

**Braintree District Settlement Fringes  
Evaluation of Landscape Analysis Study of  
Earls Colne**

for

**Braintree District Council**

June 2015

Final



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# 1 Introduction

## Background to the study

- 1.1 In November 2014 Braintree District Council (BDC) commissioned The Landscape Partnership to undertake an evaluation of the findings of a suite of documents that analysed the capacity of the landscape around nine settlements within the District to accommodate new development. The results of this study are to be used as part of the evidence base to inform the forthcoming Local Plan, which will set out the Council's strategy for future development and growth up to 2033.
- 1.2 Eight of the Landscape Capacity Analyses were prepared in November 2007 by Chris Blandford Associates, and a ninth (Sible Hedingham) was commissioned in November 2014 and prepared by The Landscape Partnership. The nine settlements comprise:
- Braintree and environs
  - Coggeshall
  - Earls Colne
  - Halstead
  - Hatfield Peverel
  - Kelvedon and Feering
  - Sible Hedingham
  - Silver End
  - Witham

## Objectives

- 1.3 The Council has commissioned this study to help determine the most appropriate directions for future residential and employment growth in the District, by providing an up to date evidence base for the new Local Plan. It will also support policy in the new Local Plan relating to Landscape Character Areas, biodiversity and the environment.
- 1.4 As development within the existing towns and villages on brownfield sites is reaching saturation point, it is inevitable that future development will be required to meet the District's Objectively Assessed Housing Needs (OAHN) figure, and that such development will need to be accommodated on the periphery of the main towns and larger settlements, in sustainable locations.
- 1.5 The Landscape Capacity Analyses identify the capacity of broad parcels of land (termed Landscape Setting Areas) around each of the settlements to accommodate development. Each Landscape Setting Area was graded as having one of the following levels of capacity: Low, Low to Medium, Medium, Medium to High or High.

- 1.6 The aim of this study is to undertake a clear and concise evaluation of these findings in order to provide a finer grain assessment of Landscape Setting Areas identified as having a 'Low' or 'Low to Medium' capacity to help determine which parts of these areas could absorb development with appropriate mitigation measures and minimal impact on the landscape.
- 1.7 This report sets out the findings of the survey and evaluation work for the Landscape Capacity Analysis for Earls Colne.

### **Approach and Methodology**

- 1.8 The methodology to evaluate the findings of the Landscape Capacity Analysis studies was based on the approach promoted in Topic Paper 6, 'Techniques and criteria for judging capacity and sensitivity' published in 2002, which forms part of the Countryside Agency and Scottish Natural Heritage guidance 'Landscape Character Assessment Guidance for England and Scotland'. The paper explores thinking and recent practice on judging capacity and sensitivity. The recommended methodology developed for this study adopted the following premise from Topic Paper 6:

"existing landscape character sensitivity + visual sensitivity = Overall Landscape Sensitivity"

- 1.9 Alongside the development of the methodology, a desk-based study was undertaken, which involved gathering and reviewing current and background information, including the datasets and mapping that informed the original Landscape Capacity Analysis studies. This included an understanding of the current planning policy background, and in-depth review of the existing Landscape Capacity Analysis studies, including the Landscape Character Assessment 2006 (Chris Blandford Associates), and:

- Protected Lanes Assessment July 2013 (Essex County Council)
- Braintree District Historic Environmental Characterisation Project 2010 (Essex County Council)
- Dedham Vale and Stour Valley Project Management Plan
- Braintree District Core Strategy 2011
- Braintree District Local Plan Review 2005

### **Field survey work and results**

- 1.10 The field survey work utilised information gathered from each of the Landscape Capacity Analysis studies, and involved a systematic survey of the Landscape Setting Areas identified in the studies as having Low or Low to Medium capacity for development.
- 1.11 The existing Landscape Setting Areas were 'drilled down' to create a finer sub-division of the landscape into 'Parcels' with common characteristics. This was based on desktop research that was then refined and adjusted in the light of findings in the field if necessary. Characteristics that informed the identification of the Parcels included:



- landform
- landscape designations
- hydrology
- landscape scale
- vegetation cover
- land uses
- pattern of settlement
- presence of views and landmarks features
- communications

- 1.12 These Parcels largely reflected the main natural elements of the landscape, such as rivers and floodplains, tributary valleys, valley slopes, ridgelines; and elements relating to land use, human influences, etc. The original assumption had been that each of the Landscape Setting Areas would be subdivided into, on average, four Parcels of various sizes but consistent character. A consequence of the desktop and field work was that, where the landscape was more complex in both the underlying natural elements and overlying land uses, up to seven or eight Parcels were identified in more complex landscapes.
- 1.13 The drawing of boundary lines was a necessary part of the process, but did not always mean that Parcels were dramatically different to either side of the line, as it is more typical for change to be a more gradual transition. The boundary lines for some Parcels mark more a watershed of character, where the balance of the defining elements has shifted from one landscape character to another. For practical purposes, the boundary was aligned on features that could be identified on the ground, such as boundary features or landscape elements.
- 1.14 This analysis was typically at the field level scale with, where appropriate, some aggregation of field and landscape units of a similar character. Such a fine-grain study was required in order to identify any parts of the overall Landscape Setting Area that have the potential to accommodate development.
- 1.15 The field survey work was carried out by a team of Landscape Architects who used a standard pro-forma (see Appendix A) to record data in a consistent manner. The Parcels were photographed (where relevant) to capture landscape character, for internal purposes when reviewing and evaluating the character and analysis studies and compiling the report. The fieldwork confirmed important views that had been identified in the Landscape Setting Areas in the previous studies, as well as identifying further important views – both close and distant. It also verified and assessed landmark landscape features and sensitive routes/corridors and their corresponding sensitivity to

change. Information was also gathered around opportunities for landscape enhancements in keeping with local landscape character, and the potential for green infrastructure provision.

- 1.16 Following the fieldwork the Parcels were reviewed, mapped and the field survey notes written up to provide a general commentary to describe and assess the key characteristics, distinctive features and landscape elements, as well as an indication of the 'Strength of Character' and 'Condition' of each Parcel.
- 1.17 The Parcels were assessed for their landscape sensitivity and capacity, based on a pre-defined set of criteria. These criteria reflect both the national guidance in Topic Paper 6 and the particular circumstances for the rural landscape of the Braintree District.
- 1.18 The criteria were grouped into primary factors (representing features that are more permanent in the landscape, such as landform, or those that would take a substantial period of time to vary) and secondary factors (representing features that are of a more temporary or transient nature or that could be subject to relatively rapid change or improvement).
- 1.19 The following criteria have been selected to reflect existing landscape features:
- slope analysis (primary)
  - vegetation enclosure (primary)
  - the complexity and scale of the landscape (secondary)
  - the condition of the landscape (secondary)
- 1.20 The following criteria have been selected to reflect visual sensitivity:
- openness to public view (secondary)
  - openness to private view (secondary)
  - relationship with existing urban conurbation (primary)
  - safeguarding the separation or coalescence between settlements (primary)
  - scope to mitigate the development (primary)
- 1.21 It is recognised that Topic Paper 6 refers to a wider range of factors within what is termed 'Landscape Character Sensitivity'. However, in the context of this study these are not considered to be relevant and would be picked up as part of other evidence base work, e.g. nature conservation or cultural heritage. It is considered that for the purpose of this evaluation, the main relevant existing landscape and visual factors are addressed in the above categories. These have been incorporated into the field survey forms used for each Parcel (refer to Appendix A).

- 1.22 The Overall Landscape Sensitivity provides an evaluation of the sensitivity of a Parcel in broad strategic terms. In order to assess the Overall Landscape Capacity of a Parcel, 'landscape value' was added to the equation, as follows.

$$\text{"Overall Landscape Sensitivity + Landscape Value = Overall Landscape Capacity"}$$

- 1.23 Landscape value can be measured in a number of ways e.g. statutory landscape designations, local landscape designations, other ecological/cultural heritage designations, and local perceived value. There are no consensus studies as informed by stakeholders. Consequently, the value of the landscape has been scored based on the presence of: landscape designations (of which there are few, if any, in the study area), Conservation Areas, Listed Buildings, the extent of public rights of way, perceptual aspects such as scenic beauty, or the presence/influence of other conservation interests within the Parcel or its setting. Landscape Value is determined on the basis of the same five point scale as the other criteria, using a score of C as the default starting point for a Parcel with no positive or negative landscape-value attributes. This corresponds with the approach adopted by Chris Blandford Associates in the previous Landscape Capacity Analyses for each of the settlements, in which the methodology was based on the evaluation of landscape value as medium, unless an obvious reason existed to elevate or reduce it.
- 1.24 To assess the landscape capacity of a Parcel to accommodate development, certain assumptions need to be applied. For the purposes of this study it is assumed that development will include mainly two to two and a half storey residential units and commercial units of a similar height. It is not anticipated that there would be a need for taller structures, but if a Parcel is considered able to accommodate such structures, this is identified in the description of the Parcel.
- 1.25 Each Parcel was assessed against the criteria noted above, using a five-point scale from most suitable to least suitable (A to E), guided by a set of definitions/descriptions that have been developed for this study to reflect local characteristics (see Appendix B). An assessment has been made of each Parcel in order to determine a score for: Landscape Sensitivity Profile and Overall Capacity Profile. To build in weighting for the primary and secondary factors, a 1.5 x weighting is applied to primary factors.
- 1.26 The results were recorded on a set pro forma to provide a consistent approach reflecting each of the criteria.
- 1.27 The Overall Capacity Profile score identifies the Parcel's capacity based on the following range:
- |           |                                |
|-----------|--------------------------------|
| 27 – 33.5 | Low Landscape Capacity         |
| 34 – 40.5 | Medium-Low Landscape Capacity  |
| 41 – 47.5 | Medium Landscape Capacity      |
| 48 – 54.5 | Medium-High Landscape Capacity |
| 55 – 61.5 | High Landscape Capacity        |

- 1.28 The principle of applying a numerical scale to define landscape capacity, has been used to help provide transparency through the field judgement process. However, it should be emphasized that scores should not be regarded as a precise and definitive judgement, but merely as a means to establish relative capacity and no absolute conclusion should be drawn from the numerical totals. The influence of individual criteria in a given Parcel and in the context of the wider landscape character should also be given due consideration. Those Parcels that are borderline in terms of suitability, are considered in more detail based on the overall spread and balance of the profiles and scope to mitigate in making a final judgement. To aid these considerations a commentary of the key points has been provided for each Parcel.
- 1.29 A general commentary has been provided for each Parcel based on the key characteristics and distinctive features. Parcels that have a Medium, Medium-High or High landscape capacity are considered to be the most likely to be suitable as a potential location for development. Where appropriate, further detail regarding the type, nature and principles for development are described for each Parcel to help provide guidance in identifying the most suitable locations and/or layouts for future development.

