

Broomfield Neighbourhood Plan
Landscape Appraisal

Final Report



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1.0 Introduction

1.1 Background

1.1.1 Alison Farmer Associates was appointed by Broomfield Neighbourhood Plan Group to undertake a landscape appraisal of the Parish, in order to provide a robust evidence base to support the development of policy within the emerging Neighbourhood Plan.

1.1.2 Broomfield Neighbourhood Plan area covers the same area as the Parish, and includes the Chelmer River to the east and plateau farmland to the west. It extends from the urban edge of Chelmsford in the south to the Sparrowhawk Wood in the north. Broomfield is a small parish, adjoining parishes of Chignal to the west, Springfield to the east and Little Waltham and Great Waltham to the north. It has a population of approximately 5,000 people.

1.2 Objectives

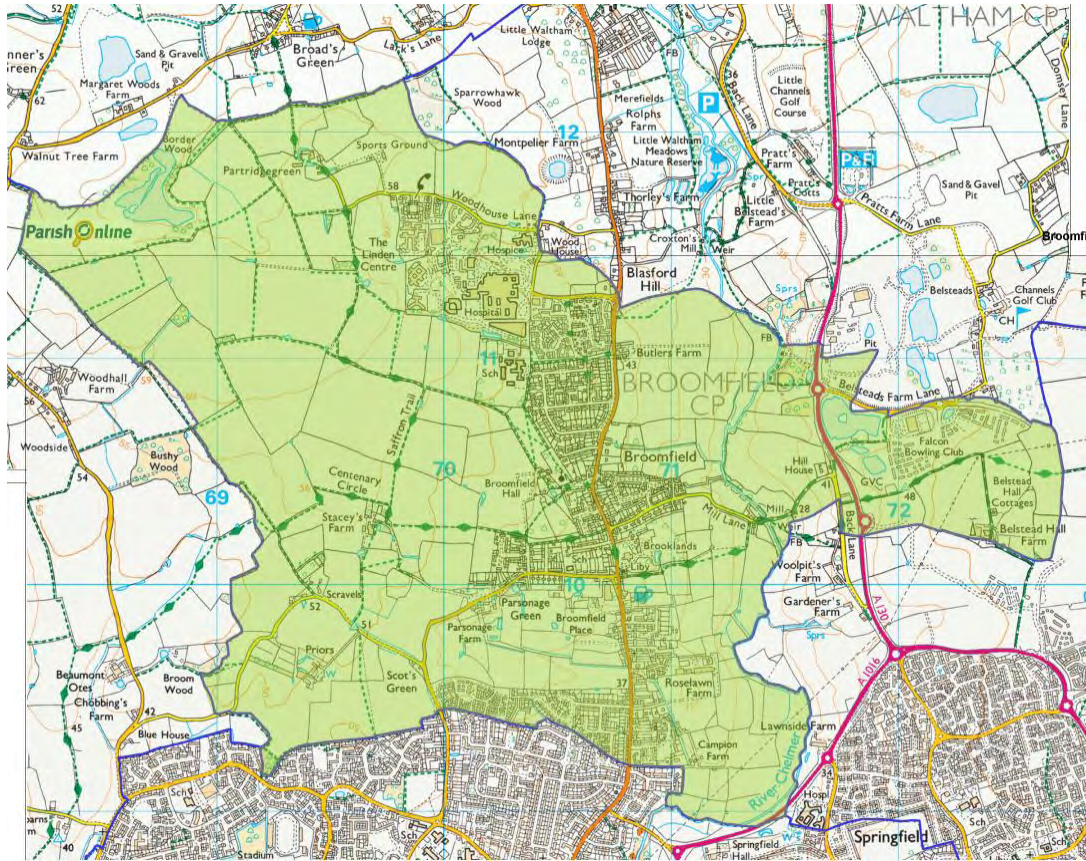
1.2.1 The key objective of this study is to provide a robust understanding of the character and qualities of the Neighbourhood Plan Area in order to make sound judgements as to the sensitivity and capacity of land to accommodate housing/employment development. The study also presents guidance on opportunities for landscape enhancement and green infrastructure which collectively help to shape a vision for the Parish.

1.3 Methodology and Approach

1.3.1 This assessment has been carried out in accordance with Guidelines on Landscape Character Assessment¹ and Guidelines in Landscape and Visual Impact Assessment². Reference has also been made to other recent sensitivity and capacity assessments which reflect best practice. The approach has included client meetings, desk study and further detailed site assessment during the summer of 2018.

¹ Landscape Character Assessment Guidance for England and Scotland (2002) The Countryside Agency and Scottish Natural Heritage and An Approach to Landscape Character Assessment (2014) Natural England.

² Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, 2013 (third edition).



Broomfield Neighbourhood Plan Area (Source: Chelmsford City Council)

- 1.3.2 This assessment is a landscape capacity-led approach which considers Broomfield village holistically within its landscape setting. The approach also adopts emerging thinking on ecosystem services and the benefits which are afforded by the special qualities of the area and opportunities to enhance and develop these further. Analysis is used to provide robust evidence to support judgements on the sensitivity of land and its capacity to accommodate housing development from a landscape/townscape perspective.
- 1.3.3 The appraisal reviews existing documentary evidence on the settlement and its landscape and considers the historic evolution, describes landscape setting, key views, gateways and landmarks as well as valued characteristics and spaces. Opportunities for environmental initiatives which seek to enhance local identity and settlement distinctiveness are highlighted where relevant.
- 1.3.4 The following definitions of terms are used in this study:

Sensitivity is defined as the ability of the landscape to accommodate a particular type of change (in this case housing or employment development) without adverse effect and is determined by consideration of local character and visual sensitivity.

Value is defined as the relative value that is attached to different landscapes by society. In this study value has been assessed in the context of Broomfield settlement and with reference to factors such as designations, conservation

interest, distinctive features, role and function (i.e. setting or gateway), condition and intactness, and rarity.

Capacity of an area considers the extent and nature of development which may be accommodated and is derived from an understanding of both landscape value and sensitivity of a landscape to change.

- 1.3.5 Where land/sites have been assessed in terms of sensitivity and capacity it is from a landscape perspective only and no consideration has been given to matters such as access or land ownership. It is possible therefore that, land identified as suitable for development without significant adverse landscape effects, may subsequently be discounted for reasons other than landscape.

1.4 The Neighbourhood Plan

- 1.4.1 Under the Neighbourhood Planning (General) Regulations 2012, Chelmsford City Council confirmed the Neighbourhood Plan Area for Broomfield on 9 June 2016.

- 1.4.2 A Neighbourhood Plan Working Group was then established and in April 2017 a resident's questionnaire was undertaken. The questionnaire revealed that:

- 100% of respondents felt it was important that Broomfield is surrounded by countryside, with over 90% citing the tranquillity, opportunity for recreation, openness, wildlife, views and the natural break between Broomfield and other settlements
- When asked to prioritise the 3 areas of countryside people most like and want to protect, the following areas got the most mentions:
 - west of Church Green,
 - east of Hospital Approach,
 - the gap between Broomfield and Chelmsford,
 - the farmland west and north of the village and
 - the Mill Lane area.

- 1.4.3 In December 2017 the Broomfield Neighbourhood Plan Working Group prepared an Issues and Options Paper, this highlighted inter alia, the need to:

Improve protection for valued areas of countryside outside of the Green Wedge, including:

- west of Church Green
- prominent areas of Pleshey Farmland Plateau
- strategic gap between Broomfield village and north Chelmsford.

- 1.4.4 The retention of important views and fulfilment of the potential of the Green Wedge by promoting public access where necessary, were also highlighted as priorities.

1.5 Local Plan Context

Chelmsford Local Development Framework

- 1.5.1 The current Chelmsford Local Development Framework expires in 2021. A key part of the Framework is the North Chelmsford Area Action Plan July 2011 which identified four housing allocations in Broomfield Parish as follows:

- Land north of Hospital Approach (under construction)
- Land south and west of Broomfield Place and Primary School (withdrawn from the emerging local plan)
- Land north of Essex Avenue and East of Patching Hall Lane (complete)
- Land north of Copperfield Road (under construction)
- Land north east of Chelmsford (under construction)

Strategic Land Availability Assessment (SLAA)

- 1.5.2 To identify available land for development Chelmsford City Council held a call for sites in winter 2014, winter 15/16 and Spring 2017. The sites which have come forward over this time period for Broomfield Parish are illustrated in figure 1 below.

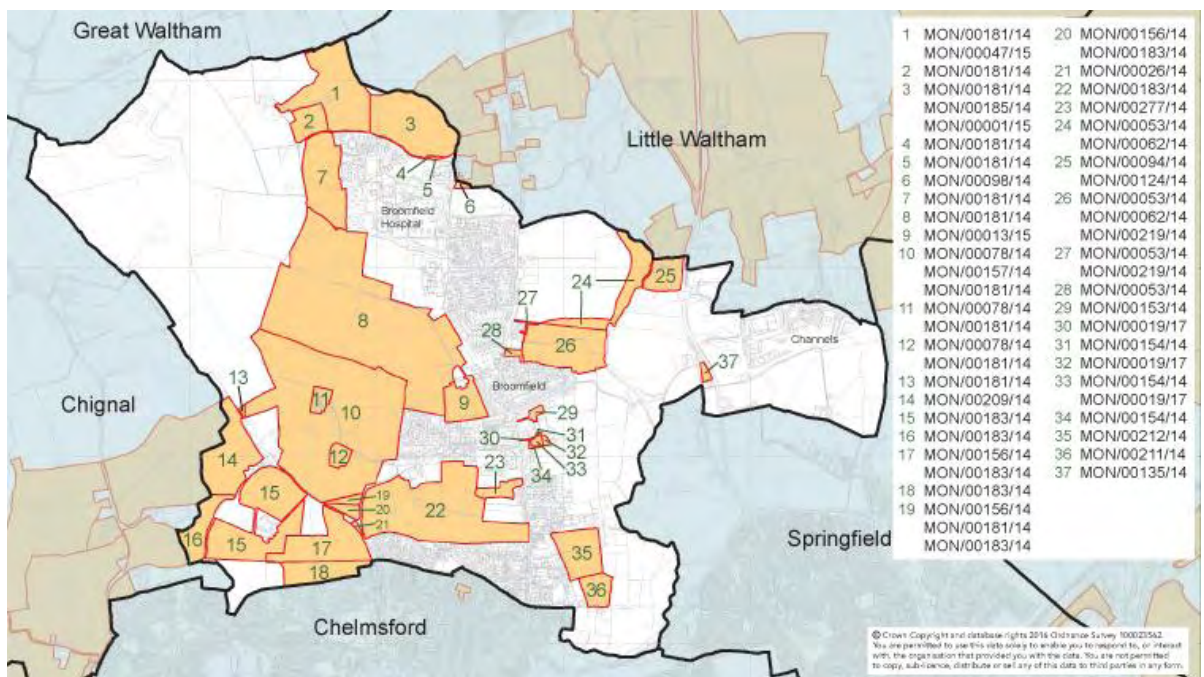


Figure 1: plan showing SLAA sites considered by Chelmsford City Council (Source: Chelmsford City Council)

- 1.5.3 This assessment considered each site against a number of topics, to determine in broad terms, likely effects and constraints. These included:

- access infrastructure

- bad neighbour
- ground condition
- minerals
- impact on defined open space
- impact on locally protected natural features
- flood risk
- AQMA
- Location constraints
- Suitability considerations

1.5.4 Those sites on the eastern side of the village have been all but discounted due to the Green Wedge Policy which covers the Chelmer Valley, whilst other sites to the west of the village have been regarded as having potential, although in a number of cases also face some constraints.

Emerging Local Plan

1.5.5 In 2017 Chelmsford City Council published a Preferred Options document and a Pre-Submission consultation document in January 2018.

1.5.6 Key evidence based studies which support the Pre-Submission document include an assessment of the Green Wedge³ which is considered in more detail in section 3.3 of this report, and a Local Plan Landscape Assessment⁴ which considered the sensitivity and capacity of specific areas and in particular three parcels of land north and west of Broomfield Hospital. The results of the study have been reviewed and relevant data incorporated into the detailed assessment/analysis found in section 6 of this report.

1.5.7 The current Pre-Submission document identifies land to the north of Broomfield as suitable as a strategic growth site for up to 450 houses which is to include the delivery of a new access into Broomfield Hospital. Paragraph 7.285 of the document states that '*There is an emerging Neighbourhood Plan being prepared in Broomfield which it is envisaged will help shape this site allocation*'. The Pre-Submission document also identifies Broomfield Hospital as a Special Policy Area.

³ Amex Foster Wheeler, Green Wedges and Green Corridors Defining Chelmsford's River Valleys, Review Report, February 2017

⁴ Amec Foster Wheeler, Landscape Assessment, March 2017

2: The Evolution of Broomfield

2.1 Early Origins and Evolution

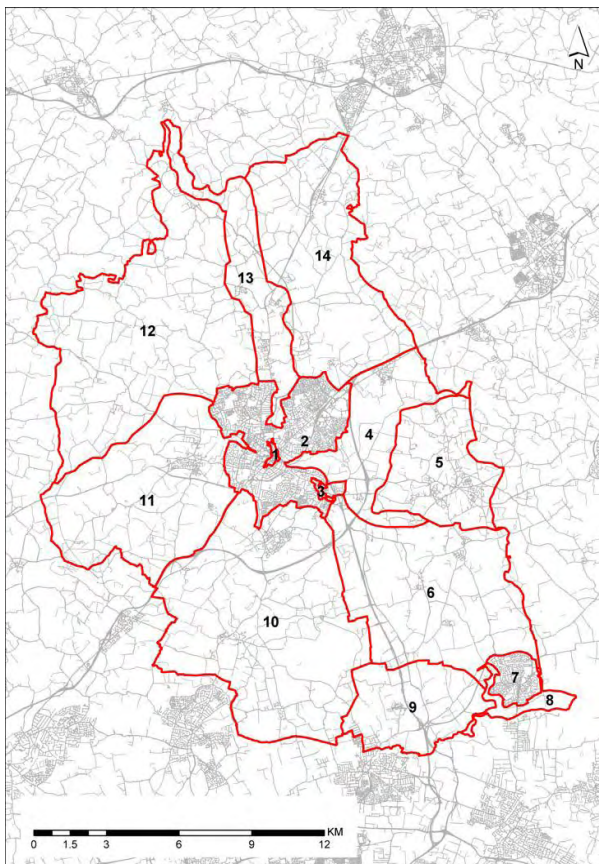
- 2.1.1 The underlying bedrock of the Broomfield area is Cretaceous 'Middle' and 'Upper' Chalk, deposited as a pure limestone in tropical seas between 100 and 65 million years ago. Another mineral, silica, was left behind at this time and formed nodules of hard flint within the Chalk.
- 2.1.2 Sands and clays of the Lambeth Group and London Clay were deposited over the Chalk in the Palaeocene and Eocene Periods that followed. They have been exposed by river erosion in the lower slopes and floors of the Chelmer river valley, where the impermeable London Clay gives rise locally to many springs (generally around the 40m contour).
- 2.1.3 The ancestral River Thames, about a million years ago, depositing a distinctive suite of gravels known as the Kesgrave Formation on top of the London Clay. In the Broomfield area these are known as the Chelmsford Gravels and are up to 8m thick in places.
- 2.1.4 The Anglian glaciation around 450,000 years ago covered the area with thick ice sheets and deposited vast amounts of chalk and clay on the land as glacial till (boulder clay) and associated outwash sands and gravels in place resulting in a number of past gravel extraction sites e.g. north of Wood House and southeast of Sparrowhawk Wood. These unconsolidated glacial deposits made erosion by rivers 'easy', allowing well-developed valleys to form, as well as river terraces in them.
- 2.1.5 Subsequent erosion of the landscape by the Chelmer River has resulted in the exposure of these layers of geology along the valley in clear north south banding. In the valley floor the London Clay deposits are overlain with alluvium while on the valley sides the junction of the London Clay and the sand and gravel deposits gives rise to numerous springs (at around the 40m contour) and formation of small stream valleys which create gentle undulations along the valley sides. These can be perceived when travelling along the B1008 as they form gentle dips such as south of Blasford Hill and in the area of Broomfield Church and Church Green.
- 2.1.6 This pattern of geology and drainage was influential on early settlement and evolution of the landscape. The earliest occupation is likely to pre-date the Anglian glaciations, with occasional finds of stone tools in deposits beneath the glacial till. Later settlement focused on the river valleys, which were extensively cleared and occupied in the prehistoric period. The muddy ice-laid material on the plateau tops made these areas very difficult to farm, leading to a history of thick tree cover on the higher ground. Archaeological remains associated with prehistoric and Roman settlement sites are visible as cropmarks and earthworks, such as at Dragonsfoot Field. Roman occupation from 43 AD lasted for some 350 years and contributed trading

settlements, such as Chelmsford, and roads that still provide the backbone of today's transport links, for example B1008.

- 2.1.7 Wealth within the area developed during the Anglo-Saxon period. This is evidenced by the important 'princely' burial site at Broomfield south of Roselawn Farm.
- 2.1.8 The existing pattern of towns and villages was laid down by the time of the Domesday Book in 1086. From the time of the Norman Conquest until the 19th-century the northwestern part of Essex was the most densely populated part of the county. Early settlement comprised dispersed groupings of dwellings around greens and in some locations a manor and church. Early medieval enclosure divided up the land into mostly small fields with wide borders that were grazed or cut for hay crops. Large estates were unusual, as small freeholders dominated. Where the land was too wet and heavy to farm, woodland was not cleared but instead managed for timber, as were hedges.

2.2 Surrounding Historic Landscape Patterns

- 2.2.1 A Historic Landscape Characterisation has been undertaken for Chelmsford District. This seeks to classify the landscape into different areas or zones which contain distinctive and recognisable historic patterns. The Historic Environment Character Areas (HECA) which are illustrated on the figure below.

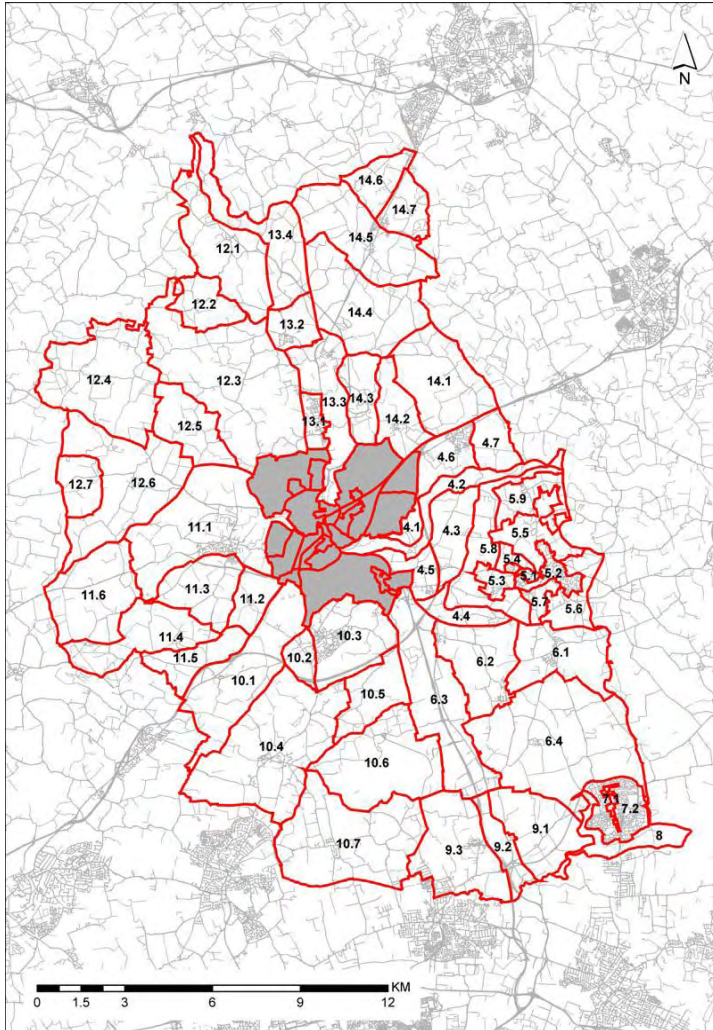


Historic Environment Character Areas in Chelmsford Borough (source: Historic Land Characterisation)

2.2.2 The area Chelmer Valley, to the north of Chelmsford was classified as HECA 13 and described as follows:

- Narrow valley and floodplain containing both arable and pasture and some parkland elements.
- Geology of Head clay/silt/sand/gravel, alluvium and deposits of glaciofluvial and river terrace sand and gravel, and London clay.
- Significant mineral extraction has occurred on suitable deposits.
- The historic settlement pattern was dispersed but modern development has created nucleated villages at Great Waltham and Little Waltham and extensive ribbon development at Broomfield.
- Historically, settlement was polyfocal with many dispersed farmsteads.
- The fields were small, often of regular shape, with long narrow fields running alongside the river.
- Traditionally valley bottom pasture existed on the banks of the Chelmer throughout the area and survives in places particularly in the southern part of this area.
- In the early 18th century a park was created around Langleys at Great Waltham, creating a significant change to the landscape.
- There are significant cropmarks occurring on the valley terraces indicating a variety of surviving buried archaeology.
- There have been a number of important finds of Bronze and Iron Age, Roman and Saxon date. Included amongst these are a Late Bronze age enclosed settlement at Broomfield, an extensive Middle Iron Age settlement at Little Waltham and the nationally important early Saxon Broomfield burial.
- Evidence of Saxon settlement has been excavated at Broomfield and Great Waltham. There are also significant remnants of the World War II GHQ defence line. The potential for further archaeological survival is high.

2.2.3 The HLC also identified more detailed Historic Environment Character Zones (HECZ) which are illustrated on the figure below. Of particular relevance to Broomfield Neighbourhood Plan are HECZ 12.3 (Chignall Smealey/Broads Green), 13.1 (Broomfield) and 13.3 (Chelmer Valley, north of Chelmsford). These are summarised below.



Historic Environment Character Zones outside the built up area of Chelmsford (Source: Historic Land Classification)

HECZ 13.1 Broomfield

- 2.2.4 This area encompasses the medieval core and modern built up area of Broomfield. The conservation area protects the historic core of Broomfield comprising the Church/Hall complex and other listed buildings set around the Green. Archaeological deposits have been identified from the Neolithic through to the post medieval period. The zone has produced Saxon burial deposits of national significance. Elements of the original 1930's Broomfield Sanatoria survive designed in the International Style.
- 2.2.5 A large part of this zone is now the modern settlement of Broomfield. The urban area has developed as ribbon development along the old Roman road from Chelmsford to Braintree which has dominated the layout of settlement from the Roman period. During the medieval and post medieval period the landscape largely comprised of a dispersed settlement pattern with a church and hall complex which is now situated in the centre of Broomfield. The core comprising the church and Hall are protected within the Broomfield conservation area. The field pattern to the west of Broomfield has its origins in pre 18th century irregular fields. Elements of the original 1930's

Broomfield Sanatoria survive including the circular sun wards in the International Style. Excavations in advance of housing development identified a Late Bronze Age enclosure containing a single round house near Broomfield Hospital. Main Road through the centre of the zone follows the line of the Roman road from Braintree to Chelmsford. The presence of Roman building material in the fabric of the church suggests the presence of a Roman building nearby. Broomfield's medieval core is centred on the church/hall complex at Church Green with the church dating to the 11th century. Broomfield is notable for the 19th century discovery of a rich, possibly royal, early 7th century burial contemporary with that at Sutton Hoo and the recently excavated Prittlewell Burial at Southend. The burial was located approximately 100 metres south west of Roselawn Farm and the exceptional finds are now in the British Museum. Further early Saxon finds of a domestic nature have been excavated from the area. Remnants of a World War II anti-aircraft battery are to found in the western part of the zone.

HECZ 12.3 Chignall Smealey/Broads Green

- 2.2.6 This is a large zone comprising pre 18th century enclosure. The settlement pattern contains a Church/Hall complex, greens and dispersed farmsteads and moated farmsteads. Multi-period archaeological deposits are present within the area with a Bronze Age settlement being identified at Broads Green. A Roman villa is protected as a Scheduled monument in the northern part of the zone. Medieval occupation comprises a range of known existing settlements and moats.
- 2.2.7 There has been some field boundary loss after 1950. A strip of meadow pasture runs through the southern part of the zone running up to Chignall Smealy with a second running along the northern edge of the zone. The historic settlement within the zone comprises the Church/hall complex at Chignall Smealy and the Green at Broads Green. At one time the parish was known as Brick Chignall as brick making occurred in the area. The remaining historic settlement pattern is dispersed comprising halls, farmsteads and moats. There are a wide range of archaeological finds and features known in this zone. These include chance finds of Palaeolithic and Mesolithic flintwork indicating activity in the area at least from the later period. A Bronze Age shrine, cremations and settlement have been excavated at Broads Green. Late Iron Age and Roman pottery and building material has been identified at several sites indicating occupation of this date. A Roman villa is protected as a Scheduled Monument to the west of Bury Farm in the north western corner of the zone. There are a number of medieval moated sites throughout the zone and cropmarks are visible, a number of which may relate to activity from as early as the Bronze Age. Overall the zone has significant archaeological potential for complex multi-period settlement.

HECZ 13.3 Chelmer Valley, north of Chelmsford

- 2.2.8 The zone comprises the meadow pasture in the valley bottom adjacent to the River Chelmer and rising ground to the east and west and includes the village of Little Waltham. Cropmarks are evident and numerous finds of multi period date have been

made. Major excavations have taken place beneath the Great Leighs bypass revealing a Middle to Late Iron Age village. The village of Little Waltham contains a range of listed buildings including the church/hall complex.

- 2.2.9 The area comprises the Chelmer River Valley between Great Waltham and the northern part of Chelmsford. The zone is centred on the river Chelmer with meadow pasture surviving along its length and the Roman road from Chelmsford to Braintree running north south through it. The historic settlement pattern is characterised by dispersed farmsteads either on or set back from the Roman road frontage, or on the valley slope above the river Chelmer with a settlement focus at Little Waltham. Little Waltham developed from a polyfocal village and now comprises a settlement extending on both sides of the river Chelmer. A series of listed buildings are situated on either side of The Street and a second focus of listed buildings is concentrated around the church/Hall complex. Both of these areas are contained within the conservation area at Little Waltham. It has been suggested that much of the field pattern in this area pre-dates the Roman period. The river Chelmer has been exploited throughout history with Croxton Mill and Broomfield Mill surviving within this zone.
- 2.2.10 Cropmarks are evident on the valley floor and on rising ground on both banks of the Chelmer along the length of the zone. Comprising the usual array of features they are likely to represent buried features of a multi period nature. Finds of Bronze age pottery hint at prehistoric activity and a major Middle Iron Age settlement has been excavated to the north of Little Waltham. The area of excavation lay beneath the present Little Waltham bypass with the remaining area of the field which survives now protected as a Scheduled Ancient Monument. Roman settlement and an associated cemetery close to the Roman road is known south of the village. Occasional chance finds such as that of a Saxon spearhead close to the river suggest further archaeological potential for this period. The river valley has potential for the preservation of environmental and palaeo-environmental deposits surviving in waterlogged deposits.

3: Landscape Character

3.1 National Character Areas 86 South Suffolk and North Essex Clayland

- 3.1.1 Broomfield Parish is covered by NCA 86 South Suffolk and North Essex Clayland. This National Character Area (NCA) extends northwards from Chelmsford to occupy a large area of central East Anglia and comprises a high and predominately flat clay plateau which is incised by numerous small-scale wooded river valleys with complex slopes. The underlying geology is chalk, which forms the principal aquifer, and shallow marine deposits overlain with glacial till, buried river gravels, lake sediments and banks of glacial outwash deposits.
- 3.1.2 Rivers are mostly small and slow flowing and their valleys contain an important mosaic of small-scale pasture, wet heath, reedbeds and woodland. Large areas of woodland are scarce, with most confined to the edges of the plateau. Views are frequently open, only sometimes confined by hedges, hedgerow trees and scattered smaller woodlands that are still notable elements of the landscape. Occasionally there can be a feeling of exposure, although within the valleys it is possible to find quite confined landscape with intimate views.
- 3.1.3 This is a long-settled landscape with a strong utilitarian and rural character. Settlement patterns include nucleated villages, dispersed hamlets and moated farmsteads.
- 3.1.4 The NCA sets out the following landscape opportunities which are relevant to this study:
- Carefully manage the extraction of sand and gravel deposits so that damage to archaeology, geodiversity and existing habitats is minimised and that geodiversity and biodiversity enhancements are maximised, through the creation of new wetland habitats and site restoration.
 - Encourage sustainable land management practices that do not detract from existing character, benefit agricultural production for local markets, reduce soil erosion and diffuse pollution and enables landscape and habitat enhancement.
 - Enhance the character and the mosaic of habitat networks within the farmed landscape by maximising agricultural diversity where appropriate.
 - Manage and enhance the deciduous ancient woodlands and wood pasture including designed parkland landscapes, for their contribution to the sense of place, sense of history, biodiversity value and recreational value, as well as their retention of greenhouse gases. This is particularly important in view of the threat from ash die-back, as ash is a common hedgerow and woodland species across the NCA.
 - Plan for a landscape depleted of ash by planting replacement hedgerow tree species such as oak, which is also characteristic of the area.

- Enhance the species rich hedgerow network, encouraging the uptake of agri-environment options that aid replanting where they have been lost. Positively manage and maintain those which have become neglected, to strengthen the historical field patterns, improve wildlife networks and enhance landscape character.
- Protect the pastoral river valley landscape from further fragmentation by resisting inappropriate use and development, promoting traditional management practices, protecting existing pasture from conversion to arable use (especially those containing archaeological features), and seeking opportunities to create more permanent grassland as appropriate, through the uptake of agri environment options.
- Strengthen the historic character of the river valley landscape, encouraging traditional management methods, including willow pollarding along river banks, and the planting of native rare black poplar.
- Reconnect rivers with their flood plains as part of integrated flood management and wildlife enhancement schemes by supporting the operation of natural processes. Link and extend existing habitats and restore or create new river valley grasslands, fens, reedbeds and wet woodland where possible, for their contribution to the historic record of traditional landscapes, their biodiversity value and contribution to the sense of place.
- Maintain the quality and knowledge of archaeological evidence and historic built features and enhance public awareness of the breadth of historic wealth by conserving in context or, where this is impossible, rescue and record and interpret the historic landscape features.
- Conserve the rural settlement pattern by ensuring that new development is complementary to intrinsic local character.
- Raise the design quality of new and existing development. Incorporate green infrastructure that provides opportunities for wildlife and public access within urban areas and screens intrusive urban influence (especially on the periphery of settlements), with the use of substantial and appropriate landscaping, such as woodland planting, earthworks and green roofs.

3.2 Essex County Landscape Character and Local Assessments

3.2.1 The landscape character assessment for Essex County classifies the parish of Broomfield into 3 character areas as shown on drawing 1 and include Pleshey Farmland Plateau, Upper Chelmer River Valley and Boreham Farmland Plateau. The latter character area includes a part of the Parish which has now largely been developed as part of the northeastern expansion of Chelmsford. This area is therefore not described further and a summary of the characteristics of the Pleshey Farmland Plateau and Upper Chelmer River Valley only, is provided below.

Pleshey Farmland Plateau

3.2.2 The plateau, with its dispersed settlement pattern, ancient woods, wide views and large skylscapes supports an undeveloped nature that generates a feeling of

wildness, remoteness and tranquillity. Early enclosure resulted in a mixed pattern of isolated moated farms and hamlets around small greens and nucleated settlements. This pattern provides a strong characteristic of the plateau landscape, helping to define the area.

3.2.3 Key characteristics include:

- Irregular field pattern of mainly medium size arable fields, marked by sinuous hedgerows and ditches.
- Small woods and copses provide structure and edges in the landscape
- Scattered settlement pattern, with frequent small hamlets, typically with greens and occasionally ponds
- Comprehensive network of narrow, winding lanes
- strong sense of tranquillity.

3.2.4 The assessment notes under planning guidelines that new development should be small-scale; responding to historic settlement pattern, landscape setting and locally distinctive building styles. In terms of land management guidelines it notes the following:

- Conserve and enhance the existing hedgerow patterns, and strengthen through planting species which are appropriate to local landscape character such as blackthorn.
- Conserve and manage areas of ancient and semi-natural woodland as important historical, landscape and nature conservation features
- Conserve and manage the ecological structure of woodland, copses and hedges within the character area
- conserve and promote the use of buildings material, which are in keeping with local vernacular/landscape character.

Upper Chelmer River Valley

3.2.5 The undulating, steep-sided river valley topography provides strong features through the landscape, with much of the intrinsic character of the area coming from the riverine landscape. The slow-moving water of the narrow winding rivers and their bank-side riparian vegetation provides ecological connectivity and provides a unifying theme through the landscape. The pastoral areas beside the rivers, often with an intimate sense of enclosure formed by mature hedgerows, riparian vegetation and the bordering higher ground, provide a sense of permanence and history.

3.2.6 Key characteristics include:

- Narrow valley, with a restricted valley floor.
- Small meandering river channel on the left side of the valley close to the rising ground of the valley side.
- Dense riverside trees.
- Arable valley sides with a fairly open character.

- Small linear settlements occupy the upper valley sides or straggle down to a few bridging points.
- Historic watermills and Second World War pillboxes are distinctive features.
- Mostly tranquil away from Great Dunmow, Chelmsford and the A120.

3.2.7 The assessment notes under planning guidelines that consideration should be given to:

- the visual impact of new residential development and farm buildings upon valley sides.
- Conserving and enhancing cross-valley views and characteristic views across and along the valley.
- Ensuring any new development on valley sides is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.
- Protecting and enhancing the role of the river valley in providing a network of informal open space and nature conservation sites.

3.2.8 The assessment notes under land management guidelines that consideration should be given to:

- Conserving and enhancing the existing hedgerow pattern, and strengthen through planting where appropriate to local landscape character.
- Conserving and managing areas of ancient and semi-natural woodland as important historical, landscape and nature conservation features.
- Conserving and managing the ecological structure of woodland, copses and hedges within the character area.
- Strengthening the recreational role of the woodland resource.

3.3 Broomfield Parish Community Character Statement

3.3.1 A local community landscape character statement was prepared by Broomfield Parish in 2010 and divided the Parish into areas of local character from A to I. The assessment was published by the Parish and has formed an important document in shaping responses to change and planning applications in the area. As part of this study the character assessment has been reviewed. In light of recent development east of the Chelmer Valley in North Chelmsford area C has been removed from the assessment and where necessary the areas have been extended into land beyond the Parish boundary to take account of how the landscape is perceived. This has resulted in a reordering of the character area classification. The revised classification comprises areas A-H as illustrated on drawing 4 in this report. These character areas are described in more detail in section 6 of this report and have formed the framework for the assessment of sensitivity and capacity study.

4: Settlement Character

4.1 Broomfield Conservation Area

4.1.1 Broomfield contains a conservation area which centres on Church Green was first designated in 1975 and amended in 1991. In 2009 a Conservation Appraisal was published⁵ and the extent of the Conservation Area can be seen on drawing 2.

4.1.2 The Conservation Area includes eight listed buildings, numerous buildings of heritage interest which make a positive contribution to the area and a series of distinctive open spaces including Church Green and the graveyard.

4.1.3 The conservation area appraisal describes the evolution of Church Green stating that:

'During the medieval period it is likely Church Green developed as a small settlement, possibly with a commercial basis, due to its location on the main north-south route. Broomfield Hall, 16-18 Church Green (The Vineries and Broomfields) and the Kings Arms are the earliest surviving buildings from this period, fifteenth, sixteenth and sixteenth/seventeenth century in date respectively, probably built as the manorial hall, the vicarage and inn. It is likely there were other lower status medieval buildings around Church Green, evidence of which has gone, although archaeological fragments may remain.

The Chapman and Andre Map of 1777 shows development around Church Green and opposite, on Main Road, beyond there are sporadic farmsteads, within an open landscape setting. Many of the buildings surviving today date from the eighteenth century, indicating prosperity from this period linked to agriculture.

The Tithe Map of 1840 shows the built development around Church Green clearly, with a group of farm buildings surrounding the hall. The start of gradual ribbon development along the Main Road is also evident. From the late eighteenth century there were a number of High Status houses built along the Main Road between Broomfield and Chelmsford, including Broomfield Place (c.1820), Brooklands (c.1826), Broomfield Lodge (demolished) and Brownings (demolished).

From the late nineteenth century there was extensive housing development along the Main Road, serving the expanding population of Chelmsford, spurred on by improved sanitation and rail links. A vicarage and school are shown on the west side of Main Road and a nursery to the north of Church Green.

The second edition ordnance survey map, 1897 shows development of further housing on the west side of Main Road and a layout largely as today.'

4.1.4 The boundary of the Conservation Area is tightly drawn around the historic settlement, including the Churchyard, grounds to the Hall and gardens to the other buildings. It is acknowledged in the assessment that the open agricultural land

⁵ Broomfield Conservation Area Character Appraisal, Chelmsford Borough Council, July 2009

beyond the conservation area to the west is an important part of the setting to the conservation area, but as it does not relate to the character of the built historic core directly it was not included within the Conservation Area. It also highlights that:

'The footpaths on the west side of Church Green link to Chelmer Valley School and Great Waltham northwards and School Lane and Staceys Farm to the south-west. From this side the Hall is a prominent feature, with the church, both of which have a well treed setting. The open, agricultural wider setting provides fine views to the church for many miles.'

4.1.5 It goes on to state that:

'Essentially the churchyard and Hall grounds are open in character with many good trees, the open agricultural land surround is an essential feature of their setting, adding to their prominence, status and relationship with the landscape. There are good views south west (figure 32) and north west from the edge of Church Green, which reinforces the sense of openness and relationship with the landscape.'

4.2 Current Settlement Form

4.2.1 Desk study research looking at the evolution of Broomfield along with site assessment and analysis of the present day settlement has enabled the following observations about the form of the settlement and how it sits in the landscape.

- Traditionally the built form associated with the village located around the 40m contour on the upper valley slopes of the River Chelmer often where springs naturally occur.
- The village was connected to the resources offered by the river (water supply, power and pastures) and the wider plateau (farmland and woodland).
- Mature trees within the grounds of former large houses still form a characterising feature of the settlement and are visible from within the built form as well as from the wider landscape.
- The sinuous nature of Main Road (B1008) enables vistas to key buildings and open 'greens'.
- Slight undulations in topography are evident when travelling along the Main Street, where small steams cut into the valley slopes feeding into the Chelmer to the east.
- The church and manor remain on the edge of the settlement physically and visually connected to small scale pastures and wider farmland reinforcing the rural origins of the settlement.
- Where the urban edge of Chelmsford has extended onto higher land round 50m AOD it appears more visually prominent.
- Development along the B1008 has blurred the distinctions between the former historic clusters of development around greens and undermined the distinction between Chelmsford and Broomfield.
- Infill development, introduction of new roundabouts, new road infrastructure across the valley and ad hoc urban fringe housing estates has undermined the rural and distinctive character of the Parish and village.

5: Detailed Analysis

5.1 Introduction

- 5.1.1 This section builds on previous sections of this report and seeks to establish more detailed baseline data on village character. Consideration is given to identifying key landmarks and key views in and out of the village as well as gateways. These are illustrated on Figure 3.

5.2 Built and Landscape Features and Key Views

Built and Landscape Features

- 5.2.1 Key features/landmarks which contribute to sense of place and orientation have been identified and illustrated on drawing 3 analysis below.

Key Views

- 5.2.2 Views are critical in defining and reinforcing sense of place and local distinctiveness, connecting places where people live with the wider environment, providing opportunities to appreciate special qualities and connecting to local landmarks which can aid orientation.
- 5.2.3 Because Broomfield is located on the middle valley slopes it has two principal aspects, one eastwards across the Chelmer Valley which gives rise to elevated vistas over the valley floor and views westwards onto gently rising land of the Pleshey Farmland Plateau where woodland blocks form wooded skylines and isolated farmsteads and farmhouses add points of interest. Similarly in views from the Pleshey Farmland Plateau back towards the settlement, built form and urban edges are often not apparent. This is because from the wider plateau in the west the settlement is located on slightly lower land and woodland and hedgerow trees screen and filter views to the built edge.
- 5.2.4 From the Chelmer Valley there are views from the eastern valley sides back across the valley towards the settlement but just the outer edge is seen rather than any depth of development due to topography and elevation of viewpoints and vegetation on mid slopes often creates a soft edge.
- 5.2.5 Key views have been identified through community consultation as part of previous assessment work within the Parish and as part of the Neighbourhood Plan. Key views have also been defined in the Conservation Area Appraisal. These have been reviewed and additional views noted on Figure 3. Further work assessing key views has also been undertaken by the local community as part of the Neighbourhood Plan process and these are documented separately.

5.3 Gateways and Sequential Spaces

- 5.3.1 In broad terms two types of gateway can be identified. The first is the initial gateway into the settlement which marks the start of built form. Often this type of gateway occurs where there is more recent 20th century development on the outskirts of the settlement along main routes or where new road junctions have been created. These gateways may or may not have a strong character or sense of place.
- 5.3.2 The second gateway is that into the historic core of the settlement. This gateway marks the arrival at an area which has antiquity reflected in the built form, vernacular architecture or street pattern/spaces.
- 5.3.3 An analysis of gateways and sequence of space along the B1008 corridor reveal that perceptions of arrival and the character of Broomfield are influenced by points of arrival, key views and sequence of open spaces. These are valuable to understand as they help inform where development may alter gateways and perceptions and where particular views and features are important to retain. They are briefly described below and will be developed further during the course of this study.
- 5.3.4 The first gateway when approaching Broomfield from the north along the B1008 is reached on the edge of Blasford Hill. Here the rural character of the farm buildings associated with Rolphs Farm and conifer trees mark the gateway. The loose arrangement of dwellings along the road within Blasford Hill, intermittent open space such as the allotments, and vegetation along the roadside gives the settlement a rural character despite some modern infill housing and commercial development. This is followed by a second gateway point at the junction of the B1008 and Hospital Approach. This gateway is created primarily by the mini roundabout, and is not associated with any key landmark buildings or the start of development either side of the road. From this point there are memorable views across the Chelmer Valley. These elements give rise to perceptions of having left Blasford Hill and entering Broomfield. Views across the valley here and further south around Butlers Farm reinforce the sense of place of Broomfield on the edge of the Chelmer Valley and as development is primarily on one side of the road there remains a strong connection to the wider rural river valley setting.
- 5.3.5 The next gateway occurs where development falls both sides of the road. At this point there is a sense that the historic core of the village associated with Church Green has been reached. There is a strong vernacular character, housing is set close to the road and the opening up of views to the village green, at the bend in the road, are distinguishing features. This character continues and extends into the Angel Green area of the village. Slight changes in topography, the curving nature of the road and mature trees associated with Brooklands all add to sense of place and local character.

- 5.3.6 South of Angel Green the settlement pattern becomes more dispersed again with a mix of modern and vernacular dwellings with views to the grounds of Broomfield Place. The start of a rural hedge and arable fields to the west marks the gateway where there is a sense of leaving Broomfield before entering Chelmsford. However the continuous character of development on the eastern side of the road weakens the sense of separation between the two and therefore increases the importance of the rural land to the west.

5.4 Open Spaces

- 5.4.1 The Core Strategy identified a number of open spaces comprising mainly school playing fields and allotments which are annotated on drawing 2. However there are a number of other areas of open space within the Parish and within the urban fabric of the settlement which are important areas which have significance due to the aesthetic quality, historic significance, recreational value, biodiversity and sense of place. These open spaces are included within those listed as landscape features and annotated on Drawing 3 analysis.

- 5.4.2 Paragraphs 99 and 100 in the Revised NPPF (July 2018) deal with areas of Local Green Space and state:

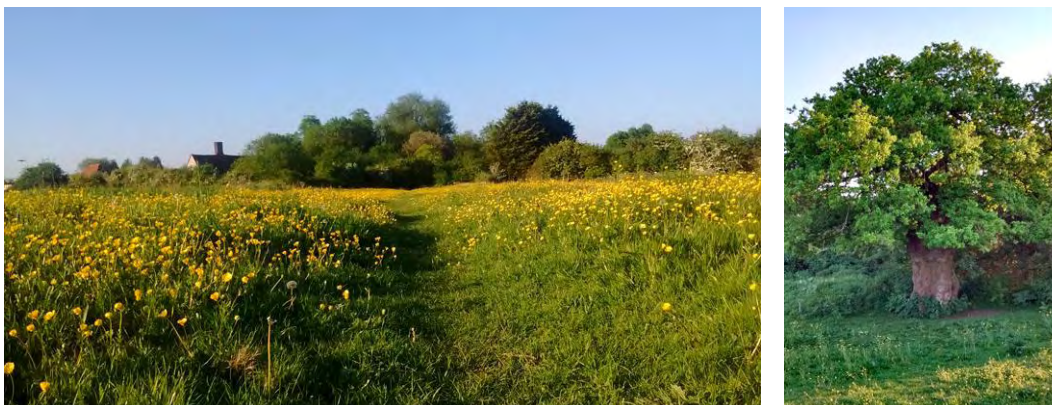
99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

- 5.4.3 A number of these landscape features form open spaces which are not currently recognised as open space in planning terms nor covered by other planning policy. These open spaces include Night Pasture and Broom Pightle and the historic greens of Angel Green, Parsonage Green and Scot's Green. Church Green is already included in the Broomfield Conservation Area and Church Green, Parsonage Green and Angel Green are all Registered Village Greens. These areas of open land have an historic and wildlife interest, and form valued breaks in the built up fabric of the

village contributing to sense of place and local distinctiveness. All of them lie close to or within the settlement and form incidental yet important spaces.



Buttercup meadows and veteran trees in Night Pasture and Broom Pightle

5.5 Green Wedge

5.5.1 The review of the Green Wedge designation was undertaken in February 2017 as part of the evidence base for the emerging Chelmsford Local Plan. The Green Wedge designation covers the river valleys of the Chelmer, Wid and Can. The review divided the river valleys into discrete parcels and reviewed the extent to which the land contributed to the function of the Green Wedge and the robustness of its boundaries.

5.5.2 The role of Green Wedges is multifunctional including:

- prevention of coalescence of settlements and maintaining sense of place and identity for neighbourhoods;
- maintaining the open character of a 'green lung' contributing to health and wellbeing for residents;
- bringing the countryside into the heart of town;
- providing accessible formal and informal recreation, sport and play;
- providing valuable wildlife corridors and habitat;
- protecting areas of landscape importance and visual amenity; and
- providing a positive approach to land use.

5.5.3 The proposed policy objectives set out in the study for use in the local plan included:

- To protect the extent of Green Wedges from development which does not directly contribute to its function and character;
- To protect the character of Green Wedges through particular attention to the quality of development on their fringes;
- To maximise public enjoyment where compatible with the protection of landscape character, biodiversity and cultural heritage;

- To conserve and manage the river banks and their margins to protect and enhance existing biodiversity, along with wider biodiversity and landscape management where appropriate;
- To promote the Green Wedges as part of the City's transport network, providing interconnected car-free routes.

5.5.4 The assessment divided the Chelmer Valley within Broomfield Parish into CB2 (south) and CN3 (north). The boundaries of the Green Wedge remained unaltered except in the area of Roselawn Farm where the existing farm buildings were removed. The assessment for this area stated that:

'in some places the boundaries of properties seem to be extending into the existing green wedge. The western boundary could be refined for clarity. A significant recommended change is the exclusion of the buildings at Roselawn Farm from the Green Wedge, reflecting the previously developed character of the site, resulting in no change to the character of the Green Wedge.'

5.5.5 The Green Wedge Designation does not prohibit development per se but demands a high standard of evidence that a change is consistent with maintaining the integrity of the river valley landscape such that its character is not undermined through intrusive development. Any development within the Green Wedge therefore needs to be compatible with and contribute to the river corridor character and condition.

5.5.6 A review of the Green Wedge to the east of Broomfield has revealed that not all areas contribute equally to the functioning of the designation. In the area around Roselawn Farm there is some minor variation in topography on the valley sides and the existing built edge is often set back behind the valley slopes and may offer scope for modest development. The exclusion of the farm buildings at Roselawn Farm also provides an opportunity to consider this area for redevelopment in the context of a wider landscape enhancement strategy. This is considered in more detail in section 6 of this report.

6: Detailed Assessment of Local Landscape Areas

6.1 Introduction


- 6.1.1 This section of the report considers in detail areas adjacent to settlement which have been based on the local character areas identified by Broomfield Parish in 2010. Within each of the areas there may be sites which have already been approved for housing, are current applications, or have been considered in the Chelmsford SLAA. This assessment is from a landscape perspective and does not take account of other issues or constraints which will also affect an area's ability to accommodate housing.
- 6.1.2 The areas are illustrated on figure 4. The tables below set out the key characteristics, context and special qualities of each area followed by an evaluation of sensitivity and capacity to accommodate housing growth in the context of the character of the village and its setting. The assessment draws on all baseline data set out in this report.

6.2 Sensitivity Assessment

- 6.2.1 Eight areas have been assessed. Of these areas C, D, E and H could accommodate some residential development. No areas suitable for commercial development have been identified. Areas A, B, F and G are considered to be especially sensitive and should be retained as open countryside and landscape which forms a setting to Broomfield as well as bolstering sense of place and local identity of the Parish as a whole.
- 6.2.2 Where it is concluded that areas have some capacity for development it should not be assumed that these areas are free of sensitivity. The detailed assessment for each area, contained in the tables below, sets out the sensitivities relating to each area and highlights opportunities for mitigation and wider landscape enhancement. In this way information is provided on how development may deliver positive environmental gain in accordance with the Government's Environment Strategy, 25 Year Plan which states the clear objective to '*embed an environmental net gain principle for development, including housing and infrastructure*'. In particular this approach avoids the consideration of individual sites in isolation but looks at a broader context within which development can deliver positive change of benefit to the wider Parish and local community.


