

Essex County Council
Historic Buildings & Conservation
County Hall
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For attention,
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Your ref: 13/
Our ref: ROC/RC/
Date 6/613
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HISTORIC BUILDINGS AND CONSERVATION ADVICE

Notes of meeting with Robin Carpenter 14 May 2013

Luke Waterston (LW) Planner, Planning Policy, Rochford District Council

Robin Carpenter (RC) Senior Consultant, Historic Buildings & Conservation, Essex County Council

- 1.1 LW informed RC that, although Essex County Council Historic Buildings and Conservation had not raised any objection in respect of the Allocations Submission Document, others had expressed concerns in respect of the potential impact proposed development in Canewdon (SER7) would have on St Nicholas Church, Canewdon.
- 1.2 Using the Allocations document LW showed RC the proposed location for SER7 and described what kind of development was proposed there. LW and RC reviewed the Allocations Submission Document.
- 1.3 RC raised a number of points regarding the impact that the development of SER7 would have on the Church.
- 1.4 LW asked what impact if any there would be on the Canewdon Conservation Area adjacent to the Church. RC responded that development in SER7 would have no significant impact on the Conservation Area. RC explained that this was because the area proposed for development is separated from the Conservation Area by both a considerable distance and an area of housing which is itself not in keeping with the character of the Conservation Area. Additionally the main approach to the Conservation area is along the High Street and development in SER7 would not have any negative impact on this route. As such further development to the South West of Canewdon as proposed in SER7 will not raise any issues regarding the Conservation Area.
- 1.5 RC pointed out that the adjacent residential area to the east and north east of SER7 is comprised of housing which is not in keeping with the character of the rest of Canewdon, particularly the Conservation Area. As such RC stated that the impact of development in

SER7 from a visual and design standpoint would be limited. RC added a caveat by stating that development in SER7 should still be of a high quality design and should be designed in such a way as to be sympathetic to the historic character of Canewdon and the Church.

1.6 LW asked RC for his thoughts on how development of SER7 would impact the approach to the rear of the Church. RC stated that the main approach to the Church is along the High Street and that the secondary approach turning off Lark Hill Road is of somewhat less historical significance. RC stated that this approach, although it is of less significance than the approach along the High Street, should be retained as an access route and that any development in SER7 should take into account the view of the Church along this approach.

1.7 RC acknowledged that a major issue arising from the potential development of SER7 will be the loss of the view of the Church along some sections of Lark Hill Road. RC did however point out that the wider view of the Church is not significantly affected and that much of the view of the Church along this stretch of Lark Hill Road and Anchor Road is already obscured by high hedgerows and existing dwellings. LW added that the area to the east of SER7 is intended to be developed as a low density development so as to avoid undermining the character of Canewdon.

1.8 RC stated that whilst losing any views of the Church is not desirable it is not reasonable or practical to protect every conceivable line of sight to the Church. As such the most advisable course of action would be to ensure that development take place in a location where it would have the least possible negative impact on the Church. RC went on to state that as long as the site was developed sympathetically, particularly with a view to retaining the view of the Church along the approach leading off from Lark Hill Road then development in this area could be positive.

Robin Carpenter

Senior Historic Buildings Adviser, Historic Buildings and Conservation

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter