

Broomfield Neighbourhood Plan

Review of Local Green Space, Valued Landscape and Key Views



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1.0 Introduction

1.1 Background

1.1.1 Alison Farmer Associates was appointed by Broomfield Parish Council to undertake a review of Local Green Space, the scope for identification of valued landscape and a review of key views around the Parish. This report sets out the findings of this review.

1.1.2 Alison Farmer Associates undertook the Landscape Appraisal for the Neighbourhood Plan in February 2019.

1.2 Objectives

1.2.1 The key objective of this study is to:

- ensure Local Green Space has been assessed in accordance with the criteria set out in Para 102 of the NPPF 2021.
- Undertake an assessment of valued landscape especially for those areas which are too extensive to be Local Green Space but are nevertheless valued.
- To review and assess the sensitivity of key views and to provide a gazette of views for future reference and monitoring.

1.3 Methodology and Approach

1.3.1 This assessment has been carried out in accordance with Guidelines on Landscape Character Assessment¹, Guidelines in Landscape and Visual Impact Assessment² and recently published guidance on Valued Landscapes³.

1.3.2 This report is divided into three sections, firstly a review of Local Green Spaces, secondly the assessment of Valued Landscape and thirdly the assessment of Key Views and Sensitivity.

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).

³ Assessing Landscape Value Outside of National Designations, Technical Guidance Note 02/21, Landscape institute, May 2021.

2.0 Local Green Space

2.1 Introduction

2.1.1 The Neighbourhood Plan Group and local community identified an initial list of areas of Local Green Space. These formed the basis of the assessment. Field work was undertaken and each area visited and tested against the criteria set out in the NPPF para 102.

2.1.2 The review did not include formal recreation grounds such as sports pitches or allotments. During the course of the review the following issues were noted:

- Some areas of open space were too extensive to qualify as LGS and were therefore considered in relation to valued landscape (refer to section 3)
- Some areas of open space were considered to be unsuitable for designation for a variety of reasons
- Some additional areas of open space were identified during site assessment and were proposed as local green space.

2.1.3 The table below sets out the results of the review. Each open space is referenced with a number and located on Drawings 1 to 4.

2.2 Assessment Table

Ref Number	Name	Commentary	Qualifies
1	Newland Grove Nature Reserve and adjoining land	Nature Reserve is relatively close to communities at Beaulieu new development and Broomfield. It is managed by local volunteers and valued by the community. Its mosaic of woodland and wetland habitats are of nature conservation value. Good access is via public rights of way and permissive footpaths. Woodland contributes to the rural and scenic qualities of this part of the Chelmer Valley. Land to north and immediately adjoining the Nature Reserve is of a similar character and may also qualify for LGS.	Yes
2	Grass verge and Embankment along B1008 opposite Butlers Farm	This area comprises open grassland on embankment and semi-mature trees. It provides a soft edge to the eastern side of Broomfield with housing set back from the Chelmer Valley. The elevation of the embankment enables views across the Chelmer Valley. This area is physically accessible and contributes to the street scene.	Yes

		Combined with the hedgerow on the eastern side of the B1008, wider views and historic farm buildings associated with Butler's Farm, this area of open space contributes to local distinctiveness.	
3	Green Corridor associated with Centenary Circle Long Distance Route and Bridleway/cycle path	Important green corridor associated with long distance recreational route between new development at Beaulieu and Channels. Highly valued by local communities and increased use likely as new community becomes established. Anticipated management for ecological new gain.	Yes
4	Grass Verges and Veteran Oak along Mill Lane	These narrow strips of open space and veteran oak help to retain a semi-rural character to Mill Lane and from part of the street scene. They are accessible and reflect the history of the lane leading to Broomfield Mill. There is scope for the grassland to be managed for nature conservation and for the planting of new oak trees.	Yes
5	Grass verges along western side of B1008 adjacent to Brooklands	These narrow strips of open space form part of the streetscape and provide a break in the built character of Brooklands between the village core to the south and more modern residential areas. The value of this open space is increased due to its juxtaposition adjacent to the wooded edge of Brooklands. There is scope for the grassland to be managed for nature conservation, planting of hedgerows to screen close board fencing and for the planting of new lime trees to reinforce local character.	Yes
6	Angel Green	Angel Green is a registered Village Green and forms an important open scape within the urban fabric. It is accessible to the local community and of historic importance.	Yes
7	Centenary Wood	Significant community asset planted and managed by the local community to celebrate the centenary of the Parish Council. Accessible via rights of way and well used. Woodland has nature conservation value and contributes to the scenic qualities of the Chelmer Valley.	Yes
8	Roselawn Play Area	Small pocket park and play area within residential area. Easily accessible to local residents. Some nature conservation value although it lacks management. No historic value.	Yes
9	Vellacotts Green and grass verge	Area of open space and woodland within residential area with large veteran oak. Linear grass verge and semi-mature boundary trees	Yes

		at junction of Vellacotts and B1008. Both areas accessible to local community and of nature conservation value. Mature vegetation reflects earlier history of this area as part of The Homestead. Opportunity to manage grassland for nature conservation and to plant new oak trees to ensure continuity of character.	
10	Anglo Saxon Burial Site	Not currently accessible although close to existing community. Historical significance and value. Extensive views across the Chelmer Valley from area. Scope for this area to become LGS in future.	Currently no but potential in future
11	Land SW of Broomfield Place	Area of rough grassland, remnant parkland trees including distinctive Wellingtonia and Horse Chestnuts, scrub and former waterbodies/pond. Mature hedgerow vegetation separates area from wider landscape. Given mature trees and curved boundary this area may have formed part of the parkland associated with Broomfield Place. Area is accessed via a path connecting allotments and School Lane. Landowner has proposed a scheme whereby the eastern end, on/around the current parking area, will house a facility for adults with learning difficulties; while the western part would become open space.	Currently no but potential in future
12	Parsonage Green and associated verges and adjacent vegetation	Parsonage Green is a registered Village Green and is an important open space at the gateway into Broomfield and a setting to the historic farm buildings at Parsonage Farm. Adjacent vegetation at Elm Close defines the northern edge of the space. Semi-mature tree and grassland form valued habitats. This area is accessible to the local community.	Yes
13	Scot's Green	Small, triangular green at junction of Hollow Lane, School Lane and Patching Hall Lane and associated with small cluster of historic rural cottages. Visually important in reinforcing local sense of place and accessible to residents at Scot's Green. Scope to manage grassland for nature conservation and to plant a tree within the green. Also scope to apply for Village Green status.	Yes
14	Play area/linear landscape at Cowlin Mead and Oat Leys	Play area and linear landscape accessible to local community and forming a buffer to wider landscape. Nature conservation value in terms of hedgerow and grassland habitats.	Yes




15	Wetland swale and grass verges along Eddy Downs	Wetland habitat associated with swale and linear grassland areas along street used for recreation and accessible via public rights of way. Amenity value to local residents.	Yes
16	Daffy Wood	Area of woodland containing a number of mature veteran oaks – in existence on historic maps (1893). Designated as a Local Wildlife Site. Mature trees make a valued contribution to visual amenity of urban fabric. Accessible and well used by local community.	Yes
17	Tufnell Mere and Border Wood	Lake created following gravel extraction. Leased by Chelmsford Angling Association for angling. Naturalistic lake with surrounding scrub and woodland. Surrounding woodland accessed via public rights of way – Border Wood shown on historic maps (1893) and is recognised as Open Space in the Local Plan. Located some distance from main community of Broomfield. Nature conservation value in terms of mosaic of wetland, woodland and grassland habitats and is a Local Wildlife Site. High degree of tranquillity.	No due to distance from community
18	Night Pasture and Broom Pightle	Pasture land historically associated with Church Green and the manor house, Broomfield Hall; and forming rich flower meadow and some veteran trees. Antiquity of pasture evident on the 1771 Broomfield Hall Estate Map and 1845 Tithe Map. Accessible via public right of way and adjacent to the community. Important setting to the Church and historic buildings on Church Green. Historic and nature conservation value.	Yes
19	Old Church Ave Playground	Former playground now comprising triangular area of open space/grassland on the edge of the built up area. Accessible via public rights of way and well used by community.	Yes
20	Church Avenue open space and grass verges	Open space and grass verges form part of street scene and are accessible to local residents. No specific historic or nature conservation value. Visual amenity value to local residents. Opportunity for grassland to be managed for nature conservation and for new street trees to be planted.	Yes
21	Grass verges and hedgerows associated with Court Road	Grass verges and nature hedgerow reflect former historic route which used to connect Butler's Farm with Wood House. Open space and vegetation positively contributes to street scene and local distinctiveness. Opportunities	Yes

