

Chelmsford City Council

# Landscape Sensitivity and Capacity Assessment

Report



March 2017

Amec Foster Wheeler Environment  
& Infrastructure UK Limited



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## Report for

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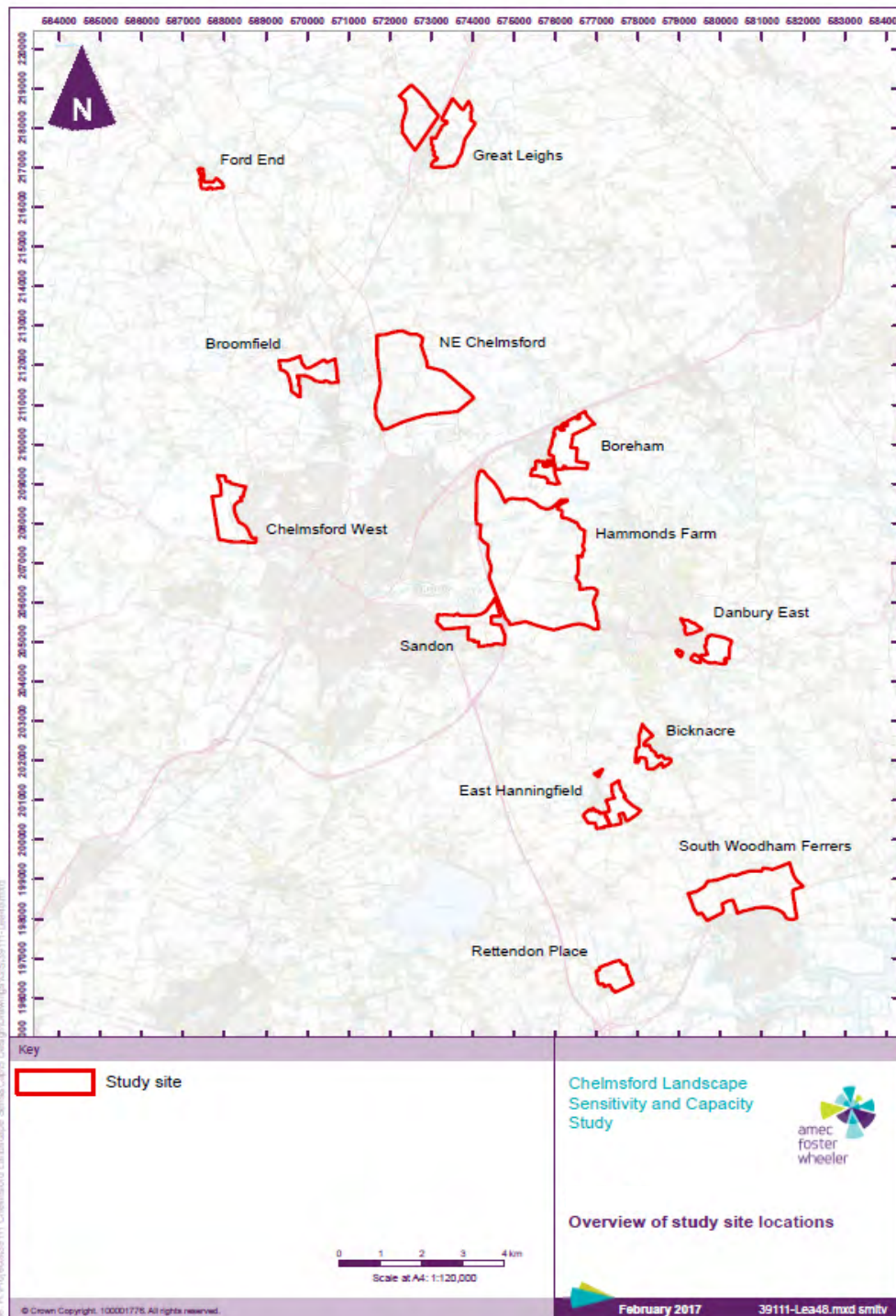
## Management systems

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# Executive summary

This report has been produced for the purpose of presenting an analysis of the sensitivity and capacity for development of land across the Chelmsford City Council area. This is a summary of the principal findings of the assessment of landscape sensitivity and capacity of a number of survey locations across the City of Chelmsford. The formal methodology is set out in a separate paper, but for the purposes of this summary, the following precis guides how the assessment values have been derived.

The study locations, identified in consultation with Chelmsford City Council officers, which are considered in this report are shown below.



The study accords with best practice guidance and methodology and follows the techniques and criteria set out in 'Topic Paper 6: Techniques for Judging Capacity and Sensitivity'<sup>1</sup> (The Countryside Agency and Scottish Natural Heritage joint Landscape Character Assessment 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'<sup>2</sup> (Third Edition, 2013) (GLVIA3) and 'An Approach to Landscape Character Assessment'<sup>3</sup>. The methodology has also been developed to reflect the body of recent work and approaches undertaken to judge sensitivity and capacity for development relating to settlement expansion within England (typically low rise residential and commercial). In accordance with Topic Paper 6<sup>4</sup>, 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 defined as follows:

#### *Landscape Character Sensitivity*

The susceptibility and vulnerability of a landscape to residential and employment development as defined above. 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 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*

A judgement about the susceptibility and vulnerability of the visual characteristics of the area to the residential and employment development as defined above. This includes general visibility (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 effects on prevailing character.

#### *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).

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

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

<sup>3</sup> Natural England. *An Approach to Landscape Character Assessment* (October 2014)

<sup>4</sup> 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.

**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.

Those locations where the landscape, with or without appropriate mitigation, appears to have capacity to accommodate development (i.e. medium, medium to high and high landscape capacity) would be more favourable locations to be taken forward in the Local Plan process in landscape terms than those in which development would be less appropriate or difficult to accommodate within the landscape (i.e. low and low to medium landscape capacity).

