

Chelmsford Draft Local Plan

Examination Hearing Statement

Matter 6e:

Gypsy, Traveller and Travelling Showpeople Housing Provision

November 2018



Introduction

1. This hearing statement sets out the Council's response in relation to the Inspector's Matters, Issues and Questions.
2. All the evidence base documents referred to in this statement are listed at **Appendix A**, with their evidence base or examination document reference numbers as applicable.

Matter 6e – Gypsy, Traveller and Travelling Showpeople Housing provision

Question 68	Does the Plan provide for the housing needs of gypsies, travellers and travelling showpeople?
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Response to Q68

3. The Local Plan provides sufficient allocations and the ability to meet, in full, the needs identified in the GTAA (**EB050A to C**) of all Gypsies, Travellers and Travelling Showpeople up to 2036.
4. The Council's response to Matter 3 Q23 and Q24 covers in full how the needs for Gypsies, Travellers and Travelling Showpeople have been assessed. In summary, the GTAA (**EB050A to C**) concludes that there is a need for 6 additional pitches over the GTAA period to 2033 for Gypsy and Traveller households that met the Planning Policy for Travellers Sites (PPTS) planning definition; a need for up to 17 additional pitches for Gypsy and Traveller households that may meet the planning definition; and a need for 18 additional pitches for Gypsy and Traveller households who did not meet the planning definition.
5. The GTAA (**EB050A to C**) goes on to conclude that there is a need for 16 additional plots over the GTAA period to 2033 for Travelling Showpeople that meet the PPTS planning definition; a need for up to 5 additional plots for unknown Travelling Showpeople; and a need for no additional plots for Travelling Showpeople that did not meet the planning definition.

Planning Policy for Traveller Sites Gypsy and Traveller needs

6. Taking the assumptions set out in the GTAA (**EB050A to C**) about likely levels of need from unknown households and the uplift of the need figures from 2033 to 2036 to meet the Local Plan period (which is covered in full within Matter 3 Q23 and Q24) the proposed allocation at GT1 - Drakes Lane, Little Waltham, for 10 additional Gypsy and Traveller pitches, will provide in full for the levels of need that have been identified (9 pitches).
7. The reasoning for allocating this site (GT1 – Drakes Lane, Little Waltham) is set out in full within the Council's response to Matter 5 Q36.

Planning Policy for Traveller Sites Travelling Showpeople needs

8. Taking the assumptions set out in the GTAA (**EB050A to C**) about likely levels of need from unknown households and the uplift of the need figures from 2033 to 2036 to meet the Local Plan period (which is covered in full within Matter 3 Q23 and Q24) the proposed allocations for 24 additional Travelling Showpeople plots will provide in full for the levels of need that have been identified (24 plots).
9. The rational and reasoning for the inclusions of Travelling Showpeople sites at Strategic Growth Site 2 – West Chelmsford, Strategic Growth Site 4 – North East Chelmsford, Strategic Growth Site 5a – Moulsham Hall, Great Leighs, and Strategic Growth Site 7 – North of South Woodham Ferrers is set out in full within the Council's response to Matter 5 Q36. In summary, provision is included within the larger Strategic Growth site allocations as part of new inclusive communities.
10. In addition, the Local Plan builds in the flexibility to grant permission for any further Gypsy, Traveller and Travelling Showpeople needs should they arise over the Local Plan period through Policy HO3. The requirements of this policy are covered in full in the Council's response to Matter 6 Q61.

Sites for Gypsy and Traveller needs that do not meet the Planning Policy for Traveller Sites definition

11. In addition, provisions set out specifically in Policy HO1 will allow for need from households that do not meet the PPTS planning definition to be met.

Planning Policy for Traveller Sites Travelling Showpeople needs

12. The GTAA (**EB050A to C**) concludes that there is no identified need for additional plots for Travelling Showpeople that did not meet the PPTS planning definition.

13. In summary, the allocations within the Local Plan meet, in full, the PPTS planning definition needs for Gypsies, Travellers and Travelling Showpeople. No additional needs were identified for Travelling Showpeople who do not meet the PPTS planning definition. Additional needs for those Gypsies and Travellers who do not meet the PPTS planning definition are provided for within Policy HO1, which includes a requirement for Specialist Residential Accommodation to be included in developments of more than 100 dwellings (HO1(C) and paragraph 8.6 of the Local Plan.

Question 69	Strategic Growth Site 2 in GA1 includes a requirement for the provision of 5 serviced plots for travelling showpeople. Is this provision sound and will it be sufficient to meet the identified need in this location?
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Response to Q69

14. The reason and justification for this approach to the provision of plots within these larger strategic allocations is set out within the Council's response to Q36 and Q37 under Matter 5. In accordance with government guidance the Council's GTAA is an Essex-wide assessment which covers the Chelmsford administrative area as a whole rather than being considered by each Growth Area identified within the Local Plan. Therefore, it is not necessarily a need to meet needs arising specifically within Growth Area 1, but across the City Council's administrative area as a whole.
15. The distribution of sites has been attributed to those locations which are most suited to such development. This is owing to the fact that, firstly there is no other available land which was considered suitable for such plots (as set out within the Council's response to Q36 and Q37 under Matter 5). In addition, their siting within these larger strategic allocations allows for the necessary vehicular access requirements to be provided.
16. In accordance with paragraph 4 of the PPTS, their inclusion within planned new communities builds inclusive new communities and results in future occupants being able to access education and other community services and facilities. Their inclusion within planned new communities also assists in reducing tension between settled and traveller communities as they will be part of the new community from the outset rather than being a separate community, although there are few instances of tension arising from existing Travelling Showpeople sites.

17. Specifically, in respect of Strategic Growth Site 2, West Chelmsford, this will be achieved as the site contains a primary school and local services and facilities, including health provision, sports and recreation facilities. This will ensure that future occupants have a settled base outside an area of high flood risk, with access to the necessary facilities and an integrated co-existence between the settled community in accordance with paragraph 13a, c, d, g, h of the PPTS and paragraph 159 of the NPPF (2012).
18. The distribution of Travelling Showpeople plots has been considered in the same way as the location and distribution of development at the Strategic Site allocations. The distribution of 5 plots within Strategic Growth Site 2 is proportionate to the overall size and scale of the Strategic Site Allocation, approximately 1 plot per 200-300 new homes. This follows the guidance set out in paragraph 10d of the PPTS in respect of relating the number of plots to the circumstances of the wider site allocation and the overall surrounding population within Strategic Growth Site 2.
19. There is sufficient land within the site allocation to accommodate the 5 plots, with opportunities to ensure appropriate access to the plots is provided to meet the needs of the Travelling Showpeople.
20. The provision of 5 plots at Strategic Growth Site 2 is justified and based on robust evidence to support this approach. The site will contribute to meeting the overall needs for Travelling Showpeople within the Chelmsford area.

Question 70	Is the provision of 9 serviced plots for travelling showpeople at Strategic Site 4 in GA2 based on robust evidence and will the number of plots be sufficient to meet the identified need in this location?
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Response to Q70

21. The reason and justification for this approach to the provision of plots within these larger strategic allocations is set out within the Council's response to Q36 and Q37 under Matter 5. In accordance with Government guidance the Council's GTAA is an Essex wide assessment which covers the Chelmsford administrative area as a whole rather than being considered by each Growth Area identified within the Local Plan. Therefore, it is not necessarily a need to meet needs arising specifically within Growth Area 2, but across the City Council's administrative area as a whole.

22. The distribution of sites has been attributed to those locations which are most suited to such development. This is owing to the fact that, firstly there is no other available land which was considered suitable for such plots (as set out within the Council's response to Q36 and Q37 under Matter 5). In addition, their siting within these larger strategic allocations allows for the necessary access requirements to be provided.
23. In accordance with paragraph 4 of the PPTS, their inclusion within planned new communities builds inclusive new communities and results in future occupants being able to access education and other community services and facilities. Their inclusion within planned new communities also assists in reducing tension between settled and traveller communities as they will be part of the new community from the outset rather than being a separate community, although there are few instances of tension arising from existing Travelling Showpeople sites.
24. Specifically, in respect of Strategic Growth Site 4, North East Chelmsford, this will be achieved as the site contains new primary and secondary schools and local services and facilities, including health provision, sports and recreation facilities. This will ensure that future occupants have a settled base outside an area of high flood risk, with access to the necessary facilities and an integrated co-existence between the settled community in accordance with paragraph 13a, c, d, g, h of the PPTS and paragraph 159 of the NPPF (2012).
25. The distribution of Travelling Showpeople plots has been considered in the same way as the location and distribution of development at the Strategic Site allocations. The distribution of 9 plots within Strategic Growth Site 4 is proportionate to the overall size and scale of the Strategic Site Allocation, approximately 1 plot per 200-300 new homes. This follows the guidance set out in paragraph 10d in respect of relating the number of plots to the circumstances of the wider site allocation and the overall surrounding population within Strategic Growth Site 4.
26. There is sufficient land within the site allocation to accommodate the 9 plots, with opportunities to ensure appropriate access to the plots is provided to meet the needs of the Travelling Showpeople.
27. The provision of 9 plots at Strategic Growth Site 4 is justified and based on robust evidence to support this approach. The site will contribute to sufficiently meeting the overall needs for Travelling Showpeople within the Chelmsford area.

Question 71	Is the gypsy and traveller site allocation GT1 at Drakes Lane, Little Waltham for 10 permanent pitches justified and consistent with national policy and are the site requirements appropriate? Will the number of pitches be sufficient to meet the identified need in this location?
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Response to Q71

28. The justification and reasoning for selecting the Site GT1 at Drakes Lane, Little Waltham is set out within the Council's response to Q36 under Matter 5. It is considered to be a justified allocation which is consistent with national policy.
29. In accordance with Government guidance the Council's GTAA is an Essex wide assessment which covers the Chelmsford administrative area as a whole rather than being considered by each Growth Area identified within the Local Plan. Therefore, it is not necessarily a need to meet needs arising specifically within Growth Area 2, but across the City Council's administrative area as a whole. The site selection process for Gypsy and Traveller sites which has resulted in this site allocation is set out in full in the Council's response to Q36 under Matter 5.
30. The site can accommodate up to 10 Gypsy and Traveller pitches. The location of this allocation is supported by the significant new development proposed at Strategic Growth Site 4 (North East Chelmsford). This development at North East Chelmsford will significantly expand the existing consented development at Beaulieu and Channels which will collectively form a new North East Chelmsford Garden Village.
31. North East Chelmsford is therefore a strategic area of change and when combined with current development has the potential for around 10,000 new homes with new schools, healthcare, roads and public transport by the end of Local Plan period. The Drakes Lane site lies in close proximity to the northern edge of the North East Chelmsford Garden Village. It should also be noted that the Drakes Lane area is also experiencing this change. The Drakes Lane Industrial Area is now a designated employment area and a large new flour mill has been granted planning permission in close proximity.

