

H E A R I N G S T A T E M E N T

CHELMSFORD LOCAL PLAN: EXAMINATION IN PUBLIC MATTER 6C PROPOSED DEVELOPMENT NORTH OF SOUTH WOODHAM FERRERS

23RD NOVEMBER 2018

STATEMENT ON BEHALF OF ESSEX COUNTY COUNCIL PROPERTY AND FACILITIES IN RESPECT OF HAMBERTS FARM, SOUTH WOODHAM FERRERS

INTRODUCTION

David Lock Associates is appointed by Essex County Council Property and Facilities (ECCP&F) to advise on the development of Hamberts Farm which is part of the proposed strategic allocation, identified in the emerging Local Plan under "*Growth Area 3: South and East Chelmsford*" as "*Location 7: North of South Woodham Ferrers*".

ECCP&F is the freehold owner of Hamberts Farm (see appendix 1: A plan of the County Council's ownership – land edged red) which forms the southern and eastern part of the proposed allocation, to the east of the proposed Sainsbury supermarket site now under construction, and fronting the B1012.

The County Council is fully committed to the development of its land to provide new homes, open space and associated facilities as part of the wider proposed development in a way that is integrated with the rest of the town. To that end ECCP&F is a willing signatory to Statements of Common Ground that are before the Inspector at this examination on Strategic Matters and Transport.

QUESTIONS

In responding to the Inspector's questions on behalf of ECCP&F, I do so with the benefit of collaborative working with adjoining landowners and their consultant teams, and I draw on shared information.

Are the housing site allocations in GA3 within Location 7: North of South Woodham Ferrersjustified and deliverable?

We take no issue with the method used by the City Council to derive its overall housing requirement, the expected trajectory and the expectation of what the land north of South Woodham Ferrers will deliver.

In its Local Plan the Council has adopted a precautionary and sequential spatial approach seeking to focus development on previously developed land, on infill sites that make sense in terms of the geography of individual settlements, and it has identified strategic development sites to meet the residual housing requirement in the most efficient, effective and sustainable way.

The proposed development north of South Woodham Ferrers is entirely in proportion to the scale of the existing community and will reinforce the ability of its catchment population to sustain the wide range of services and facilities available currently to the population despite falling household sizes and therefore the potential of declining population. The population of 16,453 at the 2011 Census was down from 16,629 at the 2001 Census. Today it is unlikely to be close to the original target population for the new settlement of 18,000 (ref EXHS022 Hearing Statement from Kevin Green).

No substantial housing development has taken place in South Woodham Ferrers for at least 12 years. Consequently, in the period since 2011, when average household size has continued to fall, it can be anticipated that the local population is both smaller and relatively older today. A shrinking population means that increasingly marginal services and facilities in the town will become less viable and may be lost whereas new development and new households will reinvigorate the town, its facilities and services. This is central to its future sustainability (see 73f below). A shrinking and aging population is

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evidenced by the pupil roll at the secondary school where there were 1520 pupils in 2017 (a sharp fall from the previous year) in a school with capacity for 2149 pupils , an occupancy of just 71%¹.

As can be seen from previous submissions and the analysis of the site and its characteristics, there are no impediments by way of constraints or capacities that would prevent the planned scale and mix of development or the required infrastructure from being delivered within the Plan Period (see appendix 2 Site Constraints).

Are the housing site allocations in GA3 within Location 7: North of South Woodham Ferrers..... consistent with the Plan's spatial principles (Strategic Policy S1) and national policy?

The proposed allocation is entirely consistent with the spatial principles set out in Strategic Policy S1 in that:

- It will not prejudice the development of **previously developed land** since there are few such areas nearby
- It will not compromise the **renewal** of Chelmsford being some distance away and relatively remote from the City
- It is **well located** in that it offers direct and ready connections by sustainable and active modes of travel to a railway station, to a town centre and a secondary school (with spare capacity), to places of employment, to local facilities and services, to a variety of public open spaces, and to a network of footpaths and bridleways into open countryside.
- It is proposed to be on land with no significant **risk of flooding**, and active management of storm water will ensure that the risk to other places is reduced.
- It is not within nor does it adjoin the Metropolitan **Green Belt**.
- It is carefully defined such that it does not make significant negative impacts on **valued landscapes**, contains no defined **heritage assets** and can be planned and designed to maintain and enhance the **biodiversity** of agricultural land.
- It is a **logical extension** of the existing town, involves no settlement coalescence and will reinforce the perception of SWF as a distinct place and community.
- It is entirely **deliverable** within the Plan Period.
- It includes proposals for all the **infrastructure** necessary to avoid negative impacts and to be sustainable into the future, including investment in new infrastructure as necessary. In respect of transport, this investment has been agreed and is the subject of a Statement of Common Ground between all relevant parties.
- It is a **long-term development** project. The site is required to deliver 1000 new homes across the Plan Period, but the land proposed to be allocated, taking full account of development constraints, has significantly greater capacity that can provide development potential beyond the requirements of the current Local Plan.

73a Is the scale of housing for the large Strategic Growth Site North of South Woodham Ferrers justified having regard to any constraints, existing local infrastructure and the provision of necessary additional infrastructure?

South Woodham Ferrers is clearly distinguished as the second most important settlement after the City of Chelmsford (para 6.32). The spatial strategy seeks to allocate new homes to those places which are most capable of supporting it and which would benefit most from new people to strengthen the catchment for existing facilities and services, and new investment to address existing infrastructure deficiencies. In this context, South Woodham Ferrers is a logical location for growth (para 6.42).

As described above, the site has potential for the scale of development proposed when the implications of site constraints are taken into account. The proposed infrastructure improvements necessary to support the scale of development – primary school and early years, local centre services and facilities,

¹ http://upload.reactcdn.co.uk/williamdeferrers/uploads/asset_file/3_833_3-0-signed-accounts-2016-2017.pdf

local employment, traffic capacity improvements to junctions and highways, pedestrian and cycle connections, bus service improvements, public open space and access to natural green space – are not only clearly defined in the proposed policy, but are commitments made by the Promoters in the Statements of Common Ground signed by all parties and the City Council.

73b *Is the housing trajectory realistic and are there any sites which might not be delivered in accordance with the timescale set?*

Subject to the approval of a master plan and the grant of planning permission in a timely manner that would see site preparation and infrastructure starting in 2020, there is no reason why the site should not commence delivery of homes by 2021/22 and could reach a peak delivery rate of 150 homes per year from the following year. The site would require an average rate of just 100 homes pa to meet expected delivery from 2021 to 2031.

While we have no reason to suggest that other sites may not meet targets set in the proposed trajectory, in the event that other sites fail to deliver, the total allocation site has may have potential to deliver more homes within the Plan Period than the Local Plan requires, and at a faster rate. This site has the potential to address shortfalls in delivery elsewhere.

73c *Are the planning and masterplanning principles justified?*

ECCP&F is generally comfortable with the master planning principles set out in the proposed policy subject to the reservations on the requirements for access that are set out below see 73g). Bearing in mind this proviso, we feel that the approach to planning and design for development on the site is generally well founded and provides a sound basis for detailed proposals to be drawn up, a master plan agreed and planning permission to be negotiated and granted.

73d *Are the specific development and site infrastructure requirements clearly identified for each site allocation, are they necessary and are they justified by robust evidence? Is any other infrastructure necessary for site delivery?*

It is our view that these requirements are clearly identified and justified by evidence appropriate to the allocation of the land in a Local Plan. These set the performance parameters for the site, but are not definitive about design, development or infrastructure solutions. This is appropriate to this stage in the planning process where the principle of development is to be justified; the evidence provides reassurance that there are no issues that would prevent the site coming forward for development, or prevent homes and supporting facilities being delivered in a timely manner. On this basis, the parameters are clearly identified, justified by appropriate evidence, and no further infrastructure will be required.

Within these parameters, community and stakeholder engagement and negotiation for the preparation and submission of a planning application, and continued discussion thereafter, will devise detailed proposals and solutions to address these parameters and ensure that the development of the site minimises adverse impacts and maximises benefits to its new population and the wider community. This will be founded on more detailed evidence appropriate to that stage of the planning process in due course.

73e *Are the site boundaries justified?*

The boundaries of the proposed allocation site are not related purely to accidents of ownership. Most of the boundaries are clear cut, being defined by:

- road frontages (to Woodham Road/Burnham Road (B1412) and Willow Grove/Creephedge Lane) or the backs of existing properties fronting those roads,
- administrative boundaries (the border between Chelmsford City and Maldon District)
- topography, in the form of the steep slopes of Bushey Hill that are also sensitive for geomorphological and ecological reasons.

The northern boundary of the proposed development area has been the subject of more detailed consideration taking into account the rising land and visibility, and the sensitivity of the skyline along the course of Edwins Hall Road/Workhouse Lane along the ridge.

The Council's Landscape Sensitivity and Capacity Assessment, March 2017 (EB100A) concludes that the major part of the area is of moderate to low landscape sensitivity and value and moderate to high capacity to absorb new, low rise development. But it was sensitive to the visual impact of development if it rose too far up the slope towards the ridge to the north. The draft Local Plan proposed a somewhat arbitrary northern boundary to development below the ridgeline. This led to detailed discussions between the promoters and the Council focused by a more detailed landscape appraisal submitted on behalf of Countryside Properties, promoters of that part of the site (see appendix 3: South Woodham Ferrers Essex Northern Boundary Study September, 2017). This made a more detailed assessment of landscape and landform than that normally required to define a boundary for a Local Plan Allocation, and the proposed boundary now included over this part of the proposed allocation follows, and was significantly informed by, that assessment.

On this basis the proposed site boundaries are fully justified, and the northern boundary has had the benefit of a landscape-led analysis.

73f Will the site allocations in these locations achieve sustainable development?

It is our view that South Woodham Ferrers has a sustainability problem. It has had no significant new development in the past 12 years during which time the average household size in Chelmsford has fallen from 2.43 in 2001, 2.42 in 2011, 2.41 in 2013, and this trend is likely to continue with forecasts of an average household size in 2037 of 2.27. Without new homes the population of South Woodham Ferrers has fallen and will continue to fall at a time when the population of the whole District has risen and is forecast to rise further. The facilities and services that rely on the South Woodham Ferrers population for their catchment – shops and leisure facilities, schools, health facilities, public transport, etc – may become less viable as a result. The effects can be seen already in raised vacancy levels and more charity shops in the town centre.

The strength of local facilities and services at present means that this is an entirely sustainable location for the proposed development of a neighbourhood of around 1000 new homes, bringing new people into the town to bolster the catchment population and revitalise local services and facilities.

But numbers alone are not the whole sustainability story. The contribution of new people (in new homes) to the life of the town is reliant on the extent to which the new development is integrated, and the full range of services and facilities made accessible to the new population.

The policy, and the proposals that flow from it, address these issues head-on:

- The new development is not expected to be accompanied by further largescale retail development or new healthcare facilities because the town centre, the local centre around the railway station plus the new supermarket and nearby health centre will provide for the needs of the new households (para 7.327).
- It is proposed that the housing mix will directly address the needs of the local community in terms of affordable housing and special needs (para 7.329).
- A new Primary School and early years provision to meet the needs of the new households and others in the northern part of the town (para 7.331).
- Planning and design to increase biodiversity and to manage watercourses (paras 7.333 and 7.334).
- The need for safe and attractive walking and cycling routes to destinations elsewhere in the town, to include safe crossing points of Burnham Road in appropriate locations, and improved public transport links to key destinations (para 7.336). ECCP&F does not accept arguments that Burnham Road creates a barrier to integration. Good design for movements both through and across this corridor will address this issue.

- Site-wide travel planning to reduce car use and encourage active modes and car clubs (7.338)
- Road improvements to maintain traffic capacity (para 7.339).
- Access to alternative natural green space to mitigate the impact of local people on the RAMSAR and SPA and SSSIs (paras 7.340 and 7.341).

ECCP&F has no hesitation in committing to a form of development that will deliver against each of these sustainability criteria.

73g Are any amendments necessary to ensure soundness?

Our outstanding representations affect the soundness of the plan only insofar that they will aid clarity and comprehension.

We have three outstanding objections in respect of the content of the Policy SGS7:

1. **Long-Term Development Potential.** The policy requires development of “*around 1000 new homes*”, this being the contribution towards housing need calculated by the City Council and required from the proposed site during the Plan Period. The proposed site as defined may have capacity greater than 1000 homes, subject to appropriate infrastructure, but that has yet to be properly tested by master planning. Until then the boundaries must be drawn to provide flexibility for master planning. Any longer-term potential should be recognised in the policy and safeguarded for development in the future. While we recognise that this would not bind decision makers on future local plans, it would acknowledge the long-term nature of the development potential and the proposed allocation in line with the final Spatial Principle set out in Policy S1, and would be a statement of intent to address the long-term sustainability of the town (see 73f above).
2. **School Contributions.** The policy states that “*the developer will be expected to provide the land and total cost of physical scheme provision*” for a new primary school with an early years and childcare nursery, and one standalone early years and childcare nursery. A development of 1000 new homes can be expected to generate a pupil yield, in time, in excess of that necessary to support a single-form-entry school but less than that which would fill a two-form-entry school, and pupil numbers will build slowly over time. In addition, the size, tenure and types of new homes have not yet been fixed and can have a significant effect on overall pupil numbers. While we feel that it is reasonable to seek the allocation of sufficient land within the proposed site, the policy should be amended to require a financial contribution that is proportionate to the number and type of homes developed and likely pupil yield.
3. **Access Arrangements.** The policy is somewhat rigid on the proposed access arrangements for the proposed site, but these are not based on a full assessment of access possibilities and options, nor their relative advantages and disadvantages. This section should be much more flexible. Given that the site has relatively few access frontages yet numerous possible access arrangements, we believe that the policy should anticipate access from the B1418, and B1012 but leave proposals to be resolved through a Transport Assessment at the appropriate time.

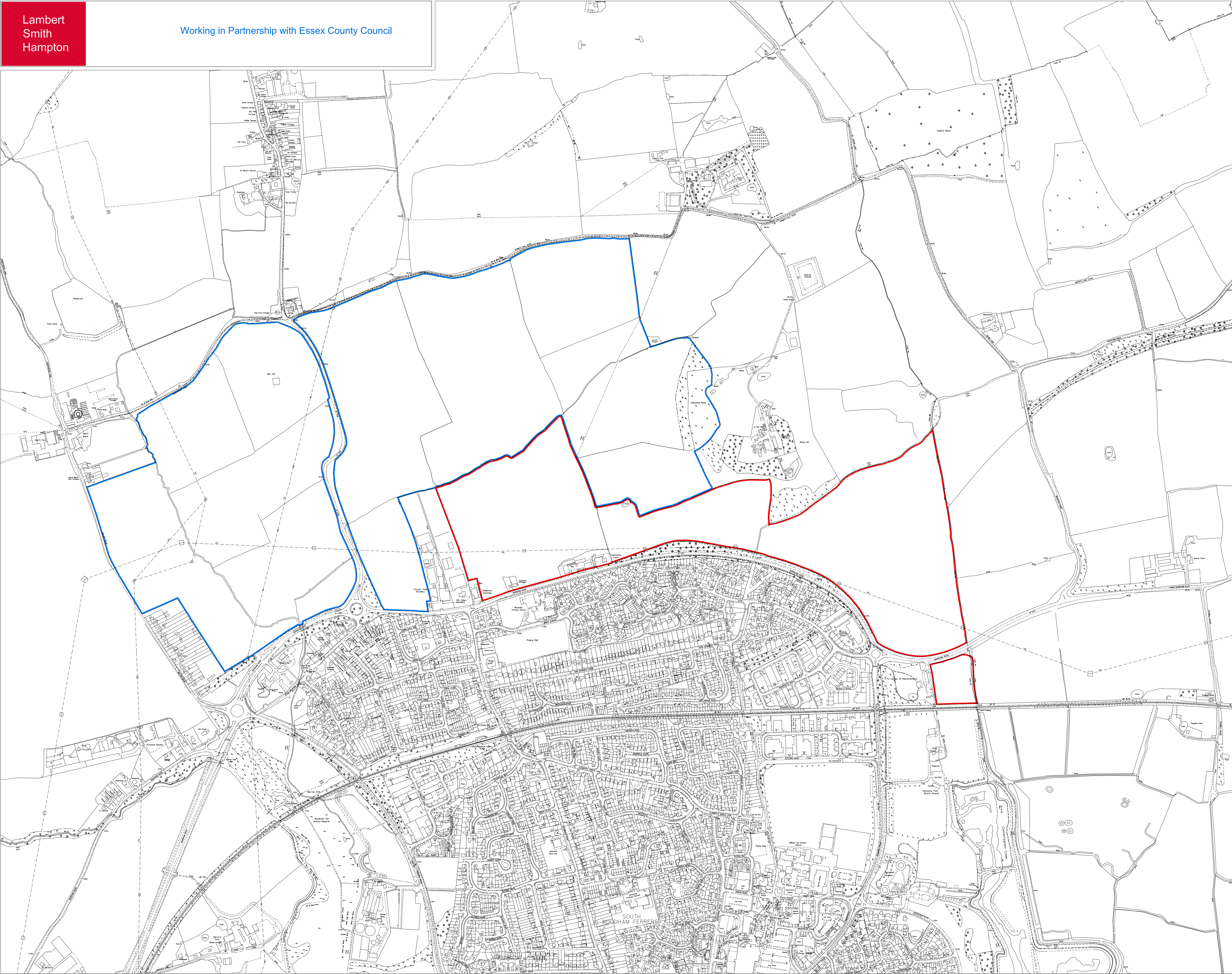
In addition, we have four outstanding representations on the wording of the supporting text (paras 7.325-7.345) that we feel would provide greater clarity and better comprehension because, at the moment, unrelated matters are conflated such that they appear to be conditional on each other but are not. These are summarised below:

Rep ID	Para	Representation	Amendment?	Status
PS1598	7.327	Split the sentences into separate paragraphs for clarity	No amendment proposed	Not Amended – Extant Objection
PS1598	7.332	Split the sentences into separate paragraphs for clarity	No amendment proposed	Not Amended – Extant Objection
PS1598	7.333	Split the sentences into separate paragraphs for clarity	No amendment proposed	Not Amended – Extant Objection

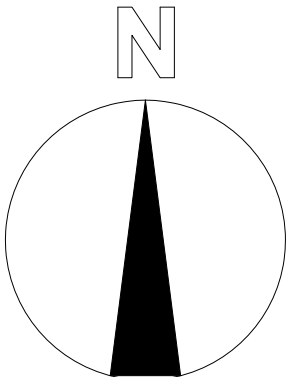
PS1598	7.340	Split the sentences into separate paragraphs for clarity	No amendment proposed	Not Amended – Extant Objection
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ECC002

**APPENDIX I:
ESSEX COUNTY COUNCIL OWNERSHIP**



Revision	Description	Date
--	Description	--/--
--	Description	--/--
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If copied do not scale from this drawing. all levels, angles and
dimensions to be checked on site prior to commencement of
works.

The drawings do not represent accurate survey drawings of the
property but only a general indication of the scheme'.
Do not rely on the drawings for accuracy of information.
Check on site before preparing for & carrying out future
maintenance, alterations & extensions work etc.

Title:

SITE PLAN

Property Name:
**Main Road
South Woodham Ferrers**

Property Address:
**Land Controlled By Essex County Council &
Countryside**

Scale: 1:5000	Drawn By: DS	Date Drawn: 08/11/16
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Site Reference: --	Paper Size: A1	Amendment Date: --/--
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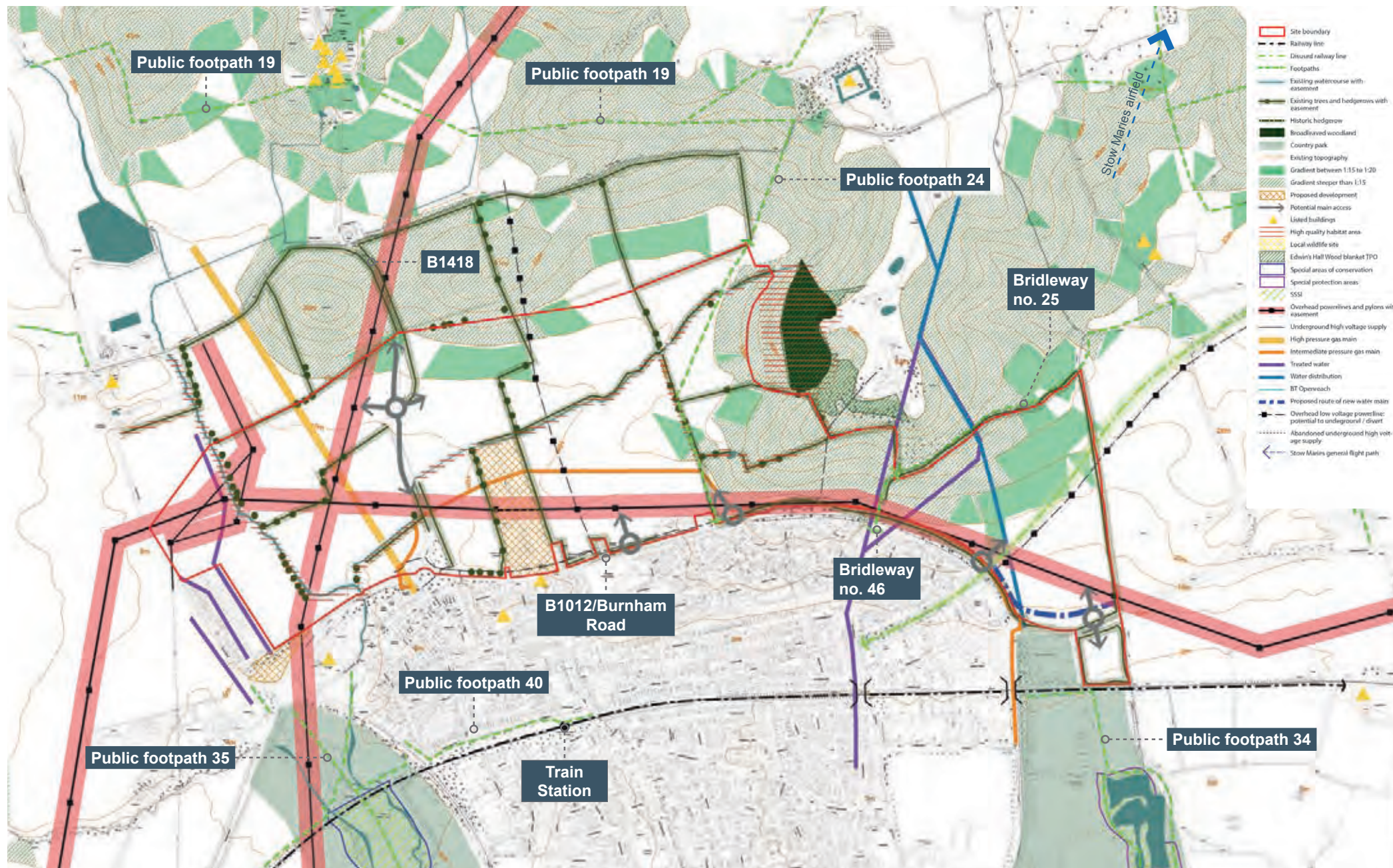
Project Ref / Dwg No: L0770	Revision: --	Project Date: --/--
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Project Description:
Essex County Council & Countryside Land

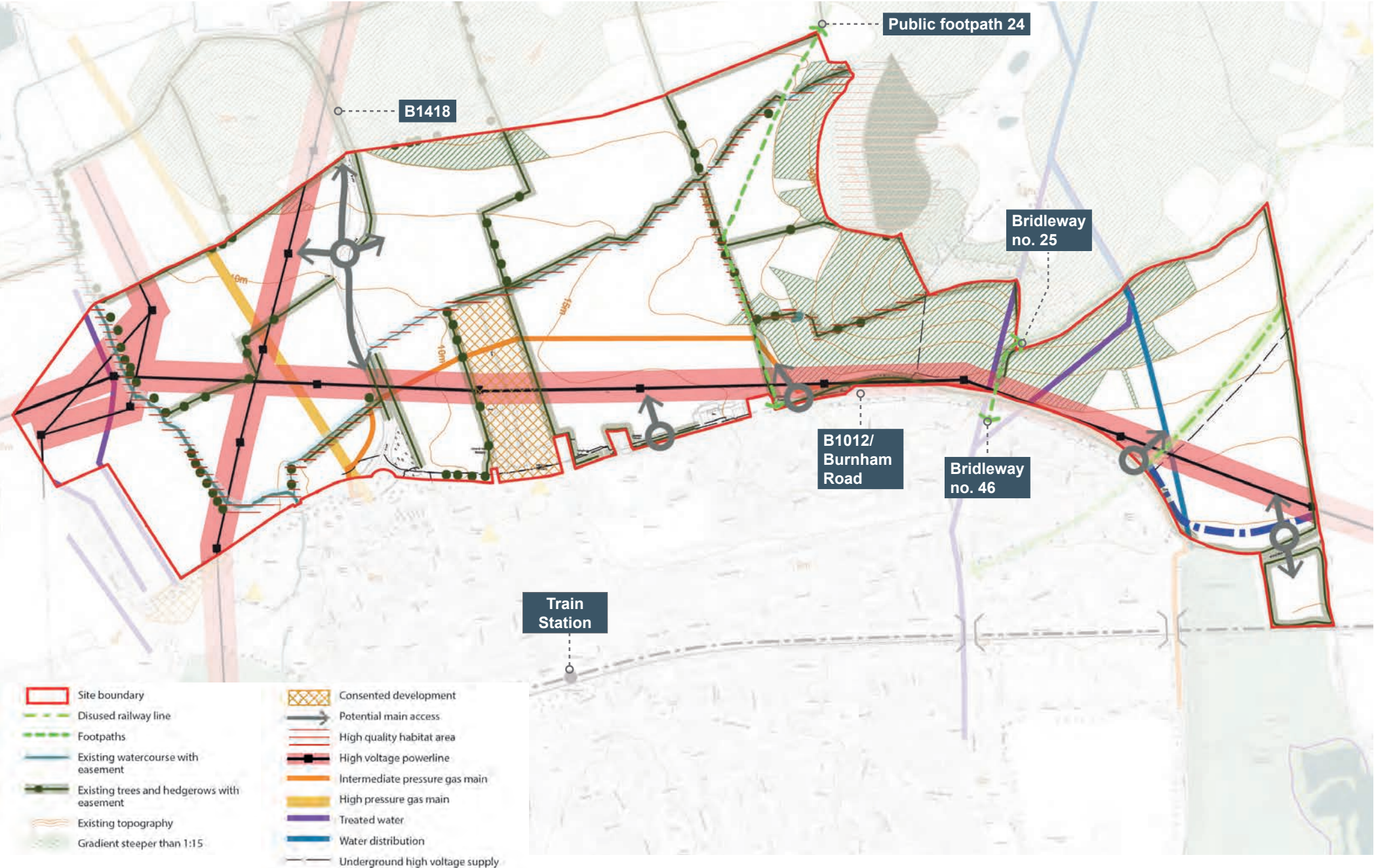
File Name:
L0770 - EssexCountyCouncil & Countryside Properties.dwg

SITE AND SURROUNDING FEATURES

SOUTH
WOODHAM FERRERS
ESSEX



ON SITE CONSTRAINTS



SOUTH WOODHAM FERRERS

ESSEX

NORTHERN BOUNDARY STUDY
SEPTEMBER 2017

PRIVATE AND CONFIDENTIAL



COUNTRYSIDE
Places People Love

BroadwayMalyan^{BM}

DAVID JARVIS ASSOCIATES

*Shaping places for
future generations*



PURPOSE OF THE DOCUMENT

STRUCTURE

- Further technical studies have been undertaken to understand and set out a robust northern boundary that considers:
 - topography;
 - visual impact;
 - field patterns and woodland;
 - open space; and
 - landscape sensitivity - Chelmsford City Council's Landscape Sensitivity and Capacity Assessment (LSCA) appraisal



View One: View from the top of the knowle, east of the B1418, looking east towards Edwinshall Wood/Radar Hill.

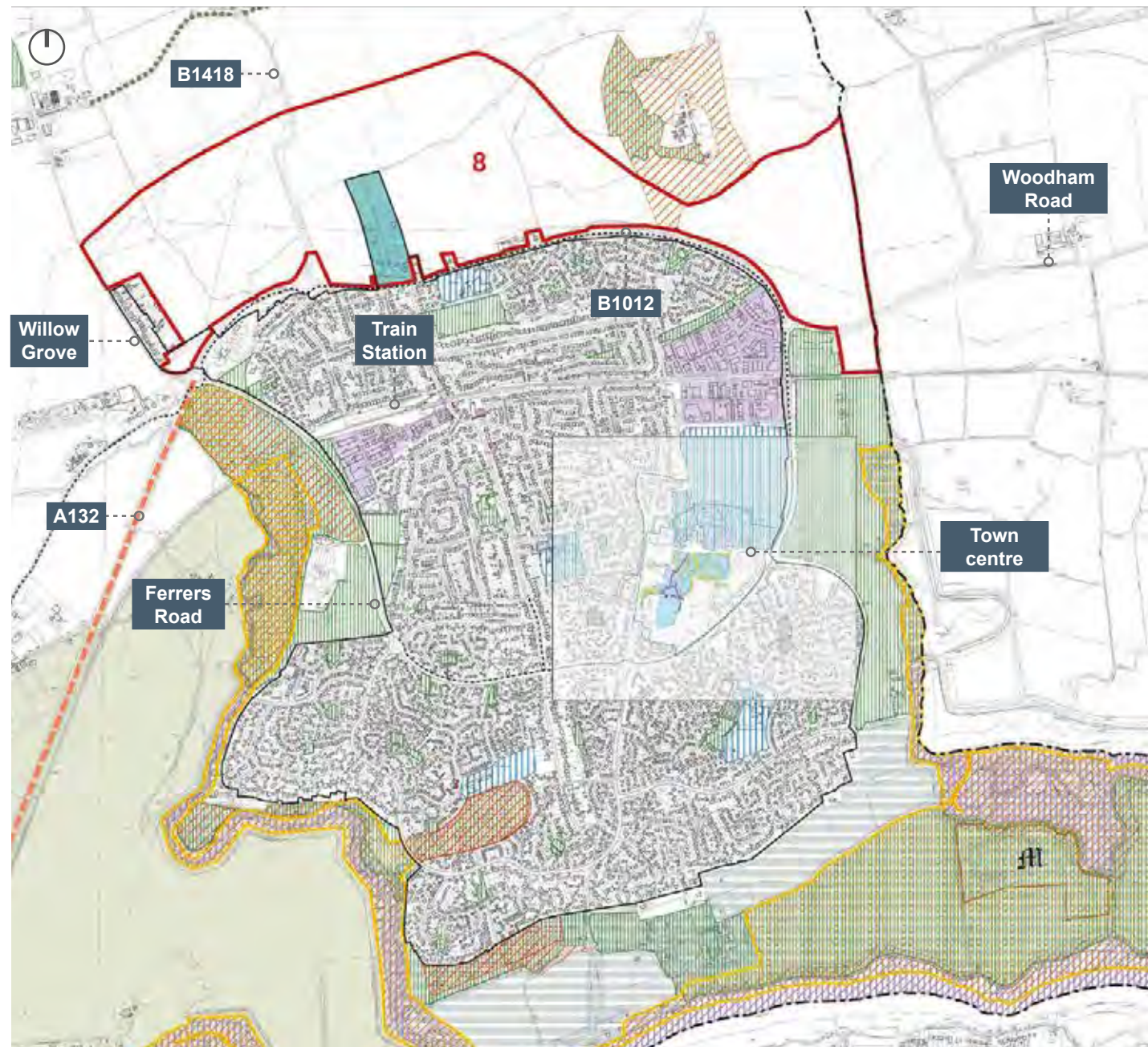
View Two: View looking across land to the east of Willow Grove.

View Three: View looking east along Edwin's Hall Road, and identifying land gently sloping up to the south.

CCC'S DRAFT LOCAL PLAN ALLOCATION

STRATEGIC GROWTH SITE 8 - NORTH OF SOUTH WOODHAM FERRERS

- Draft Local Plan (DLP) preferred option northern site allocation boundary is currently not defined by any physical / natural attribute or topographical justification.



