



The scaling of this drawing cannot be assured

Revision Date Drn Ckd

LEGEND

- Site Boundary
- Existing Water Courses and Features
- Contours/Spot Heights (Metres AOD)
- Existing Public Rights of Way to be retained and enhanced within the Site
- Sustrans Cycle Route
- Listed Buildings
- Conservation Area
- Green Wedge
- Wildlife Site (LoWS)
- Undeclared Southern Extent of Flooding Zone 2, 1 in 1000 year risk
- Allocated Land Area
- Open panoramic views across the Site
- Views into/across the Site
- Enhance existing boundary vegetation with additional structural planting
- Retain and enhance existing vegetation/hedgerow pattern, and strengthen where appropriate to local landscape character
- Country Park/Floodplain Meadow (species rich grassland)
- Proposed Footpath
- Proposed Cycleway
- Pedestrian links to wider landscape
- Blue Infrastructure Corridor/enhancement to existing water courses
- Proposed Green Corridors/structural planting flanking roads to break up built form
- Sensitive and sympathetic new built up edge to be in keeping with existing landscape character, i.e. vegetation to soften not screen
- Proposed Road Connection
- Area of Intimate Character
- Area most suitable for medium density development
- Area most suitable for low/medium density development

Sources:

- OS Mapping
- Natural England GIS Data Set
- Historic England National Monument Record GIS Data Set
- Essex County Council Flood GIS Data
- Chelmsford Borough Site Allocations Development Plan Document Proposals Map 2012
- Department of Transport (DOT) GIS Cycle Network Data
- Department for Communities and Local Government GIS Data
- Environment Agency Flood Map for Planning (Rivers and Seas) GIS Data

Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation. Inevitably, using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

FIGURE 5

Project
**Sandford Park
Great Baddow**

Drawing Title
**Landscape and Visual
Constraints and Opportunities Plan**

Date
24.05.2017

Scale
1:2,500 @A1
1:5,000 @A3

Project No
28953

Drawn by
MK/CB

Check by
WL

Revision
-

LN-LP-04

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Glasgow Leeds London Manchester Newcastle Reading Southampton



The scaling of this drawing cannot be assured

Revision	Date	Drm	Cl

LEGEND

- Site Boundary
- Existing Water Courses and Features
- Contours/Spot Heights (Metres AOD)
- Surrounding Public Rights of Way *
- Sustrans Cycle Route +
- Public Rights of Way within the Site *
- Existing vegetation/hedgerow pattern to be retained and enhanced
- Proposed Features
 - Proposed Main Road Connection
 - Proposed Footpath / Cycleway
 - Indicative Mown Paths
 - Native Tree Planting
 - Wet Wood/Carr Tree Planting
 - Existing Grassland to be retained and enhanced
 - Marginal Planting to including native Sedges and Rushes
 - Indicative Location for Reedbed
 - Native Hedge
 - Wildflower Meadow (Species Rich)
 - Grazing Meadow
 - Stream habitats to include ponds, channels, marsh, backwaters and scrapes
 - Opportunity for Wildlife/Biodiversity Educational Interpretation Board
 - Bridge
 - Pedestrian/Cycle Access Connection Point
 - Vehicular Access Point
 - Medium Density Development Area
 - Low/Medium Density Development Area
 - Development to front onto and positively address Country Park
 - High Pressure Gas Pipeline Wayleave

Sources:
^ CS Mapping
Natural England GIS Data Set
* Essex County Council PRow GIS Data

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FIGURE 5

Project
**Sandford Park
Great Baddow**

Drawing Title
Landscape Strategy Concept Plan

Date	Scale	Drawn by	Check by
15.10.2018	1:2,500 @A1 1:5,000 @A3	ML	WL
Project No	Drawing No	Revision	
28953	LN-LP-05	-	

Summary of Developable Areas			
Name	Area/ha	Density(units per ha)	Quantity
Low / Medium Density	4.08	25	100
Medium Density	4.80	30	143
Medium Density	3.80	40	152
Total	12.68		395





Revision

Date

Drn

Ckd

CONSERVATION AREA EXTENT

GRFEN WEDGE POLICY EXTENT

OPPORTUNITY FOR MORE PLANTING TO SOUTHERN BANK OF THE RIVER CHELMER

OPPORTUNITY TO RETAIN AND ENHANCE EXISTING POND WITHIN COUNTRY PARK

EXISTING FARM SHOP

PROPOSED SITE/VEHICULAR ACCESS

LEGEND

Site Boundary

Existing Water Courses and Features

Contours/Spot Heights (Metres AOD)

Existing Public Rights of Way to be retained and enhanced within the Site

Sustrans Cycle Route

Listed Buildings

Conservation Area

Green Wedge

Wildlife Site (LoWS)

Undefended Southern Extent of Flooding Zone 2, 1 in 1000 year risk

Allocated Land Area (26.9ha)

Open panoramic views across the Site

Views into/across the Site

Enhance existing boundary vegetation with additional structural planting

Retain and enhance existing vegetation/hedgerow pattern, and strengthened where appropriate to local landscape character