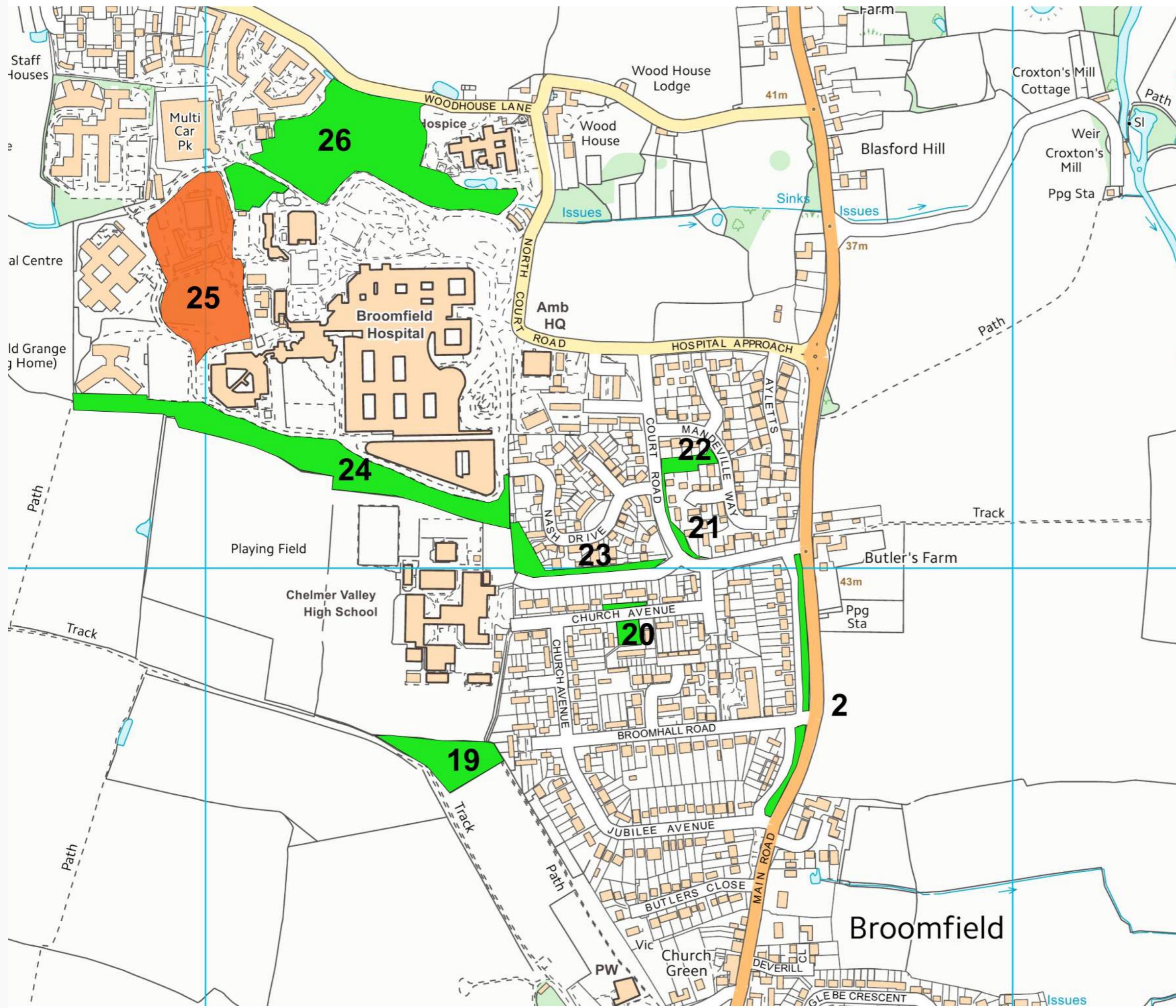
		to manage grassland for nature conservation and to plant street trees.	
22	Open scape between Mandeville Way and Court Road	Open space and footpath corridor between streets in residential area. Accessible via footpaths and visual amenity value to local community. Opportunities to manage grassland for nature conservation.	Yes
23	Linear green space and woodland south of Nash Drive	Linear grassland between housing and access to Chelmer Valley High School. Accessible to local community. Not visually significant as sits behind mature hedge. No historic or ecological value although there are opportunities to manage grassland for nature conservation.	Yes
24	Long Shapely Belt	Mature woodland belt along southern fringes of Broomfield Hospital. Woodland belt follows historic field boundary and links a series of ponds. Established as a wider woodland belt in 20 th century – possibly associated with the construction of the Sanatorium. Accessible via public rights of way and connects local community to wider landscape of Pleshey Plateau.	Yes
25	South of Broomfield Court	<p>Grounds associated with former Broomfield Court (dating to 1904). Open lawn and mature veteran trees provide an important context and setting to hospital buildings. Accessible to hospital visitors and staff and highly valued by hospital community.</p> <p>Difficult to define extent and many other areas of open space and mature trees linking to this space. This area is not regularly used by the general community and so is better dealt with in the hospital management plan</p>	No not regularly used by local community and difficult to define
26	Puddings Wood	Area of woodland on historic maps (1893). Mature veteran oaks reflecting ancient semi-natural woodland. Designated a Local Wildlife Site. Woodland therefore has natural and heritage value. Accessible via rights of way connecting to historic route of Woodhouse Lane. Valued and well used by local community and hospital staff.	Yes

Broomfield Neighbourhood Plan
Landscape Appraisal

**Drawing 1:
Local Green Space**

Key

-  Area of Proposed LGS
-  Area not suitable for LGS but potential in future
-  Area not suitable for LGS



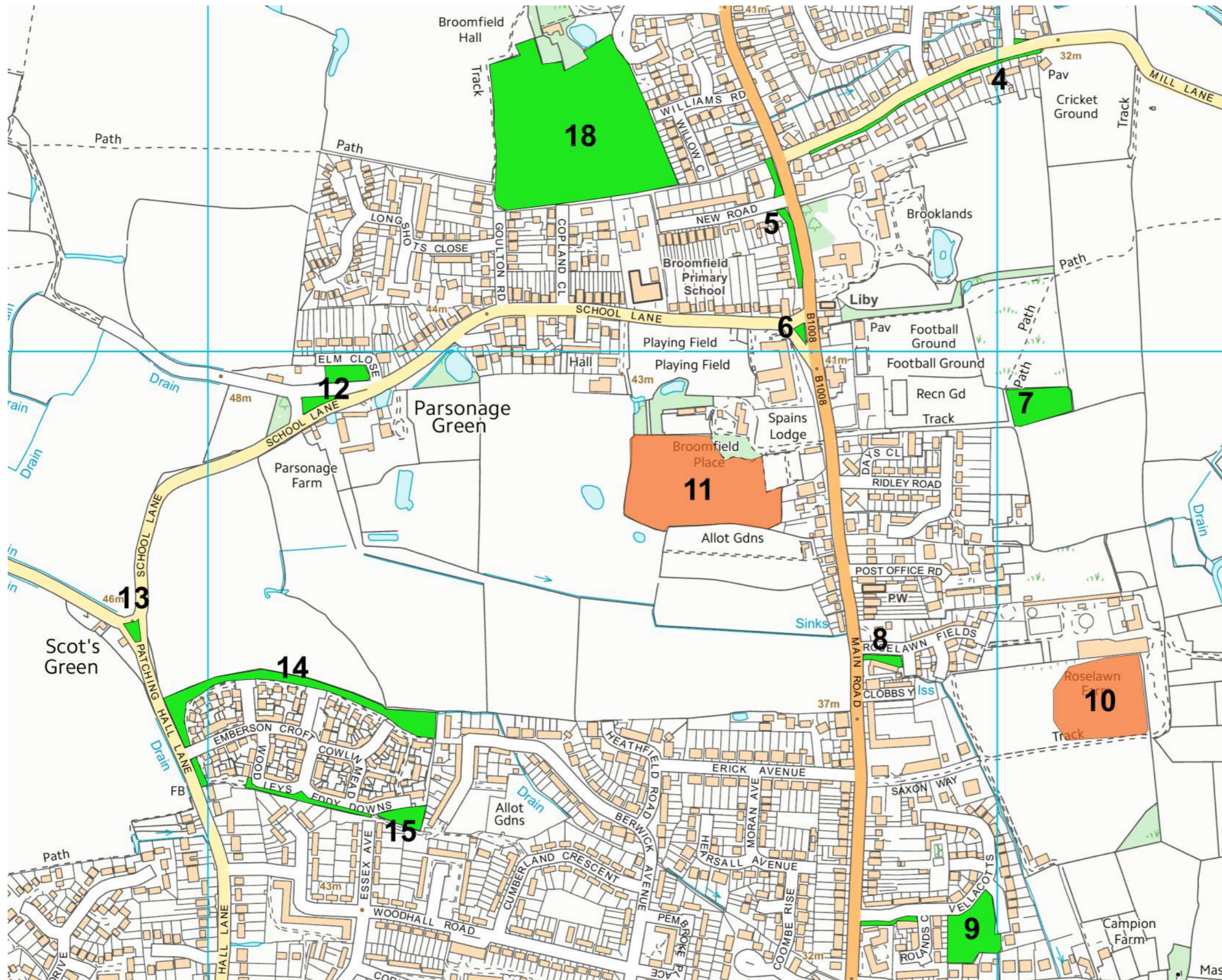
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Broomfield Neighbourhood Plan
Landscape Appraisal

**Drawing 2:
Local Green Space**

Key

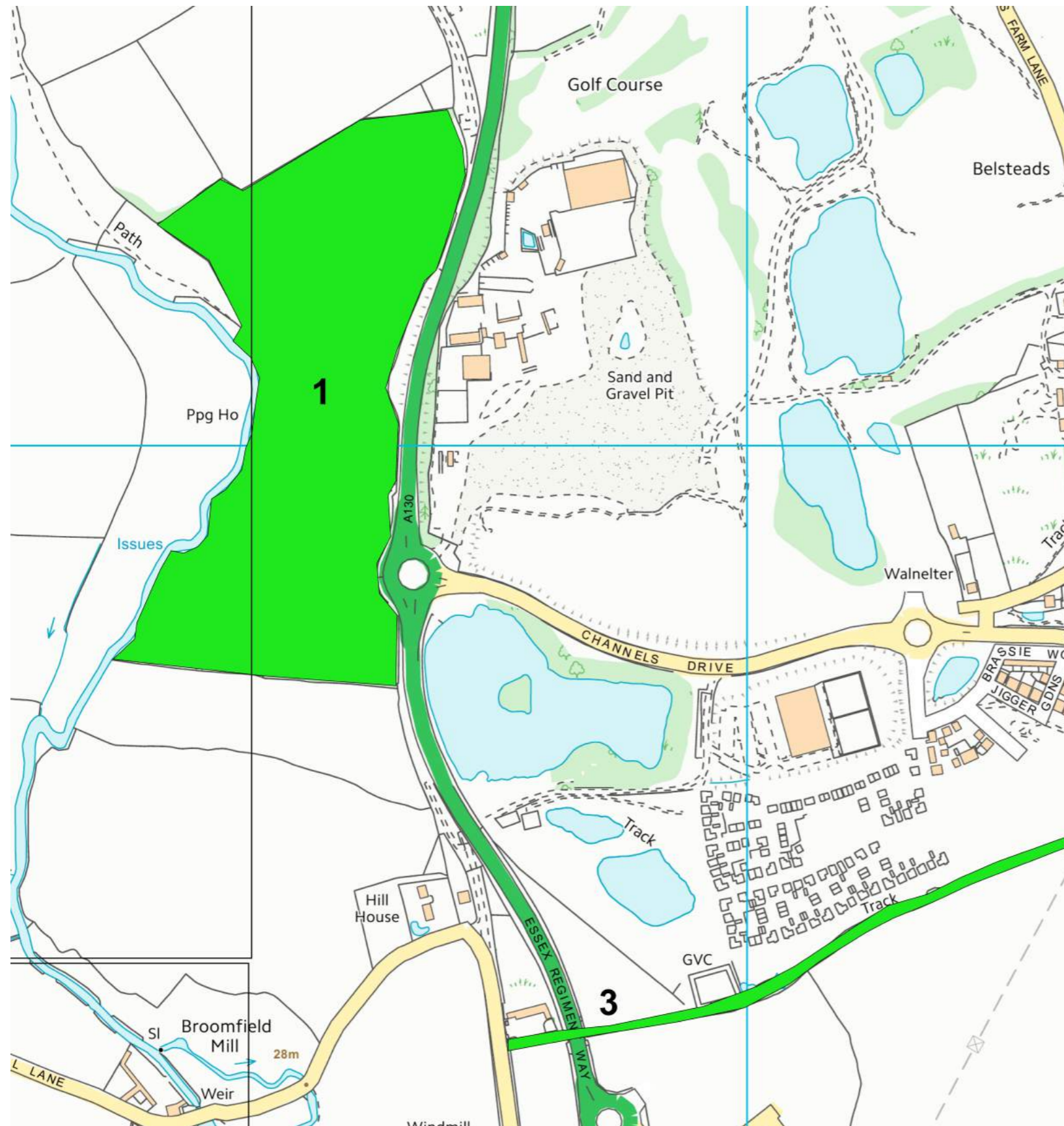
- Area of Proposed LGS
- Area not suitable for LGS but potential in future
- Area not suitable for LGS






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Landscape Appraisal

**Drawing 3:
Local Green Space**



Key

-  Area of Proposed LGS
-  Area not suitable for LGS but potential in future
-  Area not suitable for LGS






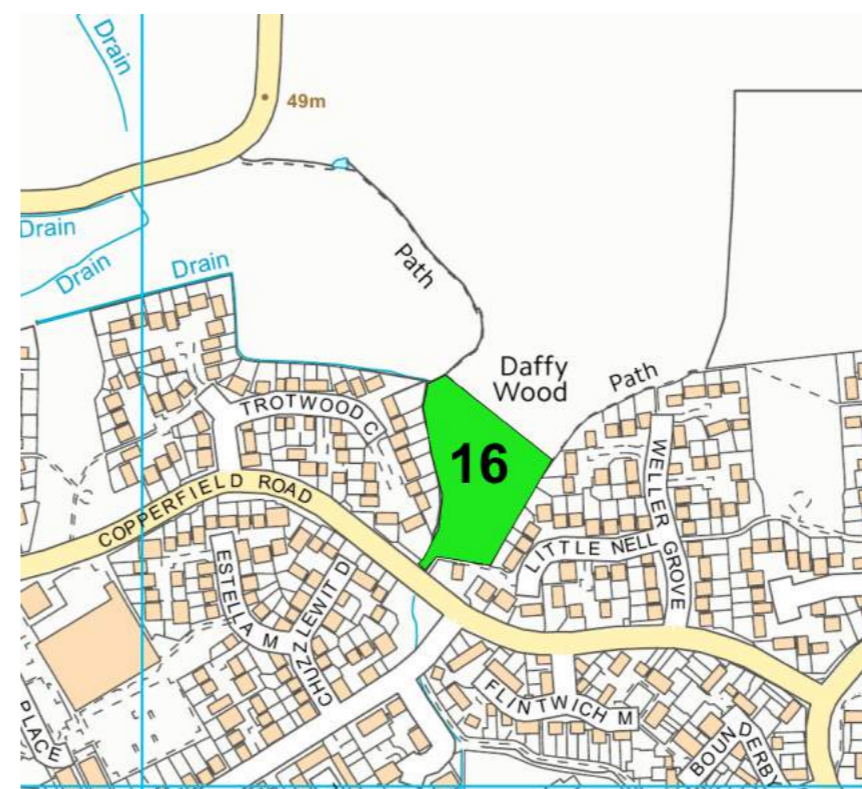
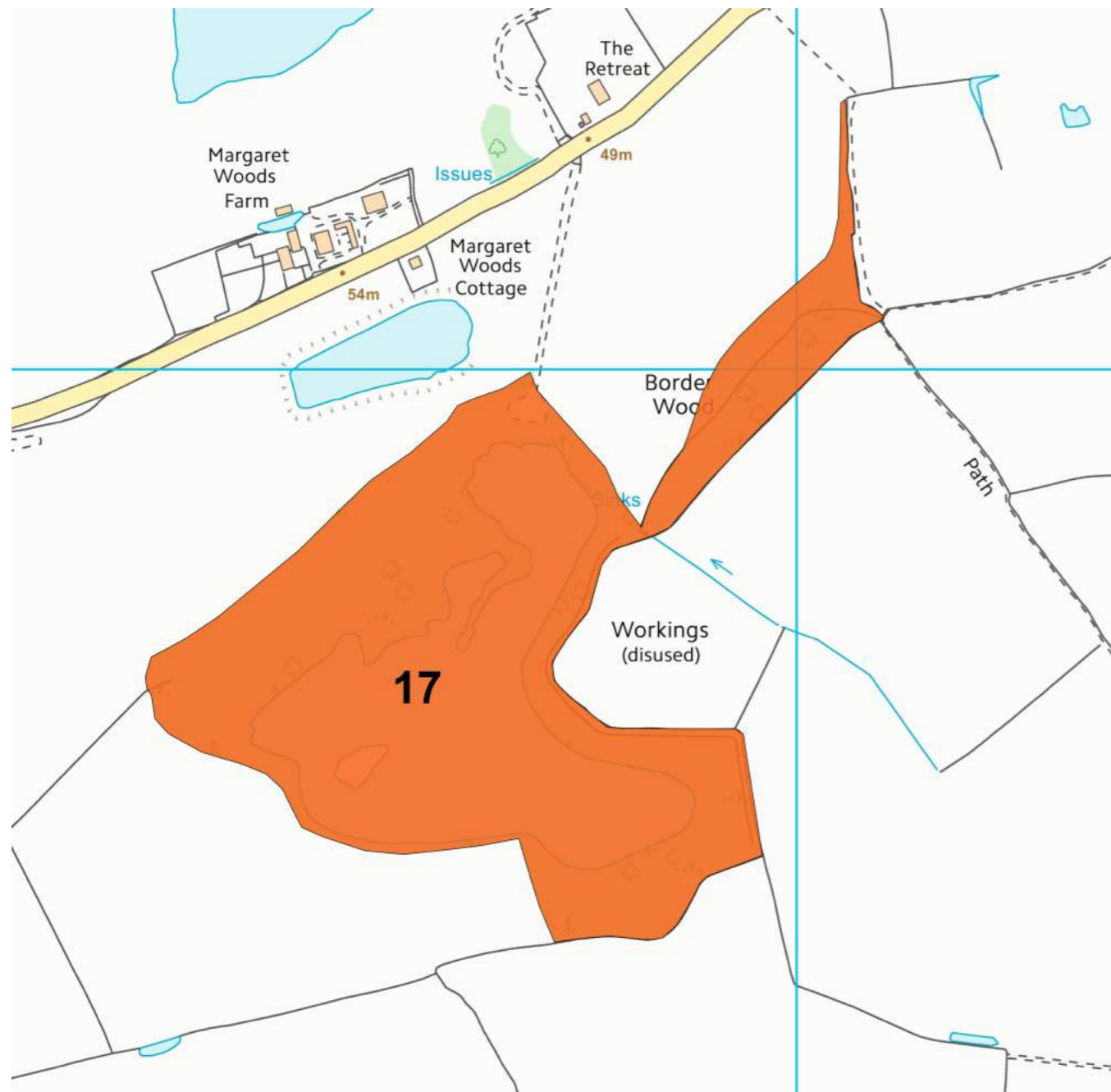
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Broomfield Neighbourhood Plan Landscape Appraisal

Drawing 4: Local Green Space

Key

-  Area of Proposed LGS
-  Area not suitable for LGS but potential in future
-  Area not suitable for LGS



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2.2.1 Areas which may also come forward as Local Green Space in future include those which are currently being created as part of urban development on the fringes of the Parish. These areas include:

- Green corridors and open space as part of new development on the northwest side of Chelmsford adjacent to Daffy Wood. Currently under construction.
- Proposed new woodland and open space associated with new development north of Broomfield Hospital.
- The Lakes open space associated with lakeside housing as part of The Channels development. Currently under construction.
- Open space to the north of Hospital Approach within existing new housing, if Parish boundary is revised to include this in Broomfield Parish.

3.0 Valued Landscape

3.1 Introduction

- 3.1.1 Two specific areas of landscape which were too extensive to be considered for Local Green Space designation were considered in terms of valued landscape. These included the Chelmer Valley to the east of the village and the countryside to the west of the Church and Conservation Area. These areas are mapped on Drawing 5.

3.2 Factors which contribute to Valued Landscape

- 3.2.1 The approach adopted for assessing valued landscape follows recently published guidance prepared by the Landscape Institute (2021). The Guidance lists the following factors which are relevant to valued landscape assessment.

Table 1: Factors Contributing to Valued Landscape

Natural heritage	Ecological, geological, geomorphological or physiographic interest, which contributes positively to the landscape
Cultural heritage	Archaeological, historical or cultural interest, which contributes positively to the landscape
Landscape condition	The physical state of the landscape: its intactness and the condition/health of individual elements
Associations	Connections with people, events and the arts
Distinctiveness	Landscape that has a strong sense of identity
Recreational	Landscape offering opportunities for recreation activities where experience of landscape is important
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense
Perceptual (wildness and tranquillity)	Landscape with strong sensory and perceptual value, notably wildness and/or tranquillity
Functional	Landscape which performs a clearly identifiable and valuable function

3.3 Evaluation

- 3.3.1 The evaluation of the Chelmer Valley and land west of the Church of St Mary with St Leonard, Broomfield revealed that there was a weight of evidence to support these areas being designated as valued landscapes. Each area was assessed against the factors listed above and a statement of significance prepared which articulates what is special. The extent of the areas which qualify as a valued landscape are mapped on Drawing 1. The mapping of the valued landscape beyond the Parish boundary has not been undertaken although clearly where the valued landscape extends up to the Parish boundary it is likely to continue some way beyond. This is the case in relation to the Chelmer Valley to the north and southeast of the area identified.

**Statement of Significance
Chelmer Valley between Broomfield and Beaulieu**

This area includes the gentle valley sides of the River Chelmer where they are predominately rural in character comprising a mixture of arable and pasture fields defined by hedgerows and frequent veteran trees. The riparian vegetation and habitats (wet pastures, lines of willow, poplar and alder and areas of broadleaved woodland e.g. Newland Grove Nature Reserve and Centenary Wood), combine with topography to provide visual structure and a leafy established character. Where historic buildings form focal points and eye catches e.g. Broomfield Mill, Hill House, Brooklands and Butlers farm they combined with the rural riparian landscape to create areas of notable scenic quality.

These visual qualities along with a tangible tranquillity (despite some views to development on the skyline to the east and west) can be experienced via public rights of way, both across and along the river, providing attractive circular walks including Centenary Circle.