ANALYSIS TABLES

Area A: *Chelmer Valley at Butler's Farm*

<p>This character area extends across the Chelmer Valley between the B1008/Butler's Farm and the A130. It lies to the north east of the Neighbourhood Plan area and extends beyond the parish boundary into Little Waltham.</p>	
<p>Relevant Planning Sites</p>	<p>Sites 0053/14, 0062/14 and 0094/14 in SLAA. All sites discounted as within the Green Wedge</p>
<p>Physical Character</p>	<p>Gently sloping land forming the valley sides to the River Chelmer and ranging from c. 43m AOD on the upper slopes to c. 30m AOD on the valley floor. Arable land use on valley slopes and pasture on the valley floor. Natural springs on the eastern valley sides give rise to areas of wet pasture and woodland and a more enclosed character. Western slopes are open and large scale fields affording views across the valley.</p>
<p>Existing Settlement Edge</p>	<p>Located between Blasford Hill and Broomfield in the west and the A130 and new development of northeast Chelmsford in the east. The existing urban edge at Blasford Hill is screened by mature vegetation and the more recent housing associated with Broomfield is set back to the west of the B1008 and screened by a mature hedgerow. Butler's Farm sits on the urban edge east of the road and reinforces the rural character of the valley landscape. Similarly the historic buildings at Croxton's Mill reflect the rural and industrial character of the area. New development to the east of the A130 is visible on the skyline from upper slopes.</p>
<p>Views and Visibility</p>	<p>Elevated long distance views into and across the valley landscape from the gateway at the junction between the B1008 and Hospital Approach road junction. There are also views from the B1008 where there are breaks in the hedgerow.</p>
<p>Designation/Condition</p>	<p>Whole area lies within the Green Wedge. Nature conservation interest associated with the River Chelmer and springs including Local Wildlife Sites comprising wet woodland and pastures - these areas also form local nature reserves - Alder Carr and Newland Grove. Heritage interest in the form of historic farm groups and Croxton's Mill and a number of pillboxes which formed part of the GHQ line in WWII. Land below the 30m contour is subject to flooding. The condition of this landscape is good although there has been some loss of hedgerows and urban development in adjacent areas has had some urbanising influence.</p>


Perceptual Qualities	This landscape has scenic quality derived from its topography, rural land uses, river character and nature conservation and historic interest.
Function	This area is valued for its setting to the village and as part of the gateway to the settlement. This area forms an important role in connecting people with the wider landscape via existing public rights of way which run across and adjacent to the area and reinforces the location of Broomfield on the upper valley slopes of the River Chelmer Valley.
Sensitivity/Capacity	The sensitivity of this site relates to its position at the gateway between the existing urban edge and the wider landscape. The valley slopes are visually sensitive in views across the valley. While the eastern slopes are less visible they nonetheless form a rural wooded setting to Broomfield village and the hedgerow along the B1008 reinforces rural character. Overall this area is not considered to have capacity for residential development. Development on the upper slopes would be highly visible and would have an urbanising influence on the otherwise rural character of this part of the valley.
Mitigation	Consider the reduction of night lighting along the B1008 to reduce night light spill into the valley landscape. Enhance the gateway into Broomfield from Blasford Hill protecting and enhancing opportunities for views across the valley which help reinforce sense of place and arrival.
Guidance	Opportunities to extend wetland habitats including woodland and wet pastures to the west of the River Chelmer within the floodplain and improve north south access along the river to the west. Consider the restoration of hedgerows and hedgerow trees along the lower slopes. Consider the introduction of a community orchard on upper slopes adjacent to the urban edge. Take care to protect and enhance key views particularly from the gateway at the junction between the B1008 and Hospital Approach. Development east of the B1008 should be avoided and the rural character of the farm buildings at Butler's Farm should be retained.

Areas B: *Chelmer Valley at Mill Lane*

<p>This character area extends across the Chelmer Valley in the area of Mill Lane between the existing built up edge of Broomfield to the A130.</p>	
<p>Relevant Planning Sites</p>	<p>Sites 00153/14, 00154/14 and 0019/17 in SLAA. All sites discounted as within the Green Wedge.</p>
<p>Physical Character</p>	<p>Gently sloping land forming the valley sides to the River Chelmer and ranging from c. 40m AOD on the upper slopes to c. 28m AOD on the valley floor. Mixed land uses including arable and pasture as well as some areas of recreation sports pitches. Small to medium scaled fields defined by mature hedgerows with notable veteran hedgerow trees and associated with former parkland of Brooklands House.</p>
<p>Existing Settlement Edge</p>	<p>The existing urban edge of Broomfield extends down into the valley along Mill Lane. Although this brings some visual intrusion it is relatively well vegetated and coupled with the network of field hedges built form is not dominant. Vegetation associated with Back Lane and the A130 forms a wooded horizon from the western slopes screening development beyond. Existing housing areas off Mill Lane are poorly connected (visually and physically) to the surrounding landscape. Veteran trees within grounds of Brooklands House forms important vegetation from the valley but also from Main Road through the village.</p>
<p>Views and Visibility</p>	<p>The sloping valley topography coupled with hedgerow vegetation gives rise to a sequence of open and more enclosed spaces and framed and channelled views across from one side of the valley to the other. Views are most significant from the urban edge of Broomfield where they provide a contrasting rural and open vistas and sequence of views along Centenary Circle. Built heritage, veteran trees, hedgerow patterns and small fields contribute to the scenic quality of views. New development east of the A130 is visible breaking the skyline from some elevated views from the west.</p>
<p>Designation/Condition</p>	<p>There are a number of listed buildings including the mill and Brooklands House which is visible set within landscape grounds on the upper valley slopes. The mill building in association with the weir, river, valley setting and historic lane (Mill Lane, which has protected status) forms an important</p>

	cluster of historic elements which give rise to a strong time depth and remain relatively intact and legible. Centenary Wood is a community woodland.
Perceptual Qualities	This is a high quality rural valley landscape which remains tranquil and visually intact despite close proximity of housing.
Function	This area forms an accessible part of the Upper Chelmer Valley via Mill Lane and long distance footpath of Centenary Circle. These routes create east west connections from the existing urban area, offering a high quality landscape setting to the settlement and easily accessible natural green space which bolsters the sense of place and local distinctiveness. The area is also important for outdoor recreation with concentration of sports pitches forming a transitional landscape between river valley and urban form.
Sensitivity/Capacity	This area is highly sensitive due to its rural unspoilt character and accessibility from the existing urban edge. It is also sensitive because of its role in reinforcing the historical association of the settlement of Broomfield with the Chelmer Valley and for the collection of historic features which remain legible and give rise to a strong time depth. The area is also valued for its outdoor recreation in terms of formal recreation and informal countryside access. Development in this area would risk the undermining and integrity of these qualities. As a result this landscape is not considered suitable for residential or commercial development.
Mitigation	Not applicable
Guidance	Consider the management of hedgerows and hedgerow trees and veteran parkland trees and the planting of new parkland trees to maintain landscape character. Protect Mill Lane from ad hoc urbanising influences such as concrete kerbs, street furniture, signage and lighting.


Area C: Chelmer Valley at Roselawn and Campion Farms

<p>This character area extends across the Chelmer Valley between the existing built up edge of Broomfield to the A130.</p>	
<p>Relevant Planning Sites</p>	<p>Sites 0212/14 and 0211/17 in SLAA. All sites discounted as within the Green Wedge.</p>
<p>Physical Character</p>	<p>Gently sloping land forming the valley sides to the River Chelmer ranging from c. 40m AOD on the upper eastern slopes to c. 25m AOD on the valley floor. The western valley slopes are slight lower at c. 35m AOD. Mixed land uses including arable on the eastern slopes and areas of rough horse pasture on the western valley slopes and valley floor. Small to medium scaled fields defined by hedgerows (some grown out and gappy) with notable veteran hedgerow trees.</p>
<p>Existing Settlement Edge</p>	<p>Urban edge of Broomfield generally recedes and is set back from the valley in part due to small knoll of higher land to the south of Roselawn Farm but also due to mature vegetation. New development off Saxon Way is visible on skyline from within the valley as is new development beyond the A130. Built form within the valley comprises the historic farms of Roselawn and Campion both of which are now engaged in livery. The generally low height of farm buildings sit comfortably and unobtrusively in the landscape.</p>
<p>Views and Visibility</p>	<p>There are limited views from accessible locations into this valley landscape from the urban edge due to road infrastructure and maturing vegetation. However due to the elevation of views from the upper slopes and the character of the valley floor this landscape has potential to offer memorable views across the valley through improved access and vegetation management.</p>
<p>Designation/Condition</p>	<p>Whole area with the exception of Roselawn Farm falls within the Green Wedge. The area contains some heritage interest including site of Saxon Burial south of Roselawn Farm and pillbox on the valley floor. Pastures in the far south of the area are designated as Local Wildlife Site and connect to a wider network of pastures to the south of the A130. Moderate condition with hedgerow network and valley features discernible. Some hedgerow loss and scrub development in places. Pastures contain some weed and thistle growth and subdivided by electric fencing creating some visual</p>

	clutter. Electricity cables have been undergrounded and all but one pylon removed which has improved scenic quality. Noise intrusion from adjacent road network and some visual intrusion from development beyond. Some planting of cricket bat willows along river course.
Perceptual Qualities	Intimate, rural valley character with some urbanising influences. Lack of physical access and mix of land uses gives rise to a perceived hidden and inaccessible landscape.
Function	Important setting to Broomfield and significant role in reinforcing perceived separation from Chelmsford especially following development east of the A130.
Sensitivity/Capacity	The sensitivity of this area lies in its elevated slopes and views across the valley and its role in reinforcing the rural character and separation between Broomfield and Chelmsford. Nevertheless the nature of the valley topography and gentle knoll of higher land south of Roselawn Farm presents some opportunities for a carefully thought through extension of the urban edge, ensuring that new development does not extend onto the higher land and that from the elevated knoll opportunities for viewing the wider valley are embraced. The collection of buildings at Roselawn Farm also offer opportunities for reorganisation and redevelopment although in all scenarios access restrictions from the existing urban edge may present significant constraints. Care would need to be taken to ensure the outer edge of any new development is rural in character and possibly adopts a farm courtyard arrangement. A modest small scale development in this area of the valley may also present opportunities for improved access and changes to land management which restores the quality and condition of the landscape, strengthening its character and its valued role adjacent to urban areas.
Mitigation	Any extension of the urban edge of Broomfield would require careful planting to avoid new development appearing prominently on the skyline and intruding and undermining the rural qualities of the valley. Development should be set back behind the slight knoll or rise in land south of Roselawn Farm and where it extends into the valley it should adopt a rural character reflecting the traditional pattern of farm complexes which are traditionally located here. However, small scale development in this area offers substantial opportunities to consider the restoration and conservation of a much wider area of the western valley slopes in terms of improved access and engagement of more traditional land management practices. Such activities may include the creation of a new small country park with new footpath and cycle connections between Broomfield and Chelmsford connecting into those to the south of the A130, improved interpretation of heritage (site of Saxon Burial and pillboxes), enhanced habitat creation along the river margins and pastures through changes to grazing regimes and management, and hedgerow management and tree planting. Redevelopment at Roselawn Farm may also include the creation of a new field/learning centre offering a gateway to the Upper Chelmer Valley. Where this development appears to extend into the valley it should reflect the rural character of the area and historic pattern of development extending down the valley slopes at bridging points (refer section 3.2.6 above).
Guidance	Manage existing hedgerows and undertake new planting to gap up fragmented hedgerows or reinstate those that have been lost. Manage pastures to reduce weed and thistle growth and increase grass sward


	diversity. Manage tree cover to retain views across the valley. Encourage the removal of tall vertical structures which can give rise to a semi-urban character. Clear areas of scrubland where it gives rise to an unkempt character and has no nature conservation value.
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Area D: Northwest Chelmsford Between Patching Hall Lane and Hollow Lane

<p>This character area lies adjacent to the built up edge of northwest Chelmsford between two areas of recent housing development and Hollow Lane and Patching Hall Lane.</p>	
<p>Relevant Planning Sites</p>	<p>Sites 0183/14 and 0156/14 in SLAA. Western half of area under construction for housing development.</p>
<p>Physical Character</p>	<p>Gently sloping land c. 50m AOD which is rising to the north. Arable land use abutting existing urban edge.</p>
<p>Existing Settlement Edge</p>	<p>Existing urban edge is visible from the wider landscape but sits at a slightly lower elevation and is filtered by intermittent vegetation. New development associated with Emerson Croft (immediately to the east of this area) has extended onto slightly higher land and coupled with the height of housing, density of development, urban vernacular and limited mature vegetation, creates a harsh protruding urban edge. Development to the west of this area is currently being built out but it sits at a slightly lower elevation and the vernacular styles are more rural.</p>
<p>Views and Visibility</p>	<p>Views into this area are possible from the wider lane network including Hollow Lane, Patching Hall Lane and School Lane and from public rights of way.</p>
<p>Designation/Condition</p>	<p>Daffy Wood is a Local Wildlife Site. Landscape lies close to Scot's Green and network of rural historic lanes.</p>
<p>Perceptual Qualities</p>	<p>Open arable landscape abutting the existing urban edge. Historic character evident along rural lanes in vicinity.</p>
<p>Function</p>	<p>Important landscape in ensuring Chelmsford appears to sit comfortably in the landscape and does not appear to advance onto the elevated Pleshey Farmland Plateau.</p>
<p>Sensitivity/Capacity</p>	<p>The sensitivity of this landscape lies in its contribution to the perceived sense of separation between Chelmsford and Broomfield and its role in containing the growth of Chelmsford. This landscape has some capacity for residential development associated with Chelmsford where the character of development can reflect the rural fringe location i.e. lower density housing and rural vernacular styles.</p>
<p>Mitigation</p>	<p>The subtle changes in topography associated with this landscape and the presence of Daffy Wood on the urban edge offer opportunities for the creation of a softer indented edge to development where these features connect to the wider landscape and form corridors of landscape into the</p>


	urban areas.
Guidance	Protect the character of the rural historic lanes in the vicinity and avoid urbanising influences. Ensure new development does not intrude into views from School Lane and Patching Hall Lane where it may undermine perceptions of separation between Chelmsford and Broomfield. Protect the rural setting of Scot's Green and seek ways to reinforce its village green character.

