

Proposed Submission Local Plan Examination Hearing Statement

In respect of

Chelmsford Local Plan
Examination – Matter 9 –
Environment – Green Belt

On behalf of

Taylor Wimpey Strategic Land

RPS Ref: JCG24113

23 November 2018

QUALITY MANAGEMENT

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1 INTRODUCTION

- 1.1 RPS are instructed by our clients, Taylor Wimpey Strategic Land (TWSL), to submit a Hearing Statement and appear at the Examination in relation to the Draft Chelmsford Local Plan and associated evidence base in relation to their submitted representations.
- 1.2 The representations comprise of those made to the Chelmsford Local Plan Issues and Options Consultation (November 2015) (Reg 18) – Representations submitted 21st January 2016; the publication of the Preferred Options Local Plan (March 2017) – Representations submitted 9th May 2017 (Council ref. ID: 961183); and the Pre-Submission Local Plan (January 2018) (Reg 19) – where the Representations were submitted 13th March 2018 (Council ref. ID: 1157030).
- 1.3 In summary, the representations provide evidence consider that in order for the Chelmsford Draft Local Plan to be sound, the plan needs to allocate a 7.89 hectare site (19.47 acres) site at land at Galleywood Road, Great Baddow, for a new sustainable residential neighbourhood, comprising of up to 200 new housing units with a local community hub and open space that can be used by local residents and the public.
- 1.4 Section 2 of this Statement details our client's responses to Issues and questions identified by the Inspector in relation to Matter 9 'The Environment' with specific reference to the Green Belt.

2 RESPONSE TO THE INSPECTOR'S MATTER 9 'GREEN BELT' – QUESTION 84 – FOR DISCUSSION AT THE EXAMINATION HEARING

- 2.1 This submitted hearing statement needs to be read in conjunction with other hearing statements submitted by TWSL relating to Matter 2 'Strategic Priorities, Vision and Spatial Principles'; Matter 3 'Objectively Assessed Housing Need'; Matter 5 'Spatial Strategy'; and Matter 6 'Housing Provision'.
- 2.2 It is our opinion that these Hearing Statements collectively provide evidence that the Plan is not sound because it has not thoroughly explored other spatial options in order to accommodate the City's projected growth of population and the associated need for new housing, employment and other land uses required to meet this growth, especially within the first 5 years of the plan's adoption (assumed to be in 2019) and the other 2, 5 year plan periods.
- 2.3 This Hearing Statement specifically responds to questions of relevance to our clients' interest as given in our submitted representation in respect of:

Matter 9: The Environment

Main issues – Does the Plan set out a positively prepared strategy for conserving and where appropriate enhancing the natural, built and historic environment that is justified, effective and consistent with national policy? Does it adequately address climate change and other environmental matters and are the policies sound?

Green Belt

Question 84: Strategic Policy S13 includes seeking to protect Green Belt from inappropriate development. Policy CO1 echoes this but also adds 'except in very special circumstances.' Policy CO2 sets out criteria for new buildings or structures within the Green Belt. Policy CO5 sets out criteria for infilling in the Green Belt. Policy CO6 provides criteria for changes of use and engineering operations. Policy CO7 identifies criteria for extensions to existing buildings in the Green Belt. Policy CO8 sets out criteria for rural and agricultural/forestry workers' dwellings. Are these policies consistent with national policy on Green Belt? If not, what changes are necessary to make them compliant? Is it necessary to repeat national policy in the Plan?

- 2.4 In response to Question 84, we wish to make the following comments.
- 2.5 We note that paragraph 83 of the NPPF states that once established Green Belt Boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. The framework states in paragraph 84 that when reviewing Green Belt boundaries local authorities should take into account of the need to promote sustainable patterns of development.
- 2.6 We also note paragraph 86 of the framework which states that when defining Green Belt boundaries, local planning authorities should ensure consistency with the Local Plan strategy for meeting

identified requirements for sustainable development; not include land which is unnecessary to keep permanently open; where necessary identify in the plans areas of “safeguarded land” between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period.

- 2.7 The New Framework of July 2018 is a material consideration. Paragraph 136 re-iterates that Green Belt Boundaries should only be altered where *exceptional circumstances* are fully evidenced and justified through the preparation or updating of plans. Paragraph 137 states that “*before concluding that exceptional circumstances exist to justify changes to the Green Belt boundaries, the strategic policy – making authority should be able to demonstrate that it has examined all other reasonable options for meeting its identified need for development.*”
- 2.8 Paragraph 138 also states that when reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken in to account. Local Plans should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of the remaining Green Belt Land. The paragraph also states that “*where it is concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously developed and /or is well served by public transport.*”
- 2.9 Paragraph 139 reproduces paragraph 85 of the existing framework which has already been referred to.

Exceptional Circumstances do exist to review the Green Belt Boundaries

- 2.10 It is our opinion that there are “exceptional circumstances” warranting the Local Plan to review Chelmsford’s Green Belt boundaries and specifically reviewing the Green Belt boundaries for TWSL’s site at Galleywood Road, Great Baddow for a residential led development, with a new community hub and open space available to members of the public at the southern urban edge of Chelmsford. This assessment is made because of the following:

1) Failure of the Plan to deliver its 5 year Housing Need

- 2.11 As given in our Hearing Statement for Matter 6 ‘Housing Provision’ we question the evidence presented by the Local Planning Authority that the submitted plan can meet its 5 year housing needs through the delivery of the proposed site allocations.
- 2.12 TWSL also confirm – as shown in **Appendix 1** that if the site is allocated in the Chelmsford Local Plan the proposed residential led development as given in the concept plan (at **Appendix 2**) can be delivered within 5 years.

2) The proposed site allocation at Galleywood Road, Great Baddow represents sustainable development because of the social, economic and environmental benefits that it provides:

- 2.13 The proposed residential development at the Galleywood Road site as illustrated on the concept plan (shown in **Appendix 2**) represents sustainable development for reasons given in Section 3 of our submitted representation to the Chelmsford Local Plan submission draft.

2.14 In particular we wish to highlight that:

- It will contribute to providing the needed homes within the first five years of the plan period.
- It will provide a policy compliant mix of homes and affordable housing.
- Provision of a new community centre for occupiers of the new housing and the surrounding existing residents.
- The site immediately adjoins the southerly urban edge of Chelmsford at Great Baddow and the concept plan illustrates how the site can be integrated into the existing low density urban fabric through agreed design codes and parameter plans.
- Provision of integrated road, footpaths and cycleways network within the site and where appropriate links to surrounding areas.
- The site is accessible by public transport with 57, 57A and 57B providing frequent bus services from Galleywood Road to both Chelmsford town centre and its main railway and bus stations, as well as local services.
- The site is within 1km of the following educational and community facilities: Baddow Hall Infant School, Larkrise Primary School, Beehive Lane Community Primary School, Great Baddow High School, Great Baddow Community Association Millennium Centre and Baddow Hospital.
- Local services and amenities are located within 1km of the site and include a Library, Post Office and Convenience stores.
- Increased residents of the new site will support existing facilities and schools.
- Provision of ecology and landscape enhancements to the site.
- Provision of public open space – for new and existing residents – and retention of openness to and through the site.
- Protection of more valuable Green Belt – by release of this site, which is less valuable.

3) Visual Impact Assessment and Openness Masterplanning Considerations

- 2.15 TWSL have undertaken their own technical study relating to initial Landscape and Visual Appraisal (LVA) of the Galleywood Road site. This report is attached as **Appendix 3**.
- 2.16 The LVA identifies where future development at the site would be visible from, such as the rear of Galleywood Road and Craiston Way. The LVA also considered middle distance views from the rear of other individual properties along Vicarage Lane and Brook Lane on the northern edge of Galleywood to the south. However, the LVA concluded that the existing blocks of woodland, trees, hedgerows and the undulating topography limit potential inter-visibility from the wider countryside.
- 2.17 The retention and enhancement of existing boundary vegetation would maintain the integrity and key characteristics of the wider landscape Character Area. The existing ditch, woodland, hedgerow and

tree vegetation along the southern boundary is a naturally defensible limit to the development and limits urbanising effects on the wider countryside to the south.