Country Park/Floodplain Meadow planted with:

- Species Rich Grassland
- Grazing Meadow
- Wetland Carr
- Native Willow and Black Poplar

Area Most Suitable for Open Space

Proposed Footpath

Proposed Cycleway

Pedestrian links to wider landscape

Blue Infrastructure Corridor/enhancement to existing water courses

Proposed Green Corridors/structural planting flanking roads to break up built form

Sensitive and sympathetic new built up edge to be in keeping with existing landscape character, i.e. vegetation to soften not screen

Proposed Road Connection

Area of Intimate Character

Area most suitable for medium density development

Area most suitable for low/medium density development

FIGURE 6

Project

Sandford Park

Great Baddow

Drawing Title

Landscape Development Principles

Plan

Date

14.11.2018

Scale

1:2,500 @A1

1:5,000 @A3

Drawn by

MN/GS

Check by

WL/JM

Project No

28953

Drawing No

LN-LP-09

Revision

-

Sources:

- CS Mapping
- Natural England GIS Data Set
- Historic England National Monument Record GIS Data Set
- Essex County Council ProW GIS Data
- Chelmsford Borough Site Allocations Development Plan Document Proposals Map 2012
- Department of Transport (DoT) GIS Cycle Network Data
- Department for Communities and Local Government GIS Data
- Environment Agency Flood Map for Planning (Rivers and Seas) GIS Data

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The scaling of this drawing cannot be assured

Revision
-

Date
-

Drn
-

Ckd
-

LEGEND

Site Boundary

①

Proposed development parcels
(Total of 350 dwellings)

②

Existing hedgerow retained/reinforced

③

Farm shop/bronze age monument retained and respected

④

Loop road avenue planting

⑤

Amenity parkland providing landscape gateway to development

⑥

Equipped play area

⑦

Blue infrastructure / suds features/ country park interface

⑧

Natural play area

⑨

Wildflower meadows

⑩

Existing ponds enhanced with native tree planting, pond dipping platforms and improved public access

⑪

Woodland buffer planting providing structural planting and enhanced containment from the A1114

⑫

Enhancement of watercourse including reprofiling of banks, reed beds and wetland carr planting and provision of off-stream habitats

⑬

Grazing meadow

⑭

Interpretation board identifying medium and long distance visual landmarks

⑮

Sandford Mill Science and Education Centre

⑯

New and existing pedestrian routes

⑰

Chelmer and Blackwater Navigation

⑱

Native white willow and black poplar planting

FIGURE 7

Project
Sandford Park
Great Baddow

Drawing Title
Landscape Concept Plan

Date
14.11.2018

Scale
1:5,000 @A3

Drawn by
SS

Check by
JM

Project No
28953

Drawing No
LN-LP-08

Revision
-

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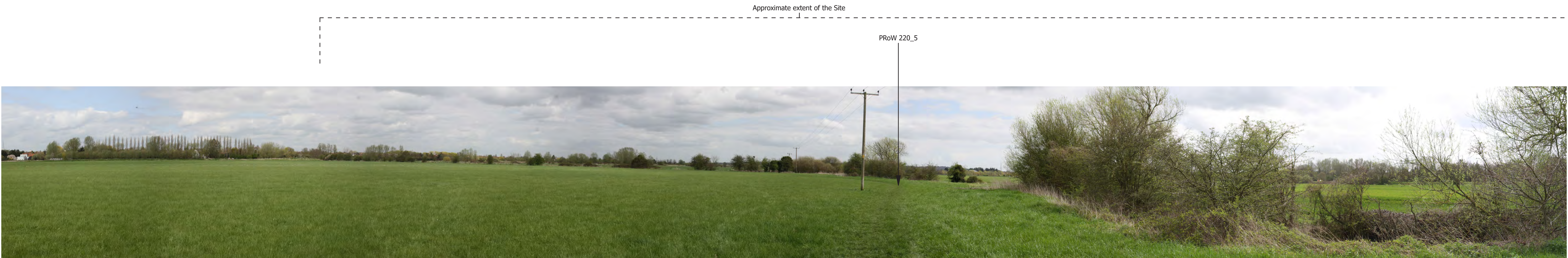
ba

