



**Potential Areas for Development
LANDSCAPE IMPACT ASSESSMENT**

STAGE 1 REPORT

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Tendring District Council
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1. INTRODUCTION

1.1 General

- 1.1.1 This report has been prepared for Tendring District Council (TDC) by AMEC Earth & Environmental (UK) Ltd as part of the preparation of the Council's Local Development Framework (LDF). TDC are producing a Strategic Housing Land Availability Assessment (SHLAA) that will assess the availability, suitability and deliverability of land for future housing development; this is part of the evidence base that will underpin the housing land elements of the LDF Core Strategy and Allocations documents.
- 1.1.2 TDC have commissioned a Landscape Impact Assessment to inform the SHLAA in terms of determining the potential suitability for development of greenfield areas on the periphery of settlements where there may be a need for significant settlement expansion in the period 2011-2026.
- 1.1.3 Local Development Frameworks are required to cover a 15 year period and the Council's LDF will consequently cover the period 2011 to 2026. By projecting the East of England Plan's requirement of 425 dwellings per year for the district to 2026, it is expected that the Council will need to plan for in the region of 6,500 new homes in the district between 2011 and 2026.
- 1.1.4 Initial work on the Council's SHLAA has indicated that the supply of "Brownfield Land" within built up areas is diminishing and that it is likely that the majority of housing development post 2011 will need to be on "Greenfield" sites on the periphery of certain key settlements.
- 1.1.5 TDC officers have produced a confidential document entitled 'Identifying Broad Areas for Potential Settlement Expansion (2008)' - this document was produced by the Council as a technical document designed to identify broad areas on the periphery of selected settlements where there might be the potential (if justified by the overall spatial strategy and the detailed consideration of other factors including infrastructure) to accommodate housing growth.
- 1.1.6 The study identified 33 broad areas for potential development, following a process of elimination having identified areas affected by overriding physical and environmental constraints, areas that would lead to unsustainable ribbon development or dispersed settlement form and areas that suffer from obvious access or land management problems.
- 1.1.7 The study identified three other Areas which have specific problems including poor access and coastal erosion, and suggests that they should be excluded from further consideration. These 3 areas have been included in the Landscape Impact Assessment for the sake of completeness.
- 1.1.8 The 36 areas are based on the potential requirements for housing land around the 'Urban Settlements' of Clacton and Jaywick, Frinton and Walton, Harwich and Dovercourt, Lawford, Manningtree and Mistley, Brightlingsea and the eastern edge of Colchester, and also the (lower level) potential requirements for some growth around

the 'Key Rural Service Centres' of Little Clacton, St Osyth, Thorpe-le-Soken, Alresford, Great Bentley and Elmstead Market.

- 1.1.9 The 36 areas of land identified in the study form the basis for the Landscape Impact Assessment. However it should be noted that the areas defined in AMEC's study are not to be taken as potential sites for development - they are broad areas within which development may (or may not) be appropriate. The total area of land defined in the study (excluding the 3 Areas which were not considered suitable) is around 733ha. At densities of 30 dwellings per hectare it can therefore be seen that the total amount of land identified in the study could provide for around 22,000 houses, more than three times as many as are likely to be required. Only around 30% of the land area identified is therefore likely to be required for development in practice, and one of the aims of this assessment will be to identify development areas (or to parts of some of the areas) where landscape – related impacts may be least significant.
- 1.1.10 As part of the assessment process, the settlement – related impacts of the areas of land as they relate to Local Green Gaps (LGGs) and the Coastal Protection Belt (CPB) have been assessed. The areas have been assessed to establish where—in relation to Areas within the LGG and CPB – settlement – related impacts may be least significant.
- 1.1.11 A draft Interim Report was prepared and submitted to TDC. AMEC also met with TDC officers and Land Use Consultants (LUC) who are completing a parallel Open Space Study for TDC. The Stage 1 Report has been informed by TDC officer comments and information on the state of the LUC Study and draft plans which may be used in the Study. The Stage 1 Report differs only marginally from the draft Interim Report.

1.2 Objectives of the Assessment

- 1.2.1 TDC's brief for the Landscape Impact Assessment states that:

'The overarching objective is for the assessment to provide advice as to the likely landscape impacts of different greenfield development scenarios; advice that can be used to assess the 'suitability' of land for housing development as part of the Council's Strategic Housing Land Availability Assessment - a key element of the LDF evidence base. The assessment will be required to:

- *assess the likely landscape impact of future housing development on greenfield land in broad locations identified by the Council in its 2008 technical document;*
- *assess the relative impact of development in the above-mentioned broad locations so a comparison can be made between different options; perhaps using some sort of ranking system;*
- *assess the likely landscape impact of housing development on different parcels of land within the above-mentioned broad locations to identify the parcels with the lowest/highest impact where development might be more/less favourable;*

- *advise as to how the potential landscape impacts of housing development in the above-mentioned broad locations could be mitigated, perhaps through careful landscaping/use of a landscape buffer etc and the likely land-take of such mitigation measures;*
- *undertake a further review of the district's Local Green Gaps in light of development that has taken place since the LUC's 2003 study, the comments of the Local Plan Inspector and the newly arising pressure for development from the East of England Plan;*
- *make recommendations as to how much weight should be applied to the Local Green Gap as a constraint to greenfield settlement expansion in light of the levels of housing required to meet the East of England Plan requirement;*
- *assess the relative impacts of development in the above-mentioned broad locations on the role and function of Local Green Gaps and advise as to which options could be least/most damaging;*
- *advise as to how the role and function of Local Green Gaps could be strengthened perhaps as a result of development e.g. creating more strong defensible green gap boundaries;*
- *make recommendations as to how much weight should be applied to the 'Coastal Protection Belt' as a constraint to greenfield settlement expansion in light of the levels of housing required to meet the East of England Plan requirement; and*
- *undertake a review of the Coastal Protection Belt in the proximity of settlements identified by the Council as potential areas of expansion and, where possible, advise as to how the CPB boundary could be rationalised.'*

1.2.2 The Landscape Impact Assessment is to be carried out in two stages, with Stage 1 being an assessment of the general landscape sensitivity of the 36 areas in order to be able to compare and rank them in terms of their likely landscape effects, and to inform the consideration of spatial strategy options. Stage 2 will then be a more detailed consideration of a refined and shorter list of potential areas for growth, looking at disposition of development within those areas.

1.2.3 This Document comprises a Stage 1 Report on the initial findings of the LIA, that AMEC has been commissioned to undertake on behalf of TDC. The purpose of this Stage 1 Report is to inform TDC on progress with the LIA, and to indicate which Areas associated with which settlements are emerging as areas where landscape and settlement policy impacts are likely to be significant and those where such impacts may be of low significance.

1.2.4 This Stage 1 Report has been informed by consultation with TDC officers on the draft Interim Report and a meeting and discussions with Land Use Consultants who are

undertaking an Open Space Study as part of the LDF process. This has resulted in marginal changes to the assessment and its results.

1.3 Structure of this Report

- 1.3.1 Section 2 of this report sets out the approach and methodology adopted for this assessment and how it relates to existing TDC policy and guidance on landscape matters and settlement growth policy constraints. Section 3 then summarises the baseline situation in terms of existing landscape character and designations as well as policies for Local Green Gaps and the Coastal Protection Belt.
- 1.3.2 Section 4 summarises the initial results of the assessment of the potential landscape effects of the broad options for growth, while sections 5 and 6 provide a similar summary of the assessment of potential effects on the Local Green Gap and Coastal Protection Belt designations respectively, for the areas where these apply. An overall comparison in terms of a comparative ranking of the various areas is provided in section 7 in respect of landscape impacts, with conclusions on these in section 8.
- 1.3.3 The comparative findings of the LGG and CPB Assessments are incorporated in section 7 of the Stage 1 Report, with conclusions in section 8, in the form of Findings, which will combine the findings of the Landscape and Settlement Policy aspects of the study.

2. STUDY APPROACH AND METHODOLOGY

2.1 Study Approach

- 2.1.1 It is important to note at the outset two aspects of this assessment - it is essentially a *comparative exercise*, and it is also a *general overview*, rather than a detailed assessment of landscape effects.
- 2.1.2 It is acknowledged that all potential settlement extensions, involving (by definition) a significant extension of the settlement area into what is presently countryside of one form or another, will lead to some degree of harm in landscape terms. That degree of harm will vary from site to site, and will be capable of mitigation to a greater or lesser degree according to the site concerned and the eventual development proposals, and on any given site some local landscape benefits may also result from development, but the overall balance will inevitably be harmful. The purpose of this assessment is to assist in guiding development to areas where the harm is at a relatively low level and where it can be mitigated most effectively.
- 2.1.3 The assessment is therefore essentially a comparative exercise in ranking the various potential areas for development in landscape terms, so that this can be taken into account together with other factors in determining which areas and sites are most appropriate for future housing development. It does not attempt to make absolute judgements about whether individual Areas are or are not suitable for development, as landscape effects are only one of the issues to be considered, and few settlement extension Areas would be likely to generate either no adverse landscape effects at all or a completely unacceptable level of adverse effects.
- 2.1.4 The assessment is also inevitably general in nature, as there are no specific development proposals to assess. It is therefore the in-principle appropriateness of a given area or site for housing development which is assessed, assuming that development would take the form of 2 to 2½ storey housing, with appropriate landscape treatment and provision of open space.
- 2.1.5 New housing developments are in general required to achieve a relatively high overall net density in order to ensure the efficient use of land. This has implications for the landscape assessment of potential settlement extensions, in that (as a result of development over time) settlement areas have tended to decline in density away from the centre, with low density suburbs around the periphery. Where a settlement extension at a relatively high density is then proposed, it can appear discordant and intrusive within its suburban context. This is something which can to some extent be addressed by the design of the development concerned, with larger Areas tending to have an advantage in that they are likely to have a greater capacity to taper densities off towards their more visible edges, while still achieving the required overall densities.
- 2.1.6 It has been assumed for the assessment that each area would be provided with a reasonable degree of landscape mitigation in terms of new planting, but it is also recognised that any such new planting would take some time to become effective. Any specific requirements or implications for individual areas or sites in terms of landscape mitigation are noted in the assessment.

2.2 Methodology

General

- 2.2.1 A detailed description of the methodology adopted for this study is set out below. The methodology for the Landscape and Visual Impact Assessment is based on that set out in the 'Guidelines for Landscape and Visual Impact Assessment', produced jointly by the Institute of Environmental Management and Assessment and the Landscape Institute ('the GLVIA', 1995, revised 2002). The document 'Landscape Character Assessment, Guidance for England and Scotland, 2002' (The Countryside Agency and Scottish Natural Heritage) and the Countryside Agency Topic Paper on landscape capacity and sensitivity were also referred to.
- 2.2.2 While settlement extensions are in general likely to lead to some degree of landscape harm, it should be noted that new developments, while they may extend over a wide area, actually comprise relatively low rise, low key buildings and would have limited effects in comparison with other developments such as new roads, industrial facilities or other infrastructure projects. Houses in one form or another are also a normal component of views around the edges of towns, and are not necessarily unsightly in themselves - it is their presence in relation to the existing landscape character and the nature of the existing settlement edge which can lead to adverse effects. The landscape assessment therefore considers in particular three aspects for each potential area or site:
- Physical sensitivity and landscape value - this takes account of what the receiving landscape *consists of*; whether it contains mature trees or hedgerows, woodlands or intact field patterns, and whether any of these would be lost to the development.
 - Visual sensitivity and landscape value - this relates to whether the site in question is visually prominent, forms a component of important or valued views, or acts as a visual buffer.
 - The nature of the existing settlement edge - if this is raw or unscreened, with an unsatisfactory relationship between the settlement edge and the surrounding countryside, then an settlement extension may bring some benefits in terms of the ability to achieve a better screened and integrated edge. If, however, the existing settlement edge is already well screened and integrated, with perhaps mature trees or hedgerows forming an effective buffer, then adverse effects may result if a new development 'leapfrogs' the established settlement edge - in such circumstances the new houses could appear intrusive and discordant.
- 2.2.3 Landscape sensitivity has been adopted as a more appropriate measure of suitability for housing development than landscape quality, as a landscape with a poorer intrinsic quality may be more open and exposed and therefore lead to greater adverse effects than a higher quality landscape which can potentially absorb development as a result of the presence of mature trees, hedgerows or woodlands.
- 2.2.4 The assessment also takes account of the extensive work on landscape character carried out by Land Use Consultants, in particular the Tendring Landscape Character

Assessment (2001), and the Local Green Gap and Coastal Protection Belt designations as set out in the Local Plan (see section 3).

Local Green Gaps and Coastal Protection Belt

- 2.2.5 In the landscape assessment, the Local Green Gap and Coastal Protection Belt designations are noted for each area or site where they apply, but the *fact* of such a designation is not given any weight in the assessment. Instead, the assessment is of likely effects on landscape character, which may include for any given site elements of closure of valuable green gaps, or blocking of views towards the sea - in the landscape assessment, it would therefore be the actual landscape effects, rather than any in-principle conflict with a planning designation, which would count against a given site or area.

Detailed Methodology for Landscape Impact Assessment

- 2.2.6 The detailed methodology used for the landscape assessment is set out below:

- In landscape and visual assessments, a distinction is normally drawn between landscape effects (i.e. effects on the character or quality of the landscape, irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape, principally from residential properties, but also from public rights of way and other areas with public access). Thus, a development may have extensive landscape effects but few visual effects (if, for example, there are no properties or public viewpoints), or few landscape effects but significant visual effects (if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties). For this assessment, the principal consideration has been of landscape effects - some adverse visual effects for people living on the existing settlement edge are a likely result of most settlement extensions, but would depend to a large extent on the design and layout of the development concerned.
- The GLVIA guidance is primarily intended for use in detailed assessments where the proposed form of the development is known, but it is also applicable to more general appraisals of site suitability, and has therefore been followed in this case.
- For the purposes of this assessment, the guidance set out above was generally adhered to, with the following specific refinements:
 1. Landscape effects were assessed in terms of the magnitude of the change likely to be brought about by the development and also the sensitivity of the resource affected. The magnitude of change will generally decrease with distance from its source, until a point is reached where there is no discernible change. Landscapes which carry a landscape quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual

detractors and disturbance will be generally less sensitive (see Table 1 below).

2. Landscape change was categorised as follows, where each level (other than neutral) can be either beneficial or adverse:

- Neutral no loss or alteration of key landscape characteristics, features or elements
- Negligible very minor loss or alteration to one or more key landscape characteristics, features or elements
- Low minor loss of or alteration to one or more key landscape characteristics, features or elements
- Medium partial loss of or damage to key characteristics, features or elements
- High total loss of or severe damage to key characteristics, features or elements

3. Landscape quality was judged using the following definitions:

- Very high quality National Park or Area of Outstanding Natural Beauty standard
- High quality attractive landscape, usually with varied topography or historic features, and few visual detractors
- Medium quality pleasant landscape with few detractors but with no distinctive qualities
- Low quality unattractive or degraded landscape, affected by visual detractors.

4. The concept of landscape value was also considered. The GLVIA considers landscape value as a measure to be assessed in association with landscape character, in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. It is defined in the glossary of the GLVIA as:

'The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.'

5. Landscape sensitivity relates to the ability of the landscape to accommodate change of the type and scale proposed without adverse effects on its character. This is defined in the glossary of the GLVIA as:

'The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.'

6. It is noted in the GLVIA that this varies with:

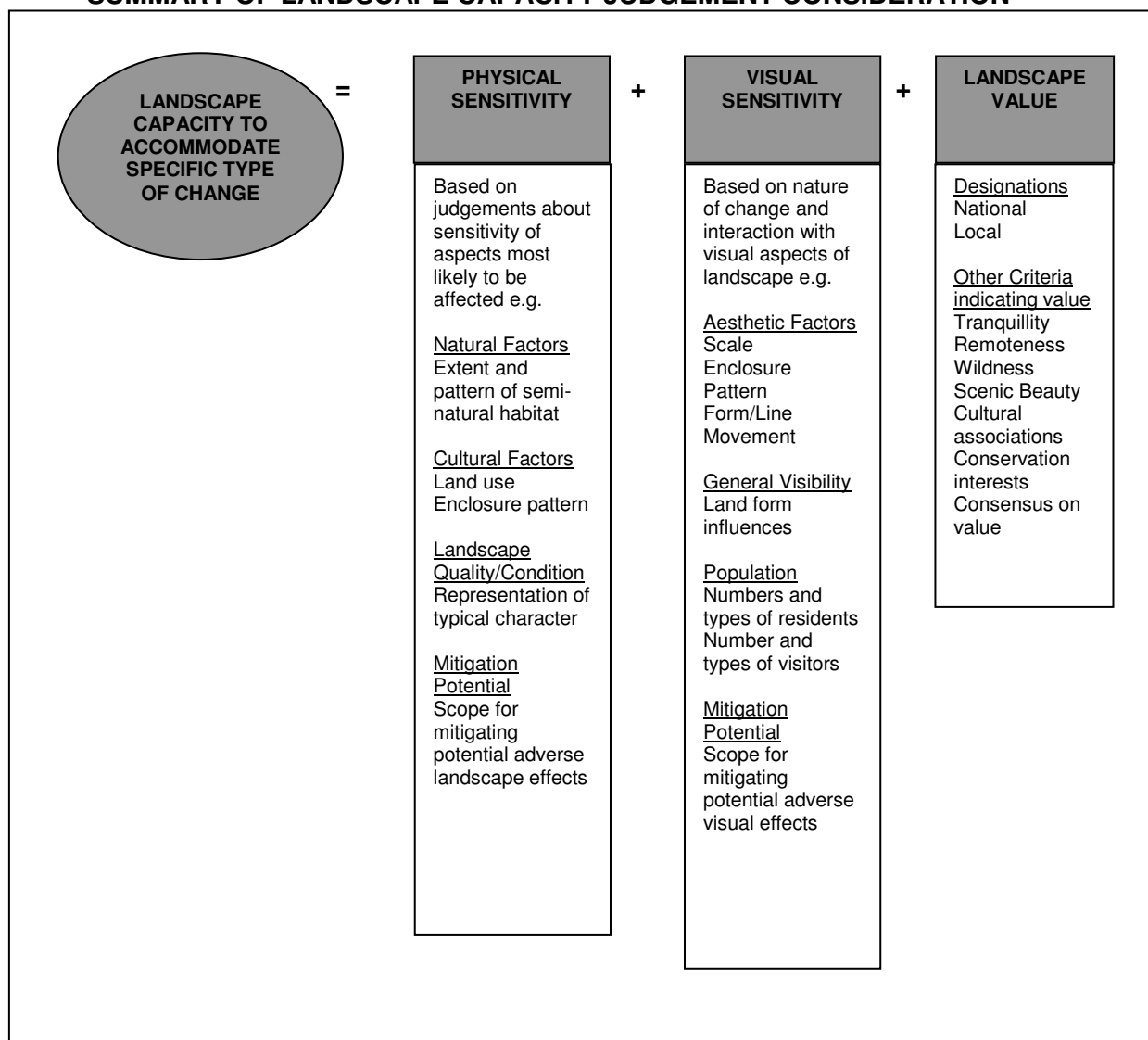
- (i) *existing land use;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *the scope for mitigation, which would be in character with the existing landscape; and*
- (v) *the value placed on the landscape.*

7. A landscape of high sensitivity will be one with a low ability or capacity to accommodate change, and vice versa. Landscape sensitivity was judged according to the criteria set out in Table 1 below, taking into account factors such as the presence or absence of designations for quality and the nature of the proposed change.

Table 1 ~ Criteria for Determining Landscape Sensitivity	
Sensitivity	Typical Criteria
Very High	<p>A landscape with a very low ability to accommodate change because such change would lead to a significant loss of valuable features or elements, resulting in a significant loss of character and quality.</p> <p>Development of the type proposed would be discordant and prominent.</p> <p>Will normally occur in a landscape of very high or high quality or value.</p>
High	<p>A landscape with limited ability to accommodate change because such change would lead to some loss of valuable features or elements, resulting in a significant loss of character and quality.</p> <p>Development of the type proposed would be discordant and visible.</p> <p>Will normally occur in a landscape of high quality or value.</p>
Medium	<p>A landscape with reasonable ability to accommodate change. Change would lead to a limited loss of some features or elements, resulting in some loss of character and quality.</p> <p>Development of the type proposed would be visible but would not be especially discordant.</p> <p>Will normally occur in a landscape of medium quality or value, a low quality/value landscape which is particularly sensitive to the type of change proposed, or a high quality/value landscape which is well suited to accommodate change of the type proposed.</p>
Low	<p>A landscape with good ability to accommodate change. Change would not lead to a significant loss of features or elements, and there would be no significant loss of character or quality.</p> <p>Development would not be readily be visible or discordant.</p> <p>Will normally occur in a landscape of low quality or value.</p>

8. The capacity of a landscape to accommodate change is one of the key considerations for potential settlement extensions, and can be summarised as follows:

SUMMARY OF LANDSCAPE CAPACITY JUDGEMENT CONSIDERATION



9. Likely landscape effects were then determined according to the interaction between change and sensitivity, as summarised in Table 2 below, where effects can be either beneficial or adverse, though the examples given are for adverse effects.

Table 2 ~ Significance Criteria for Landscape Effects	
Significance Score	Typical Criteria
Insignificant 1	<p>The proposals:</p> <ul style="list-style-type: none"> generally fit the landform and scale of the landscape have limited effects on views can be mitigated to a reasonable extent avoid effects on designated landscapes generally avoid conflict with government policy towards protection of the countryside.
Slight 2	<p>The proposals:</p> <ul style="list-style-type: none"> do not quite fit the landform and scale of the landscape will impact on certain views into and across the area cannot be completely mitigated for because of the nature of the proposal or the character of the landscape affect an area of recognised landscape quality conflict with local authority policies for protecting the local character of the countryside.
Moderate 3	<p>The proposals are:</p> <ul style="list-style-type: none"> out of scale or at odds with the landscape are visually intrusive and will adversely impact on the landscape not possible to fully mitigate will have an adverse impact on a landscape of recognised quality or on vulnerable and important characteristic features or elements in conflict with local and national policies to protect open land and nationally recognised countryside as set out in PPS7 and PPG2.
High 4	<p>The proposals are damaging to the landscape in that they:</p> <ul style="list-style-type: none"> are at variance with the landform, scale and pattern of the landscape are visually intrusive and would disrupt important views are likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting will be damaging to a high quality or highly vulnerable landscape cannot be adequately mitigated are in conflict with government policy for the protection of nationally recognised countryside as set out in PPS7.
Very High 5	<p>The proposals are very damaging to the landscape in that they:</p> <ul style="list-style-type: none"> are at considerable variance with the landform, scale and pattern of the landscape are visually intrusive and would disrupt fine and valued views are likely to degrade, diminish or even destroy the integrity of a range of characteristic features and elements and their setting will be substantially damaging to a high quality or highly vulnerable landscape cannot be adequately mitigated are in serious conflict with government policy for the protection of nationally recognised countryside as set out in PPS7.

10. Photographs were taken with a digital camera with a lens that approximates to 55mm, which is similar to a normal human field of view.

Ranking of Effects

- 2.2.7 The above assessment enables each area to be graded on a five point scale of likely landscape effects, based on the interaction between the sensitivity of the resource affected and the scale and nature of change envisaged. Different Areas can then be ranked or compared with one another in terms of their likely level of adverse effects and therefore their general suitability, in landscape terms, for housing development.
- 2.2.8 This five point scale enables comparison to be made with the April 2004 study by Land Use Consultants ('Tendring Housing Comparative Site Assessment Study'), which graded Areas then under consideration according to a six point scale of sensitivity to development, of which the lowest category was for entirely settlement Areas, and is therefore not applicable to this current study, leaving remaining five categories.

Review of Local Green Gaps and Coastal Protection Belt

- 2.2.9 The various Areas under consideration will also be reviewed in terms of the likely effects of development within them on the Local Green Gap and Coastal Protection Belt designations. These parallel assessments will not use the fact of the designation to count against any area, but will consider the *planning reasons* for the designation in each case, as stated in the Local Plan, as these are relevant and important matters. The parallel assessments have been reviewed to take into account the extent to which those reasons may be compromised or affected by development. In other words, the fact that an Area may carry a given designation will not be taken to count against it in terms of development potential, but if the reasons underlying the designation were considered likely to be compromised, then that would count against development.
- 2.2.10 The landscape assessment will consider only the likely effects on landscape character, and in some cases the fact that development may fill a valuable gap or obstruct views towards the coast may be considered to be adverse in landscape terms, and would count against development of that Area. The parallel settlement policy assessments may also find that development of the Area would lead to adverse effects in terms of the Local Green Gap and Coastal Protection Belt designations, but this is not considered to be double counting - it is possible for an Area to have adverse effects in all of these respects (or indeed none of them, or one or two of them), and all of those effects should be taken into account in the overall assessment.
- 2.2.11 The methodology used for the Settlement Assessments was developed in discussion with TDC Officers. It was agreed that the individual areas should be separately assessed by scoring impact of their development on Local Green Gaps and the Coastal Protection Belt against specific and measurable parameters and criteria. The parameters and criteria were developed by AMEC and agreed by officers and are given equal weight in completing the assessments.
- 2.2.12 The Settlement Assessment was therefore undertaken by using the scoring system devised for considering the development impact of the development of the individual Areas firstly, on the Local Green Gaps and secondly, on the Coastal Protection Belt (CPB) against various parameters and individual criteria to define them further.

Where an Area (or part of an Area) is located within both a Local Green Gap and the CPB, the assessment considered the impacts of the specific part of the Area on both designations individually.

- 2.2.13 The scoring system ensured that each of the parameters is given equal weight in assessing the impact of developing the individual Areas in terms of settlement policy.

Local Green Gap Assessment

- 2.2.14 The parameters, criteria and scoring system definitions used to assess the impact on Local Green Gaps are shown In Appendix 8.

- 2.2.15 The assessment was undertaken by considering the affect of developing each of the individual Areas against the following six parameters:

1. Settlement Form and Category;
2. Land Use;
3. Land Take;
4. Extent of Impact on the Gap and its Sensitivity;
5. Boundary Defensibility; and
6. Potential for Green Infrastructure.

- 2.2.16 With the exception of Parameter 3, each of the parameters was defined by the use of three criteria. The parameter relating to Land Take was assessed by just one criterion - the amount of land lost to development. The individual areas were scored from 1 to 5 for each criterion depending on the likely impact on the criterion based on the scoring definitions prepared for the individual criteria. Lower scores indicate that the individual Area has a relatively low impact against the relevant criterion.

- 2.2.17 With regards Parameter 6, Criterion 1, the “green infrastructure” features or “typologies” were defined in detail so that they related to the general “typologies” which are being proposed for LUC’s emerging Open Space Study. These will be reviewed for Stage 2 of the Assessments once the Open Space Study has been completed. The Assessment identified 16 “green infrastructure” features and scored the Areas on the basis of the number of features which exist.

- 2.2.18 The scores for the performance of the Areas against each of the criteria were totalled for each parameter. The total score for Parameter 3 was multiplied by three to ensure that it was given equal weight with the other parameter. The overall total score for each individual Area against all of the parameters was then calculated. The totals indicate the relative settlement policy impact of developing the individual Area on the relevant Local Green Gap with the lower scores demonstrating less impact.

- 2.2.19 With regards the scoring for Parameter 6, Criterion 6, it proved difficult to score the Areas accurately since the data needed to do so was not available from the LUC Open Space Study. All Areas were therefore scored as 3 to ensure consistency and

reflect an average score for each Area. This will be reviewed in Stage 2 of the Assessments once the Open Space Study has been completed and may provide the data required.

Coastal Protection Belt Assessment

- 2.2.20 The parameters, criteria and scoring system definitions used to assess the impact on the CPB are shown in Appendix 9.
- 2.2.21 The assessment was undertaken in a similar way to that completed for the Local Green Gaps. It considered the affect of developing each of the individual areas against the following six parameters:
1. Settlement Form and Category;
 2. Land Use;
 3. Land Take;
 4. Extent of Impact on CPB and Sensitivity;
 5. Boundary Defensibility; and
 6. Potential Compatibility with CPB.
- 2.2.22 As with the Local Green Gap Assessment, each of the parameters was defined using three criteria, with Parameter 3 (Land Take) having one. The individual Areas were scored from 1 to 5 for each criterion depending upon the likely impact on the criterion based on the proposed scoring definitions. Lower scores show that the Area has a lesser impact.
- 2.2.23 The scores were totalled for each parameter with parameter 3 being multiplied by three. The overall total score for each area against all the parameters was calculated. The lower scores demonstrate less impact on the Coastal Protection Belt.
- 2.2.24 The scores for the Green Gap Assessment and CPB Assessment were verified by visiting sites on a 5% random basis. This resulted in visiting Areas 4/2 and 7/ 2 within the Local Green Gap Assessment and Area 2/4 within the CPB Assessment. These Areas were considered against the appropriate parameters and criteria to verify that the Assessment scoring was accurate and if needed adjustments made.
- 2.2.25 The results of the verification proved that both the Assessments were in fact robust and accurate. Neither of the Areas within the Local Green Gap Assessment needed any adjustment to the scoring. Only in Area 2/4 within the CPB Assessment was there need to marginally adjust the scoring for two criteria upwards. These changes did not significantly alter the results of the CPB Assessment.

3. THE BASELINE SITUATION

3.1 General

3.1.1 The baseline situation for the landscape of Tendring district is summarised in this section, in terms of existing assessments of landscape character and landscape designations.

3.1.2 This is the background against which the potential effects of areas for settlement growth can be assessed.

3.2 Landscape Character

3.2.1 The 'Tendring District Council Landscape Character Assessment' ('the district LCA') was produced in 2001 for TDC by Land Use Consultants (LUC), and is a comprehensive assessment of the district's landscape character, set within the context of the national assessment of landscape character by the (then) Countryside Commission and English Nature. The district LCA notes that the majority of the district falls within the national landscape character areas of the Greater Thames estuary and the Northern Thames Basin.

3.2.2 The district LCA also notes that a county level landscape character assessment for Essex was under way at the time of writing. This assessment has now been published, (the 'Essex Landscape Character Assessment', 2003), and divides the county into 35 separate landscape character areas, of which significant parts of 5 are present in the district. These are:

- E3 Tendring Plain
- F7 Brightlingsea-Clacton-Frinton Coast
- F8 Hamford Water
- F9 Stour Estuary Slopes
- F10 Stour Estuary

Small parts only of the following county character areas are also present within the district:

- E4 North Colchester Farmlands
- F5 North Blackwater and Colne Coastal Farmlands
- C8 Stour Valley

3.2.3 The district LCA divides the district into 8 Landscape Types (plus urban areas, which are excluded). These are:

- Open Estuarine/Coastal Marsh
- Drained Estuarine/Coastal Marsh
- Coastal Slopes
- Coastal Ridges and Peninsulas
- River Floodplains
- Clay Valleys

- Heathland Plateaux
- Clay Plateaux

3.2.4 Each Landscape Type is further subdivided to create a series of 30 discrete Landscape Character Areas. These areas are described and evaluated (for character, condition, changes affecting them and sensitivity) in Volume 1 of the LCA, which also sets out a strategy for the future management of each character area. Volume 2 of the LCA then sets out guidance for built development within each of the identified character areas.

3.2.5 Policy EN1 of the Local Plan covers landscape character, and states that:
'The quality of the district's landscape and its distinctive local character will be protected and, where possible, enhanced. Any development which would significantly harm landscape character or quality will not be permitted. Development control will seek in particular to conserve the following natural and man-made features which contribute to local distinctiveness:

- a. estuaries and rivers, and the undeveloped coast;*
- b. skylines and prominent views, including those of ridge tops and plateau edges;*
- c. the settings and character of settlements and of attractive and/or vernacular buildings within the landscape;*
- d. historic landscapes and listed parks and gardens, ancient woodlands, and other important woodland, hedgerows and trees;*
- e. native species of landscape planting and local building materials; and*
- f. the traditional character of protected lanes, other rural lanes, bridleways and footpaths. Where a local landscape is capable of accommodating development, any proposals shall include suitable measures for landscape conservation and enhancement.'*

3.2.6 ECC have produced the 'Tendring District Historic Environment Characterisation Project 2008' report for TDC. This divides the district into a series of large 'Historic Environment Character Areas', which are further broken down into 'Historic Environment Character Zones'. The report states that it is intended for use by TDC in the development of the district LDF, by setting out the '*sensitivity, diversity and value of the historic environment resource*' within the district. The report assesses each Historic Environment Character Zone in terms of its sensitivity to medium to large scale development (specifically housing development), on a three point scale.

3.2.7 The district and county LCAs, and the Tendring District Historic Environment Characterisation Project, will be referred to where appropriate in the consideration of individual areas for potential growth in the following section.

3.2.8 The district LCA divides the district into 8 Landscape Types (plus urban areas, which are excluded). These are:

- Open Estuarine/Coastal Marsh
- Drained Estuarine/Coastal Marsh
- Coastal Slopes
- Coastal Ridges and Peninsulas
- River Floodplains
- Clay Valleys
- Heathland Plateaux
- Clay Plateaux

3.3 Local Green Gaps

3.3.1 The primary purpose of Local Green Gaps, as identified in the Tendring District Local Plan 2007 is to maintain separation between urban areas and free standing smaller settlements that surround them, or between physically separate built-up neighbourhoods. By conserving the countryside between residential settlements, the Local Green Gaps aim to preserve the open character of these breaks between settlements, and maintain the individual character and landscape setting of the towns, villages and neighbourhoods.

3.3.2 In addition to their role in maintaining settlement separation, Local Green Gaps are also intended to have a positive role in containing urban areas and contributing to the more efficient use of existing urban land and infrastructure. Within Local Green Gaps, TDC aims to encourage the enhancement and improvement of public rights of way, and existing leisure and recreation, where this would not prejudice their wider function.

3.3.3 There are Local Green Gaps at the following locations:

Clacton-on-Sea/Little Clacton:

Primarily to safeguard the separate identity, character and openness of the setting of Little Clacton, particularly by protecting the undeveloped land either side of Centenary Way.

Great Clacton/Holland-on-Sea:

Mainly to separate the countryside between the railway line and Picket's Ditch to maintain the separate identity and character of Holland-on-Sea and the Burrsville area of Clacton.

West Clacton/Jaywick:

Essentially to maintain a clear separation between West Clacton and Jaywick, and between Jaywick and Seawick, to safeguard their separate identities.

Dovercourt/Parkeston/Ramsey/Little Oakley:

Essentially to safeguard the remaining countryside gap between Parkeston and Dovercourt including Ramsey Creek.

Frinton/Walton/Kirby Cross/Great Holland/Kirby-le-Soken/Holland-on-Sea:

Mainly to safeguard the open countryside and coastal gap between Frinton, Great Holland and Holland-on-Sea, to protect the rural setting of Kirby-le-Soken and Great Holland and the remaining village character of Kirby Cross.

Lawford/Manningtree/Mistley:

Primarily to safeguard the breaks between the separate settlements and to prevent further “ribbon development” west of Lawford.

Little Clacton:

Mainly to preserve views into the open countryside between the main built-up areas of the village and to prevent further “ribbon development” between the separate neighbourhoods.

3.4 Coastal Protection Belt

- 3.4.1 Most of the undeveloped areas of the Tendring coast are of national and international importance for nature conservation. The coastline is also important for its special landscape qualities, historic and geological interest and its recreational value.
- 3.4.2 Government guidance in PPG 20, Coastal Planning, clearly advises that local planning authorities should resist all development within the designated Coastal Protection Belt which does not have a functional need to be located within the Belt- in other words development that does not require a coastal location. This is to ensure that undeveloped coastline and associated inland areas are as far as possible conserved for their intrinsic landscape value and nature conservation interest.
- 3.4.3 The purpose of the Coastal Protection Belt as stated in the Tendring District Local Plan is therefore to protect the unique and irreplaceable character of the coastline from inappropriate forms of development. Such areas, including inter-related inland areas, are considered to be particularly vulnerable to visual intrusion due to the high visibility of any development on the foreshore, on the skyline, and affecting largely open vistas along the undeveloped coast.
- 3.4.4 The Coastal Protection Belt designation seeks to protect the land from development that does not have a need, such as port and water-based leisure and recreational development, to be located on the coast. Where development, may have a proven need for a coastal location, the potential impact upon natural and built features would still be a paramount consideration.
- 3.4.5 To provide effective protection of the coastline, the whole coastal belt, the estuarine and associated land along the south side of the River Stour between Manningtree and Harwich is protected by the Coastal Protection Belt designation. In addition the extensive coastal area between Harwich and The Naze including Hamford Water, - between Clacton-on-Sea and Point Clear, and between Brightlingsea and Alresford along the River Colne is included in the CPB.

- 3.4.6 The Belt extends up to 3 kms. inland where the adjoining areas are particularly flat and where potential development is considered likely to have a significant impact on the coastline. The CPB therefore stretches inland towards the northern side of Thorpe-le-Soken, and the southern and western sides of St. Osyth.

3.5 Designations for Landscape Quality

- 3.5.1 An area on the north-western edge of the District, just to the west of Manningtree, falls within the Dedham Vale Area of Outstanding Natural Beauty (AONB). This is a national designation for landscape quality and value. The Local Plan Proposals Map also shows an extensive area running along the south side of the Stour Estuary eastwards from Manningtree as a proposed extension to the Suffolk Coast and Heaths AONB, which is at present confined to the north side of the estuary. The extension is proposed on the basis that the south side of the estuary is an integral part of the wider landscape of the Stour Estuary and is considered by TDC and also the County Council to be of comparable quality and character to the existing AONB.

3.6 Reference Documents

- 3.6.1 In addition to the district LCA and the Council's 2008 report on 'Identifying Broad Areas for Potential Settlement Expansion', the following documents have been studied in the course of the assessment, and will be referred to where appropriate in this report:
- **Greenfield Sites Study (2001).** This study for TDC by LUC assessed the landscape sensitivity of greenfield sites on the periphery of settlements where there could have been some pressure for greenfield development through the Local Plan process.
 - **Review of Tendring District Green Wedge Policy (2003).** In the 2007 Local Plan, certain areas between different settlements or different parts of settlements are designated as 'Local Green Gaps'; a policy constraint designed to maintain physical separation between settlements of different character, prevent incremental coalescence of built-up areas and to protect the landscape character of important countryside breaks. This study reviewed the function of Green 'Wedges' that were designated in the previous version of the Local Plan, recommending a name change and a few additional Areas. It provides a valuable insight into the function of Local Green Gaps and detailed justification for the retention of a local policy to protect those areas from built development. The Local Green Gaps affect a large proportion of greenfield sites on the periphery of settlements where there could be pressure for development, particularly Clacton, Frinton/Walton and Harwich.
 - **Housing Comparative Site Assessment Study (2004).** This study was produced by the Council to compare and contrast housing Areas in relation to the sustainability criteria set out in (the then) PPG3. The study includes an insert

produced by LUC entitled 'Assessment of Settlement Extension Greenfield Sites in Relation to Physical and Environmental Constraints'.

- **The Tendring District Local Plan (adopted December 2007).**
- **The Dedham Vale AONB and Stour Valley Management Strategy, 2004 - 2009.**
- **East of England Regional Spatial Strategy – May 2008**
- **PPS7, Sustainable Development in Rural Areas – July 2004**
- **PPG20, Coastal Planning – October 1992**
- **PPS25, Development and Flood Risk – December 2006**

4. INITIAL LANDSCAPE ASSESSMENT OF AREAS FOR GROWTH

4.1 General

- 4.1.1 This section sets out the results of the assessment of potential landscape effects of development of or within the 36 broad areas identified by TDC. This assessment notes where an option or Area may be affected by the Local Green Gap or Coastal Protection Belt designations, but does not give such designations any weight in the assessment - the reasons behind those designations are taken into account in the separate assessments set out in sections 5 and 6.
- 4.1.2 As the broad areas for growth are in most cases quite extensive, with no specific Areas identified, they are considered in terms of their general suitability for development and capacity to accept change, together with an assessment of whether any areas within them appear to be more or less appropriate for development.
- 4.1.3 Within the broad areas identified, the precise nature and degree of the landscape effects which would result from eventual development would in practice depend on the design and disposition of the new buildings (and also the roads and other infrastructure which the development may require), and the extent to which they could be screened and integrated by additional planting.

4.2 Areas for Potential Development

- 4.2.1 Each of the 36 areas identified has been considered in terms of its character and key landscape features, the presence of any landscape designations, physical and visual sensitivity, the nature of the existing settlement edge, usage for formal or informal recreation, its capacity to accept change, the likely, in-principle level of landscape effects and the potential for mitigation. These factors, together with an overall summary of likely appropriateness as an area for housing development, are summarised on the following pages for each area in turn, numbered sequentially as shown in Appendix 1.

4.3 Summary Ranking by Landscape Effects

- 4.3.1 The table (in Appendix 5) shows a summary of all 36 areas, ranked (from least to greatest) in terms of their landscape effects. This is to enable comparison between areas which have been assessed as having the same overall level of effects (for example, 16 areas are expected to produce slight adverse effects, so the table provides some means of discrimination between them on landscape grounds).
- 4.3.2 The table also shows, by means of a column for each settlement/group of settlements, how areas around that settlement compare with each other.
- 4.3.3 It has generally been assumed in the assessment that the entire area concerned would be developed for housing. Where small parts of an area may be less appropriate for development, this is noted on the above summary sheets, and in such cases the overall assessment may (where stated) assume that those parts are not to be developed. However, where the majority of an area may be less appropriate for development, this is stated on the summary sheet, but the assessment assumes that all or most of the area will be developed. If a decision were to be taken that most of

an area could be omitted, leaving only those parts generating a lower level of effects, then the assessment could be repeated, and would be likely to show a lower level of effects for the reduced area.

