

# Landscape Design and Management Plan

For the implementation of compensatory enhancement of the setting of the Grade I listed New Hall and its Registered Park and Garden and other listed building groups

Supporting the adopted North Chelmsford Area Action Plan



August 2012



## SECTION I INTRODUCTION

### Role of the LDMP

In adopting the North Chelmsford Area Action Plan (NCAAP), the Independent Inspector stated:

*“It is accepted in the AAP that expansion in North Chelmsford has the potential to erode the setting of New Hall, Old Lodge Farm and Bulls Lodge Farm and this erosion should be balanced by compensatory measures. The intention of these measures is to reinforce the sense of place and historic meaning by giving the reduced open area more of the character of estate parkland than it currently has. As a result of the examination process it has been agreed that a comprehensive landscape design and management plan (LDMP) for the setting of New Hall will be prepared by the Council in collaboration with English Heritage, New Hall School and other partners. This is set out in SCG16 and is incorporated into the AAP through the Council’s suggested changes.” (para 74)*

The LDMP provides the detailed practical measures needed to secure the setting of the Grade I listed New Hall, its Registered Park and Garden and associated listed building groups. It relates directly to the Local Planning Authority, landowners and developers’ masterplanning, landscape design specification, land use control, and management of open land.

The LDMP will apply to the implementation of all the heritage compensatory measures contained in the NCAAP.

The focus of the LDMP is heritage setting. It therefore does not include details of all landscape across the NCAAP area.

The LDMP will be used by:

- The local planning authority in determining applications;
- Developers proposing new development;
- New Hall School in managing their own land;
- Utility companies moving or installing utilities infrastructure;
- The highway authority;
- Land owners outside of the development area.

The North Chelmsford Area Action Plan (NCAAP) states how development growth in north Chelmsford will be managed until 2021 and beyond. The NCAAP sets out how a community in north east Chelmsford, north of Springfield, will be created along with everything needed to support the new and existing communities such as transport links and community facilities, and as important areas for protection from development.

The NCAAP vision includes the following aspiration:

- Places responding to history and landscape will result from using existing landscape to shape development, managing the impact on important buildings and landscapes, and protection of natural and built assets.

Stated objectives of the NCAAP include the following:

- Manage the impact of development on the setting of historic New Hall (and other assets) by means of landscape and specific compensatory measures;
- Ensure that landscape is one of the principal influences shaping development.

A key part of the NCAAP is the focus on new neighbourhoods deriving their identity from the landscape character and the setting of New Hall, physically shaped around open space.

### Process

This LDMP has been prepared by Chelmsford Council in collaboration with English Heritage, New Hall School, Countryside Zest (CZ) and other land owners, and it draws on the following:

- CZ masterplan and supporting landscape proposals;
- New Hall School Masterplan;
- English Heritage advice on setting and historic landscape;
- Chelmsford Council landscape management advice;
- Essex County Council (ECC) highway landscape;
- Other published guidance and specification.

The future environment around New Hall will emerge from planning permissions for the following:

- CZ – development masterplan for land surrounding New Hall;
- CZ – new railway station masterplan south of New Hall;
- Chelmsford Land - development masterplan for land north and east of the CZ masterplan;
- New Hall School – campus strategy;
- Old Lodge Farm – conversion of listed barns and new buildings.

### Status of the LDMP

The LDMP is linked to the NCAAP as a technical document that supports the implementation of the NCAAP and the planning permissions. It draws its formal status from:

- The adopted North Chelmsford Area Action Plan and paragraph 74 of the Independent Inspector’s report on the NCAAP;
- Approval by the Chelmsford Council Development Policy Committee on 13 June 2012;
- The 2010 Statement of Common Ground between Chelmsford Council and English Heritage.

The LDMP is a material consideration in applications for planning permission and listed building consent.

SECTION 2 HERITAGE COMPENSATORY MEASURES

Erosion of the setting of the grade I listed New Hall & Registered Park and Garden

Prior to adoption of the Core Strategy in 2008, Chelmsford Council and English Heritage accepted that the further expansion of north Chelmsford had the potential to erode the setting of New Hall, and agreed via a Statement of Common Ground (SOCG) that any erosion of setting should be balanced by compensatory measures.

The NCAAP therefore encapsulates the principle of compensation for the erosion of heritage setting outlined in the ‘Foundations of a masterplanned approach’ in the NCAAP.

Compensatory measures

Appendix I of the NCAAP lists a schedule of compensatory actions to address the effects of development on the setting of the Grade I listed New Hall and the Registered Park and Garden (RPG), along with other nearby historic building groups of Old Lodge Farm and Bulls Lodge Farm. Each of these measures is an essential pre-requisite or accompaniment to development. These compensatory actions form the foundation of this LDMP.

The introduction to Appendix I is repeated below as a background to the detailed description of those measures.

‘This schedule lists all the necessary actions to compensate for the erosion of the setting of the Grade I listed New Hall and its Registered Park and Garden. The setting includes the associated listed building groups at Old Lodge Farm and Bulls Lodge Farm. These compensatory measures are to be implemented as part of the planned development in north east Chelmsford.

‘The principles of compensatory measures are explained in the section *Functions of a Masterplanned Approach in North East Chelmsford*. The Statement of Common Ground (for the Core Strategy) agreed in 2007 between the Council and English Heritage establishes a position that development as a whole will erode the setting of New Hall and that compensatory measures should be proposed within the NCAAP.

‘The area subject to compensatory measures comprises:

- Land kept free of built development and maintained as estate parkland;
- Land containing heritage assets;
- Land within the setting of New Hall, including the New Hall campus, which are subject to site specific allocations which allow for built development;
- Land allocated for other uses - primary school and public open space.’

Landscape Design and Management Plan

For the Independent Examination of the NCAAP a new SOCG was agreed between Chelmsford Council and English Heritage, establishing the principle of a detailed landscape design and management plan.

The SOCG states:

- A comprehensive approach to the design of the landscape around New Hall, forming the primary element of the compensatory measures, to set the parameters for proposed parkland, areas of landscape that may be managed as public open space.
- A comprehensive landscape design and management plan for the setting of New Hall will be prepared by the local planning authority in collaboration with New Hall School and English Heritage, in consultation with affected land owners.
- The plan will encompass proposed estate parkland and other landscape structures within the altered setting of New Hall. It will show how the landscape strategy and the compensatory measures are to be implemented, secured and managed in perpetuity.
- It will be secured within forthcoming planning permissions by condition or s106 agreement as appropriate.

Estate parkland

The underlying principle of all the compensatory actions in the LDMP is the principle of estate parkland. Chelmsford Council, CZ, New Hall School and English Heritage agree that establishing a traditional parkland with features reminiscent of a Tudor deer park will enhance the setting of New Hall and compensate for the erosion of the setting of New Hall and other heritage assets. The parties agreed the term ‘Estate Parkland’ to describe the type of character and steer the appropriate specifications for planting, fencing, future management of land and design of the closest new buildings.

The Independent Inspector’s report confirms:

“The AAP sets out a comprehensive and appropriate set of compensatory measures which are suitable to ensure that the overall effects of development are acceptable in terms of their impact on the listed buildings and Registered Park and Garden.” (para 79)

Therefore without the satisfactory, comprehensive delivery of the compensatory measures, including all of the estate parkland, the development of NE Chelmsford would not be acceptable.

Securing the compensatory measures specified in the LDMP

The compensatory measures will be secured through the planning system as follows:

- Principles established in the adopted NCAAP;
- The provisions of the LDMP built into the conditions of relevant planning permissions;
- Specific points are or will be addressed in s106 clauses and planning conditions;
- The LDMP as a material consideration in determination of applications for planning permission and listed building consent.

Notation used in this document

In the following sections, the following notation applies:



Orange shaded boxes - reproduced from the adopted NCAAP Appendix I, Compensatory Measures



Green outlined boxes - specification of landscape works



Plan extracts, e.g. like that at C3 - relevant extract of landscape plan, all in scale with each other at 1:10,000 (at A3)

SECTION 3 LANDSCAPE STRUCTURE PARAMETERS

Part A of the Compensatory Measures requires a landscape strategy to act as the basis for all other proposed actions. The landscape strategy in the NCAAP meets that requirement and comprises a number of principles to reinforce the particular sense of place generated by New Hall.

A. Landscape strategy—the masterplanning parameters for the whole planned area

AI	<p>A landscape strategy and masterplanning principles as a foundation of the NCAAP to structure space around New Hall.</p> <p>Two elements are key to compensation:</p> <p>Open land and landscape works defining the core area of the heritage setting (B and C below).</p> <p>Planted spaces and major landscape features, such as avenues and tree belts, within the neighbourhood development areas (E below).</p> <p><i>To meet the obligation to address heritage issues through a masterplanned approach. Great houses were intended to command large landscapes. The surviving avenue is a literal manifestation of this. The proposed landscape structure includes avenue features that maintain the influence of the house and grounds over an extensive area, reaching into the development areas, thereby creating a historic link, a sense of place and a means of orientation.</i></p>	<p>The strategy as expressed in this document will be carried through to developer masterplans and project specifications.</p> <p>Conservation and enhancement of existing landscape features is necessary in any event and does not constitute a compensatory measure.</p>	<p>Foundations of a Masterplanned Approach: B. Landscape Structure</p>
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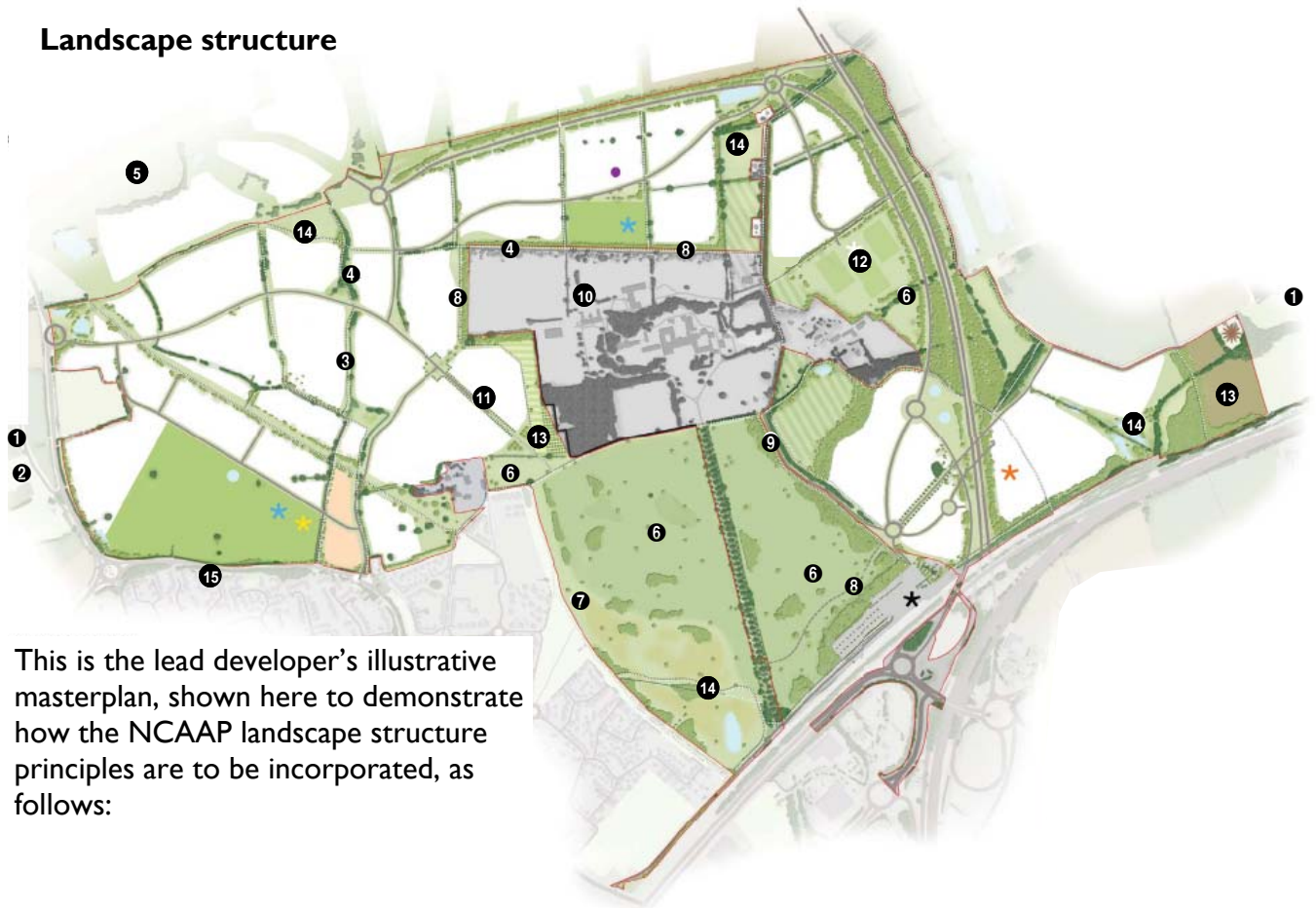
AI is addressed as follows:

- Section 3 of the adopted NCAAP contains a landscape strategy and principles providing for heritage compensation, alongside recreational open space, protection of the tranquil environment of New Hall School, ecology, natural conservation, water cycle, carbon reduction.
- Explicit reflection of the principles in the overall masterplan (see opposite) and all successive development parcel masterplans for all the site allocations.

How this will be secured

- |   |   |
|---|---|
| 1 | The landscape strategy and masterplanning principles are already secured within the NCAAP |
| 2 | The landscape strategy principles will need to be reflected in planning applications      |
| 3 | Setting of parameters - in outline planning applications                                  |
| 4 | Setting of parameters - in the New Hall campus strategy                                   |
| 5 | Compliance with these parameters secured by conditions                                    |

Landscape structure



This is the lead developer’s illustrative masterplan, shown here to demonstrate how the NCAAP landscape structure principles are to be incorporated, as follows:

- 1 Containment of planned development by open countryside, maintaining a definite separation between urban Chelmsford, the countryside and surrounding villages, subject to Core Strategy policies on countryside.
- 2 Maintaining the character and ecology of the Essex Wildlife Trust living landscapes: The Chelmer river valley with uninterrupted valley sides, views across and along the valley conservation of riverside habitats; the Boreham Common plateau areas of arable farmland.
- 3 A landscape and biodiversity network maintaining natural links with open countryside, following existing hedgerows and wild areas providing wildlife foraging routes and support for species colonies in surrounding areas, and providing a structure for recreational open space and sustainable drainage and a healthy environment for residents.
- 4 Dual spines of the landscape network: A north-south green way continuous green space from Boleyn Gardens on White Hart Lane to Belsteads Farm and Channels Lodge hotel, containing existing vegetation, a continuous walking route, recreational space and natural landscape; no less than 20m wide at any point, and will be considerably wider in places. A west to east corridor containing footpaths linking Chelmer valley to Boreham Brook.
- 5 A protected wildlife area around Belsteads Farm Lane, existing lakes, grass and woodland.
- 6 Open landscape designed as country house parkland, with managed public access on land west, south and south east of New Hall providing an enhanced setting for the Grade I listed building, the Registered Park and Garden and the related Grade II listed buildings.
- 7 Designation of public open space along east edge of Beaulieu Park and physical definition by means of planting.
- 8 Deciduous woodland and hedgerow within the open landscape acting as visual features within open areas, foils and filters for surrounding development, screens for protecting privacy and tranquillity of school, containment of development at site extremes.
- 9 The historic Generals Lane protected.
- 10 Landscape designed gardens within the Registered Park and Garden and wider grounds of New Hall School, containing wilderness, gardens, lawns, remnant moat, woodland, playing fields, courtyards and car parks with diverse character.
- 11 Formal tree-lined avenues and vistas.
- 12 Formal recreational open space containing playing fields and parks.
- 13 Land dedicated to community gardens and allotments for local produce.
- 14 Low Maintenance semi-natural green space, with public walking access but not specific recreational function, for wildlife, natural drainage, and landscape character.
- 15 Focused environmental improvements to the existing Springfield area.

SECTION 4 CONTROL OF THE USE OF OPEN LAND

Part B of the Compensatory Measures seeks to control future land use of open landscape areas forming the key areas of the setting to New Hall. The site specific allocations in NCAAP provide a sound policy basis for control and conservation action.

B. Site allocation and land use control of open areas

B1	Site specific allocation for open land south of New Hall, west of Bulls Lodge Farm (both sides of the avenue approach and land east of Generals Lane encompassing Bulls Lodge Farm) as estate parkland.  <i>To manage the use of the land to conserve open landscape and provide the basis for positive landscape improvement.</i>	Land allocations for conservation objectives as part of the NCAAP as a policy document.	Site Allocation 24
B2	Site specific allocation for open land east and north of New Hall (east of Generals Lane, north of Bulls Lodge Farm).  <i>To maintain actual open landscape continuity east of New Hall to avoid enclosure and to maintain the meaning of a country house in the countryside. To use the open setting for active uses supporting new and existing development. To maintain a visual link to the listed barn on the quarry road.</i>	Land allocations for conservation objectives as part of the NCAAP as a policy document.	Site Allocation 25

B3 is addressed by strict land use control of open areas

B3	Land use control of the open areas, to activities within the following range: Open uses ancillary to education, agriculture, equestrian, private estate parkland, public open space, semi-natural land, allotments and community gardens. Permitted Development rights to be removed.  <i>To prevent undesirable development and to ensure the achievement of landscape character objectives.</i>	Control on the basis of NCAAP as a policy document and management of planning applications by the LPA.	
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Land uses of open landscape are to accord with the figure and table overleaf. The objective is to enable long term control of land uses in the open landscape forming part of the setting of New Hall.

How this will be secured

- Status of this document as a material consideration in all planning applications.
- A condition on relevant planning permissions to refer to the LDMP, as well as removal of permitted development.
- The LPA will determine applications for change of use and use of enforcement powers against unauthorised use if necessary.
- New Hall School Masterplan will set out a rationale for open land uses within New Hall School grounds.

B1 and B2 are already secured by site specific allocation of open landscape areas in the adopted NCAAP

B1 is addressed by Site Allocation 24 in the adopted NCAAP.  
B2 is addressed by Site Allocation 25 in the adopted NCAAP.

Both site allocations are based on conservation of open landscape character and creating a fitting setting for the Grade I listed building and Registered Park and Garden.

The allocations are to be referred to explicitly in any change of use or other development proposal.

From the Adopted NCAAP Appendix I

From the Adopted NCAAP Appendix I



Area on plan	Acceptable uses of the open areas	NCAAP Site Allocation
1. East of Beaulieu Park	Public open space – informal recreation (free of structures, no formal playing fields or extensive hard surfaces) Natural and semi-natural meadow Estate parkland use	Site Allocation 24
2. West of Carriage Drive	Agriculture (grazing pasture, hay meadow. Existing arable use only until conversion to grazing and wood pasture / clumps of trees), free of structures Estate parkland use	Site Allocation 24
3. East of Carriage Drive	Agriculture (grazing pasture, hay meadow. Existing arable use only until conversion to grazing and wood pasture / clumps of trees), free of structures Estate parkland use	Site Allocation 24
4. Bulls Lodge Lane Meadow	Agriculture (hay meadow, grazing pasture) free of structures Estate parkland use	Site Allocation 24
5. North of Bulls Lodge Farm	Public open space - sports playing pitches	Site Allocation 25
6. West of The Wilderness and Nuns' Cemetery	Community gardens Community orchard	Site allocation 7
7. West of school sports facilities	Woodland Education (excluding playing field or playground use)	Site Allocation 22
8. East of New Hall grounds	Agriculture (grazing pasture, hay meadow) Education (open landscape, free of structures)	Site Allocation 22
9. North of New Hall grounds	Education - new primary school playing field Public path	Site allocations 8 and 15
10. North-east of New Hall School - the historic meadow	Agriculture (hay meadow, grazing pasture)	Site allocation 8
11. Further north-east of New Hall School - the historic meadow	Public open space—formal or informal recreation	Site allocation 8
12. West and north of New Hall grounds	Green corridor, managed woodland Public path	Site allocations 7 and 8
13. Bulls Lodge farm area	Existing residential use Agriculture (horticulture, grazing pasture, hay meadow) Community gardens	Site allocation 25

The appropriate design detail and management for each use to follow guidance within other sections.

## SECTION 5 LANDSCAPE WORKS SPECIFICATIONS

Most of parts C and E of the Compensatory Measures requires specific landscape works to be carried out:

### C. Landscape works within the open areas

### E. Works within development land adjoining historic sites

#### *Landscape works to create a new setting for New Hall*

Specific works are essential to protect and enhance the landscape character of the eroded setting of the grade I listed New Hall, the Registered Park and Garden and other heritage assets. The works specified in the following pages will balance and compensate for the losses within the heritage environment through the establishment of Estate Parkland around New Hall, screening of existing and new buildings and through complementary public spaces and new development. The intention of these measures will be to reinforce the sense of place and historic meaning of this heritage environment by giving the reduced open area more of the character of an estate parkland than it currently has.

The land to the south of New Hall and west of Bulls Lodge farm will form the new estate parkland. The existing land is a typical modern arable landscape. A Tudor parkland character will be achieved by planting woodland copses and scattered tree groups, pasture, hay meadow and rough grassland, replacing the current arable agricultural use, providing texture and colour to the eroded setting.

#### *Areas where landscape works are specified*

The most substantial area lies to the south of New Hall, either side of the historic carriage drive. The landscape west and east of the drive is of critical importance to the historic approach and the south front of the grade I listed New Hall. The land east of Generals Lane is undulating meadow providing an essential perceptual link to open countryside to the east. Land SW of New Hall provides a sense of openness and separation between New Hall and existing development and the visual link to Old Lodge Farm.

#### ***How landscape enhancement works within the estate parkland will be secured***

The land is under the control of two landowners:

*Countryside Zest* controls all the areas outlined on the plan, except the area east of the Carriage Drive, owned by *Chelmsford Council*.

Most of this combined area is currently farmed for arable crops by tenant farmers. The area of arable agricultural use will be gradually reduced to enable woodland planting, permitted changes of use to public open space, and in due course, arable changed to estate parkland.

Works will be secured by s106 agreements and conditions as appropriate, supplemented by the role of this LDMP in delivering the compensatory measures.

### ***Establishment of an estate parkland***

Part C3 of the compensatory measures relates to the creation of estate parkland across the whole area east and west of the carriage drive, around Old Lodge farm and between Generals Lane and Bulls Lodge Farm.

