

## LANDSCAPE & VISUAL ISSUES

### CODHAM HALL, GREAT WARLEY

PREPARED BY:

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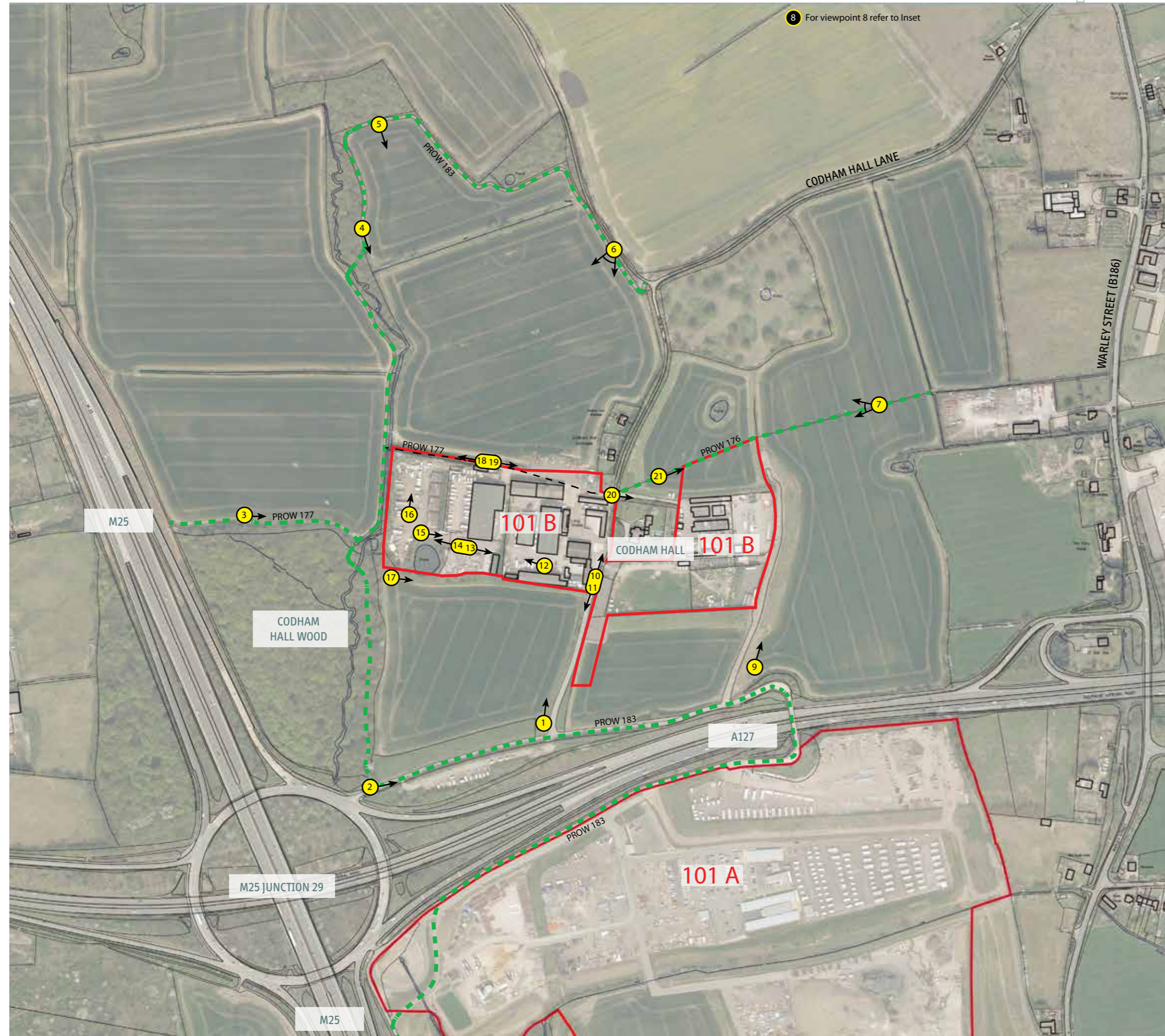
ON BEHALF OF:

S & J Padfield and Partners



**LIZ LAKE** ASSOCIATES

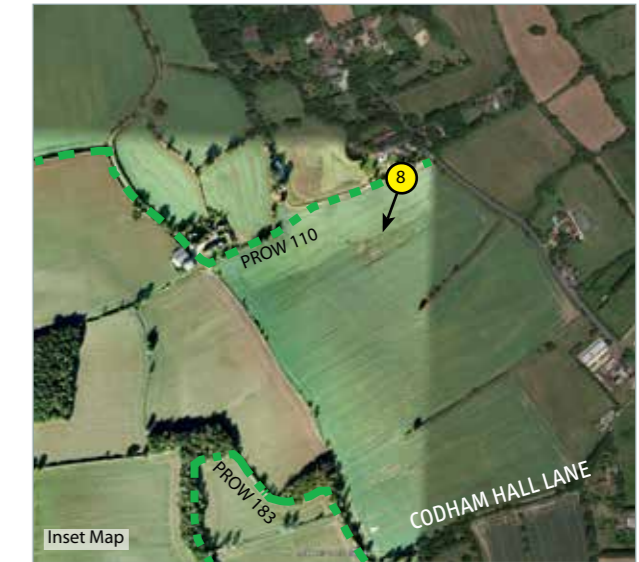
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Key features of landscape character area	<p><b>The Codham Hall Site</b> (site ref 101B : Brentwood DRAFT Local Plan 2015 – 2030: Preferred Options for Consultation (June 2013)) <b>falls within the southern part of the Landscape Character Area (LCA) F - Wooded Farmland, specifically LCA F13 Great Warley Wooded Farmland</b> (Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment, CBA (2006))</p> <p><b>Key characteristics of relevance to the Codham Hall Site include:</b></p> <ul style="list-style-type: none"> <li>• Strongly undulating wooded farmland / wooded hills;</li> <li>• Extensive patches of woodland with small-scale field pattern with mature treed field boundaries;</li> <li>• Settlement is generally small-scale comprising historic farmsteads and hamlets, with narrow, quiet sinuous rural lanes.</li> <li>• The M25 and A127 road corridors are incongruous elements bringing noise and movement into the landscape.</li> </ul>
Site description  (refer <i>Photographic Record: Figures 1, 2 and 3</i> )	<p>Codham Hall is located to the southwest of Brentwood in the Great Warley district. Situated adjacent to the M25 Junction 29 with the A127, the Site is bounded by agricultural fields and woodland blocks / belts (Codham Hall Wood). Warley Street (B186) is to the east of the Site and Codham Hall Lane to the north. The Site is accessed from an access road off the Junction 29 roundabout and comprises agricultural farm buildings, hard stand areas, service yards and temporary structures. . The majority of the Site is bounded by native hedgerows of hawthorn and blackthorn with a large established Leylandii conifer hedge defining the southern boundary and internal yards. Vegetated bunds are located to the east and north boundary with woodland belt plantings of mixed ornamental / native species. The farmhouse, Codham Hall is located centrally within the farm complex (but not included within the 101B site allocation) which effectively splits the Site in two, an east and west area.</p> <p>Public footpaths (PROW) 176 and 177 are routed along the northern edge of the Site, joining PROW 183 (bridleway) which is routed along the western Site boundary. The bridleway (PROW 183) follows a north / south alignment adjacent to the Site via the Codham Hall Wood, a lowland mixed deciduous woodland (BAP habitat) area which extends in a linear strip along a small stream on the western boundary of Codham Hall and continues north. Dominated by hornbeam coppice with occasional pedunculated oak, sweet chestnut, sycamore and silver birch. The woodland includes a ground flora with an abundance of bluebells, wood anemone and other Ancient woodland indicator species (ref Brentwood Borough Local Wildlife Site Review 2012).</p> <p>The land generally falls across the Site from northeast to west, the higher eastern area is generally level with only slight grading across the area, while the western area is broadly formed by a series of terraced landform with a ramped access between which step down to the western Site boundary.</p>
<b>Landscape Qualities</b>	
Representativeness/ consistency with wider character judgement	<del>Highly Consistent / Mostly consistent / Some key characteristics present</del> / <b>Not representative of wider character</b>
Landscape character attractiveness judgement	<del>Highly attractive / Attractive/Pleasant</del> / <b>Unremarkable</b>
Remoteness and tranquillity judgement	<del>Remote/Peaceful / Some interruption</del> / <b>Not tranquil</b>
Landscape qualities general description	The Codham Hall Site is not wholly representative of the wider wooded farmland character area, however does contain representative farm yard elements and built form. The existing area is generally characterised by mixed industrial use with only some agricultural use. A man-made landscape with a terraced profile, including significant hard stand areas, service yards and structures that are bordered by engineered bunds and mixed plantings with a high proportion of ornamental species. The urban influence results in a landscape that cannot be considered to be remote or tranquil, and amongst other disturbances, the constant noise from the adjacent M25 and A127 create some interruption.