- 2.18 The report highlights that the concept plan will create around 6 acres of new areas of public open space and retain and enhance existing landscape features, especially at the southern edge of the site, creating a definitive and defensible new Green Belt boundary, protecting the openness of the remaining Green Belt and creating a green corridor through the site, linking to the adjacent countryside.
- 2.19 The overall conclusion of the LVA is that the site could be developed whilst maintaining the integrity and function of the Green Belt without significantly affecting the sense of separation between Great Baddow and Galleywood to the south.

Absence of Green Belt Review Study

- 2.20 We consider that the Local Plan's spatial strategy is based on a fundamental assumption that all of its development needs can and will be delivered on sites outside the Green Belt within the plan period. The sustainability appraisal has therefore not considered other spatial options – including any strategic release of the Green Belt to meet its development needs and also identification of potential safeguarded land in order to meet longer term development needs.
- 2.21 Consequently, there has been no review of Green Belt boundaries and so an assessment as to whether all of the land designated as Green Belt performs the Green Belt function and an assessment of harm to the Green Belt if boundaries have to be altered because of exceptional circumstances.
- 2.22 It is our view that, as shown in our other hearing statements relating to the spatial strategy, housing need and provision, not all needs can be sustainably delivered in the first 5 years and other time periods of the plan and therefore a review of Green Belt boundaries at the urban edge of Chelmsford to sustainably meet these needs should have been undertaken.

Conclusion

- 2.23 It is our opinion that the plan is not positively prepared, justified, effective and consistent with Green Belt National policy. This is because we consider that there is evidence which demonstrates that exceptional circumstances do exist that warrant the need to review Green Belt boundaries and hence the need to consider an alternative spatial strategy which reviews Green Belt boundaries to help meet these needs during the Plan period.
- 2.24 TWSL consider that the review of the Green Belt boundary at land at Galleywood Road, Great Baddow, for a sustainable strategic release of Green Belt land is required in order to help meet housing needs to the south of Chelmsford. It is therefore considered that the Green Belt boundary needs to be amended and allocate land at Galleywood Road, Great Baddow, as a strategic Green Belt release for residential development.
- 2.25 If the Inspector considers otherwise, TWSL request that land at Galleywood Road, Great Baddow, is identified as safeguarded land within the plan given that, in our opinion, the plan's housing needs will not be delivered by the proposed spatial strategy during the plan period.

- 2.26 It is our opinion that it is not necessary to keep the Galleywood Road site permanently open and so release of this part of the Green Belt will not harm to overall function of the Green Belt.
- 2.27 The proposed residential development of the site as identified in the concept plan is deliverable and represents a sustainable urban extension to the meet local needs for new residential development at the southern edge of the Chelmsford.

APPENDIX 1 – DELIVERY STATEMENT BY TAYLOR WIMPEY STRATEGIC LAND, SEPTEMBER 2018



Taylor Wimpey Strategic Land (TWSL)

Land at Galleywod Road, Great Baddow Masterplan Delivery Statement.

TWSL have submitted representations to the draft Chelmsford Local Plan seeking the allocation of land at Galleywod Road, Great Baddow, for development as illustrated in Appendix 3 of our representations to Regulation 19 Local Plan.

The proposed masterplan seeks to provide the following land uses which have been informed by the suite of technical work undertaken:

Land Use Footprint	Hectares	Acres	%	Masterplan Location/Commentary
Residential	5.09	12.58	64	Within 3 broad areas; (north)-fronting rear gardens of properties to Galleywod Road); (middle) – in 3 parcels and (south) in 4 parcels. Proposed residential parcels of land to accommodate approximately 200 housing units.
Community Hub	0.10	0.25	1.3	Within the central residential zone – western parcel with access from the main access road serving the new neighbourhood.
Entrance Road	0.06	0.15	0.8	With access to Galleywod Road and the main service road for the development.
Public Open Space/Recreation Land	2.42	5.97	30.4	To the south, west and east of the residential development.
Proposed landscaping	0.28	0.69	3.5	Within the public open space and enhancing the defined southern boundary to open farmland to the south of the site.
Total	7.95	19.64	100	

Deliverable Development

TWSL consider that the development is deliverable within 5 years because of the following:

Planning Criteria	Commentary
Availability	<p>The site is immediately available. The site has one owner and TWSL have an Option Agreement with the landowner to purchase and develop the site should the site be allocated in the Local Plan for development. Therefore there is no need to acquire land compulsory from other land owners.</p> <p>The development could have planning permission (s) in place within 1 year and the development could then commence in agreed phases with the Local Planning Authority within the next four years.</p> <p>Therefore the proposed development will significantly help to meet the delivery of unmet need for new housing within the first 5 years of the plan.</p>
Suitability	<p>The site would represent a new sustainable residential led scheme, which will be integrated within the existing southern urban edge of Chelmsford and Great Baddow, providing new homes and a new community hub for existing and new local residents.</p> <p>The site will provide approximately 200 homes and a new community hub, including affordable homes, and formal and informal public open space.</p> <p>The design, scale and layout of the residential component will complement existing housing densities and scale and so complement the existing suburban residential character of the southern urban edge of Chelmsford.</p> <p>The existing road network, public transport services and pedestrian and cycle routes can all be integrated to serve the proposed new residential development and the existing local community.</p> <p>The development would also comply with policies which reduce carbon emissions and will ensure the retention and enhancement of the site's existing ecological assets and landscape features.</p> <p>The masterplan's principles also seek to preserve key views across the site by creating public open space to the south, west and east creating a new green edge to the site's southern boundary and footpaths.</p>
Viability	<p>A suite of technical work has been undertaken to inform the masterplan layout - including Drainage; Contamination and Ground Conditions; Archaeology; Ecology; Provision of Utilities; Transportation and Access – and there are no abnormal site development costs preventing the delivery of the residential units as proposed by the masterplan.</p> <p>Chelmsford has a strong market demand for new homes and the proposal seeks to deliver a policy compliant mix for both market and affordable homes.</p>

APPENDIX 2 – TWSL GALLEYWOOD ROAD, GREAT BADDOW, CONCEPT PLAN AND LAND USE



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- Site boundary
7.95ha / 16.65 acres
Approximately 175 dwellings
- Residential development blocks
- Public Open Space
- Site access / main route
- Secondary routes
- Private Drives
- Footpaths
- Frontages
- Community Hub

Rev	Description	Date	Initial	Checked

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Project Galleywood Road, Great Baddow