## 2 Summary of Landscape Capacity Evaluation, November 2007

- 2.1 The CBA study reached conclusions around the capacity of the landscape to accommodate change without significant effects on its character. This work involved making a judgement around whether the amount of change proposed can be accommodated without having unacceptable adverse effects on the character of the landscape (relating to *landscape character sensitivity*) or the way that it is perceived (relating to *visual sensitivity*), without compromising the values attached to it (relating to *landscape value*).
- 2.2 The summary schedule for levels of landscape character sensitivity, visual sensitivity and landscape value revealed that Landscape Setting Areas E2, E3 and E4, which wrap around the west, north and east of the village have an overall **Low to Medium** capacity to accommodate a settlement extension. The conclusions around Landscape Setting Area E1 on the south side of the village were that it has **Low** overall capacity; with the evaluations for the areas reflected on Figure EC-03 Landscape Setting Areas - Evaluation.
- 2.3 The report concludes that levels of landscape capacity may not be uniform across any one setting area. It acknowledges that the Low or Low to Medium capacity setting areas around Earls Colne may include specific locations therein that are more suitable for development in landscape or visual terms, particularly where they are small in scale and have a moderate amount of visual enclosure. Where capacity within the setting areas varies, any development proposals would need to respond to the inherent landscape sensitivity and take account of both the setting and potential impacts on the surrounding landscape.
- 2.4 The report concluded that although potential opportunities for accommodating new built development around Earls Colne are limited, there may be capacity within even moderately sensitive or highly valued landscapes to accommodate some well-designed and appropriately located built development.
- 2.5 CBA's evaluations for each of the Landscape Setting Areas are summarised below, including the broad locations within which the study suggests that residential or employment development could be accommodated.

### Landscape Setting Area E1

- 2.6 Landscape Sensitivities & Value:
- The visibility of the Area is restricted by the rising ground, hedgerows to field boundaries and roadsides, together with residential development along the Coggeshall Road, corresponding with Medium Visual Sensitivity overall. The southern fringes of the village are visible in near distant views from the Setting Area, framed by the vegetation and undulating landform around the stream valley on the edge of the existing settlement. The less enclosed landscape in the

south allows for long distance views over arable farmland to the east and north-east of Earls Colne.

- The landscape has a strong and unified rural character, incorporating fields in the northern part of the Area that demonstrate the pattern of pre-18th enclosure. The landscape forms part of the historic setting to the southern fringes of the village, resulting in Medium to High Landscape Character Sensitivity.
- The Landscape Value is Medium to High, given the strong sense of tranquillity, Brickfield and Long Meadow Local Nature Reserve, and well-used footpaths across the Area.

### **Landscape Setting Area E2**

#### **2.7 Landscape Sensitivities & Value:**

- The elevated landform and open nature of the area is visually prominent in the distant landscape, being visible from Colne Engaine and sections of the A1124 on the approach from Halstead. Closer to the village, views are contained by the locally-steep valley sides and the associated vegetation. The Visual Sensitivity is Medium to High overall.
- The landscape has a strong rural character, which contributes to the setting of Earls Colne and contributes to the separation between the village and Colne Engaine on the opposite side of the valley. The presence of the semi-natural vegetation, blocks of woodland, and pockets where the historic field pattern is intact results in Medium to High Landscape Character Sensitivity.
- The combination of County Wildlife Sites in the valley landscape in southern parts, the footpath along the Bourne Brook and connection with the River Colne in the north-eastern corner, and the strong sense of tranquillity away from the road corridor corresponds to Medium to High Landscape Value

2.8 The field compartments between the Atlas Works employment and residential site and the small residential estate at Morleys Road are identified as having capacity to accommodate residential or small-scale employment development. Such development would be screened by the existing tree and shrub belt between these fields and the arable farmland landscape to the south, which should be retained and extended as part of any development.

2.9 The west facing valley slopes of the Bourne Brook are identified as having capacity to accommodate residential development, adjacent to the prominent housing on the valley crest. Such development would require screening on the western boundary to enclose any western extension to the settlement.

### **Landscape Setting Area E3**

#### **2.10 Landscape Sensitivities & Value:**

- The area is clearly visible in open views from Colne Engaine and other adjacent areas of high ground on the north side of the Colne valley, with medium distant views across and along the valley landform within the setting area. A range of vernacular buildings, including the Benedictine Priory and visible on the settlement fringes in the east and west of the area. The Visual Sensitivity is Medium to High.
- The combination of a strong landscape structure, robust semi-natural vegetation along the river, the contribution of the landscape to the historic setting of Earls Colne, result in High Landscape Character Sensitivity. This is reinforced by the contribution of the setting area to the physical and visual separation between the settlement and Colne Engaine to the north.
- The strong sense of tranquillity and well used network of footpaths across the area, together with the adjacent Conservation Area and County Wildlife Site adjacent to the former rail line corresponds to Medium to High Landscape Value.

2.11 The study identifies the valley slopes to the north of the village as having capacity to accommodate residential or small scale employment development, particularly in the vicinity of Colne House. New tree/shrub planting would be necessary to incorporate such development into the local landscape.

#### **Landscape Setting Area E4**

2.12 Landscape Sensitivities & Value:

- The visibility of the Area is restricted by the hedgerows to field boundaries, trees and hedges along the river corridor, garden planting and roadside hedgerows on the fringes of Earls Colne and White Colne. Views of the wider landscape are limited by the rising valley sides and wooded skyline in areas such as Chalkney Wood in the south west. Visual Sensitivity is Medium overall.
- The landscape makes a strong contribution to the historic setting of Earls Colne. It has a strong rural character with robust semi-natural vegetation along the River Colne and lakes at Chalkney Mill, resulting in Medium to High Landscape Character Sensitivity.
- The Landscape Value is Medium to High, given its proximity to the Conservation Area, the SSSI at Chalkney Wood, the County Wildlife Site based on the lakes at Chalkney Mill, and the well-used network of footpaths in the area.

2.13 The farmland north east of the farmstead at Tile Kiln Farm on the south eastern settlement edge is identified as having capacity to accommodate residential development, with tree and shrub planting belts provided to enclose the development and link it with the adjacent landscape framework.

2.14 The potential development opportunities described above are proposed on the basis that they are verified by the finer grain assessment of the setting areas carried out in this Landscape Capacity Analysis. The study contains a further recommendation that any development would need to be

consistent with the scale and form of the existing settlement fringe, and that the recommended tree and shrub planting areas are sufficiently robust where new employment development is a possibility. The report makes further recommendations around the development of recreational corridors along the River Colne and Bourne Brook, and the enhancement of the local landscape framework to help absorb the fringes of the settlement into the local landscape.

- 2.15 The study concludes that the landscape sensitivities and values it identifies should guide the subsequent land use distribution and development proposals, ensuring that they build on existing form and character, and minimise impacts on the landscape setting of the existing settlement. The recommendation around the preparation of landscape strategies addressing land use, built form, landscape character, minimising impacts on the surrounding landscape and heritage assets also references the need for development proposals to consider the setting of, and separation between, existing settlements in the District.



### **3 Evaluation of Landscape Capacity Analysis**

- 3.1 The completed Landscape Capacity Analysis forms for each Parcel can be found at Appendix C.



## 4 Findings of evaluation of Landscape Capacity Analysis

### Identification and arrangement of Parcels (See Figure EC-04 Parcel Arrangement):

- 4.1 As described in the methodology, a combination of desktop and comprehensive fieldwork was used to 'drill down' the Landscape Setting Areas into Parcels with common characteristics. This involved a systematic survey of the natural elements of the landscape and overlying elements relating to land uses.
- 4.2 Although it has been assumed that no development would occur within the floodplain of the River Colne and Bourne Brook, the mapping and subsequent analysis of Parcels within the Setting Areas included the valley floors of both these features and minor tributaries associated with them.
- 4.3 It had been anticipated at the outset that approximately four Parcels would be identified in each Setting Area. However, the subtleties of the valley landscapes of the River Colne and Bourne Brook translated into more complex landscapes across Setting Areas 2 – 4, with seven or eight Parcels being identified in these areas as a consequence. Setting Area 1 to the south of the settlement is more uniform, with four Parcels identified on farmland which rises gently towards the plateau landscape to the south.
- 4.4 An overview of the scale and arrangement of the Parcels reveals that they are smaller in scale and more geometric in form where they abut the existing village fringes, where the boundaries are responding to the varied landform and organic nature of the existing settlement edge. As an example, Parcels 2f and 3h follow the existing angular residential development on the village edge, extending to boundary features such as shelter belts and hedges, and, in the case of 3h, the adjacent golf course.
- 4.5 Parcel size increases away from the village, with substantial compartments lying in the most distant parts of the Setting Areas, where the valley slopes meet the adjacent large scale plateau farmland. For example, Parcel 4d consists of large scale geometric arable fields with its boundaries clearly defined by the similarly geometric rural lanes and a dismantled railway.
- 4.6 Similarly, the form of the Parcels differ where they are based around the floodplain and slopes associated with the River Colne and Bourne Brook. These meandering valley forms result in slender and sinuous Parcels that dissect Setting Areas 2 – 4, such as the confluence of the rivers to the west of Earls Colne in Parcel 2b.

### Parcel analysis

- 4.7 Six inherent landscape characteristics of the Parcel (comprising the impacts of landform and landcover; historic pattern; discordance or tranquillity, frequency or rarity, and visual unity) were reviewed and scored with the criteria 'Weak – Moderate – Strong'. The landscape condition, partially reflecting the active management of the landscape for agriculture, amenity uses or nature

conservation, together with the impact of development on the landscape, was similarly assessed and scored as either 'Poor – Moderate – Good'.

- 4.8 A range of landscape and visual criteria were identified, assessed and scored in order to evaluate the capacity of the landscape, Parcel by Parcel, to accommodate development. The potential to alleviate the effects of built development on each Parcel was considered, based on the ability of the landscape to provide effective mitigation across the short – medium – long term. The consideration around mitigation was undertaken as part of the fieldwork, and based on factors such as scale, enclosure, pattern, type and maturity of vegetation, movement and visibility of each Parcel.

**Description of results (See Figure EC-05 Parcel evaluation):**

***High Landscape Capacity***

- 4.9 Evaluation of the landscape features, visual factors, potential landscape features and landscape value revealed that there are no Parcels with High capacity to accommodate residential or commercial development within the Landscape Setting Areas around the fringes of Earls Colne.

***Medium-High Landscape Capacity***

- 4.10 Three Parcels have been identified as having Medium-High capacity. Corresponding with the findings of the earlier Landscape Capacity Analysis, these are located immediately adjacent to the existing settlement fringes, where they respond to the existing form and function:

- Parcels 3a Colne House & 3h Monks Road

- 4.11 Occupying pockets in the line of the existing settlement edge on the northern fringes of the village, these small Parcels occupy the valley crest between the slopes that fall northwards towards the River Colne and the level plateau on which the settlement itself is based. The built form on the settlement edge at Homefield Way and Hillie Bunnies limit visibility of the Parcels in views from the south. The visual containment provided by hedgerows and groups of trees limits visibility of the grassland from the adjacent valley slopes; although glimpses of the two Parcels are possible in distant views back to the village from the valley slopes on the north side of the river.