The ratings applied to the judgements on overall landscape sensitivity and landscape capacity are determined as follows:

Figure 1 Overall Landscape Sensitivity

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

Figure 2 Landscape Capacity

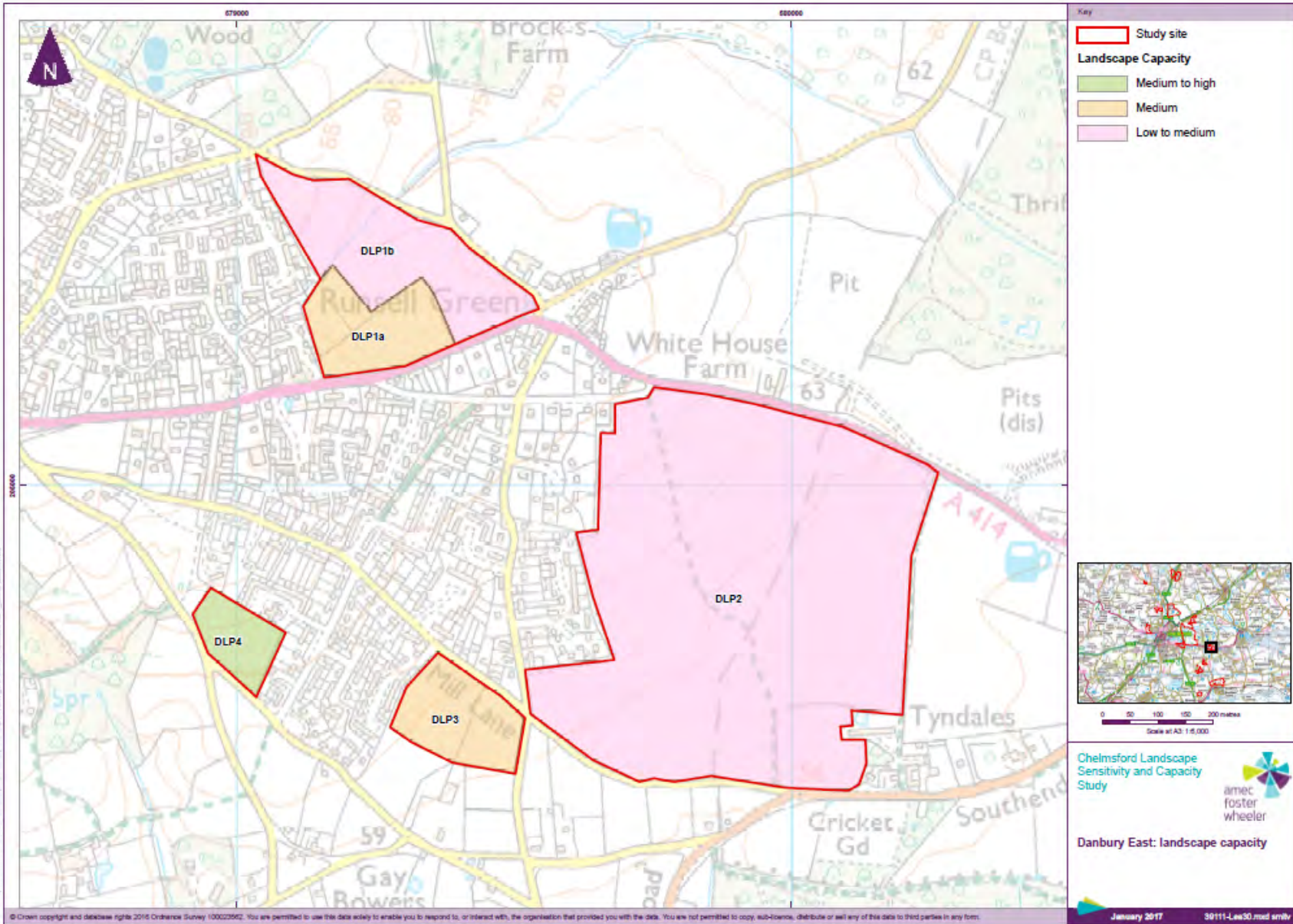
Overall Landscape Sensitivity	High	MEDIUM	LOW TO MEDIUM	LOW
	Moderate	MEDIUM TO HIGH	MEDIUM	LOW TO MEDIUM
	Low	HIGH	MEDIUM TO HIGH	MEDIUM
		Low	Moderate	High
		Landscape Value		



Table 1 summarises the ratings of overall landscape sensitivity, landscape value and landscape capacity, by settlement and parcel.

Table 1 Ratings by Parcel

Settlement/ Locality	Parcel	Overall Landscape Sensitivity Rating	Landscape Value Rating	Landscape Capacity Rating
Bicknacre	BKLP1	Moderate	Moderate	Medium
	BKLP2	High	Moderate	Low to Medium
	BKLP3	Low	High	Medium
	BKLP4	High	High	Low
Boreham	BLP1	Moderate	Low	Medium to High
	BLP2	Moderate	Low	Medium to High
	BLP3	High	Moderate	Low to Medium
	BLP4	High	Moderate	Low to Medium
	BLP5	High	Moderate	Low to Medium
	BLP6	High	Moderate	Low to Medium
	BLP7	Moderate	Moderate	Medium
Broomfield	BFLP1	Moderate	Moderate	Medium
	BFLP2	Moderate	Moderate	Medium
	BFLP3	Moderate	Moderate	Medium
Chelmsford West	CWLP1	High	Moderate	Low to Medium
	CWLP2	Moderate	Moderate	Medium
	CWLP3	High	Moderate	Low to Medium
Danbury	DLP1	Moderate (DLP1a)	Moderate (DLP1a)	Medium (DLP1a)
		High (DLP1b)	Moderate (DLP1b)	Low to Medium (DLP1b)
	DLP2	High	Moderate	Low to Medium
	DLP3	Moderate	Moderate	Medium
	DLP4	Moderate	Low	Medium to High



## 7. Danbury East

### 7.1 Local landscape character context

This Study Site is subdivided into geographically discrete areas located on the eastern edges of Danbury. They are in the majority covered by the Little Baddow and Danbury Wooded Farmland LCA (F5) as described by the Chelmsford LCA 2006 (Chelmsford LCA). The most easterly edge lies within the western fringes of the Woodham Wooded Farmland (F6).

Figure 7.1 illustrates the landscape and visual context of the Study Site. This Study Site has been subdivided into 4 Land Parcels.