Title Concept plan

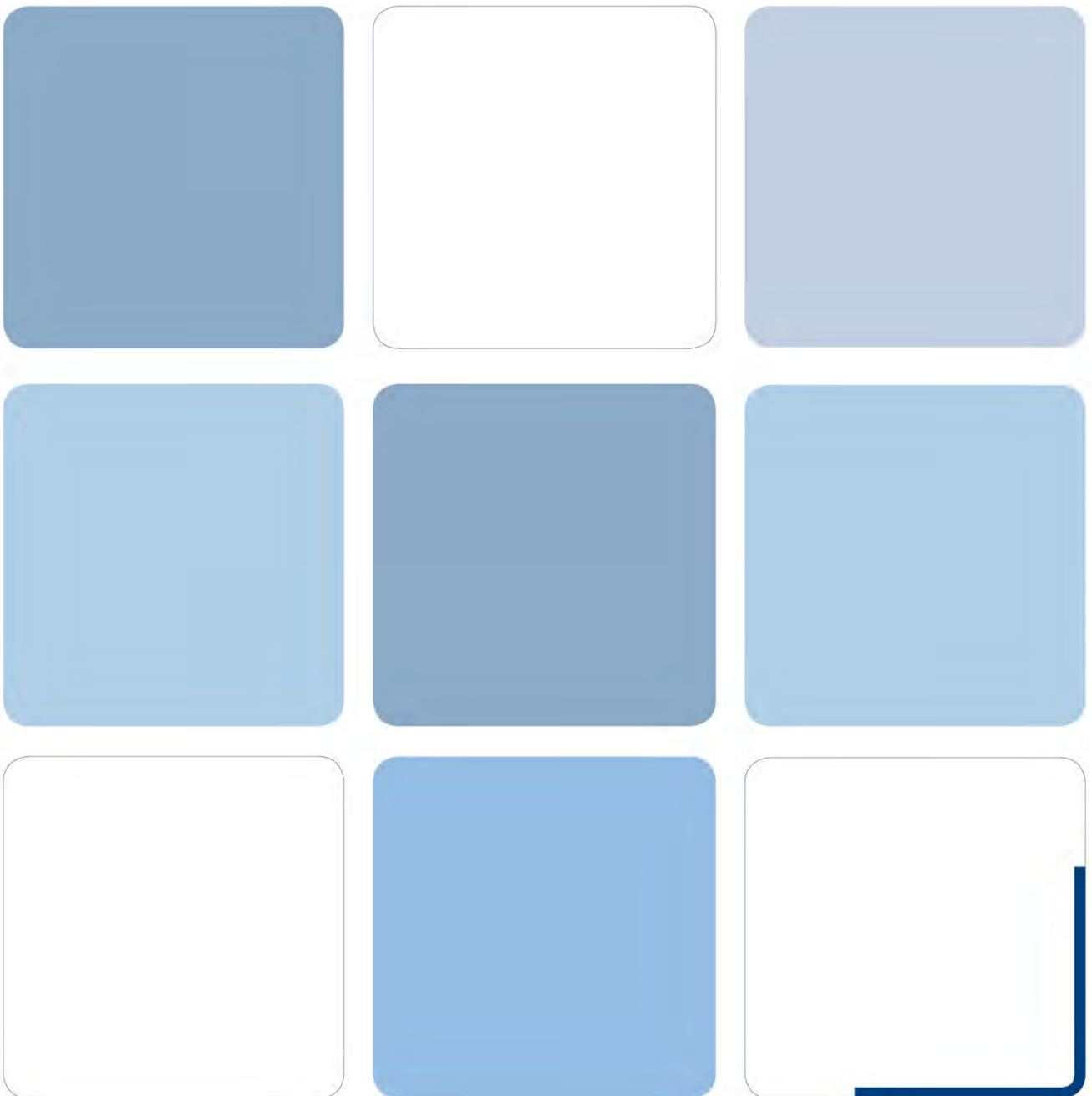
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APPENDIX 3 – INITIAL LANDSCAPE AND VISUAL APPRAISAL, FEBRUARY 2018

LAND SOUTH OF 89 TO 143 GALLEYWOOD ROAD, GREAT BADDOW, ESSEX

Landscape and Visual Appraisal



**LAND SOUTH OF 89 TO 143
GALLEYWOOD ROAD, GREAT
BADDOW, ESSEX**

LANDSCAPE AND VISUAL APPRAISAL

February 2018

Our Ref: JSL3016_170A

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1 INTRODUCTION

General

- 1.1 RPS has been commissioned by Taylor Wimpey to provide landscape planning support pertaining to their proposed development of land at Great Baddow, Essex, for residential purposes; hereinafter referred to as the 'site'. The site is approximately 8ha in extent. It is a greenfield site which lies to the north of Galleywood Road, Great Baddow. The determining authority for the area is Chelmsford City Council.
- 1.2 This report includes the following:
- a review of local plan policy of relevance to landscape and visual issues;
 - an overview of local landscape character as described within available published studies;
 - a selection of existing views looking towards the site from the local and wider site surrounds; and,
 - an 'Opportunities and Constraints Plan'.

2 EXISTING (BASELINE) CONDITIONS

Planning Policy

- 2.1 This section summarises the local planning policies pertinent to landscape and visual issues which are of relevance to the site. The policy documents described below have been reviewed as part of the study.
- 2.2 There are no statutory or non-statutory landscape designations of national importance covering the site itself; although there are a number within the 3km study area (Ref. Figure 1) including Listed Buildings, Countryside Rights of Way Act 2000 (CRoW) Access Land, Local Nature Reserves, Ancient Woodland and Conservation Areas. The nearest Listed Buildings are some 0.5km to the south west and north east of the site at the nearest point. Many of the Listed Buildings to the north east are within the Great Baddow Conservation Area.
- 2.3 It is noted that the site, in common with land to the south, is entirely within the Green Belt as defined in the Chelmsford Local Plan Pre-Submission Document (January 2018).

Core Strategy and Development Control Policies (adopted 20 February 2008)

- 2.4 The Core Strategy and Development Control Policies (adopted 20 February 2008) (Ref. 1) forms part of the Chelmsford Borough Local Development Framework 2001- 2021. The policies of relevance to this appraisal are listed in Table 1 below. The site is within Green Belt and as such would naturally conflict with policies designed to protect the Green Belt. As such, these policies are not listed in the following sections.

Table 1: Relevant Planning Policy as derived from the Core Strategy and Development Control Policies (adopted 20 February 2008)

Policy No.	Policy
Core Policies	
CP9 – Protecting Areas of Natural and Built Heritage and Archaeological Importance	<p><i>The Borough Council is committed to protecting and enhancing the Borough's important natural and historic environment. The Borough Council will therefore seek to sustain biodiversity, historic landscape character, archaeological and geological conservation by ensuring sites of international, national, regional and local importance are protected and enhanced.</i></p> <p><i>The Borough Council will designate and keep under review Conservation Areas in order to protect or enhance their special architectural or historic interest and will seek to protect the character and setting of Listed Buildings, Historic Parks and Gardens and Protected Lanes. Areas of land within the Chelmsford area that have the function of maintaining the open character of river valleys and associated flood plains and afford the opportunity to protect and enhance sites of nature conservation importance are designated as Green Wedges. The Borough Council will also seek to ensure that the open rural character of the undeveloped coastline within the Coastal Protection Belt is protected.</i></p>
CP12 – Protecting and Enhancing Recreational Provision	<p><i>The Borough Council will seek to maintain and enhance the provision of formal and informal recreation facilities, at appropriate locations, within the Borough including the designation of new local parks and gardens, country parks and other public open spaces.</i></p>

CP14 – Environmental Quality and Landscape Character	<i>The Borough Council will promote and support the enhancement of the environmental quality of the Borough's countryside and settlements. This is being informed through the preparation of a Landscape Character Assessment and Village Design Statements.</i>
Development Control Policies	
DC14 – Protecting Trees and Hedgerows	<i>Planning permission will be refused for any development that would be liable to cause demonstrable harm to protected woodland, trees and hedgerows, unless conditions can be imposed requiring the developer to take steps to secure their protection. Where the felling of a preserved tree or removal of a hedgerow is permitted a replacement tree or hedge of an appropriate type, size and in a suitable location, will usually be required.</i>
DC16 – Development Adjacent to Watercourses	<i>Planning permission will be refused for development adjacent to rivers, the Chelmer and Blackwater Navigation and other watercourses where the design and layout of the proposed development fails to be sensitive to the landscape or fails to take full advantage of the development setting afforded by open water features and their margins. Where appropriate, development proposals adjoining the rivers will be required to incorporate riverside paths and open spaces. Any proposals requiring the provision of a new bridge shall ensure a minimum of 2.3 metres headroom above normal water level to allow for river use and provide fauna passages suitable as wildlife corridors.</i>
DC40 – Public Open Space for new Residential Development	<p><i>For all new residential development across the Borough a minimum of 52 square metres per dwelling of accessible local open space and 30 square metres per dwelling of strategic open space must be provided, unless a commuted sum is accepted. Additional contributions will be sought within the Urban Areas of Chelmsford and South Woodham Ferrers as set out in Appendix D. If the Borough Council accepts commuted sums, the commuted sums will be used to provide additional open space or to improve existing open space. A commuted sum is most likely to be accepted for:</i></p> <ul style="list-style-type: none"> <i>i. strategic open space in smaller developments of fewer than 30 dwellings, or where for some other reason strategic open space requirements cannot be met within the site; or</i> <i>ii. for local and strategic open space in developments of single person households or of dwellings for the elderly (where however some compensating increase in private amenity space may be required); or</i> <i>iii. in a town centre location within Chelmsford or South Woodham Ferrers or where it is justified by an outstanding urban design approach based on site constraints and opportunities; and</i> <i>iv. for development of fewer than 10 dwellings. Developments should reflect acceptable distance and minimum size criteria for different typologies of open space as defined by PPG17 and help to address any existing deficiencies in open space in the locality of the proposed development. The Open Space Standards are set out at Appendix D. All open space provided should be fully equipped in an appropriate manner as agreed by the Borough Council and laid out at the expense of the developer and where appropriate, dedicated to the Borough Council with suitable provision for ongoing maintenance.</i>
DC42 – Site Planning	<p><i>Planning permission will only be granted for development proposals where the site planning and design of building and spaces:</i></p> <ul style="list-style-type: none"> <i>i. arranges access points, routes within the site, public and private spaces, building forms and ancillary functions in an efficient, safe, workable, spatially coherent and attractive manner; and</i> <i>ii. incorporating existing site features of value; and</i> <i>iii. does not cause unacceptable effects on adjoining sites, property or their occupiers.</i>