- 4.12 The analysis highlights that potential development should be arranged within the existing framework, which includes mature lime trees within the grassland to the east of Colne House. Linkages between the northern fringes of the village and the river valley landscape could be enhanced, to provide circular walks that connect with the railway path that runs along the length of the valley.

- 2f The Croft

- 4.13 Occupying level ground on the south side of the A1124, the Parcel is framed on the east side by properties on the former Atlas Works on Foundry Lane, semi-detached properties arranged alongside the A1124 on the north, and a small residential estate at Morleys Road on the west side. The Parcel wraps around the fringes of these developments, which screen it from both the A1124, the Earls Colne Recreation Centre to the north, and the village core to the east. A fringe of vegetation to

garden boundaries combines with field hedgerows in northern parts, connecting with a belt of native trees and shrubs that extends diagonally across the Parcel. This belt of vegetation defines two distinct compartments; a northern one which forms a pocket between existing residential areas, and a larger and less-enclosed southern compartment which extends towards the commercial activity at Hay House Farm in the adjacent Parcel. A rectangular tree belt forms the southern boundary, providing a partial screen to views towards the Parcel from the adjacent arable farmland to the south.

- 4.14 Mitigation measures identified as part of the analysis include the retention and reinforcement of hedges and tree belts to minimise the visual impact of any development from parts of the existing settlement. Opportunities for green links between properties on the southern side of the village and the adjacent rural landscape are identified, creating connections with Hay House Farm and the river valley landscape of the Bourne Brook beyond.

### ***Medium Landscape Capacity***

- 4.15 Three Parcels have been identified as having Medium capacity to accommodate development. Corresponding with the findings of the earlier Landscape Capacity Analysis, these are located immediately adjacent to the existing settlement fringes, where they respond to the existing landscape features and visual characteristics:

- 1c Hay House Farm

- 4.16 Based on a pocket of lower ground on the south-western edge of the settlement, the Parcel is based on the commercial activity at Hay House Farm on the south western fringes of the village.

- 4.17 Visibility of the Parcel from the wider landscape is limited due to the presence of a tree belt across the arable field on the northern boundary, the banked sides to Newhouse Road on the southern boundary, a planted bund that extends south of the commercial activity to the rear of Hay House Farm, and unmanaged scrub and groups of trees adjacent to the existing village fringes.

- 4.18 There is an opportunity to integrate the elevated and occasionally harsh urban edges in the vicinity of Thomas Bell Road with a framework of tree and shrub planting as part of any development proposal. The analyses highlight the potential for vegetation management and restoration of native planting around Hay House Farm to reinforce the local landscape character and enhance the setting of the south-western fringes of the village. Opportunities for green links are identified, creating connections between the western edges of the settlement and the Brickfield and Long Meadow Nature Reserve.

- Parcels 3d Colneford Hill & 4a White Colne Village

- 4.19 These Parcels fall within both Setting Areas 3 and 4, and are based on the eastern sections of the village around Yew Tree Farm and the main body of the village of White Colne alongside the Colchester Road respectively. They incorporate both the triangular green at the heart of the village, ribbon development alongside the road corridor, and properties that are scattered along Colne Park Road.

- 4.20 The analysis identifies the scope to provide landscape mitigation as part of any development, in keeping with the existing landscape pattern. Opportunities exist to provide footpath linkages between the village and the dismantled Colne Valley railway that follows the river corridor and connects with Halstead and Wakes Colne upstream and downstream of the village respectively. There is also the potential to improve the character of the village of White Colne on the approach from the east, with a landscape framework that integrates existing incongruous elements on the village approaches. The Parcel analysis highlights that any development should be offset from the river valley landscape to the south, with the existing thread of vegetation along the edge of the floodplain supplemented with a strong landscape buffer of trees and hedging, to screen views of the southern fringes of the village from the landscape on the south side of the valley. Potential development should be arranged on the gently rising valley sides around Colne Park Road in order that it is contained by the framework of hedges and trees to field and garden boundaries, and tree belt along the former railway which screens properties to the north from the village green and floodplain to the south.

#### ***Medium-Low Landscape Capacity***

- 4.21 The analysis found that the landscape around the main fringes of Earls Colne have Medium-Low capacity to accommodate development, given the more elevated ground away from the valley landscape of the River Colne and Bourne Brook and corresponding visibility in both close and distant views.
- 4.22 The presence of landscape designations such as the County Wildlife Sites on the valley landscape of the Bourne Brook south west of the village, historic parkland associated with Colne Park in the north eastern corner, the tranquil nature of the landscape such as at Mill Brook on the northern slopes of the Colne, and the presence of numerous paths such as those in the vicinity of the dismantled Colne valley railway that extends as a green corridor across many of the Parcels.
- 4.23 The commercial and leisure activity associated with the former USAAF WW II airfield and Earls Colne Business Park to the south of Landscape Setting Area E1 had no effect on the evaluation, due to the distance from the southern fringes of the settlement, and the screening effect of hedges and woodland blocks within Landscape Setting Area E1 and on the boundaries of the former airfield.

#### ***Low Landscape Capacity***

- 4.24 The capacity of the floodplain in Landscape Setting Areas E2, E3 and E4 is consistently Low, due to the good condition and strong character of the valley landscape, and nature of landscape features and visual factors which underpin it.
- 4.25 The impact of potential development on the physical and visual separation between Earls Colne, the adjacent villages of White Colne and Colne Engaine, and eastern fringes of Halstead approximately 3km to the west, is a factor that affects the capacity of the floodplain and valley slopes on the upper reaches of the River Colne.

- 4.26      Parcels 2b, 3e and 4b which are based on the valley floor of the River Colne and Bourne Brook, together with Parcels 2a and 2d on the valley slopes upstream of the village, have Low landscape capacity. These areas would be isolated from, or have only limited associations with, the existing urban fabric, and the effect of development would be to compromise the separation between the adjacent settlements. The potential effect of coalescence is evident in the floodplain and lower valley slopes between Earls Colne and the minor village of White Colne that straddles the river on the northern bank. White Colne was once part of the same parish and has a distinct village core in which properties are arranged around the triangular village green; landscape characteristics which would be affected by coalescence between the settlements.





*Figures*



# ***Appendices***

## Landscape capacity analysis form

Parcel No.:

Settlement:

Landscape Setting Area:

Surveyor:

Date surveyed:

### Parcel description

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	Apparent	Dominant/Prominent
S3/ Historic pattern *	Insignificant	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	Tranquil
S5/ Distinctiveness /rarity	Frequent	Unusual	Unique/rare
S6/ Visual unity	Incoherent	Coherent	Unified
<b>Totals</b> * Prime character if a tie			
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	Scattered	Widespread/linked
C4/ Management of semi-natural habitats	Poor	Not obvious	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	Interrupted	Intact
C6/ Impact of development	High	Moderate	Low
<b>Totals</b> * Prime condition if a tie			

<b>Strength of character/condition:</b>	
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Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary (x1.5)						
Vegetation enclosure	Primary (x1.5)						
Complexity / scale	Secondary (x1)						
Condition	Secondary (x1)						
<b>Sub total</b>							
<b>2/ Visual features</b>							
Openness to public view	Secondary (x1)						
Openness to private view	Secondary (x1)						
Relationship with existing urban conurbation	Primary (x1.5)						
Prevention of coalescence	Primary (x1.5)						
Scope to mitigate the development	Primary (x1.5)						
<b>Sub total</b>							
<b>3/ Landscape value</b>							
Presence of landscape-related designations	Secondary (x1)						
<b>Sub total</b>							
<b>Overall capacity profile (1/ + 2/+ 3/) =</b>							

<b>Overall Capacity:</b>	
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## Guidelines for development and mitigation measures

## Appendix B

Criteria group	Criteria	Measurement of criteria Scores: A = 5, B = 4, C = 3, D = 2, E = 1	Importance	Comments
Existing Landscape Features	Slope analysis	<p>A = Plateau / gently undulating</p> <p>B = Rolling / undulating landform providing some enclosure</p> <p>C = Tributary valleys / lower valley slopes / gentle side slopes</p> <p>D = Valley floor / floodplain</p> <p>E = Elevated landforms, prominent slopes on valley sides</p>	Primary (1.5x)	<p>Higher capacity ↑</p> <p>↓ Lower capacity</p>
	Enclosure by vegetation	<p>A = Enclosed by mature vegetation – extensive tree belts / woodland</p> <p>B = Semi-enclosed by vegetation - moderate woodland cover, good quality tall hedgerows or hedgerows with hedgerow trees</p> <p>C = Moderate enclosure by vegetation - scattered small woodlands, fragmented shelterbelts and/or medium to low hedgerows</p> <p>D = Limited or poor hedges (with no trees) and/or isolated copses</p> <p>E = Largely open with minimal vegetation</p>	Primary (1.5x)	
	Complexity / Scale	<p>A = Extensive simple landscape with single land use</p> <p>B = Large scale landscape with limited land use and variety</p> <p>C = Large scale landscape with variations in pattern, texture and scale or medium scale with limited variety</p> <p>D = Small or medium scale landscape with a variety in pattern, texture and scale</p> <p>E = Intimate and organic landscape with a richness in pattern, texture and scale</p>	Secondary (1x)	
	Landscape character – quality / condition	<p>A = Area of weak character in a poor condition</p> <p>B = Area of weak character in a moderate condition or of a moderate character in a poor condition</p> <p>C = Area of weak character in a good condition or of a moderate character in a moderate condition or of a strong character in a poor condition</p> <p>D = Area of moderate character in a good condition or of a strong character in a moderate condition</p> <p>E = Area of strong character in a good condition</p>	Secondary (1x)	The condition of the landscape partially reflects the active management of the landscape for agriculture, amenity uses or nature conservation.
Visual Factors	Openness to public view	<p>A = Parcel is well contained from public views</p> <p>B = Parcel is generally well contained from public views</p> <p>C = Parcel is partially contained from public views</p> <p>D = Parcel is moderately open to public views</p> <p>E = Parcel is very open to public views</p>	Secondary (1x)	<p>Public views will include views from roads and railways, rights of way and public open space.</p> <p>Score will depend on the extent of the visibility from all the Parcel perimeters and the rights of way through Parcel.</p>
	Openness to private view	<p>A = Parcel is well contained from private views</p> <p>B = Parcel is generally well contained from private views</p> <p>C = Parcel is partially contained from private views</p> <p>D = Parcel is moderately open to private views</p> <p>E = Parcel is very open to private views</p>	Secondary (1x)	<p>This relates to private views from residential properties.</p> <p>The score will depend on the extent of visibility from all the Parcel perimeters.</p>