#### Little Baddow and Danbury Wooded Farmland Landscape Character Area (F5)

Key characteristics of relevance to this Study Site are:

- ▶ Wooded hill and ridge housing the linear settlements of Little Baddow and Danbury.
- ▶ Sense of enclosure provided by large areas of dense deciduous and mixed woodland.
- ▶ Intricate landscape pattern consisting of commons, pasture, heathland and woodland habitats.
- ▶ Arable farmland fringing the outer edges of patches of woodland.
- ▶ Series of narrow lanes winding down the hillsides and facilitating views into and across the Chelmer/Blackwater valley to the north and east.
- ▶ Views to wooded horizons within adjacent wooded farmland to the south.
- ▶ Predominantly linear settlement pattern.

This is a distinctive area of wooded hills to the east of Chelmsford. The Chelmsford LCA describes settlements as having a strong sense of enclosure provided by the presence of extensive woodlands in their landscape setting. Woodlands are interspersed by an intricate, diverse and interesting mosaic of commons, heathland and pastures. It describes relatively open arable farmland (with mature field boundaries and single mature deciduous trees) as providing the setting for these habitats. It notes a sense of enclosure and tranquillity and intimate character within pockets of the area (away from the A414); and a strong sense of place and historic continuity. Settlement pattern is described as predominantly linear, with a cluster of attractive vernacular buildings (Horne Row and housing around the village green at Danbury).

The Chelmsford LCA describes the following planning and land management issues of relevance to the Area of Search:

- ▶ Pressure of increasing traffic on minor rural roads.
- ▶ Management of commons and heathland for nature conservation and recreational purposes.
- ▶ Noise and visual intrusion associated with the A414 corridor.
- ▶ Potential loss of mature field boundaries as a result of lack of management or further intensification of agricultural practices.
- ▶ Management and maintenance of mature woodland.
- ▶ Potential new development at the fringes of Little Baddow or Danbury, or on the slopes of the hill, which may be highly visible from surrounding character areas, including the Chelmer/Blackwater valley to the north.

The Chelmsford LCA sets out the following sensitivities to change of relevance to the Areas of Search:



- ▶ Large areas of woodland, and intricate mosaic of commons, pasture and heathland spread throughout the area and several mature field boundaries (contain several mature trees) all of which are sensitive to changes in land management.
- ▶ Network of quiet rural lanes is also sensitive to change or increased traffic associated with new development.
- ▶ Strong sense of historic integrity resulting from patches of ancient woodland and a prominent Iron Age hill fort).

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve the landscape 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.

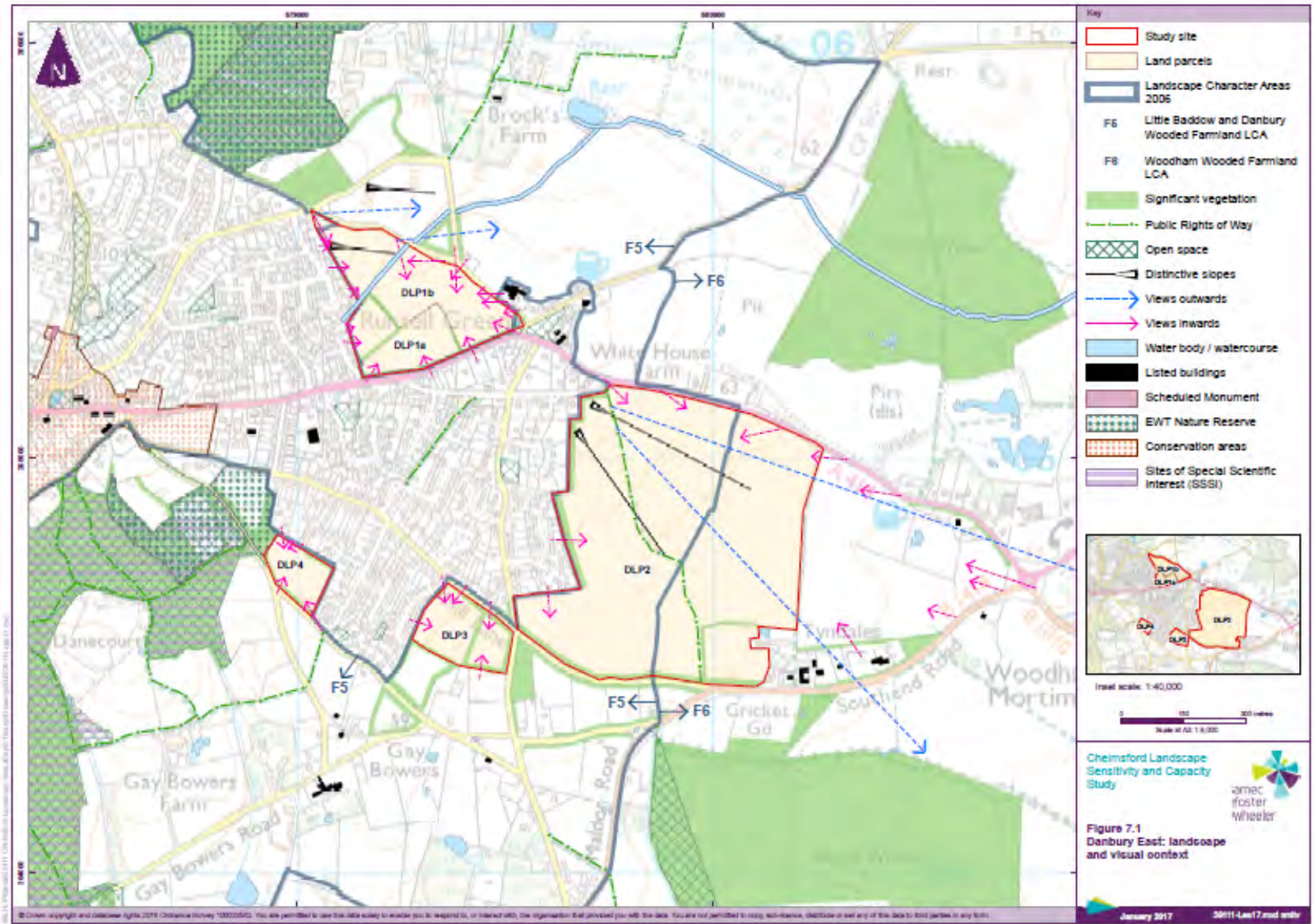
Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

- ▶ Conserve and enhance the landscape setting of Little Baddow and Danbury.
- ▶ Ensure any appropriate new development responds to historic settlement pattern and uses materials which are appropriate to local landscape character. Such development should be well integrated within the surrounding landscape.
- ▶ Potential new development should be carefully sited in relation to the ridge and hillsides (taking into account possible visual intrusion when viewed from adjacent character areas).
- ▶ Conserve the open and framed nature of views into and across the Chelmer/Blackwater valley to the north and also to the wooded horizons to the south.