	<p><i>Where development proposals involve the creation of, or alterations to, public outdoor spaces including new public highway, planning permission will be granted for the landscape design proposal in which existing topography, vegetation and water of value are incorporated, the spaces have functional and amenity value, hard surfaces, new planting, street furniture and boundary treatments suit the development and surroundings, hard surfaces aid accessibility and mobility and maintenance of underground services will not disrupt the streetscene.</i></p> <p><i>The Borough Council will require development proposals to design-out opportunities for crime and anti-social behaviour through the incorporation of appropriate measures, including clear lines of sight, natural surveillance of outdoor spaces, separation of public and private areas, good lighting, avoidance of blank walls and avoidance of places of concealment.</i></p>
DC45 – Achieving High Quality Development	<p><i>A. Planning permission will only be granted for new buildings and extensions to existing buildings provided:</i></p> <ul style="list-style-type: none"> <i>i) the buildings are well designed in themselves; and</i> <i>ii) the siting, scale, form, massing, materials and detail of the proposed buildings would have an appropriate visual relationship with the layout, scale, form, massing, materials, details and character and appearance of development in the surrounding area; and</i> <i>iii) buildings within the site would relate visually to one another in a coherent manner; and</i> <i>iv) elevations are visually ordered and well proportioned.</i> <p><i>B. In addition to the above criteria, the Borough Council will support proposals for buildings above 13m high in parts of Chelmsford Town Centre or within allocated sites in the new neighbourhood areas provided:</i></p> <ul style="list-style-type: none"> <i>v) the location is suitable for higher intensity development; and</i> <i>vi) the base of the building reinforces surrounding scale and urban form, provides containment of space and has active frontages; and</i> <i>vii) the building visibility from adjoining spaces contributes to townscape; and</i> <i>viii) the building visibility from longer range views causes no visual intrusion; and</i> <i>ix) the building does not create an adverse microclimate of wind or shadow; and</i> <i>x) there is adequate ancillary space within the building for facilities such as storage or plant; and</i> <i>xi) the height to width ratio creates acceptable massing and proportions.</i> <p><i>C. Planning permission will be granted for large scale commercial developments provided the siting, scale, form, skyline and elevations contribute to the townscape of the area, car parks and service bays are hidden from street views, active street frontages are provided and monolithic or uniform buildings are avoided.</i></p>

Chelmsford Local Plan Pre-Submission Document (January 2018)

2.5

Chelmsford Local Plan Pre-Submission Document (January 2018) (Ref 2) has been prepared by Chelmsford City Council to provide a new planning framework to meet local development needs for the period to 2036. When adopted in winter 2018/2019 it will have a number of policies that will form part of the development plan for the urban area of Chelmsford, which set out the Council's approach to managing and delivering development identified in the Core Strategy; and for the control of development and use of land within the district.

The policies that are considered to be relevant to this assessment are listed in Table 2 below.

Table 2: Relevant Planning Policy as derived from the Chelmsford Local Plan Pre-Submission Document (January 2018)

Policy No.	Policy
Strategic Policies	
Strategic Policy S6 – Conserving and Enhancing the Natural Environment	<p><i>The Council is committed to the conservation and enhancement of the natural environment through the protection of designated sites and species, whilst planning positively for biodiversity networks and minimising pollution.</i></p> <p><i>The Council will plan for a multifunctional network of green infrastructure which protects, enhances and, where possible, restores ecosystems, securing a net gain in biodiversity across the Council's area. The needs and potential of biodiversity will be considered together with those of natural, historic and farming landscapes, the promotion of health and wellbeing, sustainable travel, water management and climate change adaptation.</i></p> <p><i>The Council will ensure that new development does not contribute to water pollution and, where possible, enhances water quality, and demonstrates the advancement of biodiversity and amenity interests through the provision of a range of greenspaces.</i></p> <p><i>The Council will take a precautionary approach where insufficient information is provided about avoidance, management, mitigation and compensation measures. Management, mitigation and compensation measures will be secured through planning conditions/obligations where necessary.</i></p>
Local Policies	
Policy NE2 – Trees, Woodland and Landscape Features	<p><i>A) Protected Trees and Woodland</i></p> <p><i>Planning permission will only be granted for development proposals that do not result in unacceptable harm to the health of a preserved tree, trees in a Conservation Area, preserved woodlands or ancient woodlands. Consideration will also be given to the impact of a development on aged or veteran trees found outside ancient woodlands.</i></p> <p><i>Development proposals that have the potential to affect preserved trees, trees in a Conservation Area, preserved woodlands or ancient woodlands must set out measures to secure their protection.</i></p> <p><i>In exceptional circumstances there may be overriding public benefits arising from the development that could justify the removal of a preserved tree or trees. In such circumstances, a replacement tree, or trees, shall be provided of a size and type suitable for its location.</i></p> <p><i>B) Non-Protected Landscape Features</i></p> <p><i>Planning permission will only be granted for development proposals that do not result in unacceptable harm to natural landscape features that are important to the character and appearance of the area. Harm or loss of these features will not be permitted unless a landscape strategy, which would compensate for the loss or harm, is secured or where there are overriding public benefits arising from the development.</i></p>

<p>Policy MP1 – High Quality Design</p>	<p><i>A) Responding to Context</i></p> <p><i>Planning permission will be granted for development that respects the character and appearance of the area in which it is located. Development must be compatible with its surroundings having regard to scale, siting, form, architecture, materials, boundary treatments and landscape.</i></p> <p><i>B) Design of all new buildings and extensions</i></p> <p><i>Planning permission will be granted for new buildings and extensions and alterations to existing buildings that:</i></p> <ul style="list-style-type: none"> <i>i. are of a high-quality design; and</i> <i>ii. are compatible with the character and appearance of the area, and also where relevant the host building, in terms of their the siting, scale, form, massing, materials and detailing; and</i> <i>iii. are well-proportioned; and</i> <i>iv. have visually-coherent elevations; and</i> <i>v. have active elevations where the building or extension is visible from public vantage points; and</i> <i>vii. create safe environments; and</i> <i>viii. minimise the use of natural resources in accordance with Policy MP3.</i>
------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

- 2.11 The site is listed as site 'MON/00030/15 within the Strategic Land Availability Assessment (SLAA) Annual Report - January 2017 (Ref 3). However, it is included in the list of 'discounted sites' within Appendix 5 of the document on the basis that it is wholly within Green Belt.

Site and Local Surrounds

- 2.12 The site consists of a large agricultural field in a semi-rural location on the southern edge of Great Baddow. The northern part of the site is bounded by existing housing, located along Galleywood Road, with rear gardens facing directly onto the site, many with open views. A distinctive local ridge runs east to west through the middle part of the site which has created a high, generally flat, point to the central / northern part of the site. Land falls gently away to the south of the ridge towards the southern boundary which is marked by a semi intact hedgerow, predominantly outside the site, and 3-4m high embankments and agricultural drainage ditch. The site has one main access off Galleywood Road to the east.
- 2.13 A large arable field to the south of the site, gives generally open views to the site from Public Rights of Way and existing housing at the northern edge of Galleywood to the south. Existing roadside vegetation, topography and existing development largely prevent open views to the site from the surrounding area, with only glimpsed views through gaps between development and vegetation possible primarily from the south. Existing vegetation and housing along Galleywood Road largely prevent views to the site from the wider area of Great Baddow. There are partially filtered views to the entrance and eastern most parts of the site from the rear of a limited number of residential properties along 'Gardeners Road' to the west.

Local Landscape Character

- 2.14 The study area is covered by landscape character assessments which have defined and described landscape at a National, County and District level.