From the Adopted NCAAP Appendix I	C3	Open landscape north of railway, east and west of Approach and east of Generals Lane:
		Transform to historic parkland character.
		Plant with sporadic parkland trees and clumps of appropriate native species, or those with a historic precedent in New Hall, e.g. oaks, walnut trees, elms.
		Create public open space on western side of estate parkland, incorporating a footpath. Incorporate informal nature trails within the estate parkland for public enjoyment. Install interpretation boards. Development Implementation may be led by New Hall School with development funding.
		To create and sustain an historic parkland character.

There are three distinct types of parkland:

1. The public parkland (public open space) adjacent to the existing development and park at Beaulieu Park. This has open access for people and will accommodate dog walking etc and informal play. There will be no grazing on this land.
2. The Estate Parkland either side of the carriage drive. This will have no public access.
3. The pastoral land around Bulls Lodge and including the meadows north of New Hall which will not form part of the public open space.

#### *Specification of the landscape works*

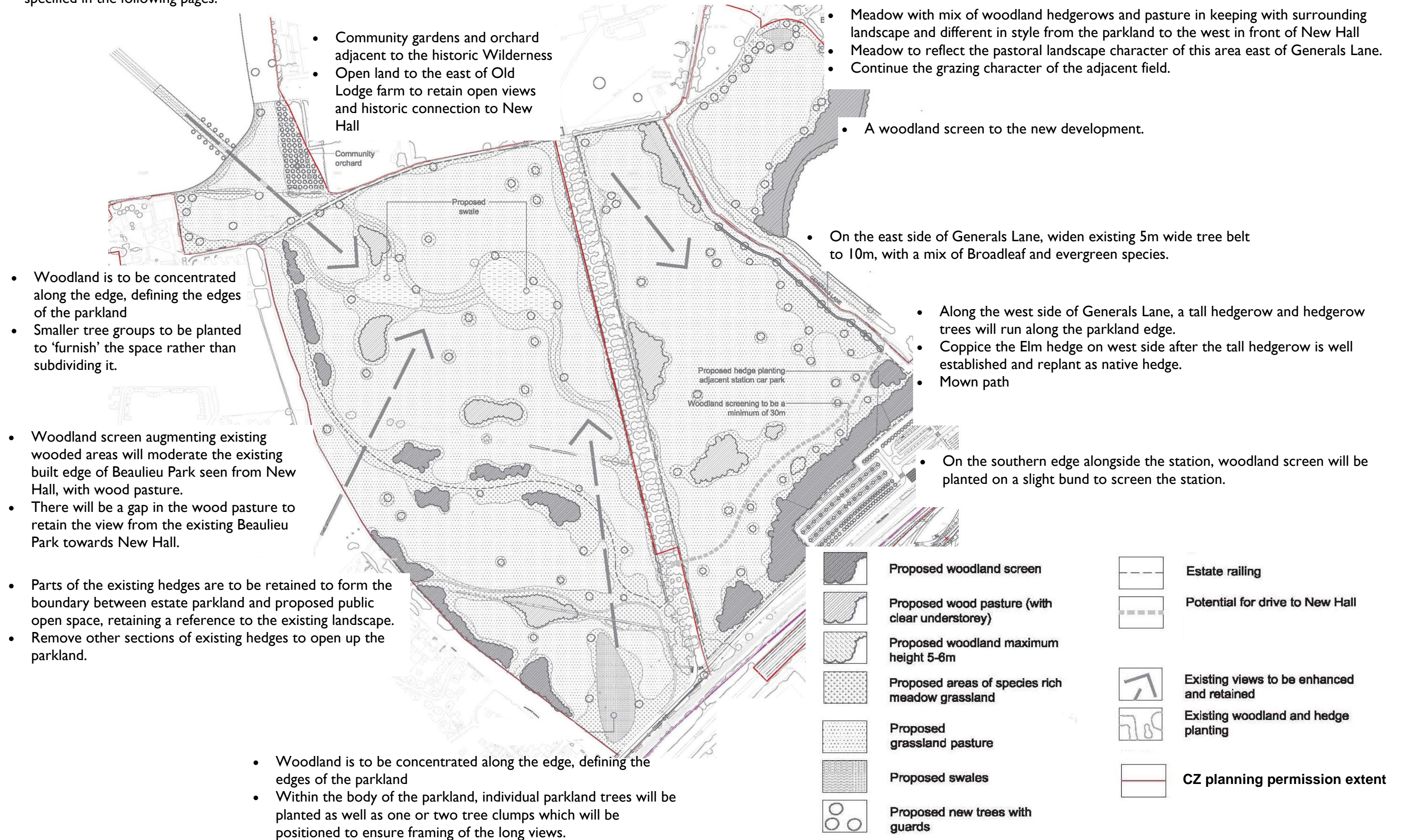
Items C1 – C7 and E1 to E7 in the compensatory measures identify the landscape works required.

The detailed planting specifications to establish an estate parkland character will follow best practice and be subject to approval through conditions on planning permissions.

### **Detailed landscape specifications**

- The plan on the next page shows the planting plan for the estate parkland.
- Pages 9 to 21 contain detailed specifications for each work element.

This key plan shows the planting proposals for the estate parkland, each element of which is specified in the following pages.



## Key plan showing the location of section drawings



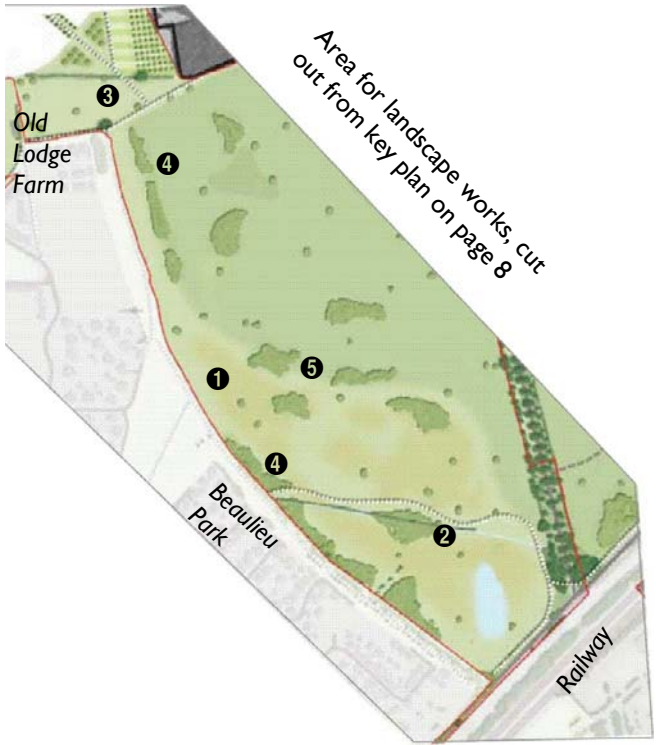
Parts C1 and C2 relate specifically to the public open space at the western side of the estate parkland:

C1	<p>Open land directly east of Old Lodge to be provided as public open space, suitable for CBC adoption, with planning design controls over structures, lighting and planting.</p> <p><i>To maintain the important open, visual link with New Hall across open land towards Bulls Lodge and to enable public enjoyment of open landscape.</i></p> <p>Redefine public open space on east side of Beaulieu Park extending slightly eastwards and widening at the south end. Specification suitable for CBC adoption.</p> <p><i>To enable public enjoyment of open landscape in a well managed way and provision of recreational space.</i></p>
C2	<p>Planting along the eastern edge of Beaulieu Park:</p> <p>A hedgeline along the redefined public open space, tree planting in clumps to screen and filter views.</p> <p><i>To compensate for the impact of existing development on the setting of New Hall and to soften the unresolved, harsh appearance of the built edge.</i></p>

CI and C2 are addressed as follows

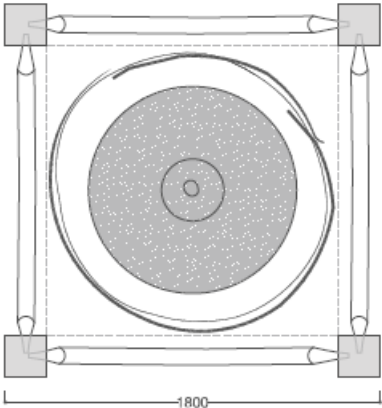
The extent of public open space is defined on the CZ development masterplan (see cut out area, right).

- Public open space to be designed as an integral part of the estate parkland, continuing an estate parkland character up to the edge of the existing Beaulieu Park ❶
- Within the open space there will be individual and small clumps of parkland trees with a lake within the parkland ❷
- A ‘Village green’ space at the north end adjoining Old Lodge Farm ❸
- Planting along the eastern edge of Beaulieu Park to soften the built edge and create a suitable parkland edge ❹
- Appropriate fixed equipment for recreation to be incorporated within the public parkland.



Layout guidelines for the public parkland

- Precise alignment of the boundary between the public parkland and the private estate parkland will be agreed by detailed plan drawing
- Existing hedgelines to be retained where appropriate
- Specification and location of recreational equipment to be agreed by detailed plan drawing.



Individual tree fencing detail for publicly accessible areas

Specification of landscape works for the public parkland (C1 and C2)

Description of planting works	Species composition	Planting specification
<p><b>Woodland edge screen along the eastern edge of Beaulieu Park (C2):</b> ❹</p> <p>Belt of non-continuous woodland (10-20m wide), with small gaps for glimpsed views from/to the existing development. To contain mix of broadleaf and evergreen trees/shrubs.</p>	<p>Trees: English oak Hornbeam Small-leaved lime Field maple Rowan Scots pine Yew</p> <p>40%</p> <p>40%</p> <p>Shrubs: Hawthorn Blackthorn Holly Hazel Spindle Wayfaring</p> <p>20%</p>	<p>Trees: Use 60-90cms stock planted at 2.5m spacing.</p> <p>Shrubs: Positioned in pockets along edges. Use 40-60cms stock at 2m spacing in informal layout.</p>
<p><b>Wood pasture:</b></p> <p>Mix of native trees at wide spacing with grass ground layer, and no understorey or midstorey trees. This will mirror the wood pasture in Parkland East.</p> <p>Gap in centre of wood pasture to retain view through to New Hall from Lesser Beaulieu.</p>	<p>Trees: English oak Hornbeam Ash Common lime</p> <p>60% 40%</p>	<p>85% whips 60-90cm and 15% light standards. In long term these will be thinned to 10-15m spacing to create wood pasture effect with grazed grass ground layer.</p> <p>Initially the wood pasture will be fenced off from the parkland to prevent stock damage: once the trees are large enough (in 20-30 years time), the fence will be removed to allow stock to graze underneath.</p>
<p><b>Woodland clumps (C1):</b> ❷</p> <p>At least 6 clumps in size between 100 and 500m2 will form a network of small woodland compartments throughout the green space.</p> <p>Shape to be irregular, not circular.</p>	<p>Trees: English oak Hornbeam Ash Field maple Common lime Crab apple (occasional, only at edges)</p> <p>80%</p> <p>Shrubs: Hawthorn Blackthorn Hazel Guelder rose Spindle Holly</p> <p>20%</p>	<p>Trees: Use 60-90cms stock planted at 2.5m spacing.</p> <p>Shrubs: Positioned around edges Use 40-60cms stock at 2m spacing in informal layout.</p>
<p><b>Individual trees (C1):</b></p> <p>Scattered individuals in appropriate locations between facilities.</p>	<p>Trees (at least 15): English oak Hornbeam Field maple Common lime</p>	<p>Plant 1.5 - 2m feathered stock with tree stakes protected with individual guards (dependent on the livestock grazing in the area).</p>
<p><b>Definition of boundary between public and private estate parkland:</b> ❺</p> <p>1.25m high black painted traditional metal estate railings to define the parkland boundary with a mixed native hedge on the outside of this.</p>	<p>Hawthorn Blackthorn Hazel Field maple Crab apple Spindle</p> <p>50% 30% 20%</p>	<p>4 plants per metre in double staggered row. Planting stock to be 40-60cms.</p>



Section 2-2a through Estate parkland: public parkland on the left with boundary railing and woodland clump

Item C4 relates to land west of the nuns’ burial ground and the Wilderness.

