



**Potential Areas for Development
LANDSCAPE IMPACT ASSESSMENT**

FINAL STAGE 2 REPORT

Submitted To:
Tendring District Council
Submitted By:
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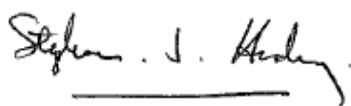

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1. INTRODUCTION

1.1 Stage 1 Assessment

- 1.1.1 The Stage 1 Assessment Report was prepared for Tendring District Council (TDC) as part of a two stage process by AMEC Earth & Environmental (UK) Ltd. to inform 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 had commissioned a two stage 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 key settlements.
- 1.1.5 TDC officers had 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 were included in the Landscape Impact Assessment for the sake of completeness.
- 1.1.8 The 36 areas were 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 formed Stage 1 of the Landscape Impact Assessment.

1.1.10 However it should be noted that the areas defined in AMEC's Study were not to be taken as potential sites for development - they were 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.

1.1.11 The Report assessed the levels of likely landscape impact on the Local Green Gaps (LGG) and Coastal Protection Belt (CPB) of developing the sites. It also assessed by scoring the likely settlement impact on the LGG and CPB of developing the sites against parameters and criteria devised for the assessment.

1.1.12 A draft Interim Report was prepared and submitted to TDC. AMEC also met with TDC officers and The Landscape Partnership (TLP) who were completing a parallel Open Space Study for TDC. The Stage 1 Report was informed by TDC officer comments and information on the state of the TLP Study and draft plans which may be used in the Study. The Stage 1 Report differed only marginally from the draft Interim Report.

1.2 Brief for Stage 2 Assessment

1.2.1 TDC's original brief for Stages 1 and 2 of Landscape Impact Assessment stated 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'.

1.2.2 After considering a number of studies which it had commissioned to inform the preparation of the LDF, TDC selected 10 study areas out of the 36 originally assessed during the Stage 1 Assessment which it wished to consider for possible inclusion in the emerging Framework. A list of sites is included in Appendix 1. The sites and their policy designation are listed in Appendix 2. As a result of discussions with TDC Officers, it was agreed that the brief for Stage 2 should be revised.

1.2.3 The Officer brief for Stage 2 of the Assessment was provided orally at a meeting with AMEC assessors. It requires assessment of how the landscape and settlement impacts on the relevant LGG and CPB of developing the ten areas could be mitigated and reduced.

1.2.4 A draft Stage Assessment was prepared and submitted to TDC Officers for their comment. This Final Stage 2 Assessment- which includes minor amendments to take account of Officer comments on the draft Assessment- therefore assesses how the landscape and settlement impacts of the developments could be mitigated in order that the overall objectives of the LGG and CPB could be maintained. The draft report will be updated to take account of TDC comments at the appropriate time

during preparation of the LDF and will form part of the evidence base for the emerging Framework.

1.3 Relationship with TLP Study

- 1.3.1 The emerging Tendring Open Space Strategy is informed by an Open Space Report prepared by TLP. The Report identifies areas of Tendring district where there are potential shortfalls in the levels of provision of different types of open space.
- 1.3.2 The Stage 2 Assessment has been informed generally by the results of the TLP Report and particularly in identifying the potential for the areas to provide additional 'green infrastructure'.

1.4 Structure of this Report

- 1.4.1 Section 2 of the Report summarises the approach to the assessment and the methodology used to identify landscape and settlement impact mitigation. Section 3 demonstrates how the mitigation of landscape and settlement impacts on the relevant LGG and CPB for each Site could be achieved. Section 4 draws conclusions on the levels of mitigation that could be achieved.
- 1.4.2 The Report includes appendices which list the Stage 2 sites, together with their policy designation; and demonstrates landscape and settlement impact mitigation and potential settlement mitigation for each site.

2. STUDY APPROACH AND METHODOLOGY

2.1 Study Approach

- 2.1.1 The main result of the Study has been the preparation of Development Potential diagrams or sketches and impact schedules for each of the ten sites showing how comprehensive developments should mitigate any landscape impacts along with any settlement impacts on the relevant LGG and CPB.
- 2.1.2 The sketches and impact schedules have been prepared as part of an iterative process which has considered the need to develop the sites balanced against the requirement to mitigate and reduce such impacts.
- 2.1.3 The preparation of the sketches and schedules has been informed by the following:
- The initial development proposals put forward by the promoters as part of the emerging LDF process;
 - The possible development proposals of TDC as considered by officers in the emerging LDF process;
 - The results of the Stage 1 assessment in relation to likely landscape impacts on the relevant LGG and CPB;
 - The Stage 1 assessment results in showing the likely settlement impacts on the relevant LGG and CPB; and
 - The TLP Study on open space provision in Tendring district.
- 2.1.4 The sketches and schedules have been, where necessary, amended as a result of the site visits to each of the sites and the surrounding area to ensure that the mitigation of landscape and settlement impacts are an integral part of the proposed development.
- 2.1.5 The sketches and schedules have also been informed by initial research of land ownerships where this was relevant to the mitigation of landscape and settlement impacts.
- 2.1.6 The sketches are not definitive in terms of how best the sites should be developed but provide a robust framework for accommodating development which mitigates as far as is practical the likely landscape and settlement impacts of developing the sites.

2.2 Methodology

- 2.2.1 The Development Potential sketches and accompanying impact schedules have been prepared for each of the ten sites or areas under consideration as part of Stage 2 of the assessment. These are provided as Appendix 3.
- 2.2.2 They have been prepared under the assumption that, following the Stage 1 Assessment, each of the ten sites is potentially suitable for housing development. The Stage 2 Assessment focuses on how the sites may most appropriately be developed in order to mitigate landscape and settlement impacts on the relevant LGG and CPB rather than the Stage 1 consideration of whether they may be appropriate in landscape and settlement terms for development.
- 2.2.3 The Stage 2 assessment therefore considers for each site what provision may be appropriate in terms of structural landscape (major planting belts of at least 10m. in

width – anything less is not considered in this 'broad brush' exercise), strategic open space (i.e. playing fields or major open space provision, not including small incidental play areas or other open space) or other non-residential uses such as local centres or commercial development.

- 2.2.4 The assessment generates an indicative net developable area for each site or area, which maybe then be used to calculate an approximate number of dwellings which could be provided on the site, based on densities of between 5 and 40 dwellings per hectare (dph), with the density varying according to considerations such as visibility, nature of the surrounding area and proximity to open countryside.
- 2.2.4 The dwelling numbers given for each are approximate only (and rounded to the nearest 5), and are based solely on landscape and settlement considerations – it may be that in practice far fewer dwellings are achievable because of other factors such as capacity of the local road network, flooding or ground conditions.
- 2.2.5 The dwelling numbers vary from those indicated as a potential target number by TDC – the numbers may be reduced as a result of the inclusion of (in some cases) significant areas of structural landscape or open space, but conversely may be increased where it has been judged appropriate for relatively high densities to be applied. As and when proposals are brought forward for any of the sites, it is likely that the actual dwelling numbers will vary from those shown in this initial analysis, either upwards if more detailed analysis shows that is possible and reasonable, or lower if further constraints are identified. The purpose of this exercise is not to show that (say) 500 dwellings can be built on a given site, but rather to indicate that, in landscape terms, a number of approximately 500 seems at this stage to be achievable, subject to further analysis in due course.
- 2.2.6 The diagrams have been prepared to show how each site or area could in principle be developed, taking into account landscape and visual constraints and making reasonable and practical proposals for appropriate landscape mitigation or enhancement.
- 2.2.7 Where proposals have been put forward by the promoters of the sites, these have been included or incorporated within the diagrams where they are considered appropriate. In some cases, where the promoter has indicated willingness to consider this, the sketches also show potential open space uses on land adjoining the site.
- 2.2.8 The impact schedules give further detail and explanation for what is shown on the sketches and particularly how landscape and settlement impacts of the developments might be mitigated and how additional 'green infrastructure' could be provided. It also sets out some of the background to the assessment in terms of landscape character and sensitivity.
- 2.2.9 The net developable area is calculated in accordance within Planning Policy Statement 3 (PPS3), Annex B, and includes access roads with residential frontages, gardens, car parking, play areas and incidental open space/landscape areas, but excludes playing fields or other strategic open space, major structural landscape areas and any major access roads with no residential frontages.

3. LANDSCAPE AND SETTLEMENT IMPACT MITIGATION

3.1 Potential Landscape and Settlement Impact Mitigation

- 3.1.1 The landscape and settlement impacts on the relevant LGG and CPB of developing all or any of the ten sites can be significantly mitigated by developing them in accordance with the Development Potential sketches or diagrams supplemented by the impact schedules included in Appendix 3.
- 3.1.2 The sketches and impact schedules incorporate mitigation of the landscape and settlement impacts for the ten sites. They include measures to reduce the landscape and visual impact of the proposed developments when viewed from the relevant LGG and CPB. They also include measures to retain important views from the proposed developments.
- 3.1.3 The sketches and impact schedules also show how additional 'green infrastructure' could be included within the proposed developments to reduce landscape impacts, to mitigate against any identified shortfalls of provision and to accommodate the requirements of the new developments in terms of formal and informal open space.
- 3.1.4 The impact schedules have also been used to highlight other settlement mitigation measures which might be used to allow even greater control over future development in the relevant LGG and CPB. This would provide certainty and safeguard the integrity of the LGG and CPB in the future.