32. Therefore, given the level of the new development proposed in the Local Plan at North East Chelmsford, it is considered reasonable for one Gypsy and Traveller site to also be located within this area of growth. Furthermore, the site is considered to be compliant with Policy HO3. For the reasons set out above, the site selection process for the Local Plan and the process of assessing alternative sites considered the Drakes Lane site the most suitable site. This is because the site is available now, offers a suitable location for development and does not have any overriding planning policy constraints, unlike other available sites put forward by promoters of land.
33. The site is located on despoiled land, which once formed part of a former mineral extraction site. It is located outside of the Green Belt, or any designated valued landscape. The Pre-Submission SA (**SD004**) and its subsequent addendum (**SD005**) supports its inclusion in the Local Plan. The SA scores the site as not significantly detracting from the objective of achieving sustainable living and revitalisation, health and wellbeing and transport; in each of these considerations the Gypsy and Traveller Site would have a minor negative effect. Other reasonable alternatives were also tested through the Local Plan's SA (**SD004**), none of which were identified as being more sustainable as the proposed allocation at Drakes Lane.
34. The Drakes Lane site is not currently served by the services and facilities proposed as part of the North East Chelmsford Garden Village. The siting of these facilities within the new development will be the subject of further masterplanning work, however, in the interim the existing services and facilities are within a reasonable distance from the Drakes Lane site.
35. A school bus currently serves Drakes Lane. The site lies within the Priority Admissions Area for Little Waltham Primary School and Chelmer Valley High School, therefore if parents choose to enrol their children in either of these schools, the County Infrastructure Planning Team has confirmed that they would qualify for free school transport. Three GP surgeries are situated within a 2.5 mile radius of the site at Little Waltham, Terling and Boreham; a level of accessibility which is comparable with many locations within Urban Chelmsford. A children's play area is proposed to be incorporated within the submitted planning application.
36. The proposed Drakes Lane site is therefore considered to be within reasonable travelling distance to existing health and education provision (and will be very close to major new planned development), is not in an unfavourable environmental location which would affect the health and well-being of Travellers, can be accommodated by existing infrastructure (or new provision provided e.g. wastewater treatment) and is located in the lowest flood risk area (Flood Zone 1).

37. Furthermore, the Council is required by national planning policy to ensure that a five-year supply of deliverable Gypsy and Traveller sites is maintained. At present, the Council cannot demonstrate this requirement. The Drakes Lane proposals provide a deliverable site i.e. there is a willing landowner, and a promoter/developer which will secure the effective future management of the site.
38. The site and its location complies with the requirements of the PPTS, in particular paragraph 10 d) as the size of the site (10 pitches) relates to surrounding populations size and density (as it will be at the end of the Local Plan period when the surrounding development at North East Chelmsford is substantially completed).
39. The Policy also seeks to ensure the local amenities and environment are protected in accordance with paragraph 10 e) of the PPTS through the criteria in Policy GT1 to ensure landscaped edges and buffers, suitable SuDS and flood risk management, appropriate habitat mitigation and creation, and high quality and inclusively designed amenity buildings are achieved. These are appropriate requirements which are consistent with the guidance in the PPTS.
40. This site has already progressed to a planning application and as part of that process two further reports have been produced which are attached at **Appendix B, C and D**. These are a Landscape and Visual Appraisal (**Appendix B**) and its accompanying mapping (**Appendix C**) and a Landscape Sensitivity and Capacity Assessment (**Appendix D**). In summary, based on the current planning application, these show that due to the small scale of the proposed built form, it is likely to have no more than minor effects upon landscape elements within the site, and negligible effects upon landscape character within the study area. The effects on visual receptors (there are two houses and a farmhouse over 200m away and a PROW to the south) are considered minor. Overall, the land is judged to be of moderate overall landscape sensitivity, low to moderate landscape value with a medium to high landscape capacity to accommodate low rise residential and employment development (this is subject to careful siting/design of development and retention, enhancement and implementation of hedgerow trees and wooded copses in keeping with the character of the landscape). This demonstrates that the site is suitable, viable, deliverable for the proposed pitches.
41. A 10 pitch site in this location meets the pitch requirement identified through the Local Plan to cover the need for Gypsy and Traveller pitches in Chelmsford in full.

Question 72	<p>Does Policy HO3 set out clear and reasonable policy criteria to make decisions on relevant planning applications and are they sound?</p> <p>Does the evidence support the provision that sites should not exceed 10 pitches or plots?</p> <p>Should the policy refer to the specific site allocations within the Plan?</p>
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Response Q72

Does Policy HO3 set out clear and reasonable policy criteria to make decisions on relevant planning applications and are they sound?

42. The requirements of Policy HO3 are clearly set out and are reasonable as they reflect national guidance. As a result the policy offers a sound approach to the decision-maker when considering relevant planning applications.
43. In accordance with paragraph 11 of the PPTS criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community. The criteria included in the policy are clear and proportionate and provide a sound approach to the consideration of relevant planning applications. The table below sets out which part of national guidance each criterion seeks to achieve.

Criterion	Relevant national policy
A)v, A)viii, A)xi, B)i, B)ii, B)v, B)vi	PPTS para 10 e)
A)iii, B)iii, B)iv	PPTS para 10 d)
All criterion	PPTS para 13 a)
A)ii	PPTS para 13 b)
A)ii	PPTS para 13 c), d) and f)
A)viii, B)ii	PPTS para 13 e)
A)vii	PPTS para 13 g)
A)xi, A)iv	PPTS para 13 h)
A)i	PPTS para 16 and 17

44. In addition, paragraph 22 and 23 of the PPTS require planning applications to be determined in accordance with the development plan and assessed in accordance with the presumption in favour of sustainable development. Other requirements of the policy specifically comply with wider Local Plan objectives, such as protecting the historic and natural environment and ensuring highway safety is maintained.

45. Furthermore, criterion C) seeks to ensure existing sites are protected to ensure the Council continues to maintain its supply of Gypsy, Traveller and Travelling Showpeople sites.
46. In summary, the policy criteria are considered to be reasonable and consistent with national guidance. The policy is considered to give clear direction when determining a relevant planning application and on that basis is sound in its approach.

Does the evidence support the provision that sites should not exceed 10 pitches or plots?

47. The available evidence supports the requirement that sites should not exceed 10 pitches or plots. This will ensure a peaceful and integrated co-existence between the site and local community is promoted and sites do not run the risk of dominating the local settled population.
48. There is limited national guidance or advice in respect of an appropriately sized site for Gypsies, Travellers and Travelling Showpeople. Previous advice was published by the Government in 2008. Whilst this was withdrawn in September 2015, it still provides valid advice. In summary it suggests that sites should ideally consist of up to 15 pitches in capacity unless there is clear evidence to suggest that a larger site is preferred by the local Gypsy or Traveller community.
49. Chelmsford's current sites under 10 pitches in number have generally shown to result in a peaceful and integrated co-existence between the site and local community (paragraph 13, criterion a) of the PPTS) whereas larger sites have led to issues with co-existence with the wider community. A site of 10 pitches/plots allows for an extended family to live on site together.
50. In accordance with the aim of PPTS 10e, sites of no more than 10 pitches/plots also tend to ensure local amenity and environment is protected as they do not become dominant features in their locality. Historically sites within Chelmsford which have come forward outside of Local Plan allocations tend to be in the rural area. The restriction to 10 pitches/plots therefore also assists in meeting the requirements of paragraph 14 of the PPTS, in that they will be of a scale which does not dominate the nearest settled community.

51. Although now withdrawn, the maximum 10 pitch/plot requirement broadly aligns with the advice from Government contained within the previous 2008 guidance of up to 15 pitches in capacity. However, within Chelmsford it has continuously been found that smaller sites of no more than 10 pitches are more easily managed and assist residents to integrate with the settled community more readily. The requirement for sites not to exceed 10 pitches/plots is consistent with the objectives of national guidance and local evidence which meets the local needs within Chelmsford.
52. In summary, the evidence supports the requirement that sites should not exceed 10 pitches or plots. This will help to ensure a peaceful and integrated co-existence between the site and local community is promoted and sites do not run the risk of dominating the local settled population.

Should the policy refer to the specific site allocations within the Plan?

53. Policy HO3 does not need to refer specifically to site allocations within the Local Plan. The Local Plan, and its policies should be read as a whole and covers the fact that this policy is applicable to the relevant site allocations for Gypsies, Travellers and Travelling Showpeople.
54. Policy HO3 and its Reasoned Justification does not specifically refer to Strategic Site Allocations 2, 4, 5a, 7, and Policy GT1 which include Gypsy, Traveller and Travelling Showpeople provision. The Pre-Submission Local Plan (**SD001**) sets out at paragraph 8.21 of the Reasoned Justification for the Policy that the policy applies to both allocated and non-allocated sites which may come forward. Furthermore, paragraph 7.6 of **SD001** sets out that *'In addition, the Strategic Policies S1 to S15 and the more detailed policies found in Section 8 and 9 apply to all sites.'* Policy HO3 is found within Section 8 so is therefore applicable to all site allocations within the Local Plan which include any Gypsy, Traveller or Travelling Showpeople pitches and plots. It was therefore not considered necessary to list all site allocations which this policy applies to. This is consistent with all other relevant policies in Section 8 and 9 of the Local Plan which could apply to the site allocations.
55. In summary, the policy's approach is consistent with all other relevant policies in Section 8 and 9 which could apply to the site allocations and does not need to refer specifically to the relevant site allocations within the Local Plan.

APPENDIX A

EVIDENCE BASE LIST FOR MATTER 6e	
EB050A	Chelmsford City Council Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Need Summary Report June 2017
EB050B	Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Joint Methodology Report January 2018
EB050C	Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Summary Report January 2018
SD001	Pre-Submission Local Plan and Policies Map
SD004	Pre-Submission Local Plan Sustainability Appraisal Report
SD005	Pre-Submission Local Plan: Additional Changes Sustainability Appraisal Report: Addendum

APPENDIX B

Technical note:

Gypsy & Traveller Site Drakes Lane, Little Waltham Landscape and Visual Appraisal

1. Introduction

- 1.1.1 Wood has been commissioned by Chelmsford City Council (CCC) to undertake a Landscape and Visual Appraisal (LVA) to address concerns raised by public objections to the recent planning application **18/01476/FUL** for a gypsy and traveller accommodation site located at Drakes Lane, Little Waltham (hereafter referred to as the proposed development). The concerns relate to possible landscape or visual effects that may arise as a result of the proposed development.
- 1.1.2 This LVA has been produced by a Chartered Landscape Architect (CMLI) to review the landscape and visual baseline conditions within the site and within a 500m site-centred study area surrounding the site. An understanding of the baseline and the potential landscape and visual receptors located within the surrounding area allows an assessment to be made of potential effects that could be generated as a result of the proposed development.