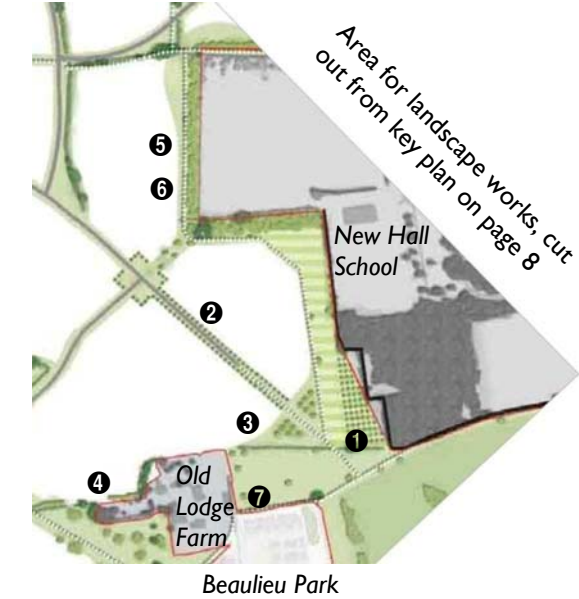
C4	Increase tree planting west of the nuns’ burial ground. Maintain view of cemetery gate pinnacle. Enhance the boundary.  <i>To create visual screening and security by extending the Wilderness.</i>
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C4 is addressed by the following specifications of landscape works west of the nuns’ burial ground and the Wilderness

Location of planting works	Specification
Tree planting west of the Nuns’ Cemetery: ❶	Woodland edge screen, 5m wide. Community orchard / community garden
Boundary between cemetery / Wilderness and community gardens:	Abutting the old walled garden and wilderness, a new stretch of wall in soft red brick, or hedge, replacing the existing concrete and wire mesh fence, would be the most appropriate boundary for the secluded burial ground.
Boundary between community gardens and public open space:	A 1.25m high iron rail fence to define the parkland boundary with a mixed native hedge on the west side of this.

Item EI of the compensatory measures relates to works in the development area north of the public parkland, west of New Hall. Specific works provided alongside development will contribute to the overall landscape quality.

EI	<b>Site no. 7 west of New Hall</b>  Provide a tree lined avenue reaching into the development area from open land to the south. Provide a margin of land free of building, next to the school boundary with buffer woodland planting according to the NCAAP landscape strategy. Provide community gardens adjacent to the Wilderness and Nuns’ Cemetery. Provide a generous linear green space for the existing footpath to run through. Layout used to define the postulated boundary of the former deer park pales and retain existing planting. Keep land open, preserve and consolidate trees south and west of Old Lodge. Organise development around field boundaries.
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EI is addressed by the following specifications

- Tree lined avenue from open land to the south ❷  
Development blocks to be focused on a tree lined avenue leading south east towards open parkland.
  - Tree screen to southern part of development ❸  
Where the southern part of the development area meets open parkland to the south, substantial tree planting is required to screen new buildings from views from the south
  - Planting north of Old Lodge Farm ❹  
Layout of development adjoining the north side of Old Lodge Farm to include planting and sufficient distance between buildings to respect the setting of the listed buildings and the existing residential amenity.
- Note that there is no definitive footpath running along the west side of New Hall.

<b>Woodland screen belt west of New Hall:</b> <b>⑥</b> 15-20m wide mixed broadleaf / evergreen woodland, to provide low and high screening between new development and New Hall, especially playing fields at northern end.  High forest broadleaf and coniferous trees to be on inside nearer New Hall, with smaller trees and shrubs on outside to form graded woodland edge.	Trees: English oak Hornbeam Small-leaved lime Field maple Rowan } 40%  Scots pine Yew } 40%  Shrubs: Hawthorn Blackthorn Holly Hazel Spindle Wayfaring } 20%	Trees: Planted in 10-15m wide strip along inside. Use 60-90cms stock at 2.5m spacing.   Shrubs: Positioned outside trees along west side. Use 40-60cms stock at 2m spacing in informal layout.
<b>Scattered trees/shrubs outside grass ride:</b> <b>⑥</b>  These will be spread along the outer edge of the ride as individuals and in groups, to create a division between the pedestrian ride and the new development.	Trees: (50 no.) Hornbeam English oak Field maple  Shrubs: (350 no.) Hawthorn Blackthorn Dogwood	Trees: Use 1.5-2m feathered stock individually protected   Shrubs: Use 40-60cms planted in thicket-like clumps of 15-50 plants in each
Community gardens and orchard adjacent to the Wilderness and Nun's cemetery <b>①</b>	Land prepared and enclosed to enable food growing. Local, native fruit trees	A pathway through the orchard to retain a view of the cemetery gate pinnacle
Retain existing planting		Incorporate existing vegetation at south west corner of playing fields

Description of planting works	Species composition	Planting specification
<b>Woodland edge screen along the eastern edge of the Old Lodge site:</b> <b>⑦</b>  Belt of non-continuous woodland (5m wide) with small gaps for glimpsed views. To contain a mix of broadleaf and evergreen trees / shrubs.   Land to the south of Old Lodge Farm should remain open land, forming the setting of Old Lodge Farm. Retain and consolidate trees south and west of Old Lodge	Trees: English oak Hornbeam Small-leaved lime Field maple Rowan } 40%  Scots Pine Yew } 40%  Shrubs: Hawthorn Blackthorn Holly Hazel Spindle Wayfaring } 20%	Trees: Use 60-90 cm stock planted at 2.5 spacing         Shrubs: Positioned in pockets along edges. Use 40-60 cm stock at 2m spacing in informal layout.

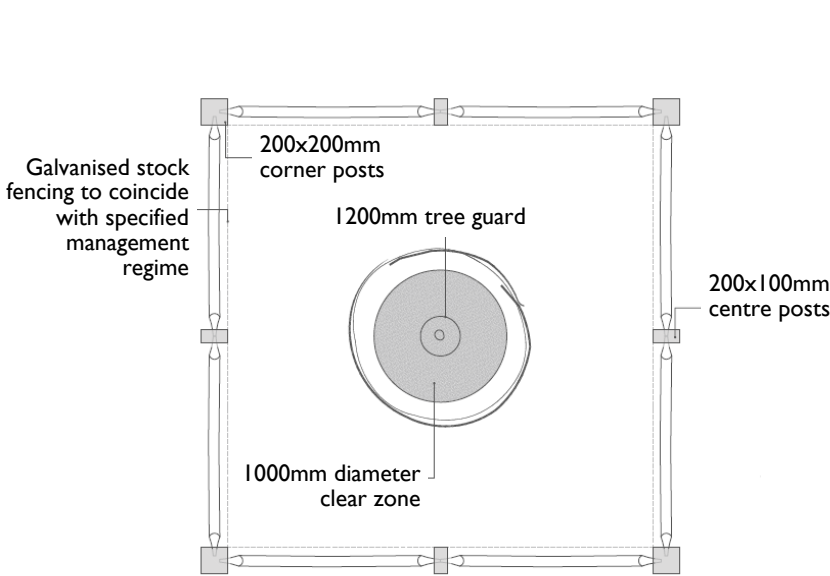
### Section I-Ia: New Hall western boundary

10 m minimum 4.8 m 12 m 18 m 2 m

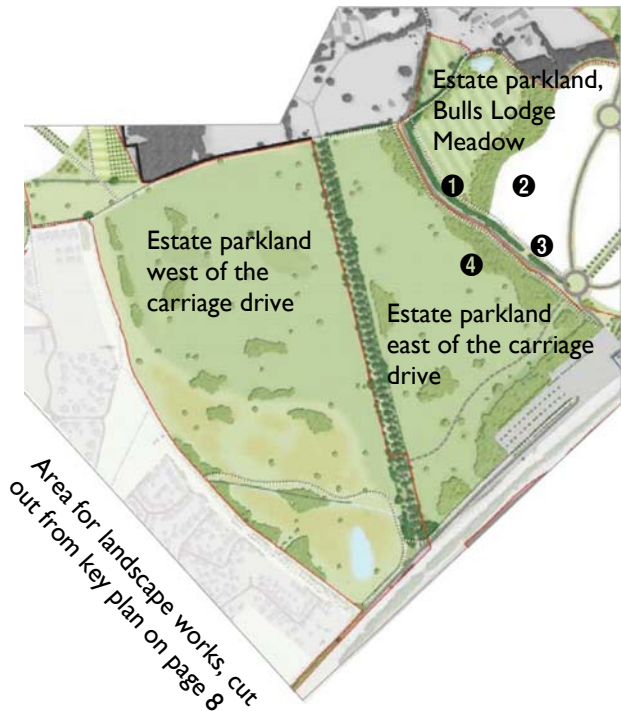


Specification of landscape works for the central estate parkland areas west and east of the carriage drive (C3) (see cut out area, below).

Description of planting works	Species composition	Planting specification
<b>Wood pasture:</b>  Mix of native trees at wide spacing with grass ground layer, and no understorey or midstorey trees. This will mirror the wood pasture in Parkland East.  Gap in centre of wood pasture to retain view through to New Hall from Lesser Beaulieu.	Trees: English oak 60% Hornbeam 40% Ash Common lime	Trees: 85% whips 60-90cm and 15% light standards. In long term these will be thinned to wide spacing to create wood pasture effect with grazed grass ground layer.  Initially the wood pasture will be fenced off from the parkland to prevent stock damage: once the trees are large enough (in 20-30 years time), the fence will be removed to allow stock to graze underneath.
<b>Parkland trees:</b>  Individual and clumps of parkland trees to be positioned to frame longer views across the park, retaining a sense of space when looking out from New Hall.	Trees: English oak 50% English lime 40% Hornbeam 10% Field maple	Individual trees: 1.5-2m feathered stock protected by individual wooden or iron rail tree guards.  Groups of trees: Clumps of between 7 and 30, some comprised solely of Oak with larger groups a mix of 2-3 species. Use 1.5-2m feathered stock and fence around groups in style matching the tree guard design.