Criteria group	Criteria	Measurement of criteria Scores: A = 5, B = 4, C = 3, D = 2, E = 1	Importance	Comments
	Relationship with existing urban conurbations	<p>A = Location where built development will form a natural extension of an adjacent part of urban fabric</p> <p>B = Location where built development will form some close associations with the existing parts of urban fabric</p> <p>C = Location where built development will form some moderate associations with existing urban fabric</p> <p>D = Location where built development will only form some limited associations with the existing urban fabric due to intervening features</p> <p>E = Location where development will be isolated from and not form any relationship with existing urban fabric</p>	Primary (1.5x)	Considers the relationship of the Parcel to the existing urban form. The intention it is to understand the relationship with the existing urban fabric of the settlements. Consideration is also given to the extent of openness of the urban fringe, and the density/scale of existing development, as well as location relative to settlement layout. This will also include existing levels of connectivity and potential for future connectivity.
	Prevention of settlement coalescence	<p>A = Development would not compromise any separation</p> <p>B = Development would have slight impact on separation</p> <p>C = Development would have moderate impact on separation</p> <p>D = Development would significantly compromise separation</p> <p>E = Development would cause complete coalescence</p>	Primary (1.5x)	Settlement in this sense was considered to be settlements that had developed from a core, over a period of time, as opposed to a single-age or opportunist development away from a main settlement edge.
Potential Landscape Features	Scope to mitigate the development	<p>A = Good scope to provide mitigation in the short to medium term in harmony with existing landscape pattern</p> <p>B = Good scope to provide mitigation in the medium term and in keeping with existing landscape pattern</p> <p>C = Moderate scope to provide mitigation in the medium term broadly in keeping with existing landscape pattern</p> <p>D = Limited scope to provide adequate mitigation in keeping with the existing landscape in the medium term</p> <p>E = Very limited scope to provide adequate mitigation in the medium to long term</p>	Primary (1.5x)	The ability of the landscape to provide effective mitigation that is not harmful. This is based on a number of factors including: scale; enclosure; pattern; type and maturity of the vegetation; movement; and visibility of the Parcel
Landscape Value	Strength of Character and Condition: Effect of development on the relative value attached to different landscapes	<p>A = -</p> <p>B = Landscape with initiatives promoting landscape enhancement</p> <p>C = Default position: Landscape with no positive or negative landscape-related designations</p> <p>D = Landscape with landscape-related designation(s) of local or regional importance</p> <p>E = Landscape with landscape-related designation(s) of national importance</p>	Secondary (1x)	

## Landscape capacity appraisal form

Parcel No.: 1a Airfield Plateau Farmland

Settlement: Earls Colne

Landscape Setting Area: EC1

Surveyor: SL

Date surveyed: 09/03/2015

### Parcel description

Comprising the farmland landscape approximately 1km south of Earls Colne, the Parcel comprises the plateau landscape between the Coggeshall Road in the east and the brow of the Bourne Brook valley slopes in the west. The former USAAF WW II airbase forms the southern boundary, with current land uses comprising the Earls Colne Business Park, the Essex Golf Club, and a small airfield housing the Air Ambulance.

The landscape is based on the 65m AOD contour and is largely level, falling gently northwards towards the Colne valley. It comprises a series of large and rectangular fields under arable cultivation, fringed with a network of hedgerows and narrow rural lanes. Woodland cover is limited, comprising a block of ancient woodland at Richard's Grove and an area of scrub woodland at the northern tip of the airfield.

A number of farmstead and cottages line Curds Road; a peaceful rural lane which meanders between 'Rushpits' on the Coggeshall Road junction and the southern fringes of the village. Together with the cluster of dwellings alongside Newhouse Road in the east of the Parcel, these are the only settlement in the Parcel. There is a clear impression of commercial activity associated with the Earls Colne Business Park directly to the south, with fast moving traffic along the access road to the perimeter, and parking laybys for commercial vehicles.

A right of way loops around the perimeter of the airfield; with no connection with the footpath network in the adjacent farmland landscape, such as the path wrapping around Richard's Grove and linking Curds Road with the Coggeshall Road.

Sitting at a high point in the local landscape, the recently created Half Pond Field Allotments and associated car park alongside 'Keepers' at the northern tip of the airfield create a pocket of community activity in the more remote farmland landscape away from the village.

Distant northward views are possible across the falling farmland towards the landscape on the opposite banks of the Bourne Brook and Colne, with a band of trees forming a continuous feature along the horizon line. Southward views are contained by the continuous band of conifer hedging around the perimeter of the airfield, above which light aircraft emerge on take-off.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	<b>Insignificant</b>	Apparent	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	Interrupted	<b>Intact</b>
C6/ Impact of development	High	Moderate	<b>Low</b>



<b>Totals</b> * Prime condition if a tie			<b>Good</b>
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**Strength of character/condition: Conserve and Strengthen**

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary	✓					7.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary		✓				4
Condition	Secondary				✓		2
<b>Sub total</b>							<b>18</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary					✓	1.5
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>18.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			✓			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 39.5</b>							

**Overall Capacity: Medium-Low**

**Guidelines for development and mitigation measures:**

- Potential to provide linkages between the fragmented footpath network, linking with paths at Richard's Grove with those around the airfield, and eastwards towards the Bourne Brook valley
- Opportunity to create small woodland blocks in keeping with local landscape character, to provide connectivity with Richard's Grove in the east of the Parcel and woodland blocks on the valley slopes in the adjacent Parcel 2h.
- Potential development to be aligned with the geometric boundary to the former airfield, providing a transition between the scale and geometry of the airfield and Earls Colne Business Park, and finer grain of the farmland landscape within the Parcel.
- Hedgerow management and tree planting to the busy B1024 Coggeshall Road corridor, to conserve the sense of tranquillity in the adjacent farmland landscape

## Landscape capacity appraisal form

Parcel No.: 1b Curds Road Farmland

Settlement: Earls Colne

Landscape Setting Area: EC1

Surveyor: SL

Date surveyed: 09/03/2015

### Parcel description

Occupying the valley slopes as they rise away from the southern fringes of Earls Colne, the Parcel is framed by a series of roads that lead away from the village towards Coggeshall and the Earls Colne Business Park and Essex Golf Club in the landscape to the south. The boundary with Parcel 1c in the north western corner is defined by a recently planted laurel hedge on a field boundary south of Hayhouse Farm.

It comprises medium to large scale arable farmland on a landform that falls gently northwards from 65m AOD around Keepers and Claypits Farm in the south, towards the 50m AOD contour around the southern fringes of the village on the Coggeshall Road and Hayhouse Farm in the north. Within the gentle northwards fall, the landscape wraps around a series of minor stream valleys that punctuate the landscape. The fields are framed by a network of hedges which connect with small blocks of woodland.

Public access is limited to a single footpath that connects Newhouse Road and Curds Road in the centre of the Parcel. A narrow track used by walkers connects with this path at the western end, leading west from Newhouse Road towards the woodland at Ash Bottom on the valley slopes of the Bourne Brook.

A range of views are available, including panoramic northward views of Earls Colne from unenclosed sections of the Coggeshall Road in the east, and views into the adjacent Setting Area around the Bourne Brook across the gently falling farmland in the west. Glimpses of the eastern fringes of Halstead are possible, with large buildings at the Bluebridge Industrial Estate and Ramsey Academy visible on the horizon from Luckystones on Newhouse Road. The presence of this single dwelling with the Parcel, and the distant impression of the settlement in these views creates a peaceful feel to the landscape, interrupted only by noise and activity associated with the Business Park and airfield to the south.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

**Strength of character/condition: Improve and Conserve**

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>15</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary			✓			4.5
Prevention of coalescence	Primary		✓				6
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>20</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				✓		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 37</b>							

**Overall Capacity: Medium-Low**

### Guidelines for development and mitigation measures:

- Retain existing vegetation alongside the Coggeshall Road, reinforcing it with additional hedge planting in gappy sections and small woodlands to enhance tranquillity along the eastern fringes of the Parcel
- In order to retain the tranquil and unsettled character of the Parcel, any development would need to be based around the existing settlement edge
- Opportunities to improve footpath connections, to create a continuous east-west route between the Coggeshall Road in the east and the valley landscape of the Bourne Brook in the west, and north-south from Earls Colne towards the allotments, airfield and employment areas

## Landscape capacity appraisal form

Parcel No.: 1c Hayhouse Farm

Settlement: Earls Colne

Landscape Setting Area: EC1

Surveyor: SL

Date surveyed: 09/03/2015

### Parcel description

Extending away from the village fringes in the Foundry Lane and Hayhouse Road area, the Parcel is located north of Newhouse Road which leads south west out of the village and into the adjacent farmland landscape. A shelter belt at the edge of the Setting Area forms the northern boundary, separating it from arable farmland in the adjacent Parcel.

Comprising a series of medium sized fields based around the farm complex at Hayhouse Farm, the land cover ranges from areas of unmanaged grassland (reverting to bramble and scrub in eastern parts) on the village fringes, areas of arable farmland alongside Newhouse Road, and a range of business uses around the farm itself at the centre of the Parcel.

A man-made earth bund runs alongside a field hedge to the south west of Hayhouse Farm, offering a partial screen to the commercial activity (glasshouses, silos and warehouses and beyond). The gently northward rise away from this complex results in clear visibility of the upper sections of the structures when viewed from Newhouse Road. The row of conifers planted along the bund (approximately 5m high) are an incongruous element in the landscape.

There are no rights of way across the Parcel between the village and adjacent countryside. Newhouse Road is a lightly used rural lane extending into the adjacent farmland and towards the airfield and Earls Colne Business Park on the plateau landscape to the south.

Although Hayhouse Farm itself is the only dwelling in the Parcel, there is a close association with nearby properties in Thomas Bell Road and adjacent parts of the recent residential development on the Atlas works site on Foundry Lane. Clear views are possible of the slate rooves and buff brickwork of these properties, which stand on higher ground to the north east of Hayhouse Farm. Occasional glimpses of the church tower are possible, where breaks in the vegetation alongside the lane permits.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	<b>Incoherent</b>	Coherent	Unified
<b>Totals</b> * Prime character if a tie	<b>Weak</b>		
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary		✓				4
<b>Sub total</b>							<b>16</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			✓			3
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary		✓				6
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary		✓				6
<b>Sub total</b>							<b>26.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary		✓				4
<b>Sub total</b>							<b>4</b>
<b>Overall capacity profile (1 + 2 + 3) = 46.5</b>							

Overall Capacity: Medium

**Guidelines for development and mitigation measures:**

- Improve public access to the south western fringes of the village, creating links between Brickfield and Long Meadow Nature Reserve and the Bourne Brook valley in the adjacent landscape to the west
- Manage existing non-native vegetation to the screening bund at Hayhouse Farm, replacing it with a species mix in keeping with local landscape character
- Opportunity to create a cluster of development based on the substantial farmstead and elements of commercial activity at Hayhouse Farm
- Integrate the existing settlement edge in the vicinity of Foundry Road and Thomas Bell Road, within a landscape framework based on new planting and management of existing hedges/scrub
- Replant hedgerows in gappy sections along Newhouse Road, to provide visual containment and reinforce local landscape character

## Landscape capacity appraisal form

Parcel No.: 1d Brickfield and Long Meadow

Settlement: Earls Colne

Landscape Setting Area: EC1

Surveyor: SL

Date surveyed: 09/03/2015

### Parcel description

Arranged around a minor stream that rises westwards from the River Colne alongside Upper and Lower Holt Street, the Parcel comprises a valley landscape on the southern fringes of Earls Colne. A series of detached houses along Park Lane on the northern boundary connect with the Earls Colne Primary School and Valley Children's Centre in the north east corner, with substantial gardens falling southwards into the stream valley. A farm track and well-used footpath running east – west between Curds Road and the Coggeshall Road forms the southern boundary of the Parcel. The largely invisible bridge crossing over the stream valley on the A1124 at Church Hill forms the eastern boundary, with Hayhouse Road at the valley head on the western boundary.