Chelmsford Draft Local Plan

Preferred Options Consultation Document Proposals Map March 2017

	Chelmsford City Council Area		Essex Wildlife Trust Nature Reserve
	Street		Urban Suburb
	Chelmsford and South Woodham Ferrers Urban Area		Countryside
	South Woodham Ferrers Town Centre		Intersecting Lane
	Preferred Site Allocation		Roadside Footway Road
	Employment Area		Road Capacity Improvement
	Green Belt		Proposed Cycle Route
	Residential Area of Chelmsford (RAC)		Existing School, Further / Higher Education, Educational
	Special Protection Area and Ramsar Site		Primary Shopping Area
	Marine Conservation Zone		Primary Shopping Area
	Site of Special Scientific Interest (SSSI)		Primary Shopping Area
	Scheduled Ancient Monument		Primary Shopping Area
	Registered Park and Garden or Special Interest		Primary Shopping Area
	Local Nature Reserve (LNR)		Primary Shopping Area
	Local Wildlife Site (LWS)		Primary Shopping Area

Source: Chelmsford City Council Preferred option boundary

TOPOGRAPHY

EXISTING FEATURES

- Topography slopes downwards in a north - south direction and east to west.
- Low lying valley floor due south towards the river Crouch.
- The DLP's proposed northern boundary (as shown on the plan - right) does not clearly reflect any topographical feature.

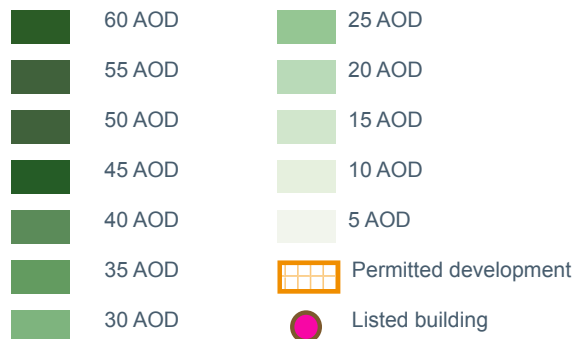
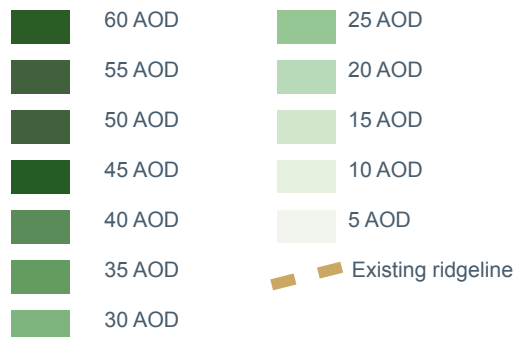


Image credit: google earth pro




EXISTING RIDGELINE

- A strong ridgeline runs in an east-west direction to the north of the site.
- The highest point to the east is at 60m AOD, locally known as Radar Hill.
- The highest point to the west is at 39m AOD at Mill Hill.
- The landform creates a bowl like feature to land east of the B1418, in which new houses could potentially sit.
- The B1418 dissects the two hills to the north of the allocation.



DEVELOPMENT GRADIENT

- Development gradients (i.e. areas in which the gradient is considered suitable for housing development) have been identified as a starting point for the testing of the northern boundary.
- In this instance, areas considered suitable for built form are where gradient is greater than 1:12 (i.e. areas that are less steep).
- This gradient figure has been specified as an adopted standard in 'Part M - Access to and use of Buildings' of the Building Regulations 2016.
- The yellow hatching on the plan (right) shows where the gradient is 1:12 or greater (ie. less steep) and, therefore, potentially developable.

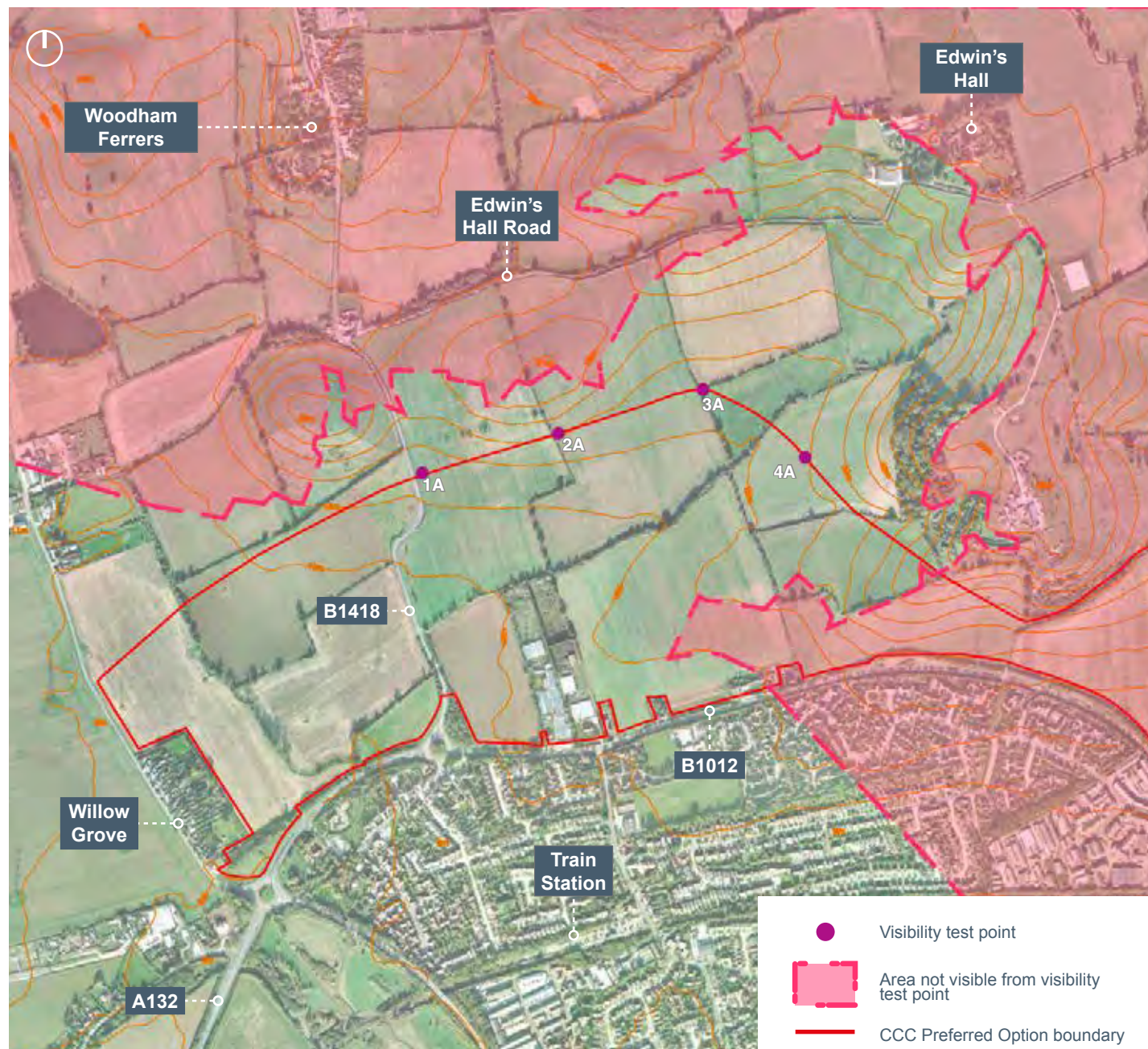
-  Development sites with obtained planning permission
-  Area where gradient is no greater than 1:12
-  CCC Preferred Option boundary



SETTING OF EDWIN'S HALL, AND PROMINENT LANDSCAPE FEATURES (VISIBILITY STUDY A)

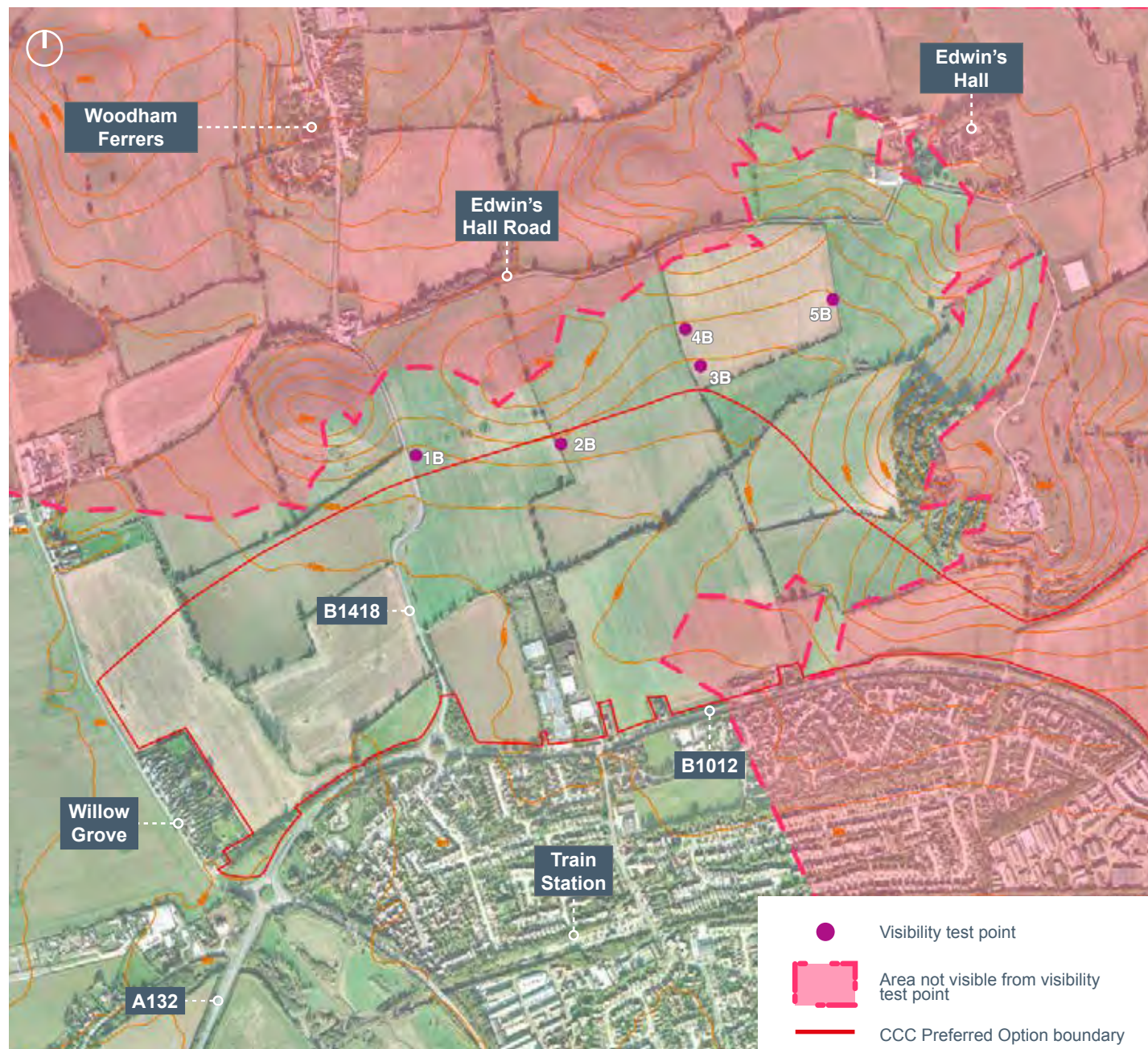
- Having established an area of suitable development gradients, this section examines the potential visual envelope of the northern edge of the proposed development on the wider landscape, in particular on the land to the north and the effect on the ridgeline and on the listed building at Edwin's Hall.
- The plan (right) shows four visibility test points, taken from the DLP's proposed northern site allocation boundary.
- The composite study, shown, identifies that the buildings at Edwin's Hall do not have any visibility to the site.
- Each visibility test point has been carried out using the same methodology*:
 - Buildings of up to 8.5m in height are assumed to be located at each visibility test point.
 - Testing is for the north-eastern edge of the development only and does not show the visibility envelope of the whole development.
 - The tests are also "bare earth" tests which omit any existing built form and vegetation that may screen areas. It is, therefore, a worst case scenario.
 - The areas coloured red on the plan are those areas from where an 8.5m tall building on each of the four test points CANNOT be seen.

*Full details of the methodology can be found in Appendix 1



VISIBILITY STUDY B.

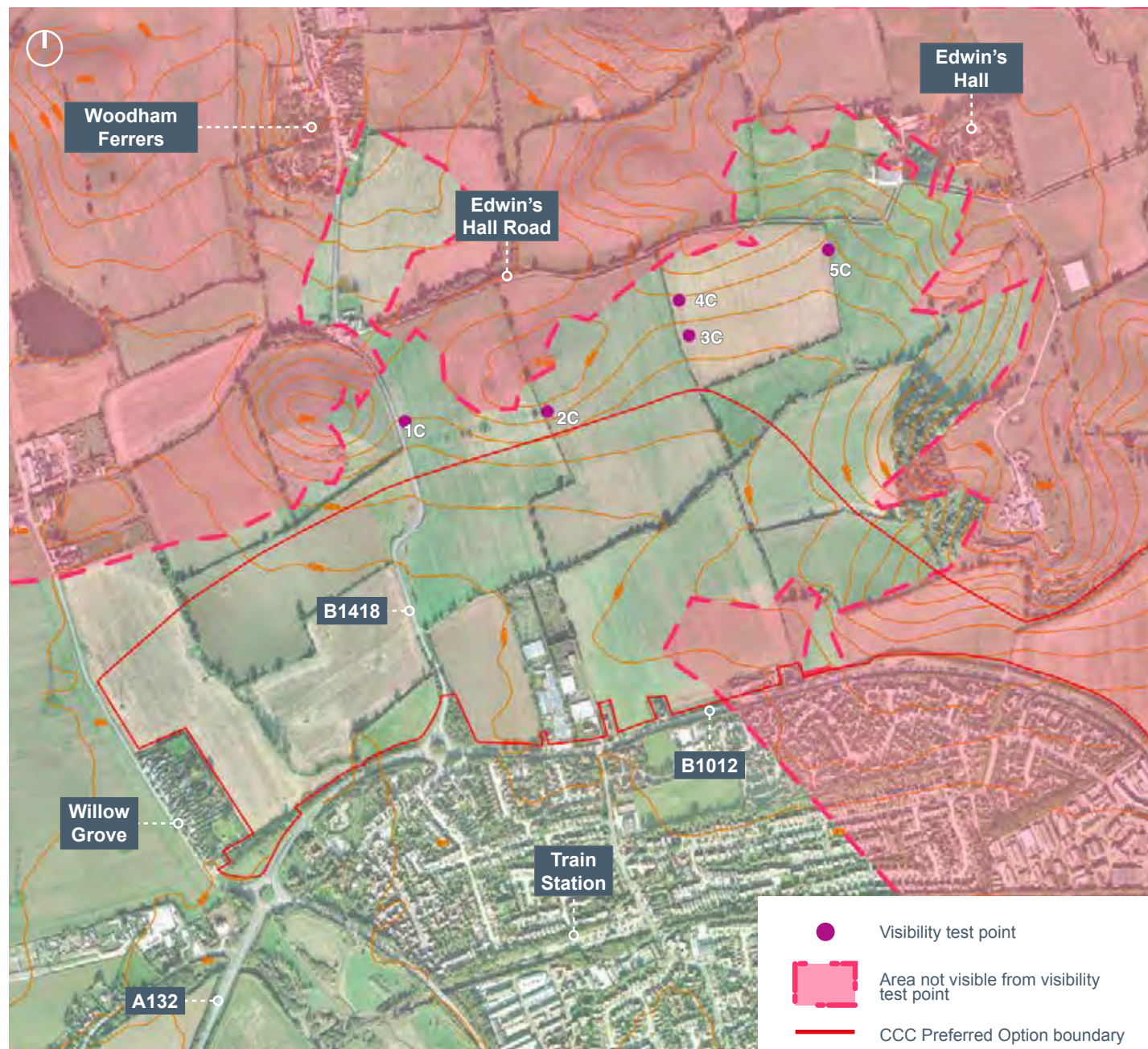
- The plan (right) undertakes the same assessment, this time from revised visibility test points.
- The new visibility test points are broadly in line with the northern extent of the area of land considered as being suitable for development.
- The visibility test points are located on land ranging from 20-30 AOD.
- The plan shows that despite moving the visibility test points further north, the area from which 8.5m tall buildings on each point can be seen is not markedly different than the previous plan (DLP northern boundary).
- Again, the buildings at Edwin's Hall do not have any visibility to the site.
- Each visibility test point has been carried out using the same methodology*:
 - Buildings of up to 8.5m in height are assumed to be located at each visibility test point.
 - Testing is for the north-eastern edge of the development only and does not show the visibility envelope of the whole development.
 - The tests are also "bare earth" tests which omit any existing built form and vegetation that may screen areas. It is, therefore, a worst case scenario.
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*Full details of the methodology can be found in Appendix 1

VISIBILITY STUDY C.