Historic time depth is evident in the small enclosure patterns and where they are associated with listed buildings or historic lanes such as Mill Lane (protected status) the landscape feels established. In the area around Butlers Farm there has been some field boundary loss and the landscape is more expansive. Nevertheless, it retains a strongly agricultural character, reinforced by the associated listed farm buildings and affords views across the wider valley.

This area is identified as a Green Wedge within the Chelmsford Local Plan and was identified as one of the most valued landscapes in the Neighbourhood Plan Community Questionnaire.

The valued landscape does not extend further south due to fragmentation of traditional land use patterns, increasing influence of development, reduced tranquillity and loss or poor condition of landscape features.

Viewpoints 3 – 11 inclusive reflect the qualities of this area.

**Statement of Significance
Land west of Church of St Mary with St Leonard, Broomfield**

This area lies adjacent to the urban edge to the west of the Church of St Mary with St Leonard, Broomfield and Church Green Conservation Area. It comprises gently sloping land that rises away from the built edge to the wider Pleshey Farmland Plateau and forms a 'shallow bowl' and setting to the church, Broomfield Hall and the conservation area.

This landscape comprises open countryside in the form of small to medium scaled fields defined by mature thick hedgerows and frequent veteran trees, giving rise to an established and intact character. Land use is predominately arable but adjacent to the built edge are small-scale meadows, Night Pasture and Broom Pightle. These fields contain a number of unusual earthworks, probably associated with the manor

house, Broomfield Hall. These meadows feature as pasture land in the estate map in 1771.

The church spire is a local landmark from within this landscape providing orientation and contributing a strong sense of place.

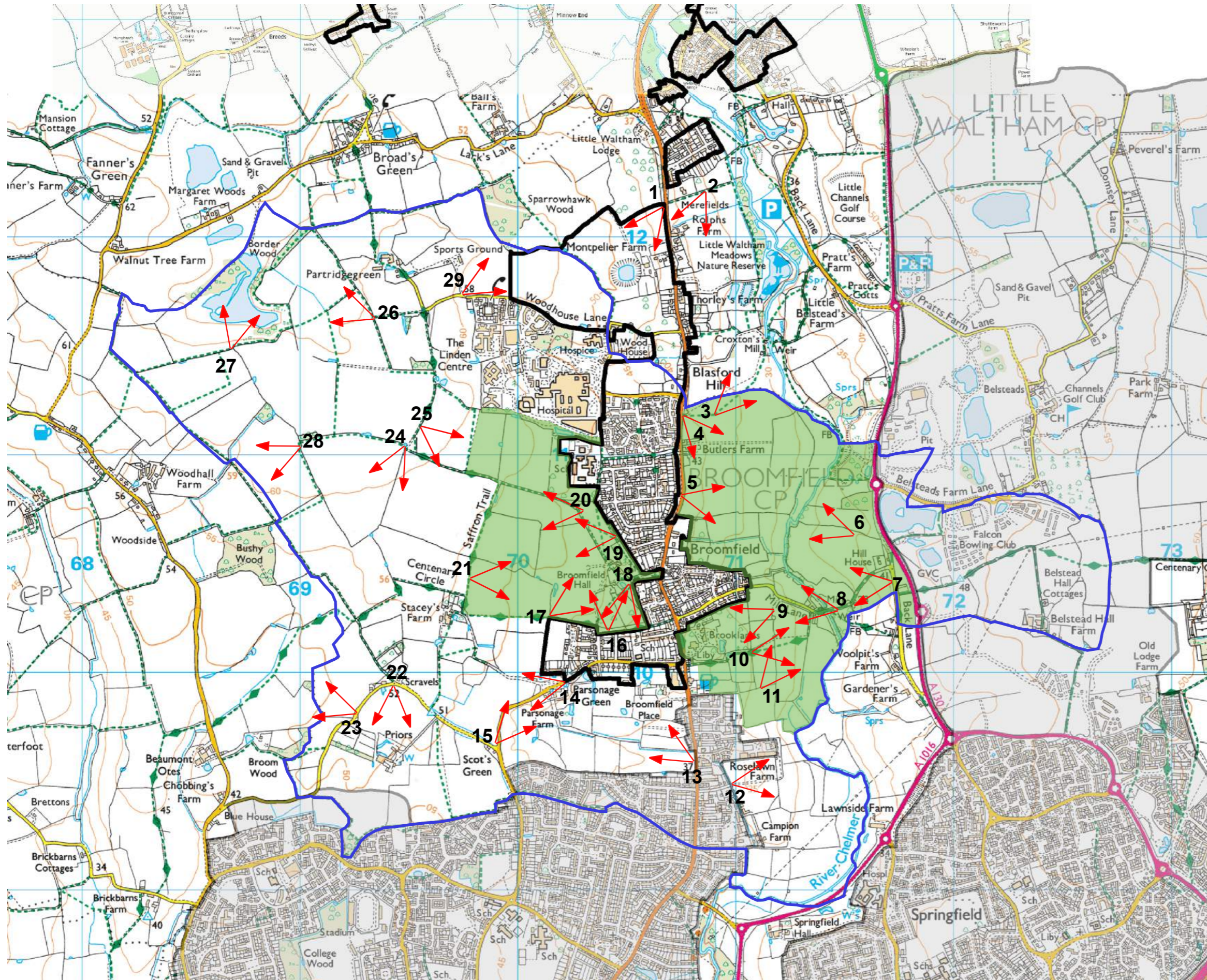
This landscape is only accessible via public rights of way and the lack of roads ensures a tranquil and quiet area within easy reach of the community. It was identified as the most valued landscape in the Neighbourhood Plan Community Questionnaire and earlier questionnaires (e.g. for the Parish Plan).

Further west the landscape becomes more of a plateau with views to the north, south and west away from Broomfield. Whilst still attractive and intact farmland, this landscape lacks the distinction provided by the landmark features and variation in smaller scale enclosures evident further east.




Viewpoints 16 -21 inclusive reflect the qualities of this area.

Broomfield Neighbourhood Plan Landscape Appraisal

Drawing 5: Valued Landscape and Views



Key

-  Neighbourhood Plan Area
-  Valued Landscape within Broomfield Parish
-  Key Views
Refer to photographs

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0m 500m 1km

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4.0 Viewpoints

4.1 Introduction

4.1.1 The Neighbourhood Plan Group and local community identified key views which of value. Each view was reviewed and assessed in terms of its qualities and sensitivity to development.

4.1.2 The results of this analysis are recorded in the photo panels below and are intended to assist the community in determining the effects of future change and in monitoring change over time.

4.2 Photo Sheets

4.2.1 Each viewpoint is presented as a separate photo sheet and the location of each viewpoint is shown of Drawing 5.



Viewpoint 1: Lt Waltham (south-west corner of Merefields towards Woodhouse Lane)

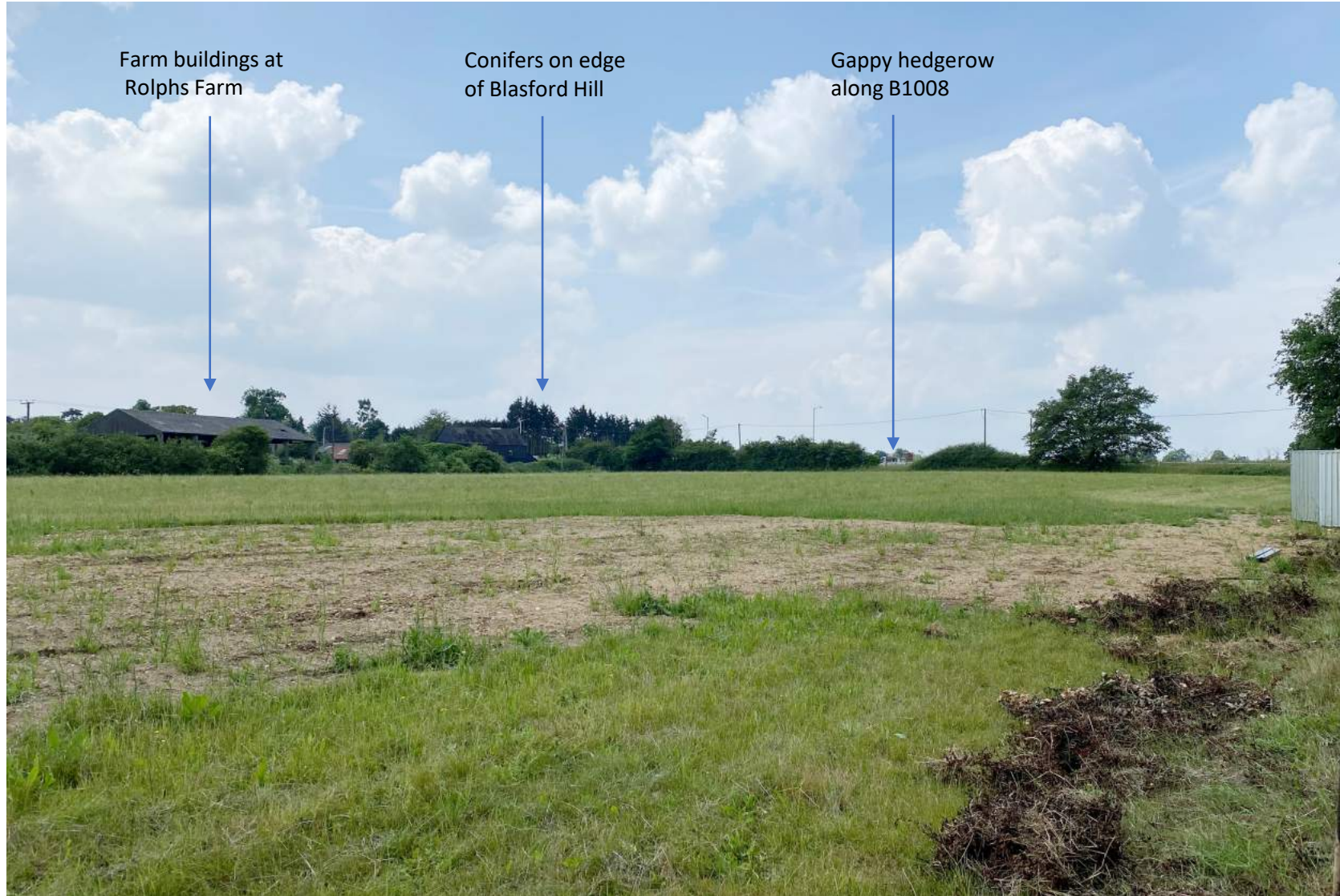
Description

Open views from B1008 across agricultural land which forms an important gap between Little Waltham and Blasford Hill. Land rises gently towards Broomfield Parish boundary which is defined by hedgerow and trees in the middle distance. Glimpsed views of Broomfield Hospital but otherwise a treed horizon as land rises gently onto Pleshey Plateau. Commercial development and conifer planting forms unsightly edge to Blasford Hill but vista remains predominately rural.

