




LANDSCAPE AND VISUAL APPRAISAL

Canewdon, Rochford, Essex

On behalf of Knight Developments Ltd.

July 2012

© James Blake Associates 2012

~	FINAL	DB	JBA	JBA	30/07/12
Revision	Purpose	Originated	Checked	Authorised	Date
Document Number: JBA 10/287-Doc1		Document Ref: LANDSCAPE AND VISUAL APPRAISAL – Canewdon, Rochford, Essex			

LANDSCAPE AND VISUAL APPRAISAL

Canewdon, Rochford, Essex

1.0	INTRODUCTION AND BACKGROUND	4
2.0	POLICY CONTEXT	7
3.0	LANDSCAPE AND SETTLEMENT CHARACTER	12
4.0	VISUAL ANALYSIS	19
5.0	LANDSCAPE STRATEGY	24
6.0	CONCLUSIONS	26

FIGURES

- 1 – Visual Analysis – Study Area
- 2 – Landscape and Visual Analysis
- 3 – Views 1 and 2
- 4 – Views 3 and 4
- 5 – Views 5 and 6
- 6 – Views 7 - 10
- 7 – Views 11 - 15
- 8 – View 16 and 17

APPENDICES

- 1 – Sources of Information
- 2 – Glossary
- 3 – Plant Species – Extract from Postcode Plant Database
(Natural History Museum)

1.0 INTRODUCTION AND BACKGROUND

1.1 Rationale

- 1.1.1 James Blake Associates have been instructed to complete a landscape and visual appraisal for the site off Lark Hill Road, Canewdon, Essex on behalf of Knight Developments Ltd. This assessment establish a landscape led strategy and masterplan for residential development, open space and parking related to Canewdon church.

1.2 Background and Scope

- 1.2.1 The village of Canewdon is located on top of a hill approximately 4 miles to the north east of Rochford between the tidal rivers of the Crouch in the north and the Roach in the south. The town of Southend-On-Sea lies approximately 6 miles to the south. Canewdon is situated within the authority of Rochford District Council.
- 1.2.2 Canewdon is defined within the Core Strategy as a third tier settlement. Within the plan period of 2015-2021 approximately 60 dwellings are proposed within the area of South Canewdon, which would result in an extension of the existing settlement envelope. This area partially includes the site. The Allocations DPD, which will set out the exact location and number of dwelling of the new development, is currently in preparation.
- 1.2.3 The village of Canewdon is surrounded by Green Belt. Therefore any extension to the settlement envelope will result in development within the Green Belt. Wrapping around the village's northern perimeter and following the western and eastern approach route into Canewdon, Lark Hill Road and Lambourne Hall Road, is the Coastal Protection Belt. This designation protects the landscape, wildlife and heritage qualities of the coastline. Canewdon church Conservation Area including the prominent church tower, the Vicarage and other listed features lies to the north east of the site. A further listed building, the White House Farmhouse lies to the south west.
- 1.2.4 Canewdon lies on a transition between the coastal and inland landscape. The village including the site lies within the Crouch and Roach Farmland Landscape Character Area (LCA), part of the Coastal Landscapes Landscape Character Type (LCT). This character area contains rolling and gently undulating arable farmland between the long and narrow Crouch and Roach river estuaries with bands of flat low lying marshlands. There are long views from higher ground across the farmland towards the estuaries. Church towers and spires are often prominent features within the landscape.
- 1.2.5 To the south west of the Crouch and Roach Farmland LCA lies the urban landscape South Essex Coastal Towns LCA, characterised by large blocks of woodland and arable farmland surrounded by large areas of dense urban development. Along the Essex coast to the east of the Crouch and Roach Farmland LCA lies the Dengie and Foulness Coast LCA with its vast tidal mudflats and sands, extensive fringing salt marshes.
- 1.2.6 The site lies on the western edge of the village, between the outskirts of Canewdon to the east and a group of properties to the west. The area,

approximately 2.5 hectares, is irregular with a wider southern part and a narrower northern part. It is irregular in shape and slopes considerably from north to south, from approximately 37 to 23m AOD. The site is part of a medium size arable field bordered by Lark Hill Road to the south and drive to the church to the east. The northern boundary is defined by a public right of way and an existing hedge and hedgerow trees. Along the southern and eastern edge runs a maintained hedge. The south western boundary borders onto existing vegetation and trees along the adjoining properties, whilst the north western boundary is open.

1.3 Aims and Objectives

- 1.3.1 The aims and objectives of this appraisal are to:
- Review existing and emerging planning policy as relevant to landscape;
 - Summarise the characteristics of the landscape surrounding Canewdon with reference to existing studies;
 - Identify and assess the condition of landscape elements within the proposed development site;
 - Identify the potential visual envelope from which the site and any future development may be seen; and
 - As part of a landscape-led strategy, make recommendations to minimise potential landscape and visual effects, and where appropriate provide positive enhancement. Such measures will be incorporated into the development masterplan.

1.4 Methodology

- 1.4.1 The following descriptions of the site off Lark Hill Road, Canewdon, the surrounding landscape character and visibility are based on a period of desk study and field survey carried out during spring/summer 2012. The site and visual survey was completed on 15th May 2012. The study area is shown on Figure 1.1. Sources of information are listed in Appendix 1.
- 1.4.2 This report has been prepared in accordance with the guidance contained within *Landscape Character Assessment Guidance for England and Scotland (Countryside Agency and Scottish Natural Heritage, 2002)* and the baseline studies (*Part 6*) of *Guidelines for Landscape and Visual Impact Assessment 2nd Edition (The Landscape Institute and Institute of Environmental Management and Assessment, 2002)*. This study does not assess the landscape and visual effects of the development, but could provide the basis for future study should this be required.
- 1.4.3 Within the report a clear distinction is made between landscape character and views:
- **Landscape Character:** the physical characteristics or elements of the landscape, which together establish the character of the area e.g. geology, topography, hydrology, land cover, land use, vegetation and settlement pattern; and
 - **Views:** the area from which the site and the development is likely to be visible, and the extent or degree of its visibility within the landscape to people.

-
- 1.4.4 An overview of the planning policy framework (national and local) as relevant to landscape was completed (Section 2.0). This assessment included the identification of both statutory and non-statutory designations within the study area and relevant planning policies in relation to the protection and enhancement of existing environmental assets, residential development and design.
- 1.4.5 The landscape character of the area (Section 3.0) was established by reviewing published landscape character assessments. Landscapes, which share similar characteristics, can be classified into generic Landscape Character Types (LCTs) and/or specific Landscape Character Areas (LCAs) with distinct landscape attributes. A hierarchy of LCTs and LCAs has been identified at a range of different scales from the National, Regional and County level.
- 1.4.6 Fieldwork was used to verify local characteristics specific to the site and its surrounding area. Characteristic and important landscape attributes (including scale, topography/landform, landscape pattern, settlement/human influences and perceptual/aesthetic aspects) were identified.
- 1.4.7 Published landscape assessments were reviewed to determine the overall condition and sensitivity of the landscape to the change proposed. Relevant guidelines were reviewed to inform judgements regarding the siting and design of the proposed development and management of landscape attributes to inform a strategy to ensure that the development responds to local distinctiveness and character.
- 1.4.8 The study of landscape assessments within the hierarchy is important to aid understanding of the landscape and to allow the identification of landscape elements that may be present at a number of different scales, and thus of higher importance. It may also highlight landscape character that is 'out of context' with other levels of the hierarchy and identify potential mitigation and enhancement options that may not be present at the local scale, but may be beneficial at a higher level.
- 1.4.9 The existing and potential visibility of the site was determined by analysis of topographical data (OS mapping) combined with aerial images. As the degree of visibility may be locally influenced by landform and vegetation, fieldwork was undertaken to assess the extent of potential views (Section 4.0).
- 1.4.10 A number of representative views located in publicly accessible areas within the visual envelope were selected. Locations were based on the distance from the site; the relative height of the site and the receptor; the proportion of the site or degree of existing visibility; the nature of the view (including views particularly characteristic of the area); the likelihood for the view to be influenced by the development; and the anticipated number or sensitivity of potential receptors. The potential receptors, for example users of properties (such as residents, employees or visitors); users of public rights of way (including public footpaths, bridleways, byways and permissive paths); users of transport routes; and other places accessible to the public were recorded.
- 1.4.11 Photographs were taken of each representative view. All photographs were taken during the day in spring with average visibility using a digital camera (focal length of 50mm to replicate the view from the human eye). To achieve a wider field of view at certain locations, a series of overlapping photographs

were taken. These photographs were joined together to form panoramic images. For ease of reference, visible elements within the site and adjoining area were identified on each photograph.

1.4.12 The review of planning policy, in conjunction with the findings of the baseline survey, provided the basis for identifying the constraints and opportunities of the site. The constraints and opportunities and associated recommendations were used to inform a landscape and urban design strategy.

1.4.14 A glossary of the key terms used in this document can be found in Appendix 2.

2.0 POLICY CONTEXT

2.1 Background

2.1.1 National Government and Rochford District Council have identified areas of landscape importance and developed policies and recommendations that relate to the protection of the built and natural environment.

2.2.2 The Localism Act (granted Royal Assent November 2011) confirmed significant alterations to the planning system including the intention to abolish the Regional Spatial Strategies (RSS) as part of a change in emphasis from regional to local planning. As the RSS will be abolished, the policies of the East of England Plan (2008) have not been included in this assessment. However the RSS including the data and evidence, which was produced in accordance with the RSS, remain a material consideration in the preparation of development plans.

2.2 Statutory and Non-Statutory Designations

2.2.1 The area around Canewdon contains a number of identified statutory and non-statutory constraints (refer to Figure 1) including:

- Coastal Protection Belt – a large area of Rochford District, including the site, lies within this designation. The Coastal Protection Belt follows a wide stretch of land along the River Crouch and the River Roach. In proximity to the site the Coastal Protection Belt runs along Lark Hill Road to the west and south and continues along the eastern site boundary and the northern edge of Canewdon. The village of Canewdon is therefore excluded from this designation. The main purpose of the Coastal Protection Belt is to protect the landscape, wildlife and heritage qualities of the coastline;
- Metropolitan Green Belt – almost all of Rochford District's countryside lies within the Metropolitan Green Belt of London. The site and immediately adjoining areas beyond the settlement boundary including the cluster of houses to the south and west of the site lie within the Green Belt designation. Green Belt is not a landscape designation representative of landscape quality or importance. In accordance with National Planning Policy the primary purpose of Green Belt is to prevent urban sprawl and settlement coalescence;

- Conservation Areas – There are two Conservation Areas within the vicinity of the site, Canewdon High Street Conservation Area (approximately 310m to the east of the site) and the immediately adjoining Canewdon Church Conservation Area. Conservation Areas are areas of special architectural or historic interest, the character or appearance including their setting is desirable to preserve or enhance;
- Listed Buildings – There are a number of Listed Buildings within the study area. Relevant to the site are the Grade II Listed Building White House Farmhouse to the south west of the site and a group of Grade II listed buildings and features within the Canewdon Church Conservation Area to the east of the site including the church, the vicarage and vicarage cottage. There are no locally listed buildings within the vicinity of the site;
- Roach Valley Way Long Distance Footpath Route – runs past the north eastern corner of the site. The Roach Valley Way is a circular walk within south-east Essex;
- Public Footpath – runs along the northern site boundary from Lark Hill Road to Canewdon church; and
- Public Bridleway – lies approximately 250m to the south west, connecting Lark Hill Road with Apton Hall Road.

2.2.4 In terms of development within the Crouch and Roach Estuary the Crouch and Roach Management Plan (June 2005) seeks to preserve the unique character of coastal towns and villages. Regarding noise and light pollution the report states that the areas around Canewdon, Wallasea and Barling are some of the few areas in Essex where the night sky can be enjoyed without light pollution. The quality of the dark night sky is to be protected.

2.3 National Policy Context

2.3.1 The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. The NPPF replaces all previous national planning policy including Planning Policy Guidance and Planning Policy Statements with immediate effect.

2.3.2 The NPPF sets out a clear presumption in favour of sustainable development, which should be seen as a 'golden thread' running through plan-making and decision-taking. The NPPF outlines three mutually dependent dimensions or roles for the planning system:

- Economic - building a strong economy and supporting growth;
- Social - supporting strong, vibrant and healthy communities and creating a high quality built environment; and
- Environmental - protecting and enhancing our natural, built and historic environment.

2.3.3 The planning system should play an active role in guiding development to sustainable solutions. Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities in different areas. In terms of plan-making all planning authorities should therefore positively seek opportunities to meet development needs in their areas.

2.3.4 Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. In terms of decision-

taking, development proposals that accord with the Development Plan should be approved without delay. Where there is no current Local Plan policy in place planning permission should be granted:

- Unless adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF; or
- Specific policies in the NPPF indicate that development should be restricted.

2.3.5 Paragraph 17 of the NPPF sets out twelve core planning principles that should underpin all plan-making and decision-taking. These include inter alia seeking to secure high quality design and a good standard of amenity for all existing and future occupants; taking account of the different roles and character of different areas, including recognising the intrinsic character and beauty of the countryside; conserving and enhancing the natural environment, including allocating land of lesser environmental value; promoting mixed use development; conserving heritage assets in a manner appropriate to their significance; and focusing development in sustainable locations.

2.3.6 In terms of delivering sustainable development key objectives relevant to this proposal include:

- **Delivering a wide choice of high quality homes:** ensuring that the Local Plan meets the needs for market and affordable housing in the area. Housing applications should be considered in the context of the presumption in favour of sustainable development (para 47-55).
- **Requiring good design:** planning positively to achieve high quality and inclusive design for individual buildings, public and private spaces and wider areas development schemes. Planning policies and decisions should aim to ensure that development will function well and add to the overall character of the area; establish a strong sense of place; optimize the potential of the site creating and sustaining an appropriate mix of uses (including green and other public space); respond to local character and history (while not preventing or discouraging appropriate innovation); create safe and accessible environments; and are visually attractive as a result of good architecture and appropriate landscaping. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way that it functions (para 56-68).
- **Promoting healthy communities:** including the creation of safe and accessible environments and developments including clear and legible pedestrian routes and high quality public open space. Local open space, sports and recreational provision should be based on a quantitative and qualitative assessment of existing facilities and requirements (para 69-78).
- **Conserving and enhancing the natural environment:** by inter alia protecting valued landscapes, minimising impacts on biodiversity, and providing net biodiversity gains. Development plans should allocate land with the least environmental or amenity value and local authorities should set criteria based policies against which proposals for development will be judged. Distinctions should be made between the hierarchy of international, national and locally designates sites, so that the level of protection should be commensurate with the level of the designation. The greatest weight should be given to conserving the landscape and scenic beauty of National Parks, the Broads and

Areas of Outstanding Natural Beauty. By encouraging good design, planning policies and decisions should limit the impact of light pollution (para 109-125).

- **Conserving and enhancing the historic environment:** by developing local strategies to conserve designated and non-designated heritage assets in a manner appropriate to their significance. In determining planning applications local authorities should also take into account the desirability of new development making a positive contribution to local character and distinctiveness (para. 126-141).

2.3.7 In terms of Green Belt the NPPF sets out the fundamental aim of Green Belt policy is 'to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.'

2.3.8 As set out within the NPPF Green Belt serves five purposes:

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns merging into each other;
- To assist in safeguarding the countryside from encroachment;
- To assist in urban regeneration, by encouraging reuse of derelict and other urban land.

2.3.9 Local authorities should 'plan positively to enhance the beneficial use of the Green Belt, such as opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscape, visual amenity and biodiversity; or to improve damaged and derelict land.'

2.3.10 Within Green Belt there is a general presumption against development such as the construction of new buildings; 'inappropriate development' is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

2.2.11 Once established Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan, taking into account future permanence and the need to promote sustainable patterns of development.

2.4 Local Policy

2.4.1 Rochford District Council's Core Strategy was adopted in December 2011. The Core Strategy outlines the vision, overall objectives, spatial strategy and overarching policies for development in Rochford up to 2025. The Core Strategy supersedes some of the saved policies of the Replacement Local Plan (adopted 2006) with the remaining policies to be superseded once the Development Management and Site Allocation DPD's are adopted. The Development Management DPD has been published and is out for consultation. Therefore it forms a material consideration. However the Site Allocations DPD is still in its early stages of preparation. Until these two documents have been adopted the remaining saved Local Plan Policies are still effective. Together with the Core Strategy the remaining saved policies of the Replacement Local Plan will determine all development within the district.

Core Strategy and Development Control Policies (adopted December 2011)

- 2.4.2 The Core Strategy defines four tiers of settlement within Rochford District. Settlements have been categorised depending on the existing range of services and facilities as well as access public transport. Canewdon lies within the third tier as there are only few services and generally poor public transport provisions. The following policies as relevant to the site and the surrounding environment are set out within the Core Strategy.
- 2.4.3 The Core Strategy states that the local authority will support the principles of restricting development within the Green Belt and will preserve the openness and the character of the Green Belt. However a small proportion of the Green Belt designation will have to be reviewed to allow additional housing and employment development due to the limited opportunities available within the existing settlement. The extent of Green Belt release will be defined within the Allocations DPD. The local authority recognises that although all land designated as Green Belt will help to achieve the functions of the Green Belt; some Green Belt land is less worthy of continued protection than others.
- 2.4.4 Policy GB1 (Green Belt Protection) states that the council will allocate a limited amount of Green Belt to housing and employment development as necessary. In order to preserve the identities of individual settlements there will be particular consideration to prevent coalescence. The local authority will prioritise the protection of the Green Belt based how well the land in question fulfils the functions of the Green Belt.
- 2.4.5 Policy ENV2 (Coastal Protection Belt) inter alia protects and enhances the landscape, wildlife and heritage qualities of the coastline. Exceptionally permitted development within the Coastal Protection Belt needs to ensure it does not adversely affect the open and rural character, historic features or wildlife. The Core Strategy states that the undeveloped coast is one of the most important assets of the District. The extent of the coastal areas within Essex has been defined within the Coastal Protection Subject Plan, adopted in 1984. Its aim was to put the most stringent restriction on development to protect the special character of the open and undeveloped coast.
- 2.6.6 The former extent of the Special Landscape Area (Replacement Local Plan, saved policy NR1) included a wide stretch of land along the River Crouch and the River Roach as well as a small area enclosed by the settlements of Rayleigh, Hockley, Rochford and Southend-On-Sea. With the exception of this smaller area, now defined as Upper Roach Valley, the stretch of land along the rivers has not been carried over into the Core Strategy. However the area is broadly contained within Coastal Protection Belt (ENV2). Interestingly within the vicinity of the site the boundaries of the two designations differ. Whilst the former Special Landscape Area runs just to the north of the site, the Coastal Protection Belt includes the site as its boundary runs along the southern and eastern boundary.
- 2.4.7 Policy H2 defines where existing settlement envelopes will be extended. It includes the area South Canewdon, which will comprise about 60 dwellings in the period of 2015 to 2021. The detailed number of dwellings and the exact location will be described within the Allocations DPD.
- 2.4.8 Protection and enhancement of the natural landscape and habitats and the protection of historical and archaeological sites are set out in Policy ENV1,

whilst Policy CP2 protects Conservation Areas in accordance with the adopted Conservation Area Appraisal and Management Plans.

2.4.9 The local authority promotes good and high quality design respecting the local character (Policy CP1).

2.4.10 Public open space shall be provided for additional residential development in accordance with current and future needs (Policy CLT5). Public Art will be encouraged. Policy CLT7 requires appropriate communal play space, which is accessible and subject to natural surveillance. Play spaces shall comply with the Council's Play Strategy and will be maintained by an appropriate management company.

Replacement Local Plan (adopted June 2006)

2.4.11 Until the adoption of the Development Management DPD and the Allocations DPD the saved Local Plan Policies, which have not been superseded by the adopted Core Strategy, are still effective. The following policies are relevant to the site and the surrounding environment.

2.4.12 Policy CS2 requires the protection and enhancement of the built and natural environment including cultural heritage. Similarly Policy CS7 aims to conserve and enhance the District's heritage and identity. This includes the protection and enhancement of buildings and their setting, areas of architectural and historic significance, green spaces and hard landscape spaces. A high standard of design will be encouraged for new development, which respects and enhances the environmental quality and character of the district's urban and rural heritage.

2.4.13 Policy CS8 seeks to protect and enhance the district's identity. High emphasis is put on local identity and sense of place. The proposed development shall be appropriate in size, scale, density, layout, access, lighting, street furniture and signage to the surrounding buildings, spaces, vegetation, water areas and other features of the street scene. The policy encourages the use or re-use of local and traditional materials or suitable artificial alternatives.

2.4.14 Policy CS6 promotes good quality design, which takes into account the existing form and character of the site and its surroundings, relates to the locality regarding scale, layout, proportion, materials and detailing and includes landscaping, which reduces visual impact and positively enhances the proposal and its surroundings and minimises the risk of crime. Policy HP10 specifically requires the prevention of crime through good design and layout within new housing developments. Landscaping shall be an integral part of the design (Policy CS9).

2.4.15 Policy HP6 (Design and Layout) specifically expects new housing schemes to be of a high standard of layout and design, taking into account inter alia boundary treatment, density, scale and form, gardens, play spaces and other shared spaces, impact on designated sites like Conservation Areas and Listed Buildings, landscaping, overlooking, privacy and visual amenity as well as relationship to existing and nearby buildings. Proposals shall be designed in accordance with the Housing Design and Layout SPD, Vehicle Parking Standards SPD and the Essex Design Guide.

2.4.16 Regarding light pollution Policy PN7 requires lighting schemes to be submitted as part of the planning application. The proposed lighting shall be

the minimum needed for security. Lighting shall not adversely affect residential areas, areas of nature conservation interest, highway safety and the night sky.

2.4.17 The Replacement Local Plan describes three Special Landscape Areas (SLA) within the District. Just to the north of the site lies the former Upper Crouch SLA. This area lies along the River Crouch and comprises a number of creeks, mudflats and saltings. The Upper Crouch SLA is treeless and unspoiled, but slightly less remote compared with other coastal marshes. The adopted Core Strategy supersedes the Special Landscape Area Policy NR1 and therefore does not continue the Upper Crouch SLA.

Development Management DPD - Preferred Policy Option (January 2012)

2.4.18 The Development Management DPD has not yet been adopted, however it forms a material consideration. The following policies are relevant to the site and the surrounding environment.

2.4.19 Policy DM1 (Design of New Developments) requires development to reflect the character of the locality to ensure a positive contribution to the surrounding built environment and residential amenity. Design should consider inter alia:

- Boundary treatment and landscaping within the development;
- The retention of trees;
- Local open space requirements;
- Impact on the natural environment including sites of nature conservation importance, and on the historic environment including Conservation Areas, Listed Buildings, archaeological sites and the wider historic landscape;
- Overlooking, privacy and visual amenity;
- Relationship to existing and nearby buildings; and
- Scale and form.

Proposals shall be prepared with regards to the following guidance Housing and Design SPD 2 (Supplementary Planning Guidance), Essex Design Guide and the Open Space Study.

2.4.20 The density of the residential development shall respect the use, intensity, scale and character of the surrounding area and the size of the site (Policy DM2 - Density of New Development).

2.4.21 Policy DM5 (Lighting Pollution) states that in terms of light pollution proposals shall have no adverse impact on residential and commercial areas, important areas of nature conservation interest, highway safety and/or the night sky. Applications should consider the relevant environmental zone and the corresponding lighting threshold.

2.4.22 Policy DM9 (Development outside, but close to the boundary of Conservation Areas) expects development to have considered to their impact on the overall street scene, individual buildings or groups of buildings of Conservation Areas.

2.4.23 Policy DM24 (Trees and Woodlands) requires development to conserve and enhance existing trees and woodlands. If loss or deterioration cannot be avoided, appropriate mitigation measures shall be employed. Consideration shall also be given to the impact on landscape character.

2.4.24 Policy DM25 (Other important landscape features) asks that consideration shall be given to the landscape character and the findings of the District's Historic Environment Characterisation Project. Other important landscape features including hedgerows, semi-natural grasslands and locally important habitats are protected under this policy. Development which would adversely affect these features will only be permitted if it can be proven that the reasons for development outweigh the need to retain the feature and that mitigation can be provided to reinstate the nature conservation value. Planning permission may be conditioned to ensure the retention and continued maintenance/management of these features. Proposals shall also explore opportunities to create, enhance and restore habitats.

2.4.25 All residential development will be expected to be designed in accordance with SPD 2 – Housing Design (January 2007), SPD 6 – Design Guidelines for Conservation Areas (January 2007), SPD 7 – Design, Landscaping and Access Statements (January 2007), SPD Parking Standards Design and Good Practice (December 2010), Canewdon Church and Canewdon High Street Conservation Area Appraisals (both October 2007) and Essex Design Guide (October 2005),

Allocations DPD – Discussion and Consultation Document (February 2010)

2.4.26 This document describes specific options for the general locations identified within the Core Strategy. For Canewdon the Core Strategy sets out 60 dwellings in the area of South Canewdon. There are 4 options outlined within the Allocations DPD – Discussion and Consultation Document. Option SC2, SC3 and SC4 partially include the site. However option SC2 comprises only the sites, whilst option SC3 and SC4 split the development over various land ownerships.

2.4.27 The document states that option SC2 would not erode away the openness of the green belt and, due to its location, would add to community cohesion. However the document states that it would be difficult to create a defensible green belt boundary. Within Appendix 1 of this document the site forms part of a larger site, which has the following identified potential impacts: the likely loss of the character of the site and the likely loss of significant views into/out of the site.

2.4.28 The Allocations DPD - Discussion and Consultation Document – Sustainability Appraisal (December 2011) compares the 4 options with regards to their effect on the wider sustainability issues including environment, economic and social implications. Compared with the other options, SC2 which extends the designated residential area of Canewdon further west, may have a greater visual impact on the rural character of the area. The document also states that although the option SC2 is largely enclosed on three sides, it would be less able to provide a defensible Green Belt boundary than one of the other options. Due to its arable land use the site is of less biodiversity value. Option SC2 is sited completely within the Coastal Protection Belt, which is landscape quality designation. Therefore the document states that the SC2 will have an impact on the rural, undeveloped coastline. This option is also in close proximity to the Upper Crouch Special Landscape Area to the north west of the site. However this designation has not been continued within the adopted Core Strategy. The Allocations DPD - Sustainability Appraisal also appreciates that the option SC2 is proximity to the Canewdon Church Conservation Area.

3.0 LANDSCAPE AND SETTLEMENT CHARACTER

3.1 Landscape Character Types and Areas

3.1.1 The character of the landscape evolves over time as a result of the interaction of human activity and the natural environment (people and place). Attributes used to assess landscape character include:

- Physical – geology, landform, climate, soils, landcover;
- Cultural and Social – land use, settlement, enclosure & history; and
- Aesthetics – colour, texture, pattern, form and perception.

3.1.2 The landscape character types (LCTs) and Landscape Character Areas (LCAs) within the study area from National to County level are shown on Table 1. The main features of the landscape of the study area and County Landscape Character Areas are shown on Figure 1.

Table 1: Hierarchy of Landscape Character Types and Landscape Character Areas

Coastal landscape:			Inland landscape:	
National (<i>National Character Map of England, 2005</i>):				
Greater Thames Estuary (NCA 81)			Northern Thames Basin (NCA 111)	
Regional (<i>East of England Landscape Typology, 2010</i>):				
Lowland Settled Farmlands LCT	Coastal Levels LCT	Saltmarsh and Intertidal Flats LCT	Lowland Settled Claylands LCT	Wooded Hills and Ridges LCT
County (<i>Essex Landscape Character Assessment, 2003</i>):				
Landscape Character Types				
Coastal Landscapes LCT (F)			Urban Landscapes LCT (G)	
Landscape Character Areas				
Crouch and Roach Farmland LCA (F2)		Dengie and Foulness Coast LCA (F3)	South Essex Coastal Towns LCA (G3)	

3.2 National Landscape Context

3.2.1 At the national level (*National Character Map of England, Natural England, 2005*) the settlement of Canewdon lies on a transition between the coastal landscape defined by the Greater Thames Estuary National Character Area (NCA) 81, in which Canewdon and the site is situated, and the inland landscape defined by the Northern Thames Basin National Character Area NCA 111, sub-character area London Clay Lowlands to the west of the settlement.

-
- 3.2.2 The Greater Thames Estuary (NCA 81) is described as a predominantly flat, low-lying landscape, with the presence of water and coastal estuaries extending the maritime influence inland. Land cover comprises drowned estuaries, mudflats, saltmarsh and large areas of reclaimed marshland. The latter incorporates traditional unimproved grazed wet pasture, with productive arable fields where the land is protected from the sea, and mixed agriculture on higher ground. The grazing marshes are visually open, patterned by a network of ditches, dykes and creeks with limited vegetation. Tree cover is limited to farmsteads and dwellings on higher and drier ground.
- 3.2.3 There are numerous farms and small villages located on higher pockets of land, within and on the edge of the marshes surrounded by stunted trees. However, there is a strong feeling of remoteness and wilderness in particular on the beaches, salt marshes, reclaimed farmed marshland and mudflats.
- 3.2.4 The drainage of the marshes and loss of wetland character; tourism and formal recreation related use (such as boating and marinas); new infrastructure; and the loss of Elm from areas of higher ground are identified at the national scale as key forces for landscape change.
- 3.2.5 The following aspects are identified as management guidelines for the Greater Thames Estuary:
- The restoration of traditional grazing marsh and pasture, including the conversion of arable land and managed retreat;
 - New planting to re-establish tree and shrub cover around farmsteads and other sites on areas of higher ground to conserve the open character of the Estuary; and
 - The restoration of mineral and waste sites and disused industrial land to enhance the character of the landscape.
- 3.2.6 The London Clay Lowlands (sub-character area of NCA 111) comprise a flat, to gently undulating tract of traditionally unproductive farmland on heavy clay soils, drained by numerous streams, which merge before widening out into the flat marshes below. The overall simple rectilinear landscape pattern with fields and species poor hedgerows is representative of early planned enclosure. Farming was traditionally mixed but the current land cover is characteristically arable. The 'plot land' woods of Laindon and Thundersley are a distinctive landscape feature. Further interest and variety is provided by the hills (the only pronounced rise in topography) around Langdon, Hockley and Rayleigh. These hills are well wooded relative to the surrounding land but are significantly urbanised by development around the new town of Basildon, Rayleigh and the seafront resort of Southend. The settlement pattern is otherwise generally sparse, with hamlets and a few villages.
- 3.2.7 The emphasis on arable production over more traditional pasture; the loss of tree and hedgerow cover through Dutch Elm disease; urban development and commuter settlements along major transport routes; and pressure for mineral extraction are identified at the national scale as key forces for landscape change.
- 3.2.8 The following aspects are identified as management guidelines for the London Clay Lowlands:
- The conservation and replanting of hedgerows, in particular with elm; and

- The conservation of margins within arable fields.

3.3 Regional Landscape Context

- 3.3.1 At the Regional level (*East of England Landscape Typology, Landscape East*), the area around Canewdon comprises a number of LCTs. The coastal and inland landscape character types at the regional level very broadly correspond with the two NCA's on the national scale, but are further subdivided. The coastal LCT's include the Lowland Settled Farmlands, Coastal Levels and Saltmarsh and Intertidal Flats. The inland LCT's to the west of Canewdon include the Lowland Settled Claylands and the Wooded Hills and Ridges.
- 3.3.2 As the Lowland Settled Claylands LCT and the Lowland Settled Farmlands LCT are relevant to the site, only they will be described in further detail. Along the coast to the east and along the River Crouch to the north lie the Coastal Levels LCT and the Saltmarsh and Intertidal Flats LCT. To the south and south west lie the urban areas of Southend-on-Sea, Rochford, Hockley and Rayleigh. The Wooded Hills and Ridges LCT is intertwined with the urban areas to the west.
- 3.3.3 The Lowland Settled Claylands, in which Canewdon and the site is situated, comprises a large landscape area stretching along the River Crouch to the north. The Lowland Settled Claylands LCT is a low-lying, gently rolling coastal farmland area forming a transition between the Coastal Levels and the Wooded Hills further inland. The primary land use is arable, with some areas of peri-urban use. The field pattern is irregular and sinuous with a mix of field sizes; boundaries mostly comprise well-trimmed low hedges or ditches. Woodland cover is generally sparse with some copses and shelterbelts. The settlement pattern is densely dispersed comprising scattered farmsteads, hamlets and clusters of dwellings, with occasional towns. Churches in historic settlements act as local landmarks. There is a strong urban influence, with many new housing developments and some vastly expanded settlements, which undermine the tranquillity of the area as a whole. The open farmed landscape allows long distance views over the adjoining Coastal Levels and Marshes.
- 3.3.4 The Lowland Village Farmlands LCT is an area between the Coastal Levels LCT to the east and the Lowland Settled Claylands LCT, Wooded Hills and Ridges LCT and Urban Areas to the west. The Lowland Village Farmlands LCT lies to the south of Canewdon. This is a well settled, low lying, gently rolling landscape, which is often crossed by major river corridors. Smaller streams are indistinct. The land use is predominately arable with some pasture and orchards as well as occasional mineral extraction, lake creation and brickworks. The medium to large scale, regular field pattern is defined by rectilinear and sinuous well trimmed hedgerows. There are groups of trees, often around farmsteads, occasional small plantations, patches of wet woodland, reedbed and wet grassland along the river valleys and in damp, low lying hollows. The landscape incorporates a relatively high proportion of ecological designated sites. The settlement pattern is dense, largely nucleated and rural, comprising small towns, villages and outlying farmsteads. Characteristic historic features are medieval moated sites and fine stone churches. The high settlement density, the intense agricultural land use and the major transport infrastructure results in an often busy, but still

rural landscape. The sparse woodland cover creates an open character with extensive views.

3.4 County Landscape Context

3.4.1 At the County level (*Essex Landscape Character Assessment, 2003*) the landscape character types and areas do not correspond with the areas defined at the regional or national level. The document defines two LCT's within the study area, the Coastal and Urban Landscapes. These are divided into various LCA's. Refer to Figure 2.

3.4.2 The Coastal Landscapes LCT (F) extends along the Essex Coast and the Rivers Crouch and Roach. It is an extensive area of open, and largely undeveloped low-lying land adjacent to the coast, much of which is of significant nature conservation value. The key characteristics of this LCT are summarised as:

- Expansive, sky-dominated, flat, low-lying landscapes with water often a feature in views. The estuaries bring the maritime character inland;
- Deeply indented coastline;
- Traditional grazing marshes and drained arable land protected from flooding by sea walls;
- Few hedgerows or fences: numerous creeks, drainage ditches and dykes;
- Tree cover limited to farmsteads and villages on higher ground;
- Extensive evidence of 20th century military activity; and
- Many settlements related to the fishing or boating industry.

3.4.3 Within the study area, the Coastal Landscapes LCT corresponds with the Crouch and Roach Farmland LCA (F2) and the Dengie and Foulness Coast LCA (F3). Most of the study area including Canewdon lies within the Crouch and Roach Farmland LCA. Its key characteristics are:

- Long narrow Crouch and Roach river estuaries with bands of flat low lying marshlands;
- Rolling or gently undulating arable farmland between the estuaries;
- Regular fields of variable size and thick or intermittent hedgerows;
- Frequent long views across farmland to the estuaries from higher ground;
- Strongly right angled pattern of lanes; and
- Small villages, scattering of hamlets, farmsteads and newer suburban properties are concentrated along the lanes on higher ground.

3.4.4 The local vernacular includes black and white weatherboarding, colour washing and red brick. Occasionally dutch gables can be found on brick houses. Church towers and spires are often prominent features within the landscape. The main transportation routes are via narrow lanes with right angled bands following field boundaries. There has been a significant loss of hedgerows and hedgerow trees (elm) within this LCA, resulting in an open character. There are scattered hedgerow oak and ash trees.

3.4.5 In terms of the condition of the landscape, the many fragmented hedgerows and the out of character modern infill within small settlements are an issue within the Crouch and Roach Farmland LCA.

- 3.4.6 The area is identified as having a medium to high sensitivity to all types and scale of development/change. To small urban extensions (<5ha) the Crouch and Roach Farmland LCA will have a medium sensitivity due to the moderate to high intervisibility of the landscape.
- 3.4.7 The Dengie and Foulness Coast LCA follows the coastline to the east of Canewdon. Only a small part of the study area falls within the Dengie and Foulness Coast LCA (F3). Its key characteristics are:
- Large scale, flat landscape;
 - Sense of openness and space with wide views;
 - Vast tidal mudflats and sands, extensive fringing salt marshes;
 - Mainly arable farmland on reclaimed marshlands, intersected by ditches and dykes;
 - Few hedgerows, absence of woodland;
 - Isolated farms and barns with small villages along the fringes; and
 - Remote tranquil character.
- 3.4.8 The Urban Landscapes LCT (G) are extensive areas that are dominated by urban land uses. They are not completely built up, but include distinctive, but fragmented areas of open space (including recreation areas), areas of 'encapsulated countryside' and urban fringe areas with mixed land use. The key characteristics of this LCT are summarised as:
- Very large areas of 20th century residential and commercial developments, usually surrounding a historic core, and/or enveloping former villages;
 - Visual dominance of an urban skyline;
 - Integral open spaces important for informal and formal recreation and/or wildlife, and which act as green lungs; and
 - Influence of water, with river valley or large coastal estuary locations, often with an associated gently undulating landform.
- 3.4.9 Within the study area, the Urban Landscapes LCT corresponds with the South Essex Coastal Towns LCA (G3), which incorporate Ashingdon, Hockley, Rochford and Southend-on-Sea. The key characteristics of the South Essex Coastal Towns (G3) are defined as:
- Large areas of dense urban development;
 - Large blocks of woodland in the centre of the area;
 - Strongly rolling hills with steep south and west facing escarpments covered by open grassland or a mix of small woods, pastures and commons;
 - Extensive flat coastal grazing marshes in the south adjacent to the Thames Estuary;
 - Narrow bands and broader areas of gently undulating arable farmland with a remnant hedgerow pattern, separating some of the towns; and
 - Particularly complex network of major transportation routes.

3.5 Conservation Areas

- 3.5.1 Within Canewdon lie two Conservation Areas, the Canewdon Church Conservation Area at the western end of the village and Canewdon High Street Conservation Area within the eastern part of the village. Both have been described in Conservation Area appraisals (Canewdon Church and

Canewdon High Street Conservation Area Appraisal and Management Plans, October 2007).

- 3.5.2 Canewdon Church Conservation Area adjoins the site to the east. It includes four very different Grade II Listed Buildings: Canewdon church (St Nicholas); the Vicarage; the village lock-up and stocks; as well as Vicarage Cottage. The building materials include stone, flintwork, brick, weatherboard, render and clay tiles. Other listed features include a headstone and a tomb within the churchyard. Historically the church/hall complex was located separate from the more linear village further east along the High Street. The Canewdon Hall was a fortified/moated mansion, which was demolished in 1966. Remains of the moats are still visible.
- 3.5.3 In contrast to the very enclosed and intimate character at the western end of the High Street at the Conservation Areas eastern gate, the churchyard creates a very open setting with exceptional, distant views across the fields towards Ashingdon. These views, which lead across the site, are highlighted in the appraisal as very important. There are a number of protected Horse Chestnut trees within the area north of the Vicarage and along the western end of the High Street. The Conservation Area appraisal states that trees made an important contribution to the grounds and the setting of the Conservation Area.
- 3.5.4 The lane of Lark Hill Road, which leads up to the church and Canewdon Hall is a historic route. The hedgerow, which frames the lane, and the rough grass margin contribute to the rural character. However modern housing along the western edge of Canewdon is visible. The top of the lane widens and provides some parking for the church. Through gaps in the hedgerow views can be gained towards the Crouch estuary and across the fields towards Ashingdon. On the elevated position (23m AOD), the 15th century church tower forms an important local landmark, which is clearly visible on the skyline.
- 3.5.5 The appraisal highlights the important rural character of the Conservation Area. The main issues mentioned within the report relate to the continuing protective measures introduced to limit damage from vandalism, which increasingly undermines the rural character of the conservation area. It is important to retain views across the site from the churchyard into the surrounding countryside. The report also lists appropriate rural boundary treatments including soft red brick, timber post and rail fencing and native hedgerows.
- 3.5.6 Canewdon High Street Conservation Area comprises the linear village settlement along the High Street and Lambourne Hall Road, centred on The Anchor public house. Overall the Conservation Area has an open, informal, varied, green and semi-rural appearance. The informality of the streetscape is enhanced by the gentle curve of the High Street, the irregular building and eave lines, and the architectural variety, including modest terraced cottages, semi-detached and detached residences, retail premises and pubs. The green and rural appearance derives from the green verges, open spaces and domestic gardens, from where planting is visible over low boundary walls and hedges. Generally north of the High Street retains a more open and greener character, whilst to the south, the development contains small, closely packed historic plots. The exception to this streetscene is the High Street between the two pubs, which is visually narrow and built up to the street edge.

- 3.5.7 The Conservation Area includes five Grade II Listed Buildings or groups of buildings, including the Old Post Office, The Anchor Public House and the Village Stores. The material palette of older traditional buildings includes render, weatherboarding (generally painted black) and red brick laid in Flemish bond with plain clay tiles and later slates for roofing. Rendered facades are usually painted white with occasional use of pale colours. Brick is mainly warm, soft red local brick. Characteristic are painted doors and sashed and small-paned casements windows with white or black painted window joinery. The varied roof line includes characteristic steep gambrel roofs, pitched roofs flanking the street with gabled and half hipped side elevation and occasionally gables fronting on to the street, brick or rendered chimneys and dormer windows.
- 3.5.8 Front boundaries are often formed by low brick walls or hedges in keeping with the rural and semi-rural character of the High Street. Historically also timber post and rail and picket fencing as well as simple iron railings were used, allowing the vegetation of the gardens to impinge on the High Street. Trees, hedges, grass verges and private gardens significantly contribute to the rural quality of the street.
- 3.5.9 The Conservation Area appraisal highlights modern infill, modernisation, the conversion of green front gardens to hard standing parking areas and the use of inappropriate street furniture, including lighting, signage and railings as the main issues and pressures facing the area. Inappropriate scale, massing and use of unsuitable materials can be seen within the substantial areas of post war development. This development was not designed to take into account their surroundings, including the rural grain and building line, which contributed to the erosion of Canewdon's historic character. The non-local, hard brown brick on modern developments has undermined the contribution made by locally produced brick in the street scape.

3.6 Site Description

- 3.6.1 The site is located on the junction of Lark Hill Road, Scotts Hall Road and Anchor Lane to the west of Canewdon, between the narrow lane leading to Canewdon church and a cluster of properties to the west of the site. The area, approximately 2.5 hectares in size, is irregular in shape, which is wide along Lark Hill Road in the south and narrow at the top in the north.
- 3.6.2 The site slopes considerably from north to south, from approximately 37 to 23m AOD and is part of a medium size arable field with narrow grassed field and hedgerow margins. The site is enclosed by an approximately 1-2m high and 2m wide clipped elm, hawthorn and blackthorn hedge to the south and east, and an approximately 6m high hedgerow and elm trees along the northern boundary. The hedge along the northern boundary is situated just below the ridge line. To the south west boundary is formed by the vegetation of the adjoining property. For views of the site refer to Views 1,2,4 and 5 on Figures 3-5.
- 3.6.3 Along the eastern boundary runs the narrow lane towards Canewdon church. Beyond lies the large back gardens of the Tree Acres property, a small

- grazing field and the grounds of the Vicarage (Listed Building). To the north east lies Canewdon church (Listed Building) and a small cemetery.
- 3.6.4 Along the northern site boundary runs a public footpath and a short section of a 6m high hedge with elm trees. Beyond lies further large arable fields. The long distance path (Roach Valley Way) passes the north eastern corner of the site.
- 3.6.5 The north western site boundary is open. To the south west the boundary is defined by the vegetation along the back gardens of the adjoining property Amberly, consisting of a hedge and trees.
- 3.6.6 To the south the site borders Lark Hill Road. Beyond lies the Ponside property with surrounding garden and a small field. Along the southern site boundary runs an overhead line on timber posts.
- 3.6.7 The site can be accessed via the public footpath along the northern site boundary.
- 3.6.8 Regarding the historic landscape the Rochford District Historic Environment Characterisation Project (March 2006) notes multi-period occupation from at least the Neolithic (4,000-2,000 BC). The village is an example of late Saxon/early medieval settlement with a main focus on the church /hall complex surrounded by a wider dispersed pattern of manorial halls including Canewdon, Apton, Scotts and Lambourne. Rectilinear pattern of fields have been developed following the axis of the main east-west road. In the later medieval and post-medieval period there was some nucleation with the development of the village to the south of the High Street to the east of the church/hall complex. At the end of the 19th century there were also buildings to the north of the High Street as well as an increase in the rural settlement.
- 3.6.9 On historic maps from 1873-1874 the medium size field, of which the site forms part of, was divided into 2 parcels with a smaller parcel to the south, which now consists of the group of buildings to the west of the site. Canewdon church, the Vicarage and White House Farm house can be seen on this map. The settlement of Canewdon was concentrated to a small area along the High Street, which now lies within Canewdon Conservation Area. Substantial housing development in 1960 and 1970 enlarged Canewdon to its current size. Comparing historic and current maps not much has changed of the former road layout. However most fields were divided into smaller parcels.
- 3.6.10 Except the two Grade II Listed Buildings, White House Farmhouse (16/17th century) and the Vicarage (18/19th century), all of the residential dwellings within the proximity of the site are of more recent origin and character. The White House Farmhouse is characteristic for its contrasting white rendered walls and its black timber frames, red plain tile roof, red brick chimney stacks and sashed windows. Associated with this farm house is a white weather boarded barn. The Vicarage is made of warm red brick, laid in Flemish bond with some burnt black headers, has a red plain tiled roof, red brick chimney stacks and sashed windows. The recent dwellings built in the mid/late 20th century comprise a mix of building materials. To the west of the site lie single storey bungalows or two storey buildings with white and buff rendered or brick facades, whilst the houses within Canewdon's western edge are mainly two storey with red brick and white or black weather boarded feature walls. Roof tiles are primarily dark coloured.

3.6 Landscape Receptors

3.6.1 The study area lies on a transition between the coastal and inland landscape. Canewdon including the application site lies within the Crouch and Roach Farmland LCA. The urban landscapes comprising the South Essex Coastal Towns LCA lie to the south west, whilst the Dengie and Foulness Coast LCA stretches along the Essex coast to the east.

3.6.2 The Landscape Character Assessments highlight the following landscape attributes that are important to the area:

- Crouch and Roach Farmland LCA:
 - Long narrow Crouch and Roach river estuaries with marshlands;
 - Rolling or gently undulating arable farmland between the estuaries;
 - Long views across farmland to the estuaries from higher ground;
 - Regular fields of variable size and thick or intermittent hedgerows;
 - Strongly right angled pattern of lanes following field boundaries;
 - Small villages, scattering of hamlets, farmsteads and newer suburban properties concentrated along the lanes on higher ground; and
 - Prominent Church towers and spires.
- Dengie and Foulness Coast LCA:
 - Large scale, flat and open landscape with wide views;
 - Vast tidal mudflats, sands, fringing salt marshes; and
 - Mainly arable farmland on reclaimed marshlands, intersected by ditches and dykes.
- South Essex Coastal Towns LCA:
 - Large areas of dense urban development;
 - Visual dominance of an urban skyline;
 - Large blocks of woodland in the centre of the area; and
 - Areas of gently undulating arable farmland with a remnant hedgerow pattern, separating some of the towns.

3.6.3 In the locality of the site the following aspects are detracting features:

- Substantial housing development carried out in the latter half of the 20th century, creating a hard and unintegrated appearance of the Canewdon settlement edges;
- Additional housing development outside the settlement envelope surrounding the White House Farmhouse (Listed Building) to the west of the site;
- Large farm buildings/sheds; and
- Evergreen coniferous tree shelter surrounding the groups of buildings to the west of the site.

3.6.4 Within the site important landscape features are limited to the hedgerows along the southern and eastern site boundaries as well as adjoining vegetation along the northern and south western boundary. There is scope for enhancement of the hedgerow and the condition of the public footpath. The site plays also a significant role on the character and the setting of the

Conservation Area as well as the nearby Listed Buildings and the setting of the Canewdon Church Tower.

4.0 VISUAL ANALYSIS

4.1 Visual Envelope

4.1.1 The Visual Envelope demonstrates the extent of the potential visibility of the site and the proposed development. The approximate visibility of land at Lark Hill Road, Canewdon, is shown in Figure 1 and Figure 2 as well as representative views 1-17 on Figures 3-8.

4.1.2 The location of the site, the local topography, vegetation and existing buildings limit the Visual Envelope to the south and west. The extent of the Visual Envelope approximately follows the ridge to the north, the built up area of Canewdon to the east, the River Roach to the south and the urban areas of Rochford and Ashingdon to the west. Further long distance views are available from higher grounds to the south and south east including, from the edges of Southend-on-Sea and Hockley Woods as well as from higher ground to the north.

4.2 Representative Views

4.2.1 Within the study area a number of representative views of the site have been selected according to distance, the degree of visibility, the nature of the view and the anticipated number or type of potential receptors. All the photographs were taken in late spring.

4.2.2 Near Distance (0-0.5km) - Views 1-8

Near distance views are possible from the adjoining roads, footpaths as well as existing residential areas and the village green to the east and south west of the site and Canewdon church to the north east.

4.2.3 Views 1 and 2 are situated along the southern site boundary between the junction of Lark Hill Road, Scotts Hall Road and Anchor Lane to the south east of the site, and the south western corner of the site approaching Canewdon. Both views show the maintained hedge along the southern and eastern site boundary, the hedgerow and hedgerow trees along the northern site boundary, Canewdon church and the character of nearby residential houses, which adjoin the lane.

4.2.4 View 3 shows a similar view to view 2. However the viewpoint is set further to the west along Lark Hill Road, allowing a glimpse of the adjoining Amberly property and the Listed Building White House Farmhouse.

4.2.5 View 4 is located along the public footpath on the north western site boundary. From here long distance views can be enjoyed across the site and the low lying countryside towards the wooded hills and urban area of Hockley, Ashingdon and the towers of Southend-on-Sea. This view outlines the potential visual envelope of the site. The view shows the top of the properties to the south and west of the site as well as the roof tops of properties along Ash Green, Canewdon, the Vicarage and Canewdon church tower. The view

also shows the condition of the existing public footpath, which runs along the northern site boundary.

- 4.2.6 Similar to view 4, view 5 shows a long distance view across the site and the countryside to the south west. View 5 represents views gained from the western entrance to Canewdon church. The view shows the eastern site boundary and the entrance to the public footpath and to the long distance path Roach Valley Way. The tarmac area in the foreground of the view is currently used as a temporary car park for the church.
- 4.2.7 View 6 is situated along the Roach Valley Way to the north of the site. It shows Canewdon church tower, the roof tops of the Vicarage and the hedge and hedgerow trees along the northern site boundary. The site lies on the other side of the ridge.
- 4.2.8 View 7 is located on the north eastern corner of the Village Green in Canewdon. The view shows the top of the church tower, the Vicarage and the character of the more mid/late 20th century housing development to the west of the village. Glimpses of Ashingdon can be gained across the site and through the existing vegetation.
- 4.2.9 View 8 is situated on the entrance to the public footpath at Lark Hill Road. The view looks across the site, showing Canewdon's eastern settlement edge with the church tower and the Vicarage to the left and the more recent residential development at Ash Green to the right. This recent development with its bright white render creates a hard settlement edge.
- 4.2.10 *Middle Distance (0.5-1.5km) – Views 9-10*
All of the middle distance views are located within open countryside, to the south, south west and south east. This area comprises arable fields and a small area of golf course. The area is accessible by Lark Hill Road, Scotts Hall Lane, public rights of way and a public bridleway. Middle distant views are also available from private properties including Scotts Hall Cottages, Scotts Hall and Apton Hall Farm.
- 4.2.11 View 9 is situated along Lark Hill Road about 800m to the west of Canewdon, on the outskirts of a large cluster of houses and back gardens. The view looks along Lark Hill Road towards the western edge of Canewdon. Similar to view 8 the view shows the tower of Canewdon church and hard settlement edge of the adjoining late/mid 20th century residential housing development. This view is representative for views gained when approaching Canewdon from the west.
- 4.2.12 View 10 is situated along Scotts Hall Road to the north of Scotts Hall Cottages. This view represents a typical view when approaching Canewdon from the south. It shows the vast area of mid/late 20th century residential housing development within Canewdon covering the slope to the east of the church. The tower of Canewdon church is situated on top of the hill at the western end of this development. The site is visible as an agricultural field that slopes towards Lark Hill Road, to the west of the church. Some mature trees filter views of the site. A cluster of mature trees, including a large proportion of evergreen conifers indicate the properties adjoining the site to the west. Only glimpses of the roof tops of the houses are visible through the vegetation. Large dark green farm sheds are situated in front of this cluster.

4.2.13 Long Distance (>1.5km) – Views 11-17

Long distance views are located within the wider countryside to the south west, south and south east of the site with further views from higher ground to the south (Southend-on-Sea), south west (Hockley Woods) and north (Lower Burnham Road, Althorne).

4.2.14 View 11 is situated at the entrance of the bridleway at Apton Hall Road. It shows a similar view of Canewdon and the site as view 10, however from greater distance. The view also shows Scotts Hall and properties of Scotts Hall Cottages.

4.2.15 View 12 and view 13 show Canewdon and the site again from the south. Similar to views 10 and 11 the existing more recent residential development of Canewdon is visible together with the historic Canewdon church tower. A small part of the site can be seen through existing vegetation. At greater distance and with increasing vegetation in the foreground the site and the existing housing are less visible.

4.2.16 View 14 is situated along the Roach Valley Way at St Andrew's Church in Ashingdon. The view looks towards Canewdon, its church and the site. This is a significant long distance view between the two church towers as both are situated on top of a hill with views across the lower lying countryside. The site can be seen in front of the church and Canewdon's eastern settlement edge, which consists of a modern housing development.

4.2.17 Views 15 and 16 show Canewdon's church tower and the settlement from higher ground at greater distance from the south and south west. The site forms an insignificant small part of the view. However the church tower is still a significant landmark.

4.2.18 View 17 sits on a hill along Lower Burnham Road to the west of Althorne across the River Crouch to the north. The view shows the hill of Canewdon with glimpses of residential housing and farm buildings. Canewdon church tower sits as a landmark on top of the hill and competes with the building towers within Southend-on-Sea. The site is located on the other side of the ridge line. Only the hedge and hedgerow trees along the northern site boundary can be seen as a faint green line.

4.3 Visual Receptors

4.3.1 The following residents and local people (in no particular order) are potential receptors of visual effects:

- **Residential and other properties:**

- Visitors/users of Canewdon Church;
- The Vicarage (Listed Building) to the north east of the site;
- Properties along the High Street adjoining the Village Green (Canewdon);
- Properties along Ash Green and Cedars Walk, Canewdon;
- Three Acres property to the south east of the site;
- The group of properties adjoining the site to the south west including White House Farmhouse (Listed Building);
- Properties along the northern edge of Scotts Hall Cottages and Scotts Hall to the south;
- Properties within the northern part of Ashingdon;

- Properties along the north eastern edge of Rochford;
- Properties along the northern and western edge of Great Stambridge; and
- Other properties and groups of buildings within the Visual Envelope to the south and south west.
- **Users of Roads:**
 - Lark Hill Road;
 - Scotts Hall Road;
 - Anchor Lane;
 - Apton Hall Road; and
 - Stambridge Road.
- **Recreation Areas:**
 - Village Green (Canewdon);
 - Cemetery surrounding Canewdon church; and
 - Ballards Gore Golf Club.
- **Public footpaths:**
 - Roach Valley Way Long Distance Footpath Route to the north and west of the site;
 - Public footpath along the northern site boundary; and
 - Public bridleway and other public footpaths to the south.

4.3.2 In visual terms, the most important aspects of the site are:

- The existing hedgerow and hedgerow trees along the northern site boundary;
- The existing hedge along the southern and eastern site boundary;
- The mature trees, boundary vegetation and residential properties to the east, west and south of the site;
- The setting of the Vicarage (Listed Building) to the north east;
- The setting of Canewdon church (Listed Building), including the listed features within the grounds of the cemetery. This incorporates the visually sensitive area of the northern part of the site, which lies on elevated ground;
- Views across the site towards Canewdon church tower;
- The setting of the site in views from the south, when approaching Canewdon via Scotts Hall Road;
- The setting of the public footpath to the north; and
- The setting of the public long distance path Roach Valley Way.

5.0 LANDSCAPE STRATEGY

5.1 General

5.1.1 The landscape strategy and associated recommendations take into account local landscape and settlement character and associated guidelines, along with the visibility of the site. The aims of the landscape strategy are to minimise potential effects and integrate opportunities for enhancement to ensure that the development is integrated into the existing settlement and surrounding landscape.

5.1.2 The landscape strategy was informed by the findings of the landscape survey. The recommendations are prioritised into two phases:

- Layout Principles – recommendations to be incorporated at the masterplan stage; and
- Detailed Design Principles – recommendations to be considered during the detailed design and construction phases.

5.1.3 The principles are demonstrated on the accompanying Landscape Strategy drawing JBA 10/287-01.

5.2 Masterplan Principles

5.2.1 The following principles are recommended as part of the masterplan to reduce the potential effects on landscape character and visual amenity and integrate the development into the landscape:

- Built development should be located along the lower parts of the site to minimise the visual effect of the development and respect the setting of the prominent Canewdon church tower and the associated Conservation Area. Set the development below the ridgeline so it cannot be seen in views from the north across the estuary. Within the lower parts of the site, views of the development will also be filtered by existing and new tree planting, which will help to integrate the development and minimise the visual effect on the rural countryside. Situated along Lark Hill Road the development will visually link the existing residential development of Canewdon with the group of housing to the west;
- Locate a new open space within the northern part of the site to respect the setting of the prominent Canewdon church tower and the associated Conservation Area. In this location the new open space will retain long distance views across the countryside to the south from the public footpath to the north. The new open space shall be for the use of existing and new residents. The space shall be designed to accommodate multiple purposes such as sustainable drainage, wildlife habitats, informal recreation and play area, including appropriate buffer zones towards adjoining properties. Open spaces shall be fronted by new housing to provide natural surveillance;
- Retain and enhance the existing maintained hedge along the southern and eastern site boundaries, where possible and the sight lines of the new access road allow. The masterplan should ensure that development is set outside of the root protection areas of these hedgerows, the hedge and hedgerow trees along the northern site boundary and other vegetation within adjoining gardens to the west;
- Along Lark Hill Road the built frontage shall be set back to retain the existing hedge and allow for substantial tree planting along the road to ensure a landscape dominated approach into Canewdon and filter views from the south;
- Development shall reflect the existing settlement form of Canewdon. It should be informally arranged with private drives and courtyards. Limit site access points to retain the existing hedgerow;
- Regarding layout, design and landscaping the new development shall reflect the existing settlement form and character as well as the sites location at the edge of the settlement (refer to SPD 2 Housing Design and Parking Standards Design and Good Practice SPD). Ensure that the design creates a varied but ordered layout with orientation of buildings to create a varied roofscape; and

- Create a new pedestrian link through the new residential area and open space to connect with the existing public footpath.

5.3 Detailed Design Principles

5.3.1 The following recommendations should be considered during the detailed design and construction phases of the development:

- To reduce the visual effect of the temporary church car park in views towards Canewdon church consider the use of permeable surface material like reinforced grass systems. Additional hedge planting on top of a shallow mound will help to screen the occasional parked cars;
- To retain the important long distance views across the car park and site from the public footpath to the north and the entrance of Canewdon church there shall be no tree planting on the upper parts of the slope. New hedge planting will need to be maintained to a height of approximately 1-1.5m, which would be in keeping with the surrounding existing hedges;
- Buildings shall be on average two storeys in height. Occasional higher buildings, i.e. 2 1/2 storeys should be carefully located within the site, considering their landscape context and visual setting. For instance the lower part of the site has the capacity to accommodate higher properties. The detailed design and elevations of buildings should be informed by local vernacular styles and materials (or their modern equivalents) appropriate to Canewdon to reinforce local distinctiveness and integrate the development into its setting;
- Vary the orientation of the proposed houses slightly to create a less uniform and more organic settlement pattern and roofscape;
- Incorporate darker building facades along the southern site boundary and a mix of darker coloured roof tiling of varied shades for all houses to integrate the development into the landscape setting;
- Additional tree planting along the development frontage at Lark Hill Road as well as within the residential development will break up the built development and roofscape in views from the south;
- Further tree and hedge planting along the northern edge of the built development as well as along the proposed western site boundary will soften the new and existing housing/creating a new green settlement edge and link existing hedgerows for wildlife benefits;
- A row of trees within the new open space along the existing drive will help to screen views of the existing hard settlement edge along Canewdon's eastern settlement boundary;
- The level of lighting should be the minimum required and designed so as to minimise pollution from glare and light spillage towards the countryside and the existing residents;
- No construction of buildings, hard surfaces or services should take place within close proximity of the retained hedgerows, unless suitable mitigation measures are employed. The root protection areas should be informed by an arboricultural survey in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendation' and protected throughout the course of the development in accordance with an agreed Arboricultural Method Statement;
- Information should be submitted to demonstrate the proposed hard and soft landscape. Details of planting should include proposed plant

species and planting specification for open space and strategic landscape to ensure successful the establishment of strategic vegetation;

- All structural and open space planting should use native species (of local provenance where possible); refer to the National History Museum Postcode Plant Database (Appendix 3). The size of plant stock should provide some immediate impact in key areas including the site boundaries and the open spaces; and
- Ensure the completion of long-term (min. 10 year) management plan to ensure appropriate maintenance, enhancement and retention of proposed open space and strategic planting including the new hedge, which will need to be kept to a height of 1-1.5m.

6.0 CONCLUSION

6.1 General

6.1.1 This report assesses the landscape character and visibility of the potential development site north of Lark Hill Road in Canewdon, Essex and the key landscape principles to be considered as part of the development masterplan.

6.1.2 Canewdon is identified within the Core Strategy as a third tier settlement. As set out in Policy H2 the existing settlement envelope will extend in an area located to the south of Canewdon to incorporate the development of about 60 dwellings in the period between 2015 and 2021. The Allocations DPD, which will set out the exact location and number of dwelling of the new development, is still in preparation. The site is partially contained within the area of South Canewdon.

6.1.3 Canewdon is a small village surrounded by Green Belt designation. Any extension to the village envelope to accommodate the 60 dwellings required will lie within the Green Belt. Along the village's northern periphery and following the approach roads Lark Hill Road and Lambourne Hall Road is the Coastal Protection Belt. The site lies just within this designation, which protects the landscape, wildlife and heritage qualities of the coastline. However due to the ridge line to the north, the site is visually separated from the coastal character of the tidal River Crouch. As long as the proposed built development is located on the lower parts of the site, the significant Canewdon ridge line will be protected. Canewdon church Conservation Area including the prominent church tower, the Vicarage and other listed features lie to the north east of the site. A further listed building, the White House Farmhouse lies to the south west. The important open space adjacent to the church, which is located within the northern part of the site, allows clear views of the church tower when viewed from the south and west. Restricting the built development to the lower southern parts of the site, the development will not affect the open and rural character, the historic features or the Coastal Protection Belt.

6.1.4 The site is contained between the existing settlement of Canewdon to the east and a group of properties to the west. Along the southern site boundary runs Lark Hill Road, which is the western approach route to Canewdon, whilst the eastern boundary is bordered by the historic drive towards Canewdon church. The northern boundary is formed by the public right of way and the

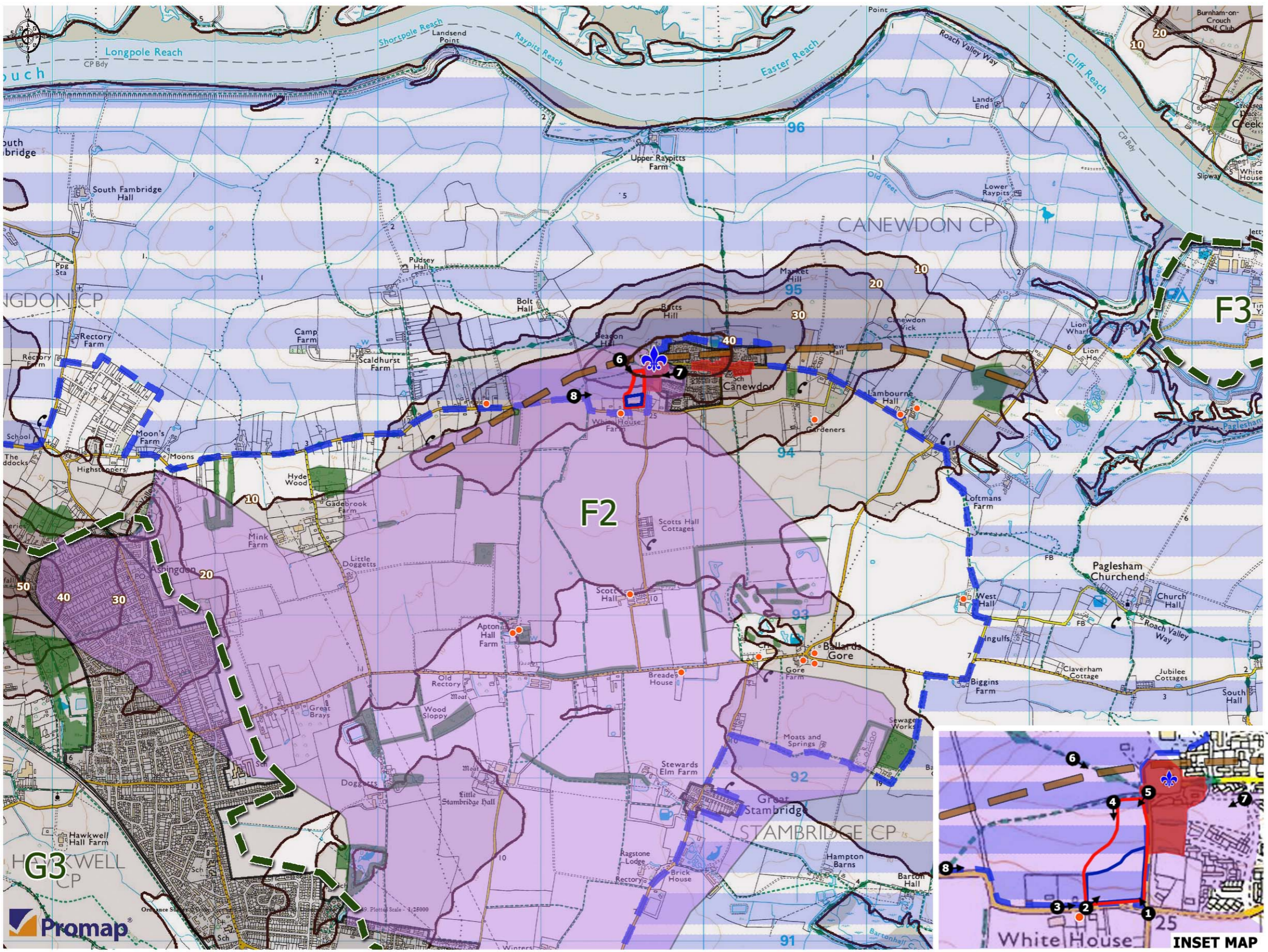
existing hedge and hedgerow tree, which are situated just below the ridge line. The north western boundary is open. The site (approximately 2.5ha) is part of a medium size arable field, which is bordered by maintained hedges with narrow field margins along the southern and eastern boundaries. The site slopes considerably from north to south, from approximately 37 to 23m AOD. The western boundary borders onto existing vegetation and trees along the adjoining property boundary. Except the vegetation along the site boundaries (both on and offsite), there are no other landscape features of importance. Adjoining the site to the north east lies Canewdon Church tower, which is an important landmark.

- 6.1.5 Canewdon lies on a transition between the coastal and inland landscape. The village including the site lies within the Crouch and Roach Farmland Landscape Character Area (LCA), part of the Coastal Landscapes Landscape Character Type (LCT). This character area comprises rolling and gently undulating arable farmland between the long and narrow Crouch and Roach river estuaries with bands of flat low lying marshlands. The regular pattern of fields are of variable size with thick and intermittent hedgerows. Lanes follow this strongly right angled pattern. Small villages, scattered hamlets, farmsteads and newer suburban properties are concentrated along the lanes on higher ground. There are long views from higher ground across the farmland towards the estuaries. Church towers and spires are often prominent features within the landscape. The many fragmented hedgerows and the out of character modern infill within small settlements are an issue within this LCA.
- 6.1.6 In accordance with the County landscape character assessment the Crouch and Roach Farmland LCA has a medium to high sensitivity to all types and scale of development/change. To small urban extensions (<5ha) this character area will have a medium sensitivity due to the moderate to high intervisibility of the landscape.
- 6.1.7 The village of Canewdon can be seen from the countryside including the approach roads Scotts Hall Road, Lark Hill Road and Lambourne Hall Road with the main views from the south. As most of Canewdon is relatively recently built with limited reference to the historic character and local vernacular the village is not well integrated into the surrounding landscape.
- 6.1.8 The Visual Envelope of the site and the proposed development is contained by the ridge to the north, the built up area of Canewdon to the east, the River Roach to the south and the urban areas of Rochford and Ashingdon to the west. The Visual Envelope includes views from the near, middle and long distance. Views of the site from the near distance can be gained from adjoining roads, paths as well as residential areas and the village green to the east and south west of the site and Canewdon church to the north east. Middle and long distance views are located within the open countryside to the south, south west and south east. Within the middle distance this area comprises arable fields and a small area of golf course as well as private properties including Scotts Hall Cottages, Scotts Hall and Apton Hall Farm. The area is accessible by Lark Hill Road, Scotts Hall Lane, public rights of way and a public bridleway. Within the long distance the area includes glimpses from Stambridge Road, Apton Hall Road, Hyde Woods Lane, Great Stambridge, north eastern edge of Rochford and northern part of Ashingdon. Other long distance views are available from higher grounds to the south and south east including, from the edges of Southend-on-Sea and Hockley Woods

as well as from higher ground to the north (Lower Burnham Road, west of Althorne), but due to distance the site itself is not significant.

- 6.1.9 The key aspects of the landscape strategy set out in this report include the creation of a new open space on the upper part and the restriction of the development to the lower part of the site, where views of the development will be filtered by existing and new tree planting and where the setting of the church tower and the Canewdon church Conservation Area can be respected. This will minimise the visual effect of the development on the rural countryside and retain the important long distance views across the countryside.
- 6.1.10 Other elements of the landscape strategy include setting back of the building frontage along Lark Hill Road to create a landscape dominated approach into Canewdon, the retention of the existing on and off site vegetation including the southern and eastern hedge (where possible); tree and hedge planting along the northern edge of the built development to soften the new and existing housing sites and form a suitable boundary towards the countryside and additional tree planting along Lark Hill Road and within the development to break up the new roofscape and filter views from the south and visually integrate the development. To reduce the visual effect of the temporary church car park in views from the south and south west the car park shall be surrounded by a regularly maintained hedge and surfaced with a reinforced grass system.
- 6.1.11 In respect of the built development the landscape recommendations include the restriction of the building height to predominantly 2 storeys, the design of a varied but ordered layout with changing housing orientations to create a less uniform and more organic roofscape, the use of darker building facades along the southern site boundary and a mix of darker coloured roof tiling to integrate the development into its surroundings and the use of local vernacular styles and materials to reinforce local distinctiveness.
- 6.1.12 As long as the landscape strategy and principles outlined in this report are implemented as part of the masterplan, the development of the site will have a limited effect upon the visual amenity and character of the area including the setting of the prominent Canewdon church tower, Canewdon church Conservation Area and the Coastal Protection Belt.
- 6.1.13 The new development will form a logical link between the existing settlement of Canewdon to the east and the existing group of houses to the west of the site, creating one community. Together with the proposed planting along the edges of the new development this will form a more defensible Green Belt boundary.

FIGURES



Key

- Site boundary
- Proposed built development boundary

Landscape Features

- Contours at 10m intervals
- Ridgeline
- Watercourses, lakes & ponds
- Woodland & other significant vegetation

Landscape & Other Designations

- Coastal Protection Belt
- Listed Buildings within 2km of the site and outside Canewdon's Conservation Areas.
- Conservation Areas within Canewdon
- Existing Residential Development

Note: Green Belt designation applies to all land within the study area that lies outside the designated Existing Residential Development.

- Public right of way - footpath
- Public right of way - bridleway
- Public long distance route Roach Valley Way

Visual Analysis

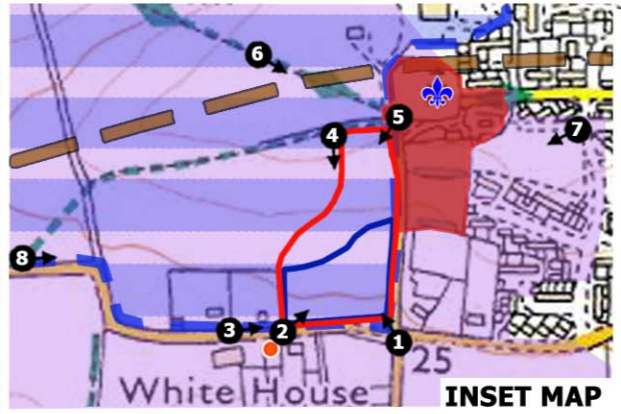
- Landmark - Canewdon church tower
- Visual envelope
- Representative near distance views (Refer to Figures 3-6 for photographs 1-8)

County Landscape Character Areas
Ref. Essex Landscape Character Assessment (2003)

- Coastal Landscapes LCT
 - Crouch & Roach Farmland LCA (F2)
 - Dengie & Foulness Coast LCA (F3)
- Urban Landscapes LCT
 - South Essex Coastal Town LCA (G3)

LCT - Landscape Character Types
LCA - Landscape Character Areas

Rev	Date	Revision
James Blake Associates Landscape Architecture • Landscape Planning • Arboriculture • Ecology The Black Barn Hall Road Lavenham Suffolk CO10 9QX tel. 01787 248216 fax. 01787 247264 email. jamesblake@jba-landmarc.com		



Maps reproduced from Ordnance Survey data by permission of Ordnance Survey
Licence number AR 100033989 © Crown copyright

<p>James Blake Associates</p>	Client	Knight Developments Ltd. Canewdon, Rochford	
	Dwg Title	Landscape & Visual Analysis - Near Distance Views	
	Dwg No	Figure 1	Rev .
	Scale	1:25,000 @ A3	
Date	July 2012		



Key

- Site boundary
- Proposed built development boundary

Landscape Features

- Contours at 10m intervals
- Ridgeline
- Watercourses, lakes & ponds
- Woodland

Visual Analysis

- Landmark - Canewdon church tower
- Visual envelope
- Representative middle and long distance views (Refer to Figures 6-8 for photographs 9-17)
- Other long distance views

Paths

- Public right of way - footpath
- Public right of way - bridleway



Rev Date Revision

James Blake Associates
 Landscape Architecture • Landscape Planning • Arboriculture • Ecology
 The Black Barn Hall Road Lavenham Suffolk CO10 9QX
 tel. 01787 248216 fax. 01787 247264
 email. jamesblake@jba-landmarc.com

Maps reproduced from Ordnance Survey data by permission of Ordnance Survey Licence number AR 100033989 © Crown copyright

	Client	Knight Developments Ltd. Canewdon, Rochford
	Dwg Title	Visual Analysis - Study Area and Middle and Long Distance Views Figure 2
	Dwg No	Rev .
	Scale Date	1:50,000 @ A3 July 2012



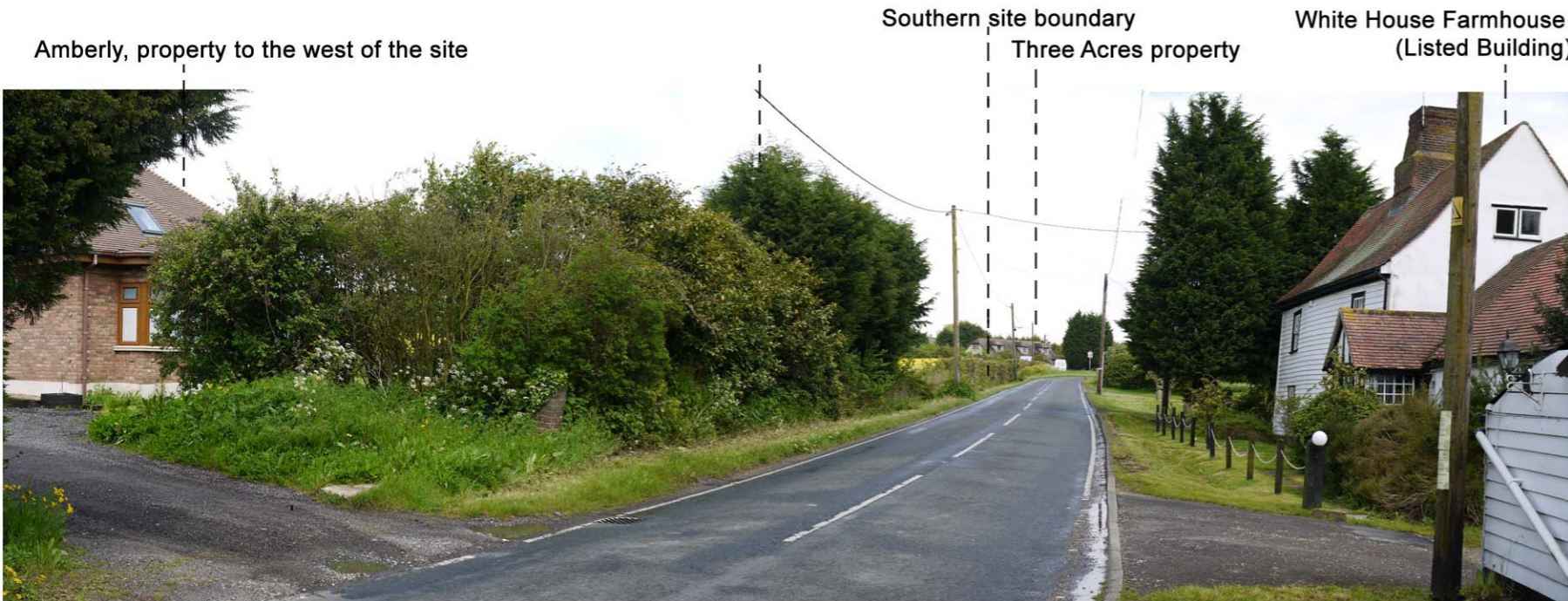
View 1 - Junction Lark Hill Road, Anchor Lane and Scotts Hall Road at the south eastern corner of the site



View 2 - Lark Hill Road at the south western corner of the site

Rev	Date	Revision
James Blake Associates Landscape Architecture • Landscape Planning • Arboriculture • Ecology The Black Barn Hall Road Lavenham Suffolk CO10 9QX tel. 01787 248216 fax. 01787 247264 email. jamesblake@jba-landmarc.com		

 James Blake Associates	Client	Knight Developments Ltd	
	Site	Canewdon, Rochford	
	Dwg Title	Views 1 & 2	
Dwg No	Figure 3	Rev .	
Scale	nts @ A3		
Date	June 2012		



View 3 - Lark Hill Road to the west of the site



View 4 - North western site boundary



View 4 continued - North western site boundary

Scotts Hall Road Tower blocks of Southend-On-Sea
Eastern site boundary

Properties along Lark Hill Road to the west of the site

Northern site boundary

Long Distance Footpath Roach Valley Way



View 5 - From Canewdon church at north eastern corner of the site

Canewdon church tower
Vicarage (Listed Building)

Northern site boundary



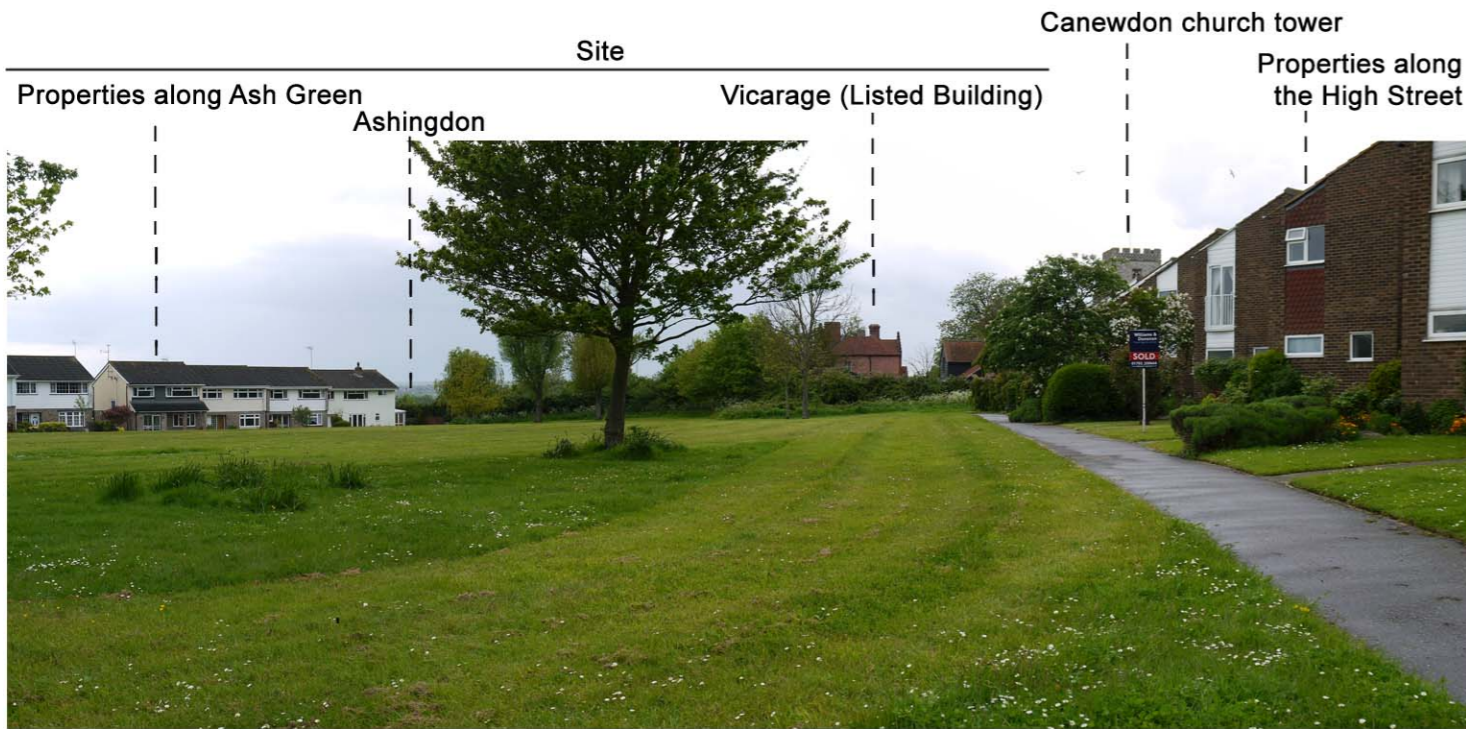
View 6 - Long Distance Footpath Roach Valley Way to the north of the site

Rev Date Revision

James Blake Associates
Landscape Architecture • Landscape Planning • Arboriculture • Ecology
The Black Barn Hall Road Lavenham Suffolk CO10 9QX
tel. 01787 248216 fax. 01787 247264
email. jamesblake@jba-landmarc.com



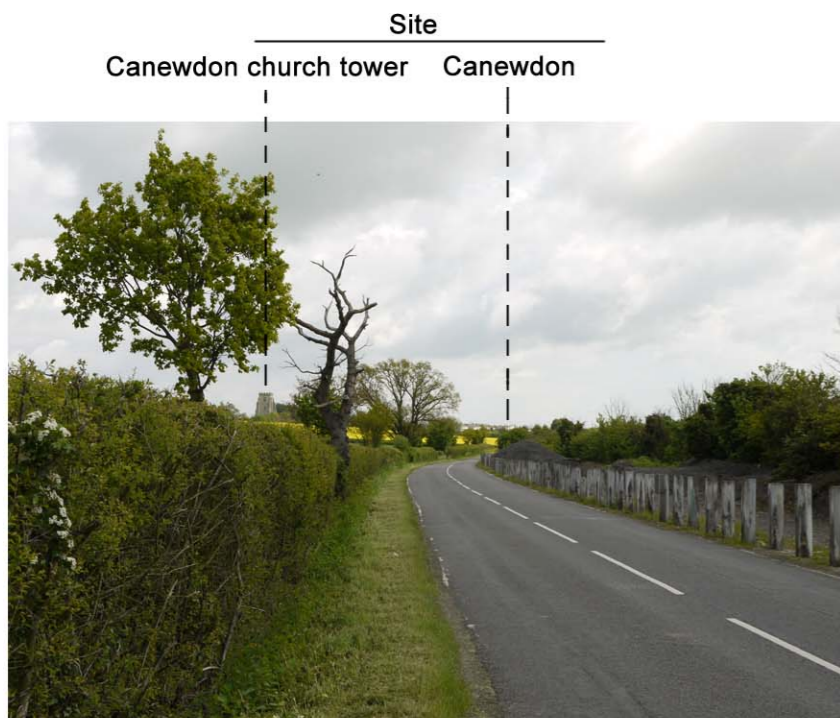
Client	Knight Developments Ltd		
Site	Canewdon, Rochford		
Dwg Title	Views 5 & 6		
Dwg No	Figure 5	Rev .	
Scale	nts @ A3		
Date	June 2012		



View 7 - Village Green, Canewdon



View 8 - Public Footpath off Lark Hill Road



View 9 - Lark Hill Road, east of Hillcroft



View 10 - Scott's Hall Road

Site
Canewdon church tower

Site
Scott's Hall
(Listed Building)



View 11 - Public Bridleway, Apton Hall Road

Site
Canewdon church tower



View 12 - Stambridge Road, north of Great Stambridge

Site
Canewdon church tower



View 14 - St Andrew's Church, Ashingdon, along Roach Valley Way

Little Stambridge Hall Road, Rochford

Site
Canewdon church tower



View 13 - Stambridge Road, Rochford

Ashingdon

Canewdon church tower

Potash Wood



View 15 - Gustedhall Lane, Hawkwell

Rev Date Revision

James Blake Associates
Landscape Architecture • Landscape Planning • Arboriculture • Ecology
The Black Barn Hall Road Lavenham Suffolk CO10 9QX
tel. 01787 248216 fax. 01787 247264
email. jamesblake@jba-landmarc.com



Client	Knight Developments Ltd		
Site	Canewdon, Rochford		
Dwg Title	Views 11 - 15		
Dwg No	Figure 7	Rev .	
Scale	nts @ A3		
Date	June 2012		

Canewdon church tower



View 16 - Fossetts Way, Southend-On-Sea

River Crouch

Canewdon church tower

Tower blocks in Southend-On-Sea



View 17 - Hill at Lower Burnham Road, west of Althorne

Rev Date Revision

James Blake Associates
 Landscape Architecture • Landscape Planning • Arboriculture • Ecology
 The Black Barn Hall Road Lavenham Suffolk CO10 9QX
 tel. 01787 248216 fax. 01787 247264
 email. jamesblake@jba-landmarc.com

	Client	Knight Developments Ltd	
	Site	Canewdon, Rochford	
	Dwg Title	Views 16 & 17	
	Dwg No	Figure 8	Rev .
	Scale	nts @ A3	
	Date	June 2012	

APPENDICES

APPENDIX 1 – SOURCES OF INFORMATION

- Ordnance Survey maps (1:25000 Explorer Series);
- Historic Ordnance Survey maps;
- Multi-Agency Geographic Information for the Countryside (MAGIC) (<http://magic.defra.gov.uk/>);
- National Planning Policy Framework (DCLG, March 2012);
- Rochford District Council Local Development Framework Core Strategy (adopted December 2011);
- Rochford District Replacement Local Plan (adopted June 2006);
- Rochford District Council Development Management DPD: Preferred Policy Options Document (published January 2012);
- SPD 2 – Housing Design (Rochford District Council, January 2007);
- SPD 6 – Design Guidelines for Conservation Areas (Rochford District Council, January 2007);
- SPD 7 – Design, Landscaping and Access Statements (Rochford District Council, January 2007);
- SPD Parking Standards Design and Good Practice (Rochford District Council, December 2010);
- Canewdon Church Conservation Area Appraisal and Management Plan (Rochford District Council, October 2007);
- Canewdon High Street Conservation Area Appraisal and Management Plan (Rochford District Council, October 2007);
- The Essex Design Guide (Essex County Council, October 2005);
- Allocations DPD – Discussion and Consultation Document (Rochford District Council, February 2010);
- Allocations DPD – Discussion and Consultation Document – summary (Rochford District Council, February 2010);
- Allocations DPD – Discussion and Consultation Document – Sustainability Appraisal (Rochford District Council, December 2011);
- Strategic Housing Land Availability Assessment (SHLAA) (Rochford District Council, 2009);
- Rochford District Historic Environment Characterisation Project (March 2006);
- The Crouch and Roach Estuary Management Plan (The Crouch and Roach Estuary Project Steering Group, June 2005);
- Countryside Character Volume 6: East of England National Character Area NCA 81: Greater Thames Estuary and NCA 111: Northern Thames Basin (Natural England);
- East of England Landscape Typology (<http://landscape-east.org.uk/>), (Landscape East);
- Essex Landscape Character Assessment (Essex County Council, 2003);
- The National Heritage List for England, English Heritage (<http://list.english-heritage.org.uk/mapsearch.aspx>); and
- Postcode Plants Database www.nhm.ac.uk/nature-online/life/plants-fungi/postcode-plants/ (Natural History Museum).

APPENDIX 2 – GLOSSARY

Analysis (Landscape) The process of breaking the landscape down into its component parts to understand how it is made up.

Assessment (Landscape) An umbrella term for description, classification and analysis of landscape.

Classification A process of sorting the landscape into different types or character areas using selected criteria but without attaching relative values to the different kinds of landscape.

Countryside The rural environment and its associated communities.

Diversity Where a variety of qualities or characteristics occurs.

Element A component part of the landscape (e.g. roads, hedges, woods).

Enhancement Landscape improvement through restoration, reconstruction or creation.

Environment Our physical surroundings including air, water and land.

Field pattern The pattern of hedges and walls that define fields in farmed landscapes.

Heritage Historical or cultural associations.

Landcover Combinations of land use and vegetation that cover the land surface.

Landform Combinations of slope and elevation that produce the shape and form of the land.

Landscape Human perception of the land conditioned by knowledge and identity with place.

Landscape character The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. Usually referenced to a place or area, landscape character reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.

Landscape character type A landscape character type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern nationwide. Not referenced to place i.e. open moorland.

Landscape effects Change in the elements, characteristics, character and quality of the landscape as a result of development. Effects may be positive or negative.

Landscape feature A prominent eye-catching element, for example church spire or hilltop.

Landscape quality (or condition) Is based on judgements about the physical state of the landscape and about its intactness, from visual, functional and ecological perspectives. It also reflects the state of repair of individual features and elements, which make up the character in any one place.

Landscape resource The combination of elements that contribute to landscape context, character and value.

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

Land use The primary use of land, including both rural and urban activities.

Methodology The scientific approach and techniques used for the study.

Mitigation Measures including any process, activity or design to avoid, reduce or compensate for adverse landscape and visual effects of a development project.

Perception (of landscape) The psychology of seeing and possibly attaching value and/or meaning (to the landscape).

Receptor Physical landscape resource, special interest or viewer group that will experience the effect.

Sense of place The essential character and spirit of an area: *genius loci* literally meaning 'spirit of place.'

Sustainability The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without compromising the ability of future generations to meet their own needs,

Visual amenity The value of a particular area or view in terms of what is seen.

Visual effect Change in the appearance of the landscape as a result of development. This can be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction).

Visual envelope Extent of potential visibility to or from a specific area or feature.

Worst-case situation/scenario Principle applied where the environmental effects may vary, for example, seasonally to ensure that the most severe potential effect is assessed.

Zone of visual influence Area within which a proposed development may have an influence or effect visual amenity,

APPENDIX 3 – POSTCODE PLANT DATABASE (NATURAL HISTORY MUSEUM)

The following list species are species are local to the site (postcode district SS4) and are suitable for inclusion within strategic infrastructure planting (refer also to ecological and arboricultural reports):

Form	Common Name	Latin Name
Large Shrub or Small Tree	Almond Willow	<i>Salix triandra</i>
	Crab Apple	<i>Malus sylvestris</i>
	Dogwood	<i>Cornus sanguinea</i>
	Elder	<i>Sambucus nigra</i>
	Goat Willow	<i>Salix caprea</i>
	Grey Willow	<i>Salix cinerea</i>
	Guelder-rose	<i>Viburnum opulus</i>
	Hawthorn	<i>Crataegus monogyna</i>
	Hazel	<i>Corylus avellana</i>
	Holly	<i>Ilex aquifolium</i>
	Midland Hawthorn	<i>Crataegus laevigata</i>
	Osier	<i>Salix viminalis</i>
	Spindle	<i>Euonymus europaeus</i>
	Wild Privet	<i>Ligustrum vulgare</i>
Shrub	Blackthorn	<i>Prunus spinosa</i>
	Broom	<i>Cytisus scoparius</i>
	Burnet Rose	<i>Rosa pimpinellifolia</i>
	Butcher's-broom	<i>Ruscus aculeatus</i>
	Dog-rose agg.	<i>Rosa canina</i> agg.
	Field-rose	<i>Rosa arvensis</i>
	Gorse	<i>Ulex europaeus</i>
	Raspberry	<i>Rubus idaeus</i>
	Spurge-laurel	<i>Daphne laureola</i>
Tree	Alder	<i>Alnus glutinosa</i>
	Ash	<i>Fraxinus excelsior</i>
	Beech	<i>Fagus sylvatica</i>
	English Elm	<i>Ulmus procera</i>
	Field Maple	<i>Acer campestre</i>
	Hornbeam	<i>Carpinus betulus</i>
	Pedunculate Oak	<i>Quercus robur</i>
	Rowan	<i>Sorbus aucuparia</i>
	Sessile Oak	<i>Quercus petraea</i>
	Silver Birch	<i>Betula pendula</i>
	Wild Cherry	<i>Prunus avium</i>
Wild Service-tree	<i>Sorbus torminalis</i>	
Wych Elm	<i>Ulmus glabra</i>	