- The plan (right) shows the impact of moving the visibility test points further north still.
- Visibility test points range from 25 - 35 AOD (west to east).
- The hilltops that make up the ridgeline to the north of the site would still predominantly screen the wider landscape.
- Point 1C can also be seen from a wider area to the north - the south-east edge of Woodham Ferrers.
- Limited impact on Edwin's Hall Farm.
- Each visibility test point has been carried out using the same methodology*:
 - Buildings of up to 8.5m in height are assumed to be located at each visibility test point.
 - Testing is for the north-eastern edge of the development only and does not show the visibility envelope of the whole development.
 - The tests are also "bare earth" tests which omit any existing built form and vegetation that may screen areas. It is, therefore, a worst case scenario.
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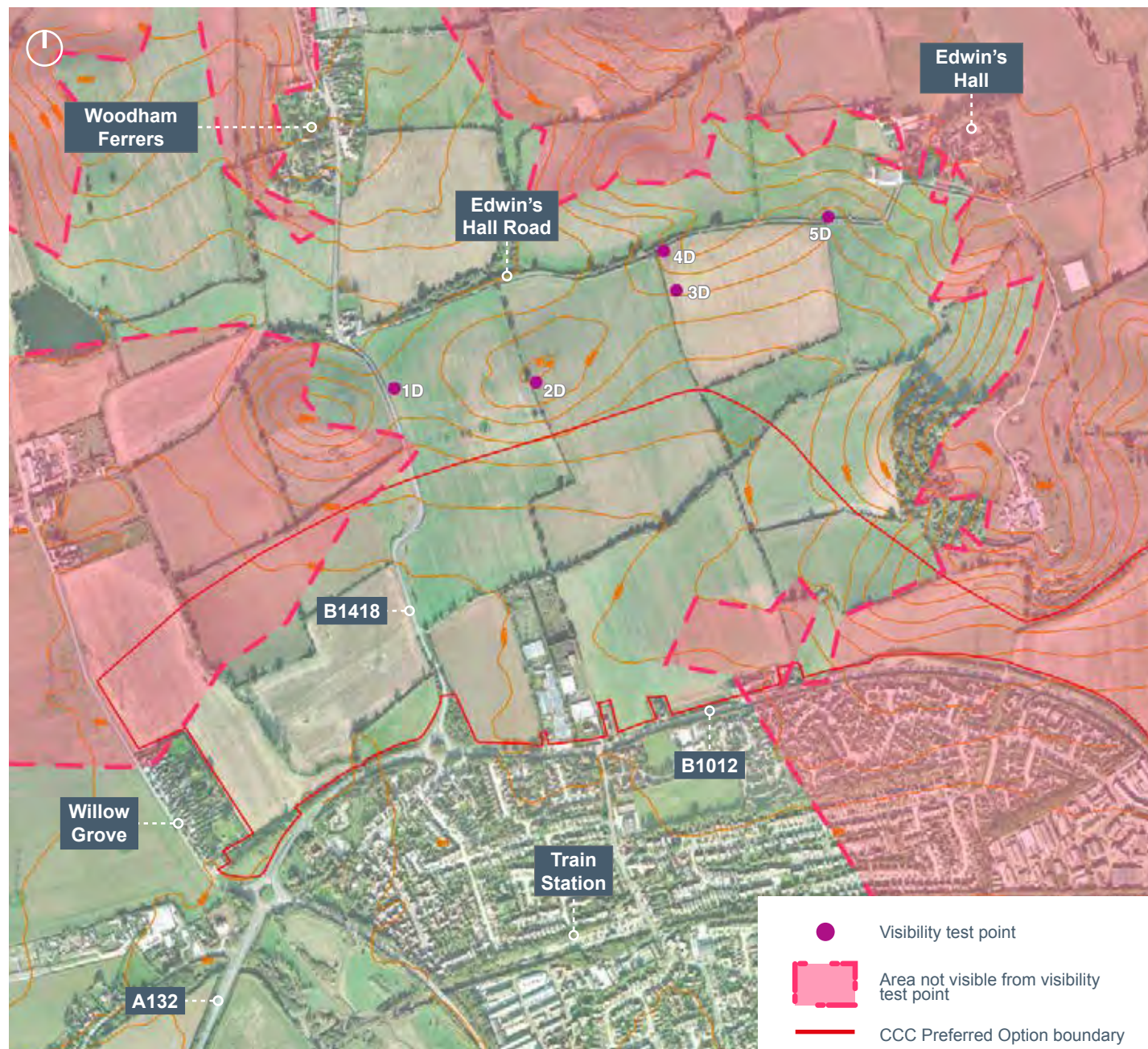


*Full details of the methodology can be found in Appendix 1

VISIBILITY STUDY D.

- As a further test the visibility test points were moved further north and to the top of the ridge.
- These visibility test points range from 20 - 40 AOD (west to east).
- Any 8.5m tall building on these visibility test points would be seen from the landscape areas to the north including the eastern aspect of Woodham Ferrers.
- However, these test points would still have only a limited impact on Edwin's Hall Farm.
- Each visibility test point has been carried out using the same methodology*:
 - Buildings of up to 8.5m in height are assumed to be located at each visibility test point.
 - Testing is for the north-eastern edge of the development only and does not show the visibility envelope of the whole development.
 - The tests are also "bare earth" tests which omit any existing built form and vegetation that may screen areas. It is, therefore, a worst case scenario.
 - The areas coloured red on the plan are those areas from where an 8.5m tall building on each of the four test points CANNOT be seen.












*Full details of the methodology can be found in Appendix 1



FIELD PATTERN AND WOODLAND

FIELD PATTERNS AND ECOLOGY

- Mature hedgerows create strong field boundaries across parts of the area.
- Many hedgerows populated with significant trees such as Oaks.
- Edwin's Wood, situated to the east of the site, creates a strong edge. Edwin's Wood has a blanket TPO.
- Local Nature Reserve neighbouring and overlapping into site.
- DLP northern boundary does not follow any such hedgerow or woodland features.
- However, field patterns, defined by hedgerows (particularly historic hedgerows) and important woodland blocks are important contextual features for Edwin's Hall.

	Mature Broadleaved Tree		Semi Improved Natural Grassland
	Broadleaved Woodland		Ruderal Veg / Setaside
	Wet Ditch		Bushy Hill
	Stream		Arable Fields
	Native Species Poor Hedgerow		
	Fence		
	Defined Native Hedgerow		



HISTORIC FIELD PATTERNS

- The plan (right) shows the historic network of hedges across the site. This plan is from 1880s.
- Parts of the existing hedgerow network are historic and there is potential to recreate/reinforce these on the site and along the northern boundary to help create development blocks.
- This will help to create a robust edge, help contain development and also bring wider ecological benefits to the site.

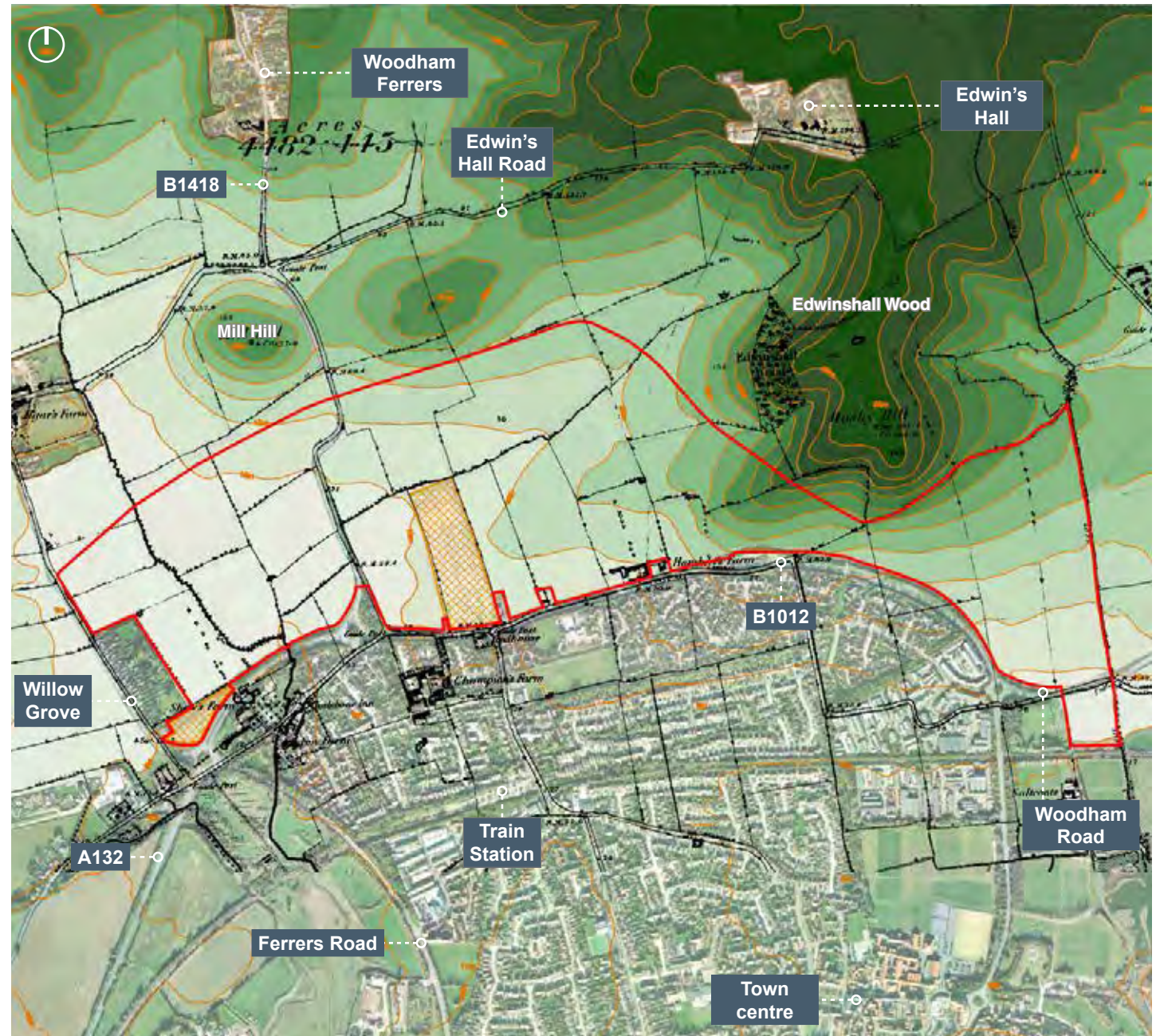
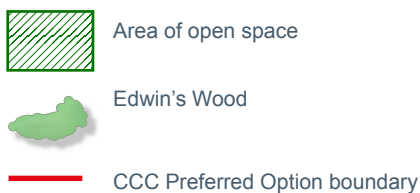


Image credit historic map.digimap

OPEN SPACE

- The plan (right) shows Edwinshall Wood, which forms a natural edge to the north eastern part of the site.
- An area of land to the north-west of the site should be considered as an addition to the allocation as it is preferential for open space due to its low lying and relatively level gradient.
- It is, therefore, considered that this area should be retained and included within the boundary as it is clearly defined by existing hedgerows and acts as a definitive boundary with the small Hamlet due north. This area includes the listed building, Ilgar's Manor.



REVIEW OF LANDSCAPE SENSITIVITY AND CAPACITY ASSESSMENT (LSCA) MARCH 2017

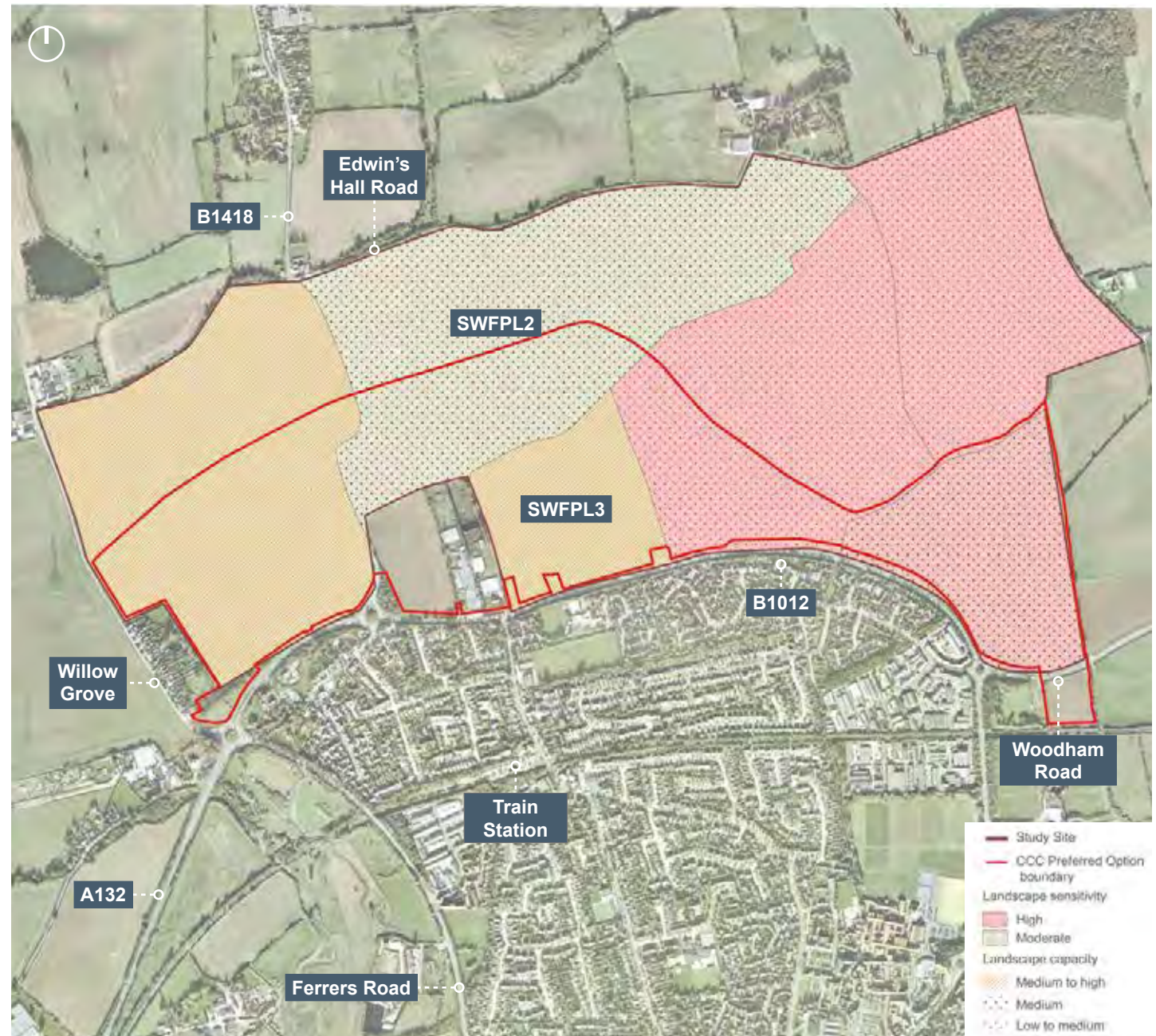
- This section reviews the Council's LSCA for the purposes of the LSCA the area north of South Woodham Ferrers and south of Edwin's Hall Lane has been subdivided into six parcels, SWFLP1-6. Each area is reviewed in terms of its location, description and characteristics. An assessment of sensitivity to development, landscape value and capacity to absorb development is made for each parcel.
- SWFLP1 – This parcel lies between Willow Grove and the B1418. It is assessed as being of moderate sensitivity, low landscape value and medium to high capacity, subject to the northern and western edges being kept free from development.