Suggested Land Management Guidelines of relevance include:

- ▶ Conserve and manage areas of ancient and semi-natural woodland within the area as important historical, landscape and nature conservation features.
- ▶ Conserve and restore pastures.
- ▶ Conserve and manage the existing hedgerow pattern and strengthen through planting.
- ▶ Conserve the predominantly rural character of the area.
- ▶ Conserve, enhance and manage areas of common land through appropriate management/nature conservation strategies.
- ▶ Conserve and manage areas of heathland as important historic, landscape and nature conservation features.
- ▶ Conserve historic tree-lines lanes and unimproved roadside verges.

Figure 7.1 Danbury East Landscape and Visual Context





## 7.2 Land Parcel DLP1

### Land Parcel Location

Land Parcel DLP1 adjoins the eastern edge of Danbury and is bordered by the A414 to the south and Runsell Lane to the east<sup>14</sup>.



### Local Landscape Character Description

The area forms a part of the Little Baddow and Danbury Wooded Farmland landscape character area (F5), as defined by the Chelmsford LCA. It consists of two medium scale arable fields (located to the north and east) and three small to medium scale fields/ paddocks (located to the south west). The area shares some characteristics with the host LCA such as its hillside landform and relatively open arable farmland that fringes the outer patches of woodland.

### Visual Context and Characteristics

There are varying degrees of visual enclosure across the land parcel. Small scale fields/ paddocks located within the south western part of the area (Sub-area DLP1a) are more enclosed in character than land to the north and east (Sub-area DLP1b).

Within Sub-area DLP1a, the increased presence of taller and denser hedgerows with hedgerow trees provide a greater degree of visual containment to the west and north. Although a combination of lower cut and often fragmented and thinning hedgerows (and reduction in hedgerow trees) increases visibility to the

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<sup>14</sup> There is no public access to this land and observations were made from surrounding roads/PRoW

east and south. Views are available from a small number of locations within the immediate surroundings. These include public views from the A414 and Runsell Lane and private views from residential properties associated with the settlement edge to the south and west and isolated residential properties along Runsell Lane to the east.

Sub-area DLP1b is more open in character due to the lack of vegetation and sloping landform that continues to fall away from the hill/ ridge associated with the settlement. This area is viewed by a greater number of people and from the wider countryside to the east. It is highly visible in open panoramic views from Runsell Lane where it forms a part of the open countryside located to the east of the settlement. Private views are available from both residents of the settlement to the west and south and isolated residents associated with Runsell Lane. Whilst immediately adjoining the built edge of the settlement. This area forms a part of an open area of countryside located on the slopes of the hill that is highly visible from the wider countryside and is judged to form a part of the setting of Danbury.

### Landscape Sensitivity to Development

As noted above, the area shares elements and features in common with the typical character. Whilst the presence of adjoining modern residential development (fencing, walls and buildings) exerts a strong detracting influence across the area. The sloping hillside landform and relatively open arable farmland that fringe the outer patches of woodland (found within Sub-area DLP1b) are representative of character. Overall, the area retains a recognisable and intact character, with evidence of decline with hedgerows most notable within Sub-area DLP1b. Here hedgerows are fragmented, unmanaged or have been removed leaving occasional remnant hedgerow trees. Ditches, hedgerows and remnant hedgerow trees are the only semi-natural habitats within the area. In addition, the combination of field enclosure, hedgerow patterns, ditches, as well as the winding and narrow Runsell Lane and its isolated residential properties, provide some sense of time-depth. Overall the land parcel is judged to be of moderate landscape character sensitivity.

### Visual Sensitivity to Development

Due to a combination of flat/ gently undulating landform and the intermittent presence of hedgerows/ hedgerow trees, Sub-area DLP1a is partially enclosed with moderate levels of inter-visibility. Moderate numbers of public views are available from the A414 and Runsell Lane where views of countryside are of some importance. Private views are available from residential properties associated with the settlement edge to the south and west and isolated residential properties along Runsell Lane to the east. Within the relatively well enclosed Sub-area DLP1a, development would be reasonably conspicuous although could be successfully mitigated through careful siting/ design of development and the implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with character of the landscape. Overall Sub-area DLP1a is judged to be of moderate visual sensitivity.

Due to a combination of the lack of vegetation and sloping landform, Sub-area DLP1b is open in character with high levels of inter-visibility. With open views to the east, higher numbers of public and private views will be possible. Development within this sloping and more open area would be uncharacteristically conspicuous. Overall Sub-area DLP1b is judged to be of high visual sensitivity.

### Landscape Value

This land parcel is judged to be of moderate value. This is an area of ordinary non-designated landscape and whilst it has a recognisable and intact character, there are few nature conservation interests (associated with hedgerows and ditches) and it is showing evidence of decline as a result of the removal and under management of hedgerows. Whilst there is no public access, the area is viewed from Runsell Lane that skirts the edge of the settlement. However the land has a moderate or ordinary aesthetic appeal (with attractive views towards woodland and across open countryside to the north and east) with some detracting features (associated with residential properties on the settlement edge).