Sensitivity

Forthcoming 'north of Broomfield' development (SGS8) will radically impact this view. Mitigation should seek to:

- Retain open gap by setting back development away from B1008 and minimising night light spill
- Ensure well vegetated edge to built development to reinforce characteristic treed horizon
- Remove commercial development and conifers as part of the change of use.



Description

Half-way along the southern boundary of Merefields, looking south-west up the slope towards Broomfield. Land in this view forms part of the gap between Little Waltham and Blasford Hill. Predominately rural scene with 2 large barns sitting comfortably within the medium distance (part of Rolphs Farm). On the brow of the ridge, traffic on the B1008 is partly exposed between sporadic hedgerow but creates surprisingly little noise. High street lighting is somewhat intrusive in this view. Conifer planting on edge of Blasford Hill is uncharacteristic.

Sensitivity

Forthcoming 'north of Broomfield' development (SGS8) could have a detrimental impact on this view.

Mitigation should seek to:

- set development back from the B1008.
- reduce night light spill from the B1008 and any future development.
- Provide additional native planting along the B1008 and between the road and new development to reduce urbanising influences.

Viewpoint 2: Public Right of Way at Merefields (Lt. Waltham) looking southwest towards Broomfield



Description

Elevated views across the Chelmer Valley which has a broad character defined by skyline woodland and vegetation along the watercourse. Built form comprises the isolated Croxton Mill. Open arable fields form the foreground.

Sensitivity

This landscape is susceptible to change which undermines its rural undeveloped character and relative openness and wide panoramic views. Its proximity to the urban edge means it provides easy access to open countryside and is highly valued. Built form is not dominant with isolated dwellings forming 'eyecatchers'.

This landscape is also sensitive to change beyond the valley which may be visible on the skyline and draw the eye.

Viewpoint 3: Looking northeast from public footpath leading to Croxton Mill



Viewpoint 4: Hospital Approach Roundabout towards the River Chelmer looking southeast

Description

Panoramic view of the Chelmer Valley stretching southwards from Croxton's Mill. Apart from a small cluster of buildings around Butler's Farm, the immediate view is completely open, formed by gently sloping grassland with no hedges. In the medium distance is the river with sporadic trees (clearly planned in places). In the further distance is more substantial woodland, which helps to frame and control glimpses of vernacular style rooftops at the Channels development in the far distance.

Sensitivity

This landscape is susceptible to change which undermines its openness and rural character and perceptions of the Chelmer Valley. Its proximity to Broomfield means it provides easy access to open countryside which is highly valued and reinforces sense of place.



Description

The view is from Main Road, above roadside hedging. The immediate foreground comprises open wild grassland sloping down to the river, completely unenclosed with only sporadic trees. To the south, the view is more enclosed with some hedgerows and only glimpsed views of buildings behind. In the medium distance, significant woodland occupies much of the land that slopes upwards beyond the river. Nevertheless, the massed roofs beyond at Beaulieu/Channels can be seen on the skyline, visually intruding.

Sensitivity

This landscape is susceptible to change which undermines its openness and perceptions of the Chelmer Valley. This view is gained from the road and grass embankment within the urban area and is valued because it connects the settlement with its wider rural setting, reinforcing local sense of place.

Viewpoint 5: Broomhall Road/Main Road Junction towards the River Chelmer



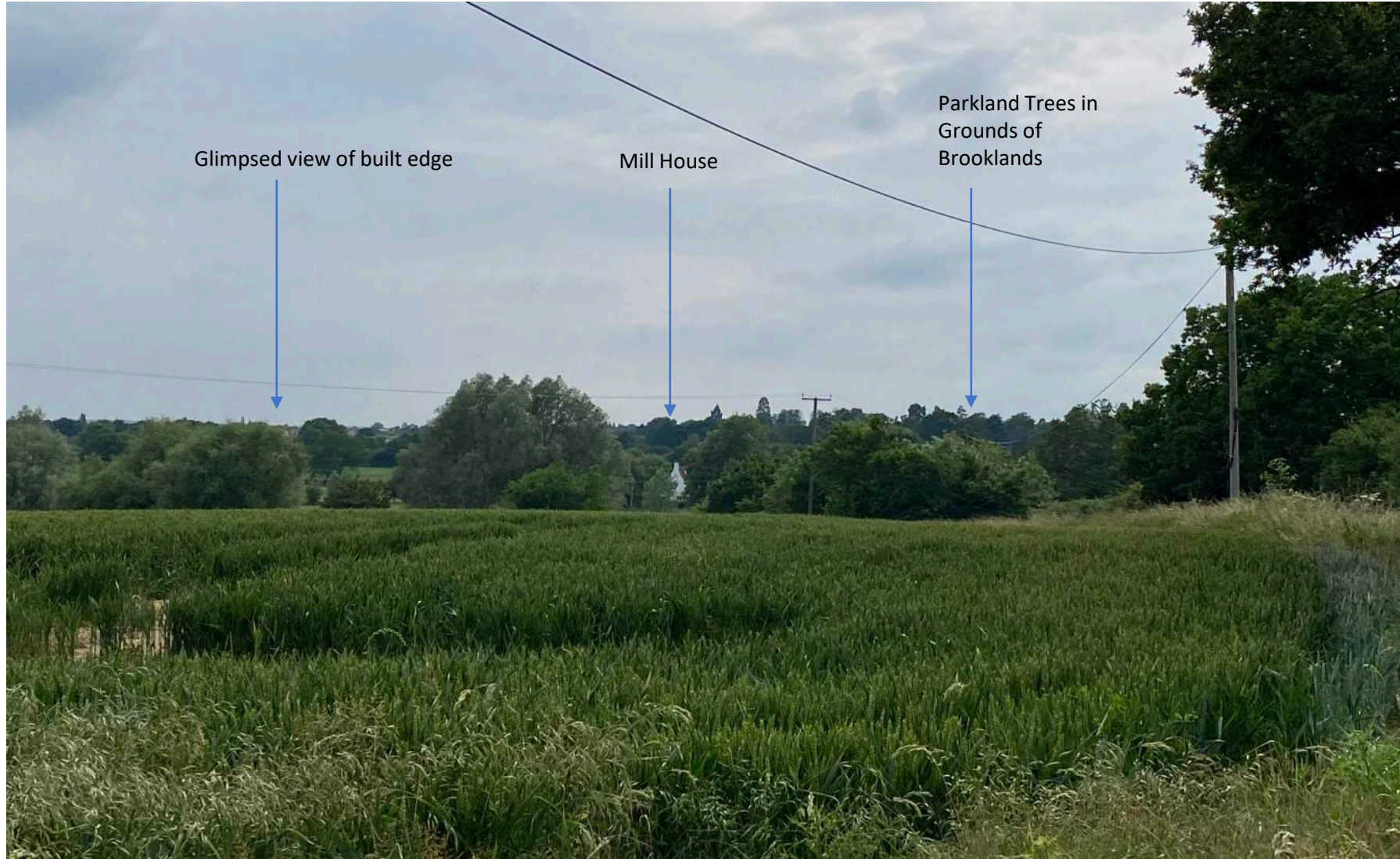
Description

Panoramic view of the Chelmer valley looking northwest towards Broomfield. Undulating landscape: in the foreground, an open arable field falls away towards the Chelmer, which is marked by a line of naturally scattered and varied trees. Beyond land rises to the northern part of the village of Broomfield which sits on a terrace at the top of the valley slopes. Buildings are almost completely hidden by trees. The only visual intrusion in the distance is Broomfield Hospital.

Sensitivity

This landscape is susceptible to change which undermines the rural character and open slopes of the Chelmer Valley. Built form sits back from the valley slopes which remain open. Although some visual intrusion has occurred, development is located beyond the valley area and have a horizontal character mirroring the skyline. This view is susceptible to development beyond the valley which may break the skyline and draw the eye.

Viewpoint 6: Elevated view from the permissive path north of Mill Road



Viewpoint 7: Elevated view from Little Waltham Road looking southwest towards Broomfield

Description

Elevated view across the Chelmer valley. In the foreground, an open arable field falls away towards the Chelmer. The valley bottom comprises of pasture, focused around a small assemblage of buildings around the Mill House. They sit comfortably in this landscape, partially screen by trees. Beyond this are the vegetated slopes associated with playing fields and parkland trees of Brooklands on the edge of Broomfield. In the far distance, the village of Broomfield sits on a terrace at the top of the valley slopes. Buildings are almost completely hidden by trees, creating a soft edge to the settlement.

Sensitivity

This landscape is susceptible to change which undermines the rural character and open slopes of the Chelmer Valley or development which detracts from the isolated vernacular buildings within the valley. It is also susceptible to the loss of mature parkland trees due to disease and lack of succession planting. New development on the edge of the settlement should carefully consider location, scale and roofscape colour to avoid urbanising effects.



Viewpoint 8: Mill Lane looking south-west along the Chelmer

Description

View from the bend in Mill Lane where it reaches the valley floor. The foreground comprises flat valley floor pastures, which form the immediate setting to Mill House and adjacent dwellings. To the left (S), are scattered trees along the bank which mark the course of the Chelmer and related leat, with a mature hedgerow to the right (NE). Apart from telegraph poles in the mid-ground, there are few overt signs of settlement. Broomfield is not visible in this view, sits back from the valley slopes with a strong vegetated edge.

Sensitivity

This view is susceptible to change which fragments or marks the pattern of valley floor pastures and riparian vegetation. Its rural character and small-scale buildings associated with the Mill (listed) and rural nature of Mill Lane (protected), coupled with traditional land management of the valley floor, give rise to an intact collection of historic elements which are valued and contribute to scenic quality.



Description

View looking west towards the higher valley slopes and grounds of Brooklands (Grade 2 listed) beyond well maintained cricket greens and former parkland. The modern football clubhouse, with associated signage, lighting equipment lies to the left of the picture, mostly hidden from the wider landscape behind trees and hedges when in leaf. The urban edge of Broomfield is set back on higher slopes and screened by mature vegetation.

Sensitivity

This view is susceptible to changes which undermine the openness of the valley sides and high concentration of trees and hedges. Recreational and sports usage has retained the open character of the valley sides. Occasional glimpses of buildings such as Brooklands and clubhouse are characteristic but an intensification of development, or increased night lighting, may undermine valued rural characteristics.

Viewpoint 9: South of Mill Lane looking west towards Brooklands



Description

Looking east across football pitches and high hedges containing some trees, towards the Chelmer valley and higher land beyond. In the distance, the urban landscape of Beaulieu Park interrupts the largely rural views in part due to its interruption of the skyline but also the brightly coloured roofs. Nevertheless, it does not extend into the valley.

Sensitivity

This view is susceptible to change which intrudes or extends onto the valley sides and undermines the rural character of the Chelmer Valley. It is also susceptible to development beyond the valley which may break the skyline and draw the eye. The proximity of this area to the village of Broomfield and its accessibility as open space means the views across the valley are highly valued. These views are susceptible to increased tree cover which blocks or severs the visual relationship between the village and the valley.

Viewpoint 10: Sweeps Walk looking east across the Chelmer Valley towards Beaulieu Park



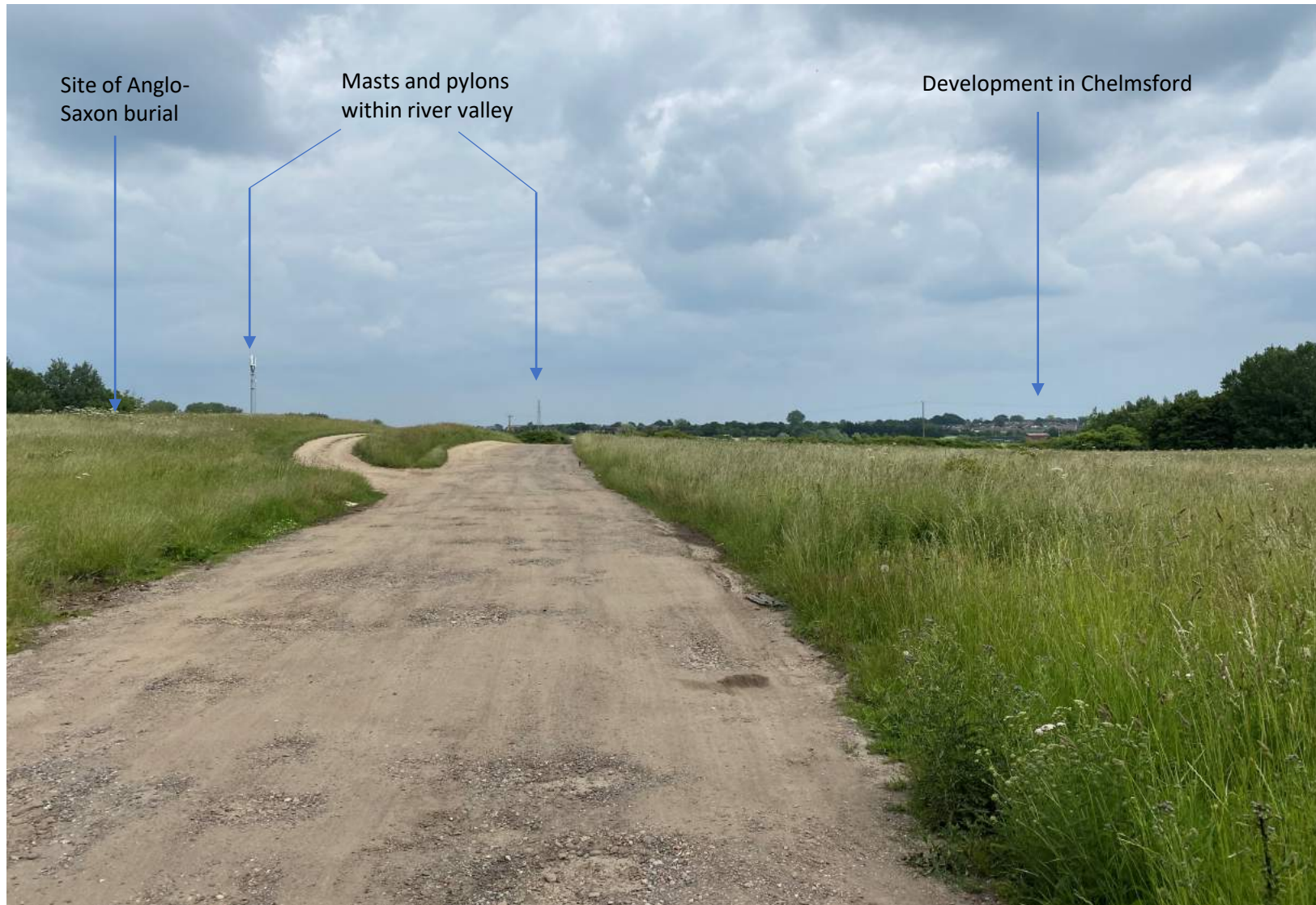
Description

View from public right on the mid slopes of the valley looking northeast along the Chelmer valley floor and west towards the opposite valley sides. Strongly rural scene with arable valley sides and valley floor pastures clearly legible enclosed by mature hedges and trees. Isolated buildings associated with the mill draw the eye. Development at Beaulieu is glimpsed on the skyline screened by trees and hedges when in leaf.

Sensitivity

This view is susceptible to change which undermines the strong rural character, dispersed pattern of isolated dwellings and enclosed views defined by wooded skylines. This landscape is sensitive to visual intrusion from beyond the area which may appear on the skyline, and from land use changes and development with undermines the strong rural character.

Viewpoint 11: View northeast across Chelmer Valley towards Mill Lane



Viewpoint 12: View east from end of Saxon Way towards Chelmer

Description

The foreground comprises rough, semi-natural grazing, with a low mound (which marks the site of the Broomfield Anglo-Saxon Burial). To the left of this view scrappy buildings, sheds and containers at Roselawn Farm are visible. Vertical manmade structures intrude into the landscape including phone masts and pylons. These features break the skyline and fragment landscape patterns. Furthermore, buildings on the edge of Chelmer are visible in the distance giving rise to a more urban fringe character.

Sensitivity

This view is susceptible to ad hoc changes and development which intensifies the urbanising effect already felt on this part of the Chelmer Valley. Opportunities exist to reduce current urbanising effects including:

- Redevelopment at Roselawn Farm and additional planting
- Relocation of phone masts or tree/hedgerow planting to reinstate landscape structure where it has been undermined.

Wider countryside extending into settlement

Parkland trees in
Broomfield Place

Development along
Main Road



Description

Open views to the west/north-west, particularly spectacular at sunset on clear days. In the foreground, open arable fields slope gently northwards towards a ditch, then slightly up towards the mature vegetation around the allotments and Broomfield Place. Open aspect to foreground with little tree and hedgerow cover. Hardly any buildings are visible, despite proximity of built development to the north and south due to hedgerow and trees.

Sensitivity

This view is susceptible to change that results in loss of rural open character and undermines its functionality as a valued physical gap between settlements. The role and value of this landscape could be increased by alteration to the hedgerow along Main Street to enable more significant views across the area when travelling between Chelmsford and Broomfield.

Viewpoint 13: Felsted Field looking west

Barns at
Parsonage Farm

Parsonage Green at gateway into
settlement



Description

Beyond the few planted trees on the Green itself, the rural landscape beyond is largely open. To the south/south-west, beyond the barns at Parsonage Farm, are flat, open arable fields, here tall houses on the edge of Saxon Gate appear visually stark.

Sensitivity

This view is susceptible to change which alters the gateway to Broomfield and potentially undermines the valued open gap beyond the Green and new development at Saxon Gate. The openness of the wider rural landscape makes it susceptible to development. Mitigation would require new landscape planting whilst retaining sufficient openness and rurality. This gateway views is also susceptible to changes in the character of the rural lane and alterations to sense of arrival, This views emphasises the narrowness of the gap between Broomfield/Parsonage Green and Saxon Gate.

Viewpoint 14: Parsonage Green looking southwest out of Broomfield to wider rural landscape