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SITE CONTEXT PHOTOGRAPH 1: VIEW SOUTH-EAST FROM PROW 220_5



SITE CONTEXT PHOTOGRAPH 2 VIEW EAST FROM PROW 220_5



SITE CONTEXT PHOTOGRAPH 3: VIEW NORTH-WEST FROM SANDFORD MILL ROAD

SANDFORD PARK,
GREAT BADDOW

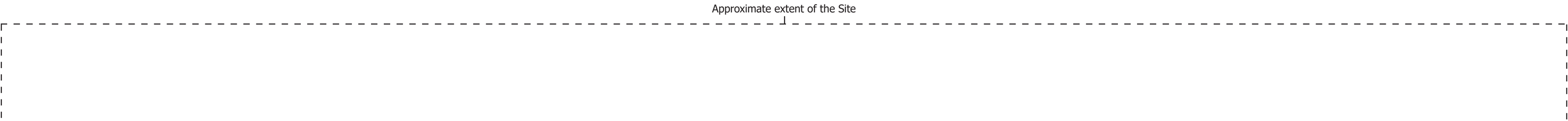
SITE CONTEXT
PHOTOGRAPHS: 1 - 3

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: APR 2018

PROJECT NUMBER: 28953

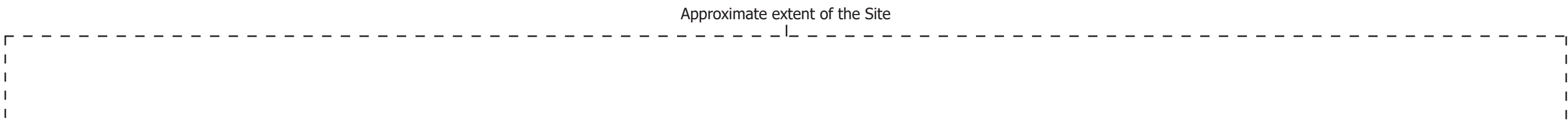




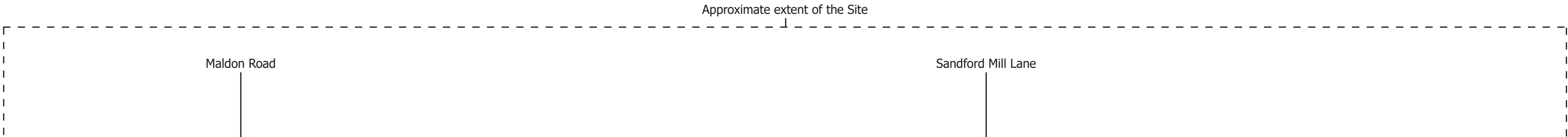
River Chelmer



SITE CONTEXT PHOTOGRAPH 4: VIEW WEST FROM SANDFORD MILL ROAD



SITE CONTEXT PHOTOGRAPH 5: VIEW NORTH-WEST FROM SUSTRANS



SITE CONTEXT PHOTOGRAPH 6: VIEW NORTH-WEST FROM MALDON ROAD

SANDFORD PARK,
GREAT BADDOW

SITE CONTEXT
PHOTOGRAPHS: 4 - 6
RECOMMENDED VIEWING
DISTANCE: 20CM @A1
DATE TAKEN: APR 2018
PROJECT NUMBER: 28953

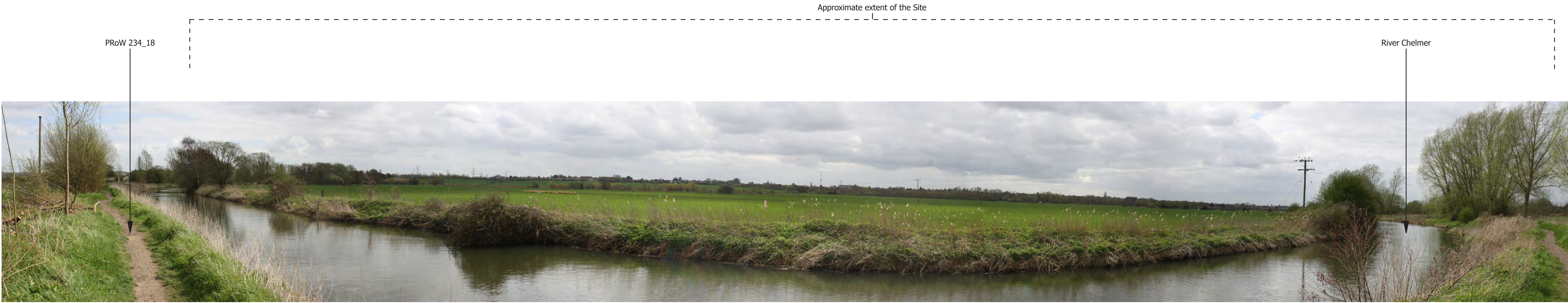




SITE CONTEXT PHOTOGRAPH 7: VIEW NORTH FROM MALDON ROAD



SITE CONTEXT PHOTOGRAPH 8: VIEW SOUTH-EAST FROM PROW 234_18



SITE CONTEXT PHOTOGRAPH 9: VIEW SOUTH-WEST FROM PROW 234_18

SANDFORD PARK,
GREAT BADDOW

SITE CONTEXT
PHOTOGRAPHS: 7 - 9

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: APR 2018

PROJECT NUMBER: 28953



SITE APPRAISAL PHOTOGRAPH A



SITE APPRAISAL PHOTOGRAPH B



SITE APPRAISAL PHOTOGRAPH C

SANDFORD PARK,
GREAT BADDOW

SITE APPRAISAL
PHOTOGRAPHS: A - C

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: APR 2018

PROJECT NUMBER: 28953