1.2 Description of the proposed development

Built form

- 1.2.1 As noted in the application, the site proposals comprise:
- residential accommodation for nine fully-serviced Gypsy and Traveller pitches;
 - a site manager's office;
 - visitor parking;
 - a children's play area; and
 - a Great Crested Newt Mitigation Area, separated from the accommodation site by a new hedge.
- 1.2.2 Each proposed pitch includes:
- hardstanding for one static caravan;
 - hardstanding for one travelling caravan;
 - two parking bays;
 - an amenity building containing a kitchen, lounge and dining, shower room and utility, and separate toilet facilities;

- an external storage shed;
- a secure enclosure for metal gas bottles; and
- a clothes drying area.

Access

- 1.2.3 Access to the site would be from a new entrance on Drakes Lane, which would have a security barrier. It is understood that the site entrance would be roughly in the same location as an existing field gate.
- 1.2.4 The site manager's office would be located at the site entrance.
- 1.2.5 As part of the proposals, the developer would need to remove part of the existing hedgerow, and trim back a section of the remaining hedgerow along Drakes Lane for visibility.

Boundaries

- 1.2.6 As part of the proposals, a new hedge would be planted along the western boundary, with an area of Great Crested Newt habitat created covering 0.2ha located to the west of the new hedge.
- 1.2.7 The proposals include removing a small section of hedgerow on Drakes Lane to provide access and trim a section of the remaining hedge to provide visibility splays. The existing hedge will be improved by filling in gaps with native species planting.
- 1.2.8 In addition to the hedge boundaries, the site will be enclosed by a 1.8m high weld mesh security fence.

1.3 Proposed scope of the appraisal

Potential landscape effects

- 1.3.1 There are no nationally or locally designated landscapes found within the study area.
- 1.3.2 Landscape receptors that may be affected by the proposed development include:
- Landscape elements within the site boundary; and
 - Local landscape character within the study area, as set out in the *Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments* (Chris Blandford Associates, 2006).

Potential visual effects

- 1.3.3 The visual appraisal utilises a site centred study area with a 500m radius. This study area will ensure that the appraisal includes all groups of people (visual receptors) with the potential to have views of the proposed development. The visual appraisal identifies groups of visual receptors based upon their location and primary activity and assesses likely changes to their views due to the presence of the proposed development.
- 1.3.4 The baseline views available to key visual receptors are illustrated by the three viewpoint photographs, prepared and presented in accordance with best practice as specified in *Landscape Institute Advice Note 01/11 – Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute, 2011). The following viewpoint locations have been used:

- 1. View looking east on Drake's Lane to site;
- 2. View looking south-west from junction of Drakes Lane and Boreham Road; and
- 3. View from footpath reference PRoW213.

1.3.5 Additional supplementary contextual views were taken using a camera phone, and are not intended to be used for assessing available views to the site, but merely for illustrating the surrounding landscape and visual baseline conditions. These viewpoints include:

- 4. View looking south on Boreham Road; and
- 5. View looking north-west on Boreham Road.

1.3.6 The locations of these viewpoints are shown on **Figure 1**.

2. Methodology

2.1 Overview

The LVA has been undertaken in accordance with best practice guidance and the methodology as set out here, which is based on the *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (hereafter referred to as GLVIA3) [Landscape Institute (LI) and Institute for Environmental Management & Assessment (IEMA), 2013].

2.2 Data gathering methodology

Desk study

Sources of information used for the LVA are listed in **Table 2.1**, below.

Table 2.1 Sources of desk study information

Source	Data
Ordnance Survey Mapping	OS Explorer 183: Chelmsford & The Rodings
Essex County Council Definitive Map	https://www.essexhighways.org/getting-around/public-rights-of-way/prow-interactive-map.aspx
Chris Blandford Associates	Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments, September 2006.
Google Earth Pro	Aerial photography, imagery date June 2018.

Field survey

2.2.1 In addition to the desk based assessment, a field survey was undertaken on 04 October 2018 during which viewpoint photography was obtained.

2.3 Assessment methodology

Landscape assessment

- 2.3.1 Landscape effects are defined by the Landscape Institute in GLVIA3, paragraphs 5.1 and 5.2 as follows:

"An assessment of landscape effects deals with the effects of change and development on landscape as a resource. The concern...is with how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character....The area of landscape that should be covered in assessing landscape effects should include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner."

- 2.3.2 Landscape effects are defined as changes to landscape elements, characteristics, character and qualities of the landscape as a result of development.

- 2.3.3 The potential landscape effects that would occur during the construction and operational (and decommissioning) periods, may therefore include, but are not restricted to, the following:

- Changes to landscape elements: the addition of new elements or the removal of existing elements such as vegetation and buildings and other characteristic elements of the existing local landscape;
- Changes to landscape qualities: degradation or erosion of landscape elements and patterns and perceptual characteristics, particularly those that form key characteristic elements of defined landscape character types or areas or contribute to the landscape value; and
- Changes to landscape character: landscape character may be affected through the incremental effect on characteristic elements, landscape patterns and qualities (including perceptual characteristics) and the cumulative addition of new features, the magnitude of which is sufficient to alter the overall landscape character of a particular area.

- 2.3.4 The types of effect is also considered and may be direct or indirect, temporary or permanent (reversible) and positive, neutral or negative. Development may have a direct (physical) effect on the landscape as well as an indirect effect which would be perceived from the wider landscape outside the immediate site area and its associated landscape character.

Sensitivity to change

- 2.3.5 In this instance, landscape sensitivity has been assessed in a separate report (**Technical note: Landscape Sensitivity and Capacity Assessment of land at Drakes Lane Little Waltham**, Wood document ref: L40692), and those judgements have been used to inform this LVA.

Magnitude of landscape change

- 2.3.6 The magnitude of landscape change or degree of change resulting from the proposed development is described as high, medium, low or negligible, in accordance with GLVIA3 (LI & IEMA, 2013) paragraph 3.27 use of 'word scales'. In those instances where, due to mitigation, there would be no magnitude of landscape change, then this justification is also recorded in the landscape assessment. The magnitude of landscape change is described by reference to its size and scale, geographical extent and duration/reversibility in accordance with GLVIA3 (LI & IEMA, 2013), paragraph 5.48-52 that can be summarised as follows.

- Size or Scale:

- ▶ The size or scale of landscape change is described via a simple word scale to describe the extent or proportion of loss or addition of landscape elements, the degree to which the perceptual characteristics of the landscape may be altered and whether the effect changes the key characteristics, critical to its distinctive character overall.
- Geographical Extent:
 - ▶ The geographical extent of the effect is distinct from the size and scale of effect. There may for example be a medium loss of landscape elements affecting a large geographical area, or a high level addition of a proposed development affecting a very localised area, both resulting in a high magnitude of landscape change. The geographical extent is described at a site level within the development site boundary, within the immediate setting of the site, at the scale of the landscape character type or area assessed or on a larger scale, affecting several landscape character types or areas.
- Duration and reversibility:
 - ▶ In accordance with GLVIA3 (LI & IEMA, 2013) this is a separate, but linked consideration and the duration of an effect may be described as temporary (short term 0-5 years, medium term 5-10 years or long term 10-20 years) or permanent. The proposed development may also be considered in terms of whether the effects are reversible.

2.3.7

Examples and further guidance on the evaluation of the magnitude of landscape change are described in **Table 2.2**.

Table 2.2 Magnitude of landscape change

Magnitude of landscape change	Key determining criteria
High	<p>Size and/or scale: Large scale or total change that may include the loss of key landscape elements/characteristics or the addition of new uncharacteristic features or elements that would alter the perceptual characteristics of the landscape. The size or scale of landscape change could create new (possible dominant) landscape characteristics and may change the overall distinctive landscape quality and character or a particular area.</p> <p>Geographical extent: Typically, but not always affecting a larger geographical extent or possibly creating a new area of landscape character.</p> <p>Duration and reversibility of effects: effects of the introduction of new landscape features would be long-term i.e. will last for over approximately 15 years or will be permanent. Loss of landscape features that are irreplaceable or can only be replaced in the long-term.</p>
Medium	<p>Size and/or scale: A medium scale change that may include the loss of some key landscape characteristics or elements, or the addition of some new uncharacteristic features or elements that could alter the perceptual characteristics of the landscape. The size or scale of landscape change could create new landscape characteristics and may lead to a partial change in landscape character.</p> <p>Geographical extent: Typically, but not always affecting a more localised geographical extent.</p> <p>Duration and reversibility of effects: effects of the introduction of new landscape features would be medium-term i.e. will last for between approximately 5 and 15 years. Loss of landscape elements that can be fully replaced within the same time period.</p>
Low	<p>Size and/or scale: A small scale change that may include the loss of some landscape characteristics or elements of limited characterising influence, or the addition of some new features or elements of limited characterising influence. They may be a small partial change in landscape character.</p> <p>Geographical extent: Typically, but not always affecting a localised geographical extent.</p>

Duration and reversibility of effects: effects of the introduction of new landscape features would be short-term i.e. will last for between approximately 1 and 5 years. Loss of landscape elements that can be fully replaced within the same time period.

Negligible

Size and/or scale: A very small scale change that may include the loss or addition of some landscape elements of limited characterising influence. The landscape characteristics and character would be unaffected.

Geographical extent: Typically affected the development site or area immediately alongside it.

Duration and reversibility of effects: effects of the introduction of new landscape elements would last for less than a year (approximately). Any loss of landscape elements can be fully replaced immediately.

Visual assessment

- 2.3.8 Visual effects are concerned wholly with the effect of the proposed development on people's views and their visual amenity. Visual effects are identified for different receptors (people) who will experience a view at their place of residence, within their community, during recreational activities, at work, or when travelling through an area. The visual receptors that have been included in this visual assessment have been identified through an initial desktop baseline study supplemented by fieldwork undertaken in October 2018.
- 2.3.9 The level of visual effect is determined through consideration of the '*sensitivity*' of each identified individual or group of visual receptors and the '*magnitude of change*' that would be brought about by the proposed development. Visual assessment unavoidably involves a combination of both quantitative and subjective assessment and wherever possible a consensus of professional opinion is sought through internal peer review.
- 2.3.10 For each identified visual receptor or group of visual receptors, the visual baseline will determine their visual sensitivity. This takes account of the susceptibility of the receptor to visual change and the value of the baseline view available to them. The sensitivity of visual receptors is described as high, medium or low. The main factors influencing the susceptibility of a visual receptor to change are the occupation or activity of the receptor (people) at a location and the extent to which their attention or interest may therefore be focused on the available view.
- 2.3.11 The visual receptors most susceptible to change are likely to include:
- People at their place of residence; people engaged in outdoor recreation whose attention or interest is likely to be focussed on the landscape or particular views; and people in their community where views contribute to their experience (e.g. users of public open spaces).
- 2.3.12 Visual receptors likely to be less susceptible to change include:
- People engaged in outdoor recreation that does not depend upon appreciation of views; people at their place of work where views are not an important contributor to the quality of working life; and people in vehicles travelling on roads where it is reasonable to assume that enjoyment of the transient views makes little or no contribution to the purpose of their journey.
- 2.3.13 For each identified visual receptor or group of visual receptors, the magnitude of visual change sustained due to the presence of the proposed development will be assessed as high, medium, low, or negligible. This approach is in accordance with the guidance on the use of 'word scales' provided in GLVIA3. For any visual receptors where the proposed development would not be visible, due to screening, or else will not represent any visual change in comparison with the likely

future visual baseline, then this is recorded as 'No Change' under the magnitude of change and the resulting level of visual effect identified as 'None' and a rationale will be provided.