National Level Studies

- 2.15 The site is within 'National Character Area (NCA) 111: Northern Thames Basin' (Ref 4). The NCA is described as comprising 4 distinct areas of which the site is within a part of the NCA referred to as the 'Essex Wooded Hills and Ridges', which extend from Epping Forest in the west to Danebury in the east. It is an area with *"several ridges where the soils are acidic and stony and have low fertility but are easily cultivated. This and the wet soils at the base of the Bagshot Beds limit the agricultural potential for the hill slopes, but farmland can be found in the lower-lying areas. The ridges of Epping Forest, Brentwood to High Wood, Thorndon to Billericay and Danbury to Wickham Bishops are dissected by the river valleys of the Roding, Wid and Chelmer. The Ter, Brain and Blackwater also contribute to the drainage of the area and Hanningfield Reservoir provides an area of open water."*
- 2.16 The area is also described as *"a transitional landscape between the London Clay lowlands and the South Suffolk and North Essex Claylands NCA. It is formed by a series of hills and ridges created by the resistant Bagshot Sands which rise up above the clay lowland as at Epping Forest, Brentwood to High Wood, Thorndon to Billericay and Danbury to Tiptree. These well-wooded hills contain extensive areas of ancient woodland, remnant wood pasture and secondary woodland on commons as well as more recent plantations. These include the substantial wooded areas of Hainault Forest and Epping Forest, formerly Royal Forests, now managed for conservation and recreation."*
- 2.17 In terms of settlement, this part of the NCA is described historically as sparse, *"with scattered villages associated with the commons and areas of wood pasture. Today, settlement is dominated by large, 20th-century urban areas. The A12, the former Roman road connecting London with Colchester, is a major commuter route through the area."*

County Level Studies

- 2.18 At a County level, the site falls within landscape character area 'G2 Chelmsford and Environs' as defined within the Essex Landscape Character Assessment 2003 (Ref 5). Extracts from the study describing the landscape character area are included in Appendix 1.

District Level Studies

- 2.19 At a District level, the site falls within landscape character area 'F16 Galleywood Wooded Farmland' 'as defined within the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments (Ref 6). Extracts from the study describing the landscape character area are included in Appendix 2.
- 2.20 We also note, in the Development Policy Committee report of 29 September 2016 (Agenda Item 9) (Ref 7), that in addition to the above study, a further local landscape character assessment is underway to identify smaller geographic areas of shared landscape features (item 3.7). This is expected to help determine the most appropriate direction for future development growth and landscape policies in the new Local Plan. Outputs of this work are due to be published alongside the Preferred Options Local Plan.

Visual Context

- 2.21 Existing view photographs looking towards the site have been taken from several local viewpoints. These are shown on Figures 3a to 3c and are listed in Table 3 below

Table 3: Key Viewpoints

Key Viewpoint No./Location	Notes
VP1: Western part of site (entrance) looking east	View adjacent to the main entrance to the site off Galleywood Road looking east.
VP2: Northern part of site looking south	View from central northern part of the site to the rear of existing residential properties along Galleywood Road, looking south towards Galleywood.
VP3: Eastern part of site looking west	View from low part of the site at the eastern edge looking generally west towards existing residential properties along Galleywood Road.
VP4: Southern part of site looking north	View from low part of the central southern part of the site looking north towards existing properties along Galleywood Road.
VP5: Public Right of Way 299_28 looking north	Mid to long distance view looking north across large arable field towards site.
VP6: Public Right of Way 299_28 looking north west	Mid to long distance view looking generally north west across large arable field towards site.

- 2.22 A walk over survey and desk based assessment has shown that the site is potentially well enclosed within views from the north, east and west by intervening vegetation and the existing settlement of Great Baddow. There are open expansive views available from the south across an existing large arable field, with local undulating landform and ridge within the site resulting in open views to the existing settlement edge of Great Baddow. An existing ditch and remnant hedgerow with mature trees, which marks the southern boundary of the site, along with existing woodland planting to the east of the site within open access land partially screens and filters the eastern and western extremes of the site with more open views to the central southern parts of the site (Key Viewpoint 5). Views are available to the site along much of PRow 299_28, however, existing vegetation to the southern boundary screens / filters views to much of the site within glimpsed views to the existing settlement edge of Great Baddow seen above the tree line (Key Viewpoint 6).
- 2.23 To the south west the site is potentially visible from Galleywood Road on approach to Great Baddow. However, intervening vegetation and settlement along Galleywood Road effectively screens the site within these transient views, with only short-lived views available where vegetation is at its lowest.
- 2.24 There are long distance views available to the site from parts of the settlement edge of Galleywood, some 0.7km to the south, along Brook Lane. Views from this location are much the same as that from Key Viewpoint 6, with glimpsed views to the site and the existing settlement edge of Great Baddow visible above the tree line. Similar to views from PRow 299_28, there are varying degrees of visibility within transient views from Brook Lane and the upper stories of existing residential properties are visible above existing vegetation along Brook Lane.

3 LANDSCAPE DESIGN STRATEGY

General

- 3.1 The site and its immediate surroundings are typical of the characteristics of an edge of settlement site. The existing woodland block to the east of the site, within the open access land, and treed hedgerows to field boundaries, local roads and tracks are features within the local landscape and give a sense of enclosure to parts of the site.
- 3.2 Historically, built development in the local area appears to have occurred in a linear fashion generally following the main roads out of Great Baddow. However, more recent development has expanded the settlement of Great Baddow with cul-de-sac style 'infilling' taking place on land accessed off the main roads. This has resulted in the settlement of Great Baddow being subsumed with the settlement of Moulsham to the east and ultimately Chelmsford to the north. The site itself lies to the immediate south of linear development along Galleywood Road.
- 3.3 The design and built form of any potential development should, where possible, respond to the building styles, plot size and building line of the adjacent settlement along Galleywood Road. Development to the rear of the Galleywood Road frontage could be more characteristic of the cul-de-sac style developments present within the local area, while responding to existing site features and other characteristic landscape elements as set out below (Ref. Appendix 3).
- 3.4 A local ridgeline running generally west to east through the site, with the site falling to the south to an existing drainage ditch, has resulted in generally open views within the central parts of the site. The settlement edge of Great Baddow, including the rear of properties along Galleywood Road and Craiston Way, are visible within local and middle-distance views to the south, a characteristic feature within the local landscape. Any potential development should respond to this and ensure the settlement edge of Great Baddow remains visible within views from the wider landscape to the south.
- 3.5 The existing woodland blocks and treed hedgerows, identified as a key characteristic within the local area, should influence any potential development boundary with the wider countryside to the south. Planting of individual trees, tree groups and woodland blocks should be identified for the southern boundary keeping in mind the characteristic visibility of the existing settlement edge of Great Baddow described above.
- 3.6 The site falls away to the south of the local ridge, this area of the site would be best suited for the location of any SUDs feature utilising the existing drainage ditch to create a 'wetland' feature within any future development (Ref. Appendix 3).
- 3.7 The existing Public Rights of Way network within the immediate local area has been generally fragmented, passing through housing developments, with limited connectivity to the wider countryside. Creating a 'green link' along the southern boundary would benefit the green infrastructure by improving connectivity to the wider countryside. In addition, it would maintain and enhance wildlife corridors.

Opportunities and Constraints

3.8

Table 4 below is a summary of the key development opportunities and constraints identified on the site and locally surrounding area to which any proposed development should respond, these are illustrated on Figure 2.

Table 4: Development Opportunities and Constraints

Opportunities	Constraints
Create open space(s) within the central and northern most parts of the site which are the most visually prominent. Partially maintaining views from rear of properties along Galleywood Road and breaking up views to any future development within the site.	Local ridgeline through site and limited vegetation to the southern boundary results in much of the site being visible from the local surrounds.
Placement of residential properties facing / fronting Galleywood Road to respond to the linear nature of existing development along the southern edge of Galleywood Road.	Single access to site from 'blind corner' of busy Galleywood Road to the east and proximity of electricity substation. Early discussions with highways authority are recommended to determine safe access and appropriate visibility splays.
The southern and south-eastern parts of the site, which are the lowest as ground falls away from the ridgeline to the ditch, would be the most visually unobtrusive in respect of the siting of housing within any future development.	Vegetation along much of the southern boundary is limited. The siting of housing development would need to be carefully considered with due regard to its partial visibility and maintaining the existing partly open character of the settlement edge.
Incorporate existing drainage ditch into sustainable urban drainage strategy for proposed development.	Agreement required at an early stage from appropriate water authority and local planning authority (Essex CC), in respect of the drainage ditch marking southern boundary and its use in any future sustainable urban drainage strategy.
Create formal link, east to west, from Galleywood Road to open access land to the west of the site; ultimately linking with the wider PRow network.	Agreement with local planning authority and land owners required to create formal PRow link between Galleywood Road and Vicarage Lane.
Creation of linear park along southern boundary, utilising existing drainage ditch as much as possible as a 'wetland' feature. Individual specimen trees to be used within the central southern parts to filter views to any future development but maintaining 'broken' views to and from the surrounding countryside.	Steep banks to drainage ditch and regrading required.
Creation of woodland block at south west corner of site to respond to offsite woodland within open access land. Creation of woodland block / community orchard at site entrance to mirror woodland at south west corner and reinforce treed character of village entrance when approached along Galleywood Road from the south.	Consideration should be given to the existing large trees along the southern boundary of the site and any root protection area (RPAs) identified and defined.