<b>Visual Qualities</b>	
Visual Prominence judgement	<del>High / Moderate high</del> / <b>Moderate low / Low</b>
Nature of the urban edge judgement	<del>No visible urban edge / Soft well vegetated urban edge limited views of principally rooflines</del> / <b>Partially visible urban edge / Hard urban edge with no screening</b>
Settlement setting and views of settlement judgement	<del>Highly attractive features or views / Some attractive features of views</del> / <b>Few attractive features of views / No attractive features or views</b>
Public accessibility within and immediately surrounding the potential development site judgement	<del>Many public views / Some public views</del> / <b>Limited public views / No public views</b>
Visual qualities general descriptions	<p>The Codham Hall Site has a low visual prominence in views from the south, but from PROWs and countryside to the immediate north there are views towards the Codham Hall Site which are generally not screened, but with some partial filtering by intervening vegetation and landform. The majority of the Codham Hall built form is typified by large agricultural style buildings associated with incidental farm use and other industrial uses. The scale of units is such that they form a hard built edge with limited screening, specifically on the northern boundary. Long views from higher vantage points to the north across Thames Chase to the west towards London and Kent include the agricultural units at Codham Hall but the presence of other farm units etc of similar structure and scale in the view tend to form coalescence within the rural landscape.</p> <p>Mature trees associated with Codham Hall, internal screen plantings of mature conifer hedges and native hedgerows, and vegetated bunding to the eastern boundary provide good screening of significant views from the wider landscape, while breaking up the built form mass of agricultural units. Public visual receptors of the Codham Hall Site are public rights of way and informal users within the Site, M25 motorway users, the access road to the south and Codham Hall Lane.</p>
<b>Landscape Capacity /Scope for mitigation</b>	
<b>Landscape Capacity / Scope for mitigation: High /Moderate-high /Moderate-Low /Low</b>	
Given the industrial park character of the Codham Hall Site and the existing mature screen plantings within and bounding the Site, the Site is considered to have a high capacity for further industrial development. There is scope to improve views of the Codham Hall Site by introducing additional vegetation along the northern boundary and further internal plantings, particularly to the eastern areas.	
<b>There would appear to be little reason in landscape terms why the Codham Hall Site should not be considered as an appropriate employment development area allocation in the LDF</b>	
<b>Recommendations if site is taken forward to LDF (refer Figure 4: Landscape Strategy)</b>	
<ul style="list-style-type: none"> <li>• Buildings and hard-standing should avoid tree protection areas for existing trees and hedgerows;</li> <li>• Ideally new industrial buildings should be set back from the eastern boundary;</li> <li>• Additional screening (ie. 15m wide woodland belt) should be planted along the northern boundary. This will screen new and existing industrial buildings from the viewpoints to the north and improve visual amenity from PROW 177 in the medium to long term. This will also help to link existing woodland blocks to the west and north east;</li> <li>• Plant indigenous shrubby hedgerow species on the eastern side of the existing vegetated bund to enhance screening of views from the east (PROW 176 and properties on Warley Street (B186)).</li> </ul>	