The boundary loosely follows the 50m AOD contour, with the valley slopes within dropping gently away to between 40-45m AOD. The southern sides are punctuated by a secondary stream valley which rises into Parcel 1b to the south as a ditch.

The pattern of pre-18th century field enclosure is largely intact, with three medium size arable fields at the western edge fringed by mature hedges and associated trees. Areas of pasture on the valley floor and southern valley slopes are designated as the Brickfield and Long Meadow Country Wildlife Sites, with areas of unimproved grassland managed to prevent scrub invasion. A small block of native woodland lies on the eastern edge of this Parcel, with a further block of semi-mature poplar trees in the pasture alongside the A1124.

There is good public access into and along the stream valley, with two paths and associated signboards leading from Park Lane in the north and connecting with the track that runs along the southern boundary.

The southern fringe of Earls Colne is visible from within the valley in the centre of the Parcel, with properties and the school (falling within the Conservation Area) alongside Park Lane glimpsed in breaks in vegetation to the garden boundaries. Broad panoramic views of the village are possible from the higher ground on the southern boundary, where rooflines and landmarks such as the church tower are clearly visible. The high voltage power lines in Parcel 4g and woodland block at Richard's Grove are clearly southward views across the adjacent farmland landscape.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	Frequent	<b>Unusual</b>	Unique/rare
S6/ Visual unity	Incoherent	Coherent	<b>Unified</b>
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	Scattered	<b>Widespread/linked</b>
C4/ Management of semi-natural habitats	Poor	Not obvious	<b>Good</b>
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	Interrupted	<b>Intact</b>
C6/ Impact of development	High	<b>Moderate</b>	Low
<b>Totals</b> * Prime condition if a tie			<b>Good</b>

**Strength of character/condition: Conserve and Strengthen**

**Capacity analysis**

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary		✓				6
Complexity / scale	Secondary				✓		2
Condition	Secondary				✓		2
<b>Sub total</b>							<b>14.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			✓			3
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary			✓			4.5
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary				✓		3
<b>Sub total</b>							<b>21</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				✓		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 37.5</b>							

**Overall Capacity: Medium-Low**

**Guidelines for development and mitigation measures:**

- The Brickfield and Long Meadow Nature Reserve to be retained intact, with a landscape buffer to maintain and enhance the biodiversity and character of the site
- Any development to have an organic arrangement in keeping with the grain and character of the Parcel, within a strong landscape framework to define the southern fringes of the village
- Opportunity to reinforce the sense of the pastoral stream valley on the approach to the village from White Colne in the east, with views along the valley floor retained and enhanced through the management of existing trees and hedges, and removal of incongruous stand of poplar trees

## Landscape capacity appraisal form

Parcel No.: 2a Elms Hall Valley Slopes

Settlement: Earls Colne

Landscape Setting Area: EC2

Surveyor: SL

Date surveyed: 26/02/2015

### Parcel description

The Parcel comprises the valley slopes on the north side of the River Colne, which rise from Elms Hall Road on the north side of the floodplain towards Brook Street and Brook Farm on the western edges of Colne Engaine. The northern boundary is defined by the boundary of the Setting Area itself, which wraps around fields, gardens and businesses on the western fringes of this small village. The eastern and western edges of the Parcel are defined by roads which rise perpendicular to the river away from river crossings at Langley Mill and Station Road. The southern boundary is defined by the dismantled railway that loosely follows the edge of the floodplain; apparent as a smooth and continuous belt of alder, willow and hawthorn trees.

The land rises from approximately 30m AOD on the edge of the floodplain to a high point of 64m AOD where it meets Knights Farm at the northernmost tip. Land uses comprises arable farmland based on medium to large scale fields, within which stand two geometric blocks of woodland, such as the stand at 'Coppins'. Pockets of pasture are present on the lower valley slopes, such as in the vicinity of Munn's Farm. The network of hedgerows to fields and roadsides is variable, with occasional uncharacteristic Lombardy poplars planted within verges and hedgerows in the north and west of the Parcel. Elms Hall Road is occasionally slightly sunken, and well enclosed with hedges and associated trees - particularly in western parts.

The open farmland landscape between Brook Street on the upper valley slopes and Elms Hall Road alongside the edge of the floodplain allows for clear and broad views into adjacent Setting Areas, as well as across the valley to Parcels 2c and 2d on the opposite slopes. These views include pylons in the distant plateau landscape, the wedge of housing between Station Road and the Halstead Road on the north western fringes of the village, and properties such as Parley Beams Farm arranged alongside the A1124 Halstead Road on the valley slopes south of the River Colne. Similarly, the brick church tower at Colne Engaine is clearly visible as a horizon feature in northward views away from the river valley landscape. The vegetation associated with the former rail corridor along the southern boundary limits views of the valley floor and river channel itself to the south of the Parcel.

Settlement in the Parcel is limited to a series of cottages and farmsteads, including some Listed Buildings, along Elms Hall Road, which meanders along the lowest part of the slopes adjacent to the floodplain. There are no footpaths across the farmland; connections to the river valley being limited to the rural lanes on the fringes.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	<b>Dominant/Prominent</b>
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>



<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	
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**Strength of character/condition: Improve and Conserve**

<b>Capacity analysis</b>							
<b>Criteria</b>	<b>Importance</b>	<b>A=5</b>	<b>B=4</b>	<b>C=3</b>	<b>D=2</b>	<b>E=1</b>	<b>Total</b>
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>15</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary					✓	1.5
Prevention of coalescence	Primary			✓			4.5
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>15.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				✓		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 32.5</b>							

**Overall Capacity: Low**

### **Guidelines for development and mitigation measures:**

- Opportunity for footpaths across the valley slopes, providing routes away from the road between Colne Engaine in the north and the river valley landscape to the south
- Enhance hedge and tree planting alongside Brook Street and Elms Hall Road on the upper and lower valley slopes respectively, particularly in the unenclosed sections in the vicinity of Knight's Farm to the north, to provide visual containment to the river valley landscape and habitat linkages with woodland and hedgerows present in the Parcel
- Remove Lombardy poplars and replant with species characteristic of the local landscape

## Landscape capacity appraisal form

Parcel No.: 2b River Colne and Bourne Brook

Settlement: Earls Colne

Landscape Setting Area: EC2

Surveyor: SL

Date surveyed: 26/02/2015

### Parcel description

Forming a 'Y' shape linking with several Parcels in the Setting Area, the Parcel is based on the channel and floodplain of the River Colne and Bourne Brook. The Colne meanders east – west between the bridge crossings at Station Road in Colne Engaine and Langley Mill; the Bourne Brooke meandering northwards from the bridge crossing on Nightingale Lane towards the Stonebridge crossing on the A1124 and onwards to the confluence of the river channels in the north eastern corner of the Parcel.

The Parcel lies west of Earls Colne; the river corridor upstream of the settlement providing a distinct landscape break between the village and the town of Halstead directly to the west. The northern edge is generally defined by the smooth line of the dismantled Colne Valley Railway, which loosely follows Elms Hall Road along the northern edge of the floodplain at approximately 30m AOD.

Both the river and brook form a series of meandering loops along the length of the Parcel, with a series of ditches and tributary streams connecting with them. The channels are both imperceptible in the floodplain, defined instead by the thread of alder and willow trees along their banks. Land use comprises a mix of grassland, with occasional arable fields and a number of small woodland blocks, with fields set back from the Bourne Brook reflecting the pre-18<sup>th</sup> century pattern of enclosure. Much of the grassland in the floodplain of the Bourne Brook is designated as County Wildlife Site.

The scale and containment of the river valley landscape varies within the Parcel, with a mosaic of small and medium size pockets of pasture mixed with trees and hedges fringing the drainage ditches and the rivers, and occasional geometric blocks of poplar trees. Visibility of the Parcel is similarly varied, with sections of the Bourne Brook invisible in the wider landscape as a consequence of the relatively steep valley sides, the woodland blocks (such as Bullock Wood) on the adjacent valley slopes, and limited public access in the area. The occasional stands of poplar trees in the floodplain further limit visibility across and along the floodplain.

There is no settlement in the Parcel, the only built forms being the sewage treatment works adjacent to Langley Mill on the western edge, the elevated Halstead Road at Stonebridge and the corridor of the dismantled railway on the northern boundary.

Footpath access in the area is limited, with a footpath at Pond House on the northern edge of the Parcel linking with a continuous path along the length of the Bourne Brook, accessed via a footbridge close to the confluence of the water courses.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	<b>Dominant/Prominent</b>
S2/ Impact of landcover *	Insignificant	Apparent	<b>Dominant/Prominent</b>
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	Coherent	<b>Unified</b>
<b>Totals</b> * Prime character if a tie			<b>Strong</b>
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	Scattered	<b>Widespread/linked</b>
C4/ Management of semi-natural habitats	Poor	Not obvious	<b>Good</b>

C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie			<b>Good</b>

**Strength of character/condition: Safeguard and Manage**

### Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary				✓		3
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary				✓		2
Condition	Secondary					✓	1
<b>Sub total</b>							<b>10.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary				✓		3
Prevention of coalescence	Primary				✓		3
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>16.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary					✓	1
<b>Sub total</b>							<b>1</b>
<b>Overall capacity profile (1 + 2 + 3) = 28</b>							

**Overall Capacity: Low**

### Guidelines for development and mitigation measures:

- Manage woodland blocks to enhance wildlife interest and provide a visual screen to incongruous elements such as the sewage treatment works alongside Langley Mill on the western fringes of the Parcel.
- Woodland management to include the thinning of recent woodland planting, and replacement of poplar plantations with more characteristic trees
- Retain the intricate scale and tranquil nature of the valley landscape of the Bourne Brook
- Minimise the visual intrusion of the busy A1124 road corridor through hedgerow planting to the road corridor and management of blocks of woodland to either side of the bridge crossing at Stonebridge

## Landscape capacity appraisal form

Parcel No.: 2c Millennium Green

Settlement: Earls Colne

Landscape Setting Area: EC2

Surveyor: SL

Date surveyed: 26/02/2015

### Parcel description

The Parcel lies directly to the west of Station Road leading northwards to Colne Engaine, wrapping around the rear of properties on the western edge of the village of Earls Colne. The A1124 Halstead Road runs east – west along the southern boundary of the Parcel, rising eastwards away from Stone Bridge towards the village. The western boundary follows the floodplain of the River Colne and Bourne Brook which wrap around the north and west of the village.