4 CONCLUSIONS AND RECOMMENDATIONS

General

- 4.1 Any future development would be potentially most visible from local residential receptors, including views from the rear of properties along Galleywood Road, Craiston Way and glimpsed filtered views to parts of the site from properties along Gardeners Road. There would also be middle-distance views from the rear of individual properties along Vicarage Lane and properties along Brook Lane on the northern edge of Galleywood to the south. However, existing blocks of woodland, treed hedgerows and the undulating topography limit potential inter-visibility from the wider countryside.
- 4.2 Although any future development would be visible within views from the countryside to the south, the retention and enhancement of existing boundary vegetation would maintain the integrity and key characteristics of the wider Landscape Character Area (LCA) 'F16 Galleywood Wooded Farmland'. The development of the site would change the landscape character of the site itself from green field site to residential housing/ open space, however it is considered that overall the site is well contained and that the wider landscape character area has the potential to accommodate the proposed change. Additionally, the existing ditch, woodland, hedgerow and tree vegetation along the southern boundary is a naturally defensible limit to development and would limit any urbanising effects on the wider countryside to the south.
- 4.3 Whilst development of the site would naturally conflict with established Green Belt planning policy within the relevant local development plan, it is considered that the site could be developed whilst maintaining the integrity and function of the green belt and without significantly affecting the sense of separation between Great Baddow and Galleywood/ Galleyend to the south. A large, open arable field would continue to provide a suitable width of both physical and perceptual separation between the two settlements.
- 4.4 The landscape strategy suggests that, by retaining and enhancing existing landscape features, a future potential development strategy could improve the connectivity of the local area with the wider countryside by the inclusion of a green link and open space adjacent to the southern boundary. Additionally, with appropriate siting of new housing, and careful attention to its design and form, the site could be developed without significant adverse effect upon landscape character area 'F16 Galleywood Wooded Farmland'. Views from parts of this landscape character area to the existing settlement edge are an existing characteristic of the landscape character area to the south of Great Baddow.
- 4.4.1 It is important that the housing design layout, style and density is appropriate for the site. In many ways the shape of the field (site) makes itself suitable to the more recent 'cul-de-sac' style of development which has taken place within Great Baddow. Careful location and design of green spaces would also be a key element of any future development strategy for the site. Early discussions are also recommended with the relevant local authorities to ensure the viability of incorporating the existing drainage ditch to the southern boundary as part of any SUDs / drainage strategy for the site.

REFERENCES

- Ref 1 The Core Strategy and Development Control Policies (adopted 20 February 2008);
- Ref 2 Chelmsford Local Plan Pre-Submission Document (January 2018);
- Ref 3 Strategic Land Availability Assessment (SLAA) Annual Report - January 2017;
- Ref 4 National Character Area (NCA) 111: Northern Thames Basin;
- Ref 5 Essex Landscape Character Assessment 2003;
- Ref 6 Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments;
- Ref 7 Development Policy Committee report of 29 September 2016 (Agenda Item 9);

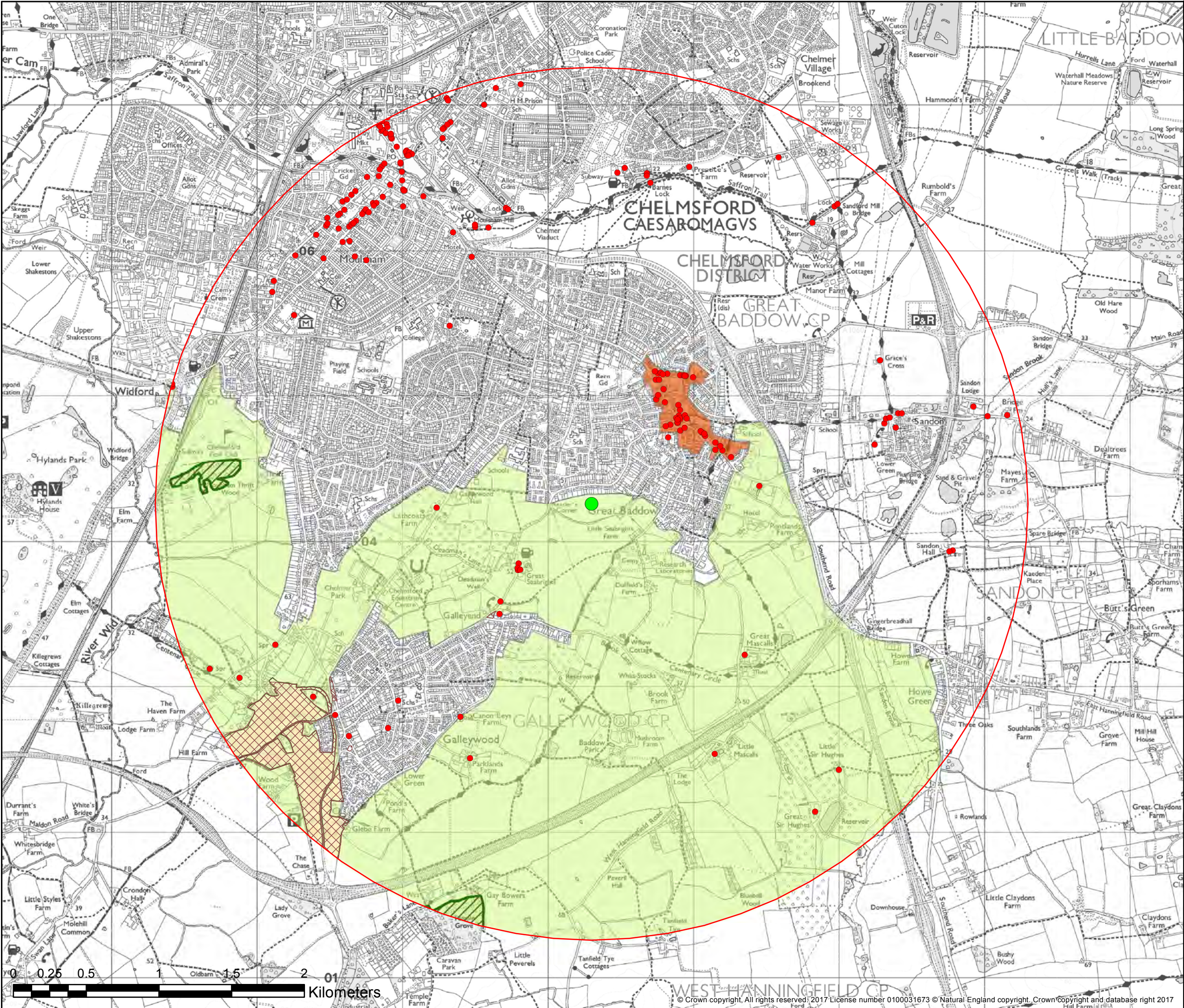
FIGURES

Figure 1 Landscape Planning Designations

Figure 2 Opportunities and Constraints

Figure 3 Viewpoint panoramas

Document Path: P:\3000 Series\JSL3016 - Land at Galleywood Rd\Tech\GIS\JSL3016- Fig01 Designations.mxd



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Legend

- 3km Study Area
- Site Location
- Listed Buildings selection
- CRoW Access Land selection
- Local Nature Reserves selection
- Ancient Woodland selection
- Conservation_Area
- Green_Belt