5. LOCAL GREEN GAPS

- 5.1.1 The results of the Local Green Gap Assessment are shown in Appendix 6. This includes a comparison of the scores of individual Areas and how they perform against the parameters and criteria.
- 5.1.2 The Stage 1 results allow a ranking exercise to be completed for each settlement covered by the study to show how each area performed in the LGG assessment. The Areas with the highest scores were ranked highest and the Areas with the lowest scores were ranked the lowest in terms of impacts on the LGG. Whilst the scores for each Area were relatively closely grouped, the results nevertheless provide a basis for completing the assessment.
- 5.1.3 The lowest score- and therefore the least impact on the LGG policy- and therefore ranked 16- was Area 7/4 to the south of Little Clacton, closely followed jointly ranked 15 by Area 3/2 at Ramsey, Area 4/1 to the west of Lawford and Area 4/3 south of Mistley.
- 5.1.4 The highest score- and therefore the greatest impact on the LGG policy- was Area 3/3 at Little Oakley ranked 1 followed by 2/1 to the north of Frinton which was ranked 2.
- 5.1.5 Whilst the scoring was relatively close the assessment results demonstrate clearly the relative importance of each area to the LGB policy.

6. COASTAL PROTECTION BELT

- 6.1.1 The results of the Coastal Protection Belt Assessment are shown in Appendix 8. They show how each of the areas perform against the CPB criteria and parameters.
- 6.1.2 The results allow a ranking exercise to be completed for each settlement showing how each area performed in the CPB assessment. The Areas with the highest scores were ranked highest and the Areas with the lowest scores were ranked lowest in terms of impacts on the CPB. Whilst the scores for each Area were relatively closely grouped, the results however provide a robust basis for drawing conclusions on the performance of the areas.
- 6.1.3 The lowest score- and therefore the least impact on CPB policy- and ranked 10 was Area1/1 west of Clacton-on-Sea followed by Area 3/1 south of Dovercourt which was ranked 9.
- 6.1.4 The highest score- and therefore the greatest impact on the CPB policy- is Area 3/4 north -east of Little Oakley which is ranked 1. This is closely followed and ranked 2 by Area 5/2 at Brightlingsea. The other areas all scored significantly lower against the criteria and parameters.
- 6.1.5 Whilst the scoring of the areas which performed less strongly were closely grouped, it is still possible to draw conclusions from the assessment.

7. COMPARISON OF POTENTIAL DEVELOPMENT AREAS

- 7.1.1 The overall comparison of the areas is included. It is noted that this does not take account of the results of the emerging parallel Open Space Study being completed by LUC and which will inform the Stage 2 Report.
- 7.1.2 Pending the completion of the combination of Landscapes and Settlement Policy assessments, AMEC has carried out a ranking exercise for each settlement and Area covered by the study to show how each Area performs in the landscape, LGG and CPB assessments separately. Where an Area is not within either a LGG or the CPB only the landscape assessment is relevant.

8. CONCLUSIONS

- 8.1.1 The Landscape Assessment shows that one Area - Area 2/4 - scores very high in landscape terms and should be discounted from further consideration, as a potential area to accommodate future development on landscape grounds.
- 8.1.2 Other Areas also score high in landscape terms and are unlikely to be appropriate for further consideration. These include Areas 3/3, 3/3 and 9/1.
- 8.1.3 Further Areas score moderately in landscape terms and any landscape impacts on these could be mitigated or potentially outweighed by other factors. These include Areas 1/2, 1/3, 1/4, 2/2, 3/1, 4/2, 4/3, 5/3, 7/2, 8/1, 11/1, 11/2 and 11/3.
- 8.1.4 Some Areas score lower with only minor landscape impacts and relatively few landscape constraints including Areas 1/1, 1/5, 2/1, 3/2, 4/1, 5/1, 5/2, 6/1, 7/1, 7/3, 7/4, 9/2, 9/3, 10/1, 12/1 and 12/2. Three Areas - 2/3, 8/2 and 10/2 have no significant landscape constraints and their development is unlikely to have significant landscape impacts.
- 8.1.5 The Settlement Policy Assessment of the Local Green Gaps (LGGs) shows that a number of Areas score highly with the highest ranking Areas being Areas 1/2, 1/4, 2/1, 3/3, and 7/2.
- 8.1.6 All other areas scored correspondingly lower and were ranked lower including jointly 1/1, 1/5, 2/2 and 4/2, and jointly 1/3, 3/1, and 2/3. Development within these areas would have only limited impact on the LG and could be considered further.
- 8.1.7 The lowest scoring areas were jointly Areas 3/2 and 4/3 and finally Area 7/4. Development within these areas would have little impact on the LG and could be considered further.
- 8.1.8 The Settlement Policy Assessment of the Coastal Protection Belt shows that two areas scored significantly higher than the others with the highest ranking areas being Areas 3/4 and 5/2.
- 8.1.9 All other areas scored correspondingly significantly lower including, in order, jointly 5/1 and 5/3, 10/2, 2/4, 3/2 and 4/3. Development within these areas would have only limited on the CPB.
- 8.1.10 The lowest scores were for Areas 3/1 and 1/1. These areas would have little impact on the CPB.
- 8.1.11 The Stage 2 report will consider the landscape and settlement policy impacts of the areas which Tendring District Council decides should be considered in more detail as potential areas for development.

APPENDICES

APPENDIX 1:
Location of Study Areas



APPENDIX 2:
List of the 36 Study Areas

Area No.	Location
1/1	West of Cherry Tree Avenue
1/2	West of Jaywick Lane, Clacton
1/3	North of St John's Road, Clacton
1/4	North of Cann Hall Estate, Clacton
1/5	North of Sladbury's Lane
2/1	East of Halstead Road, Kirby Cross
2/2	West of Elm Tree Avenue, Frinton
2/3	West of Chapel Lane, Kirby Cross
2/4	East of Old Hall Lane, Walton
3/1	South of A120, Dovercourt
3/2	Vicinity of Michaelstowe Hall, Ramsey
3/3	South of Ramsey Road, Ramsey/Little Oakley
3/4	West of Low Road, Dovercourt/Little Oakley
4/1	Land at Dale Hall, Lawford
4/2	Long Road, Lawford/Mistley
4/3	South of Harwich Road, Mistley
5/1	West of Lodge Lane, Brightlingsea
5/2	West of Robinson Road, Brightlingsea
5/3	South of Mill Street, Brightlingsea
6/1	East of Plains Farm Close, Ardleigh
7/1	West of Grove Road, Little Clacton
7/2	South of Thorrington Road, Little Clacton
7/3	South of Elm Road, Little Clacton
7/4	North of Progress Way/Centenary Way, Little Clacton
8/1	East of Rochford Road, St. Osyth
8/2	Between Bypass Road and Clacton Road, St. Osyth
9/1	North of Spencer Road, Thorpe
9/2	East of Oak Close, Thorpe
9/3	East of St. Michael's Road, Thorpe
10/1	Cockaynes Lane, Alresford
10/2	South of St. Andrew's Close, Alresford
11/1	East of Sturicks Lane, Great Bentley
11/2	West of Plough Road, Great Bentley
11/3	South of Weeley Road, Great Bentley
12/1	North of Meadow Close, Elmstead
12/2	West of School Road, Elmstead

Appendix 3:
List of Areas for each Settlement

Tendring LIA 2009; Clacton-on-Sea & Jaywick: Settlement 1

Area No.	Location	Planning Policy Area; Local Green Gap EN2	Planning Policy Area; Coastal Protection Belt EN3.
1/1	West of Cherry Tree Avenue	√	√
1/2	West of Jaywick Lane, Clacton	√	X
1/3	North of St John's Road, Clacton	√	X
1/4	North of Cann Hall Estate, Clacton	√	X
1/5	North of Sladbury's Lane	√	X

Tendring LIA 2009; Frinton & Walton: Settlement 2

2/1	East of Halstead Road, Kirby Cross	√	X
2/2	West of Elm Tree Avenue, Frinton	√	X
2/3	West of Chapel Lane, Kirby Cross	√	X
2/4	East of Old Hall Lane, Walton	X	√

Tendring LIA 2009; Harwich & Dovercourt: Settlement 3

3/1	South of A120, Dovercourt	√	√
3/2	Vicinity of Michaelstowe Hall, Ramsey	√	√
3/3	South of Ramsey Road, Ramsey/Little Oakley	√	X
3/4	West of Low Road, Dovercourt/Little Oakley	X	√

Tendring LIA 2009; Lawford, Manningtree & Mistley: Settlement 4

4/1	Land at Dale Hall, Lawford	√	X
4/2	Long Road, Lawford/Mistley	√	X
4/3	South of Harwich Road, Mistley	√	√

Tendring LIA 2009; Brightlingsea: Settlement 5

5/1	West of Lodge Lane, Brightlingsea	X	√
5/2	West of Robinson Road, Brightlingsea	X	√
5/3	South of Mill Street, Brightlingsea	X	√

Tendring LIA 2009; Colchester Fringe: Settlement 6

6/1	East of Plains Farm Close, Ardleigh	X	X
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Tendring LIA 2009; Little Clacton: Settlement 7

7/1	West of Grove Road, Little Clacton	X	X
7/2	South of Thorrington Road, Little Clacton	√	X
7/3	South of Elm Road, Little Clacton	X	X
7/4	North of Progress Way/Centenary Way, Little Clacton	√	X

Tendring LIA 2009; St. Osyth: Settlement 8

8/1	East of Rochford Road, St. Osyth	X	X
8/2	Between Bypass Road and Clacton Road, St. Osyth	X	X

Tendring LIA 2009; Thorpe-le-Soken: Settlement 9

9/1	North of Spencer Road, Thorpe	X	X
9/2	East of Oak Close, Thorpe	X	X
9/3	East of St. Michael's Road, Thorpe	X	X

Tendring LIA 2009; Alresford: Settlement 10

10/1	Cockaynes Lane, Alresford	X	X
10/2	South of St. Andrew's Close, Alresford	X	√



Tendring LIA 2009; Great Bentley: Settlement 11



11/1	East of Sturicks Lane, Great Bentley	X	X
11/2	West of Plough Road, Great Bentley	X	X
11/3	South of Weeley Road, Great Bentley	X	X

Tendring LIA 2009; Elmstead Market: Settlement 12



12/1	North of Meadow Close, Elmstead	X	X
12/2	West of School Road, Elmstead	X	X

Appendix 4:
Landscape Assessment of Areas



WEST OF CHERRY TREE AVENUE, CLACTON		Area	1/1
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> South west of Clacton, to west of Cherry Tree Avenue and south of Stanley Road. LCA 4D, <u>St Osyth Coastal Ridge</u>, with eastern part in 3C, <u>St Osyth Coastal Slopes</u>. Assessment notes that coastal slopes are 'particularly sensitive to development' and that high density development would be unsuitable. Area 4D, to the north and west, is not noted as being so sensitive. HECZ 7.8, noted as being of medium sensitivity, with some cropmarks.</p>			
<p><i>Description:</i> Flat, arable urban fringe landscape. Isolated bungalows within southern portion, otherwise undeveloped. One public footpath crosses southern portion, with another along the northern boundary, also informal use of field margins for dog walking. Low to medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> LGG for entire area. CPB for southern portion.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features of intrinsic value, though some hedgerows and trees have local importance. Evergreen trees and scrub in central/southern part, tall hedge and trees alongside northern part of Cherry Tree Avenue. Low physical sensitivity, provided existing vegetation can be retained.</p>			
<p><i>Visual Sensitivity:</i> Northern part of area is more enclosed and relates to existing urban edge. Western part is more open and uncontained, with views from adjacent roads and housing areas. Also overlooking from properties along southern part of Cherry Tree Avenue and also the urban edge to the north. The flat landscape means that development within this area would not be widely visible - there is little current intervisibility between the edges of Clacton and Jaywick. Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Reasonably well contained to the east and north, with garden and boundary vegetation along northern edge. Visually prominent houses in north western corner.</p>			
<p><i>Capacity to Accept Change:</i> Medium to high for north east part - area has some enclosure, but an urban fringe character, meaning that any change would be at a relatively low level. Medium for the remainder.</p>			
<p><i>Anticipated Landscape Effects:</i> Development would represent an intrusion into open countryside to some degree, though not in an area where the development would be widely visible or greatly out of character.</p>			
<p><i>Potential for Mitigation:</i> New planting should build on existing retained vegetation. Green buffers around western and southern sides would reduce effects, and could incorporate a degree of public access. Southern and western parts could include some open space as a buffer.</p>			
<p><i>Notes:</i> The north eastern parts are more enclosed, have a more pronounced urban fringe character and would not extend so far out into the gap between Clacton and Jaywick. Extreme western part has a more rural character and seems remote from the existing urban edge.</p>		 <p>View north from the footpath just west of Cherry Tree Avenue, showing the existing urban edge along the north side of the area.</p>	
	<p>Slight adverse landscape effects, based on development concentrated in north eastern part and appropriate landscape structure, with some open space in southern and western extremities.</p>		



WEST OF JAYWICK LANE, CLACTON		Area	1/2
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> West of Clacton, to west of Cherry Tree Avenue and south of St. Osyth Main Road. LCA 4D, <u>St Osyth Coastal Ridge</u>. Assessment notes that the area is of moderate sensitivity, but with a visually sensitive skyline. HECZ 11.4, noted as being of high sensitivity due to the historic settlement pattern, though this appears to relate more to St Osyth.</p>			
<p><i>Description:</i> Flat, arable landscape with some urban fringe elements to the east, but with a generally rural character. One public footpath runs along the southern part of the western boundary, otherwise no access. Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> LGG for southern portion, south of Rouse's Farm.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features of intrinsic value, though some individual mature trees in northern portion around houses along St Osyth Main Road. Mature trees in hedge line to western boundary south of Rouse's Farm. Low physical sensitivity, provided existing vegetation can be retained.</p>			
<p><i>Visual Sensitivity:</i> The entire area is open and mostly uncontained to the west and south, with views from adjacent roads and housing areas to the north and east. The northern part is particularly open, with little separation from the open countryside further to the west. Medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Reasonably well contained to the east (houses with long gardens) and north, with garden and boundary vegetation along these edges. Individual houses visible along St Osyth Main Road, with some views south into the area through gaps between them.</p>			
<p><i>Capacity to Accept Change:</i> Medium - area has some urban fringe qualities, meaning that any change would be limited, but would also lead to development extending out into open countryside.</p>			
<p><i>Anticipated Landscape Effects:</i> Development would represent an intrusion into open countryside, though it would not be particularly prominent or greatly out of character.</p>			
<p><i>Potential for Mitigation:</i> New planting should build on existing retained vegetation, and extend and reinforce existing structure along western boundary. Green buffers around western and southern sides would reduce effects, and could incorporate a degree of public access. Northern and eastern parts could include some open space as a buffer.</p>			
<p><i>Notes:</i> The northern part is more open in visual terms, but would fit within existing settlement pattern slightly better than the southern part, which would represent more of an extension away from the existing urban edge and also reduce the gap between Clacton and Jaywick.</p>		 <p>View south across the area east from Rouse's Lane, showing the existing urban edge along the east side of the area in the background.</p>	
	<p>Moderate adverse landscape effects, based on avoidance of development in the south western part and appropriate landscape structure.</p>		



NORTH OF ST JOHN'S ROAD, CLACTON		Area	1/3
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> North west of Clacton, to north of St John's Road and west of Little Clacton Road. LCA 8B, <u>Clacton and the Sokens Clay Plateau</u>. Assessment notes that this character area is '<i>visually sensitive as a result of its open character and long views</i>'. However it also notes that '<i>this area has been densely settled and the underlying rural character eroded by modern suburbs and linear development</i>.' HECZ 11.4, noted as being of high sensitivity due to the historic settlement pattern, though this appears to relate more to St Osyth.</p>			
<p><i>Description:</i> Flat, arable landscape with some urban fringe elements along the southern edge. Land between this area and the existing urban edge along St Johns Road/Little Clacton Road is allocated for residential development in the Local Plan, and the south eastern part of the area will therefore acquire a more urban fringe character after this development is complete. No public rights of way. Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> LGG for northernmost field only, around Elm Farm, though this relatively small area makes a minor contribution only to the gap between Clacton and Little Clacton.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Large fields are divided by strong hedgerows with some mature trees, and some hedgerows and trees have local importance. Also mature trees around existing housing just to the south east. Generally low physical sensitivity, provided existing vegetation can be retained.</p>			
<p><i>Visual Sensitivity:</i> Southern part of area is more enclosed and relates to existing (and soon to be extended) urban edge. Area is significantly more open and uncontained to the north west. Also some overlooking from properties along St Johns Road and also the proposed development area. The generally flat landscape means that development within this area would not be widely visible - there is little current intervisibility between the edges of Clacton and Little Clacton to the north. Medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Existing urban edge is to the far side of St Johns Road/Little Clacton Road and development would represent a significant extension into the countryside. However, this situation will change with the development of the allocated site to the south east.</p>			
<p><i>Capacity to Accept Change:</i> Medium - area has some urban fringe qualities, meaning that any change would be limited, but would also lead to development extending out into open countryside.</p>			
<p><i>Anticipated Landscape Effects:</i> Development would represent an intrusion into open countryside to some degree, though not in an area where the development would be widely visible or greatly out of character.</p>			
<p><i>Potential for Mitigation:</i> New planting should build on existing retained vegetation, and all significant field boundary vegetation should be incorporated into any new development. Green buffers around western and northern sides would reduce effects, and could incorporate a degree of public access. North western corner could include some open space as a buffer, or should remain otherwise undeveloped.</p>			
<p><i>Notes:</i> The north western part is more uncontained and development would appear more incongruous.</p> <p>There is some consideration of the possibility of a link road passing through this area - the road alignment could be used to define/contain the future urban edge.</p>			
	<p>Moderate adverse landscape effects, based on avoidance of development in the north western part and appropriate landscape structure.</p>		
		<p>View north east from St John's Road, showing the large fields which make up the area and the presence of mature trees within the field boundaries.</p>	



NORTH OF CANN HALL ESTATE, CLACTON		Area	1/4
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> North of Clacton, to north of Cann Hall Estate (roads off Constable Avenue). LCA 8B, Clacton and the Sokens Clay Plateau. Assessment notes that this character area is ‘visually sensitive as a result of its open character and long views’. However it also notes that ‘this area has been densely settled and the underlying rural character eroded by modern suburbs and linear development.’ HECZ 6.5, noted as being of high sensitivity due to dispersed historic settlement pattern, though this relates more to Little Clacton itself.</p>			
<p><i>Description:</i> Gently undulating, arable partly urban fringe landscape. Overhead electricity transmission lines cross the area from east to west. One public footpath crosses southern portion from east to west, with another running south to the urban edge, also informal use of southern field margins for dog walking. Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> LGG for entire area.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features within the area, though it benefits visually from woodland blocks just to the north. Some tall hedgerows, including those alongside footpaths in the southern part. North-south hedgerow contains some mature trees. Low to medium physical sensitivity, provided existing vegetation can be retained.</p>			
<p><i>Visual Sensitivity:</i> Southern part of area is more enclosed and relates to existing urban edge. Northern part is more attractive, open and uncontained, though there are relatively few views across it. Development of the northern part would significantly diminish the existing gap between Clacton and Little Clacton. Low to medium visual sensitivity, reduced by presence of pylons.</p>			
<p><i>Existing Settlement Edge:</i> Reasonably well established edge to the south, with some garden vegetation and trees. A133 forms the edge to the north east, though the road is set down and not prominent within the wider landscape.</p>			
<p><i>Capacity to Accept Change:</i> Medium to high for southern part where contained by tall hedgerow - this part is enclosed, with an urban fringe character, meaning that any change would be at a relatively low level. Low to medium for the remainder, which is far less enclosed.</p>			
<p><i>Anticipated Landscape Effects:</i> Development of the northern part would represent an intrusion into open countryside. Development of the southern part would have significantly lower level of effects.</p>			
<p><i>Potential for Mitigation:</i> New planting should build on existing retained vegetation. Green buffers along northern side would reduce effects, and could link into existing woodland of Long Grove. Southern part could include some open space as a buffer, extending existing open space along urban edge in the south east. Assuming no development beneath pylons, a linear open space could run through the development.</p>			
<p><i>Notes:</i> The southern part is more enclosed, has a more pronounced urban fringe character and would not extend so far out into the gap between Clacton and Little Clacton.</p> <p>There is some consideration of the possibility of a link road passing through this area - the road alignment could be used to define/contain the future urban edge.</p>		 <p>View east from Little Clacton Road along the footpath, showing the line of pylons to the left and the tall hedge enclosing the southern part of the area on the right.</p>	
	<p>Moderate adverse landscape effects, based on development over most of the area. If the southern part only, within the tall hedgerow, were to be developed, effects would be slight adverse only.</p>		