It comprises the west facing and locally steep valley slopes of the River Colne and Bourne Brook, whose confluence lies directly to the west of the Parcel on the adjacent valley floor. The slopes fall away from the elevated ground based on the 50m AOD contour at De Vere Road and Atlas Road on the western edge of the settlement, towards the 30m AOD contour at the edge of the floodplain where the river runs close to the western boundary of the Parcel.

Earls Colne Millennium Green occupies southern parts of the Parcel, where blocks of native tree and hedgerow planting combine with managed grassland and a series of circular paths. Areas of grassland and scrub on the slopes to the west of Station Road are fringed with blocks of trees alongside the former rail line that lies alongside the edge of the floodplain on the northern boundary of the Parcel. This vegetation wraps around and screens a sewage treatment works and small static caravan site which are accessed from Station Road.

There are numerous footpaths within the Parcel, including a series of circular routes within the Millennium Green, connecting with residential areas around De Vere Road and Atlas Road and the nearby Earls Colne Recreation Centre on Station Road. Two access points from the Halstead Road provide linkages on the south side of the village, and close connections with the path along the Bourne Brook to the south west.

Clear views to the north and west from residential properties on De Vere Road and Atlas Road on the western edge of the village encompass the river valley landscape and the valley slopes north of the River Colne beyond in more distant Parcels.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	<b>Dominant/Prominent</b>
S2/ Impact of landcover *	Insignificant	Apparent	<b>Dominant/Prominent</b>
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	Frequent	<b>Unusual</b>	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	Scattered	<b>Widespread/linked</b>
C4/ Management of semi-natural habitats	Poor	Not obvious	<b>Good</b>
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	Interrupted	<b>Intact</b>
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie			<b>Good</b>

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary		✓				6
Complexity / scale	Secondary				✓		2
Condition	Secondary				✓		2
<b>Sub total</b>							<b>14.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			✓			3
Openness to private view	Secondary				✓		2
Relationship with existing urban conurbation	Primary		✓				6
Prevention of coalescence	Primary		✓				6
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>21.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			✓			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 39</b>							

Overall Capacity: Medium-Low

**Guidelines for development and mitigation measures:**

- Opportunities to integrate and soften the existing urban edge to properties on the north western fringes of the village, at Atlas Road and De Vere Road
- Potential to create green links from the western fringes of Earls Colne and the river valley landscape and the dismantled rail line running along the corridor of the River Colne

## Landscape capacity appraisal form

Parcel No.: 2d Stonebridge Hill

Settlement: Earls Colne

Landscape Setting Area: EC2

Surveyor: SL

Date surveyed: 26/02/2015

### Parcel description

The rectangular shaped Parcel occupies the gently falling valley slopes between the A1124 Halstead Road and the floodplain of the River Colne. The busy road, connecting Halstead with Earls Colne, forms the southern boundary itself, with a minor lane leading down the slopes to Langley Mill east of Halstead marking the western boundary.

The land falls gently and evenly northwards from 50m AOD along the road corridor to approximately 35m AOD on the edge of the floodplain, which wraps around the eastern boundary at the confluence of the River Colne with the Bourne Brook. A series of ditches fall down the valley slopes from the roadside, running in straight lines alongside the field boundaries.

The valley slopes are divided into a series of rectangular shaped fields arranged perpendicular to the road above and river valley below, with two compartments reflecting the 18<sup>th</sup>-19<sup>th</sup> century pattern of field enclosure. Predominantly arable, the fields are enclosed by a network of well-maintained hedgerows interspersed with trees, with a series of semi-mature tree belts running parallel. A block of woodland alongside Langley Mill Lane on the western boundary provides enclosure to the Parcel, and limits views of the adjacent valley slopes on the eastern fringes of Halstead.

There is no public access into or around the fringes of the Parcel; access into the river valley limited to the lane on the western boundary. The area has a peaceful rural feel away from the road corridor, where the heavy traffic and parking lay-by with snack bus weaken this sense. The only settlement in the Parcel is a row of cottages east of this lay-by, close to and forming a cluster with Parley Beams Farm in Parcel 2g to the south. Oriented north-south along the road corridor, views from the rear of the properties are based on a single field framed by hedgerows and falling towards a belt of trees on the southern edge of the floodplain.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

Strength of character/condition: Improve and Conserve

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>15</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary				✓		3
Prevention of coalescence	Primary				✓		3
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>16.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				✓		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 33.5</b>							

**Overall Capacity: Low**

#### **Guidelines for development and mitigation measures:**

- Opportunities for tree planting associated with existing hedgerows along the A1124 corridor to conserve the tranquil feel away from the Halstead Road, and screen views of the eastern fringes and Bluebridge Industrial Estate in Halstead
- Conserve the open views on the approach to Earls Colne from Stonebridge Hill on the A1124 Halstead Road
- Opportunities for green links between the valleys of the Bourne Brook and River Colne, via a footpath alongside a field boundary within the Parcel

## Landscape capacity appraisal form

Parcel No.: 2e The Kennels  
 Settlement: Earls Colne  
 Landscape Setting Area: EC2  
 Surveyor: SL

Date surveyed: 26/02/2015

### Parcel description

The Parcel lies directly to the south of the A1124 on the approach to the village from the town of Halstead, which lies 3km west and upstream of Earls Colne. Cottages and a smallholdings on the western fringes of the village mark the eastern boundary, characterised by dwellings and enclosures arranged at the end a gravel track leading south from the Halstead Road track.

A series of working lies at the centre of the Parcel, south of which a mix of grassland and arable fields fall away from the crest of the valley at 55m AOD towards the minor tributary valley landscape of the Bourne Brook at approximately 30m AOD.

Although located directly alongside the existing settlement edge, the containment afforded by vegetation to the perimeter, and strong association with the tranquil river valley landscape adjacent to the western boundary results in a distinctly tranquil feel, particularly in southern areas away from the road corridor.

There are no rights of way across the Parcel, and no access to the adjacent river valley landscape due to the absence of footways alongside the Halstead Road. This corridor is framed by dense hedges of elm regrowth, blackthorn, hawthorn, and occasional ornamental conifers, limiting any views of the falling valley slopes within the Parcel. Stonebridge House alongside the road on the lower valley slopes is the only dwelling in the Parcel, views from which are contained by vegetation to the perimeter, with tree planting on the western edge combining with plantations of poplar in the adjacent floodplain landscape.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	<b>Dominant/Prominent</b>
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

**Strength of character/condition: Improve and Conserve**



Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>15</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			✓			3
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary			✓			4.5
Prevention of coalescence	Primary		✓				6
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>22</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				✓		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 39</b>							

**Overall Capacity: Medium-Low**

#### Guidelines for development and mitigation measures:

- Hedges to be retained and reinforced along Station Road, to minimise the visual impact of any development from parts of the existing settlement e.g. properties on De Vere Road on the west side of Station Road
- Potential to provide an additional piece of the Colne Valley Path, by making use of the course of the dismantled railway which crosses the northernmost sections of the Parcel
- Opportunities for green links between properties on the western margins of the village and the river valley landscape to the north
- Development to be arranged within a comprehensive landscape framework along rather than across the gently falling valley slopes, to allow for integration with the existing landform and provide a visual screen in in views from Colne Engaine and the valley slopes to the north
- Blocks of vegetation to be created on the higher slopes, in order to screen the large scale Riverside Business Park alongside the floodplain in the north of the Parcel

## Landscape capacity appraisal form

Parcel No.: 2f The Croft

Settlement: Earls Colne

Landscape Setting Area: EC2

Surveyor: SL

Date surveyed: 09/03/2015

### Parcel description

Wrapping around the southern fringes of the existing settlement which follows the A1124 Halstead Road through Earls Colne, the Parcel has a close relationship with the existing residential areas. A substantial tree belt screening the commercial activity at Hayhouse Farm defines the southern boundary. The valley slopes that fall gently to the Bourne Brook, and the associated hedge line on the brow of these slopes, form the western boundary.

It comprises two small fields at the eastern end of the Parcel, which lie between The Croft and the Pump House Surgery on The Castings. A belt of native hedging and trees divides these fields from a third larger arable field in the west, which extends onwards towards the block of woodland at Ash Bottom in the adjacent Parcel 2h. A series of informal paths are present in the east of the area, providing access for dog-walking from Moreys Road through to the Halstead Road opposite the junction with Station Road.

The roofline of the Earls Colne Recreation Club can be glimpsed from fields in the east of the Parcel, where the roofline of the sports centre building rises above two storey dwellings on The Croft and along the Halstead Road. Hedging along the boundaries of adjacent Parcels 2e and 1c limit any impression of these landscapes.

The existing settlement edge is organic in form and character, ranging from properties at The Croft in the Conservation Area in the east, to the later residential development at Hunt Road alongside the northern boundary. The degree of enclosure to the garden boundaries varies from substantial hedges to the rear of The Croft, to more intermittent vegetation to the rear of Hunt Road in the north-western corner.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	Apparent	Dominant/Prominent
S3/ Historic pattern *	Insignificant	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	Tranquil
S5/ Distinctiveness /rarity	Frequent	Unusual	Unique/rare
S6/ Visual unity	Incoherent	Coherent	Unified
<b>Totals</b> * Prime character if a tie		Moderate	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	Scattered	Widespread/linked
C4/ Management of semi-natural habitats	Poor	Not obvious	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	Interrupted	Intact
C6/ Impact of development	High	Moderate	Low
<b>Totals</b> * Prime condition if a tie		Moderate	

Strength of character/condition: Improve and Conserve

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary	✓					7.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>18</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary	✓					5
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary	✓					7.5
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary		✓				6
<b>Sub total</b>							<b>30</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary		✓				4
<b>Sub total</b>							<b>4</b>
<b>Overall capacity profile (1 + 2 + 3) = 52</b>							

**Overall Capacity: Medium-High**

#### **Guidelines for development and mitigation measures:**

- Hedges to be retained and reinforced within the Parcel, to minimise the visual impact of any development from parts of the existing settlement e.g. properties on Massingham Road and the A1125 Halstead Road to the east and north respectively
- Opportunities for green links between properties on the southern side of the village and the adjacent rural landscape, connecting Hay House Farm with the river valley landscape of the Bourne Brook
- Development to be arranged within a comprehensive landscape framework based on the existing field boundaries, to allow for integration with the adjacent farmland landscape

## Landscape capacity appraisal form

Parcel No.: 2g Parley Beams Farm

Settlement: Earls Colne

Landscape Setting Area: EC2

Surveyor: SL

Date surveyed: 26/02/2015

### Parcel description

Located equidistant between Earls Colne and Halstead, the Parcel lies to the south of the A1124 between the two settlements. It forms a wedge shaped area of largely level ground which stands above the valley slopes and confluence of the River Colne and the Bourne Brook to the east.