2.3.14

In accordance with GLVIA3 the magnitude of visual change for each identified group or individual visual receptor will be described by reference to the size and scale, geographical extent and duration/reversibility of the proposed storage activities.

- Size and scale includes consideration of factors such as scale of changes due to loss and/or addition of new features in a receptor's view and the extent of the view affected; the degree of contrast or integration arising from the changes; the speed at which the proposed development may be viewed by transient visual receptors i.e. continuously, intermittently or glimpsed; the amount of screening available and any seasonal variations; and whether components of the proposed activities will be viewed against the skyline or against a background landscape.
- Geographical extent includes consideration of factors such as separation distance from the key visible activities; and the angle of view i.e. whether the site is located in the receptor's direct line of view or more obliquely. This is often dependent upon the alignment of road or footpath or a residential property where the visual receptor is located.
- Duration of view. GLVIA3 provides threshold definitions of short-term, medium-term, long-term and permanent visual effects. The visual effects that will be generated by the proposed development are considered to be permanent for the purposes of this assessment.

2.3.15

Further guidance on the evaluation of the magnitude of visual change is provided in **Table 2.3**.

Table 2.3 **Magnitude of visual change**

Magnitude of Visual Change	Key determining criteria
High	A large and prominent change to the view, appearing in the fore to middle ground and involving the loss/addition of a number of features, which is likely to have a strong degree of contrast and benefits from little or no screening. The view is likely to be experienced at static or low speed and is more likely to be continuously/sequentially visible from a route.
Medium	A moderate and prominent/noticeable change to the view, appearing in the middle ground and involving the loss/addition of features and a degree of contrast with the existing view. There may be some partial screening. The view is likely to be experienced at static or low to medium speed and is more likely to be intermittently or partially visible from a route.
Low	A noticeable or small change, affecting a limited part of the view that may be obliquely viewed or partly screened and/or appearing in the background of the view. This category may include rapidly changing views experienced from fast-moving road vehicles or trains.
Negligible	A small or negligible change to the view that may be obliquely viewed and mostly screened and/or appearing in the distant background or viewed at high speed over short periods and capable of being missed by the casual observer.

Evaluation methodology

2.3.16

The level of effect will be determined referencing receptor sensitivity and the magnitude of change experienced. For each receptor included in the LVA the evaluation process will be informed by use of a matrix as shown in **Table 2.4**.

Table 2.4 Level of effect

Sensitivity	Magnitude of change			
	High	Medium	Low	Negligible
High	Major	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible

3. Landscape and visual baseline

3.1 Site description

- 3.1.1 The site is a small rectilinear field, covering approximately (~) 0.6ha, located to the south-west of the junction of Drakes Lane and Boreham Road, in Little Waltham, Essex. The field is covered by natural regeneration of vegetation from grass to scrub. Northern and eastern field boundaries are marked by post-and-wire fences, which are located within overgrown hedges. Occasional gaps are present in the boundary hedges, as well as occasional mature trees. A disused field gate is located along Drakes Lane. The site itself is not publicly accessible, but views into the site available from Drakes Lane confirm that the land cover is generally long grass and ruderal vegetation. The site does not appear to be in active use for any purpose.
- 3.1.2 The site slopes gently from ~53m AOD in the north-eastern corner to ~51m AOD in the south-western corner.
- 3.1.3 The nearest development is the Drakes Lane Industrial Estate, located ~93m to the west of the site. The nearest residential properties are Ashlea, located ~220m north of the site along Boreham Road, and Russell Green House, located ~290m south-east of the site, also along Boreham Road.
- 3.1.4 A Public Right of Way (PRoW) (footpath reference PRoW 213) runs from Boreham Road to Cranham Road, between waterbodies to the south of the site. At its nearest point, the footpath is ~85m south of the site, and is lined with overgrown hedgerows to the north. This is the only PRoW within the study area.

Boundaries

- 3.1.5 As noted above, the northern site boundary follows Drakes Lane, and is lined by over-mature hedges, with some emergent mature trees and occasional gaps in vegetation.
- 3.1.6 The eastern boundary of the site follows Boreham Road, and is also lined by mature trees and overgrown hedges.
- 3.1.7 The southern boundary of the site is formed by a belt of mature trees, dense bramble and overgrown hedge planting approximately 20m deep.
- 3.1.8 The western boundary of the site contains remnant hedges, but is generally open and contiguous with the adjacent field.

3.2 Landscape Context

- 3.2.1 As noted above, the site is generally surrounded by rural land uses, including arable fields, regenerating woodland, and disused gravel extraction. The Drakes Lane Industrial Estate to the west is an urban incursion on an otherwise rural setting.

Study area landscape description

- 3.2.2 The study area is a rural landscape characterised by irregular shaped fields lined by dense hedges, which also line the network of local roads running east-west and north-south across the study area. Isolated residences are widely dispersed in the landscape, and are generally surrounded by mature hedges and trees.
- 3.2.3 To the north of Drakes Lane, irregular, medium-sized fields are in arable production, and surrounded by dense hedgerows. Between Drakes Lane and Cranham Road to the south, the landscape is characterised by the industrial estate and historic gravel extraction activities, including several waterbodies, and areas of natural regeneration. To the north-east of Boreham Road regenerating woodland is encroaching on fields of pasture. To the south-east of Boreham Road arable production and larger scale fields extend to the east of Russell Green House.
- 3.2.4 Topography within the study area is generally between ~ 60m AOD in the north to ~ 50m AOD in the south, with gently undulating terrain across the study area, creating multiple low ridgelines. In combination with the blocks of woodland and dense hedgerows, long distance views are often limited.

Landscape character

- 3.2.5 The site is located within the **Terling Farmland Plateau** (B17) Landscape Character Area (LCA) as described by the *Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments* prepared by Chris Blandford Associates in September 2006.
- 3.2.6 The key characteristics of this LCA are described as follows:
- *"Rolling arable farmland;*
 - *Irregular pattern of medium to large scale fields;*
 - *Scattered settlement pattern, with frequent small hamlets, typically greens and ponds;*
 - *Network of narrow winding lanes; and*
 - *Mostly tranquil away from the A12 and A131."*
- 3.2.7 Also noted in the Overall Character section, and considered of relevance to this appraisal, is the description of the tree cover in the area: *"... many pockets of predominantly deciduous woodland with occasional mixed woodland. Some of these pockets form the remnants of ancient woodland. [...] In long views these scattered small woods and copses, and hedgerow trees coalesce to create the illusion of a wooded horizon. The farmland is crossed by a comprehensive network of winding narrow lanes that are often bound by tall hedgerows and trees or where they are sunk below the surrounding fields by ditches and banks."*
- 3.2.8 This description is considered consistent with the study area as observed in the field, however locally to the site the landscape character has been somewhat altered by historic gravel extraction activities to the south of the site.

- 3.2.9 Recommendations set out in the LCA description for the landscape planning of this LCA are as follows:
- *Ensure that new building is in keeping with landscape character.*
 - *Conserve and enhance the landscape setting of settlements.*
 - *Ensure any new development within the farmland is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.*
- 3.2.10 Landscape management guidelines are largely similar to the planning guidelines set out above, with an emphasis on conserving and enhancing hedgerow and woodland landscape features.
- 3.2.11 A small section of the study area to the south of Cranham Road falls within the LCA **Boreham Farmland Plateau (B21)**, however this LCA is not being carried forward in the assessment due to the lack of intervisibility between this area and the site, as observed during field survey.

3.3 Visual context

- 3.3.1 Views to the site were found to be restricted to the roads immediately to the north and east of the site boundaries, with no long distance views to the site available, due to a combination of slightly undulating landform and vegetative cover from hedgerows, mature trees and woodland.
- 3.3.2 Visual receptors identified as relevant to this appraisal are limited to:
- The nearest residences are widely dispersed, detached properties, including:
 - ▶ Ashlea ~220m north of the site;
 - ▶ Bird's Farm ~340m east-northeast; and
 - ▶ Russell Green House ~290m south-east of the site.
 - Recreational users of footpath reference PRoW 213.
 - Users of local roads, limited to:
 - ▶ Drake's Lane immediately to the north of the site;
 - ▶ Boreham Road immediately to the east;
 - ▶ Birds Farm Lane located ~150m south-east; and
 - ▶ Cranham Road ~310m to the south.

4. Assessment of effects

4.1 Landscape appraisal

Landscape sensitivity

In the **Technical note: Landscape Sensitivity and Capacity Assessment of land at Drakes Lane Little Waltham** (Wood document ref: L40692), report, the landscape of the site has been evaluated as follows:

- Landscape value: Low-Moderate

- Overall landscape sensitivity: Moderate

4.1.1 In this assessment, the landscape value and landscape sensitivity will be considered Medium, to reflect the above judgements and to harmonise with the methodology set out in Section 2.

Landscape elements within the site

4.1.2 The only landscape elements of note within the site are the boundary hedges and trees, which are considered to be landscape receptors of medium sensitivity. This conclusion has been derived from the fact that they are commonly occurring features in the landscape, in moderate condition but would require at least a moderate amount of time to fulfil a similar role to that which exists as part of the baseline.

4.1.3 These landscape elements would be slightly altered by removal of a small section of hedge at the site entrance, some clearance of vegetation within the site, and reinforcement planting along Drakes Lane and Boreham Road. A substantial new hedgerow would be planted along the western boundary, to protect the Great Crested Newt Mitigation Area. The magnitude of change to landscape features on site is considered to be low. The level of effect sustained is considered to be **Minor**, and arguably beneficial in nature due to the increase in planting overall.