Rev				
Description				
Date				
Initial				
Checked				



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Client RPS
Project Land at Galleywood Road
Great Baddow
Title Landscape Planning Designations

Status Information
Job Ref JSL3016
Figure Number 01
Drawn By SH
Scale @ A3 1:25,000
PM/Checked By GL
Date Created FEB2018
Rev -

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KEY
Existing features
to be incorporated into development including:
 EXISTING VEGETATION
 EXISTING PROW ACCESS
 LOCAL RIDGE
 SLOPING GROUND TO SOUTH
 LOWEST PART OF THE APPLICATION SITE
 OPEN VIEWS to and from application site
 DRAINAGE DITCH
Opportunities
 PROPOSED WOODLAND PLANTING
 PROPOSED INDIVIDUAL SPECIMEN TREE PLANTING
 INFORMAL AND FORMAL POS
 POTENTIAL DEVELOPMENT AREA
 MAIN LINK ROAD
 REGRAVING OF EXISTING DITCH
 FORMAL PROW LINK

A	Client Comments	23.02.18	GL	PH
Rev	Description	Date	Initial	Checked



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Project Land at Galleywood Road,
Great Baddow

Title Opportunities and Constraints Plan

Status	Drawn By	PM/Checked by
DRAFT	KH	GL
Job Ref	Scale @ A3	Date Created
JSL3016	NTS	Feb 2018
Drawing Number		Rev
Figure 2		-

Note: Application site occupies the full width of the view.



Viewpoint 1: Western part of application site (entrance) looking east.

Note: Application site occupies the full width of the view.



Viewpoint 2: Northern part of application site looking south.

Note: Application site occupies the full width of the view.

Properties along Galleywood Road



Viewpoint 3: Eastern part of application site looking west.

Note: Application site occupies the full width of the view.

Properties along Galleywood Road



Viewpoint 4: Southern part of application site looking north.



Viewpoint 5: Public Right of Way 299_28 looking north.



Viewpoint 6: Public Right of Way 299_28 looking west.

APPENDICES

Appendix 1: Extracts from the Essex Landscape Character Assessment (2003) - 'G2 Chelmsford and Environs'

4.8.5 *Chelmsford and Environs (G2)*

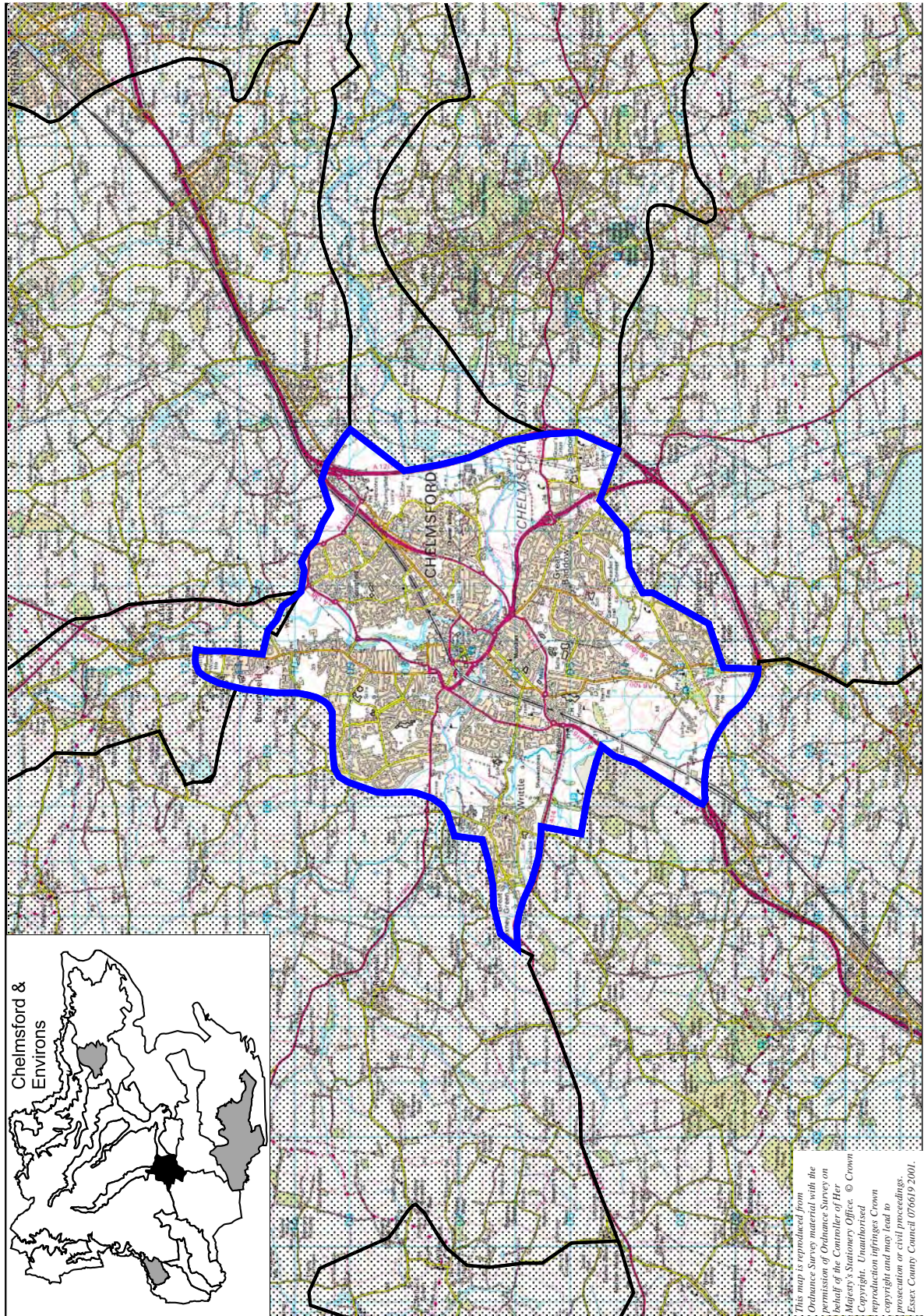


Key Characteristics

- Historic town with extensive residential estate development spreading over a gently sloping valleyside landform.
- Wide riverside corridors of green space except in the town centre.
- Fringe of mixed farmland with variable size hedgerowed fields, with few woods or copses.
- Large villages of Writtle and Galleywood physically separated from the town, but with much development of an urban character.

Overall Character

Chelmsford lies at the confluence of the Chelmer and Can Rivers with the River Wid on its western boundary. In the town centre dense urban development directly adjoins the rivers, but to the north, west and east, there are wide riverside corridors of green space comprised of a patchwork of small to medium size damp meadows, and land in a variety of other recreational uses. Their character varies from very open to fairly enclosed with dense riverside trees. Between the rivers large areas of 20th century residential development on gentle slopes extend to a narrow farmland fringe. The farmland has a varied character with both large arable fields with few hedgerows, and contrasting areas with a smaller scale pattern



of pasture and arable fields. The character area is crossed by many major roads with the A12 visually prominent on embankment to the north east. Overhead lines and a tall mast also visually interrupt the landscape in the south.

Character Profile

Geology

- London Clay, Glacial Tills, Sand and Gravels, Alluvium

Soils

- Wide range of soil types. Deep well drained and slowly permeable calcareous clay soils, well drained fine, coarse loamy and sandy soils and deep stoneless alluvial soils.

Landform

- Mostly gently undulating.
- Gentle shallow valleys of the Rivers Chelmer, Can and Wid cut through/bound the area. Chelmer and the Can, have narrow flat valley floors to the north and west, widening out to the east.
- Relatively higher ground around Galleywood up to 70 m elevation.

Semi-natural vegetation

- Pockets of alder carr, ancient woodland of mixed species.

Pattern of field enclosure

- Irregular field pattern of small, medium and large hedged fields, some on the valley floor bounded by ditches.

Farming pattern

- Both arable and pasture farmland.
- Valley floors have extensive horse grazing.
- Orchards around Galleywood.

Woodland/tree cover

- A few scattered copses/tree belts/plantations within the urban area, in the valleys or at the edges of the area.
- Variable ornamental tree cover. Some of the main approaches to the town/associated older residential neighbourhoods have a higher tree cover compared with more recent development.