The boundaries of the wedge-shaped Parcel loosely follow the 55m AOD contour along the Halstead Road, from which the land slopes gently to the north and east to the valley floor. The same contour defines the southern boundary, from which there is a similar fall to the largely wooded slopes of the Bourne Brook.

The pattern of the pre-18th century enclosure is largely intact, and the medium to large sized fields cropped for wheat and beet. Fields are contained by an interrupted network of hedgerows which vary in age and condition. Two narrow and lightly used lanes cross the landscape, set within grassy verges and hedgerows.

A single footpath follows the southern boundary to Don Johns, providing a connection with paths and lanes around the settlement at Greenstead Green to the west.

There is a strong sense of tranquillity in southern parts, with little impression of the A1124 Halstead Road to the north. The pattern of settlement in the Parcel and adjacent plateau is dispersed, based on cottages and farmsteads alongside the network of minor rural lanes. The farmstead at Parley Beams Farm in the north eastern corner comprises a substantial brick farmhouse facing onto the road and range of barns enclosed by walls and planting, within grounds containing blocks of native and non-native vegetation and fringed with mixed hedge planting. The Grade II Listed C16th Don Johns and nearby pair of cottages lie on Nightingale Hall Road on the southern boundary, on the brow of the valley slopes.

Distant views, towards the southern fringes of Halstead in the north and the airfield south of the Bourne Brook in the south are available from the elevated landform; with a framework of hedges and woodlands creating a strong rural feel to the intervening landscape.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	Apparent	Dominant/Prominent
S3/ Historic pattern *	Insignificant	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	Tranquil
S5/ Distinctiveness /rarity	Frequent	Unusual	Unique/rare
S6/ Visual unity	Incoherent	Coherent	Unified
<b>Totals</b> * Prime character if a tie		Moderate	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	Scattered	Widespread/linked
C4/ Management of semi-natural habitats	Poor	Not obvious	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	Interrupted	Intact
C6/ Impact of development	High	Moderate	Low
<b>Totals</b> * Prime condition if a tie		Moderate	

**Strength of character/condition: Improve and Conserve**

**Capacity analysis**

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary	✓					7.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>18</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			✓			3
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary					✓	1.5
Prevention of coalescence	Primary				✓		3
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>16</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			✓			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 37</b>							

**Overall Capacity: Medium-Low**

**Guidelines for development and mitigation measures:**

- Conserve the tranquil feel in southern parts of the area, away from the Halstead Road. Extend this feel across the whole Parcel by managing the existing declining hedgerows and planting tree belts or small blocks of woodland along the A1124 road corridor on the northern boundary
- Opportunities for introducing small blocks of woodland on the farmland plateau to reinforce landscape character
- Improve public access in the Parcel by creating north south linkages between the Bourne Brook to the south and the River Colne at Langley Mill in the adjacent Parcel to the north

## Landscape capacity appraisal form

Parcel No.: 2h Bourne Brook Valley Slopes

Settlement: Earls Colne

Landscape Setting Area: EC2

Surveyor: SL

Date surveyed: 26/02/2015

### Parcel description

The gently falling slopes associated with the valley of minor tributary of the Bourne Brook forming a substantial part of the overall Landscape Setting Area. Located to the south and west of the Earls Colne, the Parcel rises away from the edge of the floodplain and meets farmland on the adjacent plateau in the vicinity of Nightingale Hall and Stanstead Hall at approximately 55m AOD on the south side of the A1124 Halstead Road.

Comprising a mix of meadows and grazing pasture on the lower slopes and valley floor along the course of the Bourne Brook, land use on the valley sides is based on arable farmland and deciduous woodland copses (including the ancient woodland at Bullock Wood and Ash Bottom), which meets the large scale arable farmland associated with the plateau landscape to the south and west of the village.

A network of meadows and woodland copses occupy associated with the Bourne Brook, Areas of pasture are largely based on the minor valley landform at the heart of the Parcel, where the network of pre-18th century field enclosure is evident. Fields are enclosed by a consistent network of hedgerows, with a mix of both small and substantial woodland blocks occupying the gently falling valley slopes.

Settlement across the Parcel is dispersed, based upon a series of substantial farmsteads at the valley crest between the large scale farmland plateau to the south west of the Parcel, and the smaller scale valley slopes within it. The farmhouse and associated cottages at Nightingale Hall have a remote feel, given the semi-permanent closure of the bridge crossing north of Warren Farm. The severance of this minor route minimises access by vehicles across the Parcel, reinforcing the remote and tranquil feel as a consequence.

Rights of way within the Parcel are limited to the linear path along the western edge of the floodplain to the Bourne Brook. A series of tracks, such as those in the vicinity of Bullock Wood and Ash Bottom provide additional and informal linkages within the Parcel.

There is no impression of the former industrial site on the south western edge of the settlement fringe, due to the containment provided by the locally steep valley slopes, and the robust vegetation to the periphery of the former industrial site.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	<b>Dominant/Prominent</b>
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	Coherent	<b>Unified</b>
<b>Totals</b> * Prime character if a tie			<b>Strong</b>
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	Not obvious	<b>Good</b>
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>

<b>Totals</b> * Prime condition if a tie			<b>Good</b>
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**Strength of character/condition: Safeguard and Manage**

### Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary		✓				6
Complexity / scale	Secondary				✓		2
Condition	Secondary					✓	1
<b>Sub total</b>							<b>13.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary		✓				4
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary				✓		3
Prevention of coalescence	Primary		✓				6
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>21.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				✓		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 37</b>							

**Overall Capacity: Medium-Low**

### Guidelines for development and mitigation measures:

- Potential to improve the limited footpath network, creating green links with residential areas to the south and west of the village of Earls Colne
- Maintain the fine grain, remote character and tranquil quality associated with the minor tributary valley landform
- Ensure that the existing landscape designations, such as the woodland blocks at Bullock Wood, are both protected and buffered with new habitat creation
- Retain and reinforce the pre-18th century pattern of field enclosure present across much of the Parcel
- Manage the existing hedgerows and blocks of woodland to preserve and reinforce the visual containment associated with the valley landscape of this minor tributary feature

## Landscape capacity appraisal form

Parcel No.: 3a Colne House  
Settlement: Earls Colne  
Landscape Setting Area: EC3  
Surveyor: SL

Date surveyed: 03/03/2015

### Parcel description

The Parcel lies to the north of the A1124 which crosses the village in an east-west direction, providing a landscape break between the Homefield Way residential area on the north side of the town, and the clubhouse to Earls Colne Golf Club and adjacent Colne House Residential Home on Station Rd.

It comprises a rectangle of rough grassland between these established parts of the settlement, fringed with a continuous band mature trees and associated understorey vegetation. The presence of regularly spaced mature lime trees within this fringe suggests a parkland feel to the enclosure of the Parcel.

The unmanaged grassland slopes very gently northwards from approx. 50m AOD towards the valley slopes in the adjacent Parcel 3c directly to the north.

The Parcel offers evidence of the pre-18<sup>th</sup> century historic field pattern, with the boundary vegetation largely intact, demonstrating the former pattern of enclosed fields on the valley slopes to the village fringes. Although appearing unmanaged, the belt of sycamore, lime and occasional yew trees provides a strong framework and definition to the grounds of Colne House – whose approach is currently unmanaged grassland with groups of trees.

The field is fully accessible to the public and well-used by dog walkers in the neighbourhood, with numerous breaks in the perimeter vegetation allowing pedestrian links away from roads on the north side of the village.

The perimeter vegetation provides an effective screen between the Parcel and residential areas to the east, south and west, and the golf course landscape to the north. Within the Parcel, occasional northward glimpses across the valley are possible at breaks in the scrub layer to the north of the field. Inward views are possible at breaks in the scrub layer on the driveway approach to Colne House and the golf clubhouse.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	Frequent	<b>Unusual</b>	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie			<b>Good</b>

**Strength of character/condition: Conserve and Strengthen**



Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary	✓					7.5
Vegetation enclosure	Primary		✓				6
Complexity / scale	Secondary			✓			3
Condition	Secondary				✓		2
<b>Sub total</b>							<b>18.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			✓			3
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary	✓					7.5
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary		✓				6
<b>Sub total</b>							<b>27</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary		✓				4
<b>Sub total</b>							<b>4</b>
<b>Overall capacity profile (1 + 2 + 3) = 49.5</b>							

**Overall Capacity: Medium-High**

#### Guidelines for development and mitigation measures:

- Any development to retain existing green links between residential areas on the northern fringes of the village, connecting a range of green/play spaces
- Existing vegetation to the perimeter of the Parcel to be retained and managed to ensure its longevity and function as a visual screen to the northern fringes of the village and adjacent golf course landscape
- Development to be in scale with adjacent parts of the settlement, to ensure it is imperceptible in views from Colne Engaine and the valley slopes to the north

## Landscape capacity appraisal form

Parcel No.: 3b Station Road Grazing Pasture

Settlement: Earls Colne

Landscape Setting Area: EC3

Surveyor: SL

Date surveyed: 03/03/2015

### Parcel description

The Parcel lies to the north of Station Road which extends northwards from Earls Colne towards the smaller village on Colne Engaine on the opposite side of the river. The road name reflects the former rail line, with the dismantled station located at the northern tip of the Parcel. Accessed from Station Road, 'Meadow Croft' and its mature gardens lie directly to the south, connecting with the western greens of the Colne Valley golf course which form the eastern boundary of the Parcel. The northern boundary follows the edge of the floodplain.

It comprises two large areas of paddock (currently grazed by sheep and horses) divided by electric fencing, rising away from the floodplain towards the settlement edge around the 45m contour. The edge of the floodplain is marked by blocks of vegetation, incorporating a belt of trees alongside the dismantled railway and trees around the Riverside Business Park on the site of the former station. The boundary of the western field alongside Station Road Parcel offers evidence of the pre-18<sup>th</sup> century historic field pattern, with the boundary unchanged and fragments of the hedge line intact.

There is no rights of way across the Parcel, with access to the river valley landscape limited to a pavement on the east side of Station Road. Views into and across the falling valley slopes are possible at occasional breaks in the hedge line alongside the pavement.