NORTH OF SLADBURY'S LANE, CLACTON		Area	1/5
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> East of Clacton, to north of Sladbury's Lane, east of the Valley Farm Holiday Park, west of Burrs Road and south of the railway line.</p> <p>LCA 8B, <u>Clacton and the Sokens Clay Plateau</u>, with southern part (below the 10m contour) in 6D, <u>Holland Valley System</u>. The area is enclosed by urban land uses on three sides, and this tends to override any wider landscape character.</p> <p>HECZ 6.5, noted as being of high sensitivity due to dispersed historic settlement pattern, though this relates more to Little Clacton itself.</p>			
<p><i>Description:</i> Gently undulating, arable urban fringe landscape. Medium voltage overhead electricity transmission lines cross the area from north east to south west.</p> <p>No public rights of way, but some informal use of southern field margins for dog walking.</p> <p>Low to medium landscape quality, medium landscape value as area brings elements of the countryside into the urban area.</p>			
<p><i>Relevant Designations:</i> LGG for entire area - the aim is to provide separation between Holland-on-Sea and the main urban area of Clacton.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features of intrinsic value, though some hedgerows and mature trees in the southern part, and also in the north alongside Burrs Lane.</p> <p>Low physical sensitivity, provided existing vegetation can be retained.</p>			
<p><i>Visual Sensitivity:</i> Area is generally enclosed by existing urban edge and also by roadside vegetation to the north east. However it is overlooked by existing housing to the north west and south east, the holiday park to the south east, and also by passengers on the railway line to the north west.</p> <p>Medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Reasonably well contained to the west and north west, railway line is at grade and provides little containment. Southern part of area is lower lying and generally better contained.</p>			
<p><i>Capacity to Accept Change:</i> Medium to high for southern part which has a strongly urban fringe character, medium for the remainder, which is more open and less affected by the existing urban edge.</p>			
<p><i>Anticipated Landscape Effects:</i> Development would not intrude into open countryside, but would take up some of the existing Green Gap. A reduced degree of separation would be retained if the area to the south of Sladbury's Lane were to remain in agricultural use.</p>			
<p><i>Potential for Mitigation:</i> New planting should build on existing retained vegetation. Green buffers along the railway line and along Sladbury's Lane would reduce effects, and could incorporate a degree of public access. Assuming no development beneath pylons, a linear open space could run through the development.</p>			
<p><i>Notes:</i> The south eastern part is more enclosed, has a more pronounced urban fringe character and would not extend so far out into the gap between Clacton and Holland-on-Sea.</p>		 <p>View west from Sladbury's Lane across the central part of the area, showing caravans in the background on the left and bungalows to the west of the railway line on the right.</p>	
	<p>Slight adverse landscape effects, based on development of most of the area, but with some open space in north eastern part and retention of existing vegetation.</p>		

EAST OF HALSTEAD ROAD, KIRBY CROSS		Area	2/1
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i></p> <p>North east of Kirby Cross and west of Frinton, to the east of Halstead Road and north of housing off Frinton Road. LCA 8B, <u>Clacton and the Sokens Clay Plateau</u>, with a small part along the northern edge in 3A, <u>Hamford Coastal Slopes</u>. For 8B, the assessment notes that this character area is '<i>visually sensitive as a result of its open character and long views</i>'. However it also notes that '<i>this area has been densely settled and the underlying rural character eroded by modern suburbs and linear development</i>.'</p> <p>HECZ 6.3, noted as being of medium sensitivity due to historic settlement pattern and below ground deposits.</p>			
<p><i>Description:</i></p> <p>Area comprises one very large, flat arable field with a slight slope along the northern edge and urban fringe elements to the south.</p> <p>One public footpath along eastern boundary, also some informal use of field margins for dog walking.</p> <p>Low to medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i></p> <p>LGG for entire area - the aim is to provide separation between Kirby Cross/Frinton and Kirby-le-Soken.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i></p> <p>Very few features of intrinsic value, other than some tall boundary hedgerows with scattered mature trees. Some adjacent mature trees around Willow Farm and Hill House.</p> <p>Low physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i></p> <p>Area is open, but enclosed to some extent on most sides by vegetation or existing urban edge. Kirby-le-Soken is adjacent to the north, but not visible from the main body of the area as the settlement is around 10m lower, on a north facing slope.</p> <p>Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i></p> <p>Older properties with long gardens to the western part of the southern boundary (where there is better containment of the urban edge and more garden/boundary vegetation), more recent estate development to the east. Also some properties along the southern part of the western boundary.</p>			
<p><i>Capacity to Accept Change:</i></p> <p>Medium, as much of area is affected to some extent by the existing urban edge, and area has limited visibility.</p>			
<p><i>Anticipated Landscape Effects:</i></p> <p>Development would intrude into the countryside, but would not be widely visible. It would physically reduce the extent of the LGG, but development within the area would not be readily visible from Kirby-le-Soken.</p>			
<p><i>Potential for Mitigation:</i></p> <p>Little existing landscape structure within the area, so some internal structure would need to be provided. Green buffers along the northern and eastern boundaries would reduce effects, and could incorporate a degree of public access. As the area is large, development could be restricted to the southern part, which would to some extent round off the settlement edge and would preserve a larger part of the gap to Kirby-le-Soken.</p>			
<p><i>Notes:</i></p> <p>The south western part is more strongly related to the existing urban edge and would not extend so far out into the LGG.</p>			
	<p>Slight adverse landscape effects, based on development of southern part of the area.</p>		
<p>View west across the central part of the area from the eastern boundary, showing houses along Halstead Road in the background.</p>			



WEST OF ELM TREE AVENUE, FRINTON		Area 2/2
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> North east of Frinton, to the west of Elm Tree Avenue and north of housing off Edenside. LCA 3A, <u>Hamford Coastal Slopes</u>, with a small part along the southern edge in 8B, <u>Clacton and the Sokens Clay Plateau</u>. For 3A, the assessment notes that this character area is '<i>highly sensitive to any change as a result of its visibility and its importance as a setting for Hamford Water</i>'. HECZ 6.3, noted as being of medium sensitivity due to historic settlement pattern and below ground deposits.</p>		
<p><i>Description:</i> Area comprises one large arable field sloping down to the northern edge along Kirby Road. No public footpaths, though access is possible along the farm access track which forms the western boundary. Low to medium landscape quality and value.</p>		
<p><i>Relevant Designations:</i> LGG for entire area - the aim is to provide separation between Frinton/Walton and Kirby-le-Soken.</p>		
<p><i>Physical Sensitivity and Key Landscape Features:</i> Very few features of intrinsic value, other than some tall boundary hedgerows with scattered mature trees along the southern and western boundaries. Some adjacent mature trees around Turpin's Farm. Low physical sensitivity.</p>		
<p><i>Visual Sensitivity:</i> Area is open, but enclosed to some extent on three sides by vegetation or existing urban edge. However, it is more open to the north, where there are views across Hamford Water. In views from Hamford Water, development of the area would extend the existing urban area, but would not be a completely new or very intrusive element. Medium visual sensitivity.</p>		
<p><i>Existing Settlement Edge:</i> Reasonably well screened to the east, where properties are set back on the far side of Elm Tree Avenue, and also well screened to the south by established vegetation.</p>		
<p><i>Capacity to Accept Change:</i> Low to medium, as area is of limited sensitivity, but development would involve some leapfrogging of established urban edge and would be visible from the north.</p>		
<p><i>Anticipated Landscape Effects:</i> Development would not significantly reduce the extent of the LGG, and would be physically contained to the north by Kirby Road. However, it would involve some intrusion into the countryside in a location exposed to long distance views from the north.</p>		
<p><i>Potential for Mitigation:</i> Little existing landscape structure within the area, so some internal structure would need to be provided. An extensive green buffers along the northern boundary would reduce effects in terms of visibility from the north, and could incorporate a degree of public access.</p>		
<p><i>Notes:</i> Development would extend no further west than Turpin's Farm, and development already extends that far towards Kirby-le-Soken to the south of the farm, so development on this area would not reduce the minimum width of the LGG.</p>		 <p>View north west across the area from the south east corner, showing Hamford Water in the distance.</p>
	<p>Moderate adverse landscape effects, based on development of all of the area. Effects would be reduced if the northernmost (say) third of the area were to remain undeveloped, but there would still be some adverse effects as a result of extending outside the established urban edge.</p>	

WEST OF CHAPEL LANE, KIRBY CROSS		Area	2/3
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> South west of Kirby Cross, to the west of Chapel Lane, north of the railway line and south of houses along Thorpe Road. LCA 8B, <u>Clacton and the Sokens Clay Plateau</u>, for which the assessment notes that this character area is ‘visually sensitive as a result of its open character and long views’. However it also notes that ‘this area has been densely settled and the underlying rural character eroded by modern suburbs and linear development.’ HECZ 5.6, noted as being of low sensitivity.</p>			
<p><i>Description:</i> Area comprises a series of small paddocks used for grazing horses, enclosed by garden boundaries to the north, the at-grade railway line to the south, mature trees to the west and rear gardens of houses along Chapel Lane to the east. Public footpath along Chapel Lane, along the eastern boundary. Low landscape quality (urban fringe/‘horsiculture’), low to medium landscape value.</p>			
<p><i>Relevant Designations:</i> LGG for entire area - part of an extensive designation stretching south and east past Great Holland.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Some features of intrinsic value - field boundaries and some mature trees, particularly towards the west. Other than these features, area is relatively unattractive urban fringe farmland. Low to medium physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> Area is enclosed on all sides by vegetation or existing urban edge. Some overlooking from houses to the north and east, and also from the railway line. Low visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Older properties with long gardens to north and east. Development up to railway line would not represent a significant intrusion into the countryside, and the railway line would form a logical new urban edge.</p>			
<p><i>Capacity to Accept Change:</i> Medium to high, as the area is well enclosed, with an urban fringe character.</p>			
<p><i>Anticipated Landscape Effects:</i> Development would not intrude into the wider countryside, and would not be widely visible. It would represent infilling of an existing gap in the wider urban fabric, within the containing edge formed by the railway line. Development would physically reduce the extent of the LGG, but with few significant effects on its purpose.</p>			
<p><i>Potential for Mitigation:</i> Little need for extensive mitigation, provided existing vegetation structure is retained.</p>			
<p><i>Notes:</i> While development of the area would result in a low level of landscape effects, access is understood to be a significant problem. Any major improvements to Chapel Lane in order to provide access would create some adverse landscape effects in their own right.</p>		 <p>View west into the area from the entrance at the south end of Chapel Lane.</p>	
<div><p>Insignificant landscape effects - there would be some harm in terms of loss of presently greenfield land, but this would not represent a significant constraint to development.</p></div>			



EAST OF OLD HALL LANE, WALTON		Area	2/4
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i></p> <p>North of Walton, to the east of Old Hall Lane and north of housing on First, Second and Third Avenues. Just to the south west of The Naze Tower, opposite the main car park.</p> <p>LCA 3A, <u>Hamford Coastal Slopes</u>, with a small part along the western edge in 2D, <u>Hamford Drained Marshes and Islands</u>. For 3A, the assessment notes that this character area is '<i>highly sensitive to any change as a result of its visibility and its importance as a setting for Hamford Water</i>', and for 2D it states that '<i>This landscape character area is highly sensitive to any change</i>'. Also immediately adjacent to 4B, <u>The Naze Peninsula</u>, just to the east.</p> <p>HECZ 4.5, noted as being of high sensitivity, with extensive historic interest.</p>			
<p><i>Description:</i></p> <p>Area comprises one large arable field sloping down to the west, towards Hamford Water.</p> <p>No public footpaths, though access is possible along the farm tracks which form the northern and western boundaries.</p> <p>Medium landscape quality and value - the area itself is unremarkable in itself, but forms part of the setting of Hamford Water.</p>			
<p><i>Relevant Designations:</i></p> <p>CPB for entire area.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i></p> <p>No features of intrinsic value within the area.</p> <p>Low physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i></p> <p>Area is very open and slopes down to the west, meaning that it is highly visible from Hamford Water. It is also on The Naze, which is an important local landmark and beauty spot.</p> <p>High visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i></p> <p>Generally poorly screened and somewhat exposed, especially to the east, where there are some 4 storey flats on the skyline.</p>			
<p><i>Capacity to Accept Change:</i></p> <p>Low, as area is exposed and set within a generally sensitive landscape.</p>			
<p><i>Anticipated Landscape Effects:</i></p> <p>Effects would be severe, as development would be widely visible and incongruous, extending down a slope towards Hamford Water and intruding into the dramatic, open views which are presently possible from Old Hall Lane.</p>			
<p><i>Potential for Mitigation:</i></p> <p>It would be difficult to provide effective mitigation due to the exposed and sloping nature of the area. With careful design it may be possible to provide some screening and context for the existing blocks of flats, but the overall effects would still be strongly adverse.</p>			
<p><i>Notes:</i></p> <p>In a comparative exercise such as this, it is recommended that this area be discounted from further consideration on landscape grounds.</p> <p>Historic interest would also be affected by development.</p>			
<div></div> <p>Very High adverse landscape effects.</p> <p>Development of the area would be highly visible within a sensitive surrounding landscape. In a generally flat surrounding landscape, development on the local high point of The Naze would be inappropriate and incongruous.</p>			
<p>View north west across the area from the rear of the flats alongside Old Hall Lane, showing the open, exposed nature of the area and Hamford Water in the distance.</p>			



SOUTH OF A120, DOVERCOURT		Area	3/1
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> North west of Upper Dovercourt, south of the A120 and north of housing off Ramsey Road. LCA 6E, <u>Ramsey Valley System</u>, though the hatching for the urban area of Harwich is shown as extending over this area in the plan in the district LCA. The assessment notes that area 6E is affected by encroachment of residential estates and large factory buildings at Upper Dovercourt. HECZ 3.3, noted as being of high sensitivity, due to field pattern and potential for palaeoenvironmental deposits in waterlogged soils - this will apply to the valley floor rather than the higher ground within this area.</p>			
<p><i>Description:</i> Area comprises a series of arable fields sloping down to the north, towards Ramsey Creek, and also includes a small area of scrubby woodland in the central part and a small grass field enclosed by a tall hedge just to the south east of this. No public footpaths, though there seems to be some informal access along the southern fringes. Medium landscape quality and value - the area forms part of an attractive valley side landform.</p>			
<p><i>Relevant Designations:</i> LGG for the eastern 3 fields. The 2 larger fields in the central and western parts are allocated for employment uses in the Local Plan.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Several features of intrinsic value within the area, including the rolling valley side landform itself and the tall hedgerows with mature trees and the area of scrubby woodland. Medium physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> Area is exposed to views from the north, and is exposed to views from the Stour Estuary and land to the north. However, such views are in the context of the port facilities and industry of Harwich just to the north east and the oil storage tanks just to the north, as well as existing housing on the crest of the valley side slope. Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Existing edge extends down the valley side to varying degrees, and comprises older housing along the crest of the slope, with some larger scale employment uses and also some new housing just to the south of the western portion.</p>			
<p><i>Capacity to Accept Change:</i> Low, as area is exposed and visible, within a generally sensitive landscape.</p>			
<p><i>Anticipated Landscape Effects:</i> Effects would arise as a result of new housing being visible on the attractive valley side slopes, in shorter distance views from the A120 and also in longer views from Parkeston and the north side of the estuary.</p>			
<p><i>Potential for Mitigation:</i> It would be difficult to provide effective mitigation due to the exposed and sloping nature of the area. Retention of existing vegetation would help to divide the overall area into a series of cells, and this structure could be enhanced by new structure planting.</p>			
<p><i>Notes:</i> Effects would to a large extent depend on whether or not the proposed employment uses are put in place. If they are, then development of the remainder of the area for housing would have relatively few additional effects. However, if the <u>entire</u> area is developed for housing, this would have moderate adverse effects relative to the existing situation, but beneficial effects relative to the potential situation of developing the area for large scale employment uses.</p>			
<div></div> <p>Moderate adverse landscape effects. Development of the area would be visible within a generally sensitive surrounding landscape. This is based on development of entire area for housing, and relative to the existing situation.</p>			
<p>View north east across the western part of the area, showing the sloping arable fields in the foreground, traffic on the A120 on the left of the view and the port of Harwich in the background.</p>			



VICINITY OF MICHAELSTOWE HALL, RAMSEY		Area	3/2
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i></p> <p>Area in 2 parts to either side of the B1352 Ramsey Road. Northern part to the east of Michaelstowe Drive, southern part to the east of Mayes Lane.</p> <p>LCA 6E, <u>Ramsey Valley System</u> for the northern part, Area 4A, <u>The Oakley Coastal Ridge</u> for the southern part, though in each case the wider landscape character is subsumed by surrounding urban elements. The assessment notes that area 6E is affected by encroachment of residential estates and large factory buildings at Upper Dovercourt.</p> <p>HECZ 3.3, noted as being of high sensitivity, due to field pattern and potential for palaeoenvironmental deposits in waterlogged soils - this will apply to the valley floor rather than the higher ground within this area.</p>			
<p><i>Description:</i></p> <p>The northern part of the area is a single enclosed field of rough grass, with its sloping northern portion sloping down to the north. The southern part is a series of enclosed urban fringe fields, containing scrubby woodland with some mature trees to the west and paddocks grazed by horses to the east.</p> <p>No public footpaths, though there seems to be some informal access in this urban fringe area.</p> <p>Low landscape quality and low to medium landscape value.</p>			
<p><i>Relevant Designations:</i></p> <p>LGG for the northern portion of the part of the area north of Ramsey Road. However, this portion adjoins the large field which is allocated for employment uses in the Local Plan, and the LGG would have diminished relevance if that development were to proceed.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i></p> <p>Few features of intrinsic value within the northern part, but the western end of the southern part consists of developing scrubby woodland with some mature trees.</p> <p>Medium physical sensitivity for the western end of the southern part, low for the remainder.</p>			
<p><i>Visual Sensitivity:</i></p> <p>Northern part is exposed to views from the north, though in such views the adjoining existing housing would already be visible. Remainder of the area is enclosed by vegetation or existing housing. Some overlooking from adjacent properties to the south of each part.</p> <p>Generally low visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i></p> <p>Southern part is contained by the existing edge. North edge of the northern part extends beyond the existing edge, which is not well screened. Development of this area would extend the urban edge to a more defensible boundary formed by a tall hedgerow.</p>			
<p><i>Capacity to Accept Change:</i></p> <p>Medium to high, as area is well enclosed, within a generally urban fringe landscape.</p>			
<p><i>Anticipated Landscape Effects:</i></p> <p>Effects would be limited as a result of the high degree of enclosure and the existing urban fringe nature of the area.</p>			
<p><i>Potential for Mitigation:</i></p> <p>Little need for extensive mitigation, provided existing vegetation structure and valuable trees are retained.</p>			
<p><i>Notes:</i></p> <p>Area is enclosed and urban fringe in nature, and development would have few significant effects on the wider landscape.</p> <p>It has been assumed that development of the southern part would only take place after a detailed tree survey leading to retention of any mature trees found to be in good condition.</p>			
	<p>Slight adverse landscape effects, based on development which would retain significant exiting vegetation in the southern part.</p>		
		<p>View north east across the southern part of the area, showing enclosure by vegetation and existing housing, and urban fringe uses.</p>	



SOUTH OF RAMSEY ROAD, RAMSEY/LITTLE OAKLEY		Area	3/3
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> Large area to the south east of Ramsey and north of Little Oakley. LCA 6E, <u>Ramsey Valley System</u> for the north western part, Area 4A, <u>The Oakley Coastal Ridge</u> for the southern, higher part. The assessment notes that area 4A is a prominent ridge with a visually sensitive skyline. HECZ 3.1, noted as being of medium sensitivity, due to historic settlement pattern and below ground deposits.</p>			
<p><i>Description:</i> This large area has three components - a north west facing valley side, a flatter ridge top to the south east and a series of urban fringe fields along the eastern side. Three footpaths cross the western, southern and eastern (the Essex Way long distance route) parts of the area, with a bridleway running along Rectory Lane on the western boundary. Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> LGG for entire area. Development of the entire area would close the gap between Ramsey and Little Oakley.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features of intrinsic value within the area, apart from one tall hedgerow with some trees running east-west through the central part. Some mature trees along western and eastern boundaries. Landform of the valley side part is also attractive and distinctive, and highly visible from the west. Medium physical sensitivity for the north western part, low to medium for the remainder.</p>			
<p><i>Visual Sensitivity:</i> North western part is highly visible from the west, and forms part of the setting of Ramsey/Little Oakley. Some overlooking from adjacent properties to the south in Little Oakley. Generally medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Reasonably well established and contained, especially to the east. New school building is prominent in views from the west and would benefit from some additional screening.</p>			
<p><i>Capacity to Accept Change:</i> Generally low, as a result of exposure to views and attractive landform. Capacity for some development along the western side (where there is an existing urban fringe character and a greater degree of enclosure) would be much higher.</p>			
<p><i>Anticipated Landscape Effects:</i> Assuming development of the entire area, there would be significant adverse effects - new housing would extend significantly into the countryside in a visually prominent position.</p>			
<p><i>Potential for Mitigation:</i> It would be difficult to provide effective mitigation due to the visually exposed and sloping nature of the north western part of the area. Effective mitigation could be provided for the eastern parts by dividing it into a series of cells with structural planting, building on the existing field boundaries. Development of the far north eastern corner would affect the setting of the church, but this could be resolved by designing a 'village green' to respect and potentially enhance the setting.</p>			
<p><i>Notes:</i> The majority of the area consists of a broad, domed ridge exposed to views from the west. It is therefore unsuitable for extensive development, but the area is very large and could perhaps be developed in part only.</p> <p>It has been assumed that development of the southern part would only take place after a detailed tree survey leading to retention of any mature trees found to be in good condition.</p>			
<div></div> <p>High adverse landscape effects, based on development of the entire area. Development of the eastern parts only, around and to the north of the school, would lead to slight effects only.</p>			



View north east across the north western part of the area from the western boundary, showing the sloping arable fields in the foreground and the visually prominent church on the skyline on the right of the view. Development of the entire area would take up almost all of the land to this side of the church.