3.2 Landscape and Settlement Impact Mitigation Measures

- 3.2.1 The Development Potential sketches include a number of landscape, planning and design measures which, individually or in combination, would significantly mitigate against the landscape and settlement impacts on the relevant LGG and CPB of developing all or any of the ten sites.
- 3.2.2 These include the following measures:
- Reducing development densities towards the boundary of the site with either the relevant LGG or CPB – this has been used within all the sites;
 - The provision of greenways with structural planting along the boundaries facing either the LGG or CPB – particularly within Sites 1/2, 1/3 and 1/4, 1/5 and 2/2;
 - Providing formal and informal open space including new 'village greens' and other 'green infrastructure' within the sites adjacent to boundaries with relevant LGG and CPB – particularly for Sites 1/3 and 1/4, 3/2, 3/3A and 3/3B;
 - Developing a strong defensible boundary, particularly where sites are within or adjacent to the relevant LGG or CPB – including Site 1/2 and Site 1/3 and 1/4;
 - The provision of a greenways and footpaths which allow panoramic views out of the particular site to important landscape features – including Sites 1/2 and 2/2; and
 - The inclusion of 'green infrastructure' throughout the sites to accommodate existing open space shortfalls in provision and the needs of the developments – including Sites 1/3 and 1/4, 3/2, 3/3A and 5/2.

- 3.2.3 The proposed open space and 'green infrastructure' within the sites could be managed either by the Council or other agencies and the management partly paid for by commuted sums required from the landowners and secured by legal agreements.

3.3 Settlement Impact Mitigation Measures

- 3.3.1 Potential mitigation measures might include providing for the long term integrity of the relevant LGG and CPB.
- 3.3.2 These potential measures are summarised for each Site in Appendix 4. They include the landowner conveying adjoining land within the relevant LGG and CPB to TDC for a specific open space use either to be managed by the Council or other agencies.
- 3.3.3 Alternatively the landowner could convey to TDC adjoining land to ensure that it is used for purposes consistent with the LGG or CPB. The responsibility for managing the land could be transferred by leaseback.
- 3.3.4 This could be ensured via Unilateral Planning Obligations entered into by the landowner or Section 106 Agreements required by the Council before the sites were allocated within the LDF.
- 3.3.5 Where this is not practicable, the establishment as part of the development of a strong defensible landscaped boundary incorporating major roads or public rights of way which could be retained within the control of the Council would help to protect the integrity of the relevant LGG or CPB now or in the future.

4. CONCLUSIONS

4.1 Potential Landscape and Settlement Impact Mitigation

- 4.1.1 The development of all or any of the ten sites would have landscape settlement impacts on the adjoining countryside, including areas affected by relevant LGG and CPB.
- 4.1.2 However the comprehensive development of the sites as described would significantly mitigate the landscape and settlement impacts.
- 4.1.3 Further possible settlement mitigation could provide a robust long term framework for protecting the integrity of the relevant LGG or CPB in the future.

4.2 Landscape and Settlement Impact Mitigation Measures

- 4.2.1 The development potential diagrams or sketches and impact schedules provide the Council with a framework for achieving the comprehensive development of the sites whilst significantly mitigating the impacts on landscape and settlement.
- 4.2.2 The diagrams and impact schedules also provide the basis for ensuring the provision of a variety of 'green infrastructure' to accommodate existing shortfalls and new demands from the proposed development.

4.3 Settlement Impact Mitigation Measures

- 4.3.1 The suggested potential mitigation helps to ensure the long term integrity of the remaining land within the relevant LGG and CPB during the timescale of the LDF and beyond.
- 4.3.2 This would provide certainty as to the future of the relevant LGG and CPB and ensure the integrity of the planning policies and greater credibility in the LDF process.

APPENDICES

Appendix 1:
List of Stage 2 Study Areas

Area No.	Area Location
1/2	West of Jaywick Lane, Clacton
1/3 and 1/4	North of St John's Road, Clacton and North of Cann Hall, Clacton
1/5	North of Sladbury's Lane
2/2	West of Elm Tree Avenue, Frinton
3/1	South of A120, Dovercourt
3/2	Vicinity of Michaelstowe Hall, Ramsey
3/3A	South of Ramsey Road, Ramsey
3/3B	North of Harwich Road, Little Oakley
4/1	Land at Dale Hall, Lawford
5/2	West of Robinson Road, Brightlingsea

Appendix 2:
List of Stage 2 Areas for each Settlement and Planning Policy Designation

Clacton-on-Sea & Jaywick: Settlement 1

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

* Only part of the Area is situated within Local Green Gap.

Frinton and Walton: Settlement 2

2/2	West of Elm Tree avenue, Frinton	√	X
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Harwich & Dovercourt: Settlement 3

3/2	Vicinity of Michaelstowe Hall, Ramsey	X**	X**
3/3A	South of Ramsey Road, Ramsey	√	X
3/3B	North of Harwich Road, Little Oakley	√	X

** The Area is not directly affected by LGG or CPB but adjoins both.

Lawford, Manningtree & Mistley: Settlement 4

4/1	Land at Dale Hall, Lawford	√	X
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Brightlingsea: Settlement 5

5/2	West of Robinson Road, Brightlingsea	X	√
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Appendix 3:
Diagrams and Impact Schedules demonstrating Landscape and Settlement Impact
Mitigation for each Site



Site 1/2:
Land west of Jaywick Lane, Clacton
 Tendring Landscape Impact Assessment

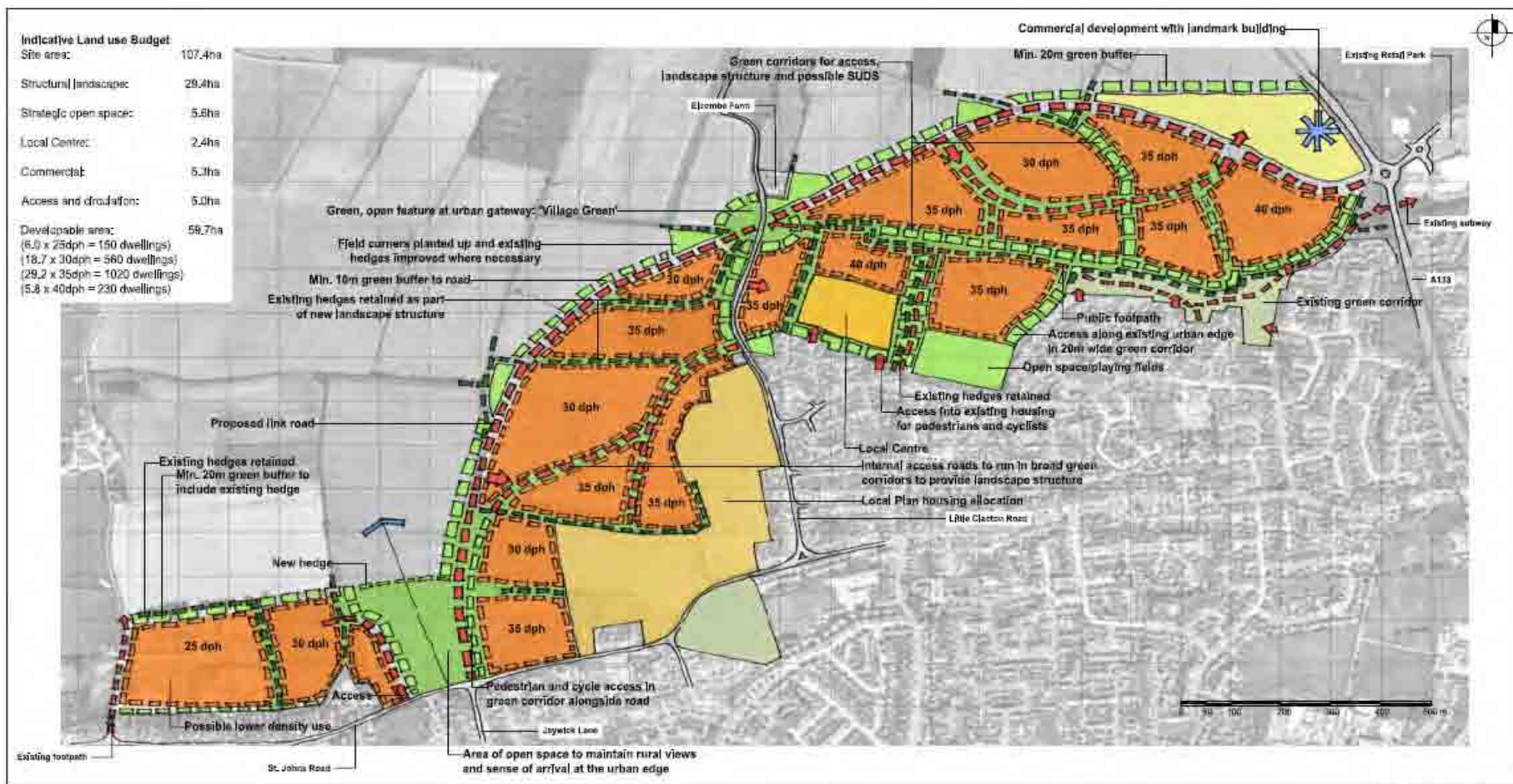
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Tendring Landscape Impact Assessment- Stage 2: Landscape and Settlement Impact Mitigation – Impact Schedule						
Site 1/2	Land west of Jaywick Lane, Clacton					
Site Details	Approx Area:	Structural Landscape:	Strategic Open Space:	Net Developable Area:	Approx no. of dwellings:	Notes:
	20.8ha	1.3ha	None (though possibly some off site to south)	19.1ha	620, as shown.	Lower density towards western boundary, adjacent to open countryside, higher density to south (around local centre) and east.
Site Description	Flat, arable landscape with some urban fringe elements to the east. Some mature trees in northern part, around existing houses. Trimmed hedge to western boundary dominated by elm. Medium landscape quality and value. Low physical sensitivity – few landscape features of value within the Site, though some perimeter hedges and trees to retain. Medium visual sensitivity - largely uncontained to the west and south.					
Ownership	Private, one owner only, also owns land to the west and south.					
Constraints	Site is noted as being of moderate sensitivity in the TDC landscape assessment. Main potential constraints are the openness to the west and south and the interface with the existing properties to the north and east, though most of the houses to the east have very long gardens.					
Designations	The area to the south (south of Rouse's Farm) is within Local Green Gap, and would not be built upon, though the proposals may involve an access road across the designated area.					
Proposals by Promoter	Promoter has provided an indicative masterplan which shows a local centre in the southern part of the site and a broad green corridor running north-south through the development, together with open space along the eastern boundary adjacent to the caravan park. Promoter has also indicated provision of extensive open space on land in same ownership to the south (to maintain the Local Green Gap), and also planting on land to the west.					
Green Infrastructure	Establish central 'village green', greenway to include informal and semi natural open space, protected woodland and hedgerow along western boundary of Site and possible rear formal and informal open space to south with structural landscaping.					
Suggested Development Form/Approach	Above constraints should be addressed by: <ul style="list-style-type: none"> Retention of existing western boundary hedge, allowing it to grow to around 3m. in height as the basis for new structural landscape, with management over time to replace elm. Within the site, minimum 10m wide green buffers/structural landscape strips to reinforce the existing hedgerow along the western site boundary and to provide some separation from existing houses/caravans. These could include some public access/open space. Adjustment of densities within the site, with average density of 30dph. to the west, allowing lower/more open development form, and higher densities to the east and south, closer to the local centre. Possible provision of a greenway on adjacent land to the west. This would be planted up as mixed open woodland with public access, and would provide a firm, robust boundary, effectively preventing development any further to the west. Internal landscape structure based around intersecting green corridors, with landscape focus at junction and possible 'village green' adjacent to the local centre. 					