Table 7.1 Overall Sensitivity and Value Summary Table for Land Parcel DLP1

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low – elements/ features (hedgerows within fields and along Runsell Lane) are predominantly in poor and declining condition.
3 Nature and complexity of landform	Moderate - flat/ gently undulating and simple natural landform; with central stream valley.
4 Scale and pattern of landscape	Moderate – small to medium scale landscapes with simple patterns.
5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements/ features associated with field enclosure, hedgerow patterns, ditches, isolated properties and rural lane to the east; time-depth undermined by the presence of modern development on settlement edge.
6 Presence of natural elements	Low to Moderate – limited presence of semi-natural habitats associated with hedgerows and ditches.
7 Type of existing development	Low – modern residential development on settlement edge has a strong detracting influence.
8 Relationship to settlement edge	Moderate – dense roadside hedgerow forms clearly defined boundary along the settlement edge to the south; although there is an absence in vegetation along the settlement edge to the west (typically rear garden fencing with occasional mature trees and short sections of remnant hedgerow) providing an inconsistent boundary feature.
Visual Sensitivity	
1 Openness and inter-visibility	High – the majority of the area (Sub-area DLP1b) is very open to the north and east (due to lack of vegetation and sloping landform that continues to fall away from the hill/ ridge to afford northern views towards woodland and long reaching open views across open countryside to the east (including adjoining character areas). There is a greater degree of enclosure within the three fields located within the south-western corner of the site (Sub-area DLP1a) due to flat/ gently undulating landform and the increased presence of hedgerows/ hedgerow trees. The area has a strong visual relationship with the settlement edge.
2 Views available	High – high numbers of public views are available from Runsell Lane and the A414 where views of open countryside are of moderate importance. Private views available to a number of residents associated with the settlement edge and isolated residential properties along Runsell Lane.
3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated within the relatively well enclosed Sub-area DLP1a. However within the sloping and more open Sub-area DLP1b, development would be far more conspicuous within views from Runsell Lane.
Landscape Value	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Low to Moderate - whilst character is recognisable and intact; the landscape is weakening with many elements/ features in poor and declining condition and would benefit from enhancement. The Chelmsford LCA aims for conservation.

3 Scenic value and aesthetic appeal	Moderate - moderate or 'ordinary' aesthetic appeal (attractive views across open countryside with dominance of woodland in views to east); with modern residential development on settlement edge having a strong detracting influence.
4 Presence of cultural, historic or nature conservation associations	Low - Few nature conservation features (hedgerows, ditches), Listed Buildings to the east off Runsell Lane.
5 Recreational opportunities	Low - no recreational value.
6 Levels of tranquillity	Low to Moderate – interruption associated with noise levels (busy A414) and visual intrusion from the settlement edge (decreasing eastwards due to separation distance and lowering landform).

### Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Whilst value across the land parcel is judged to be moderate. Sub-area DLP1a has a moderate overall landscape sensitivity and Sub-area DLP1b has a high overall landscape sensitivity. This variation is carried through to the landscape capacity of each area to accommodate low rise residential / employment development.

Sub-area DLP1b is judged to have a low to medium landscape capacity. Here development would be less appropriate/ more difficult to accommodate due to its more open character and contribution to the setting of the settlement.

Sub-area DLP1a is judged to have a medium landscape capacity reflecting it's relatively well enclosed character combined with its existing relationship with the existing settlement edge. Here capacity is subject to careful siting/ design of development, the retention/ implementation/ enhancement of hedgerows and hedgerow trees, and implementation of small copses, in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Hedgerows – retain and strengthen existing hedgerows and hedgerow trees within new development.
- Residential properties off the adjoining settlement edge (to the west and south) – implement physical and green buffers to minimise impact on views.
- Provide positive new settlement edge (softened and well integrated into the countryside).

Table 7.2 Summary Table for Land Parcel DLP1

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
DLP1a	M - L	M	M	M	M
DLP1b	M	H	H	M	L - M

## 7.3 Land Parcel DLP2

### Land Parcel Location

Land Parcel DLP2 adjoins the eastern edge of the settlement and is bordered by the A414 to the north and Mill Lane to the south.



### Local Landscape Character Description

The Chelmsford LCA identifies the western half of the area as lying within the Little Baddow and Danbury Wooded Farmland landscape character area (F5) and the eastern part as lying within Woodham Wooded Farmland Landscape Character Area (F6). There is a single large scale arable field that adjoins the settlement and, due to the absence of boundary vegetation, extends seamlessly into the adjoining arable field. It shares similar characteristics to those described by LCA F5 such as its hillside landform and relatively open arable farmland.

### Visual Context and Characteristics

Overall the area is very open due to the large scale of the field, the lack of hedgerows/ trees/ woodland and its location on sloping landform that continues to fall away from the settlement edge; affording long reaching views across open countryside to the east and south-east. Public views are available from PRowWs within and adjoining the area, the A414, Mill Lane and wider countryside to the east and south-east. Private views are available to a small number of residents associated with the settlement edge and isolated residential properties along Southern Road. Whilst immediately adjoining the built edge of the settlement, this area forms a part of an open area of countryside located on the slopes of the hill that is visible from the wider countryside and is judged to form a part of the setting of the town.

### Landscape Sensitivity to Development

As noted above, the area consists of a single very large scale arable field with very few landscape elements/ features or semi-natural habitats (hedgerows and hedgerow trees). Whilst it shares some characteristics with the typical character (its hillside landform and relatively open arable farmland) and has a recognisable rural character. This has been weakened by the declining condition of its hedgerows which are predominantly fragmented, unmanaged or have been removed through agricultural intensification. As a result there is little sense of time-depth. Whilst this landscape contains few elements or features and immediately adjoins the settlement edge. The settlement is well integrated with a high presence of tall and dense boundary

hedgerows/tree cover providing a predominantly softened edge with only occasional detractive features associated with modern residential development (fences and buildings). The land parcel is judged to be of low to moderate landscape character sensitivity.

### Visual Sensitivity to Development

Due to a combination of the lack of vegetation (within and adjoining the area) and sloping landform; this area is open in character with high levels of inter-visibility. With open views to the east and south east, higher numbers of public and private views will be possible. Development would be uncharacteristically conspicuous and could not successfully be mitigated. Overall the parcel is judged to be of high visual sensitivity.