Area E: Broomfield Place to Broom Wood

<p>This character area lies between Parsonage Green on the edge of Broomfield and Broom Wood.</p>	
Relevant Planning Sites	Site 0183/14 in SLAA. Housing allocation south of Parsonage (not built and now excluded from the emerging Local Plan).
Physical Character	Gently sloping land c. 50m AOD rising to the north. Arable land use in medium scale fields defined by mature hedgerows with hedgerow trees. Allotments close to urban edge at Broomfield.
Existing Settlement Edge	Filtered views towards existing urban edge of Broomfield and more stark abrupt edge associated with north Chelmsford at Emerson Croft. Character of edge of Broomfield affected by Parsonage Green (loose arrangement of dwellings often rural/farm character) and mature planting and grounds associated with Broomfield Place. These historic elements ensure that the urban edge is neither harsh nor urbanising and the landscape retains a rural character although the current interface with Emerson Croft (immediately to the south) is poor. Within the wider area the settlement character comprises a loose cluster of cottages at Scot's Green and more substantial farm houses/complexes at Priors, Scravels and Stacey's which are set within clusters of mature trees.
Views and Visibility	Views are medium distance across open arable fields to a wooded skyline with intermittent views to settlement.
Designation/Condition	Ponds are a characteristic feature of this landscape associated with farm complexes, greens and forming in field features. Sinuous, narrow rural lane area characteristic as are village greens on the edge of urban areas.
Perceptual Qualities	Rural character despite proximity to major conurbations.
Function	Important physical landscape gap and valued as an area which helps retain a sense of separation between Chelmsford and Broomfield and in forming a rural setting to the settlements and reinforcing sense of place. The arable fields west of the B1008 are especially important in articulating the gateway between Chelmsford and Broomfield although this is currently impinged on by adjoining land uses and character along Main Road.
Sensitivity/Capacity	The sensitivity of this area lies in its role as a setting to adjacent settlement and in retaining a sense of local and individual identity. This area has little capacity for development in terms of further growth as an extension to the


	<p>existing urban edges where it may undermine perceptions of separation between Chelmsford and Broomfield as a result of loss of open space and rural character. There may be some capacity for limited small scale development in the area between Broomfield Place and allotments although it will be important for any new development to conserve and enhance parkland character and the setting of Broomfield Place (Grade II listed building) i.e. the area may be able to accommodate a limited low rise/low density bespoke development or single building set within parkland. There is also some scope for the redevelopment or expansion of one of the farm complexes which sit within this area for small scale employment use. Care would need to be taken to minimise visual intrusion and avoid urbanisation of rural lanes.</p>
Mitigation	<p>There are opportunities to mitigate the current adverse effects of the existing urban edges on this area and reinforce the gateway between Chelmsford and Broomfield. This may include the screening of new development at Emerson Croft through the creation of a new woodland and the opening up of the gateway along the main road, providing wider and more memorable vistas across rural land uses to the west. Continuation of rural land uses is also important to ensure a rural context to the settlements and sense of separation - urban fringe land uses such as horse grazing, allotments and additional night lighting should be avoided.</p>
Guidance	<p>Consideration should be given to the creation of a more open edge to the B1008 with views across agricultural land westwards and the creation of a wider grass verge with tree planting along the road in order to reinforce the gateway and break in built form. The retention of rural land uses and the reinforcement/extension of 'parkland' character, evident in the north at Broomfield Place would also be appropriate. There are opportunities to establish new woodland to assist with screening the urban edge at Emerson Croft - this would be in character with the Pleshey Farmland Plateau character area and would help to 'visually contain' the edge of Chelmsford. In order to achieve these objectives consideration should be given to the designation of this area as a 'strategic gap' between Chelmsford and Broomfield to ensure the space between them remains open and thus perceptions of individual identity are conserved and enhanced.</p>

Area F: West of Broomfield


<p>This character area extends west of the built up edge of Broomfield in the area of the Church as far as the Saffron Trail.</p>	
Relevant Planning History	Site 0013/15 and 0181/14 in SLAA.
Physical Character	Gently sloping land between c. 50m AOD in the west to c. 35m AOD in the east. Land slopes down towards the existing urban edge of Broomfield and forms the upper reclining slopes of the Chelmer Valley. Rural landscape used for arable production in medium to large scale fields defined by mature hedgerows and hedgerow trees.
Existing Settlement Edge	Existing urban edge comprising housing estates and secondary school which are visible from the wider landscape and filtered by intermittent vegetation. The area around the church and Broomfield Hall is more densely vegetated such that the urban edge is not apparent and there are views to key landmarks including the church spire and hall/outbuildings.
Views and Visibility	Attractive views from the wider landscape back towards the settlement of Broomfield and to key landmark buildings. There are also views westwards towards the gently rising land of the Pleshey Farmland Plateau which has a tranquil and deeply rural character. Woodland often forms the skyline in these views.
Designation/Condition	Conservation Area associated with the church and manor house at Broomfield abuts this area. Small scale pastures on the edge of the conservation area reinforce historic context and setting of church and manor house. Area has an extensive network of rights of way (including long distance routes) which connect the urban areas with the wider rural landscape and are highly valued. Scattered finds within fields to the west of the Church indicate this may have been the site of a Roman Villa.
Perceptual Qualities	Intact historic landscape which has a strong rural character and sense of place.
Function	This landscape is highly valued as a setting to the Conservation Area and

	historic assets and offers easy access from existing urban areas to open countryside.
Sensitivity/Capacity	This landscape is highly sensitive to change and development. Although its topography and partial enclosure by existing urban development including the hospital to the north and Parsonage Green to the south suggests that it may be suitable for residential development, its unique juxtaposition with the historic core of Broomfield and its role in providing a distinctive high quality setting to the settlement and easy access to countryside outweigh this. On this basis this area is considered unsuitable for residential and commercial development. Furthermore, consideration should be given to the designation of Night Pasture and Broom Pightle as areas of Open Green Space in light of their importance historically and in association with the Conservation Area.
Mitigation	Not applicable.
Guidance	Improve management regime of small scale pastures which form a setting to the church and manor house adjacent to the Conservation Area. Manage existing hedgerows and undertake new planting to restore gaps and reinstate hedgerows where they have been lost. Restore brick and flint walls associated with heritage assets.

Area G: West Broomfield Plateau Farmland

<p>This character area lies in the far west of the Parish on the higher plateau farmlands.</p>	
<p>Relevant Planning History</p>	<p>Site 0181/14 in SLAA</p>
<p>Physical Character</p>	<p>This area comprises an open undulating arable farmland plateau which rises to c. 60m AOD and falls away to the north towards Lark's Lane and tributary east-west stream valley to the River Chelmer. It is predominately arable farmland within large to medium scale fields defined by hedgerows with hedgerow trees and blocks of small woodlands which create a distant treed horizon.</p>
<p>Existing Settlement Edge</p>	<p>The urban edge of existing settlement is generally not discernible from this landscape although there are some glimpsed views to the edge of Broomfield Hospital in the east.</p>
<p>Views and Visibility</p>	<p>Views are long distance to treed horizons.</p>
<p>Designation/Condition</p>	<p>High quality landscape in productive agriculture. Hedgerow pattern is intact and good condition and rural lane network is unspoilt. Some areas of former gravel extraction in the vicinity of Border Wood giving rise to waterbodies and scrub development. This area is designated a Local Wildlife Site. Bushy Wood is also a Local Wildlife Site.</p>
<p>Perceptual Qualities</p>	<p>Open often expansive landscape with high degree of tranquillity and few overt man made built structures.</p>
<p>Function</p>	<p>Forms wider landscape setting to Broomfield and to Broomfield Hospital and contains network of public rights of way offering access into the wider countryside.</p>
<p>Sensitivity/Capacity</p>	<p>This landscape is highly sensitive to change and development due to its rural characteristics and elevation. It is therefore considered unsuitable for residential and commercial development.</p>
<p>Mitigation</p>	<p>Not applicable</p>
<p>Guidance</p>	<p>Conserve and enhance the rural lane network through appropriate management of grass verges and hedgerows. Seek opportunities to create a network of grass margins to arable fields enhancing the ecological networks across the area. Seek opportunities to plant new woodland copses especially where they help to mitigate views to Broomfield Hospital. Manage in field ponds and other waterbodies for nature conservation.</p>

Area H: North Broomfield

<p>This character area lies to the north of Broomfield Hospital and Woodhouse Lane and extends into Little Waltham Parish to the north.</p>	
<p>Relevant Planning History</p>	<p>Strategic Growth Site allocation included in the Local Plan pre-submission stage for 450 houses and new access to Broomfield Hospital.</p>
<p>Physical Character</p>	<p>The topography of the area is gently sloping with highest land in the west (c. 60m AOD) dropping gently towards the east and the Chelmer Valley to c. 10m AOD along the B1008. To the south is the edge of the Broomfield Hospital and to the east the rear boundaries of properties at Blasford Hill. The area comprises three fields (two arable and one pasture). The two arable fields are separated by a sinuous field boundary which is part of the ancient Parish boundary. The third pasture field appears to be a remnant area of parkland landscape associated with Wood House. Within the north eastern arable field is a former gravel pit which now forms a relatively large waterbody with steep sides.</p>
<p>Existing Settlement Edge</p>	<p>The character of the adjacent hospital site contrasts with that of the historic settlement in the surrounding area e.g. Little Waltham, Blasford Hill and Broomfield. It comprises tall buildings which are large in scale and some of which have a modern architectural style. Coupled with car parks and signage, the hospital site has an urban, active and high density character. The construction of new residential development to the north of Hospital Approach intensifies these characteristics. Properties at Blasford Hill are loosely arranged and set within mature vegetation.</p>
<p>Views and Visibility</p>	<p>Views from the wider landscape to the east and in particular views along the B1008 and from the eastern valley sides of the Chelmer Valley. In these views the hedgerow and trees which define the Parish boundary are often evident on the skyline. Although there are views of development on the eastern valley sides from the valley landscape, built form appears set within mature vegetation and generally the near edge is visible with the wider extent of development not visible behind. Where the land rises up onto the plateau farmland there are views from the west across open arable fields.</p>
<p>Designation/Condition</p>	<p>South of the site is the historic sinuous lane of Woodhouse Lane. There</p>

	are mature trees which reflects the former parkland landscape associated with Wood House. Pudding Wood and Sparrowhawk Wood are Local Wildlife Sites. Pudding Wood is also used as a community project for health and wellbeing.
Perceptual Qualities	Perceptually the land to the northeast of the parish boundary relates most strongly to the river valley, Little Waltham and Blasford Hill while the land to the southwest of the parish boundary relates to the Pleshey Farmland Plateau landscape and edge of the Broomfield Hospital site. Here blocks of woodland at Puddings Wood and Sparrowhawk Wood form characteristic skyline features and a degree of enclosure.
Function	This landscape forms a setting to Blasford Hill and Little Waltham and reinforces the sense of separation between these settlements and Broomfield. The area also forms the upper valley slopes of the Chelmer Valley.
Sensitivity/Capacity	The sensitivities of this area include: <ul style="list-style-type: none"> • The physical and perceived gap between Little Waltham and Blasford Hill which is sensitive to urbanisation of the road corridor, loss of rural views and perceived merging of the two settlements. • Existing vegetation and landscape features which make a positive contribution to landscape character and are of historic value including woodland, Parish boundary hedgerows and mature/veteran trees. • Rural valley landscape which is visually sensitive to development on the upper valley sides. Development here may intensify the depth and extent of development visible from within the valley. • Rural character of the Pleshey Plateau which is sensitive to visual intrusion from development including night lighting.
Mitigation	Creation of new parkland landscape reflecting this historic land use commonly found on the Chelmer Valley sides. This could help reinforce the sense of separation between Little Waltham and Blasford Hill and could potentially incorporate the existing waterbody on the site. Extension of Sparrowhawk Wood and Pudding Wood to provide a stronger landscape framework to the west of the site and connect these areas of woodland through linear planting. Development of areas of differing character within the site distinguishing between the land east of the parish boundary which relates more to the Chelmer Valley and that to the west which is more connected to the Pleshey Plateau. Conserve and enhance the parish boundary as a green corridor through the area. Integration of a new village green ensuring that it reflects the pattern of greens found within the Parish i.e. is associated with junctions of minor lanes, a loose arrangement of dwellings which reflect local vernacular and mature trees.
Guidance	Proposed development in North Broomfield would include the introduction of a new access off the B1008 between Little Waltham and Blasford Hill. This is likely to be affect the gateway into the settlement and sense of separation between settlements. Consideration should be given to the best location to connect it into the B1008, the nature of the new access and junction. The creation of a new roundabout junction for example is