Notes:

1. In accordance with PPS 3, Annex B, net developable area includes access roads with residential frontages, gardens, car parking, play areas and incidental open space/landscape areas, but excludes playing fields or other strategic open space, major structural landscape areas and any major access roads with no residential frontages.
2. Areas are approximate only at this stage, based on broad sketch arrangements - in practice the number of dwellings which could reasonably be accommodated may vary.
3. Numbers of dwellings are indicative and approximate, and based on landscape capacity only. Numbers are rounded to nearest 5.

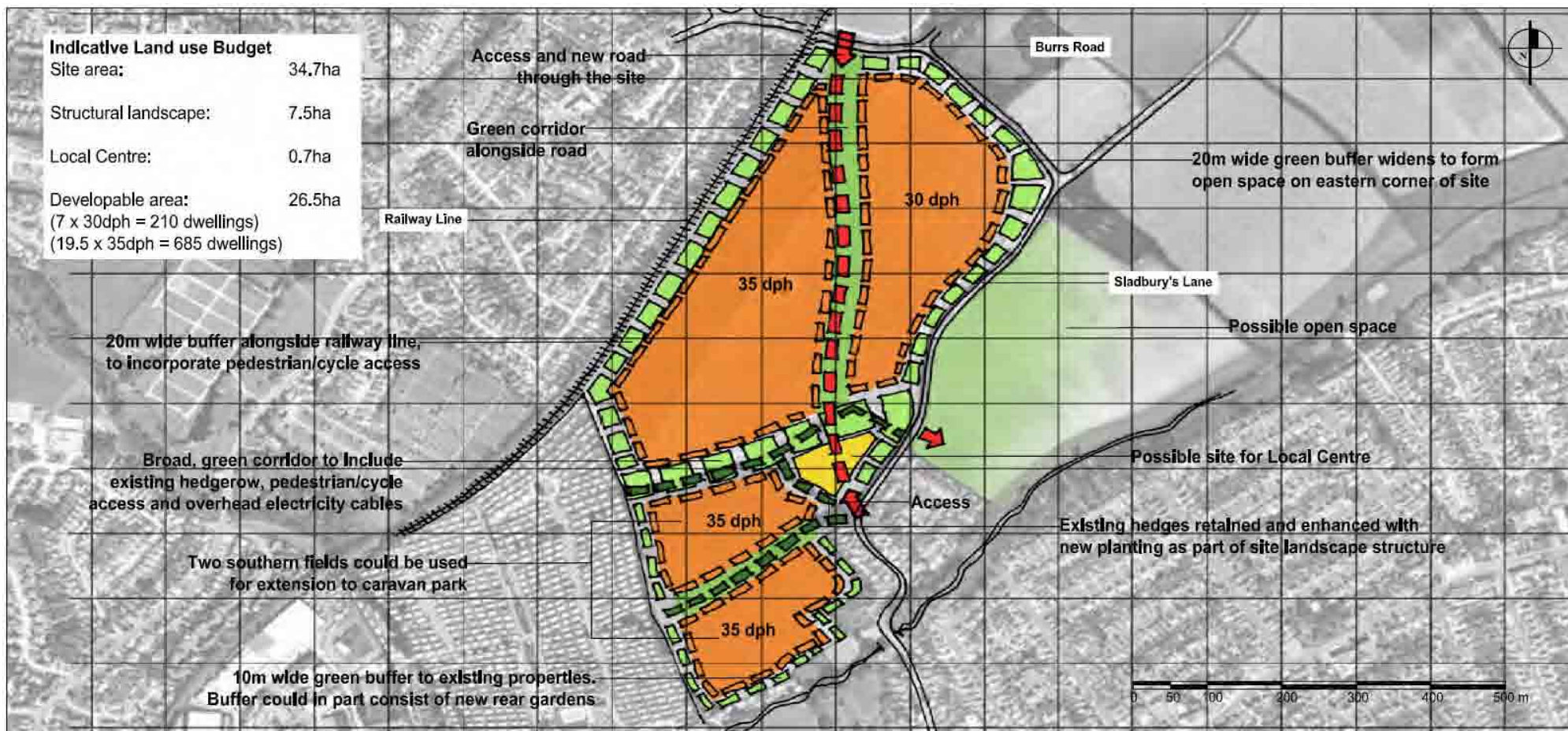


Tendring Landscape Impact Assessment- Stage 2: Landscape and Settlement Impact Mitigation – Impact Schedule						
Site 1/3 & 1/4	North of St John's Road and North of Cann Hall Estate, Clacton					
Site Details	Approx Area:	Structural Landscape:	Strategic Open Space:	Net Developable Area:	Approx no. of dwellings:	Notes:
	107.4ha (including new link road)	29.4ha (including landscape to new link road)	5.6ha	59.7ha (excludes commercial and local centre)	1,960, as shown.	Possible lower density use on former nursery site to west, higher density to around local centre and to east.
Site Description	<p>Flat, arable landscape with some urban fringe elements to the south. More undulating and pleasant to the east, where overhead power lines run roughly east-west. Local Plan housing allocation in central part will partially that urbanise part of this area.</p> <p>Medium landscape quality and value.</p> <p>Low physical sensitivity to west, low to medium to east, where there are more/taller hedgerows. Existing hedges and mature trees should be retained as part of new landscape structure.</p> <p>Medium visual sensitivity - limited containment to the north and west, though pylons reduce sensitivity in eastern part.</p>					
Ownership	Private, land to east and south of new link road being promoted as one development.					
Constraints	<p>Site is noted as being visually sensitive on account of its open character and long views in the TDC landscape assessment.</p> <p>Main potential constraints are the openness to the west and north and the interface with the existing urban edge to the south. At the moment, there is a strong sense of arrival at the urban edge at the north end of Jaywick Lane, this should be retained by provision of open space.</p>					
Designations	Local Green Gap to the east of Little Clacton Road and for short distance to the west, north of Cann Hall Estate. Designation is intended to preserve the gap between Clacton and Little Clacton.					
Proposals by Promoter	Promoter of the area east of the proposed link road has provided an indicative masterplan which shows a local centre just to the east of Little Clacton Road and a broad green corridor running along the existing edge of the Cann Hall Estate, together with some open space. No proposals for the former nursery site, though there could be some visual benefits in terms of removing existing large scale glasshouses.					
Green Infrastructure	Establish 'village green' close to Elcombe Farm, Greenway connecting areas, formal and informal open space which could include allotments, and structural planting along northern boundary of Site, provision of formal and informal open spaces and water feature to enhance biodiversity.					
Suggested Development Form/Approach	<p>Above constraints should be addressed by:</p> <ul style="list-style-type: none"> Retention of existing hedges and mature trees to form basis of new landscape structure. Robust landscaping of new road, with broad green corridor to north of road, tied into existing field boundaries, to form long term green edge to the expanded urban area and reinforce the function of the remaining Local Green Gap. Within the site, minimum 10m wide green buffers/structural landscape strips to provide some separation from existing houses on former nursery site, broader green corridor to Cann Hall Estate to form continuation of existing linear open space to east. New open space to run along northern edge of estate, providing access, landscape structure and separation to existing dwellings - existing open space to be enhanced and upgraded. Adjustment of densities within the Site, with higher densities closer to the local centre, lower densities on periphery. Provision of open space at north end of Jaywick Lane and also at junction of new link road with Little Clacton Road. Internal landscape structure of intersecting green corridors, alongside internal roads and/or foot/cycleways linked to SUDS. 					