### Landscape Value

The land parcel is considered to be of moderate value. Whilst the landscape is weakening with many elements in poor and declining condition and little nature conservation value or sense of time-depth. Its character is still recognisable and intact, the area has moderate recreational value with PRoWs both within and adjoining and is it has moderate aesthetic appeal with reasonably attractive far reaching views across open countryside.

Table 7.3 Overall Sensitivity and Value Summary Table for Land Parcel DLP2

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low – elements/ features (hedgerows) are in poor and declining condition.
3 Nature and complexity of landform	Moderate - gently sloping and simple natural landform.
4 Scale and pattern of landscape	Low – large scale landscapes with weak/ fragmented pattern.
5 Historic features and sense of time-depth	Low – few historic landscape elements/ features (due to the substantial alteration/removal of hedgerows associated with agricultural intensification).
6 Presence of natural elements	Low to Moderate – limited presence of semi-natural habitats associated with fragmented/ limited hedgerow network only.
7 Type of existing development	Moderate – overall development is typical of farmed landscape and development on settlement edge is largely well integrated; although rear garden fencing/ modern residential development provides a localised detracting influence and large scale farm sheds on south-eastern edge form detractive features.
8 Relationship to settlement edge	Moderate – tall and dense hedgerows/tree cover provides a softened edge to the settlement; there is an absence of vegetation along short sections only resulting in an inconsistent boundary feature.
Visual Sensitivity	
1 Openness and inter-visibility	High – the area is very open due to its scale, the lack of vegetation and sloping landform that continues to fall away from the settlement edge and affords long reaching open views across open countryside to the east/ south-east. The area has a limited visual relation with the settlement edge.
2 Views available	High – high numbers of public views are available from PRoWs within and adjoining the area, the A414, Mill Lane and wider countryside to the east and south-east. Private views are



	available to a small number of residents associated with the settlement edge and isolated residential properties along Southern Road.
3 Potential for mitigation	High – development would be uncharacteristically conspicuous in this location and could not be mitigated without detriment to character.
<b>Landscape Value</b>	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Low - whilst character is recognisable; the landscape is weakened with many elements/ features in poor and declining condition and would benefit from enhancement. The Chelmsford LCA aims for conservation.
3 Scenic value and aesthetic appeal	Moderate - moderate or ordinary aesthetic appeal (reasonably attractive open countryside with dominance of woodland/ wooded horizons in views).
4 Presence of cultural, historic or nature conservation associations	Low - Few nature conservation features (hedgerows).
5 Recreational opportunities	Moderate – some recreational value associated with single PRoW crossing the area and PRoW adjoining the eastern boundary.
6 Levels of tranquillity	Moderate – some interruption associated with noise levels (busy A414).

### Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Whilst judged to be of low to moderate landscape character sensitivity and moderate value. The area is judged to be of high visual sensitivity and low to medium landscape capacity due to its more open character and contribution to the setting of the settlement.

Table 7.4 Summary Table for Land Parcel DLP2

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
DLP2	L - M	H	H	M	L - M

## 7.4 Land Parcel DLP3

### Land Parcel Location

Land Parcel DLP3 adjoins the south-eastern edge of the settlement and is bordered by Hyde Lane to the east and Gay Bowers House and woodland to the south.



### Local Landscape Character Description

The area forms a part of the Little Baddow and Danbury Wooded Farmland landscape character area (F5), as defined by the Chelmsford LCA. It consists of two small scale arable fields. The area has some characteristics in common with the host LCA such as arable farmland fringing woodland, mature field boundaries, sense of enclosure and intimate character.

### Visual Context and Characteristics

There are varying degrees of visual enclosure across the area. The eastern field is relatively well enclosed due to the presence of surrounding mature hedgerows/ hedgerow trees and views are limited to locations within the immediate surroundings. Whilst bordered by woodland to the south and similarly surrounded by mature hedgerow/ hedgerow trees to the east and north. The western field has a strong visual relationship with the settlement edge to the west due to the absence of vegetation. Typically confined to the immediate surroundings, public views are available from Mill Lane and Hyde Lane. Private views are limited to residential properties on the settlement edge to the west with occasional views available from residential properties to the north (largely restricted by tall hedgerows); and Gay Bowers House to the south.

### Landscape Sensitivity to Development

As noted above, the area has a limited number of elements/ features in common with typical character. Mature hedgerows and hedgerow trees form the only semi-natural habitats within the area and these are in moderate to good condition. Together with the adjoining rural lanes and adjoining Gay Bowers House and grounds, these provide some sense of time-depth. Tall and dense hedgerows/hedgerow trees provide a softened edge to the settlement to the north. However there is an absence of vegetation along the western edge resulting in an inconsistent boundary feature and modern housing forms a detractive feature within the eastern half of the area. The land parcel has a recognisable and intact character and is judged to be of moderate landscape character sensitivity.

### Visual Sensitivity to Development

Due to a combination of flat/ gently undulating landform and intermittent mature hedgerows, trees and woodland, this area is partially open with moderate levels of inter-visibility. Whilst there is no public access, there are a moderate number of public views i.e. from Mill Lane and Hyde Lane where views of countryside are of some importance. Private views are limited to a small number of residential properties on the settlement edge to the west and north; and Gay Bowers House to the south.

Development would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development and the implementation/enhancement of hedgerows, hedgerow trees and woodland in keeping with character of the landscape). Overall this land parcel is judged to be of moderate visual sensitivity.

### Landscape Value

The parcel is considered to be of moderate value. This is an area of ordinary non-designated landscape with an intact and recognisable character and moderate or ordinary aesthetic appeal (with attractive views towards woodland/tree cover). However there are few nature conservation interests (associated with hedgerows), limited sense of time-depth and no public access.