Individual tree fencing detail for area of grazed pasture

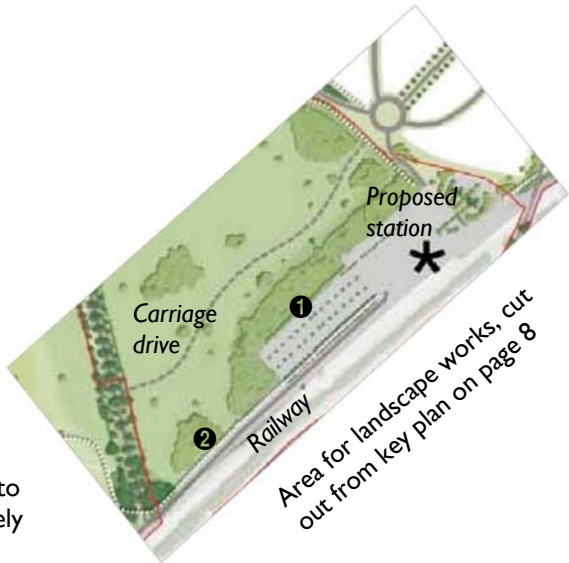


Description of planting works	Species composition	Planting specification
<b>Hedge bordering tree belts:</b>  Native hedge with occasional overstorey trees bordering:	Hedge: Hawthorn 50% Blackthorn 30% Field maple } 22% Hazel Spindle Wayfaring  Overstorey trees: (10no.) English oak Field maple Ash	Hedge: 4 plants per metre in double staggered row. Planting stock to be 40-60cms.  Trees: Use 2m feathered trees planted in centre of hedgeline in 0.5m gap between hedging plants.
<b>Grassland/paddocks:</b> ❶	Managed grassland to fill the space south of the driveway which could be divided into paddocks by fencing	
<b>E5 Site no. 10 land south of Bulls Lodge</b>  Plant tree belt (at least 10m wide, with native or historically apt trees and low level planting).		
<b>Tree screen south of Bulls Lodge (E5):</b> ❷  30-50m mixed woodland screen extending south-west from existing mixed woodland to east.	Overstorey trees: English oak Hornbeam 35% Small-leaved lime Beech  Scots pine } 35% Yew  Understorey trees/ shrubs: Field maple } 30% Wild cherry Crab apple Wild service Holly Hazel Hawthorn Wayfaring Spindle	Planting belt: 30-50m wide  Tree mix: 75% of trees to be 60-90cms stock planted at 2.5m spacing. 15 % to be 1.8 m-2.4m feathered trees. 10% to be 4-5m selected standards.  Shrubs: Use 40-60cms stock planted at 2m spacing.  Use overstorey tree mix along centre of woodland with small tree and shrub pockets along north and south edges.

Specification of landscape works for the area along Generals Lane south (C3)  
(see cut out area on page 12)

Description of planting works	Species composition	Planting specification
<b>Hedge extension:</b> <b>③</b> Generals Lane, east side:  Widen existing 5m wide tree belt to 10m, comprising native trees and shrubs.	Overstorey trees: English oak } Hornbeam } 40% Ash }  Scots pine } Yew } 40%  Understorey trees/ shrubs: Field maple } Crab apple } 30% Wild service } Holly } Hazel } Hawthorn } Spindle }	Trees: Use 60-90cms stock planted at 2.5m spacing.  Plant overstorey trees along inner/western section of belt, with understorey trees and shrubs in pockets along outer/eastern section to create graded edge.  Shrubs: Use 40-60cms stock planted at 2m spacing.
<b>Hedge extension:</b> <b>④</b> Generals Lane, west side:  Replace Elm hedge with mixed native hedge in long term	Hedge: Hawthorn } 50% Blackthorn } 30% Field maple } Hazel } Spindle } 20% Wayfaring }	4 plants per metre in double staggered row. Planting stock to be 40-60cms.
Mown path on the west side of the Generals lane hedge at the perimeter of the estate parkland.		

Illustrative plan shows access route to New Hall to be determined separately



Item E4 relates to the area of estate parkland north of the railway station

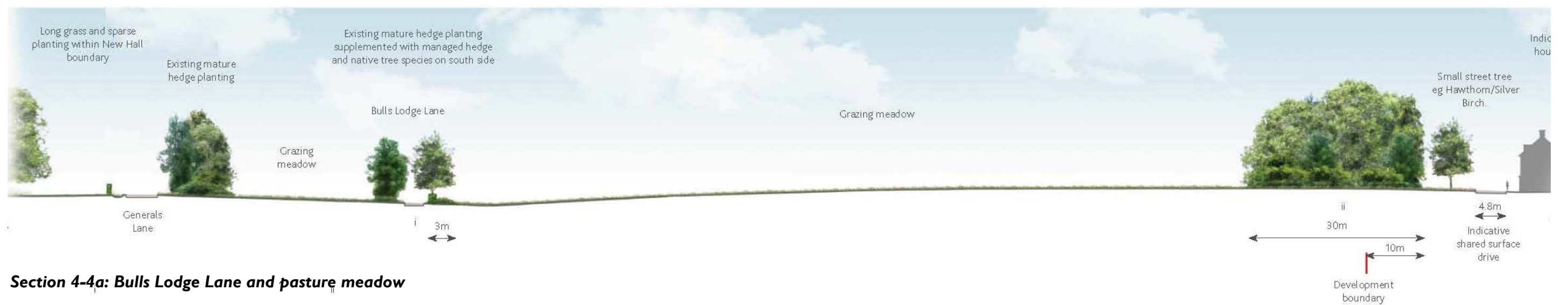
E4	<b>Site no. 20 north of Boreham Interchange, adjacent to railway, south of New Hall</b>  Plant tree belt (width to be specified in the detailed landscape design and management plan), with native or historically apt trees and low level planting.
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E4 is addressed by the following specifications (see cut out area, below left).

Description of planting works	Species composition	Planting specification
<b>Railway station woodland screen:</b> <b>①</b>  30-40m wide woodland screen of native broadleaf woodland with some evergreen to provide backdrop to parkland edge and screen from new development.	Overstorey trees: English oak } Hornbeam } 75% Ash } Scots pine }  Understorey trees/ shrubs: Field maple } Crab apple } 25% Hazel } Holly } Hawthorn } Blackthorn } Spindle }	Overstorey trees: Use 60-90cms stock planted at 2.5m spacing. Plant on the inside bordering the wood pasture.  Understorey trees: Use 40-60cms stock planted at 2m spacing. The eastern edge will be mainly shrubs and small trees. Occasional clumps of Holly and Hawthorn will be spread through these larger trees.
<b>Wood pasture:</b>  Mix of native trees at close spacing with grass ground layer, and no understorey or midstorey trees. There will be an immediate transition from the outer woodland to the wood pasture, the latter providing the backdrop to the parkland.	Trees: English oak } 70% Hornbeam } 30%	Trees: Planted at 2.5m spacing using 40-60cm stock. In long term these will be thinned to 10-15m spacing to create wood pasture effect with grazed grass ground layer.  Initially the wood pasture will be fenced off from the parkland to prevent stock damage: once the trees are large enough (in 20-30 years time), the fence will be removed to allow stock to graze underneath.
<b>Copse south-west of railway</b> <b>②</b>	Overstorey trees: English oak } Hornbeam } 75% Ash } Scots pine }  Understorey trees/ shrubs: Field maple } Crab apple } 25% Hazel } Holly } Hawthorn } Blackthorn } Spindle }	Trees: Use 60-90cms stock planted at 2.5m spacing.  Shrubs: Use 40-60cms stock planted at 2m spacing.  This copse will be planted to a similar specification as the woodland edge alongside Generals Lane (items 1/3), with woodland blending into a wood pasture edge on the northern side bordering the parkland.



**Section 7-7a: Southern estate parkland boundary and station car park**



**Section 4-4a: Bulls Lodge Lane and pasture meadow**

Items C5 and C6 relate to the access to New Hall School and station from White Hart Lane.

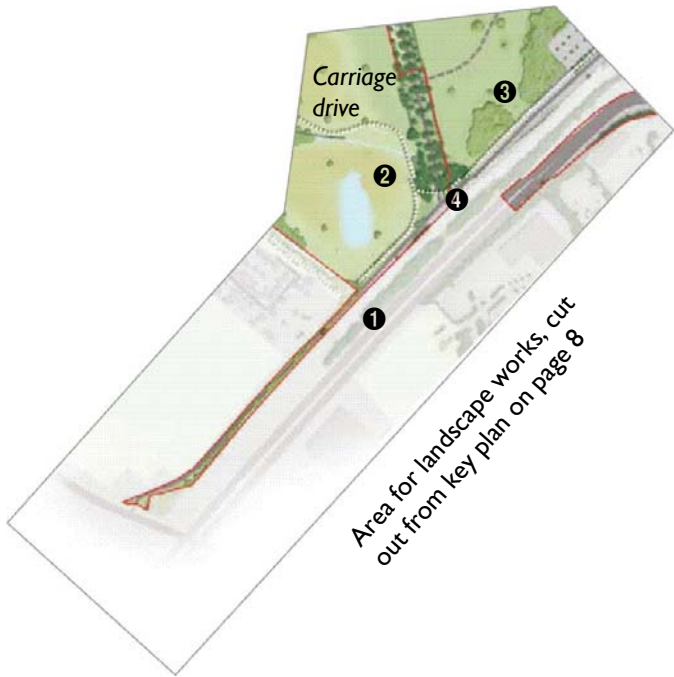
From the Adopted NCAAP Appendix I

C5	Extend the existing tree avenue approach along the access route from White Hart Lane. Provide a more appropriate gate structure as an entrance feature commensurate with the historic status of the estate.  <i>To mark a formal, spatial 'event' space at south end of approach, enhance existing avenue character, and ensure no severance of the avenue.</i>
C6	New planting along the north side of railway from White Hart Lane where space and functional requirements allow. Feature planting at the southern end of the approach to screen unsightly railway equipment and to conclude the approach.  <i>To provide visual and aural enhancement.</i>

C5 and C6 are addressed as follows

Create a coherent landscape character along the New Hall access and bus route to station, from White Hart Lane to the new station, by means of a native hedge screening the railway ❶

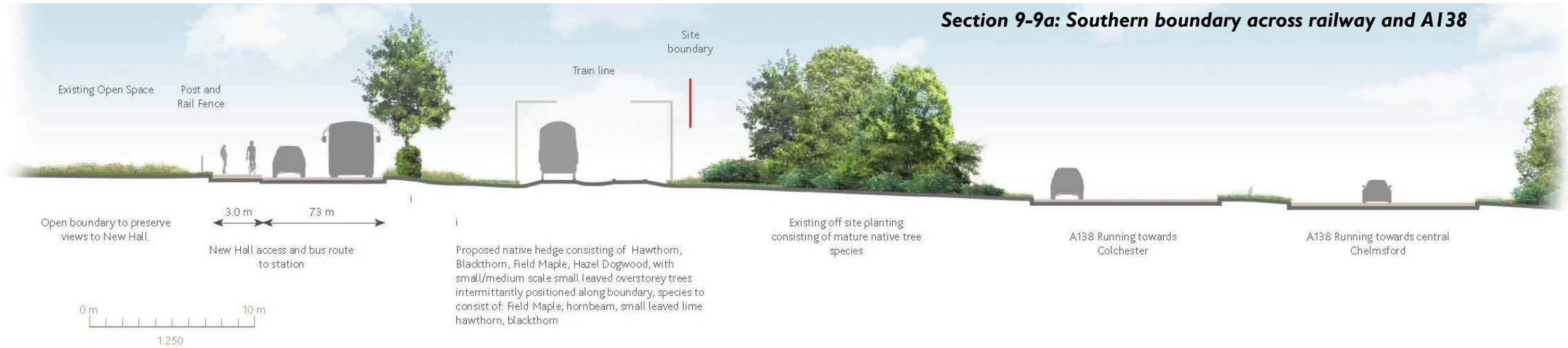
- Along the access road from start of historic avenue to White Hart Lane junction, plant hedges and informal trees to screen the railway and unsightly boundaries along this narrow corridor as space allows, but retain views to New Hall across the pond. This will provide a pleasant green approach, but is a contrast to the very wide formal double historic avenue which needs open space on either side.
- Provide an appropriate structure or marker as an entrance feature, at the start of the historic avenue approach, the original gatehouse feature having been lost with the building of the railway. This could be simple timber or stone gateposts, with or without gates, and a simple paved 'threshold' ❷
- Around the southern edge towards the station, native trees and shrubs will be planted to screen the station ❸
- Planting at the southern end of the existing avenue approach to screen railway equipment looking south ❹



Specification of landscape works

Description of planting works	Species composition	Planting specification
<b>Trees planted along south side of access road</b> <b>❶ ❹</b>  Dependent upon detailed design studies, notably the amount of land required for widening of the road see section below.	Native hedge consisting of Hawthorn, Blackthorn, Field maple, Hazel Dogwood,  Small/medium scale small leaved overstorey trees intermittently positioned along boundary, species to consist of Field maple, Hornbeam, small leaved lime, hawthorn, Blackthorn	4 plants per metre in double staggered row. Use 40-60cm stock.