	<p>likely to have a significant urbanising effect and create a new gateway to Broomfield. Similarly the effects of the new link road where it enters the hospital site may also have substantial landscape effects with the likely removal of a part of Pudding Wood.</p> <p>Care will need to be taken to avoid tall buildings on the higher slopes within the site which may enable a greater depth of development to be visible from the valley landscape. This is likely to have a more significant urbanising influence on the valley than currently exists.</p> <p>Opportunities exist to bolster the landscape character of this area to enhance and reinforce the gap between the settlements. Where development is proposed it should reflect the current pattern of settlement and land uses found on the valley sides of the Chelmer and should avoid standard urban housing estate design.</p> <p>Development in the western part of the site has the potential to introduce a new built edge and perceptions of development extending into the Pleshey Plateau landscape and out of the Chelmer Valley which is uncharacteristic although it has started to occur in relation to views of the hospital development from the wider plateau. The plateau landscape contains blocks of woodland which form skyline features and there are opportunities to extend this in order to provide a strong landscape structure to new development and avoid visibility from the wider rural landscape to the west. As noted above tall buildings on the upper parts of the site should be avoided as this will increase visibility. Where development on the edge of the site is visible it should reflect the characteristic pattern of settlement i.e. include a loose, low density arrangement of dwellings and farm style buildings.</p> <p>Consideration should be given to improvements to Hospital Approach and its junction with the B1008 - this gateway is currently marked by a small roundabout and is heavily used by large volumes of traffic entering the hospital site. Hospital Approach and vistas to the hospital buildings, car parks and most recently new housing development, all appear strongly urban and in contrast to the more rural character of the B1008 and buildings along Blasford Hill. Improvements at this junction should seek to improve the gateway and sense of arrival at Broomfield.</p>
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7: Summary of Findings

7.1 Special Qualities to Conserve and Enhance

7.1.1 The following factors are considered to reflect some of the special qualities of Broomfield and its setting. These are important in understanding sense of place and should be taken into account when considering management and development changes.

- Sequence of distinct views and spaces through the village on the B1008 which emphasis the rural historic character of the settlement helping to distinguish it from Chelmsford;
- The historic position of the village on the middle slopes of the Chelmer Valley overlooking the meadow landscapes;
- Distinctive greens which form a repetitive pattern of spaces and nodes at junctions of minor rural lanes and associated with historic buildings and mature trees;
- Rural farm vernacular buildings, large mansion houses associated with mature trees/remnant parkland and the village church all on the margins of the settlement connect the village with the wider landscape and reinforcing its rural associations and character;
- The lack of visibility of the village from the higher farmland to the west and north due to topography and vegetation;
- Sense of separation between Broomfield and Chelmsford and Broomfield and Blasford Hill/Little Waltham village - each settlement retaining its individual identity as a result of physical and visual gaps but also due to changes in urban form and grain;
- Visual connectivity from existing edges of Broomfield across the Chelmer Valley and to skyline woodland on the wider farmland plateau, reinforce sense of place;
- Organic, loose arrangement of historic dwellings within the urban fabric of Broomfield which remain strong despite infill development in the latter half of the 20th century.

7.2 Issues

7.2.1 The assessment has identified a number of changes which are beginning to have an impact on the qualities and characteristics of the Parish. It is useful to highlight these as it may inform decisions regarding any future development or environmental initiatives/management of the village setting.

- Development on the edge of Chelmsford which is rising up onto higher land and extending into the southern fringes of the Parish – this is creating a visually stark edge of development which has a strongly urban character;
- Development which extends and intensifies the concentration of built form at Broomfield Hospital, including residential development which is of a form and density akin to that found within the urban fringes of Chelmsford;
- Urban / engineered road layouts and cul-de-sac road layouts;
- High density and abrupt urban edges - local vernacular should reinforce rural buildings styles particularly on the edges of the settlement;
- 'Bolt on' development extending suburban housing estates;
- Potential loss of key views across the Chelmer valley and to wider plateau farmland to west;
- Loss of veteran trees from the village fabric and on the margins of the settlement;
- Loss of hedgerows and woodland;
- Loss of meadows close to the urban edge and along the Chelmer valley floor;
- Proliferation of urban fringe land uses including horse grazing and allotments.

7.3 Management and Development Guidelines

7.3.1 The following management and development guidelines have been identified as a result of this detailed settlement and landscape analysis. These guidelines are provided to inform land management decisions, inspire local community initiatives and to inform the development of proposals by developers and to assist decision makers.

7.3.2 Management guidelines seek to reinforce local character and improve legibility. They include:

- Soften existing hard urban edges with planting where development is visually intrusive;
- Improve management of small scale pastures which form the landscape setting to Broomfield Church and Manor.
- Undertake conservation work to restore boundary features (hedgerows and walls) in the area of the Manor and Church as well as improved grazing regimes to enhance grassland sward, veteran tree management and new 'in field' tree planting.

- Create new woodland (possibly community woodland or woodland used as forest school) north of Emerson Croft reducing visual effects of existing urban edges and as part of any future development north of Broomfield Hospital;
- Improve grassland management within the Chelmer Valley through improved grazing regimes and restoration/replanting and management of existing hedgerows;
- Ensure new gateways enhance sense of arrival through integration of open space, planting and creation of vistas to the wider landscape especially at the southern Broomfield gateway and any new gateway created as part of development north of the Hospital;
- Protect and retain key views which reinforce local sense of place, character and setting of the settlement;
- Manage areas of ancient woodland using traditional woodland management techniques including the reintroduction of coppicing where appropriate;
- Seek to minimise the impacts of traffic on rural lanes;
- Seek opportunities for the creation of new areas of parkland landscape close to the fringes of the settlement where this reinforces the historic character of trees within the grounds of large houses;
- Reduce visual clutter which may arise from pony paddocks;
- Seek opportunities to develop a wider vision for the southern Chelmer Valley including improved land management, access (cycle and footpath), interpretation and improved landscape structure especially where this may assist with integrating small scale development on the edge of Broomfield;
- Undertake a detailed hedgerow, tree and woodland survey to identify recent and ancient plantings and the coincidence between species mix and soil type in order to inform any hedge/tree restoration and management work;
- Seek opportunities to enhance the public realm and enhance the street scene through street tree planting particularly in more recent housing estates and retention of vistas towards village greens.

7.3.3 Development guidelines seek to inform new development and include:

- Ensure Broomfield continues to be perceived as a separate settlement from Chelmsford through possible designation of a 'strategic gap' between Chelmsford and Bromfield Place;
- Protect areas of incidental open space within the Parish especially where it performs an important function as a setting to historic buildings and /or reinforces local identity;
- Avoid cumulative effects of small housing schemes which collectively, over time, extend the urban edge and relate poorly to one another – seek wider masterplans and visions for broader areas linking in aspirations for open space, reinforcement of rural landscape setting, views and vistas, public rights of way/circular countryside walks and recreation;
- Ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement and avoid cul de sac development wherever possible;

- Ensure that new development is sensitively located and avoids adverse impacts on the setting of landmark buildings and historic landscape patterns;
- Avoid new development within the valley floor and on the valley sides which visually intrudes/detracts from the rural character;
- Retain open valley views from the B1008 north of Mill Lane;
- Avoid the development of roundabouts at road junctions which are uncharacteristic and undermine the rural 'village' character of the settlement;
- Seek opportunities to improve access and interpretation of the southern Chelmer valley in the vicinity of Roselawn Farm including former Saxon burial site;
- Protect rural lanes from verge erosion caused by increased traffic.



7.4 Conclusions

7.4.1 In conclusion this assessment has revealed that Broomfield has capacity to accommodate appropriately designed residential development, but that these opportunities are relatively limited. To ensure a good fit between new and old it is important that any new development seeks to conserve and enhance the character of the existing settlement in terms of urban form as well as character. The settlement has a number of sensitivities related to its special qualities and as a result opportunities for development tend to be small scale. The future growth of Broomfield should therefore comprise a number of small to modest scale developments which also embrace a wider environmental strategy ensuring the conservation and enhancement of the setting to the settlement and avoiding the creation of new urban edges which undermine the distinct identity of the village and its separation from Chelmsford.




Appendix 1: Drawings 1-4

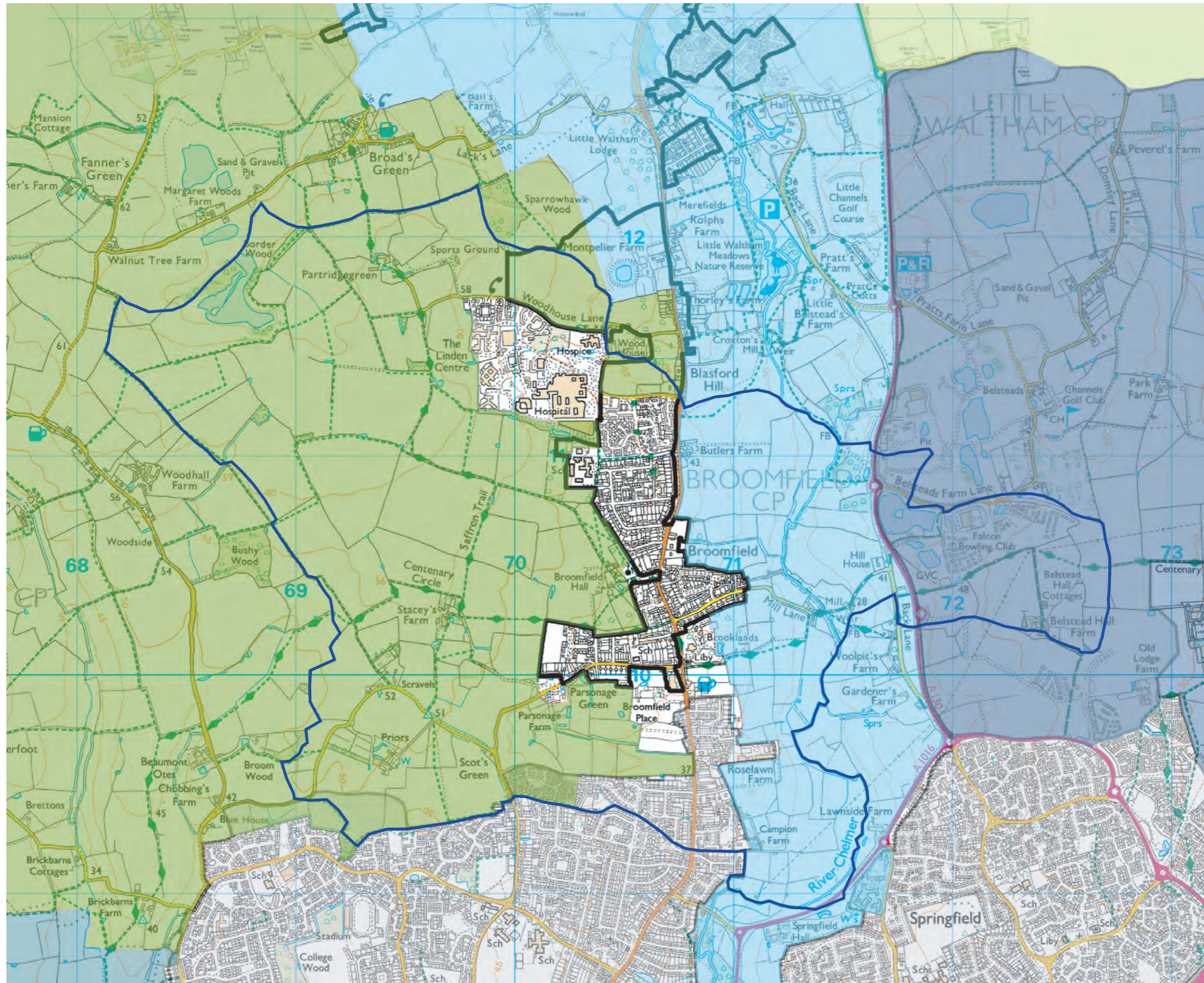
Broomfield Neighbourhood Plan Landscape Appraisal

Key

-  Neighbourhood Plan Area
-  Settlement Limit

Character Areas Taken From Chelmsford Borough
Landscape Character Assessment (2006)

-  Pleshey Farmland Plateau
-  Upper Chelmer River Valley
-  Boreham Farmland Plateau









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Figure 1: Landscape Character Areas