Table 7.5 Overall Sensitivity and Value Summary Table for Land Parcel DLP3

Landscape Character Sensitivity	
1 Representativeness of character	Moderate – contains some landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Moderate – elements/features (hedgerows) are in moderate to good condition.
3 Nature and complexity of landform	Moderate – flat and simple natural landform.
4 Scale and pattern of landscape	Moderate – whilst this is a small scale landscape it has a simple pattern.
5 Historic features and sense of time-depth	Moderate – limited presence of historic landscape elements/ features (hedgerows/ hedgerow trees, rural lane and adjoining Gay Bowers House and parkland) and limited sense time-depth; undermined by modern residential development.
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats associated with hedgerow network.
7 Type of existing development	Low to Moderate – development on settlement edge is not in character and forms a strong detractive influence within western field.
8 Relationship to settlement edge	Moderate – tall and dense hedgerows/ hedgerow trees provide a softened edge to the settlement to the north; although there is an absence of vegetation along the western edge resulting in an inconsistent boundary feature.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – the area is partially open due to presence of hedgerows/ hedgerow trees/ woodland and flat landform. The area has a strong visual relationship with the settlement edge to the west due to the absence of vegetation (but limited relationship to the north).
2 Views available	Moderate – moderate numbers of public views are available from Mill Lane and Hyde Lane. Private views available to a small number of residents associated with the settlement edges to the west and north; and Gay Bowers House to the south.

3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
<b>Landscape Value</b>	
1 Distinctiveness of character	Moderate – contains landscape/ features that are typical of character but not particularly valued or supported through designation.
2 Quality and condition of elements and features	Moderate – landscape/ features that are of reasonable or medium quality and condition, with an intact and recognisable character. The Chelmsford LCA aims for conservation.
3 Scenic value and aesthetic appeal	Moderate - moderate or 'ordinary' aesthetic appeal (reasonably attractive fields with dominance of woodland/ tree cover; although modern development to the west is detractive).
4 Presence of cultural, historic or nature conservation associations	Low - Few nature conservation features (hedgerows).
5 Recreational opportunities	Low – no recreational value.
6 Levels of tranquillity	Moderate – some interruption with low noise levels associated with adjoining lanes; and visual intrusion from the settlement edge.

### Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and moderate value with a medium landscape capacity to accommodate low rise residential and employment development due to its relatively enclosed character and its relationship with the settlement edge. Here capacity is subject to careful siting/ design of development and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the landscape. Key characteristics/ qualities to be safeguarded, recommendations for mitigation and guidelines:

- Retain and strengthen existing boundary hedgerows with new hedgerow and tree planting (hedgerow trees/ copses) to form new settlement edge.
- Residential properties on the settlement edge (Millfields and Mill Lane) and Gay Bowers House – implement physical and green buffers to minimise impact on views.

Table 7.6 Summary Table for Land Parcel DLP3

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
DLP3	M	M	M	M	M



## 7.5 Land Parcel DLP4

### Land Parcel Location

Land Parcel DLP4 adjoins the south-eastern edge of the settlement and is bordered by Capons Lane, Gay Bowers Lane and a small area of woodland.



### Local Landscape Character Description

The area forms a part of the Little Baddow and Danbury Wooded Farmland landscape character area (F5), as defined by the Chelmsford LCA. It shares some characteristics with the LCA such as its hillside landform, pasture fringing woodland, mature field boundaries on two sides, sense of enclosure and intimate character. It consists of a single small scale field (rough grassland) that shows signs of decline and underuse and is subject to the strong influence of modern development to the north and east. Characteristics more typical of urban fringe landscape.

### Visual Context and Characteristics

The area is visually well enclosed by vegetation and the built edge of the settlement. The presence of tall and dense hedgerows / hedgerow trees on the western and southern boundaries provides a degree of enclosure. Although sloping landform affords a degree of openness within the northern elevated part of the area with distant views of wooded horizons on skyline, the area has a strong visual relationship with the settlement edge to the north and east due to the absence of vegetation. Public views are limited to occasional glimpsed views through field access points off Gay Bowers Lane, Capons Lane and a small car park to the north. Private views are available to residents that back or side onto the site to the north and east. With limited public visibility, the land does not form a part of the setting of the settlement.

### Landscape Sensitivity to Development

Whilst the land shares some elements and features that are typical of character; its character is indistinct and typical of many urban fringe landscapes. Semi-natural habitats are limited to boundary hedgerows and the field is now under used/ neglected. There is limited sense of time-depth having undergone recent change

with modern residential development associated with the settlement edge to the north and east (buildings, fencing and walls). These exert a strong detractive influence across the area. This parcel is judged to be of low landscape character sensitivity.

### Visual Sensitivity to Development

Due to a combination of rising landform and varied boundary treatment this area is partially open with moderate levels of inter-visibility. There are a small number of public views available through gaps in boundary hedgerows along Gay Bowers Lane, Capons Lane and from a small car park to the north. There are a moderate number of private views from residential properties that immediately adjoin the area. Development would be reasonably conspicuous although could be successfully mitigated (through careful siting/ design of development and the implementation/enhancement of hedgerows, hedgerow trees and woodland in keeping with character of the landscape). Overall this land parcel is judged to be of moderate visual sensitivity

### Landscape Value

The parcel is considered to be of low value. It is a non-designated or ordinary landscape where the hard built edges of the settlement (fencing, walls and buildings) have become strong detractive influences. It has few nature conservation features, limited sense of time-depth, no recreational value and there is a sense of abandonment.

Table 7.7 Overall Sensitivity and Value Summary Table for Land Parcel DLP4

Landscape Character Sensitivity	
1 Representativeness of character	Low – contains very limited landscape elements/ features that are representative of typical character.
2 Condition of elements and features	Low – majority of landscape elements/ features are in poor and declining condition (remnant field/rough grass) and would benefit from enhancement.
3 Nature and complexity of landform	Moderate - gently sloping and simple natural landform.
4 Scale and pattern of landscape	Moderate – whilst this is a small scale landscape it has a simple pattern.
5 Historic features and sense of time-depth	Low – few historic landscape elements/ features (lane and boundary hedgerows/ woodland) and limited sense of time-depth having undergone recent change with modern development to the north and east (e.g. residential properties on edge of settlement).
6 Presence of natural elements	Moderate – limited presence of semi-natural habitats associated with hedgerow network.
7 Type of existing development	Low – development on settlement edge is not in character and exerts a strong detractive influence across the land.
8 Relationship to settlement edge	Moderate – northern and eastern boundaries adjoin settlement edge and are separated from it by inconsistent boundary features i.e. mix of hedgerow/hedgerow trees and large sections of residential fencing/low walls/built development.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – the area is partially open. The presence of tall and dense hedgerows/ hedgerow trees on western and southern boundaries; and adjoining built development to the north and east is influential in providing a degree of enclosure. Although sloping landform (slopes away from the settlement) affords a degree of openness to the northern elevated part of the area (with views towards open countryside and distant wooded horizons). The area has a strong