Source: Chelmsford City Council Landscape Sensitivity and Capacity Assessment

REVIEW OF LANDSCAPE SENSITIVITY AND CAPACITY ASSESSMENT (LSCA) MARCH 2017

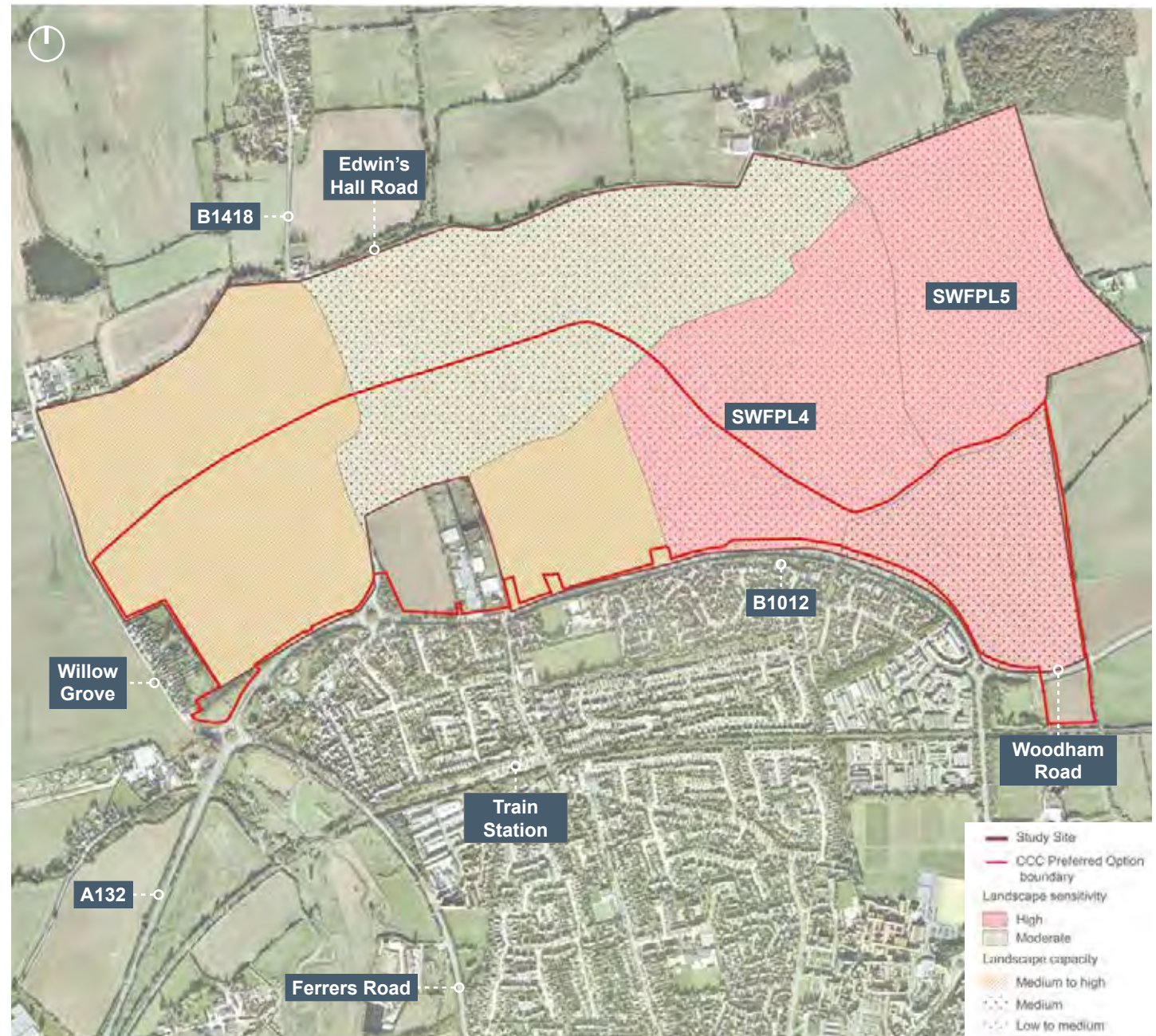
- SWFLP2 – This parcel lies between Edwin's Hall Lane in the north and the line of the existing watercourse. It is assessed as being of moderate sensitivity, moderate landscape value and medium capacity. The LSCA recognises that the lower central part of the parcel is more able to accommodate development than the higher northern areas.
- SWFLP3 – This parcel lies north of the B1012. It is assessed as being of moderate sensitivity, low landscape value and medium to high capacity.



Source: Chelmsford City Council Landscape Sensitivity and Capacity Assessment

REVIEW OF LANDSCAPE SENSITIVITY AND CAPACITY ASSESSMENT (LSCA) MARCH 2017

- SWFLP4 – This parcel lies on rising ground north of the B1012 and south of Edwin's Hall Lane and includes Bushy / Radar Hill and Edwinshall Wood. It is assessed as being of high sensitivity, moderate landscape value and low to medium capacity. The LSCA recognises that the lower south-western part of the parcel is more able to accommodate development than the higher northern and eastern areas. This analysis reflects the fact that the south-western side of the wider parcel is lower-lying and enclosed by the higher land to the north and east.
- SWFLP5 – This parcel lies on high ground to the east of Bushy / Radar Hill. It is assessed as being of high sensitivity, moderate landscape value and low to medium capacity.



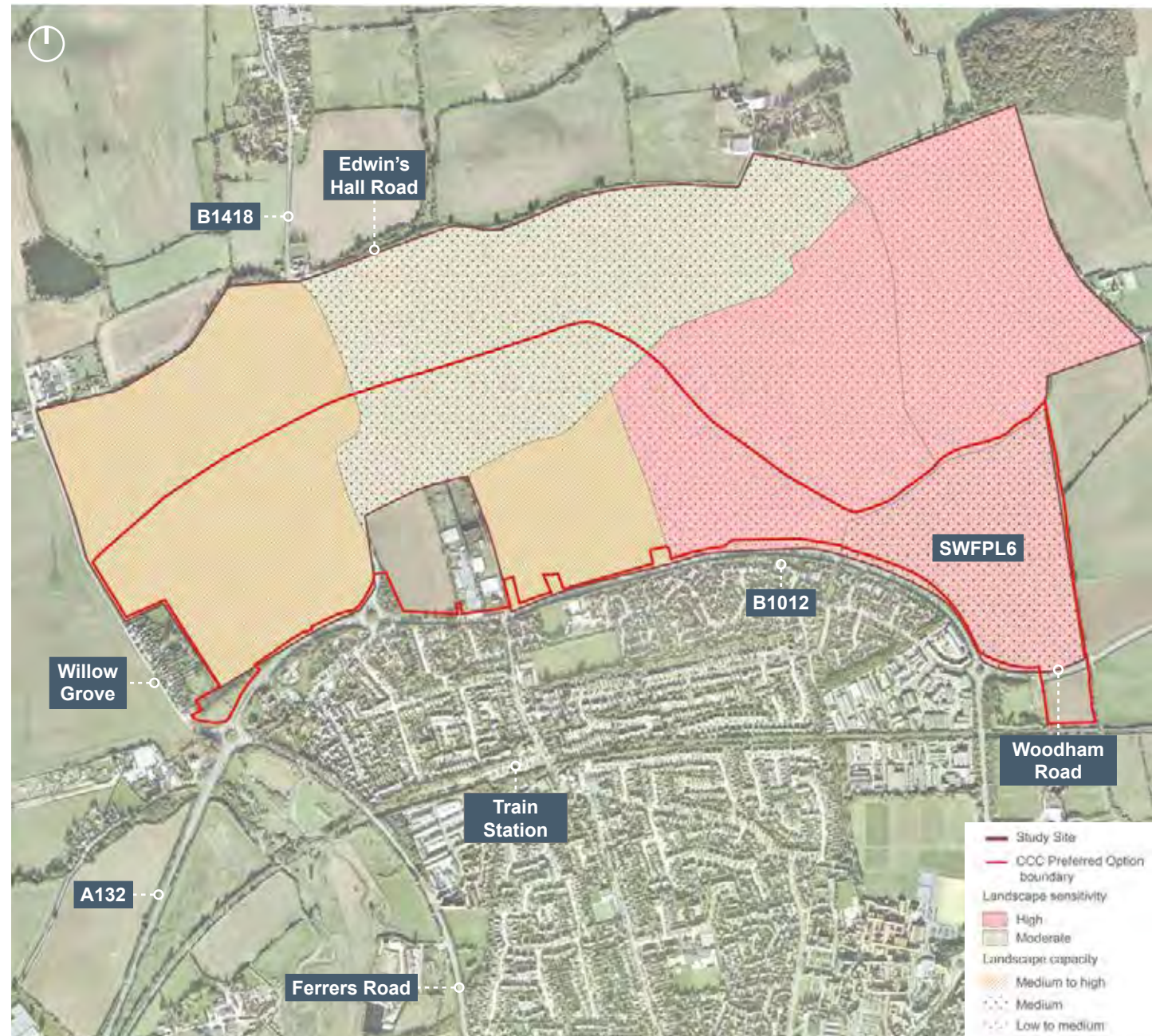
Source: Chelmsford City Council Landscape Sensitivity and Capacity Assessment

REVIEW OF LANDSCAPE SENSITIVITY AND CAPACITY ASSESSMENT (LSCA) MARCH 2017

- SWFLP6 – This parcel lies on rising ground north of the B1012 on the eastern approach to South Woodham Ferrers. It is assessed as being of high sensitivity, low landscape value and medium capacity. The LSCA recognises that the lower south-western part of the parcel is more able to accommodate development than the higher northern and eastern areas.

SUMMARY

- The Landscape Sensitivity and Capacity Assessment relates to broad parcels of land, and whilst categorising the parcels as a whole in relation to their overall sensitivity, value and capacity, recognises that within the parcels themselves, the landscape sometimes has different attributes. Generally however, that analysis identifies the steeper and higher land to the north and east of the study area (around Radar Hill and Edwin's Hall Road) as the more sensitive landscape, but also recognises landscapes of lower quality and with capacity to accommodate development within the study area

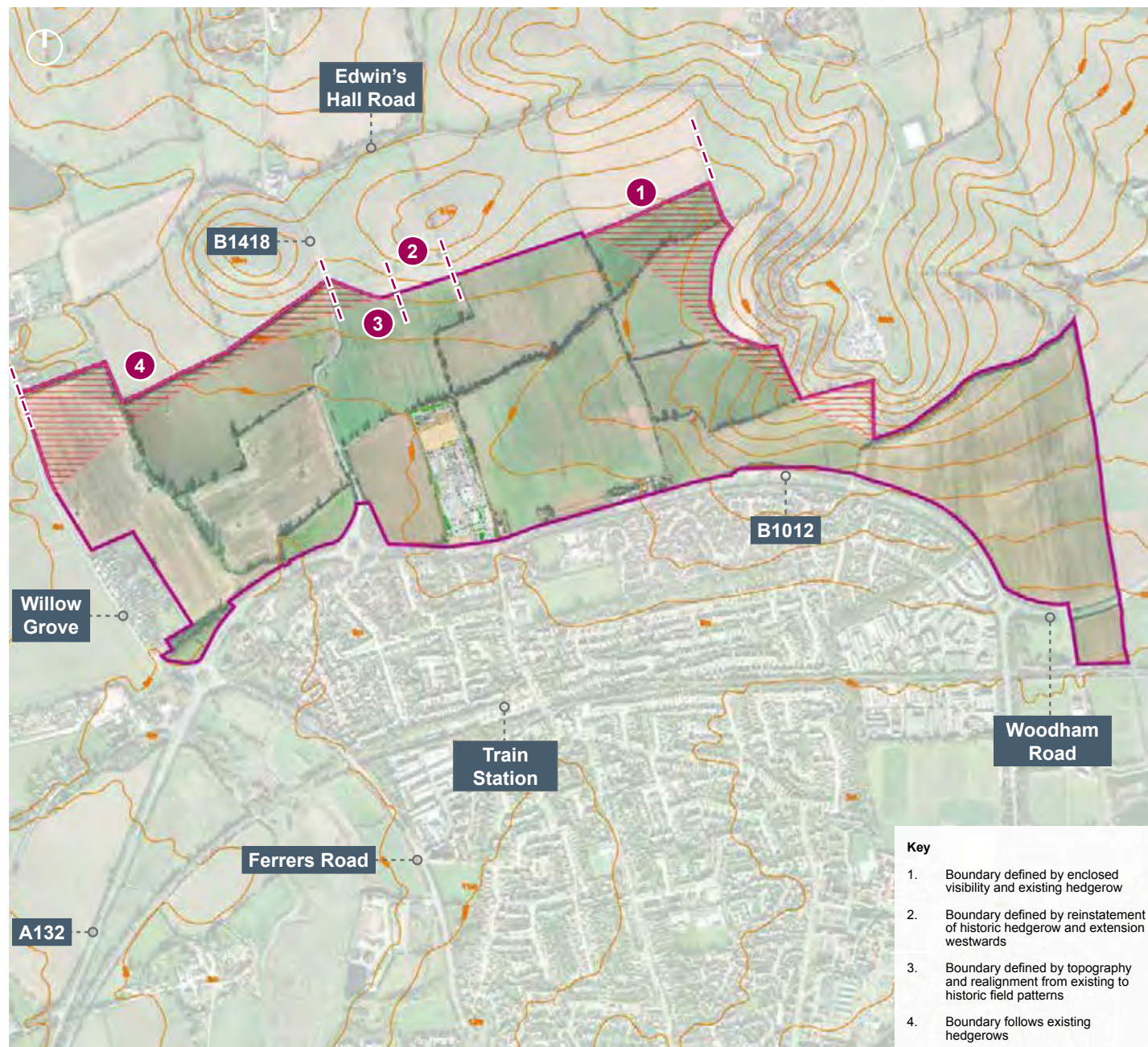
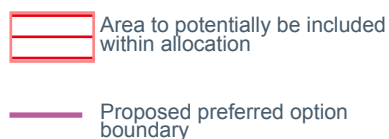


Source: Chelmsford City Council Landscape Sensitivity and Capacity Assessment

PROPOSED NORTHERN BOUNDARY

SUMMARY



- Based on the preceding analysis, the following pages show two potential options for a revised allocation boundary. The first option uses existing or historic hedgerow lines wherever possible to reflect defined physical features. The second option is based primarily on the visual analysis and the impact of topography in defining an appropriate allocation area, coupled with hedgerows and physical features where these coincide. In both cases, the options show hatched the difference in extent between the proposed boundary and the DLP boundary.
- In this option the proposed northern boundary is based on a combination of:
 - The site's topography (including suitable development gradients);
 - The existing and historic hedgerow / field pattern.
- The plan (right) shows how our proposed northern boundary has been informed by these natural features.
- The proposal identifies minor variations to CCC's preferred option boundary.