WEST OF LOW ROAD, DOVERCOURT/LITTLE OAKLEY		Area	3/4
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> Large area to the south west of Dovercourt and north east of Little Oakley, bounded by Oakley Road to the north and west and Low Road to the east. LCA 3A, <u>Hamford Coastal Slopes</u> for the eastern part, Area 4A, <u>The Oakley Coastal Ridge</u> for the western, higher part. The assessment notes that area 4A is a prominent ridge with a visually sensitive skyline. For 3A, the assessment notes that this character area is '<i>highly sensitive to any change as a result of its visibility and its importance as a setting for Hamford Water</i>' HECZ 3.1, noted as being of medium sensitivity, due to historic settlement pattern and below ground deposits.</p>			
<p><i>Description:</i> This large area slopes generally down from the west/north west to the south east, and comprises irregularly shaped arable fields with some significant hedgerows containing mature trees, especially in the western part. The Essex Way long distance route crosses the western end of the area, with further footpaths running along part of the southern boundary and crossing the eastern end of the area. Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> CPB for entire area.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> The general sloping landform, leading down to the sea, is attractive and distinctive, and highly visible from the south east. Within the area, there is some significant existing vegetation, especially along the line of the minor watercourse which runs east-west through the centre of the western part of the area. As the fields are quite large, it should be possible to retain this vegetation as part of any development. Medium physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> The area is highly visible from the south east, and also affords expansive views to the south and south east to the sea. Existing houses along Oakley Road benefit from pleasant sea views. Medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Reasonably well established and contained, with Oakley Road forming the edge to the west, garden boundaries to the north and the planted woodland strip alongside Low Road to the east. This strip is around 10m wide, and consists of birch, alder and willow up to 8m in height.</p>			
<p><i>Capacity to Accept Change:</i> Generally low, as a result of exposure to views and attractive landform. Capacity for some development along the eastern side would be higher.</p>			
<p><i>Anticipated Landscape Effects:</i> Assuming development of the entire area, there would be significant adverse effects - new housing would extend significantly into the countryside in a visually prominent position.</p>			
<p><i>Potential for Mitigation:</i> It would be difficult to provide effective mitigation due to the visually exposed and sloping nature of the area. Some mitigation could be achieved by building on the existing field boundary vegetation to provide landscape structure.</p>			
<p><i>Notes:</i> The majority of the area consists of a broad, sloping landform exposed to views from the south east. It is probably unsuitable for extensive development, but the area is very large and could perhaps be developed in part only.</p>		 <p>View east across the southern part of the area from Oakley Road, showing the sea in the distance. The area extends to the field boundary with mature trees in the middle ground.</p>	
	<p>High adverse landscape effects, based on development of the entire area. Development would leapfrog the established urban edge into a visually prominent and uncontained area exposed to views from the coast. Development of the eastern parts only, east of Deane's Lane, would lead to a lower level of effects, though there would still be some leapfrogging of the established settlement edge.</p>		



LAND AT DALE HALL, LAWFORD		Area	4/1
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> On the west side of Manningtree, bounded by the A137 Cox's Hill to the west, Dale Hall to the north, 2 schools and their playing fields to the east and housing around Cavendish Drive to the south. LCA 6A, <u>Stour Valley System</u>, for which the assessment notes that this character area is highly sensitive to visual change. However, in the case of this area the wider landscape character is largely subsumed by surrounding urban elements. HECZ 14.5, noted as being of low sensitivity.</p>			
<p><i>Description:</i> Area comprises 3 flat arable fields with an urban fringe character. One public footpath (the Essex Way long distance route) along part of the northern boundary, also some informal use of field margins for dog walking. Low to medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> LGG for entire area - the aim is to provide separation between Lawford and Manningtree. The northern part of the eastern arm of the area is shown on the Local Plan Proposals Map as proposed open space. The eastern boundary of the Dedham Vale AONB runs along the west side of Cox's Hill.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features of intrinsic value, internal hedgerows are thin and scrappy. Some mature trees along southern and northern boundaries. Low physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> Area is generally enclosed by vegetation or existing urban edge - it is visually more open to the east, but adjoins school playing fields, and also to the west, where the land slopes down to the west on the far side of Cox's Hill meaning that there is little intervisibility between the AONB and this area. Overlooking from adjoining houses to north and south. Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Recent estate development to the south and part of the northern boundary, Dale Hall to the remainder of the northern boundary.</p>			
<p><i>Capacity to Accept Change:</i> Medium to high, as much of area is affected to some extent by the existing settlement edge, and area has limited visibility.</p>			
<p><i>Anticipated Landscape Effects:</i> Development would be confined within the general confines of the existing settlement, and would not intrude into the wider countryside. However, it would take up land which has some value in separating settlements and would reduce the gap between Lawford and Manningtree.</p>			
<p><i>Potential for Mitigation:</i> Little existing landscape structure within the area, so some internal structure would need to be provided. A degree of separation could be maintained by restricting development to the southern part of the area, south of Dale Hall, and using the remainder as open space, which would preserve that part of the gap into the future.</p>			
<p><i>Notes:</i> There would be no effects on the adjoining AONB, which is not readily visible from this area and is separated from it by a busy road.</p>			
	<p>Slight adverse landscape effects, based on development of southern part of the area, retaining some part of the existing LGG. There would be few effects in terms of the wider landscape, but development would diminish the existing gap between settlements.</p>		
		<p>View north across the southern part of the area, showing vegetation around Dale Hall on the left and houses to the north of the area on the right.</p>	



LONG ROAD, LAWFORD/MISTLEY		Area 4/2
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> On the south east side of Lawford, bounded by Dead Lane to the south, the B1035 Clacton Road to the east and existing housing to the north. LCA 7A, <u>Bromley Heaths</u> - this is a large area covering much of the west of the district, for which the assessment notes that this character area is '<i>visually sensitive as a result of its open and rural character</i>'. HECZ 13.2, noted as being of high sensitivity due to potential below ground deposits.</p>		
<p><i>Description:</i> Area comprises 2 distinct parts - a series of flat arable fields increasing in size to the east to the south of Long Road, and a narrow valley with an arable field to the south and rough pasture to the north, on the north side of the road. A public footpath forms the western boundary, also some informal use of field margins for dog walking. Low to medium landscape quality and value.</p>		
<p><i>Relevant Designations:</i> LGG for the part to the north of Long Road - the aim is to provide separation between Lawford and Mistley.</p>		
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features of intrinsic value, apart from 2 internal hedgerows and vegetation along the southern boundary within the western part. Interesting valley landform in the northern part. Low to medium physical sensitivity.</p>		
<p><i>Visual Sensitivity:</i> Southern part of area is exposed to views from the south and east, especially the large field in the south eastern part. Overlooking from adjoining houses to north, especially for the northern part where houses along Waldegrave Way look over the area from elevated positions. Low to medium visual sensitivity.</p>		
<p><i>Existing Settlement Edge:</i> Somewhat stark and unscreened along northern boundary, affording some potential for providing an improved edge.</p>		
<p><i>Capacity to Accept Change:</i> Low to medium - the fields in the western portion of the southern part are more enclosed and would have a higher capacity.</p>		
<p><i>Anticipated Landscape Effects:</i> Development of the entire area would extend out into the countryside in a location exposed to views from the south east. Development of the northern part would occupy a locally attractive area overlooked by adjoining houses.</p>		
<p><i>Potential for Mitigation:</i> Little existing landscape structure within the area, so some internal structure would need to be provided, building upon the existing hedgerows. Some at least of the northern part could be used for open space, extending the small park just to the north of the area.</p>		
<p><i>Notes:</i> It would be preferable not to develop the part to the north of Long Road, as the attractive valley landform should be retained as open space/LGG, and housing along the roadside strip only would lead to ribbon development and closing down of views.</p>		 <p>View north across the western field of southern part of the area, showing houses along Long Road in the background.</p>
	<p>Moderate adverse landscape effects, based on development of the entire area. Development of the western 2 fields only within the southern part would lead to a lower level of effects, and would be preferable in landscape terms.</p>	



SOUTH OF HARWICH ROAD, MISTLEY		Area	4/3
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> On the south west side of Mistley, south of the B1352 Harwich Road and housing along Rigby Avenue. Northern edge of LCA 7A, <u>Bromley Heaths</u> - this is a large area covering much of the west of the district, for which the assessment notes that this character area is 'visually sensitive as a result of its open and rural character'. HECZ 13.2, noted as being of high sensitivity due to potential below ground deposits.</p>			
<p><i>Description:</i> Area comprises 3 flat arable fields bounded by existing housing and Harwich Road to the north, Heath Road to the east, and field boundaries only to the south and west. A public footpath (the Essex Way long distance route) forms the western boundary, and a further footpath runs south from Rigby Avenue across the area. Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> LGG for western field only, though this is an enclosed field with no views to the west. CPB for entire area, though it is on the south side of the settlement, away from the estuary. Proposed extension to Suffolk Coast and Heaths AONB wraps around the area to east and west but does not include it.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features of intrinsic value, apart from a hedgerow along part of the southern boundary. Low physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> Exposed to views from the gently rising ground to the south, with little containment along the southern boundary. Generally contained by existing housing to the north. Overlooking from adjoining houses to north, on south side of Rigby Avenue and north side of Harwich Road. Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Somewhat stark and unscreened along northern boundary, affording some potential for providing an improved edge.</p>			
<p><i>Capacity to Accept Change:</i> Low to medium - the western portion is more enclosed and would have a higher capacity.</p>			
<p><i>Anticipated Landscape Effects:</i> Development of the western field would diminish the extent of the LGG, but not its function, as clear separation to the west would still be provided by the adjoining open space and woodland.</p>			
<p><i>Potential for Mitigation:</i> Little existing landscape structure within the area, so some internal structure would need to be provided. The existing north-south footpath could be retained within a broad green corridor.</p>			
<p><i>Notes:</i> The large eastern field is visually more exposed and extends further out from the existing settlement edge. It would also lead to coalescence with the hamlet of Mistley Heath. It would be preferable for development to be restricted to the western part only.</p>			
	<p>Moderate adverse landscape effects, based on development of the entire area. Development of the western field (and perhaps part of the central field) only would lead to a lower level of effects, and would be preferable in landscape terms.</p>		
		<p>View north east across the central part of the area, showing houses along Rigby Avenue on the left.</p>	



WEST OF LODGE LANE, BRIGHTLINGSEA		Area	5/1
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> West of Brightlingsea, south west of Church Road and west of the rural track of Lodge Lane. LCA 3B, <u>Brightlingsea Coastal Slopes</u>, for the southern part (east of Wick's Wood), and <u>Area 4C, Brightlingsea Peninsula</u>, for the northern part. The assessment notes that area 3B is highly sensitive as a result of its visibility and importance as a setting for the Colne Estuary. Area 4C is noted as being sensitive on account of its 'island' character and visible ridge lines, though the skyline in this particular area is formed by trees around Lodge Farm and the existing housing along Church Road. HECZ 9.2, noted as being of high sensitivity due to potential for below ground deposits.</p>			
<p><i>Description:</i> Area is in two parts - a smaller area to the north of Lodge Farm, bounded by existing housing to the north and mature woodland to the west, and a larger area comprising 3 arable fields to the south of the farm, again bounded by mature woodland to the west. A public footpath runs along the northern part of Lodge Lane. Medium landscape quality and value - the area forms part of an attractive sloping backdrop to the estuary.</p>			
<p><i>Relevant Designations:</i> CPB for the entire area - CPB covers all of the land around Brightlingsea.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Several features of intrinsic value within or adjoining the area, including the gently sloping landform itself, mature trees around Lodge Farm and a the tall hedgerow running north west to south east across the southern portion. Medium physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> Area is exposed to views from the south and south west, including views from the Colne Estuary and land on the far side. Such views are generally attractive, but do include the existing housing estate to the east of Lodge Lane. Medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Existing edge along Lodge Lane is reasonably well contained, with some vegetation alongside the track. Southern edge is also partly screened by a line of mature pines.</p>			
<p><i>Capacity to Accept Change:</i> Low to medium - the area is exposed and visible, within a generally sensitive landscape, but development would be seen as an incremental extension of existing settlement.</p>			
<p><i>Anticipated Landscape Effects:</i> Effects would arise as a result of new housing being visible in views from the south and south west. There would be no significant views from the west, north or east. Development would leapfrog the established settlement edge, but only into an area which is itself well contained.</p>			
<p><i>Potential for Mitigation:</i> Retention of existing vegetation would help to divide the overall area into a series of cells, and this structure could be enhanced by new planting. Lodge Lane could be retained and enhanced as a green corridor through the development, and the existing line of line of pines could be extended to run across the southern end of the area and link with Wick's Wood.</p>			
<p><i>Notes:</i> The northern part is very enclosed and would produce few adverse effects, though access may be a problem. The southern part is more visible, though only from the south and south west. Adverse effects could be limited by appropriate design and landscape treatment.</p>			
<p> Slight adverse landscape effects. Development would be visible within a generally sensitive surrounding landscape, but only over a relatively narrow area, and in the context of adjoining housing.</p>			
		<p>View north to the area from alongside the estuary near Bateman's Tower. The fields running across the middle ground are part of the area, which also runs uphill to the right, behind the adjacent housing which can be seen on the right.</p>	



WEST OF ROBINSON ROAD, BRIGHTLINGSEA		Area	5/2
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> East of Brightlingsea, south west of Robinson Road and north east of East End Green, with housing along Granville Way and off Whitegate Road adjacent to the west. LCA 3B, <u>Brightlingsea Coastal Slopes</u>, for the southern part, and <u>Area 4C, Brightlingsea Peninsula</u>, for the northern part. The assessment notes that area 3B is highly sensitive as a result of its visibility and importance as a setting for the Colne Estuary. Area 4C is noted as being sensitive on account of its 'island' character and visible ridge lines, though the skyline in this particular area is not prominent and existing housing occupies the higher ground to the west. HECZ 9.1, noted as being of medium sensitivity due to below ground deposits.</p>			
<p><i>Description:</i> Area comprises a series of irregular urban fringe fields, with a small arable field on the southern edge and the remainder rough grass, with some signs of tipping or former commercial use alongside Robinson Road. A public footpath runs across the area from north west to south east, and then to the north along the western boundary. There is also extensive informal use for dog walking, with many tracks visible across the area. Low landscape quality, given generally run-down, urban fringe appearance, but medium value, due to usage.</p>			
<p><i>Relevant Designations:</i> CPB for the entire area - CPB covers all of the land around Brightlingsea.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Several features of intrinsic value within or adjoining the area - tall hedgerows with some trees and lines or patches of scrubby woodland divide many of the fields which make up the area, and there is a pond alongside East End Green. Medium physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> Despite being in a relatively elevated location, the area is well screened by existing vegetation, which provides a strong degree of enclosure even in winter, such that there are no views in which the entire extent can be seen. The existing vegetation is tall enough to provide enclosure and context for new built development. Low visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Somewhat raw and poorly contained along the western boundary, though this can only be appreciated from the western side of the area, and the existing edge is not locally prominent.</p>			
<p><i>Capacity to Accept Change:</i> Medium to high - the two fields to the west are large and could contain development without affecting boundary vegetation. The fields to the east are smaller and also further from the existing settlement edge.</p>			
<p><i>Anticipated Landscape Effects:</i> Effects would be at a relatively low level as the area is not readily visible. However, it appears to be well used for informal recreation and there would be some adverse effects in that respect.</p>			
<p><i>Potential for Mitigation:</i> Retention of existing vegetation would help to divide the overall area into a series of cells, and this structure could be enhanced by new planting. The footpath could be retained and enhanced as a green corridor through the development. If only the two large fields in the western part were to be developed, then the remainder could be retained as informal open space, providing for continuation of recreational use.</p>			
<p><i>Notes:</i> The high degree of enclosure within the area means that the parts of it to the east are perceived as being remote from the existing settlement edge - development here could therefore be seen as intrusive, and development would be best limited to the western parts of the area.</p>		 <p>View north west across the eastern part of the area, showing lines of trees within the area and informal tracks in the foreground.</p>	
	<p>Slight adverse landscape effects, based on development of the two larger fields to the west only and provision of some form of open space to the east.</p>		

SOUTH OF MILL STREET, BRIGHTLINGSEA		Area	5/3
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> South east of Brightlingsea, south of Hurst Green/Mill Street. LCA 3B, Brightlingsea Coastal Slopes, for which the assessment notes that area 3B is highly sensitive as a result of its visibility and importance as a setting for the Colne Estuary. HE CZ 9.1, noted as being of medium sensitivity due to below ground deposits.</p>			
<p><i>Description:</i> Area comprises a series of mostly arable fields, sloping down to the south and overlooking Brightlingsea Creek. The two small fields to the west appear to have been used as gardens and contain extensive vegetation, which may make them unsuitable for development. The two fields to the east are larger and more open. Back Waterside Lane runs between the smaller western fields and the remainder of the area, and continues to the south as a public footpath. Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> CPB for the entire area - CPB covers all of the land around Brightlingsea.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> A tall hedgerow divides the two larger fields in the eastern part of the area, and there are many trees and shrubs in the two smaller, western fields. The sloping landform, overlooking the estuary, is also distinctive and attractive. Medium physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> Area is exposed to views from the south, including views from Point Clear on the opposite side of Brightlingsea Creek. Such views are generally attractive (though they do include some small scale industrial/waste operations around the marina), and also include existing housing along Hurst Green/Mill Street. Also some overlooking from houses to the north, which currently have attractive views over the creek. Medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Somewhat raw and poorly contained along the northern boundary - houses along the south side of Hurst Green/Mill Street are prominent in views from the south.</p>			
<p><i>Capacity to Accept Change:</i> Low - the area is sloping and exposed to views from the south, with little significant screening vegetation.</p>			
<p><i>Anticipated Landscape Effects:</i> Effects would arise as a result of new housing being highly visible in views from the south. There would be no significant views from the west, north or east (views from the east would be screened by a local ridge line).</p>			
<p><i>Potential for Mitigation:</i> Retention of existing vegetation would help to provide some structure, and this could be enhanced by new planting. The footpath could be retained and enhanced as a green corridor through the development. Development should avoid the two smaller fields to the west of the footpath - these could perhaps be retained as open space.</p>			
<p><i>Notes:</i> This area forms part of the backdrop to the waterside hub of Brightlingsea, around the marina. Development would impact upon this presently attractive setting and urbanise it to some extent. However, there has been a recent and extensive development of waterside flats adjacent to the marina which has also contributed to urbanisation.</p>		 <p>View north east across Brightlingsea Creek, showing the eastern part of the area on the far side of the creek, below the trees on the skyline.</p>	
	<p>Moderate adverse landscape effects, based on visibility of development within a locally sensitive landscape.</p>		



EAST OF PLAINS FARM CLOSE, ARDLEIGH		Area	6/1
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i></p> <p>On the north eastern edge of Colchester, bounded by housing along Plains Farm Close and Bullock Wood to the west, Bullock Wood to the south and the A120 to the north. This area also includes some land just to the north of Bullock Wood which is in Colchester Borough.</p> <p>LCA 7A, <u>Bromley Heaths</u> - this is a large area covering much of the west of the district, for which the assessment notes that this character area is '<i>visually sensitive as a result of its open and rural character</i>'.</p> <p>HECZ 12.2, noted as being of high sensitivity due to settlement pattern and below ground deposits.</p>			
<p><i>Description:</i></p> <p>Area comprises a series of flat arable fields (with some used for fruit growing, especially towards the west). The A120 dual carriageway runs just to the north, and traffic is either audible or visible over much of the area.</p> <p>No public rights of way.</p> <p>Low to medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i></p> <p>No landscape designations, though area is within the catchment for Ardleigh Reservoir.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i></p> <p>Few features of intrinsic value - hedges dividing the area are typically thin and somewhat gappy. Some mature trees around Plains Farm, which is included within the area.</p> <p>Low physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i></p> <p>Few views into or across the area, enclosure provided by planting alongside the A120 to the north and Bullock Wood to the south and west. Some overlooking of the western part from houses along Plains Farm Close.</p> <p>Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i></p> <p>The short length of settlement edge along the north west boundary is well contained by garden/boundary vegetation.</p>			
<p><i>Capacity to Accept Change:</i></p> <p>Medium - the area is open internally but not significantly overlooked.</p>			
<p><i>Anticipated Landscape Effects:</i></p> <p>Effects would be at a relatively low level - the area is not especially sensitive, and adjoins a large existing urban area.</p>			
<p><i>Potential for Mitigation:</i></p> <p>Little existing landscape structure within the area, so some internal structure would need to be provided - this could build upon the existing hedgerows, though these are mostly quite thin.</p> <p>The area is large enough to justify some large scale and well planned open space, possibly including some significant woodland blocks or strips to link with Bullock Wood.</p>			
<p><i>Notes:</i></p> <p>The area is reasonably well contained and has a slightly urban fringe character, though it only adjoins the urban area along its north western boundary.</p>			
	<p>Slight adverse landscape effects. Development would extend into the countryside, but if it was to extend no further than the eastern end of Bullock Wood it would effectively fill in a corner between Bullock Wood and the A120 and leave a meaningful gap to the small settlement of Fox Street.</p>		
		<p>View west across the area from the A120 footbridge just to the east of the eastern corner of the area. Planting alongside the A120 is on the extreme right of the view, the existing urban edge can just be seen in the background.</p>	



WEST OF GROVE ROAD, LITTLE CLACTON		Area	7/1
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i></p> <p>To the north of the main area of Little Clacton, west of the unmade track of Grove Road, north of Feverills Road, east of houses at the end of Amerells Road and south of houses along the B1414.</p> <p>LCA 8B, <u>Clacton and the Sokens Clay Plateau</u> - this is a large area for which the assessment notes that this character area is 'visually sensitive as a result of its open character and long views'. However it also notes that 'this area has been densely settled and the underlying rural character eroded by modern suburbs and linear development.' This particular area is largely enclosed by built development which subsumes the underlying landscape character.</p> <p>HECZ 6.5, noted as being of high sensitivity due to dispersed historic settlement pattern.</p>			
<p><i>Description:</i></p> <p>Area consists of a single arable field, enclosed by garden boundaries to the north and south, with small blocks of woodland in the north west and north east corners and mature trees to the remaining boundaries.</p> <p>No public footpaths, but access is possible along the roads along the southern and eastern boundaries.</p> <p>Medium landscape quality and value - the area is unremarkable in itself, but is a pleasant, enclosed field surrounded by trees.</p>			
<p><i>Relevant Designations:</i></p> <p>None.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i></p> <p>No features of intrinsic value within the area, though it is largely surrounded by mature trees.</p> <p>Low physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i></p> <p>Area is enclosed on all sides by vegetation and/or existing houses, and has a tranquil, enclosed character. Some overlooking from houses to the north and south.</p> <p>Medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i></p> <p>Reasonably well screened to the west, slightly more open to the north and south.</p>			
<p><i>Capacity to Accept Change:</i></p> <p>Medium to high, as the area is well enclosed, with an urban fringe character, though it is also quite attractive.</p>			
<p><i>Anticipated Landscape Effects:</i></p> <p>Development would remove a reasonably attractive piece of landscape, but there would be no effects beyond the area itself and immediately surrounding houses, as it is very well enclosed on all sides.</p>			
<p><i>Potential for Mitigation:</i></p> <p>Little need for extensive mitigation, as the area is small and well enclosed. All existing boundary vegetation should be retained.</p>			
<p><i>Notes:</i></p> <p>Effects would be limited to the area itself and immediately surrounding properties, though the outlook for these properties would be changed to a significant extent.</p> <p>Historic dispersed settlement pattern would be affected by infilling.</p>		 <p>View north west across the area from the southern boundary on Feverills Road, with houses on the south side of the B1414 in the background.</p>	
	<p>Slight adverse landscape effects - there would be some harm in terms of loss of presently greenfield and reasonably attractive land, but no significant effects on the wider landscape.</p>		



SOUTH OF THORRINGTON ROAD, LITTLE CLACTON		Area	7/2
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> Located between the two main parts of Little Clacton, south of Thorrington Road, west of the B1441 and north of Swain's Farm.</p> <p>LCA 8B, <u>Clacton and the Sokens Clay Plateau</u> - this is a large area for which the assessment notes that this character area is '<i>visually sensitive as a result of its open character and long views</i>'. However it also notes that '<i>this area has been densely settled and the underlying rural character eroded by modern suburbs and linear development</i>.' This particular area is visually associated with the village, which tends to subsume the underlying landscape character.</p> <p>HECZ 6.5, noted as being high of sensitivity due to dispersed historic settlement pattern.</p>			
<p><i>Description:</i> Area consists of 2 large arable fields adjacent to the B1441, the main road through the village. It is enclosed to some extent by mature trees to the north and south, but open to the wider landscape to the west and overlooked by houses from the east.</p> <p>A public footpath is shown on the OS map as running diagonally across the northern field, but appears on the ground to run to the west between the two fields, and then to the north across the northern field to Thorrington Road.</p> <p>Medium landscape quality and value - the area is unremarkable in itself, but has a pleasant, rural character and is important to the overall character of the village.</p>			
<p><i>Relevant Designations:</i> LGG - the intention is to maintain separation between the northern and southern parts of the village.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> No features of intrinsic value within the area, other than 2 mature oak trees which could be retained as part of any development.</p> <p>Low physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> Area is overlooked by houses to the north and east, and is also highly visible from the B1441. Development of this area would change the character of this part of the village and also of views from the B1441.</p> <p>Medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> The village has a dispersed, slightly disjointed character, with pockets of housing including those along Thorrington Road to the north and Elm Road to the south.</p>			
<p><i>Capacity to Accept Change:</i> Low to medium - the area is visible, but not over a wide area, and any new housing would be seen in the context of the existing village.</p>			
<p><i>Anticipated Landscape Effects:</i> Development would affect a reasonably attractive area of landscape, but there would be limited effects on the wider landscape. The existing character of the village would be adversely affected by filling in this gap.</p>			
<p><i>Potential for Mitigation:</i> The mature trees should be retained within areas of open space, and the footpath could be retained to run through a green corridor within any development. However, the main adverse effect would be in terms of filling in the LGG, and that effect would not be capable of significant mitigation.</p>			
<p><i>Notes:</i> While it would be possible to maintain a gap of some kind by developing the northern part of this area only, it would be preferable to maintain the full extent of the gap, which is important to the character and rural setting of the village.</p> <p>Historic dispersed settlement pattern would be affected by infilling.</p>		 <p>View south west across the area from the eastern boundary on the B1441. The area extends to the far side of the ploughed field.</p>	
 <p>Moderate adverse landscape effects - there would be some harm in terms of loss of presently greenfield and reasonably attractive land, and the existing break in the settlement pattern would be filled in, affecting the character of the village.</p>			



SOUTH OF ELM ROAD, LITTLE CLACTON		Area	7/3	
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> Located between Little Clacton and the A133, south of Elm Road and north west of St Osyth Road East, wrapping around Claygate Farm.</p> <p>LCA 8B, <u>Clacton and the Sokens Clay Plateau</u> - this is a large area for which the assessment notes that this character area is 'visually sensitive as a result of its open character and long views'. However it also notes that 'this area has been densely settled and the underlying rural character eroded by modern suburbs and linear development.'</p> <p>HECZ 6.5, noted as being of high sensitivity due to dispersed historic settlement pattern.</p>				
<p><i>Description:</i> Area consists of a series of arable fields between the village and the A133. It is generally flat and reasonably well enclosed by the settlement edge to the north, east and south, and the A133 to the west.</p> <p>A bridleway runs along the western boundary adjacent to the A133, and Dead Lane, running along the north western boundary from the end of Elm Road, has public access along it.</p> <p>Medium landscape quality and value - the area is unremarkable in itself, but has a pleasant, rural character though the parts to the west are affected by traffic noise.</p>				
<p><i>Relevant Designations:</i> None.</p>				
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features of intrinsic value within the area, other than a hedge line with some trees in the north eastern corner.</p> <p>Low physical sensitivity.</p>				
<p><i>Visual Sensitivity:</i> Area is overlooked by houses to the north and south, but is not widely visible from the centre of the village or the B1441. Development of this area would change the character of this part of the village and also of views from the B1441.</p> <p>Low to medium visual sensitivity.</p>				
<p><i>Existing Settlement Edge:</i> The village has a dispersed, slightly disjointed character, with housing on Elm Road extending out into the countryside.</p>				
<p><i>Capacity to Accept Change:</i> Low to medium - the area is visible, but not over a wide area, and any new housing would be seen in the context of the existing village. The exception to this would be for the western edge of the area, where any development may be seen as remote from the village, and extending out into the wider countryside.</p>				
<p><i>Anticipated Landscape Effects:</i> Effects would be limited for development in the eastern part of the area, which could be seen as infilling of gaps in the settlement edge. Effects would be greater if development were to cover the entire area, including the western edge (though the extreme south western corner is a small, enclosed area against the A133, where development would have few adverse effects).</p>				
<p><i>Potential for Mitigation:</i> Little existing vegetation structure within the area at the moment, so some form of new structural landscape would be required. The existing access along the bridleway and Dead Lane could be retained and enhanced as part of a broad green corridor, perhaps widened to set development back away from the A133. The small, attractive field in the north east corner of the area could also be retained as open space.</p>				
<p><i>Notes:</i> Development of this area would fill in a corner between the existing settlement edge and the A133, but development of the entire area would probably represent an excessive amount of growth given the size of the existing settlement. Assuming that not all of the area is therefore required, development should be limited to the eastern parts and perhaps the extreme south western corner.</p> <p>Historic dispersed settlement pattern would be affected by infilling.</p>				
	<p>Slight adverse landscape effects, based on avoidance of development in the western parts, which are more remote from the existing village.</p>			
<p>View north across the area from the southern boundary at the end of Claygate Drive. The area extends across all of the fields in the view, as far as the houses in the distance, which are on Elm Road.</p>				



NORTH OF PROGRESS WAY/CENTENARY WAY, LITTLE CLACTON		Area	7/4
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> Located between the south side of Little Clacton and the A133 and the B1442 (Progress Way/Centenary Way). LCA 8B, Clacton and the Sokens Clay Plateau - this is a large area for which the assessment notes that this character area is 'visually sensitive as a result of its open character and long views'. However it also notes that 'this area has been densely settled and the underlying rural character eroded by modern suburbs and linear development.' HECZ 6.5, noted as being of high sensitivity due to dispersed historic settlement pattern.</p>			
<p><i>Description:</i> Area is in 3 parts - an field of pasture to the west, bounded by the A133, St Osyth Road East and houses along Leys Drive (to the east), an arable field between houses on Leys Drive and Progress Way, and a third part to the east of the B1441, between the southern edge of the village and Centenary Way. This eastern part is disused and partly covered in scrubby vegetation and tipped material. No public rights of way. Low to medium landscape quality and value - the area is unremarkable in itself, and is affected by surrounding roads and traffic noise, with an urban fringe character.</p>			
<p><i>Relevant Designations:</i> LGG for entire area - the intention is to preserve the gap between Clacton and Little Clacton.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Strong line of trees along the eastern boundary of the western part, which continues to divide the western and central parts - this tree line should be retained. Also a single mature oak tree in the eastern part, which should also be retained. Low to medium physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> Area is overlooked by houses to the north, but traffic on the B1442 would also be visible in these views. The western part is a pleasant, enclosed field adjacent to (but largely screened from) the A133, the central part is a narrow urban fringe field and the eastern part has a derelict, run down appearance - all three areas are visible in short distance views, but of limited sensitivity. Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Reasonably well contained along St Osyth Road East, somewhat stark to the north side of the central part, with houses on the south side of Leys Drive locally prominent.</p>			
<p><i>Capacity to Accept Change:</i> Medium to high - the area is already strongly affected by the existing settlement edge, and has an urban fringe character. Development would not appear out of place, or be widely visible.</p>			
<p><i>Anticipated Landscape Effects:</i> Development of this small, urban fringe area adjacent to busy roads would have few adverse effects.</p>			
<p><i>Potential for Mitigation:</i> There is some potential for improving the existing settlement edge in the central portion, and if planting along the broad verge on the north side of Progress Way were to be possible, further improvements could be achieved. The western part of the area is well enclosed and requires little further mitigation (though some form of noise mitigation alongside the A133 may be required). If the central and eastern parts were to be developed, the western part could be retained as open space.</p>			
<p><i>Notes:</i> Development of this area would diminish the gap between Clacton and Little Clacton, but would not significantly affect its function - the A133 and B1442 form strong boundaries up to which development within Little Clacton could extend, while retaining an effective gap to the south.</p> <p>Historic dispersed settlement pattern would be affected by infilling.</p>		 <p>View north east across the central part of the area from the B1442 verge. Houses along Leys Drive can be seen on the left.</p>	
	<p>Slight adverse landscape effects - the area has an urban fringe character at the moment, and development would not appear out of place.</p>		



EAST OF ROCHFORD ROAD, ST OSYTH		Area	8/1
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> On the south east side of St Osyth, bounded by Clacton Road to the north, housing on Rochford Road to the west and vegetation along a minor watercourse to the south. LCA 7B, <u>St Osyth/Great Bentley Heaths</u> - the assessment notes that this character area is '<i>visually sensitive as a result of its open and rural character and long views</i>'. HECZ 11.4, noted as being of high sensitivity due to the historic settlement pattern.</p>			
<p><i>Description:</i> Area consists of 2 large fields with a smallholding/storage yard between them, sloping down to the watercourse to the south. Urban fringe character, especially to the west. No public rights of way, but there appears to be some informal use of field margins for dog walking. Low to medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> None.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features of intrinsic value within the area, though the sloping valley-side landform is reasonably attractive. Line of trees along the watercourse to the south of the area is locally distinctive. Low to medium physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> The area is exposed to views from the south, though a local ridge just to the south prevents any longer distance views. Overlooking from houses to north - houses on the north side of Clacton Road look over the area from elevated positions. Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Somewhat stark and unscreened along northern boundary, affording some potential for providing an improved edge.</p>			
<p><i>Capacity to Accept Change:</i> Low to medium - the western field is more enclosed and better related to the existing settlement edge, and would have a higher capacity.</p>			
<p><i>Anticipated Landscape Effects:</i> Development of the entire area would significantly extend the settlement into the countryside, in a location exposed to views from the south.</p>			
<p><i>Potential for Mitigation:</i> Effective mitigation would be difficult to achieve because of the sloping nature of the area. Avoidance of development on the more exposed eastern parts would reduce effects. A green corridor could be created alongside the watercourse.</p>			
<p><i>Notes:</i> Development of the entire area would probably represent an excessive amount of growth given the size of the existing settlement. Assuming that not all of the area is therefore required, development should be limited to the western part only.</p>			
	<p>Moderate adverse landscape effects, based on development of the entire area. Development of the western field only would lead to a lower level of effects, and would be preferable in landscape terms.</p>		
		<p>View north across the area from the lane on the south side of the local valley, showing houses along Clacton Road in the background and vegetation alongside the watercourse nearer the viewpoint. The area includes the fields to the left and right of the hedge line running up the slope in the centre of the view.</p>	



BETWEEN BYPASS ROAD AND CLACTON ROAD, ST OSYTH		Area	8/2
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> A small triangle of land on the north east side of St Osyth, bounded by Clacton Road to the south, Bypass Road to the north (the B1027) and housing on Manfield Gardens to the west. LCA 7B, <u>St Osyth/Great Bentley Heaths</u> - the assessment notes that this character area is ‘<i>visually sensitive as a result of its open and rural character and long views</i>’. HECZ 11.4, noted as being of high sensitivity due to the historic settlement pattern.</p>			
<p><i>Description:</i> Area consists of a triangular field of rough grass, with an urban fringe character. No public rights of way, but there appears to be some informal use of field margins for dog walking. Low to medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> No landscape designations, but the Local Plan Proposals Map indicates that the hedge along the north side of the area is a County Wildlife Site.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features of intrinsic value within the area (but see note above about the hedge), but some value in the enclosing hedgerows. Low to medium physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> The area is in elevated position on a local ridge, but is enclosed to some degree by hedgerows and is strongly associated with the existing housing to the west. Overlooking from houses to west. Development within the area would also be viable for traffic approaching from the east, and should be designed as an entrance or gateway to the village. Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Somewhat stark and unscreened along western boundary, affording some potential for providing an improved edge at the entrance to the village.</p>			
<p><i>Capacity to Accept Change:</i> Medium - the area is enclosed to some extent, but houses within it would be visible above the boundary vegetation.</p>			
<p><i>Anticipated Landscape Effects:</i> As the area is quite small, any new housing within it would be seen as a small incremental addition only to the existing settlement.</p>			
<p><i>Potential for Mitigation:</i> Little need for extensive mitigation, as the area is very small. Perimeter vegetation should be retained, the existing ecological interest should be respected and the design should seek to create an attractive and appropriate gateway to the village.</p>			
<p><i>Notes:</i> The area has no real use at the moment, and (given the low level of landscape effects) should be favoured for development over other, genuinely greenfield areas.</p>			
	<p>Insignificant landscape effects - the new houses would be visible, but would be seen as a small extension only to the existing settlement, and there would be the potential to remove a presently unsightly area and create a more attractive and appropriate entrance to the village.</p>		
		<p>View west across the area from the eastern apex of the triangle. The boundary hedgerow is visible on the right, alongside Bypass Road, and houses on Manfield Gardens can be seen on the skyline.</p>	



NORTH OF SPENCER ROAD, THORPE		Area	9/1
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i></p> <p>North of Thorpe-le-Soken, at the end of Spencer, Palmerston and Lonsdale Roads, which run to the north from the B1414 Landermere Road. Adjoins the school playing fields to the west.</p> <p>LCA 3A, <u>Hamford Coastal Slopes</u>, for which the assessment notes that this character area is '<i>highly sensitive to any change as a result of its visibility and its importance as a setting for Hamford Water</i>'. However, this particular area is on the very edge of the character area, and slopes down to the north, and not towards Hamford water (which is to the north east), so its importance in this respect is limited.</p> <p>HECZ 6.3, noted as being of medium sensitivity due to historic settlement pattern and below ground deposits.</p>			
<p><i>Description:</i></p> <p>This large area slopes generally down to the north, and comprises three arable fields with no internal hedgerows but with some significant hedgerows containing mature trees around the boundary of the area, and a tall hedgerow to the west separating the area from the playing fields.</p> <p>A public footpath crosses the south side of the area.</p> <p>Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i></p> <p>None.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i></p> <p>The general sloping landform is attractive and distinctive, with a pastoral and relatively tranquil quality. Some mature trees along north, west and east boundaries.</p> <p>Medium physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i></p> <p>The area is open to views to the north and north east (though a local shallow ridge line limits views to/from the north). Existing houses to the south overlook the area and benefit from pleasant rural views.</p> <p>Medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i></p> <p>Reasonably well established and contained, with gable ends fronting the area at the end of the roads.</p>			
<p><i>Capacity to Accept Change:</i></p> <p>Generally low, as a result of exposure to views and attractive landform. Capacity for some limited development in the south western corner would be higher.</p>			
<p><i>Anticipated Landscape Effects:</i></p> <p>Assuming development of the entire area, there would be significant adverse effects - new housing would extend significantly into an area of attractive countryside, a visually prominent position.</p>			
<p><i>Potential for Mitigation:</i></p> <p>Effects could be reduced by building on the existing perimeter vegetation to provide a strong landscape structure, which could be extended within the area. The footpath across the southern part of the area could be retained to run through a broad green corridor.</p>			
<p><i>Notes:</i></p> <p>The area consists of a broad, sloping landform exposed to views from the north east. It is probably unsuitable for extensive development, but the overall area is large and could perhaps be developed in part only.</p>			
	<p>High adverse landscape effects, based on development of the entire area. Development would extend into a visible and uncontained area exposed to medium distance views. Development of the south western part only would lead to a lower level of effects.</p>		
		<p>View north east across the area from the south western corner - the landscape is pleasant, with expansive views.</p>	



EAST OF OAK CLOSE, THORPE		Area	9/2
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> South east of Thorpe-le-Soken, east of houses on Abbey Crescent and Oak Close, north of the B1033 Frinton Road and west of houses along Byng Crescent. There is a small caravan park and a children's day nursery just to the south of the area, between it and the B1033, and building work is currently under way to expand the caravan park. Building work is also under way for some affordable housing at the end of Byng Crescent, adjacent to the north east corner of the area.</p> <p>LCA 8B, <u>Clacton and the Sokens Clay Plateau</u> - this is a large area for which the assessment notes that this character area is '<i>visually sensitive as a result of its open character and long views</i>'. However it also notes that '<i>this area has been densely settled and the underlying rural character eroded by modern suburbs and linear development</i>.' This particular area is strongly affected by the existing settlement, and has an urban fringe character which subsumes the wider landscape character.</p> <p>HECZ 6.3, noted as being of medium sensitivity due to historic settlement pattern and below ground deposits.</p>			
<p><i>Description:</i> This complex area runs between two parts of the village which are currently separate. The western part was formerly in use as allotments, but these have not been used for some time and are partially covered with developing scrubby vegetation. The remaining part is more open, but is also not in any active use and contains some scrubby vegetation. No public access, but there appears to be some informal use for dog walking. Low landscape quality and low to medium value.</p>			
<p><i>Relevant Designations:</i> None, though the western part is shown on the Local Plan Proposals map as allotments.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Some mature trees along north, west and east boundaries, and also some significant vegetation in the area of the former allotments - that vegetation should be surveyed to inform any future development proposals, and retained if of value. Medium physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> The area is generally well enclosed, with some limited overlooking from houses in the south west corner, on Oak Close. Low visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Reasonably well established and contained, with gable ends fronting the area in the south west corner, and mature trees and tall hedgerows forming much of the remaining perimeter.</p>			
<p><i>Capacity to Accept Change:</i> Medium to high - the area is enclosed with an urban fringe character, and adjoins built development on most sides.</p>			
<p><i>Anticipated Landscape Effects:</i> Effects would be limited, as the area has a generally urban fringe character and new development is currently under way immediately to the south and east.</p>			
<p><i>Potential for Mitigation:</i> Existing vegetation around the perimeter and in the western part should be retained, though this may limit the amount of development which can be achieved. A footpath connection to the west from the end of Byng Crescent could be provided through the area.</p>			
<p><i>Notes:</i> Development would link the two separate parts of the village, but the area is not designated as a LGG. Provision of a footpath link away from the B1033 could be a benefit.</p>		 <p>View north east across the area from the south western corner, showing vegetation within the area and also the high degree of enclosure.</p>	
	<p>Slight adverse landscape effects - area has an urban fringe character and is generally well screened, but contains some developing scrubby woodland vegetation.</p>		



EAST OF ST MICHAELS ROAD, THORPE		Area	9/3
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> North east of Thorpe-le-Soken, east of houses on St Michaels Road, north of the school and west of the school playing fields.</p> <p>LCA 8B, <u>Clacton and the Sokens Clay Plateau</u> - this is a large area for which the assessment notes that this character area is 'visually sensitive as a result of its open character and long views'. However it also notes that 'this area has been densely settled and the underlying rural character eroded by modern suburbs and linear development.' This particular area is affected by the existing settlement and enclosed by trees, so is not representative of the wider landscape character.</p> <p>HECZ 6.3, noted as being of medium sensitivity due to historic settlement pattern and below ground deposits.</p>			
<p><i>Description:</i> This area consists of a single arable field is enclosed by tall vegetation to the south and east, the existing settlement edge to the west and a small woodland block to the north.</p> <p>A public footpath runs along the south edge of the area.</p> <p>Low to medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> None.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Some mature trees and hedgerows along south and west boundaries, but no significant vegetation within the area itself.</p> <p>Low physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> The area is well enclosed, with no significant views from the wider landscape but some limited overlooking from houses to the west.</p> <p>Low visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Reasonably well established and contained - houses on St Michaels Road have quite long gardens.</p>			
<p><i>Capacity to Accept Change:</i> Medium to high - the area is enclosed but has a semi-rural character as it is screened from the adjoining houses.</p>			
<p><i>Anticipated Landscape Effects:</i> Effects would be limited, as the area is enclosed and not visible from the surrounding landscape.</p>			
<p><i>Potential for Mitigation:</i> Existing vegetation around the perimeter should be retained, and some additional landscape structure within the area provided. Screen planting could be provided along the short north eastern boundary where the area adjoins open countryside. A footpath connection to the north could be provided through the area, to connect with the existing bridleway.</p>			
<p><i>Notes:</i> While development of the area would result in a low level of landscape effects, access is understood to be a significant problem. Any major improvements to local roads in order to provide access could create some adverse landscape or townscape effects in their own right.</p>		 <p>View north across the area from the south western corner, showing the high degree of enclosure.</p>	
<div></div> <p>Slight adverse landscape effects - area is enclosed but has some value as a piece of reasonably attractive landscape.</p>			



COCKAYNES LANE, ALRESFORD		Area	10/1
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> On the north western side of Alresford, to the north and south of Cockaynes Lane and to the west of Station Road. LCA 7A, <u>Bromley Heaths</u> - this is a large area covering much of the west of the district, for which the assessment notes that this character area is '<i>visually sensitive as a result of its open and rural character</i>'. HECZ 17.1, noted as being of high sensitivity due to below ground deposits.</p>			
<p><i>Description:</i> Area consists of 2 parts - a flat pasture field to the north of Cockaynes Lane, bounded by the existing settlement edge to the east and the lane to the south, but relatively open to the north west, and a larger, flat arable field to the south of the lane, again with the settlement edge to the east, and with the railway line to the south, former sand and gravel workings to the west and some converted farm buildings to the north west. No public rights of way. Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> None.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features of intrinsic value within the two fields which make up the area, though some boundary vegetation is valuable in providing enclosure. One mature tree in the south west corner of the southern field, which should be retained. Low physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> Few views into or across the area, enclosure provided by boundary vegetation and houses along Station Road. Hedgerow provides some enclosure along north west boundary of northern part. Some overlooking from houses on Station Road (though many are bungalows, with restricted views) and also from the station to the south east. Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> The settlement edge to the east is formed by rear garden boundaries and is reasonably well contained. Rear gardens of houses along the B1027 form the north eastern boundary, and this is well enclosed by tall vegetation.</p>			
<p><i>Capacity to Accept Change:</i> Medium - the area is open internally but not significantly overlooked.</p>			
<p><i>Anticipated Landscape Effects:</i> Effects would be at a relatively low level - the area is not especially sensitive or visible, and adjoins an existing settlement. There would be some leapfrogging of a reasonably well established settlement edge, but only into an area which is itself reasonably well contained.</p>			
<p><i>Potential for Mitigation:</i> Little existing landscape structure within the two fields, so some internal structure would need to be provided. Green buffers (including a degree of public access) could be provided along the eastern boundary, adjacent to existing gardens, and also along the railway line to connect with the area around the sand and gravel workings which may have some future potential for recreation.</p>			
<p><i>Notes:</i> The area is reasonably well contained and has a slightly urban fringe character. The southern field fits more readily into the village pattern, whereas the northern field would be more of an extension into the countryside. The order of preference for development would therefore be for the eastern part of the southern field, then the western part, and then the northern field.</p>		 <p>View north west across the southern field from the station footbridge. Houses along Station Road can be seen in the foreground, with the southern field in the middle ground and the converted farm buildings beyond that.</p>	
	<p>Slight adverse landscape effects. Development would effectively round off the north west corner of the village, and would be reasonably well contained. Effects for each part of the area would be slight adverse, but effects would be at a lower level for the southern field.</p>		



SOUTH OF ST ANDREW'S CLOSE, ALRESFORD		Area	10/2
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> On the south eastern side of Alresford, to the south of St Andrew's Close and to the east of the school. LCA 7A, <u>Bromley Heaths</u> - this is a large area covering much of the west of the district, for which the assessment notes that this character area is '<i>visually sensitive as a result of its open and rural character</i>'. However, this particular area is very enclosed and strongly related to the existing settlement, rather than reflecting the surrounding landscape character. HECZ 17.2, noted as being of medium sensitivity.</p>			
<p><i>Description:</i> Area consists of a single field of rough grass, bounded by houses at the south end of St Andrew's Close and an area of open space to the north, mature woodland to the east and south, and the village school to the west. No public rights of way, but there is open access to the area, which can be used for informal recreation. Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> CPB for entire area, though it has no visual connectivity with the coast, which is well to the south west and completely screened by woodland.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> No features of intrinsic value within area, though the mature boundary vegetation is valuable in providing enclosure. Low physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> No significant views into the area, enclosure provided by boundary vegetation and houses along St Andrew's Close. Some overlooking from houses at the south end of the close, and also from the school playing fields to the west. Low visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Houses to the north are relatively new and not well screened or integrated.</p>			
<p><i>Capacity to Accept Change:</i> Medium to high - the area is very well enclosed.</p>			
<p><i>Anticipated Landscape Effects:</i> Effects would be at a low level - the area is greenfield but not rural. Development would involve loss of an area of open space associated with the settlement edge and of some local landscape value, but formal open space exists just to the north east.</p>			
<p><i>Potential for Mitigation:</i> The area is quite small and well enclosed, so little need for extensive mitigation, though some internal structure could be provided.</p>			
<p><i>Notes:</i> The area is very well contained and has an urban fringe (though pleasant) character. Development would appear as a natural extension to that on St Andrews's Close.</p>			
	<p>Insignificant landscape effects. Development would effectively fill in a gap on the edge of the settlement, and would be very well contained. While there would be some harm in terms of loss of presently greenfield land, this would not represent a significant constraint to development.</p>		
		<p>View south west across the area from the south end of St Andrew's Close. The school buildings can be seen behind the vegetation along the western boundary.</p>	

EAST OF STURRICK'S LANE, GREAT BENTLEY		Area	11/1
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> On the north side of Great Bentley, bounded by Sturrick's Lane to the west, Heckford's Road to the east and houses along Larkfield Road and Finch Drive to the south. LCA 7B, <u>St Osyth/Great Bentley Heaths</u> - the assessment notes that this character area is '<i>visually sensitive as a result of its open and rural character and long views</i>'. HECZ 11.2, noted as being of high sensitivity due to settlement pattern and cropmark complexes.</p>			
<p><i>Description:</i> Area consists of 2 distinct parts - that to the west is an enclosed field of pasture with a tall hedge around its northern and eastern boundaries, containing it visually within the wider surrounds of Sturrick's Farm. The eastern part is the south end of a large, open arable field extending to the north. A public footpath runs along the northern edge of the settlement, i.e. along the southern boundary of the area. Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> None.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> The tall hedgerow along the eastern side of the western part (through the centre of the overall area) forms a strong local feature, and there are some scrubby trees in the extreme western part adjacent to Sturrick's Lane. No significant vegetation within the eastern part. Low to medium physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> The area is exposed to extensive views from the north, though the western part is screened by the boundary hedge (the roofs of any new houses would be visible above this hedge). In long distance views from the north the existing settlement edge is visible at the moment. Overlooking from houses to the south. Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Partially screened along the southern boundary, but with some potential for providing an improved edge, especially towards the east.</p>			
<p><i>Capacity to Accept Change:</i> Low to medium - the western field is significantly more enclosed and would have a higher capacity.</p>			
<p><i>Anticipated Landscape Effects:</i> Development of the eastern part would extend the settlement into the countryside, in an uncontained location exposed to views from the north.</p>			
<p><i>Potential for Mitigation:</i> A strong band of planting would be needed along the north side of the eastern part, but this would take some time to form an effective screen/buffer. The hedge around the western parts is trimmed at the moment, and could be left to grow taller. A green corridor could be created along the footpath, as a buffer to existing houses.</p>			
<p><i>Notes:</i> Development of the western part only would lead to a lower level of effects and would be preferable in landscape terms.</p>			
	<p>Moderate adverse landscape effects, based on development of the entire area. Development of the western field only would lead to a lower level of effects, and would be preferable in landscape terms.</p>		
		<p>View west across the eastern part of the area from Heckford's Road. The ploughed field in the foreground is the eastern part; the western part is behind the tall hedge on the left of the view.</p>	

WEST OF PLOUGH ROAD, GREAT BENTLEY		Area	11/2
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> On the south side of Great Bentley, south of the railway line, bounded by Plough Road to the east and existing houses for part of the northern boundary, but uncontained in other directions. LCA 7B, St Osyth/Great Bentley Heaths - the assessment notes that this character area is '<i>visually sensitive as a result of its open and rural character and long views</i>'. HECZ 11.2, noted as being of high sensitivity due to settlement pattern and cropmark complexes.</p>			
<p><i>Description:</i> Area is part of a large, flat, open arable field extending to the south and west. No public rights of way. Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> No landscape designations, though the area to the north, between this area and the railway line, is shown on the Local Plan Proposals Map as a site for allotments.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> No significant vegetation within the area. Low physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> The area is very open, and exposed to extensive views from the south and west. In these views the existing settlement edge is visible at the moment, but development of this area would represent a significant expansion in the built area to the south of the railway line. Overlooking from houses to the north. Medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> One house in the north east corner is very prominent and unscreened, otherwise the edge is reasonably well contained.</p>			
<p><i>Capacity to Accept Change:</i> Low to medium - there is no natural containment for the area, but it is adjacent to the existing settlement edge and the area concerned is quite small.</p>			
<p><i>Anticipated Landscape Effects:</i> Development would extend the settlement into the countryside, in an uncontained location exposed to views from the south and west.</p>			
<p><i>Potential for Mitigation:</i> A strong band of planting would be needed along the western and southern sides of the area, but this would take some time to form an effective screen/buffer.</p>			
<p><i>Notes:</i> If any expansion of the village were to be required, a location to the north of the railway line, associated with the main part of the village, would be preferable in landscape terms. Areas with a higher degree of existing containment and some natural boundaries would also be preferable.</p>			
	<p>Moderate adverse landscape effects - development would extend into the countryside in an area with no existing natural boundaries or containment.</p>		
		<p>View south west across the area from Plough Road. The development would occupy a small part only of the view, but there is no natural feature forming a boundary in this direction.</p>	

SOUTH OF WEELEY ROAD, GREAT BENTLEY		Area	11/3
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> On the east side of Great Bentley, bounded by Weeley Road to the north, existing houses along Birch Avenue/Pine Close to the west and the railway line to the south. LCA 8B, <u>Clacton and the Sokens Clay Plateau</u> - this is a large area for which the assessment notes that this character area is 'visually sensitive as a result of its open character and long views'. HECZ 11.2, noted as being of high sensitivity due to settlement pattern and cropmark complexes.</p>			
<p><i>Description:</i> Area consists of a single large, gently undulating arable field. No public rights of way. Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> None.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> No significant vegetation within the area, other than a pond with some trees around it near the south west corner. Some screening vegetation along the southern, eastern and parts of the northern boundaries. Low to medium physical sensitivity.</p>			
<p><i>Visual Sensitivity:</i> The area adjoins open countryside to the north east and east, but a slight rise in the landform to the east provides some containment, as does the hedgerow along the eastern boundary. Some overlooking from houses to the west. Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> Houses with long gardens on Weeley Road along the northern boundary, more recently built houses on the western boundary are less well screened and integrated, with some potential for providing an improved edge.</p>			
<p><i>Capacity to Accept Change:</i> Low to medium - the western part is more associated with the existing settlement and would have a higher capacity.</p>			
<p><i>Anticipated Landscape Effects:</i> Development would extend the settlement into the countryside, but in an area with some containment and which is already affected to some degree by the existing settlement edge.</p>			
<p><i>Potential for Mitigation:</i> Green corridors could be created along the railway line, along the eastern boundary and also along the western boundary, as a buffer to existing houses. The northern edge of any development should be designed to create an attractive and appropriate entrance or gateway to the village.</p>			
<p><i>Notes:</i> Development of the entire area would probably represent an excessive amount of growth given the size of the existing settlement. Assuming that not all of the area is therefore required, development should be limited to the western part only, as this would lead to a lower level of effects and would be preferable in landscape terms.</p>			
	<p>Moderate adverse landscape effects, based on development of the entire area. Development of the western part only would lead to a lower level of effects, and would be preferable in landscape terms.</p>		
		<p>View south west across the area from the north east corner. Vegetation alongside the railway line can be seen on the left of the view, houses along Birch Avenue/Pine Close are visible to the right.</p>	

NORTH OF MEADOW CLOSE, ELMSTEAD		Area	12/1
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> On the north western side of Elmstead Market, to the north of the recent development of Meadow Close and to the west of houses along Thatchers Drive and Harvest Way. LCA 7A, <u>Bromley Heaths</u> - this is a large area covering much of the west of the district, for which the assessment notes that this character area is '<i>visually sensitive as a result of its open and rural character</i>'. HECZ 17.1, noted as being of high sensitivity due to below ground deposits.</p>			
<p><i>Description:</i> Area consists of a single flat arable field wrapping around the western and north western edge of the settlement. No public rights of way. Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> None.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features of intrinsic value within the field which makes up the area, though the boundary vegetation is valuable in providing enclosure. Low physical sensitivity, assuming all boundary vegetation retained.</p>			
<p><i>Visual Sensitivity:</i> Few significant views into the area from the wider countryside, as enclosure provided by boundary vegetation to the west and north (though some filtered views are possible through this tall hedgerow/tree line in winter) and houses to the east and south. Some overlooking from adjoining houses. Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> The settlement edge to the east is formed by rear garden boundaries and is reasonably well contained, though the degree of containment varies from one property to another. Less well contained to the south, where the more recent development has less garden/boundary vegetation.</p>			
<p><i>Capacity to Accept Change:</i> Medium - the area is open internally but not significantly overlooked, and is closely associated with the existing settlement edge.</p>			
<p><i>Anticipated Landscape Effects:</i> Effects would be at a relatively low level - the area is not especially sensitive or visible, and adjoins an existing settlement. There would be some leapfrogging of a reasonably well established settlement edge, but only into an area which is itself reasonably well contained.</p>			
<p><i>Potential for Mitigation:</i> The area is relatively narrow, and enclosed by existing vegetation to the west, so there would be limited need for new structural planting. The hedge/tree line to the west should be retained and perhaps augmented.</p>			
<p><i>Notes:</i> The area is reasonably well contained and has a slightly urban fringe character.</p>			
	<p>Slight adverse landscape effects. Development would extend the settlement out into the countryside, but not in an intrusive manner or by a great distance, and would be reasonably well contained.</p>		
		<p>View north across the area from Meadow Close. The existing tree line can be seen on the left, the existing settlement edge on the right.</p>	

WEST OF SCHOOL ROAD, ELMSTEAD		Area	12/2
<p><i>Location and TDC Landscape Character Area, Historic Environment Character Zone:</i> On the south western side of Elmstead Market, to the south of houses along the A133 Colchester Road and to the west of School Road.</p> <p>LCA 7A, <u>Bromley Heaths</u> - this is a large area covering much of the west of the district, for which the assessment notes that this character area is '<i>visually sensitive as a result of its open and rural character</i>'.</p> <p>HECZ 17.1, noted as being of high sensitivity due to below ground deposits.</p>			
<p><i>Description:</i> Area consists of a single flat arable field close to the village centre and occupying the south west quadrant of the cruciform village plan. Area is bounded by existing houses to the north and along part of the western boundary, by School Road to the east and by field boundaries with some mature trees to the west and south.</p> <p>No public rights of way.</p> <p>Medium landscape quality and value.</p>			
<p><i>Relevant Designations:</i> None.</p>			
<p><i>Physical Sensitivity and Key Landscape Features:</i> Few features of intrinsic value within the field which makes up the area, though the boundary vegetation is valuable in providing enclosure.</p> <p>Low physical sensitivity, assuming all boundary vegetation retained.</p>			
<p><i>Visual Sensitivity:</i> Limited views into the area from the wider countryside, as some enclosure provided by boundary vegetation to the west and south (though filtered views are possible through this tall hedgerow/tree line in winter) and houses to the west and north. Trees alongside School Road provide enclosure to the east. Some overlooking from adjoining houses.</p> <p>Low to medium visual sensitivity.</p>			
<p><i>Existing Settlement Edge:</i> The settlement edge to the north and west is formed by rear garden boundaries and is reasonably well contained, though the degree of containment varies from one property to another. Less well contained to the south, where the more recent development has less garden/boundary vegetation.</p>			
<p><i>Capacity to Accept Change:</i> Medium - the area is open internally but not significantly overlooked, and is closely associated with the existing settlement edge.</p>			
<p><i>Anticipated Landscape Effects:</i> Effects would be at a relatively low level - the area is not especially sensitive or visible, and adjoins an existing settlement. Effects would be reduced if only the northern part of the area were to be developed, up to a line extending eastwards from the south side of the recent development just to the west of the area.</p>			
<p><i>Potential for Mitigation:</i> The area is broad and open, so some new structural planting would help to reduce effects and provide definition - a green buffer could be provided to the south. The perimeter hedge/tree lines should be retained and perhaps augmented.</p>			
<p><i>Notes:</i> The area is reasonably well contained and has a slightly urban fringe character.</p> <p>Relative to Area 12/1, this area is slightly less well contained, but relates better to the plan of the village and would represent rounding off of the plan, rather than outward extension of the settlement edge.</p>			
	<p>Slight adverse landscape effects. Development would effectively round off the south west corner of the village, and would be reasonably well contained.</p>		
		<p>View north west across the area from the south east corner alongside School Road. Houses on Colchester Road are visible in the background.</p>	

Key to Area Summary Sheets:



The symbol at the foot of each page shows the likely level of landscape effects, where the colours denote the following levels of effects:

- **Very High** - should be discounted from further consideration on landscape grounds.
- **High** - unlikely to be appropriate, unless other factors strongly in favour.
- **Moderate** - some adverse effects, but could be mitigated or outweighed by other factors.
- **Slight** - relatively few landscape constraints.
- **Insignificant** - no significant landscape constraints.

CPB Coastal Protection Belt
LGG Local Green Gap
LCA Landscape Character Area
HECZ Historic Environment Character Zone

Notes:

1. It has generally been assumed that the entire area concerned would be developed for housing. Where small parts of an area may be less appropriate for development, this is noted, and in such cases the overall assessment may (where stated) assume that those parts are not to be developed. However, where the majority of an area may be less appropriate for development, this is stated on the summary sheet, but the assessment assumes that all or most of the area will be developed.

Appendix 5:
Ranking of Areas by Landscape Effects, Overall and for Each Settlement

Ranking of Areas by Landscape Effects, Overall and for Each Settlement												
Area	Clacton and Jaywick	Frinton and Walton	Harwich and Dovercourt	Lawford, Mistley, M'tree	Brightlingsea	Colchester Fringe	Little Clacton	St Osyth	Thorpe-le-Soken	Alresford	Great Bentley	Elmstead Market
South of St Andrews Close Alresford										10/2		
Bypass Rd and Clacton Rd, St Osyth								8/2				
West of Chapel Lane, Kirby Cross		2/3										
Michaelstowe Hall, Ramsey			3/2									
Progress Way/Centenary Way, Lt. Clacton							7/4					
Dale Hall, Lawford			4/1									
Cockaynes Lane, Alresford										10/1		
East of Oak Close, Thorpe									9/2			
West of Grove Road, Lt. Clacton							7/1					
East of St Michaels Road, Thorpe									9/3			
West of School Road, Elmstead												12/2
East of Plains Farm Close, Ardleigh						6/1						
North of Meadow Close, Elmstead												12/1
West of Cherry Tree Avenue, Clacton	1/1											
West of Robinson Road, Brightlingsea					5/2							
East of Halstead Road, Kirby Cross		2/1										
North of Sladbury's Lane, Clacton	1/5											
South of Elm Road, Little Clacton							7/3					
West of Lodge Lane, Brightlingsea					5/1							
North of St John's Road, Clacton	1/3											
West of Jaywick Lane, Clacton	1/2											
South of Weeley Road, Great Bentley											11/3	
East of Rochford Road, St Osyth								8/1				
South of Mill Street, Brightlingsea					5/3							
South of Harwich Road, Mistley				4/3								
West of Elm Tree Avenue, Frinton		2/2										
Long Road, Lawford/Mistley				4/2								
North of Cann Hall Estate, Clacton	1/4											
South of Thorrington Road, Little Clacton							7/2					
East of Sturrick's Lane, Great Bentley											11/1	
South of A120, Dovercourt			3/1									
West of Plough Road, Great Bentley												
West of Low Road, Little Oakley			3/4								11/2	
South of Ramsey Road, Little Oakley			3/3									
North of Spencer Road, Thorpe									9/1			
East of Old Hall Lane, Walton		2/4										

Notes:

- Ranking is from least effects to greatest, top of table to bottom.
- Ranking of areas around individual settlements can be read from the column for that settlement.
- Effects are:
 - Very High** - should be discounted from further consideration on landscape grounds.
 - High** - unlikely to be appropriate, unless other factors strongly in favour.
 - Moderate** - some adverse effects, but could be mitigated or outweighed by other factors.
 - Slight** - relatively few landscape constraints.
 - Insignificant** - no significant landscape constraints.

Appendix 6:
Tendring LIA: Settlement Assessments: Local Green Gap Assessment

Tendrining LIA: Settlement Assessments: “Local Green Gap” Assessment

Individual Area Scores against Parameters and Criteria

Area	P1/C1	P1/C2	P1/C3	P1 Total	P2/C1	P2/C2	P2/C35	P2 Total	P3/C1	P3 Total
1/1	5	4	1	10	1	2	1	4	9	9
1/2	5	5	1	11	4	2	5	11	6	6
1/3	3	5	1	9	1	2	1	4	3	3
1/4	2	4	1	7	1	3	3	7	15	15
1/5	1	2	1	4	1	5	3	9	9	9
2/1	4	4	3	11	1	5	1	7	9	9
2/2	1	4	1	6	4	5	5	14	3	3
2/3	1	3	3	7	4	5	5	14	3	3
3/1	1	5	1	7	4	5	4	13	3	3
3/2	1	4	3	8	1	2	4	7	3	3
3/3	2	4	4	10	4	5	4	13	15	15
4/1	1	3	3	7	4	2	1	7	3	3
4/2	5	3	2	10	4	2	1	7	3	3
4/3	1	5	3	9	1	2	4	7	3	3
7/2	1	4	4	9	4	5	5	14	3	3
7/4	1	4	4	9	1	2	1	4	3	3

Tendring LIA: Settlement Assessments: “Local Green Gap” Assessment

(Continued)

Area No.	P4/C1	P4/C2	P4/C3	P4 Total	P5/C1	P5/C2	P5/C3	P5 Total	P6/C1	P6/C2	P6/C3	P6 Total	Overall Total
1/1	1	5	4	10	3	2	3	8	4	4	3	11	52
1/2	2	2	5	9	2	3	3	8	5	4	3	12	57
1/3	2	5	5	12	2	4	3	9	5	5	3	13	50
1/4	1	5	3	9	4	2	1	7	4	4	3	11	56
1/5	3	5	3	11	5	1	1	7	4	4	3	11	51
2/1	4	5	3	12	3	4	4	11	4	4	3	11	61
2/2	2	5	4	11	2	1	1	4	5	5	3	13	51
2/3	3	4	2	9	2	1	1	4	4	4	3	11	48
3/1	2	4	4	10	3	1	1	5	5	4	3	12	50
3/2	2	2	4	8	2	4	4	10	4	3	3	10	46
3/3	2	5	5	12	4	1	1	6	3	3	3	9	65
4/1	4	5	3	12	2	2	1	5	5	4	3	12	46
4/2	4	5	4	13	4	1	1	6	5	4	3	12	51
4/3	2	2	3	7	2	4	2	8	5	4	3	12	46
7/2	5	5	4	14	3	2	3	8	4	4	3	11	59
7/4	2	5	4	11	5	1	1	7	4	4	3	11	45

Explanatory Notes:

- P1/C1: Settlement Form and Category - Extends or consolidates Ribbon Development
- P1/C2: Settlement Form and Category - Complements Settlement form or Rounding Off
- P1/C3: Settlement Form and Category - Size of Settlement (from hamlet to town)
- P2/C1: Land Use – Relationship with adjacent Land Use (from conflicting to complementary)
- P2/C2: Land Use – Importance of existing Land Use (of the Area itself)
- P2/C3: Land Use – Extent of Land Use Policy conflict (sensitivity of Area itself or adjacent)
- P3/C1: Land Take - Hectares lost to development (size to be estimated. score x 3 as only 1 criterion)
- P4/C1: Extent of Impact on Gap and Sensitivity - Importance of Gap (From open and narrow to contained and wide)
- P4/C2: Extent of Impact on Gap and Sensitivity - Physical reduction of Gap width (in % and distance from other side of gap)
- P4/C3: Extent of Impact on Gap and Sensitivity - Visibility of Area when Developed (from other side of Gap)
- P5/C1: Boundary Defensibility - Loss of Established Boundary (Permanent, to absence of boundary feature)
- P5/C2: Boundary Defensibility - Existence of Boundary around Area (based on strength of such boundaries)
- P5/C3: Boundary Defensibility - Potential for Defensible Boundary
- P6/C1: Potential for Green Infrastructure - Existing Green Infrastructure within Area (or that can be if Area developed)
- P6/C2: Potential for Green Infrastructure - Existing Green Infrastructure on adjacent land (type and number)
- P6/C3: Potential for Green Infrastructure - Potential for Green Infrastructure on adjacent land (ownership x area)

Appendix 7:
Tendring LIA Settlement Assessments: Coastal Protection Belt Assessment

Tendrings LIA Settlement Assessments: Coastal Protection Belt Assessment

Individual Area Scores against Parameters and Criteria

Area	P1/C1	P1/C2	P1/C3	P1 Total	P2/C1	P2/C2	P2/C3	P2 Total	P3/C1	P3 Total
1/1	5	5	1	11	1	2	1	4	3	3
2/4	3	4	2	9	1	2	3	6	6	6
3/1	1	5	1	7	4	5	4	13	3	3
3/2	2	4	3	9	1	2	4	7	3	3
3/4	5	1	2	8	4	5	5	14	15	15
4/3	4	4	3	11	4	2	1	7	6	6
5/1	1	4	2	7	4	5	4	13	6	6
5/2	5	4	2	11	4	2	4	10	6	6
5/3	1	4	2	7	4	2	4	10	3	3
10/2	1	5	4	10	4	5	4	13	3	3

Tendrings LIA Settlement Assessments: Coastal Protection Belt Assessment

(Continued)

Area No.	P4/C1	P4/C2	P4/C3	P4 Total	P5/C1	P5/C2	P5/C3	P5 Total	P6/C1	P6/C2	P6/C3	P6 Total	Final Total
1/1	1	3	3	7	3	2	3	8	4	1	1	6	39
2/4	5	2	3	10	2	4	3	9	4	3	3	10	50
3/1	2	2	3	7	3	1	1	5	3	1	4	8	43
3/2	2	2	4	8	3	4	3	10	3	3	4	10	47
3/4	2	2	4	8	4	2	3	9	4	5	5	14	68
4/3	2	2	4	8	3	2	1	6	3	1	2	6	44
5/1	2	2	4	8	4	3	2	9	4	5	1	10	53
5/2	5	4	4	13	4	2	1	7	5	5	5	15	62
5/3	5	4	5	14	5	1	1	7	5	3	4	12	53
10/2	1	2	2	5	4	3	2	9	3	3	3	9	49

Explanatory Notes:

- P1/C1: Settlement Form and Category - Extends or consolidates development abutting the coast
- P1/C2: Settlement Form and Category - Complements Settlement form
- P1/C3: Settlement Form and Category - Size of Settlement (from hamlet to town)
- P3/C1: Land Take - Hectares lost to development (size to be estimated. score x 3 as only 1 criterion)

Appendix 8:
Local Green Gap Assessment:
Parameters and Criteria

Local Green Gap Assessment

Parameter	Criterion	Score	Definition
1 Settlement Form and Category	1. "Ribbon Development".	1 2 3 4 5	Does not extend or consolidate "ribbon development". Extends "ribbon development" by up to 10%. Extends "ribbon development" by 10% - 20%. Extends "ribbon development" by 20% - 30%. Extends "ribbon development" more than 30%.
1 Settlement Form and Category	2. Settlement Form.	1 2 3 4 5	Bounded on 3 sides by existing development. Bounded on 3 sides by existing development but projecting into countryside. Bounded on 2 sides by existing development but "rounding off " settlement. Bounded on 2 sides by existing development but projecting into countryside. Partly bounded on 1 side by existing development.
1 Settlement Form and Category	3. Settlement Size (By Population and Function).	1 2 3 4 5	Large Town. Small to Medium Town. Large Village. Medium to Small Village. Hamlet.
2 Land Use	1. Adjacent Land Use.	1 2 3 4 5	Complementary existing urban development including housing, allotments and public recreation. Other complementary existing urban development including retail, business, light Industry and private recreation. Conflicting urban development including general and special industry and utilities. Conflicting land use including locally important urban and rural conservation and ecology, high quality agricultural land, flood plain and nationally important conservation and ecology. Abuts land highly sensitive to neighbouring development, including hazardous sites and "bad neighbour" development.
2 Land Use	2. Existing Land Use.	1 2 3 4 5	Derelict "unused" land with no beneficial use. Unused land with no significant beneficial use. Public and private recreational use or existing residential curtilage. Environmentally important land including urban and rural conservation and historic sites. Nationally important land including international and national sites designated for conservation, high quality agricultural land and flood risk.

Parameter	Criterion	Score	Definition
2 Land Use	3. Policy Conflict.	1 2 3 4 5	Land does not conflict with any planning policy other than Green Gap. Adjoining Land does not conflict with any planning policy other than Local Green Gap. Land conflicts with other planning policies. Major conflict with other local policies for Area or adjacent land. Major conflict with local and national or regional policies.
3 Land Take	1. Size of Area.	1 2 3 4 5	Less than 15 hectares. 15 – 30 hectares. 31 – 45 hectares. 45 – 60 hectares. Over 60 hectares.
4 Extent of Impact on Gap and its Sensitivity	1. Importance of Gap.	1 2 3 4 5	Wide gap and naturally visually contained. Wide gap and visually open. Narrow gap and visually contained. Narrow gap and partially visually contained. Narrow gap and visually open.
4 Extent of Impact on Gap and its Sensitivity	2. Reduction of Gap.	1 2 3 4 5	Width of Gap reduced by less than 15% to more than 1.5km. Gap reduced by less than 15% to between 750m and 1.5km. Gap reduced by 15 – 30% to between 750m and 1.5km. Gap reduced by 15 – 30% and to less than 750m. Gap reduced by over 30% and to less than 750m.
4 Extent of Impact on Gap and its Sensitivity	3. Visibility of Gap	1 2 3 4 5	Not visible from other side of Gap. Not visible due to intervening manmade features. Glimpsed from other side of Gap. Clearly visible. Prominently due to natural landform.
5 Boundary Defensibility	1. Established Boundary (Inner Edge of the Gap)	1 2 3 4 5	No clear physical boundary. Weak boundary including indeterminate physical boundary, curtilage fencing and walls, private/unmade roads, private right of way and intermittent hedgerow. Intermediate boundary including public right of way, minor power line, disused railway line or other linear feature, non- protected hedgerow/woodland, minor drainage feature, etc. Strong boundary including adopted road, tree-lined/hedge lined public right of way, protected hedgerow/woodland and watercourse. Strong and effectively permanent physical boundary including district distributor road, major power line and infrastructure, existing railway line, river, major watercourse and prominent physical feature (ie. ridgeline).

Parameter	Criterion	Score	Definition
5 Boundary Defensibility	2. Future Boundary (Outer Edge of the Gap).	1	Strong established manmade or natural boundary including classified road, railway line, major power line, river or prominent physical feature (ie. ridgeline).
		2	Established manmade boundary including adopted road, utilities and established physical.
		3	Established natural boundary including protected hedgerow/woodland, tree-lined/hedge lined public right of way, watercourse etc.
		4	Weak boundary - insignificant manmade or natural boundary including curtilage fencing and walling, private road, private right of way, minor power lines, non- protected hedgerow/woodland and minor drainage feature.
		5	No clear physical boundary.
5 Boundary Defensibility	3. Potential Boundary (Outer Edge of the Gap).	1	Strong established man-made or natural boundary including classified road, railway line, river, watercourse protected woodland and prominent physical feature (ie. ridgeline).
		2	Potential natural boundary including existing woodland, woodland planting, other physical feature
		3	Potential manmade boundary including road and other infrastructure.
		4	Weak manmade or natural boundary including curtilage boundaries and hedging.
		5	No clear potential physical boundary.
6 Potential for "Green Infrastructure"	1. Existing "Green Infrastructure".	1	Existing "Green Infrastructure" features: More than 6.
		2	Existing "Green Infrastructure" features: 5 or 6.
		3	Existing "Green Infrastructure" features: 3 or 4.
		4	Existing "Green Infrastructure" feature: 1 or 2.
		5	No "Green Infrastructure" features.
			Open space features ("typologies") generally based on emerging LUC Study.
			Individual "Green Infrastructure" features include: Public playing field, school playing field may, public open space, public pocket park, allotments, private open recreation, protected woodland, non- protected woodland, tree-lined/hedge-lined public right of way, public right of way, river, watercourse, lake, pond, village green, designated local wildlife area.

Parameter	Criterion	Score	Definition
6 Potential for “Green Infrastructure”	2. Adjacent “Green Infrastructure”.	1	Existing “Green Infrastructure” features: More than 6.
		2	Existing “Green Infrastructure” features: 5 or 6.
		3	Existing “Green Infrastructure” features: 3 or 4.
		4	Existing “Green Infrastructure” features: 1 or 2.
		5	No adjacent “Green Infrastructure” features.
6 Potential for “Green Infrastructure”	3. Potential “Green Infrastructure”.	1	Land in public ownership.
		2	Land in part public ownership.
		3	Adjacent land in public ownership or same ownership as Study Area.
		4	Potential major projects including roads on adjacent land.
		5	Adjacent land not in public ownership or same ownership as Study Area.

Appendix 9:
Coastal Protection Belt Assessment:
Parameters and Criteria

Coastal Protection Belt Assessment

Parameter	Criterion	Score	Definition
1 Settlement Form and Category	1. Extends Coastal Development.	1 2 3 4 5	Does not extend or consolidate "ribbon development". Extends "ribbon development" by up to 10%. Extends "ribbon development" by 10% - 20%. Extends "ribbon development" by 20% - 30%. Extends "ribbon development" more than 30%.
1 Settlement Form and Category	2. Settlement Form.	1 2 3 4 5	Bounded on 3 sides by existing development. Bounded on 3 sides by existing development but projecting into CP Belt. Bounded on 2 sides by existing development but "rounding off " settlement. Bounded on 2 sides by existing development but projecting into CP Belt. Bounded or Partly bounded on 1 side only and projecting into CP Belt.
1 Settlement Form and Category	3. Settlement Size. (By Population and Function).	1 2 3 4 5	Large Town. Small to Medium Town. Large Village. Small Village. Hamlet.
2 Land Use	1. Relationship with Adjacent Land Use.	1 2 3 4 5	Complementary existing urban development including housing, allotments and public recreation. Other complementary existing urban development including retail, business, light Industry and private recreation. Conflicting urban development including general and special industry and utilities. Conflicting land use including locally important urban and rural conservation and ecology, high quality agricultural land, flood plain and nationally important conservation and ecology. Abuts land highly sensitive to neighbouring development, including hazardous sites and "bad neighbour" development.
2 Land Use	2. Importance of Existing Land Use	1 2 3 4 5	Derelict "unused" land with no beneficial use. Unused land with no significant beneficial use. Public and private recreational use or existing residential curtilage. Environmentally important land including urban and rural conservation and historic sites. Nationally important land including international and national sites designated for conservation, high quality agricultural land and flood risk.

Parameter	Criterion	Score	Definition
2 Land Use	3. Policy Conflict	1 2 3 4 5	Land does not conflict with any planning policy other than Green Gap. Adjoining Land does not conflict with any planning policy other than Local Green Gap. Land conflicts with other planning policies. Major conflict with other local policies for Area or adjacent land. Major conflict with local and national or regional policies.
3 Land Take	1. Size of Area	1 2 3 4 5	Less than 15 hectares. 15 – 30 hectares. 31 – 45 hectares. 45 – 60 hectares. Over 60 hectares.
4 Extent of Impact on CPB and its Sensitivity	1. Importance of Belt Section	1 2 3 4 5	Deep and naturally visually contained. Deep and visually open. Shallow and contained. Shallow and partially contained. Shallow and open.
4 Extent of Impact on CPB and its Sensitivity	2. Reduction of Belt Section.	1 2 3 4 5	Width of Belt reduction by less than 15% to more than 1.5km. Belt reduced by less than 15% to between 750m and 1.5km. Belt reduced by 15 – 30% to between 750m and 1.5km. Belt reduced by 15 – 30% and to less than 750m. Belt reduced by over 30% and to less than 750m.
4 Extent of Impact on CPB and its Sensitivity	3. Visibility of Belt Section (Based on Visibility from other side of Belt).	1 2 3 4 5	Not visible from other side of Belt. Not visible due to intervening manmade features. Glimpsed from other side of Belt. Clearly visible. Prominently viewed due to natural landform.
5 Boundary Defensibility	1. Established Boundary	1 2 3 4 5	No clear physical boundary. Weak boundary including indeterminate physical boundary, curtilage fencing and walls, private/unmade roads, private right of way and intermittent hedgerow. Intermediate boundary including public right of way, minor power line, disused railway line or other linear feature, non-protected hedgerow/woodland, minor drainage feature, conservation area and listed building curtilage. Strong boundary including adopted road, tree-lined/hedge lined public right of way, protected hedgerow/woodland and watercourse. Strong and effectively permanent physical boundary including district distributor road, major power line and infrastructure, existing railway line, river, major watercourse or prominent physical feature (ie. ridgeline).

Parameter	Criterion	Score	Definition
5 Boundary Defensibility	2. Future Boundary	1 2 3 4 5	Strong established manmade or natural boundary including classified road, railway line, major power line, river or prominent physical feature (ie. ridgeline). Established manmade boundary including adopted road, utilities and established physical. Established natural boundary including protected hedgerow/woodland, tree-lined/hedge lined public right of way, watercourse etc. Weak boundary - insignificant manmade or natural boundary including curtilage fencing and walling, private road, private right of way, minor power lines, non-protected hedgerow/woodland and minor drainage feature. No clear physical boundary.
5 Boundary Defensibility	3. Potential Boundary	1 2 3 4 5	Strong established manmade or natural boundary including classified road, railway line, river, watercourse protected woodland and prominent physical feature (ie. ridgeline). Potential natural boundary including existing woodland, woodland planting and other physical features. Potential man -made boundary including road and other infrastructure. Weak boundary with no potential manmade or natural defence including curtilage boundaries and hedging. No clear potential physical boundary.
6 Potential Compatibility with CPB	1. Incompatible Uses on Adjacent Land.	1 2 3 4 5	Strongly incompatible land use including general or special industry. Incompatible land use including retail, business and light industry, railway and infrastructure developments. Other land use including residential, land-based leisure and recreation and roads. Compatible land use including flood protection and public open space. Strongly compatible land use including water-based leisure and recreation, marina-based residential, ports and associated developments.
6 Potential Compatibility with CPB	2.Existence of non-CPB compatible uses in Area.	1 2 3 4 5	No Incompatible adjacent land use. Limited incompatible impacted on sections of the adjacent land use Minor incompatible on adjacent land use. Significant incompatible on adjacent land use. Major incompatible impact the on adjacent land use.

Parameter	Criterion	Score	Definition
6 Potential Compatibility with CPB	3. Potential for Uses compatible with CPB on Adjacent Land.	1 2 3 4 5	Strongly compatible with adjacent land use. Compatible. Limited compatibly with adjacent land use Incompatible. Strongly incompatible.