	visual relationship with the settlement edge to the north and east due to the absence of vegetation.
2 Views available	Moderate – limited public views (glimpsed views through field access points on Gay Bowers Lane and Capons Lane) and views from moderate numbers of residents associated with the hard settlement edges to the north and east.
3 Potential for mitigation	Moderate – development (low rise, moderate density residential and employment) would be reasonably conspicuous although could be successfully mitigated.
<b>Landscape Value</b>	
1 Distinctiveness of character	Low – a non-designated or ordinary landscape and landscape features with strong detracting features (built development associated with the settlement edge).
2 Quality and condition of elements and features	Low - landscape features that are in poor condition with indistinct landscape character; declining state and limited time-depth.
3 Scenic value and aesthetic appeal	Moderate - moderate or 'ordinary' aesthetic appeal (reasonably attractive field with dominance of woodland/tree cover); with detracting features (built development associated with the settlement edge).
4 Presence of cultural, historic or nature conservation associations	Low - Few nature conservation features (hedgerows).
5 Recreational opportunities	Low – no recreational value.
6 Levels of tranquillity	Low – small field is impinged upon by the settlement edge to the north and east; with low level noise from adjoining lanes.

### Conclusions on Overall Landscape Sensitivity and Landscape Capacity

The area is judged to be of moderate overall landscape sensitivity and low value with a medium landscape capacity to accommodate low rise residential and employment development due to its relatively enclosed character and its relationship with the settlement edge. Here capacity is subject to careful siting/ design of development and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Retain and strengthen existing boundary hedgerows with new hedgerow and tree planting (hedgerow trees / copses).
- Residential properties on the settlement edge – implement physical and green buffers to minimise impact on views.

Table 7.8 Summary Table for Land Parcel DLP4

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
DLP4	L	M	M	L	M - H



Figure 7.2 Danbury East: Landscape Sensitivity

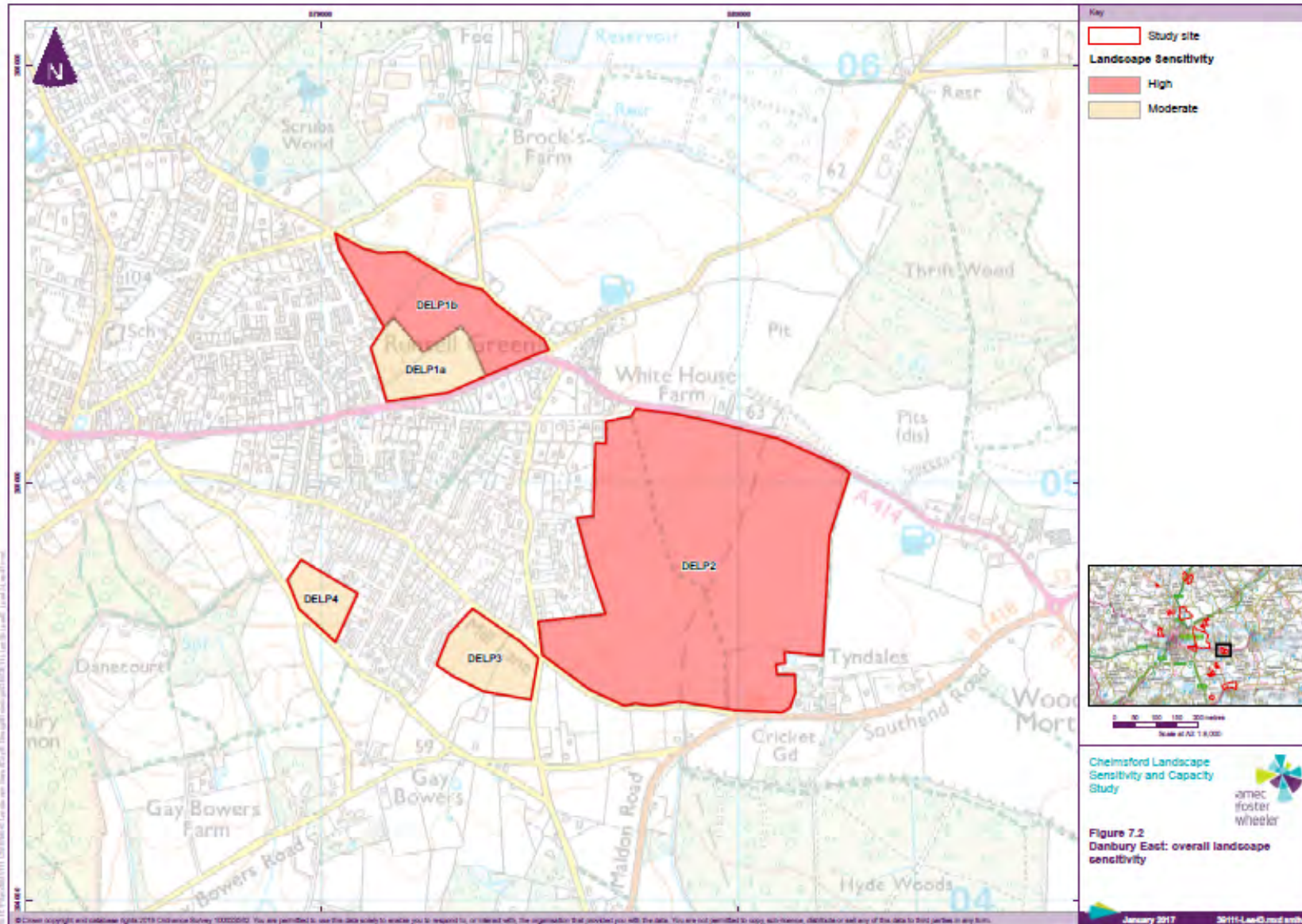




Figure 7.3 Danbury East: Landscape Capacity