Vegetated built edge

Barns at Parsonage Farm



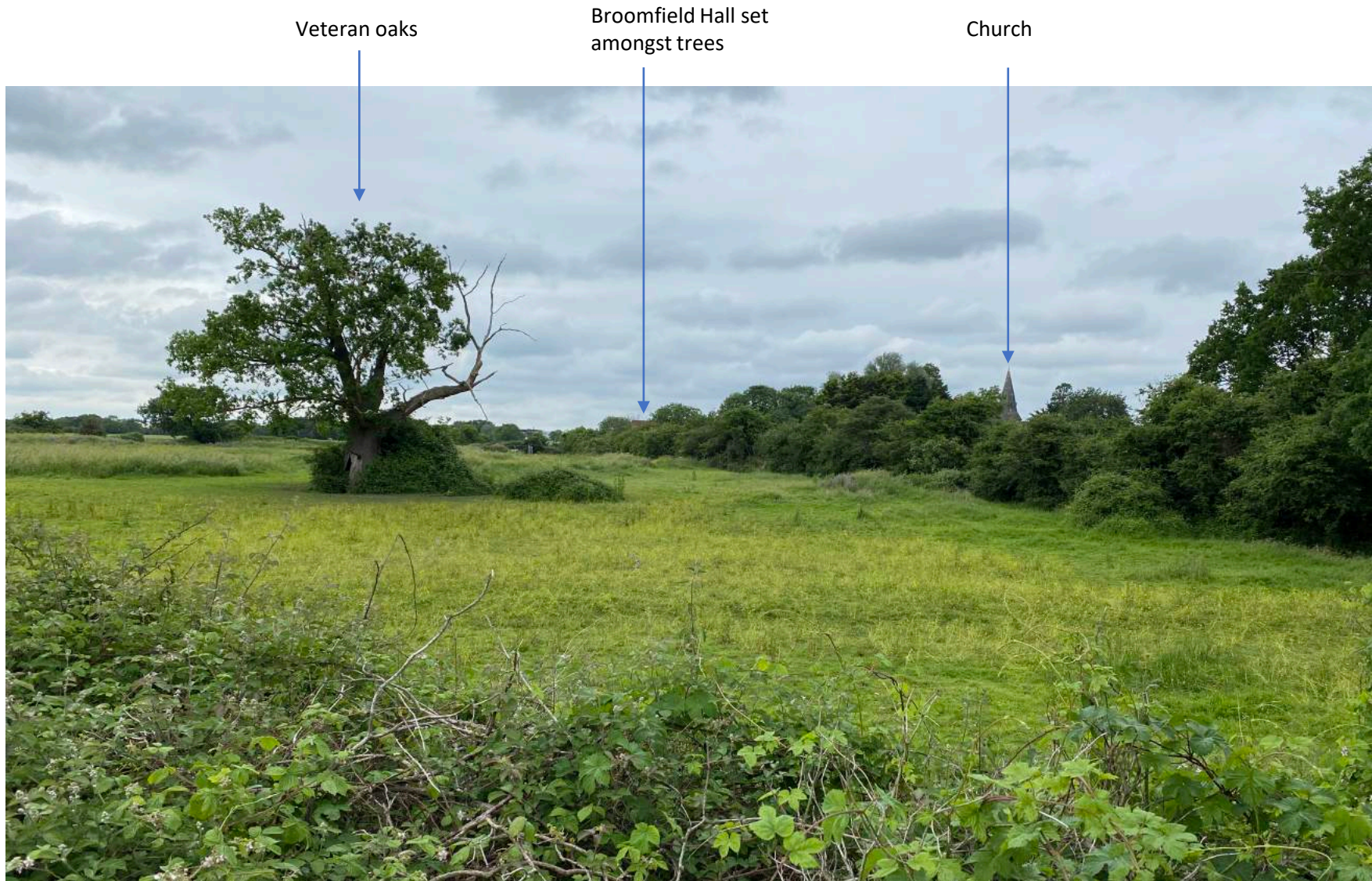
Description

Scott Green forms open space in the foreground with a traditional rural signpost. Beyond is open arable farmland with limited intervening hedgerows and trees. Vegetation clusters around dispersed farms e.g. Stacey Farm to the left of the image, and on the edge of settlement (as seen in distance around Parsonage Farm). There are glimpsed views to buildings, but the wider settlement is well screened. To the right of the image open arable farmland forms a landscape gap between Broomfield and the abrupt urban edge of Saxon Gate.

Sensitivity

This view is susceptible to change because of its open rural character and its location between Broomfield and Saxon Gate. The area is sensitive to development which diminishes perceptions of the gap between settlements or creates a new built edge which is poorly screened.

Viewpoint 15: View from Scott Green looking northeast across Patching Hall Lane towards Parsonage Green



Veteran oaks

Broomfield Hall set
amongst trees

Church

Description

Looking from the footpath across a low hedge towards Broomfield Church and the old manor house Broomfield Hall. The main view is of open meadowland, currently grazed by horses which forms a carpet of buttercups in Spring. Within this are veteran oaks illustrating longevity of area as wood pasture. A significant ditch (stream in winter) runs west to east across the foreground, and a historic footpath cuts across the pasture to the church. To the left (west), the view is framed by a hedgerow containing 2 more veteran oaks. To the right (east) another hedgerow screens the view from the houses around Church Green and Willow Close.

Sensitivity

This view is identified in the Church Green Conservation Area Appraisal and is valued for its composition of historic elements. The meadowland is rare in the context of the village. It is susceptible to change which undermines the relationship between features and small scale established character of the area.

Viewpoint 16: From public right of way north of Goulton Rd/Copland Close looking northeast



Description

Views from the public right of way which cuts across meadows to the church. To the left of the picture is the old manor house, Broomfield Hall set amongst overgrown vegetation. To the right are glimpsed views to houses on Williams Road. A number of prominent trees stand out on the skyline including some distinctive fir trees.

Sensitivity

This landscape is susceptible to change which undermines the relationship between historic features and the setting to Broomfield Hall and church. This area is valued for its historic integrity and sense of place. The openness of small scale pastures and mature hedges and trees contribute to the established character of the area.

Viewpoint 17: Public Right of Way looking east across meadow (Broom Pightle) towards Church Green

Broomfield Primary School

Development off Longshots Close



Viewpoint 18: Church Green across Night Pasture

Description

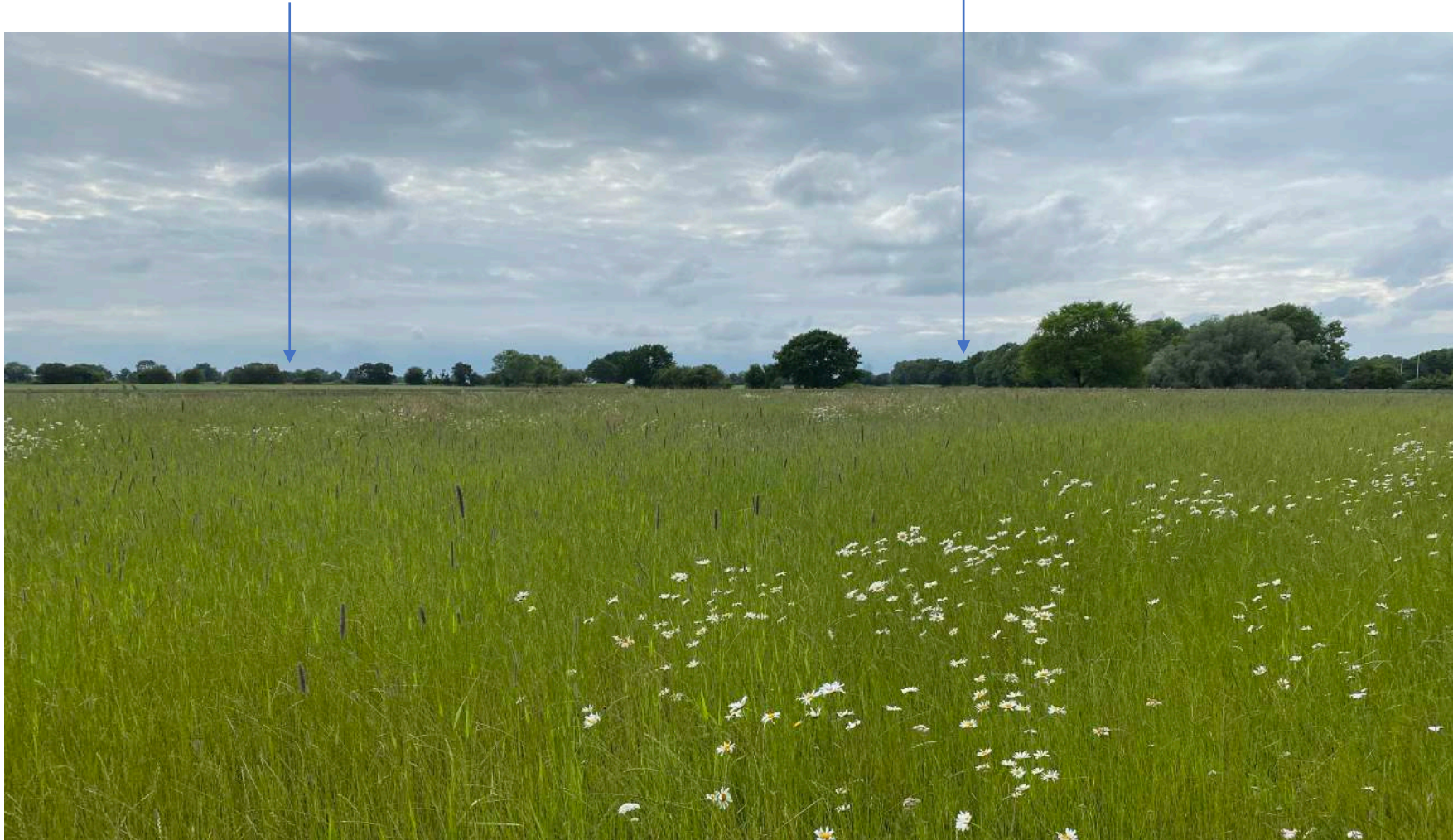
This view comprises rough pasture, which is covered with buttercups in Spring. From a rustic metal fence, the land slopes slightly down to a shallow ditch/watercourse then up again in the medium distance. Other earthworks are visible, possibly reflecting historic watercourses. There are two significant veteran trees within the pasture and a hedgerow dividing the wider pasture land. To the south, the primary school and housing are largely screened by tall, albeit broken, hedgerow with glimpses of buildings or roofs. To the right of the view, Broomfield Hall is hidden behind vegetation that includes a prominent conifer hedge.

Sensitivity

This view is susceptible to change which diminishes the open pastoral character of the area and relationship between this landscape and historic features such as the church and Broomfield Hall. The accessibility of this landscape and the rarity of pastureland within the Parish make it particularly valued.

Treed horizon created by rising land and broad hedgerows

Overlapping lines of vegetation created by small enclosures and hedge on edge of settlement



Description

This view looks across the historic track of New Barn Lane which runs across the middle ground. Beyond this, the land slopes upwards gently but significantly to the west, with hedgerows and trees creating a vegetated skyline. Views appear distant and expansive. IN the right of the view overlapping lines of vegetation associated with small scale enclosure on the urban edge (inc. playing fields) create a wooded character along which New Barn Lane continues. To the right of the view the old churchyard and Broomfield Hall are mostly hidden behind mature trees, but to the distance housing on Longshots Close is evident and intrudes on the rural scene.

Sensitivity

Highly sensitive, except behind the mature hedgerow on the northern side. The housing at Longshots Close illustrates the impact that development could have on this mostly open, rural landscape.

Viewpoint 19: From public footpath through meadow churchyard looking west

New Barn Lane

Land rising gently to the wider Pleshey Plateau



Description

In this view the land rises gradually to the wider Pleshey Plateau. The historic route of New Barn Lane is evident in the middle ground. Mature hedgerows and trees form a vegetated skyline and there is a notable change in field size from the small pastures/amenity grassland on the settlement fringe and wider arable landscape beyond. The foreground grassland area creates a transitional landscape between the settlement and arable farmland.

Sensitivity

This view is susceptible to change which results in a loss of small scale pastures on the edge of the village and undermines the transition between the built edge and wider arable landscape. Opportunities exist to screen views of existing built form through improved hedgerow management and planting of new hedgerow along New Barn Lane.

Viewpoint 20: Public footpath across former open space associated with Chelmer Valley High School



Viewpoint 21: Public Right of Way north of Longshots Close and east of Staceys Farm looking east towards Church Green

Description

Wide view towards the western edge of Broomfield. In the foreground, a large arable field slopes away towards the village, which nestles on a lower terrace of land, and is mostly screened by trees (including some prominent fir trees). The church spire is a local landmark and adds to the rural scene with little other development visible. Beyond this, in the far distance, the rooftops of housing at Channels is visible on the skyline. To the right of this view dwellings on Longshots Close and at Elm Close are visible but sit in a slight dip in topography. Beyond is the gap between Broomfield and north Chelmsford with Saxon Gate visible in the distance.