Key

-  Photographic View Location
-  Site ref 101B boundary (Draft Brentwood Borough Local Plan 2015-2030: Preferred Options for consultation (June 2013))
-  Public footpath/bridleway



 Viewpoint

Project: Codham Hall, Great Warley  
Client: S&J Padfield and Partners

Date: September 2013  
Scale: See Bar Scale  
Status: Draft

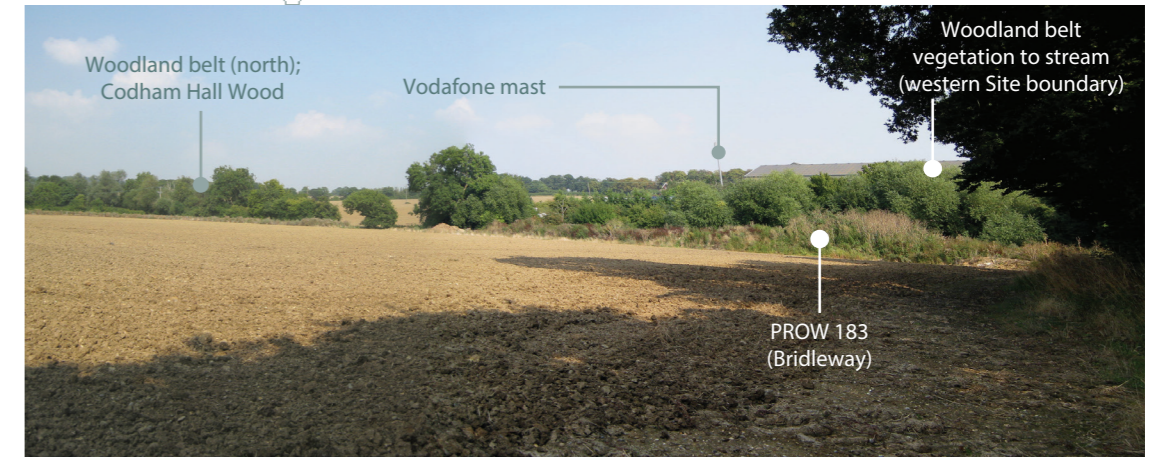




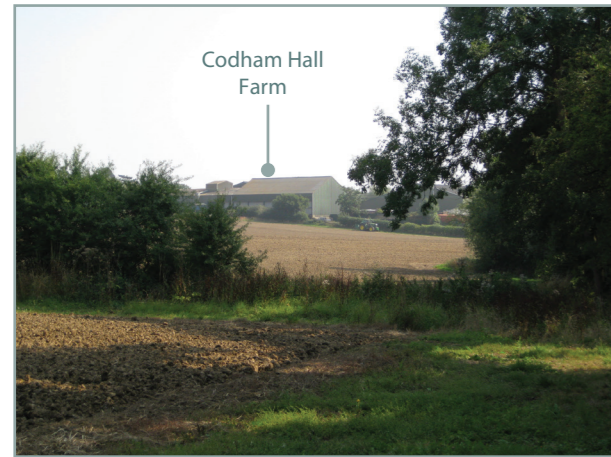
Panoramic Photograph 1: View to north along Codham Hall Farm entry road



Photograph 2: View east along access road (former A127 route)



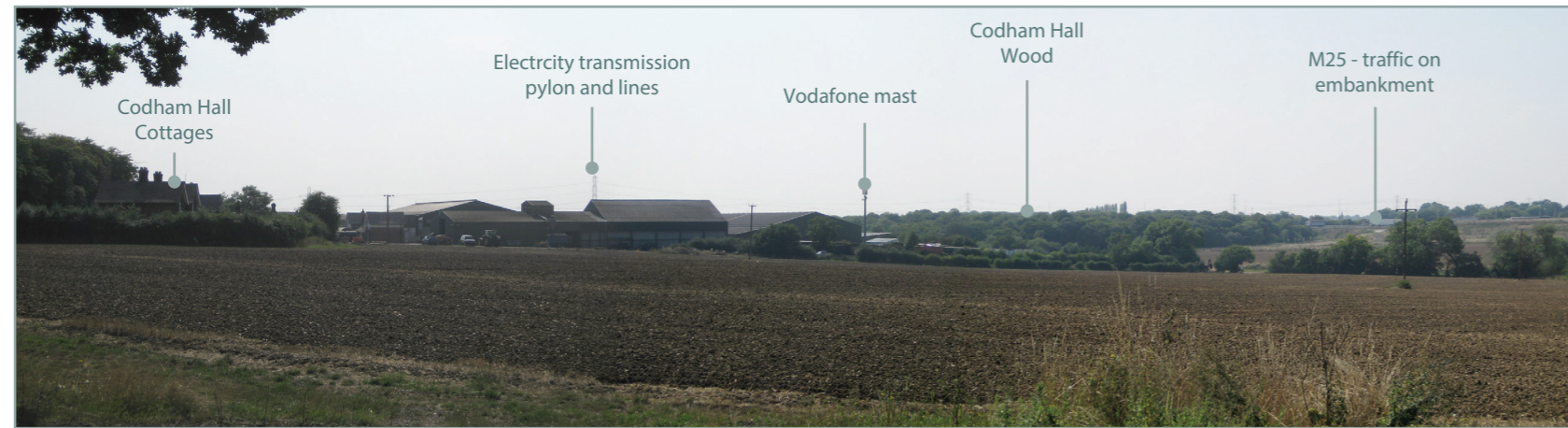
Panoramic photograph 3: View to east from PROW 177 north of Codham Hall Wood