Settlement pattern and built form

- Dense historic town centre of Chelmsford occupies a slightly elevated position above the Can and Chelmer. Mixed skyline including some larger tower blocks.
- Variable width of undeveloped open spaces and fields adjacent to the rivers create green corridors dividing and softening the urban form. Only within the town core are the valley floors fully developed.
- Modern residential development has spread absorbing some former villages.
- The large villages of Galleywood and Writtle retain strong historic cores but have much modern development.

Communications

- The main A12(T) forms part of the eastern boundary to the area.
- Major ring road around the town centre.
- Railway principally on embankment acts through the area southwest-northeast.

Other landscape features

- Pylon routes in the north east and south of the area.
- High mast at Great Baddow.
- Golf courses near Widford and the Can Valley.
- Partly canalised course of the River Chelmer with locks.

Landscape Condition

- Hedgerows in the farmland are in mixed condition, some fragmented.
- The public open spaces within the valleys are in good condition. However, the condition of the meadows/pasture is very mixed. Along the Chelmer Valley some are overgrazed by horses.

Past, Present and Future Trends for Change

- The town of Chelmsford has grown very significantly in the 20th Century.
- Riverside open spaces have been retained but are under pressure from a variety of urban fringe activities including the expansion of horse grazing.
- Additional urban development on the urban fringe is likely to be an ongoing trend, as well as transportation improvements.

CHELMSFORD & ENVIRONS (G2) SENSITIVITY EVALUATION

TYPE/SCALE OF DEVELOPMENT/CHANGE	KEY LANDSCAPE SENSITIVITY AND ACCOMMODATION OF CHANGE ISSUES	LANDSCAPE SENSITIVITY LEVEL
1. Major urban extensions (>5 ha) and new settlements	<ul style="list-style-type: none"> Integrity of river valley corridors. Moderate to high intervisibility. Some visually exposed valleysides. Coalescence. <p><i>Any new development should include strong new woodland/hedgerow framework planting particularly where arable farmland is in poor condition.</i></p>	M
2. Small urban extensions (<5 ha)	<ul style="list-style-type: none"> Moderate to high intervisibility. Integrity of river valley corridors. <p><i>Possible opportunities to improve some existing urban edges.</i></p>	L
3. Major transportation developments/improvements	<ul style="list-style-type: none"> Integrity of river valley corridors. Moderate to high intervisibility. 	M
4. Commercial/warehouse estate/port development	<ul style="list-style-type: none"> Integrity of river valley corridors. Moderate to high intervisibility. <p><i>Siting, massing, form and colour and appropriate woodland, hedgerowed framework are critical.</i></p>	M
5. Developments with individual large/bulky buildings	<ul style="list-style-type: none"> Some visually exposed valleysides. Moderate to high intervisibility. <p><i>Siting, massing, form and colour are critical.</i></p>	M
6. Large scale 'open uses'	<ul style="list-style-type: none"> Integrity of river valley corridors. Integrity of hedgerow field pattern. <p><i>Possible opportunities to create new woodlands within surrounding farmland.</i></p>	M
7. Mineral extraction/waste disposal	<ul style="list-style-type: none"> Moderate to high intervisibility. Integrity of river valley corridors. 	H
8. Incremental small scale developments	<ul style="list-style-type: none"> Urban character. 	L
9. Utilities development, i.e. masts, pylons	<ul style="list-style-type: none"> Moderate to high intervisibility. Urban character. 	M
10. Decline in traditional countryside management	<ul style="list-style-type: none"> Urban character. 	L

Table to be read in conjunction with paragraphs 1.4.15 – 1.4.17

Appendix 2: Extracts from the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments (September 2006) - 'F16_Galleywood Wooded Farmland'.

F16 GALLEYWOOD WOODED FARMLAND



Key Characteristics

- Gently undulating topography with views to higher land to the south and east.
- Settlement pattern dominated by Galleywood nucleated settlement.
- Occasional scattered farmsteads.
- Wide strip of small arable fields to the south of Chelmsford urban area.
- Intricate arrangement of habitats surrounding Galleywood common.
- Sense of tranquillity despite proximity to major A12 road corridor.

Overall Character

Situated directly to the south of Chelmsford, the western slopes of this area encompass the eastern valley sides of the River Wid. Topography gently undulates throughout the area, with views to higher land to the south (of the A12) and east (Danbury wooded hills). Settlement pattern is dominated by the large nucleated settlement – Galleywood, which is separated from the main built fabric within Chelmsford by a wide strip of small-scale fields, often with mature field boundaries. Occasional single farmsteads are also sprinkled within the area. An intricate and diverse arrangement of habitats (including woodland, lowland heath, open grassland, ponds, bog and common) surrounds Galleywood common, to the west of Galleywood. Open, panoramic views to surrounding wooded hill horizons can be gained looking southwards and eastwards from the common area. Despite proximity to the A12 corridor, there is a sense of tranquillity within (and in areas surrounding) Galleywood common and woodland.



Visual Characteristics

- Open, panoramic views to surrounding wooded hill horizons to the south and east.
- Open views into and along the Wid valley to the west.
- Views to Chelmsford urban edge from the northern part of the character area.

Historic Land Use

Evidence of historic land use within the Character Area is dominated by irregular fields mixed in with the predominant co-axial fields of ancient origin. The commons were mostly enclosed by the 19th century, but part of their extent can be seen in the surviving field boundary pattern. Historically, the settlement pattern was dispersed, some of it being focussed on commons. There were also scattered farmsteads. The main historic landscape features include:

- Co-axial fields that are mostly aligned east to west.
- A few ancient woodlands.

Ecological Features

This Character Area is dominated by widespread arable agriculture and pasture. The area contains the following sites of nature conservation value and one area of ancient woodland, including:

- A CWS comprising ancient and semi-natural habitat.
- Numerous CWSs at Galleywood, comprising woodland habitats and unimproved grassland.

Key Planning and Land Management Issues

- Loss of mature field boundaries.
- Noise and visual intrusion associated with the main A12 road corridor.
- Increased pressure on historic lanes and minor roads.
- Potential visually intrusive expansion of Chelmsford and Galleywood.
- Potential loss of small-scale intricate field pattern to the north of Galleywood and south of Chelmsford through potential coalescence of both settlements.
- Management of Galleywood common for recreation and nature conservation purposes.

Sensitivities to Change

Sensitive key characteristics and landscape elements within this character area include the intricate arrangement of habitats (including woodland, lowland heath, open grassland, ponds bog and common) surrounding Galleywood common, which are sensitive to changes in land management. Open views to wooded horizons to the south and east and also open views into and along the Wid valley to the west, are sensitive to potential new development, which may interrupt or block such views. There is a sense of historic integrity, resulting from east-west aligned co-axial fields, a few ancient woodlands, a dispersed settlement pattern and a visible surviving field boundary pattern, denoting the extent of former commons. Overall, this character area has relatively- high sensitivity to change.

Proposed Landscape Strategy Objectives

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

Suggested Landscape Planning Guidelines

- Ensure that the design of new agricultural buildings reflects the local vernacular style and uses materials which are appropriate to local landscape character.
- Conserve the mostly rural character of the area.
- Ensure that any new development responds to the historic settlement pattern and uses materials which are appropriate to local landscape character.
- Seek ways to ensure that potential new development at the fringes of Chelmsford and Galleywood not visually intrusive within the surrounding landscape setting.
- Conserve the landscape setting of Chelmsford and Galleywood within the character area.

Suggested Land Management Guidelines

- Conserve and manage areas of ancient and semi-natural woodland within the area as important historical, landscape and nature conservation features.
- Conserve and manage the existing hedgerow pattern, and strengthen where appropriate through planting.
- Seek ways to mitigate the visual impact of the A12 road corridor through introducing new and strengthening existing parallel shelter belts.
- Conserve historic, tree lined and covered lanes and unimproved roadside verges.
- Establish arable field margins as important nature conservation habitats.

Appendix 3: Character Shots.



Character shot: southern boundary of the site looking east



Character shot: Existing drainage ditch to southern boundary



Character shot: Existing drainage ditch to southern boundary of the site.



Character shot: Existing drainage ditch to southern boundary, adjacent to open access land south west of the site.



Character shot: Looking north along Gardners



Character shot: Individual detached plots along Galleywood Road



Character shot: Looking north along Gardners



Character shot: Linear development along Galleywood Road