Description of hard landscape works	Specification
Paving works	Black top vehicle surface with soft verges. Bound shingle or resin bonded shingle footpath
Entrance feature <b>❷</b>	For New Hall School masterplan



Item C7 relates to footpaths north and south of New Hall School campus.

From the Adopted NCAAP  
Appendix I

C7	Improve quality and safety of :  The public footpath linking Old Lodge and Bulls Lodge along the garden wall of New Hall and the public footpath running north of New Hall.  Resurface and widen each path in sympathetic material. Inclusion of low-height and low-intensity lighting to ensure safety. Install appropriate historic interpretation explaining the history and connections between buildings.  <i>To maintain access and ensure buildings are seen within a green lane setting.</i>
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Path linking Old lodge and Bulls Lodge



Area for landscape works, cut out from key plan on page 8

Specification of footpath works

Path along southern boundary of New Hall linking Beaulieu Park and Old Lodge to Bulls Lodge (see cut out area above)

Description of hard landscape works	Specification
Path surfacing material and method	Compacted natural stone estate path Width 3m shared by pedestrians and cyclists.
Path verges treatment	Soft verges
Low height, low intensity lighting	Ground surface lights for end of winter school days
Interpretation boards	For New Hall masterplan

Path running north of New Hall

This path to remain a grass rural green ride.

Item E2 deals with landscape works within the development area north of New Hall

E2	<b>Sites 8, 9 and 11 north of New Hall</b>  Remove electricity pylons from land north of New Hall. Place power line underground. Provide a tree lined avenue extending north from New Hall along the continuous field boundary to the northern limit of the development area. Provide a margin of land free of building, next to the school boundary with buffer planting according to the NCAAP landscape strategy. Provide an open 'wedge' of open land at the north east of the school grounds to maintain a sense of connection to the countryside. Layout used to define the postulated boundary of the former deer park pales, through the expansion of surviving areas of coppicing etc to form landscape features within the development. Conserve character of Generals Lane. Existing field boundaries retained and reflected in the layout of proposed development.
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Land north of New Hall School



New Hall north boundary screen ❶

- Boundary screen to provide a visual barrier between New Hall and new development, and to extend and strengthen the historic treescape character around the house.
- Retain existing footpath north of the boundary in a 7m wide rural green ride, enclosed by a 12m woodland shelterbelt with a managed hedge and ditch on the northern edge.
- Retained footpath to link into the wider footpath/bridleway network.
- Footpath on the developed side north of the tree belt to be overlooked by low density housing to provide a safe alternative walking environment.

North of the school - the historic meadow ❷

- The meadow provides an important link to the countryside and has evidence of the old water supply to New Hall. The existing hedgerow has some fine old oaks especially to the north.
- Plant a 12m wide screen composed of suitable native tree and shrubs around the west and north sides of the historic meadow to create an aesthetic and impenetrable division between new development and this valuable green space.

E2 is addressed by the following specifications

Electricity pylons

Removal of electricity pylons and installation of power line underground to take place in conjunction with development.

Landscape design of the new radial road in a heavily greened corridor (see section drawings on page 21)

The northern section of the road will run through the centre of the eventual housing area. The naturalistic theme will continue along this stretch of the road providing an opportunity to create a green corridor with grassland, native shrubs and specimen hedgerow trees similar to that along Essex Regiment Way. Setting the road slightly lower than the surrounding ground level and providing gentle bunding either side will reduce the noise and visual impact of traffic. Cycle and footpaths will be set back with good natural

Description of planting works	Species composition	Planting specification
<b>Buffer landscape, north of New Hall School:</b> <b>❶</b>  Native hedge with an evergreen component to provide a low screen in keeping with the setting.	Trees: Hawthorn Blackthorn Field maple Hazel  Shrubs: Holly Privet	Remove Ash/Elder     75%  25%  Shrubs: Infill plant gaps at 4 plants/metre using 40-60cms stock, to match desired species composition.
12m wide woodland belt composed of mixed broadleaves and conifers. The aim is to complement the species mix in 'The Wilderness' and New Hall grounds.	Trees: English oak Ash Hornbeam Scots pine Yew Holm Oak  Shrubs: Field maple Crab apple Holly Hazel Hawthorn Privet	Trees: Plant trees at 2.5m spacing Use 60-90cms stock    80%  20%  Shrubs: Plant shrubs at 2m spacing Use 40-60cms stock Layout: Use informal layout with small trees and shrubs along northern side to create graded edge.
Mixed native hedge with ditch to provide human barrier on north side of woodland belt.	Hawthorn Blackthorn Holly Privet	40% 40% 10% 10% 4 plants per metre in double staggered row. Use 40-60cms stock.
Define postulated boundary of deer park pales.		Expand the surviving areas of coppicing
Retain existing field boundaries and reflect them in the development layout.		

surveillance from housing facing the road corridor.

Planting within the New Hall School boundary is to be covered by the New Hall School Masterplan.

Specification of landscape works (see cut out area on page 17)

Description of planting works	Species composition	Planting specification
<b>North east ‘wedge’ of open land:</b> <b>②</b>  12m wide screen of predominantly broadleaf trees and shrubs centred on existing hedge to create a solid yet aesthetic visual barrier. Larger trees to be in centre of screen along existing hedgeline with the canopy grading down each side of this to the edges. Large trees will not be planted too close to the existing mature oak to avoid competing with these.	<div>Trees: English oak Ash Field maple Rowan Scots pine 40%</div> <div>Shrubs: Crab apple Hawthorn Blackthorn Hazel Holly Privet Guelder rose Spindle 60%</div>	<div>Overstorey trees: Planted along 4-6m wide central rib, away from mature oak to avoid crown competition. Use 60-90cms stock at 2.5m spacing.</div> <div>Shrubs: Positioned outside trees on both sides. Use 40-60cms stock at 2m spacing in informal layout.</div>

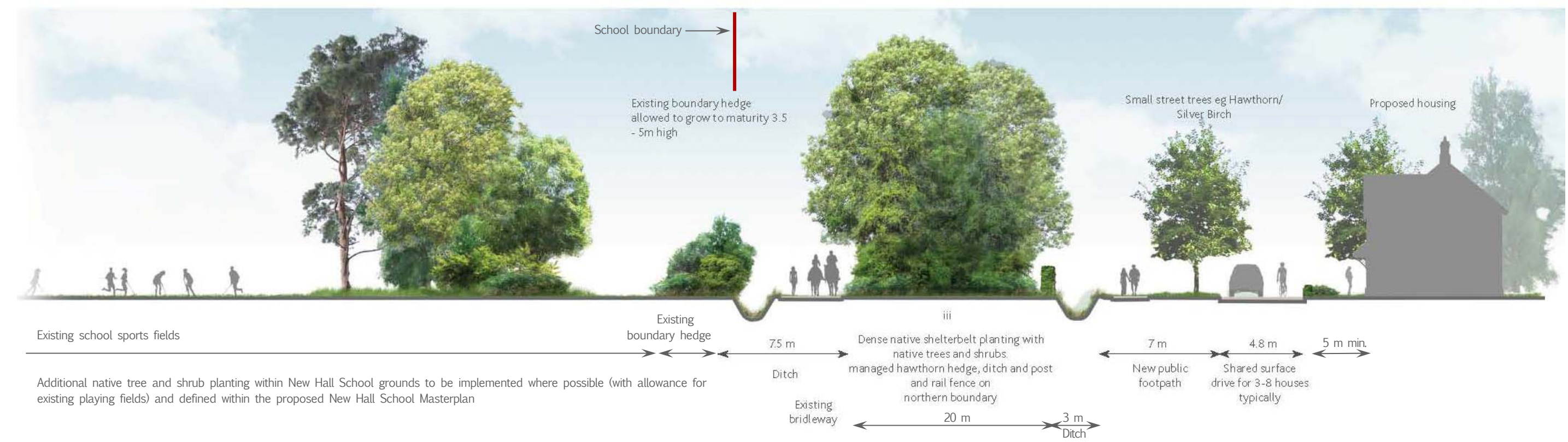
Description	Species composition	Planting specification
<b>Planting along Generals Lane north of Bulls Lodge:</b> <b>④</b>  Restore 5m wide belt by selective removal, and replanting of gaps created. The desired species composition is a broadleaf tree and shrub mix with a small evergreen component.	<div>Trees: Wild cherry Field maple Scots pine Yew 70%</div> <div>Shrubs: Hazel Holly Hawthorn Blackthorn 30%</div>	<div>Trees: Use 60-90cm high stock planted at 2m spacing.</div> <div>Shrubs: Use 40-60cms high stock planted at 1.5m spacing. Informal layout, with trees in centre of gaps to optimise use of light.</div>
<b>East side of Generals Lane north of Bulls Lodge:</b> <b>④</b>  Keep a margin of open land to provide southward views along Generals Lane to the distant Danbury Ridge		

Item E2 relates to the long field boundary running north of New Hall, which should be reflected in development layouts. ③

E2	Provide a tree lined avenue extending north from New Hall along the continuous field boundary to the northern limit of the development area
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From the Adopted NCAAP Appendix I

Section 3-3a: New Hall northern boundary



Additional native tree and shrub planting within New Hall School grounds to be implemented where possible (with allowance for existing playing fields) and defined within the proposed New Hall School Masterplan

E3 East of New Hall

E3	<b>Site no. 25 east of New Hall</b>  Land kept open for recreational open space and allotments, open setting for New Hall, open aspect to listed barn next to quarry access road.
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E3 is addressed as follows



Specification of landscape works

Description of planting works	Species composition	Planting specification
Land kept open for recreational open space		Playing pitches Other public open space
<b>Existing footpath running west to east:</b> (see E2 North of New Hall) <b>1</b>  Plant native hedge each side of footpath running east from Generals Lane with occasional large trees, to define footpath and relate to new development to north and to allow views across playing fields and school grounds to the south towards Bull Lodge.	<div>Hedge: Hawthorn 50% Blackthorn 30% Holly Field maple Hazel Spindle Wayfaring 20%</div> <div>Trees (20 no.): English oak Field maple</div>	<div>Hedge: 4 plants per metre in double staggered row. Planting stock to be 40-60cms.</div> <div>Trees: 8 trees to be used on one side of footpath, and 12 on other, positioned at irregular intervals. Use 2m feathered trees planted in centre of hedgeline in 0.5m gap between hedging plants.</div>

E3	Provide landscape next to bypass and road junctions. Tree screening belts alongside new road. <i>To moderate visual and noise impact of road and traffic.</i>
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Retain and consolidate existing woodland landscape within Boreham Brook.