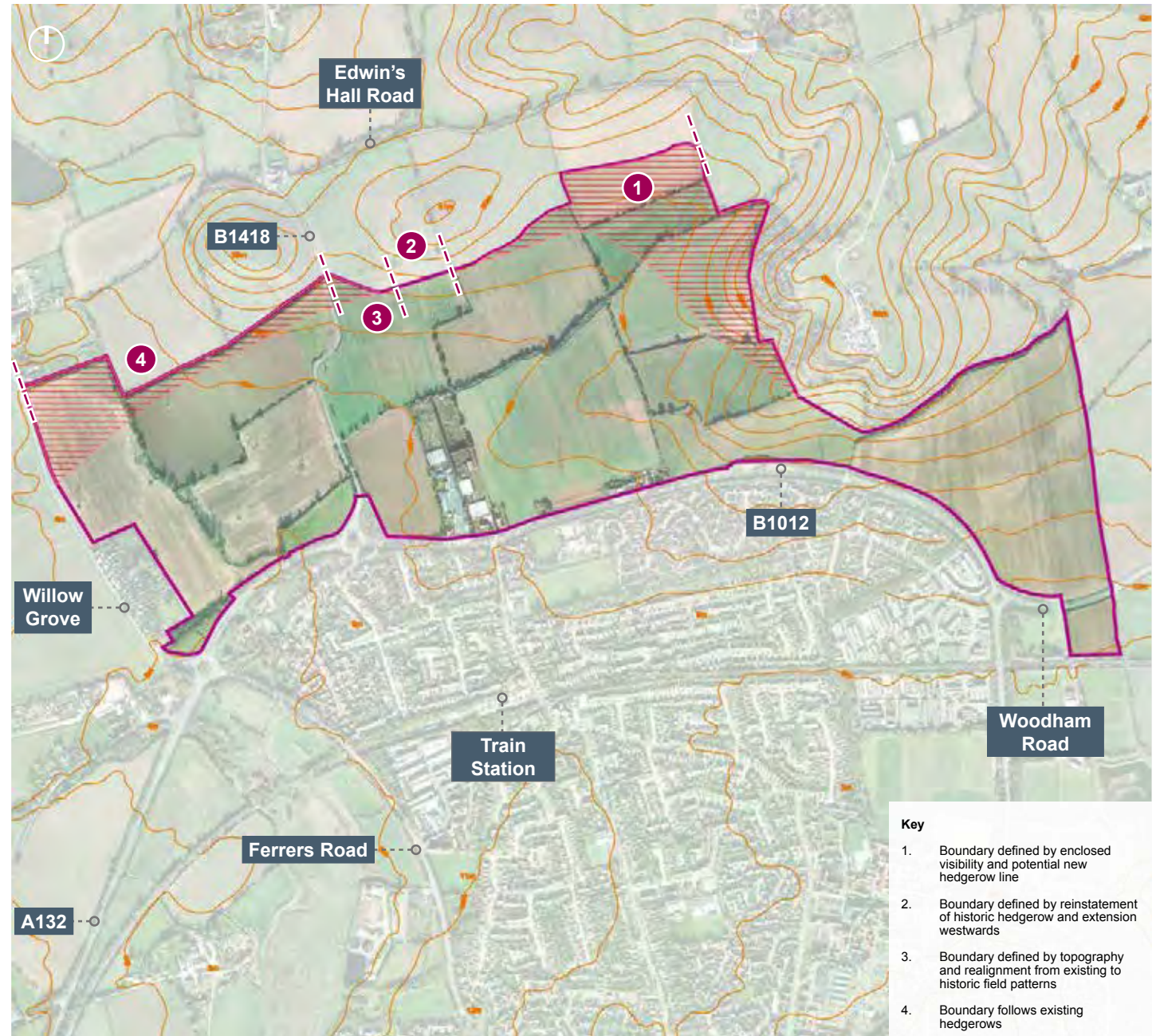


PROPOSED NORTHERN BOUNDARY

SUMMARY

- In this option the proposed northern boundary is based on a combination of:
 - The site's topography (including suitable development gradients);
 - The site's visual impact on the surrounding area;
 - The existing and historic hedgerow / field pattern; and
 - The LSCA's assessment of the site in particular to landscape sensitivity.
- The plan (right) shows how our proposed northern boundary has been informed by these natural features.
- The proposal identifies minor variations to CCC's preferred option boundary.

-  Area to potentially be included within allocation
-  Proposed preferred option boundary



APPENDIX

THE METHODOLOGY USED TO INFORM THE POSITION OF THE NORTHERN BOUNDARY IS CONSISTENT WITH THE 'GUIDELINES FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENT' THIRD EDITION 2013 (GLVIA3) PUBLISHED BY THE INSTITUTE OF ENVIRONMENTAL MANAGEMENT AND ASSESSMENT AND THE LANDSCAPE INSTITUTE.

THE FOCUS OF THE ANALYSIS WAS TO DETERMINE HOW FAR NORTH THE BOUNDARY COULD EXTEND WITHOUT DEVELOPMENT BEING VISIBLE IN THE LAND NORTH OF THE RIDGE, AND TO PROTECT THE SETTING OF THE LISTED BUILDING AT EDWIN'S HALL.

CONSIDERATION WAS ALSO GIVEN TO THE WIDER VISUAL IMPACT OF THE PROPOSED DEVELOPMENT BUT THIS IS INEXTRICABLY LINKED WITH ITS NORTHERN EXTENT AND POSITION UP THE HILLSIDE.

The methodology for the tests was as follows:

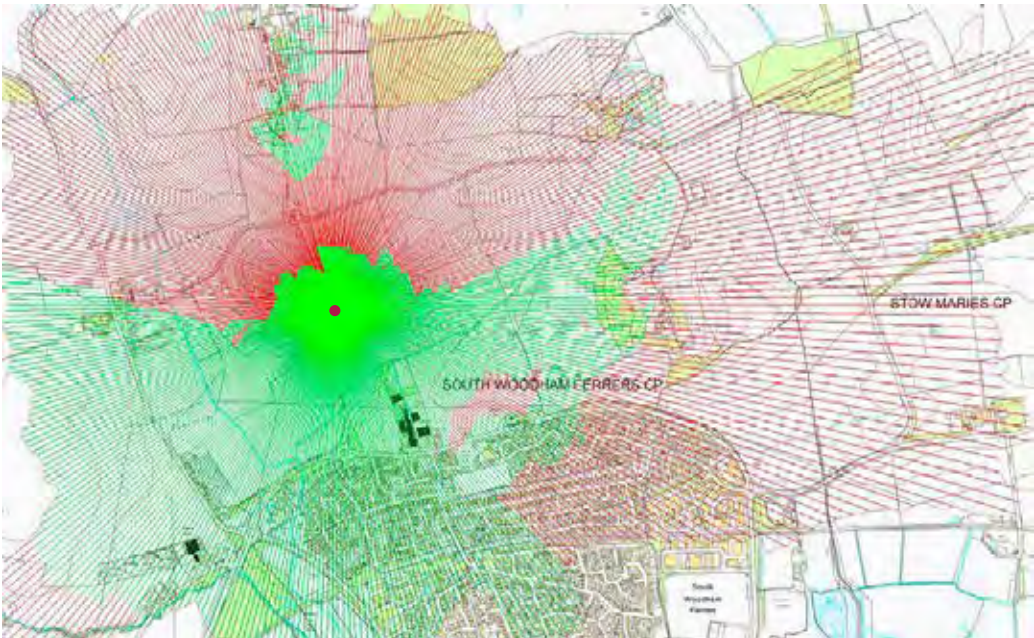
1. A 3d model was produced using Ordnance Survey data
2. A series of visibility test points were established along the line of each boundary option
3. At each test point a visibility test was run assuming buildings of 8.5m high. The test returned a visible / not visible response
4. The tests are "bare earth" which omit any existing built form and vegetation that may screen areas. It is, therefore, a worst-case scenario
5. The result of each test was recorded, see pages 20 - 26 of this appendix. Green denotes areas where the test point, and therefore development, would be visible. Red denotes areas where the test point, and therefore development, would not be visible
6. The results were overlaid to produce an aggregated result for each boundary option, see pages 6 - 9 of the main document.

From these tests, it was possible to objectively analyse the relative effects of the four tests.

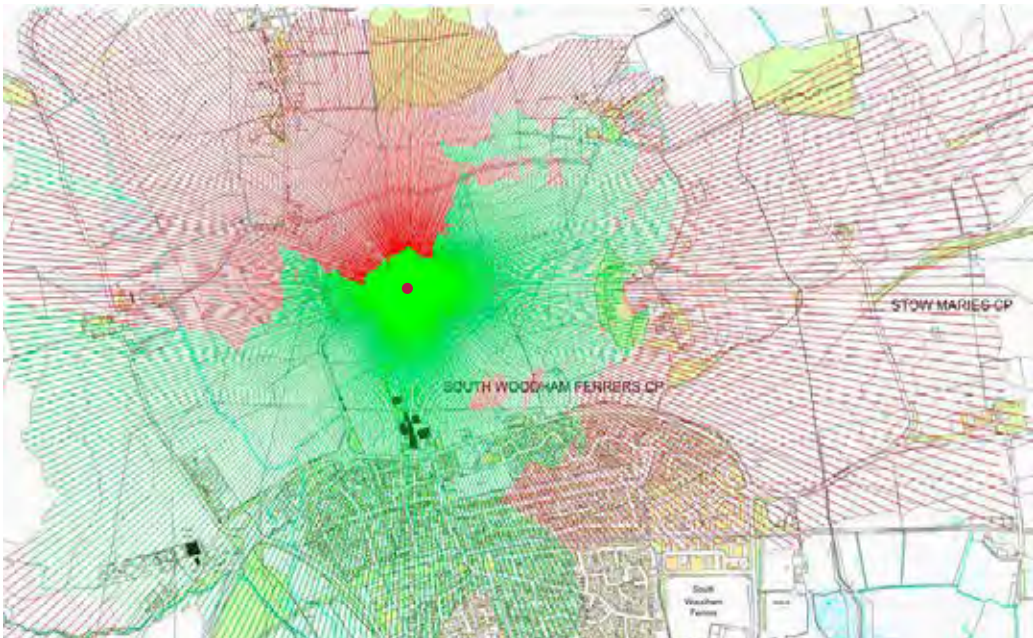
It is clear that there is a point on the slope where the northern edge of development would become significantly visible in the wider landscape to the north. This is shown in Study D where the area of visibility spills out over the ridgeline. In all options, there would be some visibility form around Edwin's Hall. This is as a consequence of the land sloping toward the test points. In reality, the dense planting around Edwin's Hall would limit any visibility.

The visibility testing was combined with gradient constraints and the field pattern and ecological assets to inform our proposed northern boundary options.

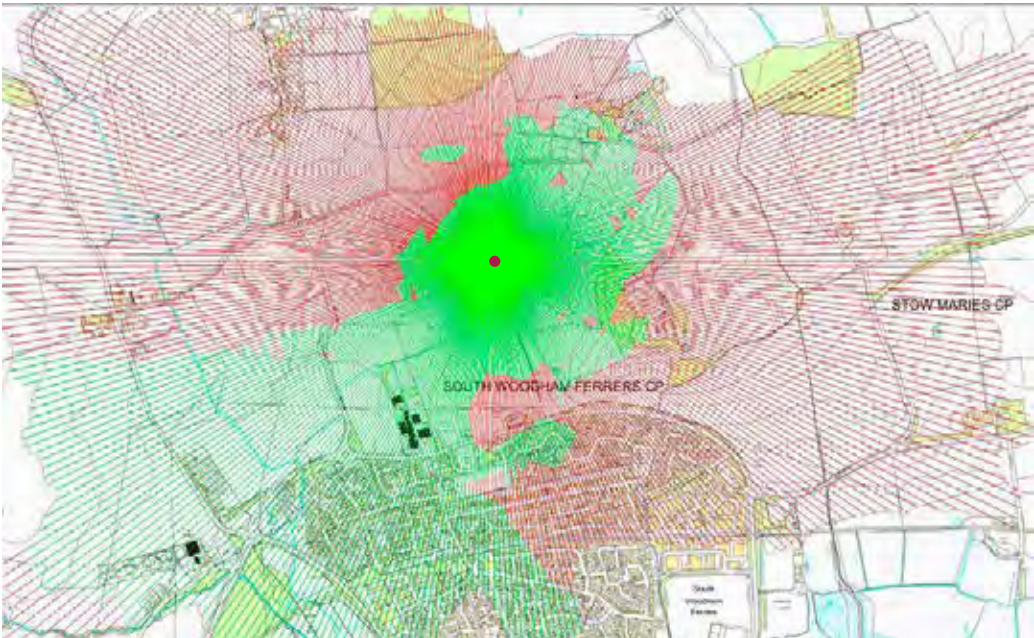
1. VISIBILITY STUDY A - CCC PREFERRED OPTION