Sensitivity

This view is sensitive to change which visually diminishes the landmark qualities of the church spire and the soft edge to the settlement. The small scale pastures adjacent to the village form a transitional edge between built form and wider arable farmland where overlapping lines of vegetation filter views.

Development at
Newlands Spring

Priors



Description

View from Hollow Lane (where there is a break in vegetation) looking south-easter towards Newlands Spring. The land slopes gently away to the south and east, across arable fields. The centrepiece of the view is Priors – a listed Tudor farmhouse set amongst trees. Beyond are views to Newlands Spring on the edge of Chelmsford. Development here is not dominant sitting and a slightly lower elevation. To the left of the view there are glimpses of Saxon Gate while Broomfield is concealed from view by mature vegetation

Sensitivity

This view is susceptible to change which urbanises the rural character of the landscape and open rural setting to Priors farmhouse. It is also susceptible to development which erodes the distinct pattern of settlement including dispersed pattern of historic farmsteads and cottages along lanes, with more substantial development located off the plateau on slightly lower land.

Viewpoint 22: View from Hollow Lane looking south towards Priors and Newlands Spring

Bushey Wood

Overlapping lines of
vegetation



Description

This view looks across the gently rising land of the Pleshey Plateau. It reflects patterns of large scale arable fields defined by hedgerows and trees and blocks of ancient woodland e.g. Bushey Wood which sit on the skyline. This landscape has an expansive and strongly rural often with an 'empty character' and little to no built development.

Sensitivity

This view is susceptible to change which introduces urbanising influences and built development which undermines the rural and 'empty' character of the area. This landscape is valued for its tranquility and accessibility via rural sinuous lanes and public rights of way.

Viewpoint 23: View northwest towards Bushey Wood from Hollow Lane

Distant views
across Chelmsford

Bushey Wood



Description

This view looks west from the highest part of the Pleshey Farmland Plateau. The land begins to fall away gently across the large arable field which occupies the fore and centre ground, then falls further beyond the parish boundary towards Chelmsford. The view is framed by a small pocket of woodland (characteristic of the Pleshey farmland Plateau) and to the right of the image by more substantial woodland at Bushey Wood.

Sensitivity

This view is susceptible to change which undermines its rural and tranquil character. It is also susceptible to change in the distance, particularly where tall structures may break the skyline and draw the eye.

Viewpoint 24: View south from public right of way on Pleshey Plateau

Danebury Ridge forms
the distant horizon

Overlapping lines of
vegetation



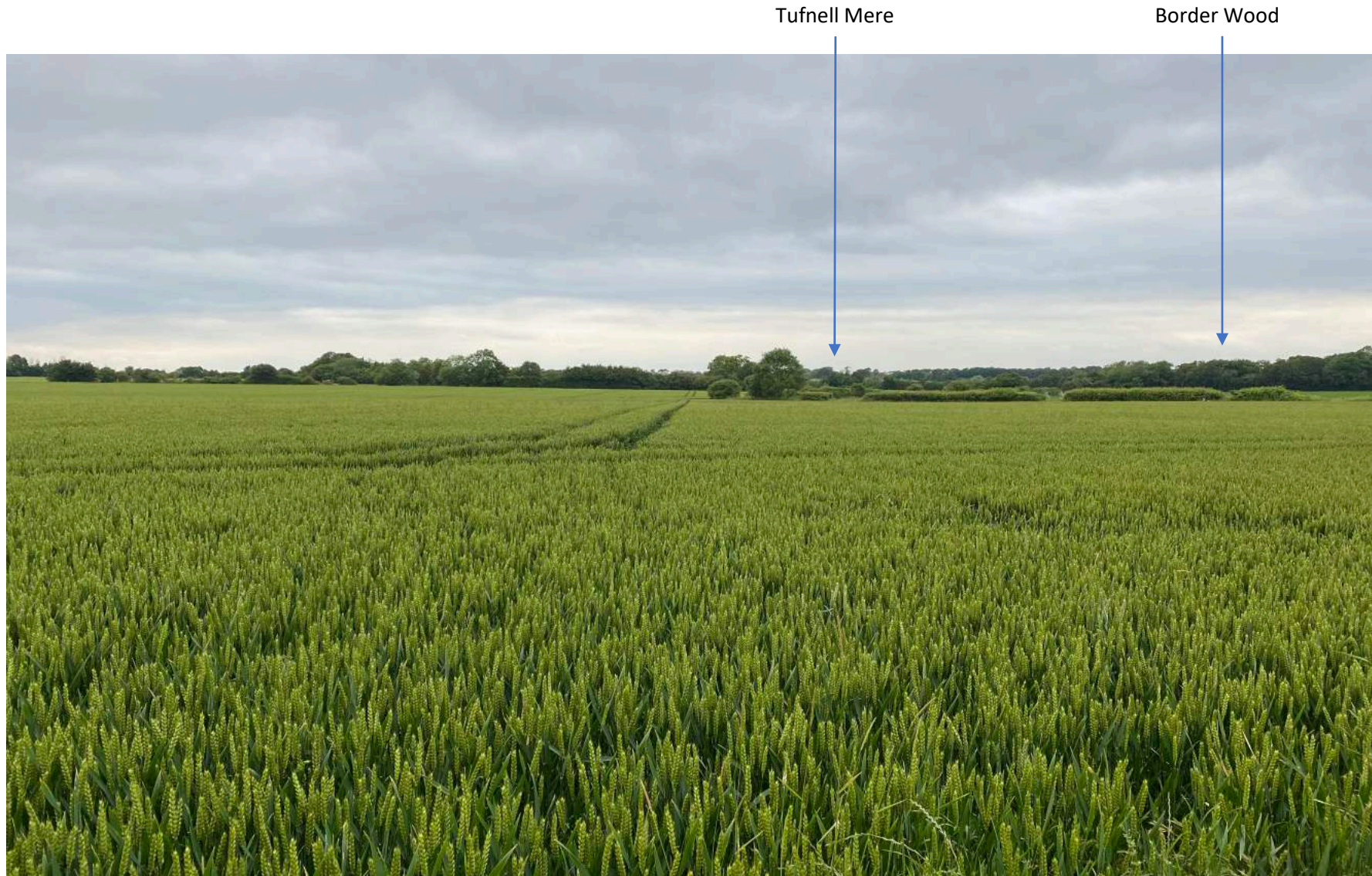
Description

This view reflects the large scale arable fields of the Pleshey Plateau. Land slopes away towards Broomfield and the Chelmer Valley. Broomfield is located on a terrace at a lower elevation and is hidden from view. The distant horizon beyond the Chelmer Valley is the Danebury Ridge. To the right of this view is Broomfield Hospital which is largely screened by the Shapely Belt woodland.

Sensitivity

This view is susceptible to change that introduces urbanising influences including an extension of built development onto rising land on the Plateau where it may undermine the rural and 'empty' character of the area and appear visually prominent. This area is particularly sensitive to development westwards of the Broomfield Hospital site. This landscape is valued for its tranquility and accessibility via an extensive network of public rights of way.

Viewpoint 25: From Pleshey Plateau towards Broomfield



Tufnell Mere

Border Wood

Description

This view comprises a foreground of large arable fields on the expansive elevated Pleshey Plateau which is sloping gently northwest towards Tufnell Mere. To the right of the view Border Wood forms the skyline and creates some enclosure while beyond the view to the right are glimpsed views towards Partridge Green. Otherwise, this view illustrates the predominately rural character with limited/no settlement.

Sensitivity

This view is susceptible to change which undermines the remote and rural character of the area and wide, simple wooded horizons. Where there are significant blocks of woodland small scale and low-lying development may be accommodated with limited adverse effect. Mitigation could include the establishment of additional woodland and conservation and enhancement of habitat networks to reinforce the structure of the landscape

Viewpoint 26: Looking northwest towards Tufnell Mere

Rising land towards
Woodall Farm



Border Wood



Description

Elevated panoramic view looking down over wild grassland, which falls steeply towards a belt of scattered trees around Tufnell Mere. This is a large sinuous lake with several bays/creeks, formed from gravel extraction. The shoreline of the Mere comprises steep slopes covered with dense scrub and small trees, with farmland and trees beyond. The Mere sits within a deeply rural agricultural landscape with limited to no settlement in the vicinity. To the right of the view is Border Wood which connects the Mere to the wider network of wildlife corridors.

Sensitivity

This view is susceptible to change which undermines tranquility and sense of remoteness. The open nature of the surrounding rural landscape means that new built structures may be visually prominent and intrude on the character and quality of the Mere, which is a rare and highly valued recreational resource.

Viewpoint 27: View north across Tufnell Mere

Bushey Wood

Woodhall Farm



Viewpoint 28: View towards Woodhall Farm from copse, beside footbridge on Footpath 9

Description

This view looks west from the highest part of the Pleshey Farmland Plateau. The land begins to fall away gently across the large arable field which occupies the fore and centre ground, then falls further beyond the parish boundary towards Woodhall Hill (Chignal Road). Woodhouse Farm nestles on slightly lower land – the roofs of buildings just visible. This view reflects the very open and elevated character of the Pleshey Plateau and the importance of blocks of woodland which frame views, provide structure and form a wooded skyline.

Sensitivity

This view is susceptible to change which has an urbanising influence on the open expansive and rural character of the plateau and or which breaks the skyline and draws the eye. It is also susceptible to development which disrupts the pattern of dispersed farmsteads. Development associated with farmsteads should be low in height, small scale and associated with appropriate landscaping to ensure integration.

Sparrowhawk Wood

Vegetation on
Woodhouse Lane

Distant horizon beyond
the Chelmer Valley



Viewpoint 29: View north-east from entrance gate to Bedford Fields, Woodhouse Lane.

Description

The foreground comprises amenity grassland and playing field defined by vegetation along the historic route of Woodhouse Lane and Sparrowhawk Wood to the left of the view. Beyond the land falls away towards the Chelmer Valley and Little Waltham which is located on lower lying land out of view. In the far distance the Danebury Ridge forms the skyline.

Sensitivity

Forthcoming 'north of Broomfield' development (SGS8) will introduce new built form into this view and may break the skyline. Mitigation could be provided by:

- Creating a robust woodland belt from Sparrowhawk Wood to Woodhouse Lane in order to define the open space, reinforce the historic route and retain a rural context.
- Setting the development edge back on slightly lower land and avoiding new built form breaking the skyline and creating urban encroachment which will feel isolated from existing settlement.