The Radial Distributor Road (RDR) and the future by pass follows the line of the valley on low lying ground to reduce impact.

The bypass will be contained within a broad green corridor with gentle bunding up to a metre in height on either side. The landscape character will be naturalistic with meadow grass, clumps and individual native trees.

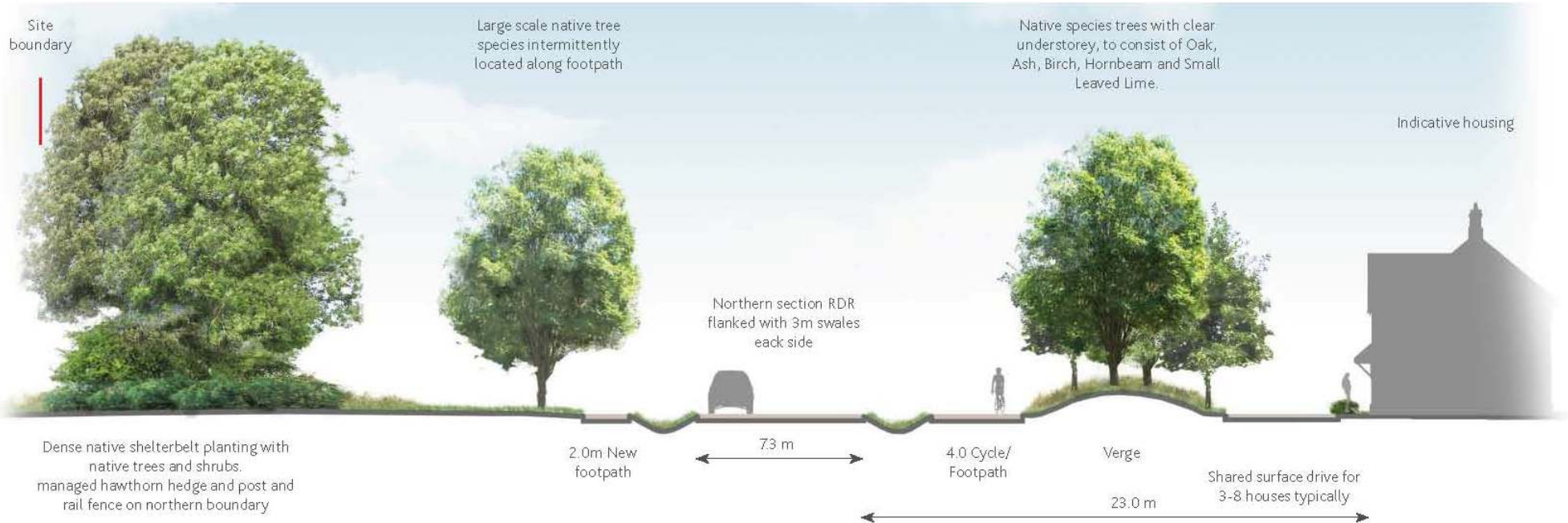
The RDR will be screened on the west side by a narrow tree screen.

Section 5-5a: Radial distributor road east

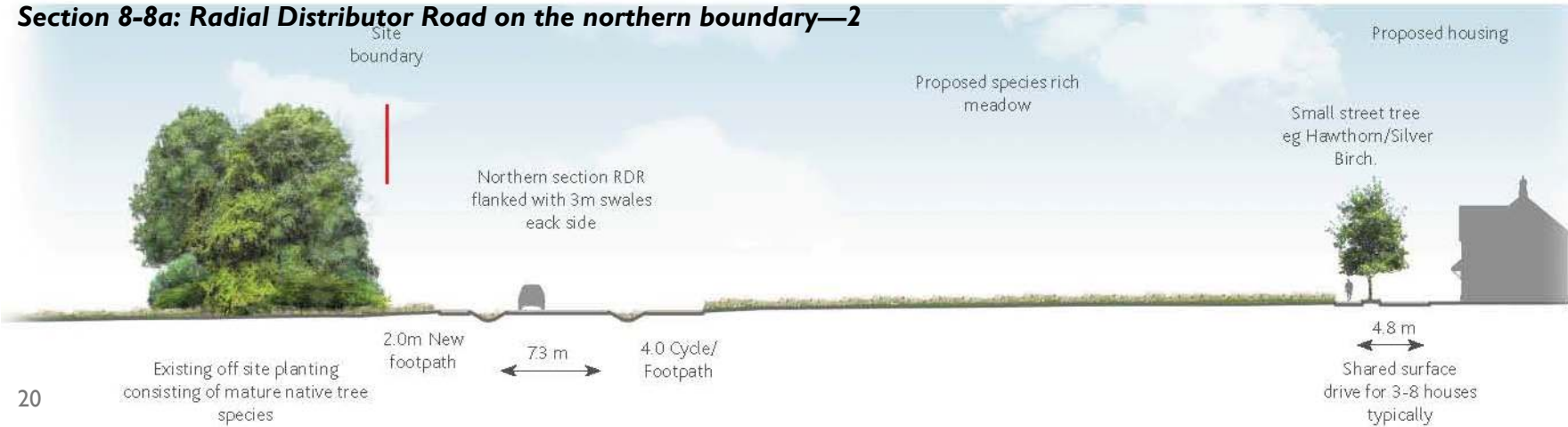


Sections showing landscape along the Radial Distributor Road running north of New Hall

Section 6-6a: Radial Distributor Road on the northern boundary—1



Section 8-8a: Radial Distributor Road on the northern boundary—2



Item E6 relates to land north east of Boreham Interchange

E6	<b>Site no. 18 land north east of Boreham interchange</b>  Restrict height of development to avoid visibility from New Hall. Plan landscape space within development to exploit views through trees of New Hall and Boreham House from the same position. At northern part of land allocation, provide tree planting and open space to the south of the listed barn.
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Item E6 relates to land at the easternmost part of the area.

At the east side of the development area ❶, plant mixed deciduous and evergreen woodland as a recreational facility, a wildlife habitat and to screen development to the west and northwest when viewed from Boreham.

To the south of the development area ❷ a 20m screen blocks the noise and views of the railway from the development and screens development from Boreham village.

Specification of landscape works for 1 at the east side of the development area

Description	Species composition	Planting specification
<b>Overstorey trees</b>	<div>English Oak Hornbeam Ash Small-leaved lime</div> <div>35%</div>	Trees to be 60-90cm bareroot broadleaf species with 3 litre containerised coniferous trees planted at 2m spacings.
	<div>Scots pine Yew</div> <div>20%</div>	Planting to use gently curved parallel rows to enable mechanised maintenance whilst keeping natural-looking effect.  Trees planted along southern and central rib of belt with coniferous component spread throughout in groups (Scots pine in 5-7 and Yew 1-2). Broadleaf trees to be in irregular mosaic of single species groups (10-30 plants in each).
<b>Understorey trees</b>	<div>Field maple Wild cherry Crab apple Rowan</div> <div>15%</div>	Understorey trees and shrubs to be concentrated around edges particularly along eastern and southern edges to create graded woodland edge for improved wildlife habitat, and to reduce shading of allotment.
	<div>Hazel Holly Hawthorn Goat willow</div> <div>15%</div>	
	<div>Wayfaring Guelder rose Dogwood Privet Spindle</div> <div>5%</div>	Shrubs to be 40-60cm bareroot broadleaf species with 3 litre containerised Holly at 1m spacings.
<b>Open ground</b>	Rides/glades 10%	Open ground can be used to create a 10-15m wide ride through the wood with scalloped edges and a glade in the centre linked to the rides.

To the south of the development area, a 20m screen comprising a mix of deciduous and evergreen species will block the noise and views of the railway from the new development and also screen the new development from Boreham village.

Specification of landscape works for 2 at the south side of the development area

Description	Species composition		Planting specification
Overstorey trees	English Oak Hornbeam Ash	} 40%	Trees to be 60-90cm bareroot broadleaf species with 3 litre containerised coniferous trees planted at 2m spacings.
	Scots pine Yew	} 20%	Planting to use gently curved parallel rows to enable mechanised maintenance whilst keeping natural-looking effect.  Trees planted along southern and central rib of belt with coniferous component spread throughout in groups (Scots pine in 5-7 and Yew 1-2). Broadleaf trees to be in irregular mosaic of single species groups (10-30 plants in each).
Understorey trees and shrubs	Holly	10%	Shrubs to be used along northern edge facing new development, to give low level bulk to the screen wall as well as visual interest.
	Privet	5%	
	Hazel Guelder rose Dogwood Spindle	} 5%	Holly and privet to be spread along this edge in groups of 2-3.  Shrubs to be 40-60cm bareroot broadleaf species with 3 litre containerised Holly at 1m spacings.

E7 relates to land on Colchester Road

E7	<b>Site no. 19 land at Colchester Road</b>  Conserve remnant avenue. Restrict height of development to avoid visibility from New Hall.
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E7 is addressed as follows

The use of the land should preserve the remnant avenue  
New buildings in this area will be height limited, to avoid visual encroachment on New Hall

**SECTION 6     HEIGHT LIMITS**

Items E4, E5 and E6 require heights of buildings to be limited at specific places to minimise visual impact of the station and other buildings on the setting of the grade I listed building and RPG.

E4— height of station behind tree screen

E5—height of development behind trees south of Bulls Lodge

E6—height of development north east of Boreham Interchange

These controls will be secured by parameter plans accompanying outline planning permissions and conditions.

SECTION 7 NEW HALL SCHOOL GROUNDS AND OTHER LISTED BUILDINGS

Part F of the compensatory measures relate to New Hall School grounds and the listed building group at Old Lodge farm. FI relates to a site allocation for New Hall School within the NCAAP as a basis of its own conservation action and development management.

F. Allocation of land with listed building groups

FI	Site specific allocation for New Hall buildings, grounds and related land, including additional land to west and north-east boundaries  <i>To assist the school in managing the historic assets and associated landscape and to develop school activities in the long term in a coordinated manner.</i>	The Council allocates the land through the statutory development plan and implements through planning control.	Site Allocation 22
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**FI is addressed by Site Allocation 22 - New Hall School, to be referred to explicitly in all development proposals**

F2, F3 and F4 relate to a New Hall School strategy for improvement and change: The school's own future plans for change have to be seen to be ordered in accordance with enhancing setting and to ensure that existing and future development within the school grounds does not undermine the objectives of the compensatory measures.