Notes:

1. In accordance with PPS 3, Annex B, net developable area includes access roads with residential frontages, gardens, car parking, play areas and incidental open space/landscape areas, but excludes playing fields or other strategic open space, major structural landscape areas and any major access roads with no residential frontages.
2. Areas are approximate only at this stage, based on broad sketch arrangements - in practice the number of dwellings which could reasonably be accommodated may vary.
3. Numbers of dwellings are indicative and approximate, and based on landscape capacity only. Numbers are rounded to nearest 5.



Site 1/5:
Land at Sladbury's Lane, Clacton
 Tendring Landscape Impact Assessment

See Scale Bar

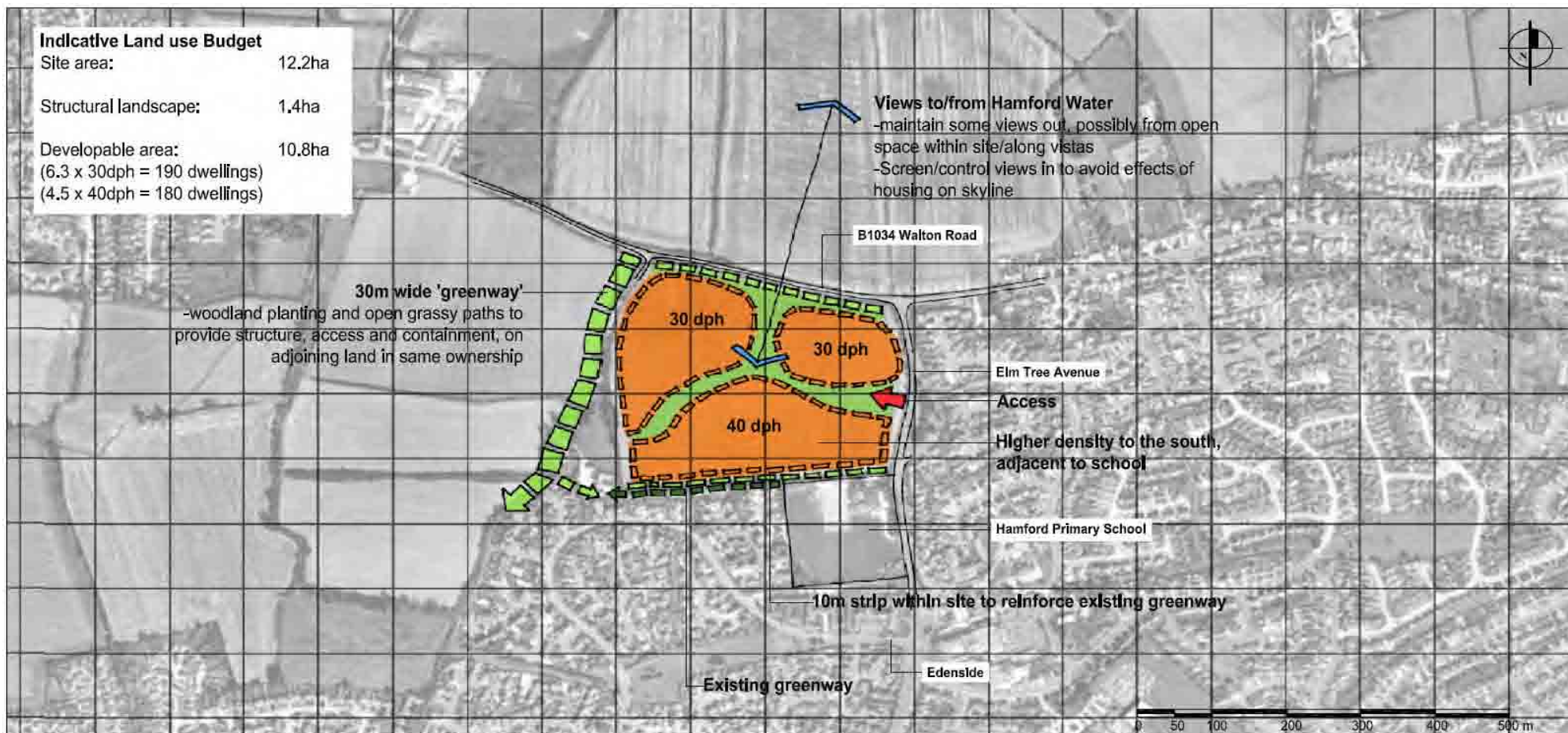
Tendring Landscape Impact Assessment- Stage 2: Landscape and Settlement Impact Mitigation - Impact Schedule

Site 1/5		Land at Sladbury's Lane, Clacton				
Site Details	Approx Area:	Structural Landscape:	Strategic Open Space:	Net Developable Area:	Approx no. of dwellings:	Notes:
	34.7ha	7.5ha	None (though possibly some off site to east)	26.5ha	895, as shown.	Lower density towards eastern boundary, adjacent to open countryside, higher density to west.
Site Description	<p>Gently undulating, urban fringe arable landscape. Overhead electricity transmission lines run across the central part. Some mature trees in southern part, also informal use of field margins in southern part for dog walking.</p> <p>Low to medium landscape quality and medium landscape value.</p> <p>Low physical sensitivity - few landscape features of value within the Site, though some hedges and trees to retain.</p> <p>Medium visual sensitivity - largely uncontained to the east, overlooked by existing houses to the west and south east.</p>					
Ownership	Private, one owner only, who has expressed an interest in development.					
Constraints	Main potential constraints are the openness to the north east and the interface with the existing properties (and caravan park) to the west and south. Also presence of overhead power lines, some existing vegetation and poor alignment/road width along Sladbury's Lane.					
Designations	Local Green Gap for the entire site area and also the land to the south east of Sladbury's Lane. The aim of the gap at this point is to maintain separation between Holland-on-Sea and the main urban area of Clacton.					
Proposals by Promoter	<p>Promoter has indicated interest in development, and has also advised that the caravan park (to the south west) has expressed interest in extending into the site. This could provide an alternative to residential development in the southern part of the Site, and would have few significant adverse landscape effects if acceptable in policy terms.</p> <p>Land to the south east is believed to be in the same ownership, and could be used to provide open Space/public access along the Picker's Ditch.</p>					
Green Infrastructure	Establish structural landscaping along northern, western and eastern boundaries including retained hedgerow of site, tree and hedge lined and possible formal and informal open space to east of Site.					
Suggested Development Form/Approach	<p>Above constraints should be addressed by:</p> <ul style="list-style-type: none"> • Provision of new road access through the site, possibly running in a broad, green corridor to provide landscape structure. • Provision of a 20m wide green buffer on the higher parts of the site alongside the railway line - this would give some separation between the (potentially noisy) railway line and the site, and create a green skyline to the development in views from the south east. This could include some public access/open space. • Further green buffers alongside the caravan park and the roads to the north and south east, and a broad green corridor beneath the overhead power lines, which could also provide pedestrian and cycle access to the open space to the south east. • Adjustment of densities within the site, with average density of 35dph to the west, and lower densities to the east and north, allowing lower/more open development form. 					



Notes:

1. In accordance with PPS 3, Annex B, net developable area includes access roads with residential frontages, gardens, car parking, play areas and incidental open space/landscape areas, but excludes playing fields or other strategic open space, major structural landscape areas and any major access roads with no residential frontages.
2. Areas are approximate only at this stage, based on broad sketch arrangements - in practice the number of dwellings which could reasonably be accommodated may vary.
3. Numbers of dwellings are indicative and approximate, and based on landscape capacity only. Numbers are rounded to nearest 5.



Site 2/2:
Land west of Elm Tree Avenue, Frinton
Tendring Landscape Impact Assessment

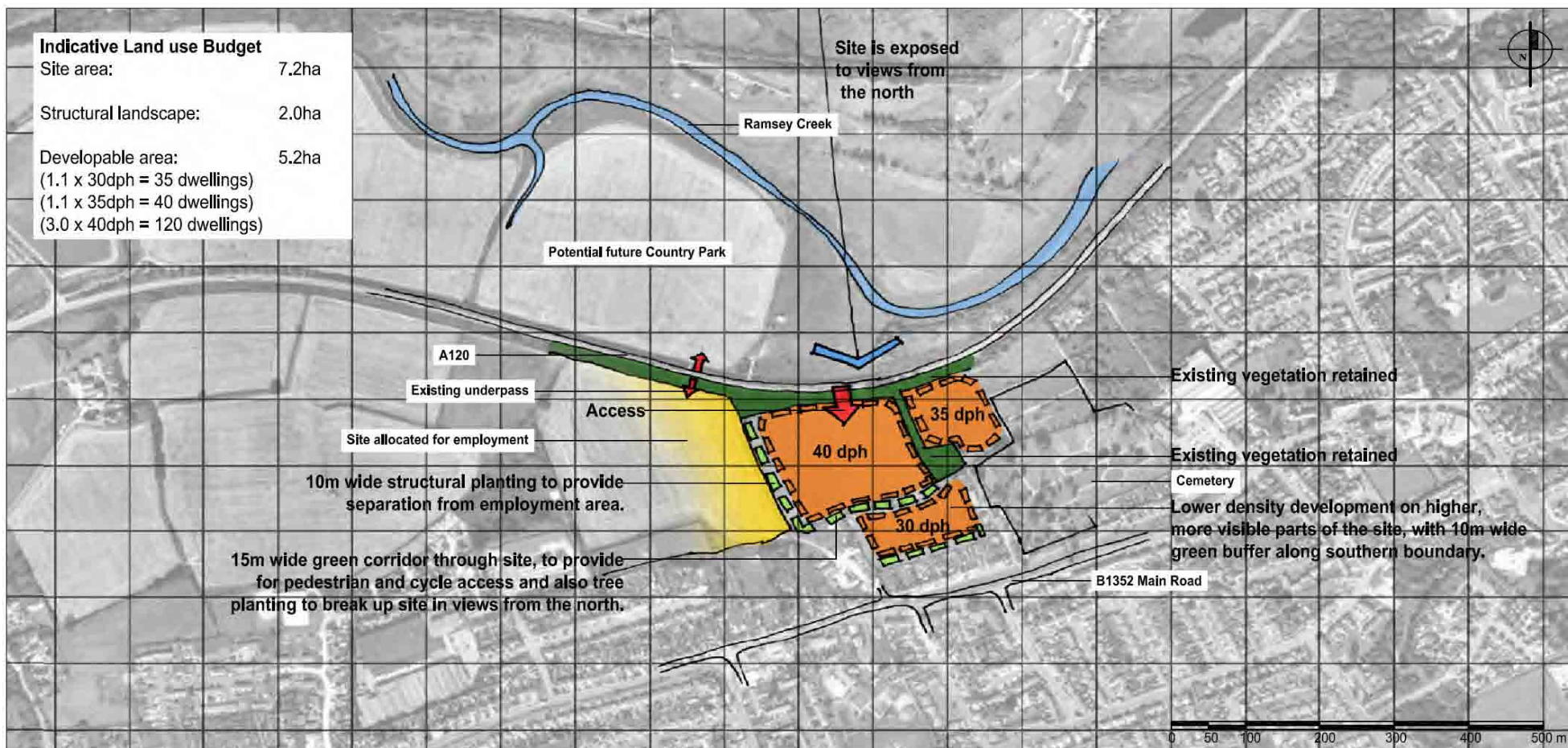
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Tendring Landscape Impact Assessment- Stage 2: Landscape and Settlement Impact Mitigation - Impact Schedule						
Site 2/2	Land west of Elm Tree Avenue, Frinton					
Site Details	Approx Area:	Structural Landscape:	Strategic Open Space:	Net Developable Area:	Approx no. of dwellings:	Notes:
	12.2ha	1.4ha	None	10.8ha	370, as shown.	Lower density towards site boundary to the north, adjacent to B1034 and along frontage to Hamford Water, higher density to south.
Site Description	<p>Single arable field sloping down to the northern boundary, along the B1034 Walton Road. Reasonable vegetation screen to the south, with a 'greenway' along the existing urban edge providing good separation between urban and rural. Thin, variable hedge to northern and eastern boundaries, denser vegetation to the west.</p> <p>Low to medium landscape quality and value.</p> <p>Low physical sensitivity - few landscape features of value within the Site.</p> <p>Medium visual sensitivity.</p>					
Ownership	Private, one owner only, also owns land to the west.					
Constraints	Site is noted as being sensitive in the TDC landscape assessment on account of its exposure to views from Hamford Water. However, in practice, the site has marginal presence in such views, and the remainder of the urban edge to the east is already visible from Hamford Water. This should not be a significant constraint to development, provided it is recognised by the development layout and form.					
Designations	Entire site is within Local Green Gap, intended at this point to provide separation between Frinton/Walton and Kirby-le-Soken.					
Proposals by Promoter	No detailed proposals, but promoter has indicated willingness to consider provision of open space on land in same ownership to the west.					
Green Infrastructure	Establish wide structural greenway along western boundary and informal open space within Site.					
Suggested Development Form/Approach	<p>Above constraints should be addressed by:</p> <ul style="list-style-type: none"> Provision of minimum 30m. wide greenway on adjacent land to the west. This would be planted up as mixed open woodland with public access, providing a connection to Walton Road to the north, and would provide a firm, robust boundary to the LGG, effectively preventing development any further to the west and reinforcing the long term function of the gap. Within the Site, minimum 10m. wide green buffers to reinforce the existing hedgerow along the northern site boundary and to complement the existing greenway along part of the southern site boundary. These zones could include some public access. Adjustment of densities within the site, with average density of 30dph to the north, allowing lower/more open development form, and higher densities to the south, closer to the school and other community facilities./ Some views out across Hamford Water should be maintained from within the site, possibly from access roads or from areas of internal open space. In other areas, planting should screen or at least filter views from Hamford Water, to minimise the presence of the extended urban edge in views from the north. 					



Notes:

- In accordance with PPS 3, Annex B, net developable area includes access roads with residential frontages, gardens, car parking, play areas and incidental open space/landscape areas, but excludes playing fields or other strategic open space, major structural landscape areas and any major access roads with no residential frontages.
- Areas are approximate only at this stage, based on broad sketch arrangements - in practice the number of dwellings which could reasonably be accommodated may vary.
- Numbers of dwellings are indicative and approximate, and based on landscape capacity only. Numbers are rounded to nearest 5.



Site 3/1:
Land south of the A120, Dovercourt
 Tendring Landscape Impact Assessment