Photograph 4: View south from PROW 183 (Bridleway)



Panoramic photograph 5: View to south from PROW 183 over arable fields to Codham Hall Farm



Panoramic Photograph 6: View south over arable fields to Codham Hall Farm



Panoramic photograph 7: View west from PROW 272-176 towards Codham Hall Farm complex



Photograph 8: View south from PROW 110



Photograph 9: View north along eastern Site boundary

Photograph 10: View south along Codham Hall Farm entry road

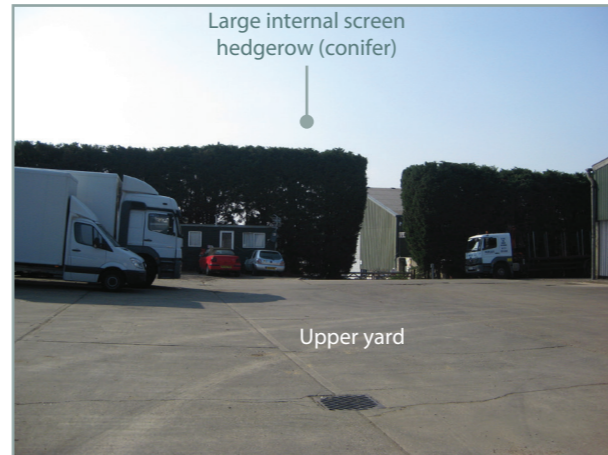
Photograph 11: View north from entry road (access to Codham Hall Lane)



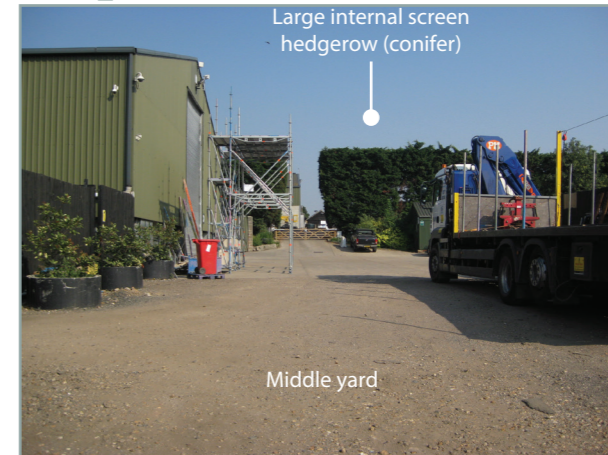
Photograph 10: View south along Codham Hall Farm entry road



Photograph 11: View north from entry road (access to Codham Hall Lane)



Photograph 12: Western view from upper yard



Photograph 13: Eastern view from middle yard



Photograph 14: View to west over western Site boundary vegetation



Panoramic Photograph 15: View to south east from lower yard



Photograph 16: View north within lower yard



Photograph 17: Eastern view along southern Site boundary



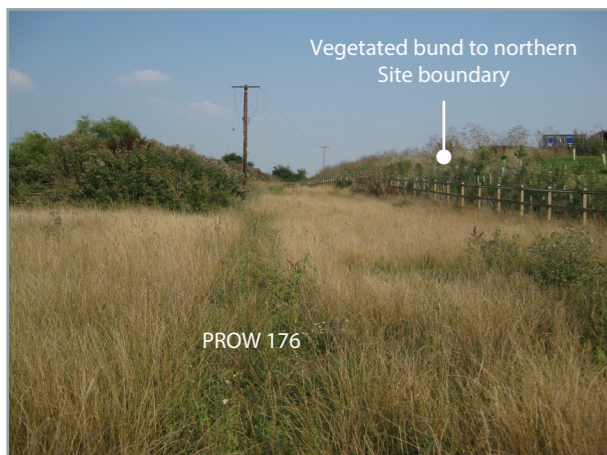
Photograph 18: View west along PROW 177



Photograph 19: View east along PROW 177








Photograph 20: View east to eastern compound areas



Photograph 21: View north east along PROW 176



- Key**
-  Site ref 101B boundary
  -  Public footpath / bridleway
  -  Existing woodland block vegetation.
  -  Existing hedgelines
  -  Specimen tree plantings (Approximate locations)

Draft Brentwood Local Plan 2015-2030:  
Preferred Options for Consultation (June 2013)

Project: **Codham Hall, Great Warley**  
Client: **S&J Padfield and Partners**

Date: **October 2013**  
Scale: **See Bar Scale**  
Status: **Draft**



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