F2	Preparation of an estate masterplan for land within the site specific allocation for New Hall School, and land areas containing landscape buffers initially provided with adjoining development, which the school may manage in the future.  <i>To provide a framework for conservation and improvement of the historic assets and for management of school growth. The school's own future plans for change have to be seen to be ordered in accordance with heritage priorities.</i>	It is for New Hall School itself to develop the long term masterplan on the basis of representations made during the preparation of the NCAAP. The school would prepare it in consultation with the LPA and English Heritage and implement through a long term planning performance agreement with the LPA.
F3	Enhancement of elements of historic landscape and new landscape within the New Hall Estate which will act as compensation for development impacts. This would include planting additional trees within the west and north boundaries of the grounds and improving western boundary walls and fences, including the boundary of the cemetery.  <i>To secure compensatory benefits from the New Hall Estate itself.</i>	The cost of these works would need to be shared between developer and school.  New Hall School will also programme works within its long term strategy to enhance green spaces, restore the Wilderness, restore moat, and other enhancements to the Registered Park and Garden, all of which will be valuable but which cannot be regarded as compensatory measures for the current purpose. While a margin of land is allocated to the school adjacent to the sports halls, works here would improve this specific boundary condition but not constitute heritage compensation.
F4	Management regime within the estate masterplan to include landscape buffers and tree planting provided as compensatory measures adjacent to the west and north sides of the school grounds.  <i>To ensure long term care and quality of landscape elements at the interface with development.</i>	A future use and landscape management regime for those parts of new planted areas which the school may control at the interface with development.

Relationship between the LDMP and New Hall School masterplan

The compensatory landscape measures are all outside the school grounds and linked with the proposed surrounding development. However, the whole of New Hall School grounds provide the immediate setting of the grade I listed building and RPG and the open areas within the grounds form the heart of the estate parkland. As the School itself has long term development aspirations, they must in turn be planned to ensure that the setting is enhanced alongside the establishment of estate parkland. The LDMP contains reference to the School masterplan is so far as it enhances heritage setting.

Objective of the School masterplan

A key objective of allocating the school site is to enable the school's continued stewardship of a Grade I listed building and Registered Park and Garden. A School masterplan will ensure properly planned change, and to provide the basis for individual applications for planning permission and listed building consent, as well as a landscape management regime. The masterplan will be formalised as part of a planning performance agreement with Chelmsford Council.

The masterplan would include:

- Enhancements of listed buildings and historic structures;
- Improved landscape in outdoor spaces;
- Relocations of functions;
- Access and circulation of vehicles and pedestrians;
- Car parking;
- Siting of future buildings;
- Tree planting and soft landscape;
- Boundary improvements;
- Lighting within the grounds and adjustment of sports floodlights and car park lights.

Preparation of the New Hall Estate Masterplan

New Hall School Trust have responsibility to prepare the masterplan, in consultation with:

- Chelmsford Council as Local Planning Authority
- English Heritage
- Developers of surrounding land and providers of the compensatory measures
- Essex County Council as Local Highway Authority

The cost of works within the existing school grounds, which enhance the historic landscape are to be met by the owners of New Hall School.



## Landscape Design and Management Plan

### ***How the New Hall School Masterplan will be secured***

*Formalised by means of statements of commitment within the foreword from:*

- Governing Body - This masterplan will guide decisions on physical change within the New Hall estate over the coming years. The Governing Body will be mindful of the need to preserve and enhance the Grade I listed building, and Registered Park and Garden and their setting. When a change is made to the masterplan, the Trust will follow the planning performance agreement.
- Principal
- Chelmsford Council

*Inclusion within a Planning Performance Agreement*

The masterplan will form the basis of an agreed process between New Hall School and the LPA, enabling effective management of conservation and change.

*A Planning Performance Agreement*

The PPA is between New Hall School and Chelmsford Council as local planning authority. The PPA will be reviewed each year.

### Undertakings

The LPA will comment on the school Masterplan to ensure compliance with planning policy and development control procedure.

It will formally endorse the plan, either by elected members or delegated officer powers and agree to its use as a foundation of a PPA.

It will support in principle the proposals agreed and detailed in the campus masterplan.

It will determine applications and planning permission and listed building consent with consultation.

It will engage in pre-application discussions and agree a service level agreement for fees.

It will deal with applications expeditiously.

The school has prepared a school masterplan containing its proposed organisation of the school estate, development, landscape and improvement of existing assets.

The plan will contain locational and site planning parameters and details to provide a clear sense of site layout and impact.

The school will review the plan annually.

### **The campus masterplan**

The New Hall Estate masterplan builds closely on the diagrammatic plan contained within NCAAP and the masterplan prepared by Countryside Zest for the surrounding land. The masterplan covers the existing School campus in Trust ownership. The proposed estate parkland to the south, the proposed pastures to the east and south east all provide an important part of the setting for New Hall.

The School is prepared to control and manage the estate parkland, reflecting the School's concept of a unified estate within a landscape plan. The eventual management arrangements of these areas are subject to negotiation between the relevant landowners.

Change within the school campus now has to be managed in the light of the works being done in the surrounding landscape to provide a fitting setting for the Grade I listed building and Registered Park and Garden.

The cost of works inside the existing school campus, which enhance the historic landscape to be met by the owners of New Hall School:

- New and enhanced gardens and green spaces within the grounds;
- A tree management and tree replacement strategy, memorial tree planting;
- Management of the Wilderness;
- New planting to support spatial qualities of parkland character;
- Restoration of the Walled garden, the Park and Garden;
- New planting within the boundaries of the grounds;
- Enhancement of the Nuns' Cemetery and improvements to the western boundary walls and fences;
- Redistribution of car parking away from south front, new parking north of the grounds;

F5 relates to Old Lodge Farm

From the Adopted  
NCAAP Appendix I

F5	Site specific allocation for Old Lodge Farm.  <i>To enable restoration of historic buildings and an enhanced group setting in a coordinated manner.</i>	Old Lodge Farm owner. Immediate implementation, pre-NCAAP adoption.	Site Allocation 23
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**F5 is addressed by Site Allocation 23 - Old Lodge Farm**

This is to be explicitly referred to in planning applications within the site allocation.

- A development and enhancement scheme is required for the group, protecting the listed barns and providing landscape screening on the eastern boundary;
- Modern farm buildings and farm track can be demolished as part of an enhancement scheme;
- The existing farmhouse will remain a focus for the area to the south;
- Land directly to the east will be kept open as shared setting for Old Lodge and New Hall and used as public open space, maintaining a sense of a village green;
- Land on the northern boundary is allocated for development and layouts are required to positively address the sensitive setting of listed buildings.



Area for landscape works, cut out from key plan on page 8

## SECTION 8 LAND MANAGEMENT AND LAND CONTROL

The long term landscape quality of key land areas adjacent to New Hall will be secured through responsible ownership and landscape management.

### Responsibility of current owners of the estate parkland

The land affected by the LDMP is under the control of three landowners:

**Countryside Zest** controls the area west of the carriage drive, land between New Hall School and Old Lodge Farm, and land east of Generals Lane.

**Chelmsford Council** controls the area east of the carriage drive up to Generals Lane.

**New Hall School** controls the Registered Park and Garden and other land within the School campus.

All are committed to the objectives of the compensatory measures. The present owners of land within the estate parkland are obliged to abide by the NCAAP and LDMP with regard to:

- Land use – controls as set out in section B;
- Enabling and carrying out compensatory landscape works – as specified in sections C and E;
- Managing the landscape – as set out below (D3).

### Responsibility to manage the estate parkland

As soon as the planned development commences, the current landowners have a responsibility to prosecute the compensatory measures and enable the creation of estate parkland through their stewardship of the land. This should start as soon as possible and result in the comprehensive completion of the measures. Each landowner is responsible for a management strategy based on a long term commitment to the landscape setting of the listed New Hall.

A phasing plan for the creation of the estate parkland and the implementation of public open space, new planting, and other compensatory measures will be subject to conditions on outline planning permissions for surrounding development.

Part D of the Compensatory Measures addresses longer term landscape management and ownership arrangements. Item D3 requires a coordinated management regime.

## D. Land control and long term management and maintenance responsibility for open areas

D3	Long term maintenance within a landscape management strategy.	New Hall or other suitable owner with commuted funds, based on a costed landscape and management plan.
D4	Management of public open space forming landscape setting. Pond east of Beaulieu Park to be adopted by suitable management agency to manage fishing and cleanliness.	Public open space at corner to be provided to CBC Parks standards and adopted by CBC.

## Management of the estate parkland

### Long term landscape management (D3) is addressed as follows:

Planned management and maintenance are needed for the whole estate parkland as detailed in other sections of the LDMP, implemented by each landowner, on an annual programme detailing the frequency and timing of tasks, and the skills and resources needed to carry them out. The level and type of maintenance will naturally depend on the type of landscape being managed, and also may change over time as planting matures and the landscape character evolves.

There are three distinct types of parkland:

1. The public parkland (public open space) adjacent to the existing development and park at Beaulieu Park. This has open access for people and will accommodate dog walking etc and informal play. There will be no grazing on this land.
2. The Estate Parkland either side of the carriage drive. This will have no public access.
3. The pastoral land around Bulls Lodge and including the meadows north of New Hall which will not form part of the public open space.

Management plans will be required for each type of estate parkland. The management of these areas will reflect the uses. It is important that the management of the estate parkland either side of the carriage drive is coordinated to ensure a unified approach.

Estate parkland may be managed as hay meadow with wood pasture and tree belts. Alternatively extensive grazing may be appropriate for the wider estate parkland either side of the carriage drive whilst the land at Bulls Lodge east of Generals Lane and meadow land north of New Hall are suitable for horses and or sheep and cattle.

### Adoption and future management of public open spaces by Chelmsford Council Parks (D4) is addressed as follows

Item D4 of the Compensatory Measures anticipates management of public open space within the estate parkland by Chelmsford Council Parks Service. This will be secured through a s106 agreement on the outline planning permission and conditions.

Moving towards a coordinated management regime

It will be in the best interests of the heritage assets and their settings to have a single management regime across the whole estate parkland.

This single management responsibility could be passed to an independent trust. This would require a land management agreement between the three landowners and the New Hall School Trust.

Alternatively the management responsibility could be held by New Hall School, subject to assurances and statements of commitment, because as stewards of the listed buildings and Registered Park and Garden and as a major business, the School has the interest and resources to ensure the long term implementation and success of the compensatory measures.

Land control

D1	Direct control of open land south and east of New Hall by New Hall School or other suitable owner.	<i>To secure the open estate parkland landscape for the future with a long term maintenance commitment.</i> The land may be managed by the existing landowners who will be obliged to carry out compensatory landscape works. Alternatively land control could be transferred at nil or nominal cost to New Hall School who would maintain the land. Other organisations which may take it on are the Forestry Commission, the Woodland Trust and Essex Wildlife Trust.
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Item D1 of the Compensatory Measures seeks a commitment to long term maintenance.

In addition to the coordinated management arrangements above, it will be in the best interests of the heritage assets and their settings to have a single interest taking ownership of the whole area and directing landscape design and management responsibilities. The principle of protecting the historic environment through unified ownership and/or management is typically found in many country house estates and can be used as a model here. This can only be achieved through negotiation between existing and prospective landowners, based on the requirements of the LDMP.

D2	Transfer ownership of landscape buffers to school at nil or nominal cost.	Landscape buffers implemented with development would be dedicated to the school through s106 obligations.
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From the Adopted NCAAP Appendix I

Item D2 of the Compensatory Measures refers to landscape buffers west and north of the School boundary as described in site allocations 7 and 8: ‘Land adjoining the boundary of New Hall School playing fields to be designed and provided as a landscape buffer comprising mainly woodland.’

Details of the future ownership and management of the landscape buffers should be agreed at the ‘Reserved Matters’ planning stage and should be included as part of the overall comprehensive co-ordinated management regime referred to above.

FURTHER INFORMATION

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