Broomfield Neighbourhood Plan Landscape Appraisal

Key

-  Neighbourhood Plan Area
-  Settlement Limit
-  Green Wedge
-  Open Space
-  Local Wildlife Site
-  Local Nature Reserve
-  Allocation (Site 6)
-  Special Policy Area (CP2)
-  Conservation Area



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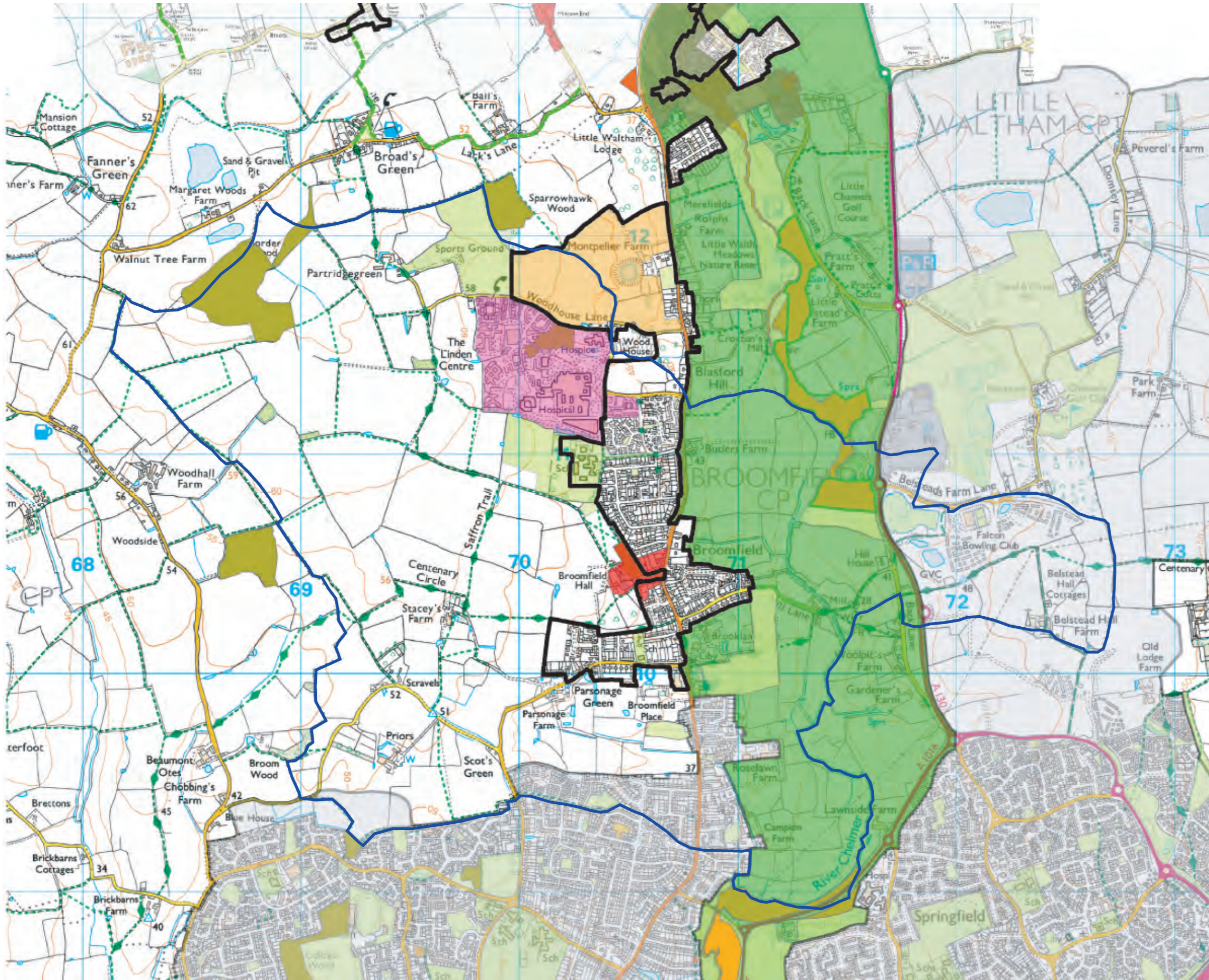
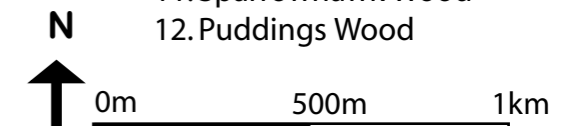


Figure 2: Designations

Broomfield Neighbourhood Plan Landscape Appraisal

Key

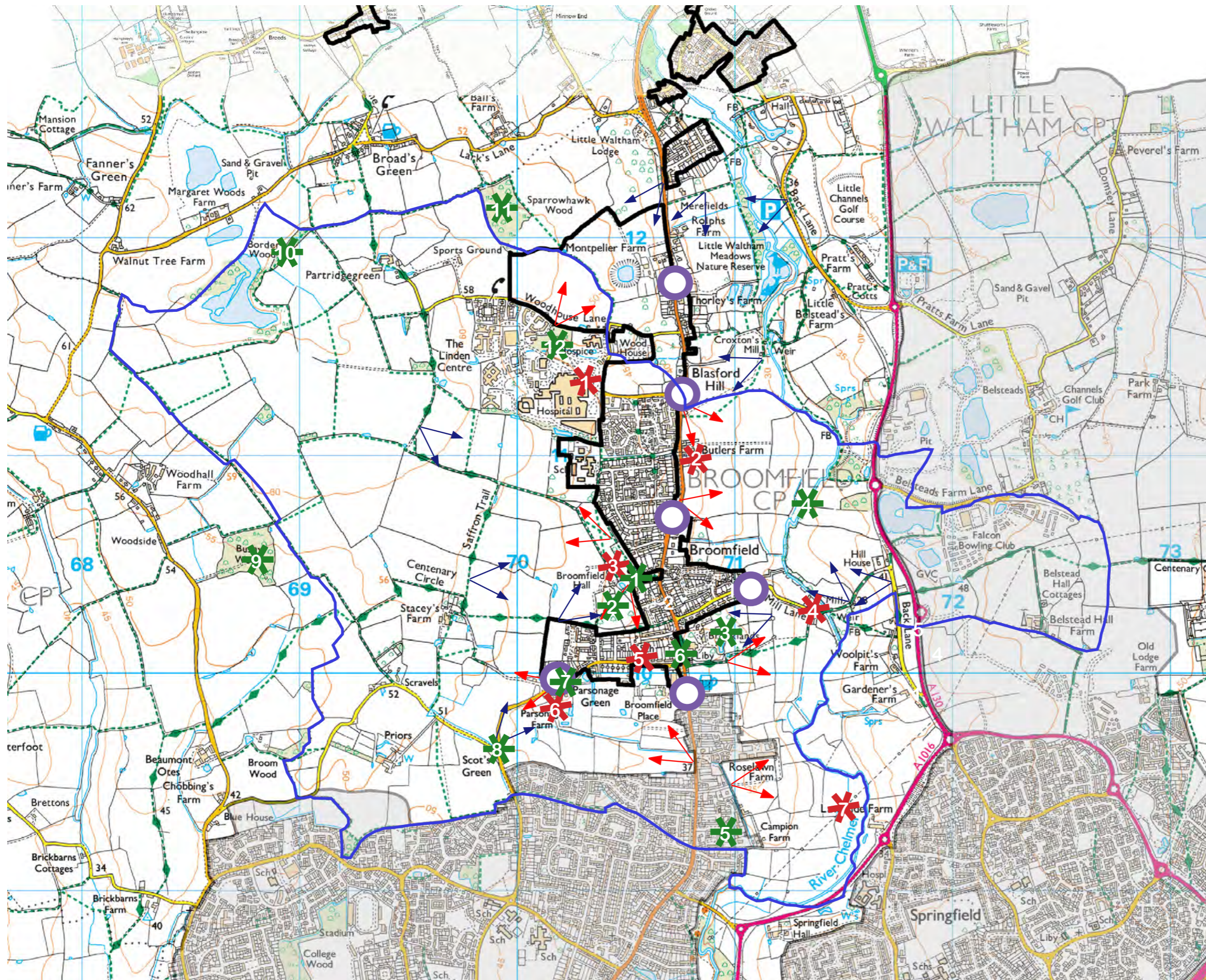
- Neighbourhood Plan Area
- * Built Features
 1. Broomfield Hospital
 2. Butler's Farm
 3. Brommfield Church
 4. Broomfield Mill
 5. Victorian Primary School
 6. Pasonage Farm
 7. Pillbox
- ↔ Views Towards Settlement
- ↔ Views Out of Settlement
- Gateways
- * Landscape Features
 1. Church Green
 2. Night Pasture and Broom Pightle
 3. Brooklands Parkland
 4. River Chelmer
 5. Vellacott's Green
 6. Angel Green
 7. Pasonage Green
 8. Scott Green
 9. Bushy Wood
 10. Border Wood
 11. Sparrowhawk Wood
 12. Puddings Wood



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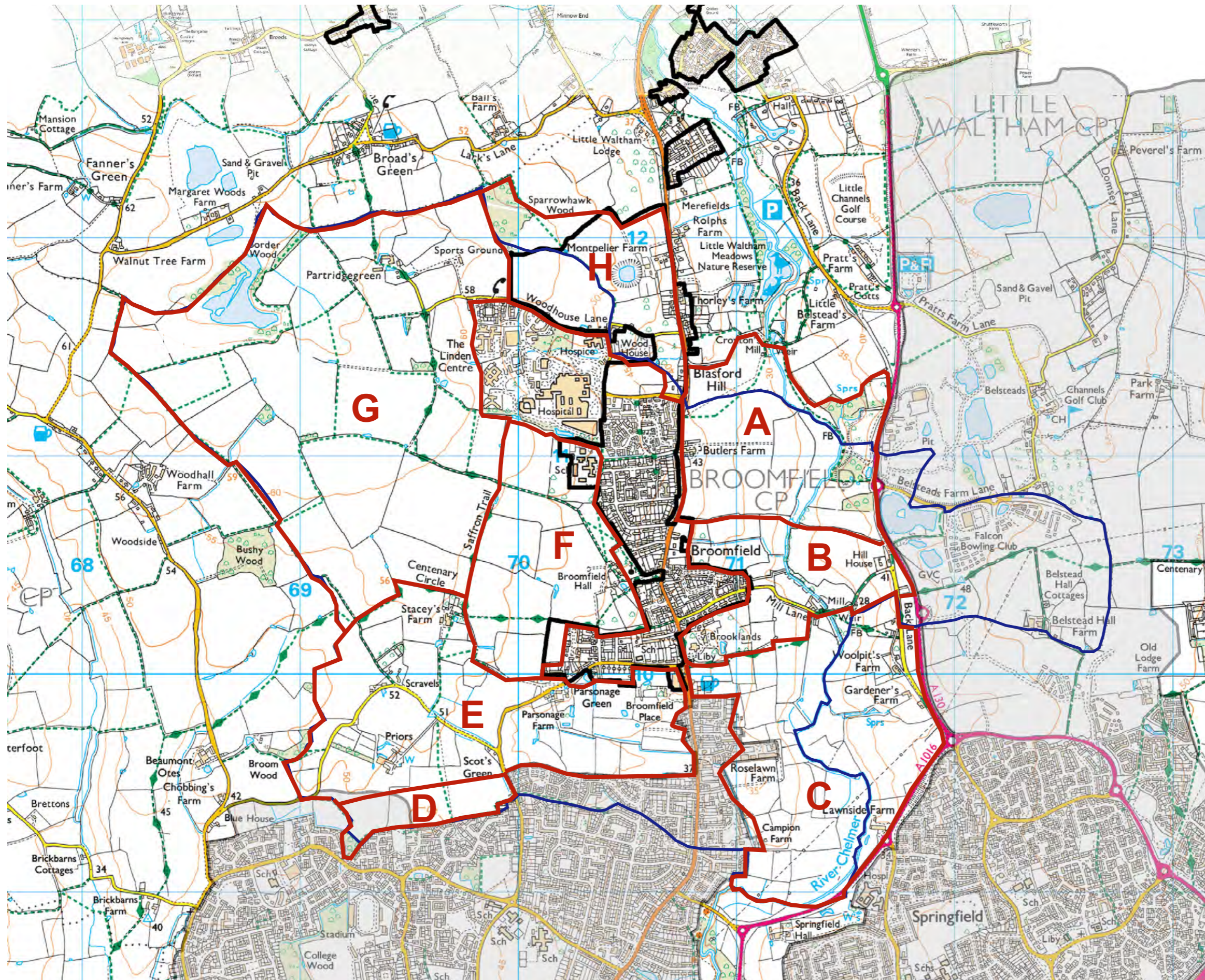
Figure 3: Analysis



Broomfield Neighbourhood Plan Landscape Appraisal

Key

-  Neighbourhood Plan Area
-  Settlement Limit
-  Assessment Areas



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Figure 4: Sensitivity Assessment