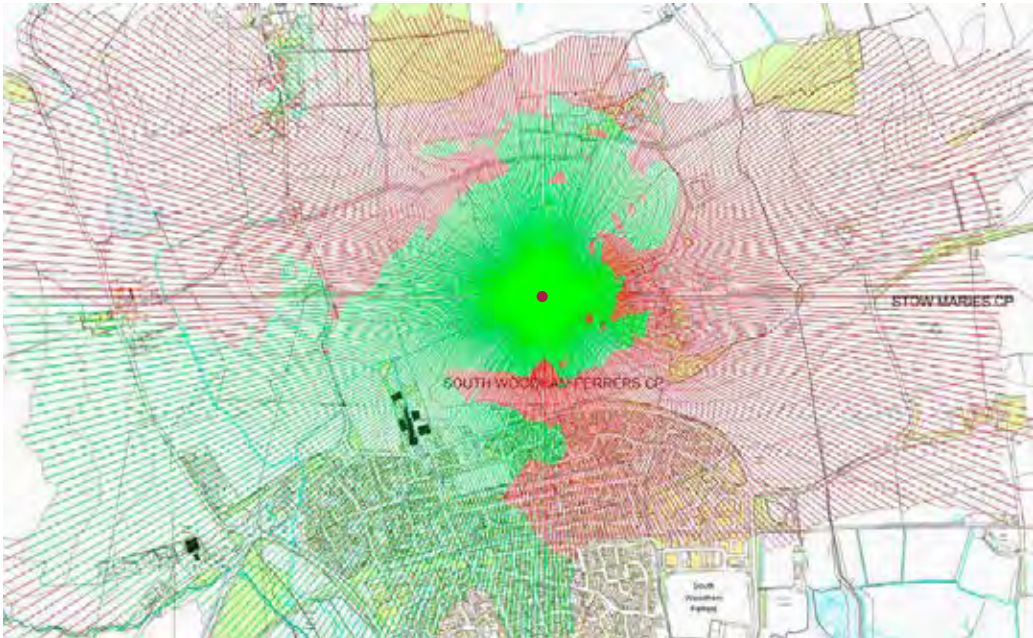
TEST 1A



TEST 2A



TEST 3A



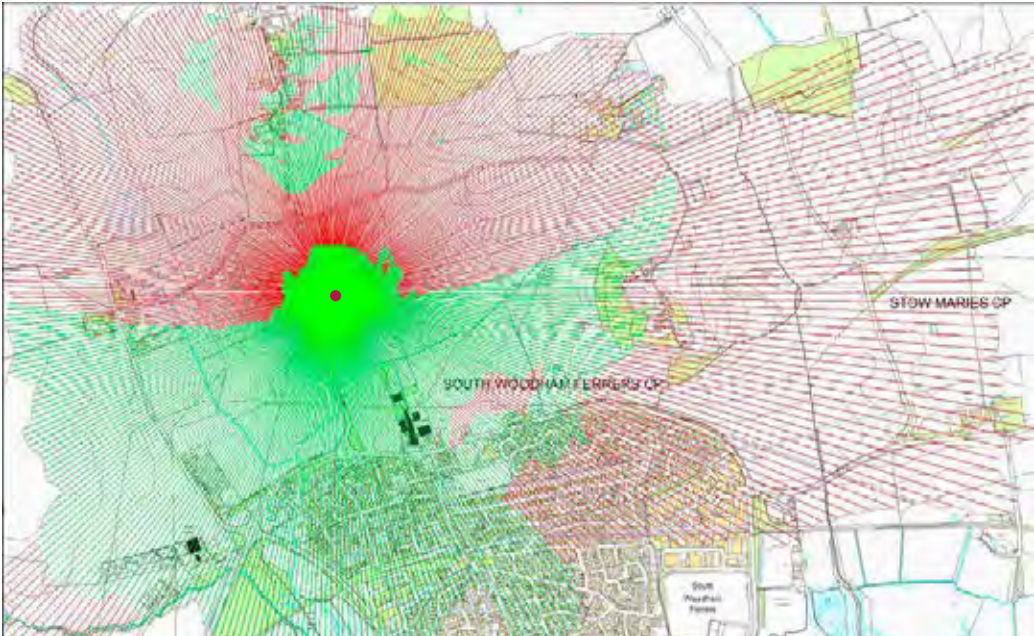
TEST 4A

1. VISIBILITY STUDY A - CCC PREFERRED OPTION

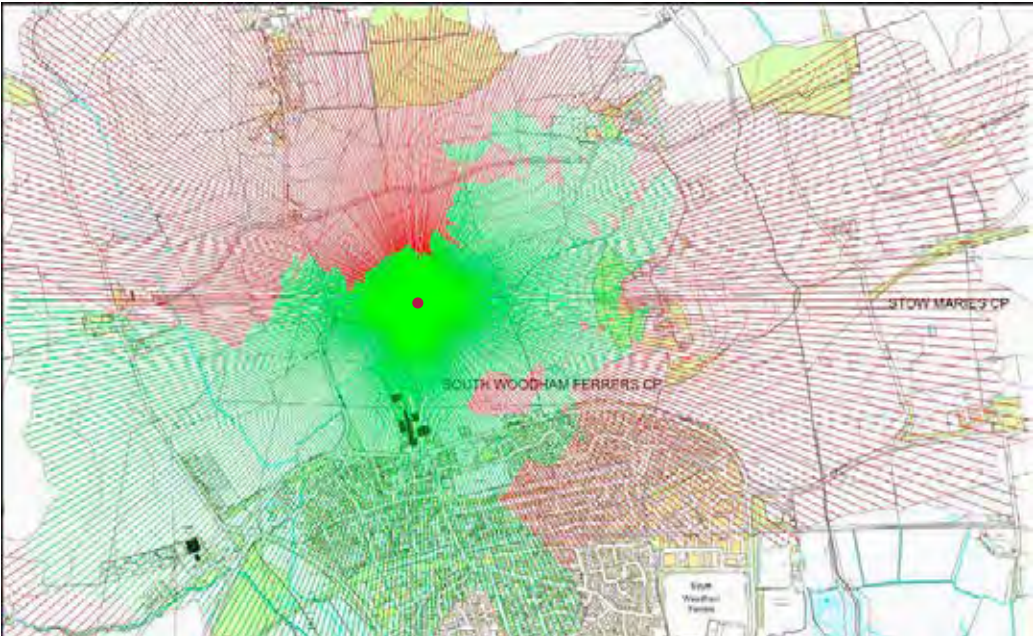


VISIBILITY STUDY A - TEST POINTS

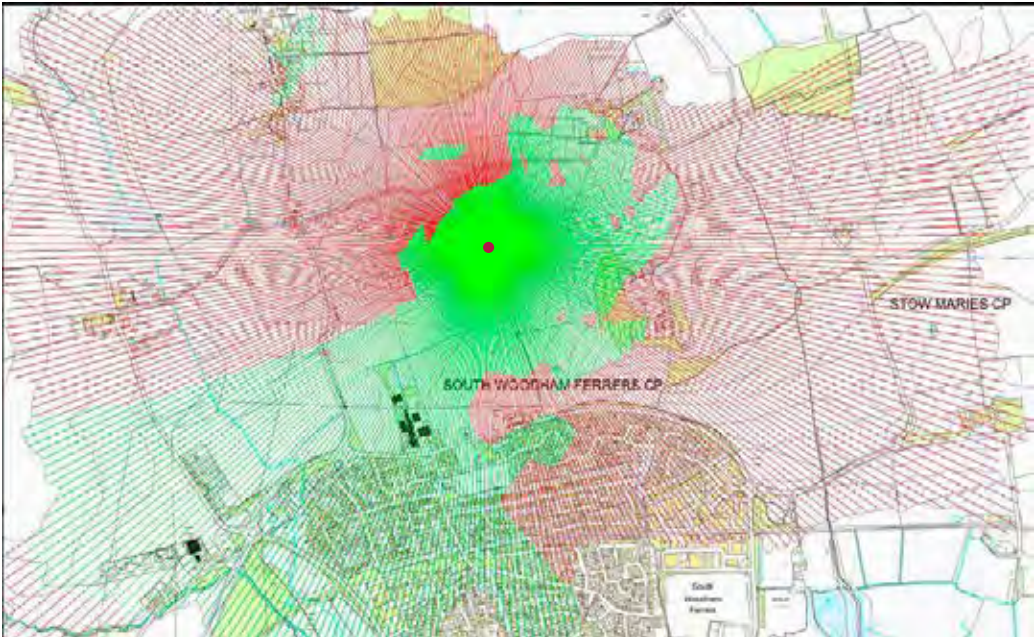
1. VISIBILITY STUDY B



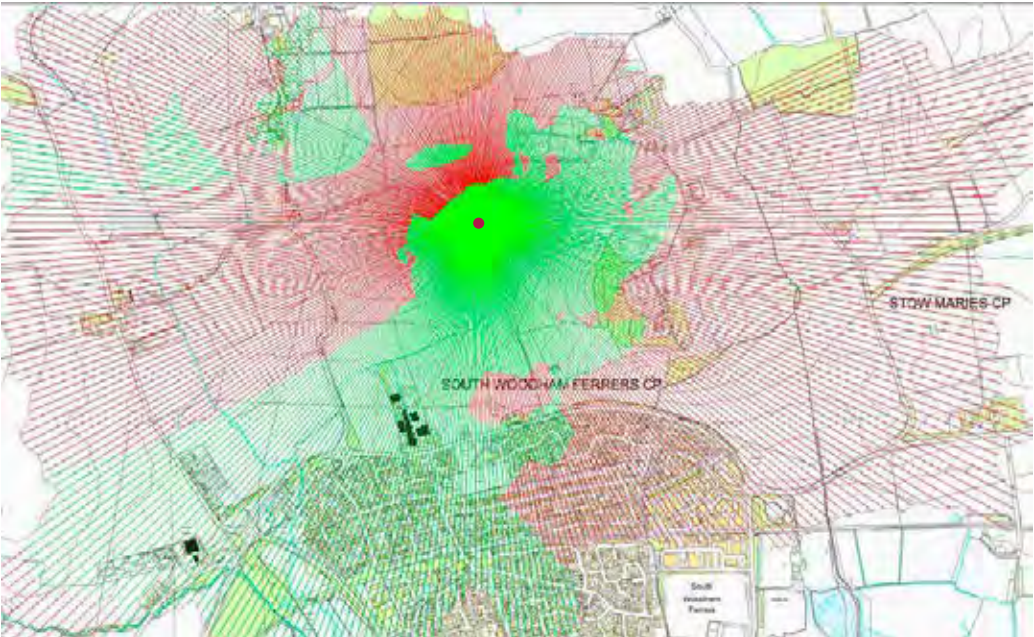
TEST 1B



TEST 2B



TEST 3B

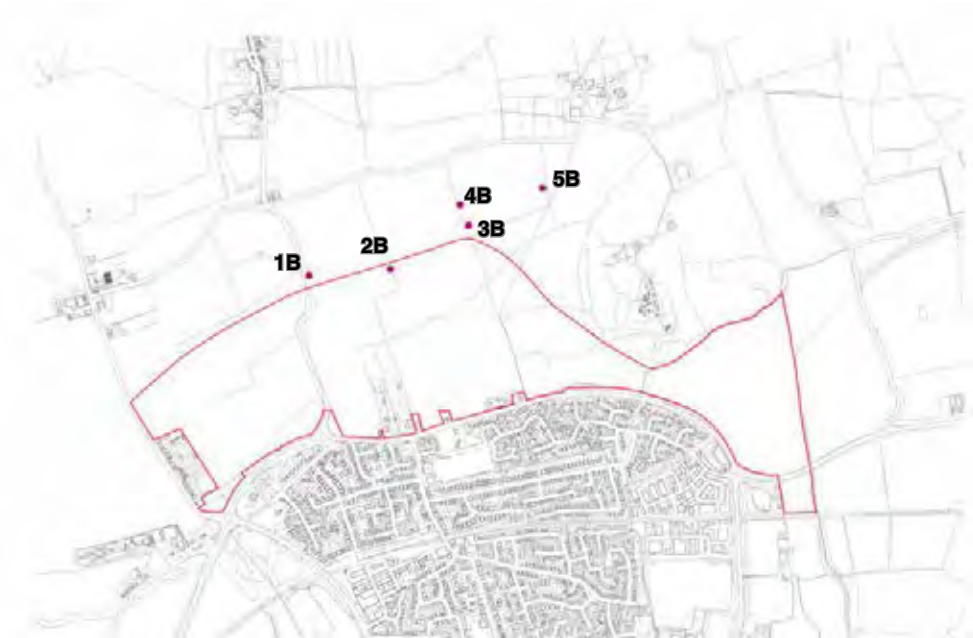


TEST 4B

1. VISIBILITY STUDY B

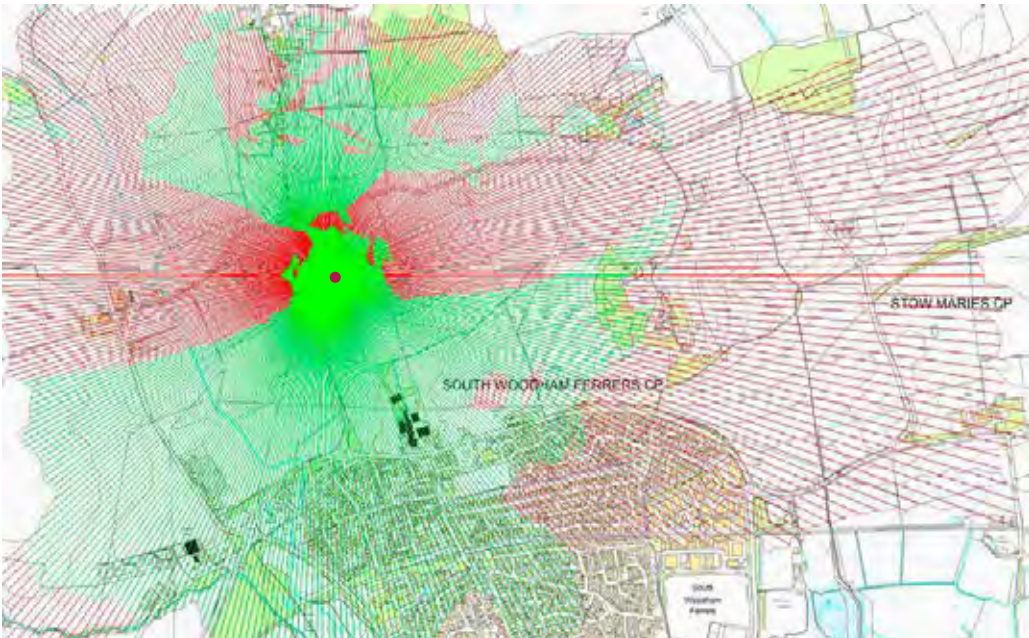


TEST 5B

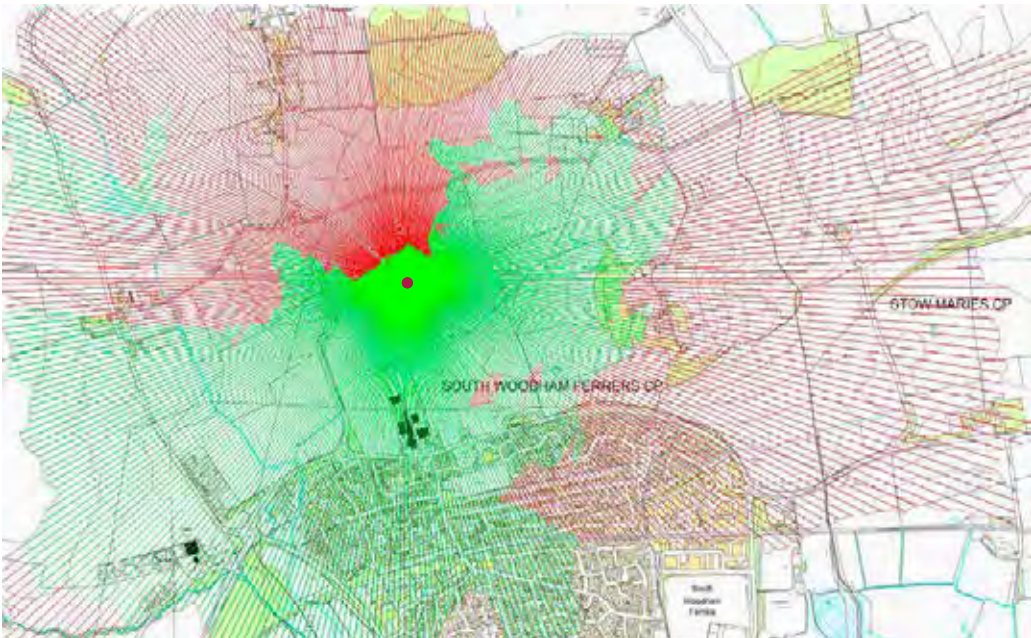


VISIBILITY STUDY B - TEST POINTS

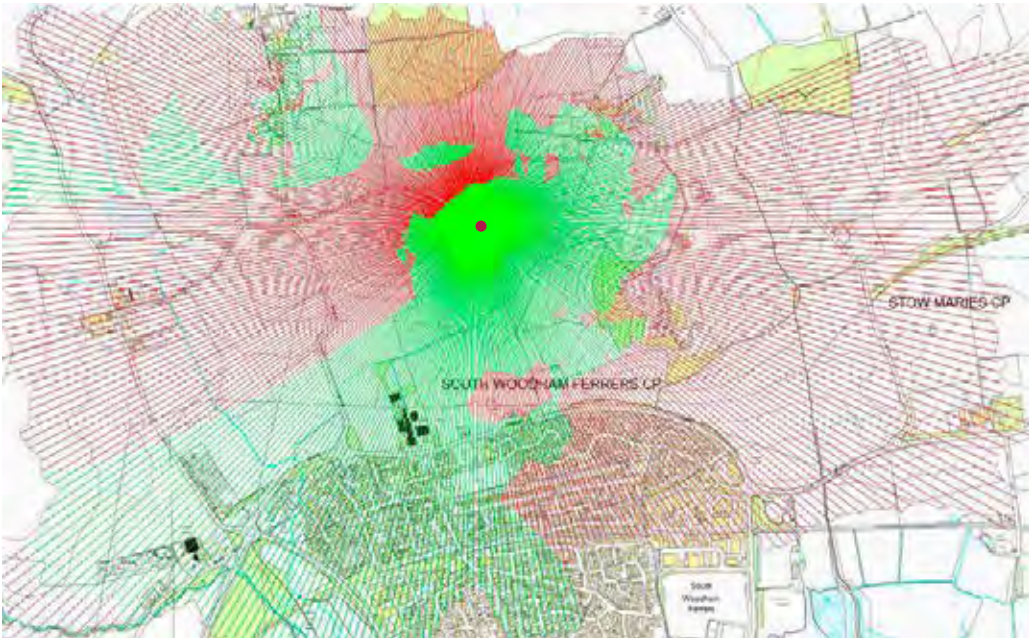
1. VISIBILITY STUDY C



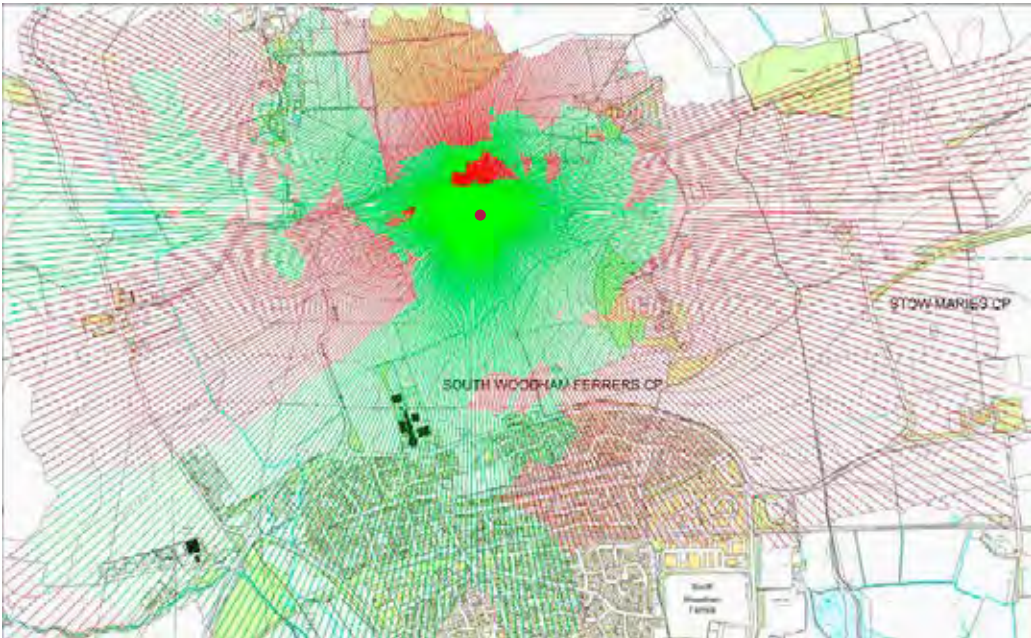