Landscape character of the study area

4.1.4 In the **Technical note: Landscape Sensitivity and Capacity Assessment of land at Drakes Lane Little Waltham** (Wood document ref: L40692), the landscape's sensitivity to development is given a rating of Moderate (equivalent to medium in this methodology) and is described as follows:

"The site is not typical of the wider LCA, being restored from historic quarrying operations. As such, development would not intrude upon the character of the LCA per se, although the typical Terling Farmland Plateau landscape does begin immediately to the north of Drakes Lane. Vegetation creates a moderate degree of enclosure which would largely screen development to the south and east; development would be clearly visible from Drakes Lane." (pg. 8)

4.1.5 The report goes on to summarise the landscape sensitivity and capacity as:

"Land at Drakes Lane is judged to be of moderate overall landscape sensitivity and low to moderate landscape value with a medium to high landscape capacity to accommodate low rise residential and employment development." (pg. 10)

4.1.6 As previously described, the site is hosted by the LCA Terling Farmland Plateau (B17), which is characterised by irregular field patterns, hedges and woodlands, and a network of winding lanes. The proposed development would not substantially interrupt any of these features present in the surrounding landscape, and has been sensitively planned to maintain and enhance boundary hedgerows.

4.1.7 Field observations have confirmed that the proposed development is of a scale which would not be readily visible in the wider landscape. Although the proposed development will bring a slight increase in activity to the immediate surroundings, this is not out of keeping in an area with industrial activities to the west (Drakes Lane Industrial Estate) and south (gravel extraction), as well as farm machinery movements in arable fields to the north. As such, the magnitude of change upon the host LCA is considered to be negligible, giving rise to a **Negligible** level of effect.

4.2 Visual appraisal

Local residents within the study area are considered to be highly sensitive visual receptors as their views are fixed and may influence their enjoyment of their property. The nearest residences are widely dispersed, detached properties, which include:

- Ashlea located ~220m north of the site. This property is a detached dwelling, with principal views facing north-east and south-west. The property is surrounded by dense mature hedges and tree cover, with a belt of trees to the south of the property which is ~ 20m deep. It is unlikely that there will be any discernible views to the site or proposed development from this property, hence the magnitude of change is considered to be negligible, giving rise to a **Minor** level of effect.
- Birds Farm located ~340m east-northeast of the site in an isolated position on the southern side of Birds Farm Lane. This property is a detached two-storey farmhouse, surrounded by small outbuildings, with principal views facing north-east and south-west. The property has occasional mature trees surrounding an open garden, and mature trees line Birds Farm Lane. Due to multiple layers of vegetative screening, it is unlikely that there will be more than minor, heavily filtered views to the site or proposed development available from the upper storey windows of this property, hence the magnitude of change is considered to be negligible, giving rise to a **Minor** level of effect.
- Russell Green House located ~290m south-east of the site in an isolated position on the eastern side of Boreham Road. This property is a detached two-storey farmhouse, surrounded by small outbuildings, with principal views facing north and south. The property is surrounded by a high hedge along Boreham Road, and has a block of woodland ~45m deep to the north of its curtilage. Due to multiple layers of vegetative screening, it is unlikely that there will be more than minor, heavily filtered views to the site or proposed development available from the upper storey windows of this property, hence the magnitude of change is considered to be negligible, giving rise to a **Minor** level of effect.;

4.2.1 The only recreational receptors within the study area are users of PRow footpath 213. Users of this footpath are considered to be highly sensitive visual receptors, as they may be enjoying views of the landscape as part of their recreation.

- Recreational users of footpath PRow 213 enter the footpath from Boreham Road, where the footpath follows the southern side of a mature hedgerow. The footpath is illustrated in **Viewpoint 3**, taken from the footpath PRow 213, at its nearest point ~90m to the south of the site. The footpath follows the overgrown hedgerow with emergent mature trees to its north. A field of rough pasture or scrub is found to the north and the vegetation on its northern and southern boundaries forms a double layer of screening between the footpath and the site. Even in winter, it is unlikely that there will be more than minor, heavily filtered views to the site or proposed development available from the footpath, hence the magnitude of change is considered to be negligible, giving rise to a **Minor** level of effect.;

4.2.2 Users of local roads are considered to be visual receptors of medium sensitivity, as they may benefit from their surroundings even if the purpose of their journey is unrelated to landscape appreciation.

- Drake's Lane is located immediately to the north of the site, and is illustrated in **Viewpoint 1**. This viewpoint photograph is taken from a point adjacent to the Drakes Lane Industrial Estate's eastern boundary, looking eastwards along Drakes Lane. High hedges with occasional mature trees line both sides of the road. The entrance to the proposed development would be located along the southern side of the road, and would be visible as a minor change to the existing views experienced by road users on Drakes Lane, as a section of hedgerow would be removed

and trimmed back. Glimpses of the built form within the site would be visible as road users pass the site entrance, but these are likely to be minor views experienced at speed. The magnitude of change to views experienced by road users is considered to be low. The level of effect sustained as a result of the proposed development is considered to be **Minor**.

- Boreham Road located immediately to the east is illustrated in **Viewpoint 2**. This viewpoint photograph is taken from the junction of Drakes Lane and Boreham Road, looking south-west into the site. Views to the site are heavily filtered by hedgerow vegetation. As part of the proposed development, the site boundary hedge in this location is due to be enhanced with new planting. Presuming this is successful, views would gradually become more filtered by vegetation than is currently the case. In winter months, filtered views to the site may be slightly clearer, as deciduous species are not in leaf. Overall, the effect of the proposed development on existing views would include the introduction of built form, which would be perceptible through boundary hedges, but would be a minor element in views experienced at speed by road users. The magnitude of change to views experienced by road users is considered to be low. The level of effect sustained as a result of the proposed development is considered to be **Minor**.
- Birds Farm Lane is located ~150m south-east of the site at its nearest point, and benefits from substantial mature trees and hedges along much of its length. Where views to the north-west are possible through gaps in the hedges along the lane, dense vegetation in regenerating woodland along Boreham Road is likely to screen any views to the site or proposed development. It is considered likely that there will be **No Change** to views experienced by road users on Birds Farm Lane.
- Cranham Road is located ~ 310m to the south, and is considered unlikely to have any views to the site or proposed development due to multiple layers of vegetative screening, giving rise to **No Change** to views experienced by road users.

Supplementary Contextual Views

- 4.2.3 In addition to the three viewpoints described above, Viewpoints 4 and 5, taken from Boreham Road to the north and south of the Drakes Lane junction respectively, have been included to illustrate the high degree of vegetative screening of views in the direction of the site.

5. Summary

- 5.1.1 Due to the small scale of the proposed built form, it is considered likely that there will be no more than **Minor** effects upon landscape elements within the site, and **Negligible** effects upon the landscape character within the study area.
- 5.1.2 As described above, the visual envelope of the proposed development is limited to visual receptors along its northern and eastern boundaries, and effects upon these receptors are considered to be **Minor** in all instances.
- 5.1.3 The proposed development would give rise to an increase in built form across the site, which would be partially visible from Drakes Lane and Boreham Road, but these views are likely to be screened or heavily filtered by vegetation. The site entrance and glimpses of activity within the site may be discernible in views from Drakes Lane, but this activity is unlikely to be out of keeping in an area already hosting a small amount of industrial and agricultural activity in the landscape.
- 5.1.4 In addition, the proposed development would be enhanced by new boundary hedges to the west, and in-filling of hedges along the northern and eastern boundaries to reinforce to local landscape character and degree of vegetative screening surrounding the site.

Issued by

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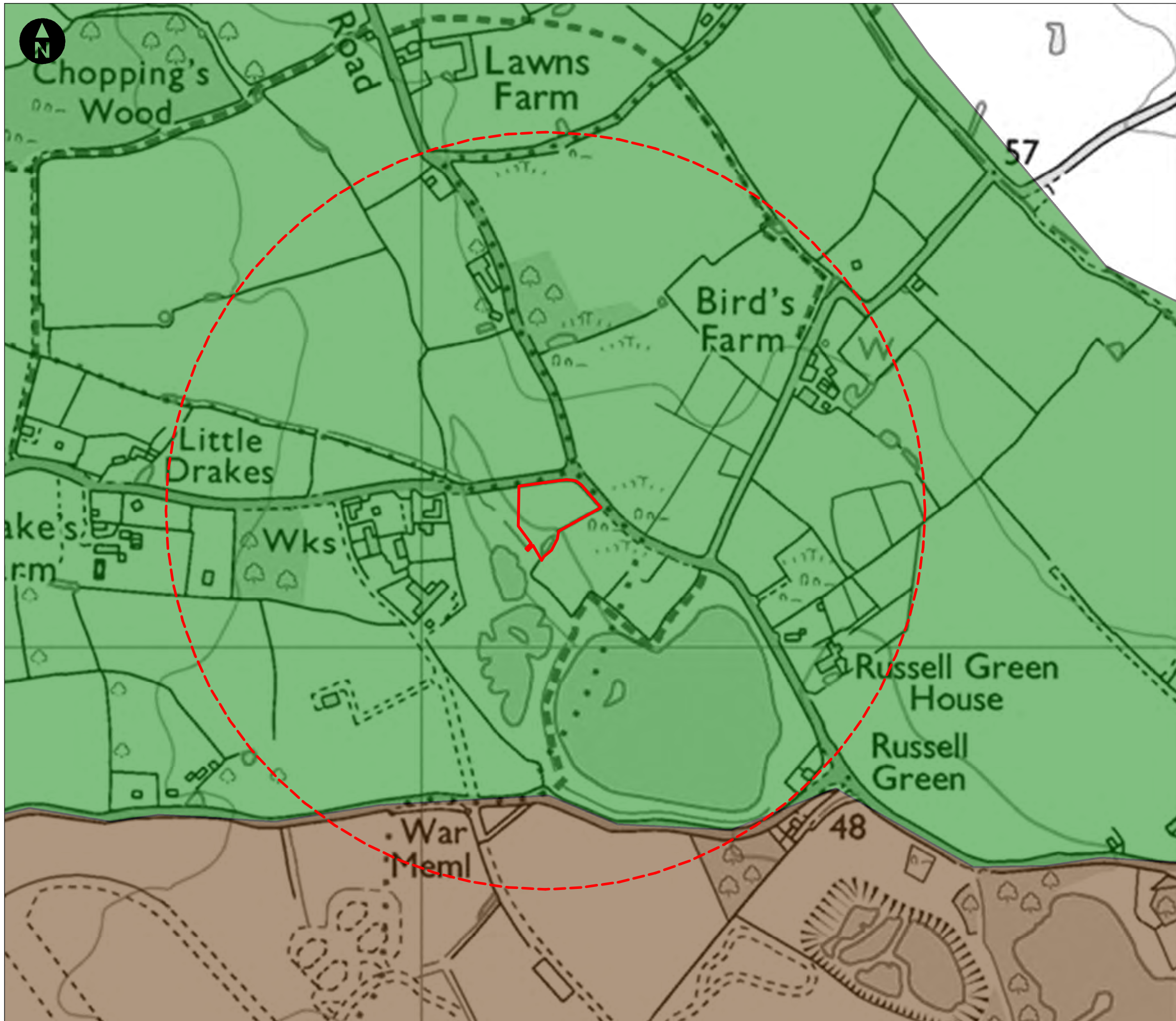
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Key

- Site Boundary
- 500m Study Area

Landscape Character Areas

- B17 Terling Farmland Plateau
- B21 Boreham Farmland Plateau

0 m 30m

Scale 1:5000 @ A3

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Drakes Lane, Little Waltham
Landscape and Visual Appraisal

Figure 2
Landscape Character

October 2018



wood.

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Viewpoint 1



Viewpoint 2



Viewpoint 3



Photograph Parameters Viewpoint 1:

Horizontal field of view:	28° (planar projection)	Camera:	Panasonic DMC-GX80
Principal distance:	300mm	Lens:	35mm
Paper size:	420mm x 297mm (A3)	Camera height:	1.6m AGL
Correct printed image size:	145 x 109mm	Date and time:	04/10/2018 7:48

Photograph Parameters Viewpoint 2:

Horizontal field of view:	28° (planar projection)	Camera:	Panasonic DMC-GX80
Principal distance:	300mm	Lens:	35mm
Paper size:	420mm x 297mm (A3)	Camera height:	1.6m AGL
Correct printed image size:	145 x 109mm	Date and time:	04/10/2018 7:55

Photograph Parameters Viewpoint 3:

Horizontal field of view:	28° (planar projection)	Camera:	Panasonic DMC-GX80
Principal distance:	300mm	Lens:	35mm
Paper size:	420mm x 297mm (A3)	Camera height:	1.6m AGL
Correct printed image size:	145 x 109mm	Date and time:	04/10/2018 8:06

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Drakes Lane, Little Waltham
Landscape and visual appraisal

Figure 3
Viewpoint Photographs 1-3

October 2018



wood.

Note: Correct Viewing Distance: 30cm when printed at A3.

Viewpoint 4



Viewpoint 5



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Gypsy & Traveller Site
Drakes Lane, Little Waltham
Landscape and visual appraisal

Figure 4
Supplementary Contextual Views

October 2018



wood.

APPENDIX D

Technical note:

Landscape Sensitivity and Capacity Assessment of land at Drakes Lane, Little Waltham (Application: 18/01476/FUL)

1. Purpose of the Technical Note

This Technical Note sets out an assessment of the landscape sensitivity and capacity of land at Drakes Lane, Little Waltham which is the subject of an application for development (18/01476/FUL) which comprises:

- residential accommodation for nine fully-serviced Gypsy and Traveller pitches
- a site manager's office
- visitor parking
- a children's play area
- a Great Crested Newt Mitigation Area, separated from the accommodation site by a new hedge.

Figure 1.1 Site Location



2. Background

2.1 Local landscape character context

The site is located to the east of hamlet of Little Waltham, Chelmsford, at the junction of Drakes Lane and Boreham Road. The site lies within the southern edge of the Terling Farmland Plateau Landscape Character Area (B17)) as described by the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments prepared by Chris Blandford Associates in September 2006 (Chelmsford LCA). Figure 2.1 illustrates the landscape and visual context of the Study Site.

Terling Farmland Plateau Landscape Character Area (B17)

Key characteristics of the LCA which are of relevance to the study site are:

- Rolling arable farmland.
- Irregular pattern of medium to large scale arable fields.
- Scattered settlement pattern, with frequent small hamlets, typically with greens and ponds.
- Network of narrow winding lanes.
- Mostly tranquil away from the A12 and A131.

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

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

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

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in the Landscape Character Area B17 through seeking to:

- Protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures; and
- Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

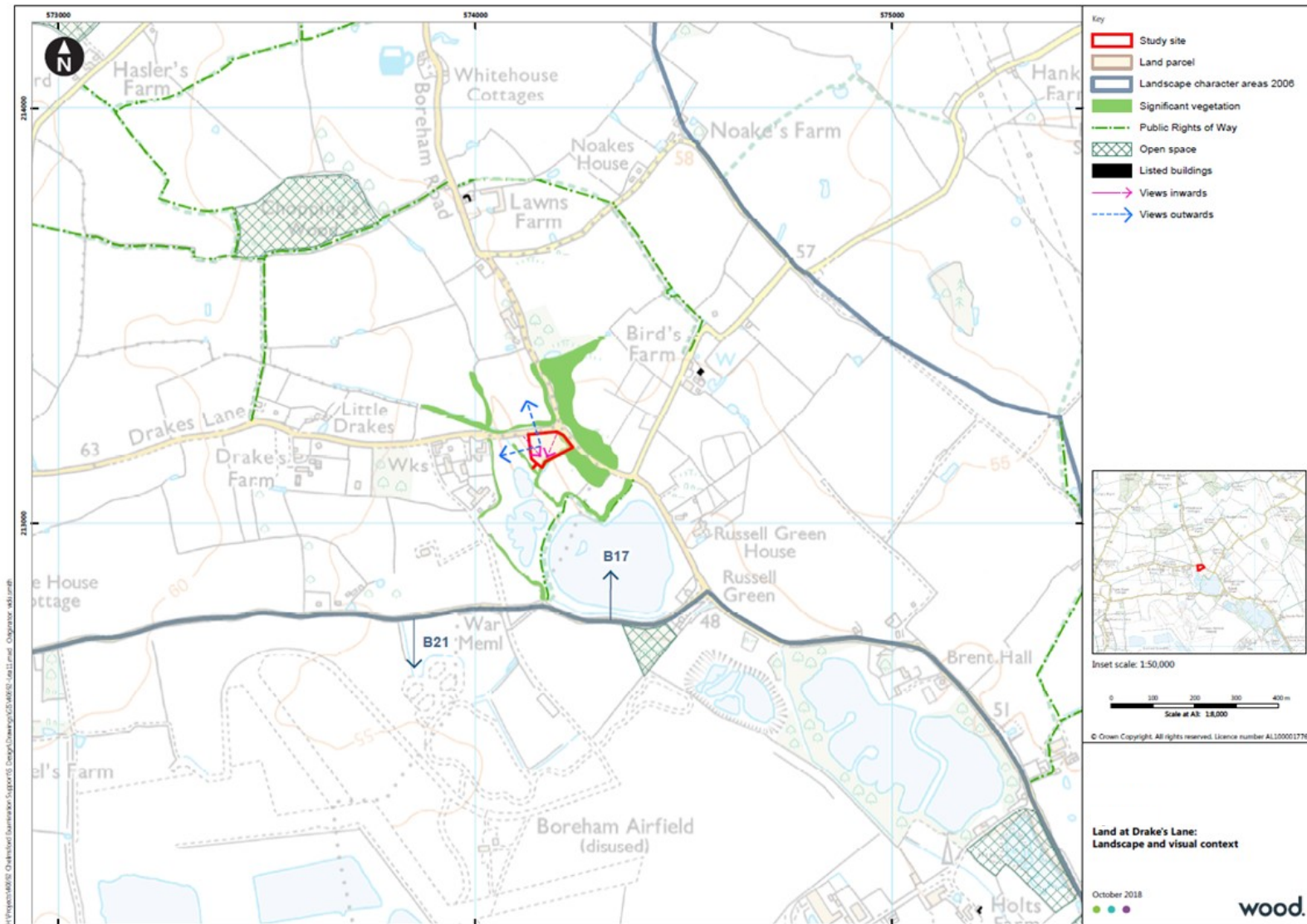
Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

- Ensure that new build is in keeping with character.
- Conserve and enhance the landscape setting of settlements.
- Ensure any new development within farmland is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.

Suggested Land Management Guidelines of relevance include:

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

Figure 2.1 Land at Drakes Lane Landscape and Visual Context



Looking eastwards along Drakes Lane from the Drakes Lane Industrial Estate



Entrance to the Drakes Lane Industrial Estate



Looking southwards across the site from Drakes Lane



Looking towards the site from the junction of Boreham Road and Drakes Lane



Looking northwards along Boreham Road (Drakes Lane site to the left)



Looking northwards towards the site from the PRow to the south



2.2 Assessment of Landscape Sensitivity and Capacity

Local Landscape Character Description

The site is not typical of the wider Terling Farmland Plateau, being peripheral land to historic quarrying operations immediately to the south. As such the land is down to rough grassland with encroaching scrub and does not appear to be in active use or managed.

Visual Context and Characteristics

The topography of the site gently rises to the junction of Drakes Lane and Boreham Road but is otherwise level. Gappy, overgrown hedgerows form the northern and eastern boundaries along Drakes Lane and Boreham Road respectively. To the south-east, the site is bounded by a more substantial hedge, whilst to the west there is a remnant hedgeline. Substantial waterbodies associated with historic sand and gravel extraction are located immediately to the south and south-west of the site. Drakes Lane Industrial Estate is located approximately 100m to the west of the site. Otherwise built development is limited to scattered dwellings in the wider vicinity off Drakes Lane and Boreham Road.

Glimpsed short and medium-distance views are available across the site, particularly from Drakes Lane. Due to intervening vegetation, the site is not visible from the footpath to the south of the site which runs between Boreham Road and Cranham Road.

Landscape Sensitivity to Development

The site is not typical of the wider LCA, being restored from historic quarrying operations. As such, development would not intrude upon the character of the LCA *per se*, although the typical Terling Farmland Plateau landscape does begin immediately to the north of Drakes Lane. Vegetation creates a moderate degree of enclosure which would largely screen development to the south and east; nevertheless, development would be clearly visible from Drakes Lane, particularly in winter through the insubstantial boundary hedgerow.

Visual Sensitivity to Development

Overall visual sensitivity is judged to be moderate, reflecting the location and orientation of the site, and visual receptors being users of Drakes Lane and Boreham Road. However, development could be mitigated without damaging the intrinsic character of the landscape in this location which is fully represented to the north of Drakes Lane and east of Boreham Road.

Landscape Value

Landscape value is judged to be low, being of ordinary aesthetic appeal and part of a wider damaged landscape which would benefit from restoration. Nevertheless, given the site's rural location, it retains a degree of tranquillity.

