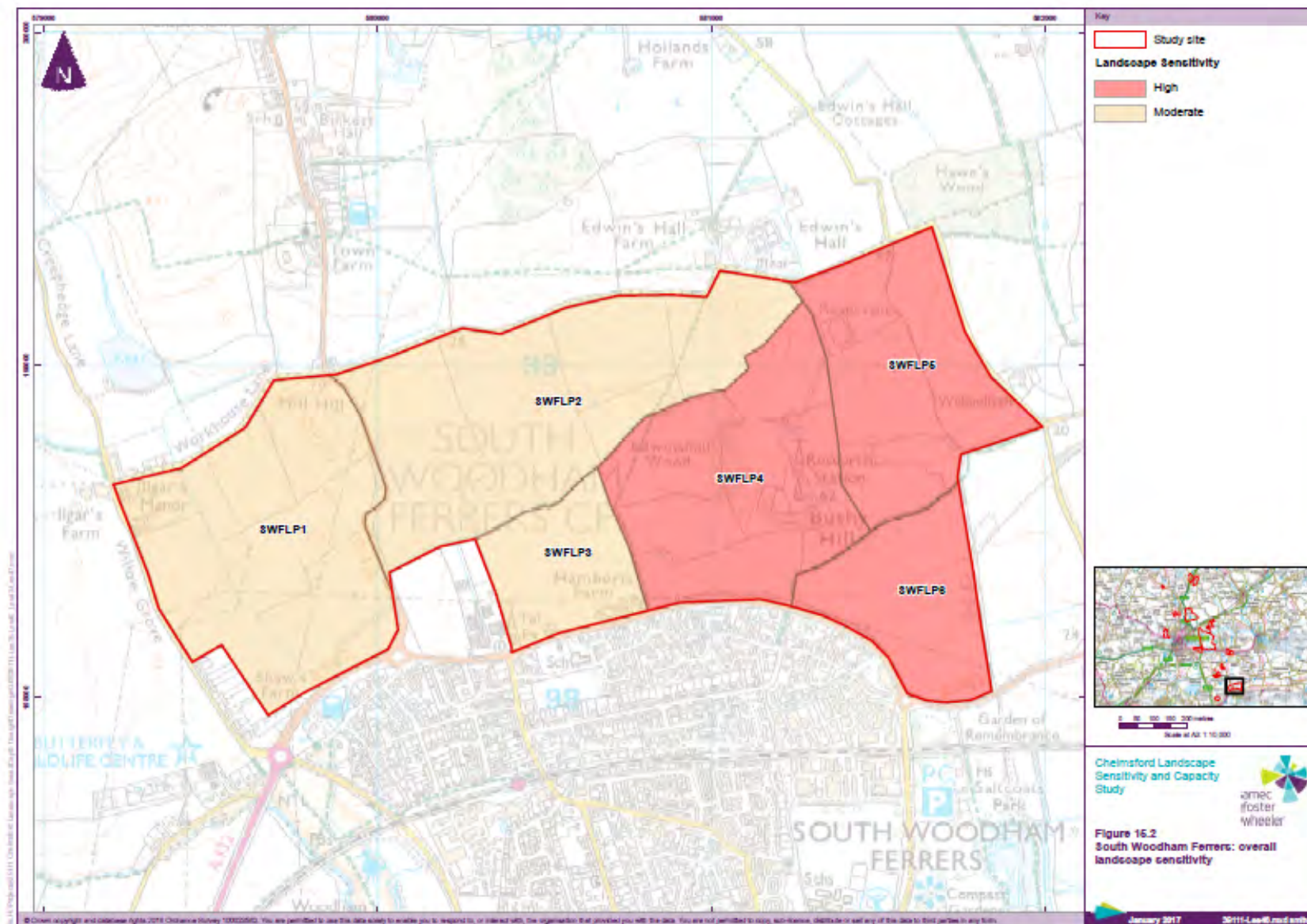


Figure 15.3 South Woodham Ferrers: Landscape Capacity