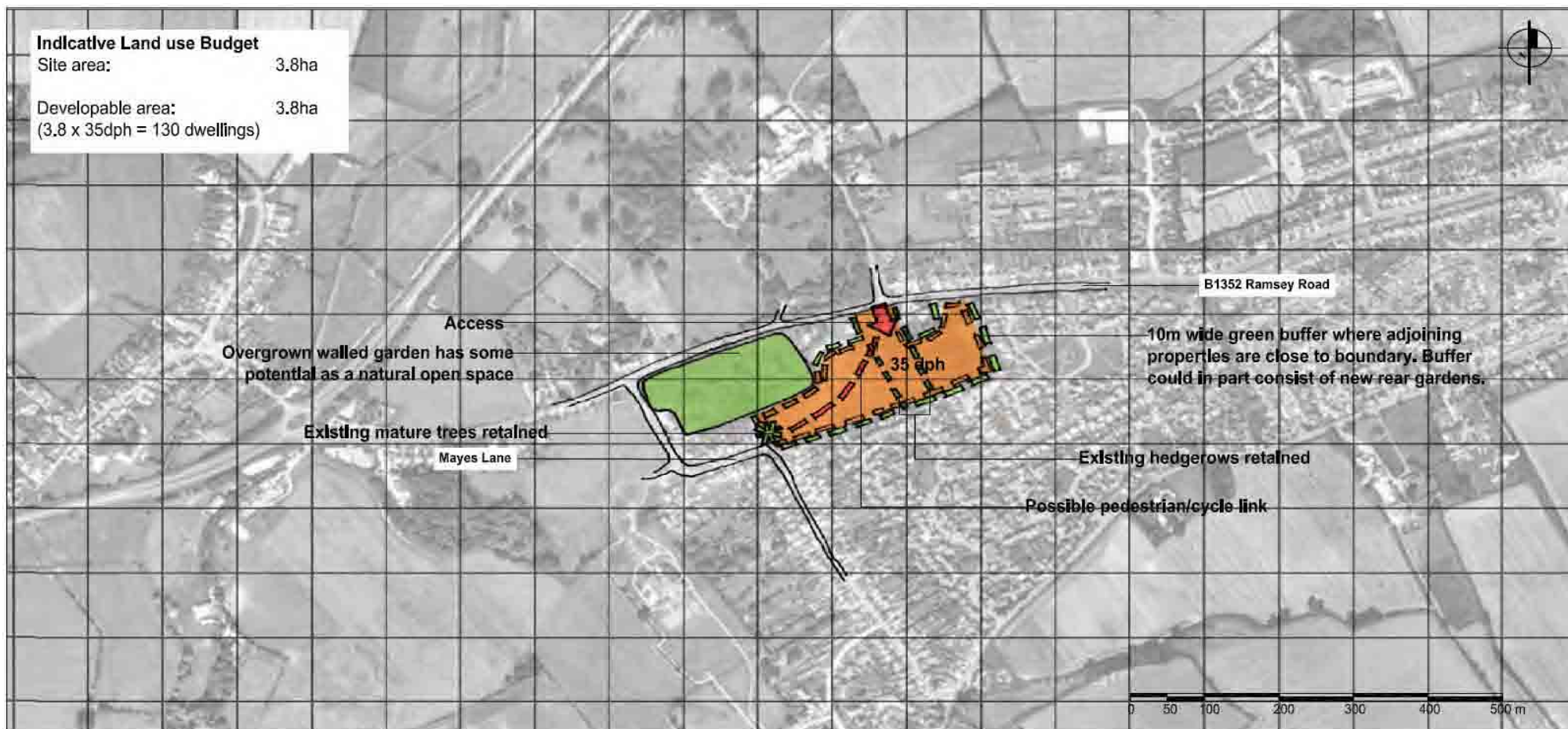
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Tendring Landscape Impact Assessment- Stage 2: Landscape and Settlement Impact Mitigation - Impact Schedule						
Site 3/1	Land south of the A120, Dovercourt					
Site Details	Approx Area:	Structural Landscape:	Strategic Open Space:	Net Developable Area:	Approx no. of dwellings:	Notes:
	7.2ha	2.0ha	None	5.2ha	195, as shown.	Lower density towards the south, on the higher, more visible parts of the site.
Site Description	<p>Site comprises one large arable field sloping down to the northern boundary, alongside the A120, and two smaller fields of rough grass to the east and south, together with what appears to be a rectangular pond between these two small fields.</p> <p>Some existing landscape structure, with mature trees alongside the A120 and around the pond.</p> <p>Medium landscape quality and value.</p> <p>Medium physical sensitivity - some landscape features of value within the site.</p> <p>Low to medium visual sensitivity.</p> <p>Note that existing quality and character will alter if land to the west is development for employment uses - Site will then be contained and far less sensitive.</p>					
Ownership	Private, one owner only, also owns land to the west.					
Constraints	<p>Views from the north, especially of the southern, higher parts of the site. However, the existing urban edge to the south of the site is already visible on the skyline in these views.</p> <p>Existing vegetation within and around the site, including mature trees and hedges, and also the pond.</p>					
Designations	Entire site is within Local Green Gap, though the nature of the gap would change if the employment development proceeds, leaving the site and land to the east as a small gap only to the south of the A120.					
Proposals by Promoter	<p>No detailed proposals, but there has been some discussion about a roundabout on the A120 providing joint access for both the housing and employment areas.</p> <p>Potential Country Park to the north of the A120, which could be accessed from the Site via the existing underpass.</p>					
Green Infrastructure	Establish structural landscaping along main road, retain existing vegetation, create green buffers and possible use of land to north as Country Park.					
Suggested Development Form/Approach	<p>Above constraints should be addressed by:</p> <ul style="list-style-type: none"> Retention and provision for future management of existing vegetation. Provision of minimum 10m. wide structural landscape strips along the western and southern boundaries and also a 15m wide landscape band to the north of the smaller, southern field, to break up the mass of the new development in views from the north. Adjustment of densities within the site, with lower densities to the south, in the more visible parts of the site. Interface with adjoining employment use would need to be sensitivity handled to avoid or manage juxtaposition of houses and potentially large industrial structures. 					



Notes:

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2. Areas are approximate only at this stage, based on broad sketch arrangements - in practice the number of dwellings which could reasonably be accommodated may vary.
3. Numbers of dwellings are indicative and approximate, and based on landscape capacity only. Numbers are rounded to nearest 5.



Site 3/2:
Land in the Vicinity of Michaelstowe Hall, Ramsey
 Tendring Landscape Impact Assessment

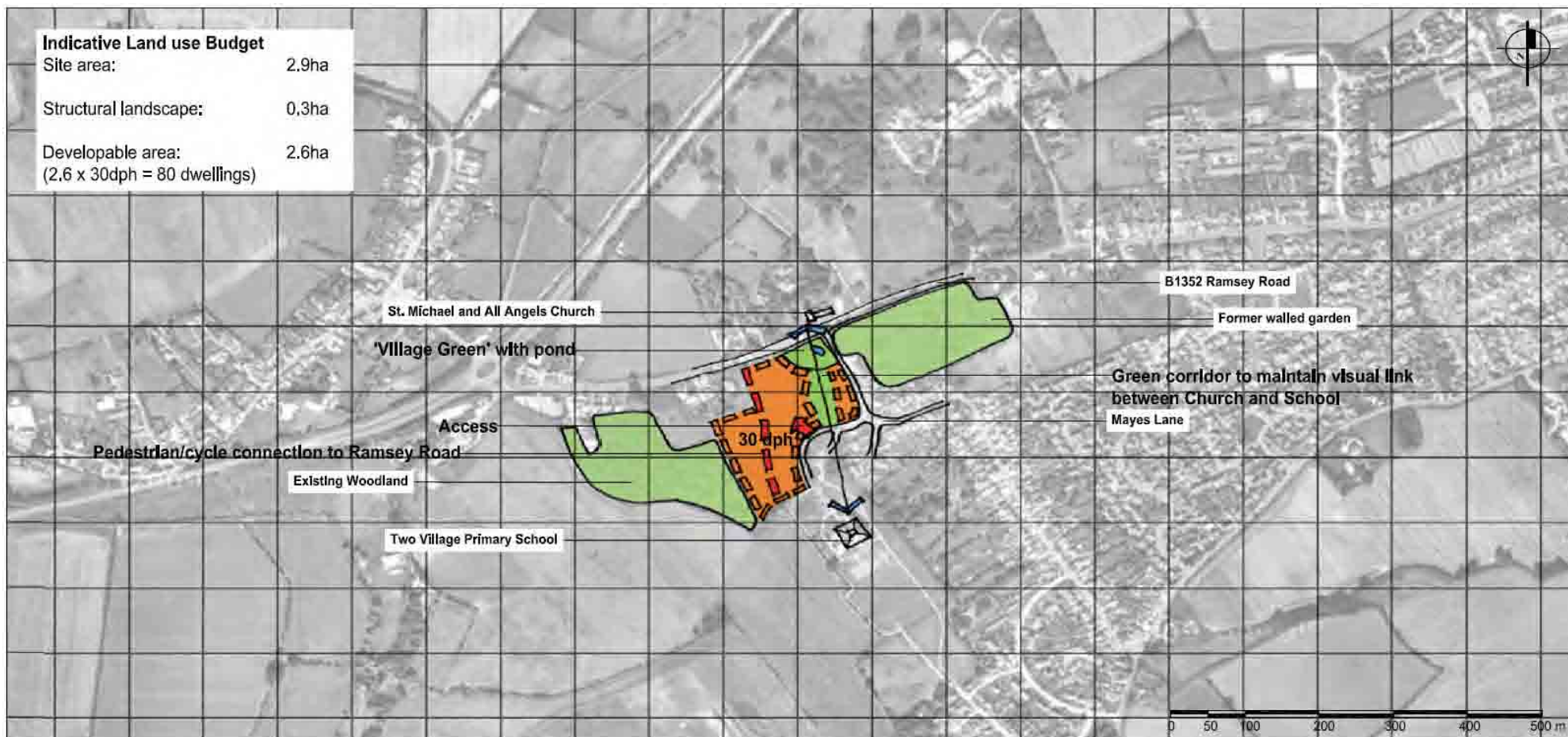
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Tendring Landscape Impact Assessment- Stage 2: Landscape and Settlement Impact Mitigation – Impact Schedule						
Site 3/2	Land in the Vicinity of Michaelstowe Hall, Ramsey					
Site Details	Approx Area:	Structural Landscape:	Strategic Open Space:	Net Developable Area:	Approx no. of dwellings:	Notes:
	3.8ha	None	None	3.8ha	130, as shown.	Enclosed area with few landscape constraints on densities.
Site Description	<p>Site comprises a series of urban fringe fields grazed by horses or (to the east) rough grass with no current productive use.</p> <p>Site is very well enclosed by the urban edge to the south and east, vegetation to the west and the B1352 Ramsey Road and houses alongside the road to the north.</p> <p>Low landscape quality and low to medium landscape value.</p> <p>Low physical sensitivity - few landscape features of value within the site, other than one or two mature trees and two gappy hedgerows running north-south through the centre of the site.</p> <p>Low visual sensitivity, though site is overlooked by adjoining properties to the south and east.</p> <p>Visual enclosure to the west provided by mature trees and other vegetation within what appears to be former walled garden of Michaelstowe Hall.</p>					
Ownership	Private, one owner only.					
Constraints	<p>Few landscape constraints, as site is well enclosed and urban fringe in nature. Some existing vegetation which could be retained.</p> <p>Some visual constraints in terms of overlooking by adjoining properties.</p>					
Designations	None.					
Proposals by Promoter	<p>No detailed proposals.</p> <p>Potential pedestrian/cycle link through site from Ramsey Road to Mayes Lane. Overgrown former walled garden has some nature conservation interest and could be developed at some stage as a natural open space/nature reserve.</p>					
Green Infrastructure	Potential for local wildlife area with walled garden and existing mature woodland and hedgerow retained.					
Suggested Development Form/Approach	<p>Above constraints should be addressed by:</p> <ul style="list-style-type: none"> Retention and provision for future management of existing vegetation - mature trees should be retained, retention of hedgerows is desirable rather than essential. Design and layout should take account of the presence of adjoining properties with views across the site - this could take the form of a 10m wide green buffer around the site perimeter, as indicated on the Development Potential plan. 					