Table 2.1 Overall Sensitivity and Value Summary Table

Landscape Character Sensitivity	
1 Representativeness of character	Low – untypical of the wider Terling Farmland Plateau landscape to the north of Drakes Lane, being part of a disrupted landscape through past quarrying activity.
2 Condition of elements and features	Low to Moderate – unmanaged, natural succession, with some mature trees within the hedge boundaries.
3 Nature and complexity of landform	Low – simple, largely at grade, allowing for short and medium distance views across the site from Drakes Lane.
4 Scale and pattern of landscape	Low – of disrupted scale and pattern reflecting previous quarrying operations.
5 Historic features and sense of time-depth	Moderate – historic field pattern of the site and adjoining land to the south-east persists, but more widely to the south of Drakes Lane, they have been erased through quarrying activity.
6 Presence of natural elements	Moderate – part of a disrupted landscape which is recovering through natural succession.
7 Type of existing development	High to moderate – Drakes Lane Industrial Estate immediately to the west forms the dominant development in the locality, with scattered dwellings/farmsteads more widely.
8 Relationship to settlement edge	High – no relationship with a settlement.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – partially screened by peripheral vegetation, particularly to the south and east.
2 Views available	Moderate – glimpsed short and medium distance views across the site from Drakes Lane and to a lesser extent Boreham Road.
3 Potential for mitigation	Moderate – strengthening of boundary vegetation to the north and west would help to screen development to a degree, although development would be introduced into a predominantly rural area, notwithstanding the presence of the Drakes Lane Industrial Estate immediately to the west.
Landscape Value	
1 Distinctiveness of character	Low – atypical of the wider LCA and undistinguished peripheral land to wider previous quarrying uses.
2 Quality and condition of elements and features	Low to Moderate – unmanaged, encroaching scrub.
3 Scenic value and aesthetic appeal	Low to Moderate – being peripheral land to a wider disrupted quarried landscape, and possessing a largely undeveloped, countryside character

4 Presence of cultural, historic or nature conservation associations	Low – none identified.
5 Recreational opportunities	Low – peripheral PRoW runs to the south between Boreham Road and Cranham Road with no visual connection with the land.
6 Levels of tranquillity	Moderate – being located within a largely rural area devoid of persistent traffic noise.

Conclusions on Overall Landscape Sensitivity and Landscape Capacity

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

- Retain and strengthen existing boundary hedgerow network with new hedgerows and tree planting (hedgerow trees).
- Provide a positive northern and western edge (softened and well-integrated into the receiving landscape) to the site.

Table 2.2 Summary Table for Land at Drakes Lane

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
Land at Drakes Lane	M	M	M	L - M	M – H

Figure 2.1 Land at Drakes Lane Landscape Sensitivity

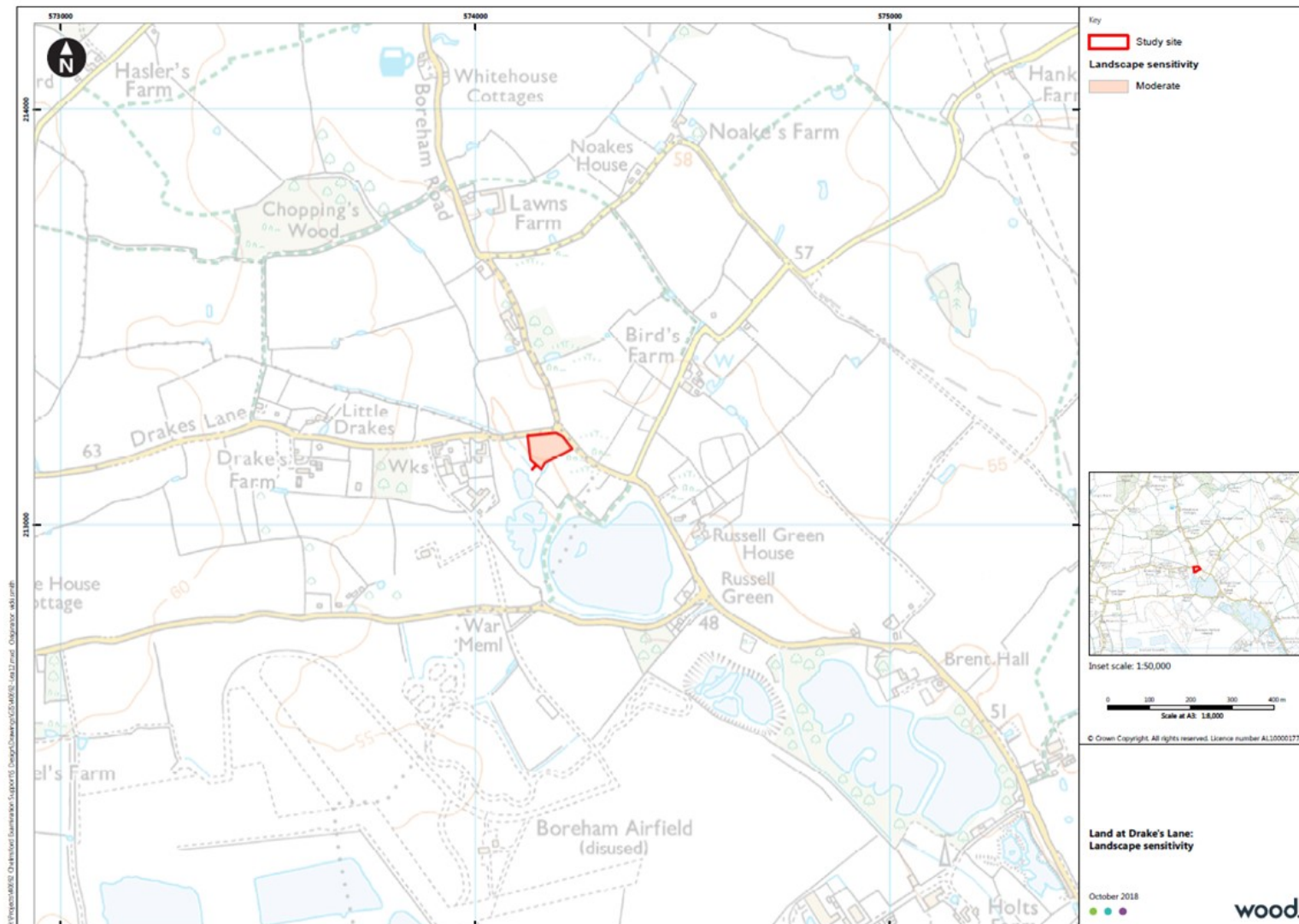
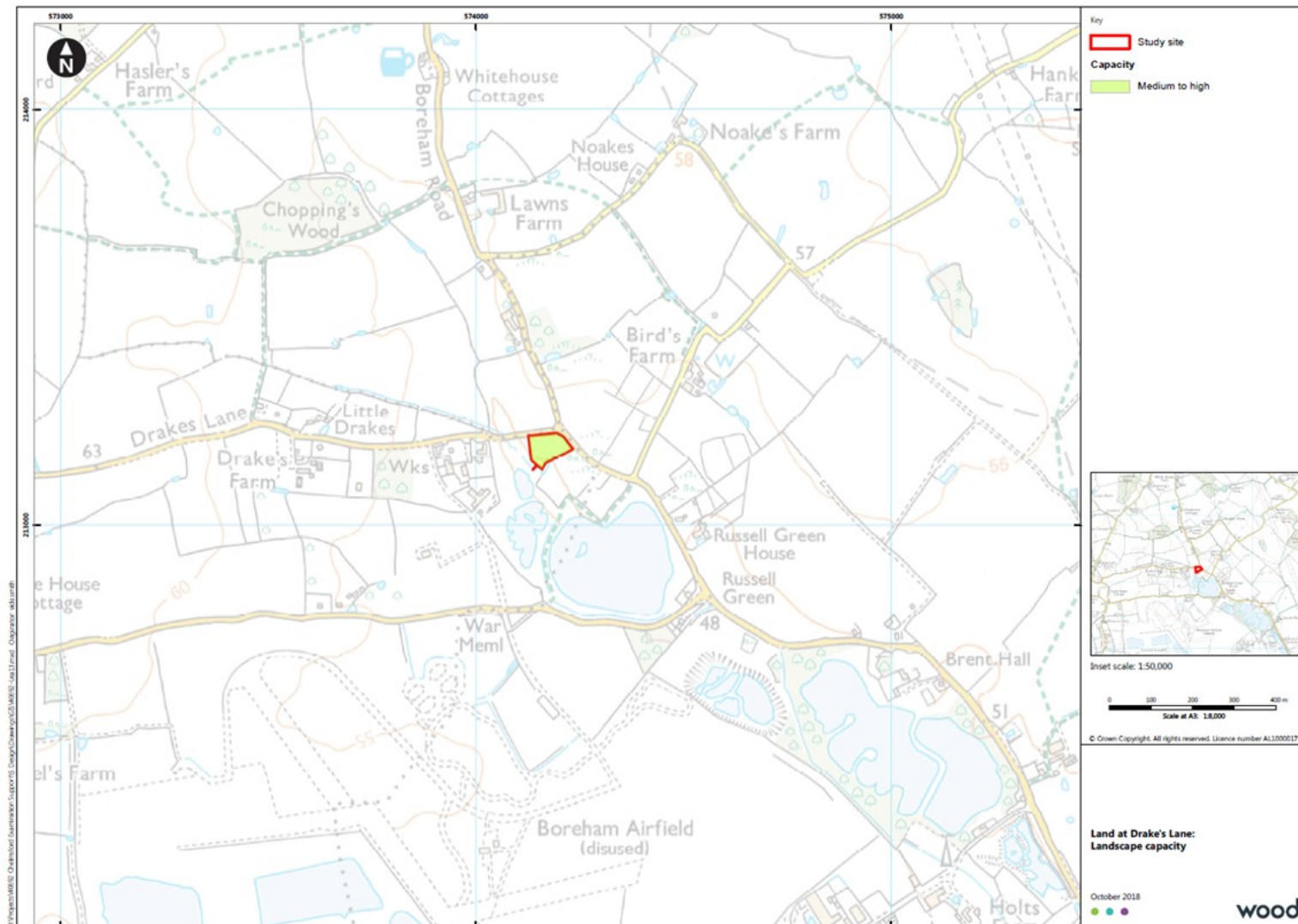


Figure 2.2 Land at Drakes Lane Overall Landscape Capacity



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Appendix A Landscape Sensitivity and Capacity Methodology

Overview of approach

This Study accords with current best practice guidance and methodology and follows the techniques and criteria set out in 'Topic Paper 6: Techniques for Judging Capacity and Sensitivity'¹ (The Countryside Agency and Scottish Natural Heritage joint Landscape Character Assessment (LCA) Study, 2002). The Study is also consistent with the impact assessment guidance and methodology set out within the 'Guidelines for Landscape and Visual Impact Assessment'² (Third Edition, 2013) (GLVIA3) and 'An Approach to Landscape Character Assessment'³. The methodology has also been developed to reflect the body of recent work and approaches undertaken to judge landscape sensitivity and capacity for similar types of development relating to settlement expansion within England.

Defining Landscape Sensitivity and Landscape Capacity

In accordance with Topic Paper 6⁴, the assessment of overall sensitivity of a landscape to a particular type of change or development is based on the following relationship:

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

The ability or capacity of the landscape to accommodate change or development (defined in terms of type and scale) is based on the following relationship:

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

The terminology defining these relationships is formally defined as follows:

Landscape Character Sensitivity

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

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

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

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

⁴ Countryside Agency and Scottish Natural Heritage's in: *Landscape Character Assessment Guidance for England and Scotland (2002) Topic Paper 6*. Figure 1(b), page 5.

elements/ characteristics and aesthetic factors, whether these could be replaced and whether these make a positive contribution to character and sense of place.