TEST 1C



TEST 2C

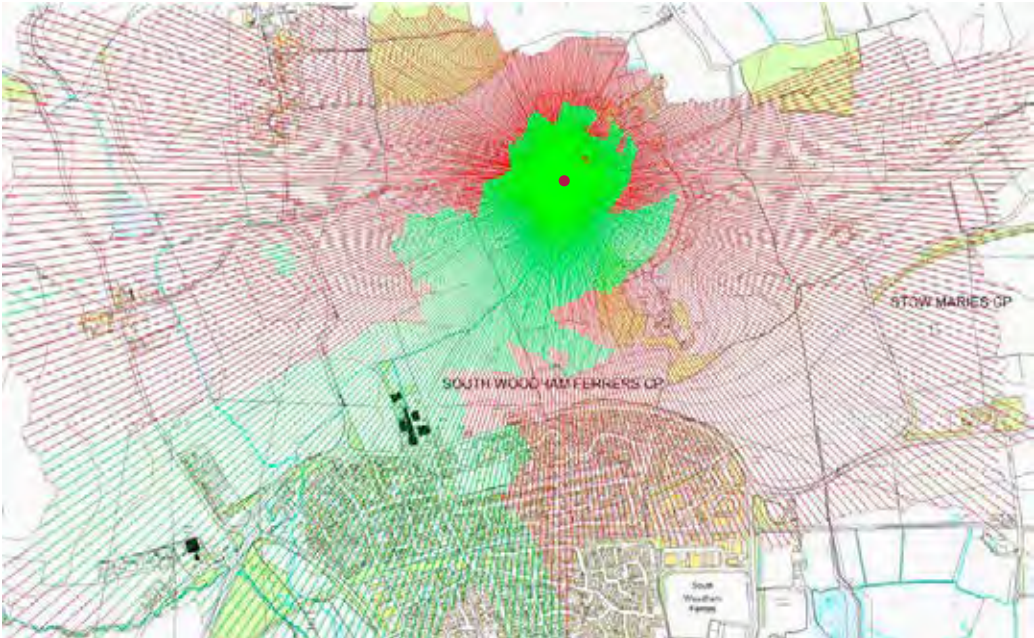


TEST 3C

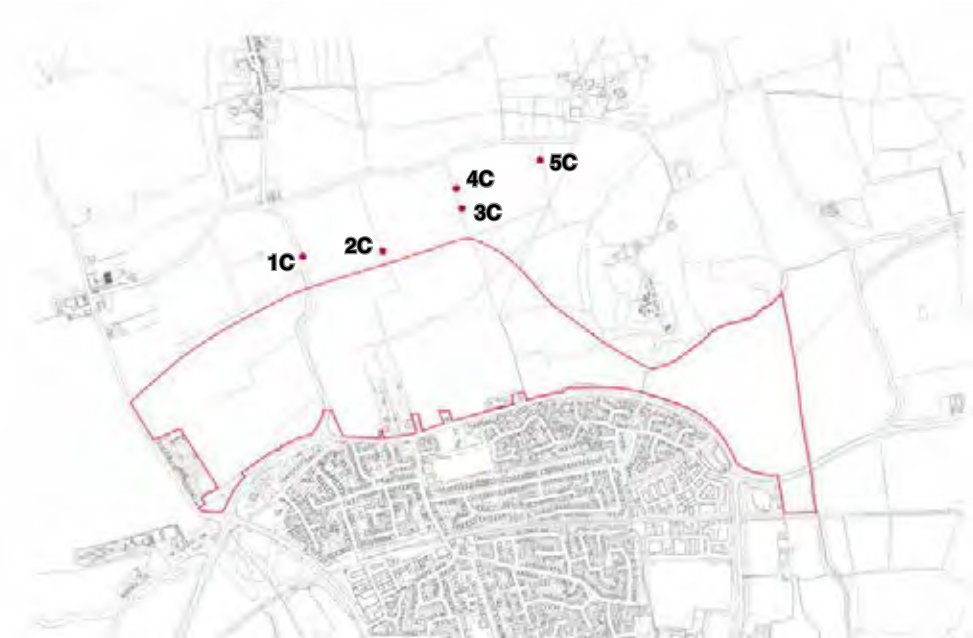


TEST 4C

1. VISIBILITY STUDY C

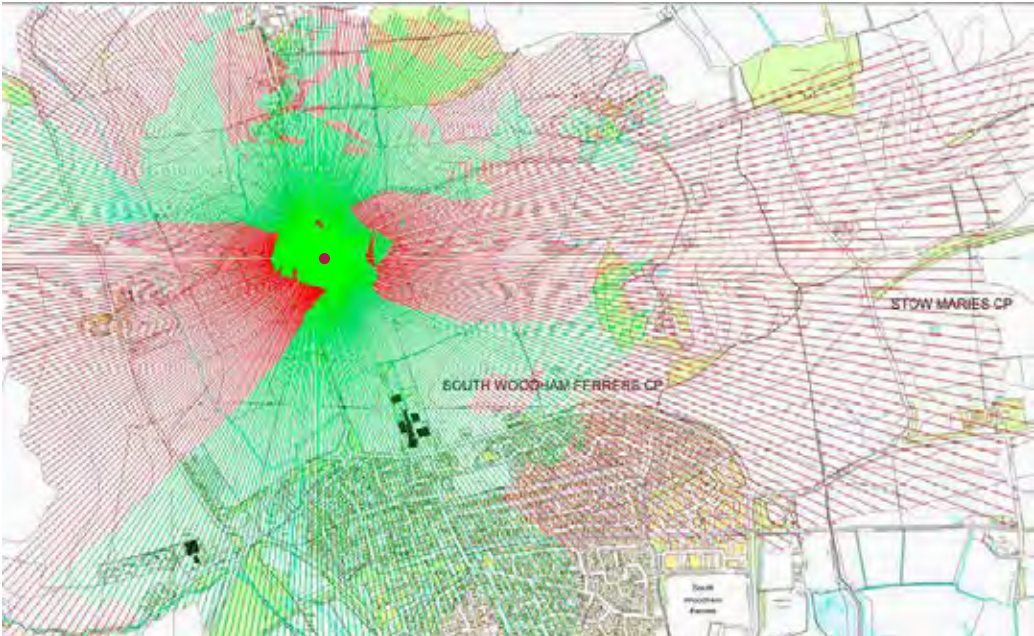


TEST 5C

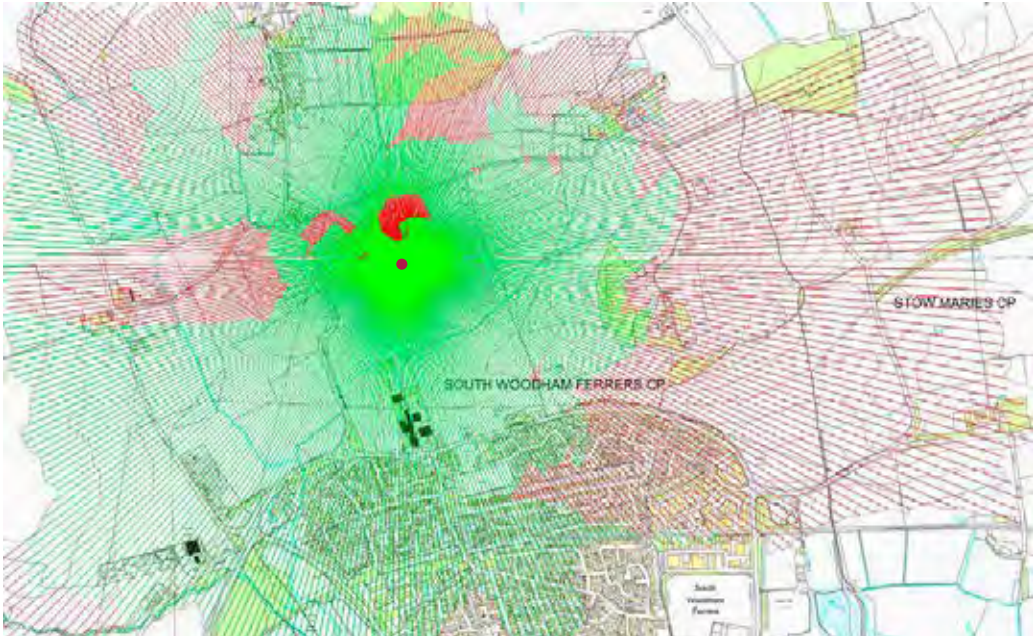


VISIBILITY STUDY C - TEST POINTS

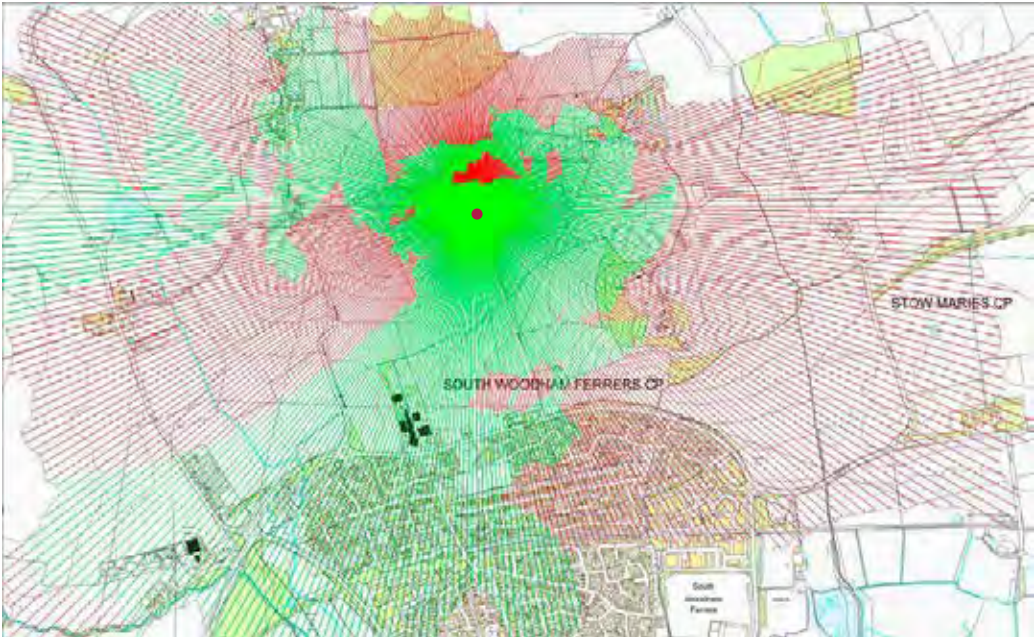
1. VISIBILITY STUDY D



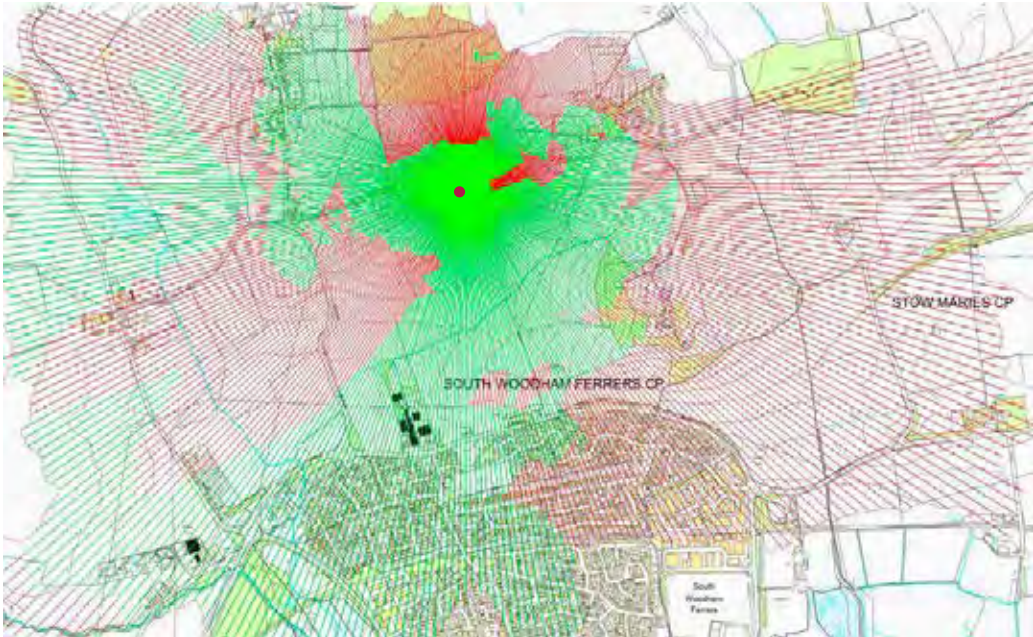
TEST 1D



TEST 2D

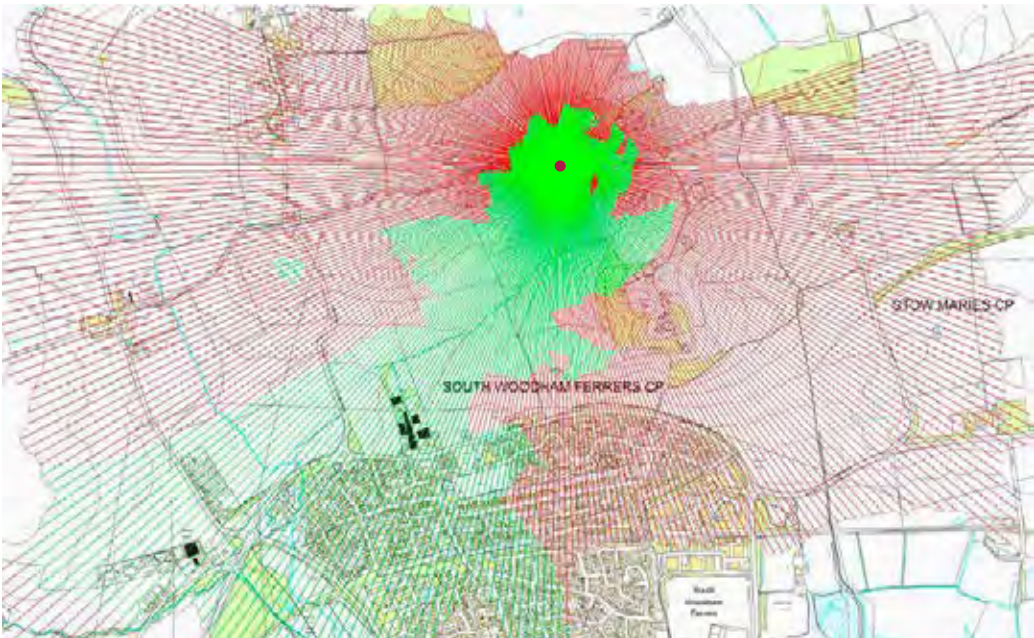


TEST 3D

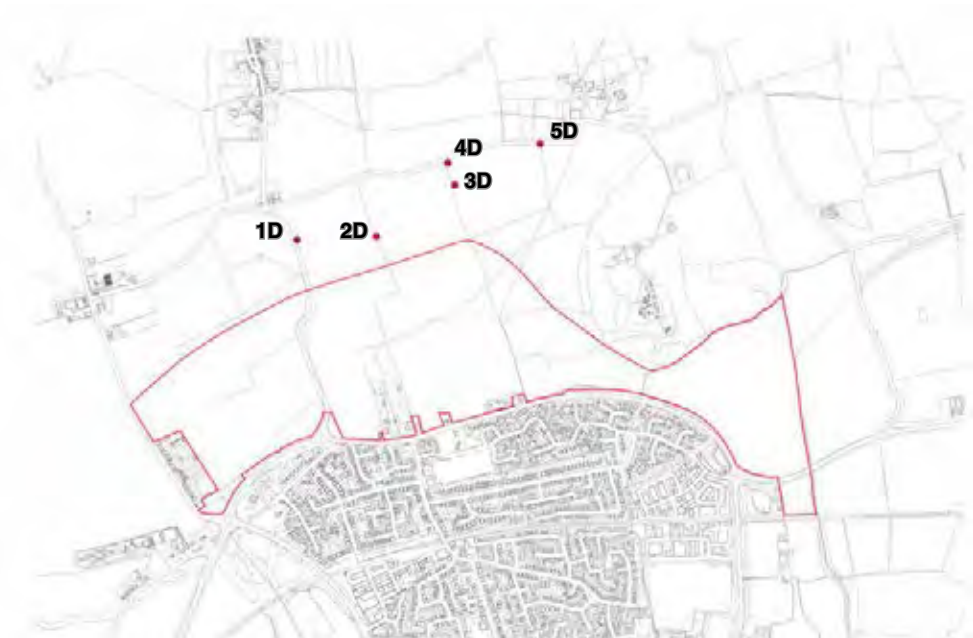


TEST 4D

1. VISIBILITY STUDY D



TEST 5D



VISIBILITY STUDY D - TEST POINTS

SOUTH
WOODHAM
FERRERS
ESSEX



COUNTRYSIDE
Places People Love

BroadwayMalyan^{BM}