Notes:

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2. Areas are approximate only at this stage, based on broad sketch arrangements - in practice the number of dwellings which could reasonably be accommodated may vary.
3. Numbers of dwellings are indicative and approximate, and based on landscape capacity only. Numbers are rounded to nearest 5.



Site 3/3A:
Land South of Ramsey Road, Ramsey
 Tendring Landscape Impact Assessment

See Scale Bar

Tendring Landscape Impact Assessment- Stage 2: Landscape and Settlement Impact Mitigation – Impact Schedule						
Site 3/3A	Land south of Ramsey Road, Ramsey					
Site Details	Approx Area:	Structural Landscape:	Strategic Open Space:	Net Developable Area:	Approx no. of dwellings:	Notes:
	2.9ha	0.3ha	None	2.6ha	80, as shown.	Some land to be kept open around the church, with lower densities in the north eastern part.
Site Description	<p>Site consists of a single urban fringe field of pasture. No public rights of way across the site, but there appears to be an informal route leading north to the church.</p> <p>Site is reasonably well enclosed by the urban edge to the north and east, a small woodland block to the west and the Two Village Primary School to the south.</p> <p>Medium landscape quality and value.</p> <p>Low physical sensitivity - few landscape features of value within the site, though there are one or two semi-mature trees along the northern boundary.</p> <p>Medium to high visual sensitivity - the Site is important in providing a setting for St Michael and All Angels Church, and also provides a visual link between the church and the school.</p>					
Ownership	Private, one owner only.					
Constraints	Principal constraint is the need to provide an appropriate setting for the church and to maintain a visual connection between the church and school.					
Designations	Local Green Gap for entire Site, though to some extent development would infill a gap on the edge of the urban area to the east, rather than closing down the gap between the urban area and Ramsey.					
Proposals by Promoter	No detailed proposals.					
Green Infrastructure	Establish internal open space and potential for allotments with former walled garden, existing woodland retained and managed and establish central village green with pond to enhance biodiversity.					
Suggested Development Form/Approach	<p>Above constraints should be addressed by:</p> <ul style="list-style-type: none"> Creation of a 'Village Green' in the north eastern corner of the site to provide an appropriate setting for the church. This could include a new pond to replace the one which is noted as having been present until 1920 on the plaque for the drinking fountain on the opposite side of Mayes Lane. Densities around the Village Green should be lower. Maintenance of a visual link between the school and the church, to enhance sense of community cohesion. Provision of a pedestrian/cycle connection from north to south through the Site. 					



Notes:

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2. Areas are approximate only at this stage, based on broad sketch arrangements - in practice the number of dwellings which could reasonably be accommodated may vary.
3. Numbers of dwellings are indicative and approximate, and based on landscape capacity only. Numbers are rounded to nearest 5.



Site 3/3B:
Land North of Harwich Road, Little Oakley
 Tendring Landscape Impact Assessment

See Scale Bar

Tendring Landscape Impact Assessment- Stage 2: Landscape and Settlement Impact Mitigation – Impact Schedule						
Site 3/3B	Land north of Harwich Road, Little Oakley					
Site Details	Approx Area:	Structural Landscape:	Strategic Open Space:	Net Developable Area:	Approx no. of dwellings:	Notes:
	8.7ha	1.5ha	2.3ha	4.9ha	150, as shown.	Some land to be kept open around the church, with lower densities in the north eastern part.
Site Description	<p>Site consists of a two large arable fields and a narrow, smaller field to the east which presently comprises rough grassland. Just to the east of the site are playing fields around the Little Oakley Memorial Club.</p> <p>Public rights of way cross the site from south west to north east and also run along the western boundary. There also appears to be general, informal use of field boundaries for dog walking.</p> <p>Site is reasonably well enclosed by the urban edge to the south and east, but uncontained to the north east.</p> <p>Low to medium landscape quality and medium landscape value, due to informal recreational use.</p> <p>Low physical sensitivity - few landscape features of value within the site, apart from tall hedgerow to west and north of narrow eastern field.</p> <p>Medium visual sensitivity - the site provides a green open break in the form of the settlement, and is overlooked by adjoining houses to the west, south and also (to a lesser extent) the east.</p>					
Ownership	Private, three separate owners for each of the three fields, though owners of two western fields appear to be connected, and have indicated that the northern field could be laid out as open space. Also a small triangular area in the south western part of the site which appears to be in different ownership.					
Constraints	<p>Public rights of way around and across the site.</p> <p>Overlooked by properties to the south and west, and also open views to the site from the north west.</p>					
Designations	Local Green Gap for entire site, though to some extent development would infill a gap in the edge of Little Oakley, rather than closing down the gap between Little Oakley and Ramsey.					
Proposals by Promoter	No detailed proposals, though promoter has indicated that (in return for development on the south western field) the northern field could be made available as open space (for the local junior football club).					
Green Infrastructure	Establish green corridor and hedge lined footpath and northern field included as informal/formal open space which could include allotments.					
Suggested Development Form/Approach	<p>Above constraints should be addressed by:</p> <ul style="list-style-type: none"> If northern field is to be developed then it would need structural planting along its northern and western sides to provide containment and a robust urban edge. An alternative (as suggested by the promoter) would be for the northern field to be open space, in which case development of the eastern field could take place; this would be preferable in landscape terms. Even if the northern field were to be open space, some screen/shelter planting would still be appropriate around it. Eastern field lies adjacent to existing playing fields, and could be developed as an extension to this open space. Maintenance of public rights of way along their current routes, to run around/across the site in broad, green corridors. 					



Notes:

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2. Areas are approximate only at this stage, based on broad sketch arrangements - in practice the number of dwellings which could reasonably be accommodated may vary. .
3. Numbers of dwellings are indicative and approximate, and based on landscape capacity only. Numbers are rounded to nearest 5.