Visual Sensitivity

This includes judgements on the general visibility of the land parcel (based particularly on landform and tree/ woodland cover), the numbers and types of people likely to view the development (i.e. residents, travellers passing through and recreational users) and the likelihood that change could be mitigated without mitigation measures having an adverse effect on prevailing character.

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

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

Overall Landscape Sensitivity

A combination of the sensitivity of the landscape resource (both its character as a whole and the individual elements contributing to character) and the visual sensitivity assessed in terms of factors such as views, visibility and the number and nature of people perceiving the landscape and the scope to mitigate visual impact.

Landscape Value

Aspects of landscape character with formal protection by designation or other protective policy, and other aspects of value, such as scenic quality/ interest, conservation interests and associations, landscape quality/ condition, recreation value and opportunity for quiet enjoyment (tranquillity).

Landscape Capacity

The capacity of a specific landscape to accommodate a particular type of change through judgement on the interaction between the sensitivity of the landscape, the type and amount of change, and the way that the landscape is valued.

Type and Scale of Development to be considered in the Study

Assessment has been made in the context of the proposed development of a Gypsy and Traveller Site. It is assumed that built development would be well designed and appropriate for its context and vegetation would be of an appropriate scale and species composition.

Study Stages

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

- Desk Study - policy review and review of OS mapping and other published desk-based data including the 2006 Landscape Character Assessment (LCA) for Chelmsford City Council.
- Fieldwork - to confirm and refine Land Parcels, to verify landscape character and condition, to define visual characteristics, to define the relationship between the Land Parcels and the nearby existing settlement, and to confirm key visual receptors.
- Assessment of sensitivity to the type and scale of development considered in this Study - using professional judgment to combine the findings and apply criteria relating to landscape character sensitivity and visual sensitivity in order to derive overall landscape sensitivity.
- Assessment of landscape capacity - applying professional judgement to the findings of the desk study and fieldwork to provide recommendations on ability of the Study Site and Land Parcels to accommodate development.
- Reporting.

Field work was undertaken in October 2018 by two consultants with extensive experience in landscape policy and landscape assessment work, one a Chartered Landscape Architect and one a Chartered Town Planner. Field notes and a photographic record were made. All work was undertaken from publicly accessible locations only.

Criteria for Landscape Sensitivity Assessment

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

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

Criteria for Landscape Character Sensitivity

Criteria for Landscape Character Sensitivity are set out within Table 1⁵.

⁵ Criteria are based on Tyldesley & Associates (2011) South Kesteven Landscape Sensitivity and Capacity Study (and similar studies)

Table 1 Criteria for Assessing Landscape Character Sensitivity

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

		6. Areas with a limited presence of semi-natural habitats. 7. Areas where development is present but does not necessarily detract from character. 8. Areas that adjoin a settlement edge and are separated from it by an inconsistent boundary feature.
LOW LANDSCAPE SENSITIVITY	Areas of landscape with a weak character and/or with few positive features. These areas are potentially tolerant of change as a result of new residential/ employment development or the development would deliver landscape enhancement.	1. Areas with few or no landscape elements/features that are representative of typical character and few if any that could not be replaced at the scale of the host LCA. 2. Landscape where elements/ features are in poor, declining or degraded condition and that would benefit from enhancement. 3. Areas with flat and simple landforms or those that have already undergone man-made change e.g. landfill, mineral extraction, large scale construction or dereliction. 4. Large scale landscape with simple/ weak/ fragmented patterns. 5. Areas with very few or no historic landscape elements/features and very limited/no sense of time-depth e.g. landscape elements and patterns having recently undergone or undergoing substantial change. 6. Areas with no semi-natural habitats. 7. Areas where development is present and has a strong detractive influence on character. 8. Areas that adjoin a settlement edge with no clear boundary definition.

Criteria for Visual Sensitivity

Criteria for Visual Sensitivity are set out within Table 2.

Table 2 Criteria for Assessing Visual Sensitivity

Level	Definition	Criteria
		1. Openness and inter-visibility 2. Views available 3. Potential for mitigation
HIGH VISUAL SENSITIVITY	Areas of landscape that are highly visible in public and private views. Where development would be uncharacteristically conspicuous and could not successfully be mitigated. These areas are sensitive	1. Areas that are very open (due to landform and/or lack of tree/woodland cover) with high inter-visibility including areas that have a strong visual relationship with a settlement edge.

Level	Definition	Criteria
	to any or small scale changes as a result of residential/ employment development.	<ol style="list-style-type: none"> 1. Openness and inter-visibility 2. Views available 3. Potential for mitigation
		<ol style="list-style-type: none"> 2. Areas where high numbers of public and private views are available and where views of open countryside and open space are important. 3. Development (low rise, moderate density residential and employment) would be uncharacteristically conspicuous and could not be successfully mitigated.
MODERATE VISUAL SENSITIVITY	Areas of landscape may be partially open to public and private and where development would be reasonably conspicuous but would not alter the balance of features within the view and/or there is scope for acceptable mitigation. These areas are sensitive to moderate scale changes as a result of residential/ employment development.	<ol style="list-style-type: none"> 1. Areas that are partially open (due to landform and/or limited presence of tree/woodland cover) with moderate levels of inter-visibility. This includes areas that have some visual relationship with a settlement edge. 2. Areas where moderate numbers of public and private views are available; where views of open countryside and open space are of moderate importance. 3. Areas where development (low rise, moderate density residential and employment) would be reasonably conspicuous but would not significantly alter the balance of features or elements within the existing view or else areas where development could be successfully mitigated.
LOW VISUAL SENSITIVITY	Areas of landscape where development would not be discernible or would enhance views. These areas are tolerant of large scale changes as a result of residential/ employment development (with little or no need for mitigation).	<ol style="list-style-type: none"> 1. Areas that are well enclosed (due to landform and/or presence of tree/woodland cover). This includes areas that have either a limited or no visual relationship with a settlement edge. 2. Areas that are well screened from public and private views. 3. Development (low rise, moderate density residential and employment) would not be discernible or where development (low rise, moderate density residential and employment) would not lead to unacceptable visual intrusion with or without mitigation or would be likely to enhance views or existing visual amenity.

Overall Landscape Sensitivity

The judgement on the Overall Landscape Sensitivity to development was made by combining evaluations on landscape character sensitivity and visual sensitivity. The manner in which sensitivity is assessed is a matter for informed professional judgement and the following matrix (Figure 1) has been used as a guide to assist into this process.

Figure 1 Determination of Overall Landscape Sensitivity

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

Landscape Value

The manner in which landscape value is assessed is a matter for informed professional judgement and the following criteria (Table 3) have been used as a guide to assist into this process.

Table 3 Criteria for Determining Landscape Value

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

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

Overall Landscape Capacity

Overall judgements on Landscape Capacity of each Land Parcel to accommodate development are based on the interactions between that Land Parcel's Overall Landscape Sensitivity and Landscape Value. The manner in which capacity is assessed is a matter for informed professional judgement drawing upon the extensive information and analysis provided by the preceding stages of the Study. The following matrix (Figure 2) has been used as a guide to assist this process. In all cases, the overall judgement on capacity (with supporting rationale) is provided within the individual section of the Study Report that will be provided for each Land Parcel.

Figure 2 Determination of Overall Landscape Capacity

Overall Landscape Sensitivity	High	MEDIUM	LOW TO MEDIUM	LOW
	Moderate	MEDIUM TO HIGH	MEDIUM	LOW TO MEDIUM
	Low	HIGH	MEDIUM TO HIGH	MEDIUM
		Low	Moderate	High
		Landscape Value		

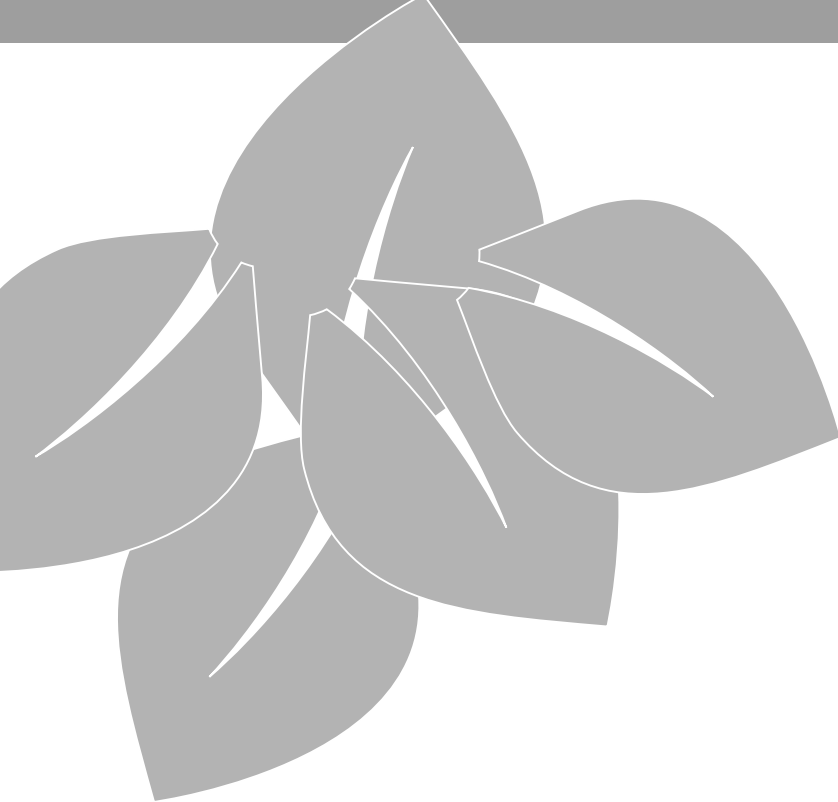
Overall Land Parcel Summary Table

A summary table (Table 4) is presented to facilitate transparency in understanding how the judgements upon the Land Parcel's landscape capacity have been derived. The different aspects of landscape character sensitivity, visual sensitivity and landscape value are attributed to one of three ratings: high, medium and low. In some instances, however, the assessment does not clearly fall into one of these categories and a split assessment (such as a moderate – high landscape sensitivity) has been given. The assessment of overall landscape sensitivity will use the high, medium and low categories, and again decisions will be made as to how individual assessments are combined where split assessments have led to more than one possible category. For example, a site with a

moderate to high landscape character sensitivity and moderate visual sensitivity could have an overall landscape sensitivity of either moderate or high, requiring professional judgement as to the most appropriate category.

Table 4 Overall Land Parcel Summary Table

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
XXX	High / Moderate / Low	High / Moderate / Low	High / Moderate / Low	High / Moderate / Low	High / Medium to High/ Medium / Low to Medium / Low



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