Site 4/1:
Land at Dale Hall, Lawford
 Tendring Landscape Impact Assessment

See Scale Bar

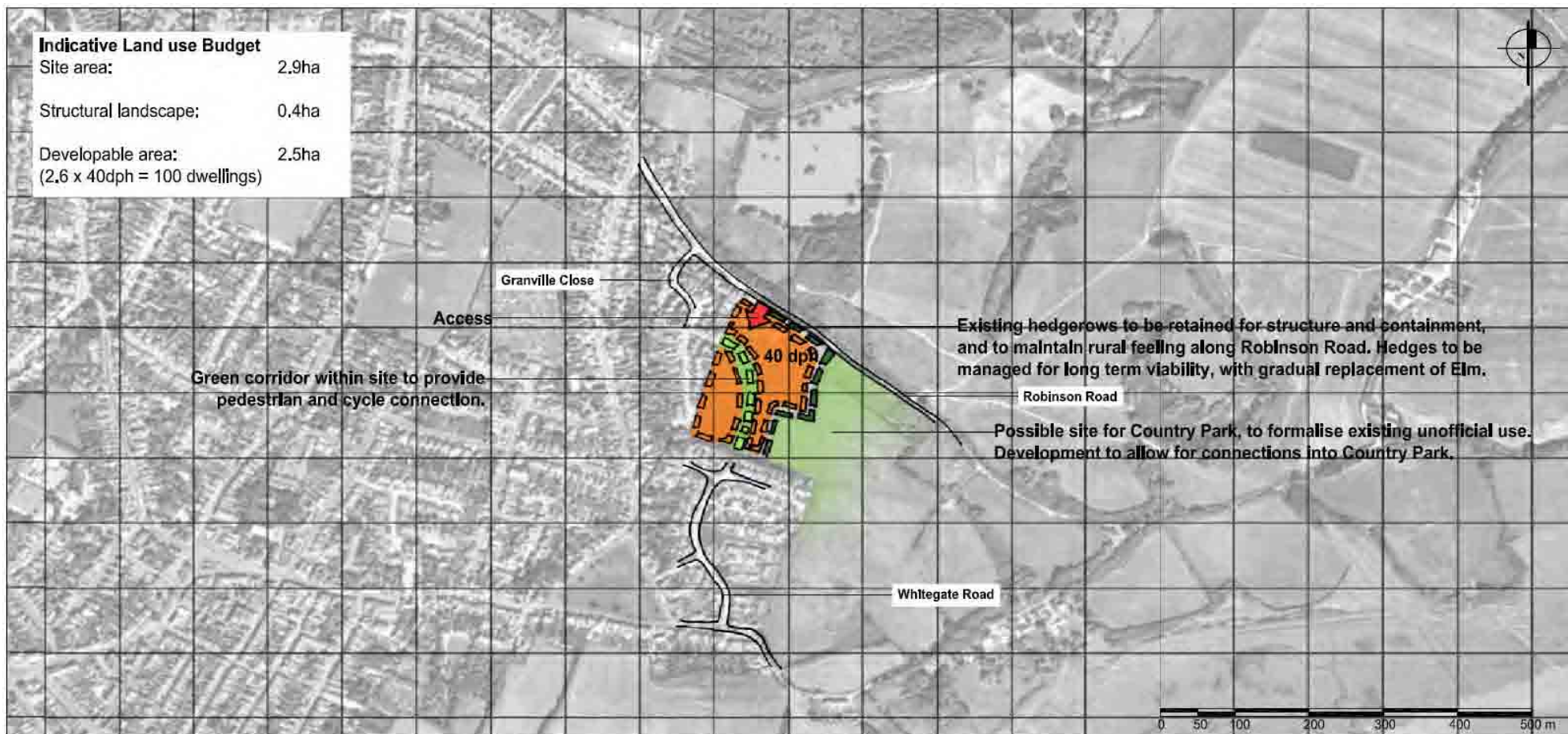


Tendring Landscape Impact Assessment- Stage 2: Landscape and Settlement Impact Mitigation – Impact Schedule						
Site 4/1	Land at Dale Hall, Lawford					
Site Details	Approx Area:	Structural Landscape:	Strategic Open Space:	Net Developable Area:	Approx no. of dwellings:	Notes:
	6.3ha	0.9ha	None	5.4ha	190, as shown.	Lower density towards the western site boundary, adjacent to the AONB.
Site Description	Flat, arable fields with an urban fringe character, with existing urban edge to the south, school playing fields to the east and the Dedham Vale AONB on the far side of the A137 to the west. Low to medium landscape quality and value. Low physical sensitivity - few landscape features of value within the site. Low to medium visual sensitivity.					
Ownership	Private, one owner only, also owns land to the north east.					
Constraints	Site adjoins the AONB, though there is limited intervisibility. Dale Hall is a listed building.					
Designations	Entire site is within Local Green Gap, intended at this point to provide separation between Lawford and Manningtree. AONB to the west.					
Proposals by Promoter	No detailed proposals, but some potential for provision of open space on land in same ownership to the north east, possibly as an extension to existing school playing fields, to guarantee the remainder of the green gap.					
Green Infrastructure	Establish formal open space which could include allotments adjoining site and green buffer along northern, western and eastern boundaries of Site.					
Suggested Development Form/Approach	Above constraints should be addressed by: <ul style="list-style-type: none"> Provision of minimum 20m wide green buffer along the western site boundary, adjacent to the AONB. This would be planted up as mixed open woodland with public access, and would provide a firm, robust boundary, enclosing the new development. Within the site, minimum 10m wide green buffers along the northern and eastern boundaries, to protect the setting of the listed building and to provide a buffer to the school. These zones could include some public access. Adjustment of densities within the site, with average overall density of 35dph, but with lower densities to the west, allowing lower/more open development form, and higher densities to the east, closer to the school. If possible in highways terms, it would be preferable to provide access from the existing residential area to the south, to avoid the creation of a junction on the A137, which would be adjacent to and visible from the AONB. 					



Notes:

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- Areas are approximate only at this stage, based on broad sketch arrangements - in practice the number of dwellings which could reasonably be accommodated may vary.
- Numbers of dwellings are indicative and approximate, and based on landscape capacity only. Numbers are rounded to nearest 5.



Site 5/2:
Land west of Robinson Road, Brightlingsea
 Tendring Landscape Impact Assessment

See Scale Bar

Tendring Landscape Impact Assessment- Stage 2; Landscape and Settlement Impact Mitigation – Impact Schedule						
Site 5/2	Land west of Robinson Road, Brightlingsea					
Site Details	Approx Area:	Structural Landscape:	Strategic Open Space:	Net Developable Area:	Approx no. of dwellings:	Notes:
	2.9ha	0.4ha	None	2.5ha	100, as shown.	Possible requirement for an ambulance station (adjacent to Robinson Road) would reduce dwelling numbers.
Site Description	<p>Single urban fringe field of rough grass, not in active agricultural use. Area in northern corner has in the past been used as a contractor's yard/compound, and still appears to be used for storage. Enclosed by existing urban edge to west and south and tall hedgerows to east and north. The site and also other land to the east is well used by local people for dog walking and other informal recreation. Low landscape quality but medium value, due to usage.</p> <p>Low physical sensitivity - few landscape features of value within the site, though perimeter hedges have value.</p> <p>Low to medium visual sensitivity - overlooked by adjoining houses but no significant longer distance views.</p>					
Ownership	Private, one owner only.					
Constraints	<p>Site is within the Coastal Protection Belt (see below). However, in practice, the site is visually separate from the coastal strip.</p> <p>Site is overlooked by adjoining houses, and existing hedges should be retained for enclosure and landscape structure.</p>					
Designations	Entire site is within Coastal Protection Belt, though the site has no intervisibility with the coast and relates strongly to the existing urban edge.					
Proposals by Promoter	No proposals, but possibility could be explored of provision of open space on land already in use for informal recreation to the east, perhaps in the form of a small Country Park.					
Green Infrastructure	Establish green corridor, retain existing hedgerows and potential footpath connections to possible site for Country Park.					
Suggested Development Form/Approach	<p>Above constraints should be addressed by:</p> <ul style="list-style-type: none"> Retention of existing hedgerows and management for long term viability, with gradual replacement of elm. Within the site, provision of a 10m wide green corridor to provide for pedestrian and cycle connection between existing housing areas. Design and future management to allow for continuation of existing rural character along Robinson Road, east of the access point - the road should not become suburbanised. Design should respect views from existing adjoining houses and maintain some open/green aspects in those views where possible. 					



Notes:

1. In accordance with PPS 3, Annex B, net developable area includes access roads with residential frontages, gardens, car parking, play areas and incidental open space/landscape areas, but excludes playing fields or other strategic open space, major structural landscape areas and any major access roads with no residential frontages.
2. Areas are approximate only at this stage, based on broad sketch arrangements - in practice the number of dwellings which could reasonably be accommodated may vary.
3. Numbers of dwellings are indicative and approximate, and based on landscape capacity only. Numbers are rounded to nearest 5.

Appendix 4:
Schedule demonstrating Settlement Impact Mitigation for each Site

Area No	Potential Settlement Impact Mitigation
1/2	Possible requirement for landowner to provide Council by way of Unilateral Planning Obligation with adjoining land to south of the Site for open space and provision of greenway along western boundary of the Site to preclude further incursion into relevant LGG.
1/3 and 1/4	Provide strong defendable landscaped boundary along northern perimeter of the Site to preclude further incursion into relevant LGG.
1/5	Possible requirement for landowner to provide Council by way of Unilateral Planning Obligation with adjoining land to south-east of the Site for open space to preclude further incursion into relevant LGG.
2/2	Possible requirement for landowner by way of Unilateral Planning Obligation to retain land to west of the Site in agricultural or open space uses or to provide Council with land for open space uses to preclude further incursion into relevant LGG.
3/1	Possible requirement for landowner to retain by way of Unilateral Planning Obligation adjoining land in agricultural or open space uses, with structural landscaping along A120 to be retained by Council or other agencies to preclude further incursion into relevant LGG.
3/2	Possible requirement for landowner to retain by way of a Unilateral Planning Obligation the existing walled garden to preclude further incursion into the relevant LGG.
3/3A	Possible requirement for landowner to provide Council by way of a Unilateral Planning Obligation existing woodland to the west and former walled garden to the east of the Site to preclude further incursion into the relevant LGG.
3/3B	Possible requirement for the three owners to provide by way of a Unilateral Planning Obligation restrictions to the use of land to the north of the Site for open space uses to preclude further incursion into the relevant LGG.
4/1	Possible requirement for landowner to retain by way of a Unilateral Planning Obligation the use of land to north-east of the Site for open space uses to preclude further incursion into the relevant LGG.
5/2	Possible use of land to south-east of Site as Country Park to preclude further incursion into the relevant CPB.