Views across the valley floor towards the south facing valley slopes and village of Colne Engaine are possible from within the Parcel, with St Andrews church tower a feature on the horizon. There is strong intervisibility with housing at De Vere Road to the west, and a close association with the settlement given the street lighting along Station Road and low voltage power lines across the fields.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie	<b>Weak</b>		
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	<b>Relic</b>	Scattered	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	<b>Declining/relic</b>	Interrupted	Intact
C6/ Impact of development	High	<b>Moderate</b>	Low
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

Strength of character/condition: Improve and Reinforce

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary					✓	1.5
Vegetation enclosure	Primary				✓		3
Complexity / scale	Secondary			✓			3
Condition	Secondary		✓				4
<b>Sub total</b>							<b>11.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			✓			3
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary			✓			4.5
Prevention of coalescence	Primary			✓			4.5
Scope to mitigate the development	Primary		✓				6
<b>Sub total</b>							<b>22</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			✓			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 36.5</b>							

**Overall Capacity: Medium-Low**

### Guidelines for development and mitigation measures:

- Hedges to be retained and reinforced along Station Road, to minimise the visual impact of any development from parts of the existing settlement e.g. properties on De Vere Road on the west side of Station Road
- Potential to provide an additional piece of the Colne Valley Path, by making use of the course of the dismantled railway which crosses the northernmost sections of the Parcel
- Opportunities for green links between properties on the western margins of the village and the river valley landscape to the north
- Development to be arranged within a comprehensive landscape framework along rather than across the gently falling valley slopes, to allow for integration with the existing landform and provide a visual screen in in views from Colne Engaine and the valley slopes to the north
- Blocks of vegetation to be created on the higher slopes, in order to screen the large scale Riverside Business Park alongside the floodplain in the north of the Parcel

## Landscape capacity appraisal form

Parcel No.: 3c Colne Valley Golf Course

Settlement: Earls Colne

Landscape Setting Area: EC3

Surveyor: SL

Date surveyed: 03/03/2015

### Parcel description

The golf course landscape occupies the entire Parcel, which falls gently northwards towards the River Colne from the existing settlement edge at Homefield Way and Hillie Bunnies. The northern boundary follows the channel line itself, with areas of pasture and blocks of trees in the grounds of Colne Priory meeting the eastern boundary. A mature hedge that leads northwards from Meadow Croft on Station Road to the valley floor defines the northern boundary.

The southern boundary is loosely based on the 45m AOD contour, with an even fall towards the river itself at approximately 28m AOD on the northern boundary. It comprises a series of highly tended greens, fairways and roughs, enclosed within a mixed framework of native and ornamental trees and hedging. Two large ponds are present on the valley slopes, potentially based on features of the former farmland landscape. The removal of scrubby vegetation and management of the golf course landscape to the bank sides results in the river itself being clearly visible from slopes on both sides of the valley.

Although open in character, access to the valley slopes and golf course landscape is limited to a single footpath that runs northwards towards the river from Homefield Way, where a footbridge over the river provides connections with the footpath network in the landscape around Mill Lane to the north.

Although there are no buildings in the Parcel, the nature of the grounds maintenance and large numbers of golfers in the landscape creates a strong connection sporting activity creates activity well used golf course results in a strong connection with the settlement. Clear views towards and into the Parcel are possible from landscapes in the vicinity of Colne Engaine and Mill Lane on the north side of the valley.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	Apparent	<b>Dominant/Prominent</b>
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	Frequent	<b>Unusual</b>	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	<b>Widespread</b>	Localised	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	<b>Relic</b>	Scattered	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	<b>Moderate</b>	Low
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

**Strength of character/condition: Improve and Conserve**

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary					✓	1.5
Vegetation enclosure	Primary		✓				6
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>13.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary			✓			4.5
Prevention of coalescence	Primary		✓				6
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>20</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			✓			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 36.5</b>							

**Overall Capacity: Medium-Low**

#### Guidelines for development and mitigation measures:

- Potential development on the prominent valley slopes to be arranged within a strong framework of hedges and trees, in keeping with the pattern of farmland enclosure on the opposite valley sides
- Opportunities to restore native planting in place of formal blocks of planting around greens and fairways, integrating remnant oak trees which reflect the former pattern of field enclosure
- Improve biodiversity through the creation of semi-natural habitat in place of the tended golf course landscape, particularly around the bank sides to the River Colne
- Opportunities for green linkage between the northern fringes of the village and the river valley landscape to the south

## Landscape capacity appraisal form

Parcel No.: 3d Colneford Hill  
 Settlement: Earls Colne  
 Landscape Setting Area: EC3  
 Surveyor: SL

Date surveyed: 03/03/2015

### Parcel description

The Parcel is based on the western sections of White Colne; comprising a cluster around the village green at Colneford Hill and a series of properties that straddle Colne Park Road as it rises northwards away from the village. The access track towards the Sewage Works forms a distinct edge to the floodplain on the southern boundary, connecting with the southernmost fringes of the village at the foot of Colneford Hill at a small parking area for recent residential infill development. The northern boundary meets the edge of the Setting Area, returning southwards along the fringes of Colne Park.

Largely residential, properties in the Parcel range from detached houses and cottages overlooking the village green in the south (within the Conservation Area), to bungalows and cottages along Colne Park Road in the north. Yew Tree Farm lies in the heart of the area, albeit though set back from the road and screened by the line of trees that indicate the route of the dismantled railway. This corridor rises gently away from the floodplain around White Colne and dissects the Parcel, apparent as a broad belt of trees on the track sides and brick abutments to a former bridge crossing to the north of the farm. A stepped footpath provides access from the road onto a footpath along the dismantled track.

A small pocket of arable farmland in the north of the Parcel connects with the broader plateau farmland in the adjacent Setting Area; a similar pocket of pasture and paddock lies south of Yew Tree Farm at the southernmost tip.

The land rises gently away from the 25m AOD contour at the edge of the floodplain to approximately 45m AOD on the edge of Colne Park at the northernmost tip. Views across the rising ground are based on those from the footpath on the edge of the floodplain, from roads and cottages facing onto the village green, and from houses and gardens stretching along Colne Park Road. The A1124 and associated lighting/signage creates a busy feel to the southern fringes of the village; a more rural and peaceful feel prevailing away from this corridor.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	<b>Discordant</b>	Moderate	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	<b>Relic</b>	Scattered	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	<b>Declining/relic</b>	Interrupted	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

**Strength of character/condition: Improve and Conserve**

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary		✓				6
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary				✓		2
Condition	Secondary			✓			3
<b>Sub total</b>							<b>15.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary		✓				4
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary		✓				6
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary		✓				6
<b>Sub total</b>							<b>26.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary		✓				4
<b>Sub total</b>							<b>4</b>
<b>Overall capacity profile (1 + 2 + 3) = 46</b>							

**Overall Capacity: Medium**

### Guidelines for development and mitigation measures:

- Opportunity to enhance the footpath linkages on the edge of the floodplain, including the track towards the sewage works and connections with the Colne Valley Path along the former rail line. Potential to restore a pedestrian footbridge between the existing abutments to the former rail bridge alongside Yew Tree Farm as part of these linkages, to provide a continuous off-road route
- Any development to be arranged on the gently rising valley sides around Colne Park Road in order that it is contained by the framework of hedges and trees to field and garden boundaries, and tree belt along the former railway which screens properties to the north from the village green and floodplain to the south

## Landscape capacity appraisal form

Parcel No.: 3e River Colne

Settlement: Earls Colne

Landscape Setting Area: EC3

Surveyor: SL

Date surveyed: 03/03/2015

### Parcel description

Comprising a slim band that dissects the Setting Area, the Parcel is based on the River Colne and associated floodplain stretching westwards from the A1124 at White Colne towards Station Road at Colne Engaine in the east. The boundaries largely comprise the intersection with the adjacent valley slopes, generally identifiable as a fringe of trees between the grassland on the floodplain and adjacent farmland. Although the river itself meanders through the centre of the Parcel, it forms the boundary line itself in central sections, where there is a distinct change of character to the floodplain within the Colne Valley golf course in Parcel 3c to the south.

The river forms a series of meandering loops along the length of the Parcel, with a series of ponds, ditches and tributary streams connecting with it. The channel itself is minor and imperceptible in the floodplain, defined instead by the thread of alder and willow trees along its banks. Land cover is a mix of wet grazing pasture with occasional pockets of arable, in a network of small fields extending away from the river channel. A stand of poplar trees adjacent to Station Road on the western boundary provides a distinct contrast to the pasture immediately upstream.

At the easternmost edge lies Colne Priory, largely invisible beyond a substantial red brick wall and gates to the curtilage. The Grade II Listed Building, and the adjacent River House, lie alongside the site of the former church and monastery which were dissolved in the 1500s; now scheduled as an Ancient Monument. Both properties are surrounded by ponds and ditches within the floodplain, within a setting of mature trees which enhance the character and reinforce the screen to the busy road corridor.

A sewage works is located on the edge of the floodplain in the north east corner, fringed by hedging and trees to the boundaries which connect with the continuous belt of trees alongside the former rail line to the north.

Footpath access is good, with a continuous route along the dismantled rail line on the northern boundary connecting to paths towards a footbridge over the river at the centre of the Parcel. This path wraps around the sewage works and runs east along the access track, meeting the road at the foot of Colneford Hill in White Colne. Broad views across and along the river valley landscape are widely available, limited only by the stand of trees at the western end. Views into the floodplain from the adjacent valley slopes are also possible; although the impression of the channel varies according to the direction of view and presence or absence of vegetation on the valley floor.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	<b>Dominant/Prominent</b>
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	Coherent	<b>Unified</b>
<b>Totals</b> * Prime character if a tie			<b>Strong</b>
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	<b>Good</b>
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact



C6/ Impact of development	High	Moderate	Low
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

**Strength of character/condition: Conserve and Restore**

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary				✓		3
Vegetation enclosure	Primary		✓				6
Complexity / scale	Secondary				✓		2
Condition	Secondary			✓			3
<b>Sub total</b>							<b>14</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			✓			3
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary			✓			4.5
Prevention of coalescence	Primary				✓		3
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>18</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary					✓	1
<b>Sub total</b>							<b>1</b>
<b>Overall capacity profile (1 + 2 + 3) = 33</b>							

**Overall Capacity: Low**

#### **Guidelines for development and mitigation measures:**

- Manage woodland blocks to maintain/enhance wildlife interest, and provide a visual screen to incongruous elements such as the Riverside Business Park on the western fringes of the Parcel
- Opportunity to reinforce vegetation along the northern backs to the River Colne, to enhance wildlife interest associated with the floodplain, and screen the northern fringes of Earls Colne when viewed at breaks in vegetation along the Colne Valley Path

## Landscape capacity appraisal form

Parcel No.: 3f Mill Lane

Settlement: Earls Colne

Landscape Setting Area: EC3

Surveyor: SL

Date surveyed: 09/03/2015

### Parcel description

Occupying the lower valley slopes between Mill Lane and the River Colne, the Parcel forms a slim rectangle parallel with the floodplain. Mill Lane connects with Colne Park Road in the east, wrapping around the northern boundary and connecting with White Colne on similar valley slopes to the east. The Parcel meets Station Road in the east, which rises north from the valley floor towards the village of Colne Engaine alongside the northern boundary.

Comprising open arable farmland with occasional grassland in eastern parts, the land rises from approximately 30m AOD on the edge of the floodplain to 45m AOD on higher sections on Mill Lane. In the centre of the Parcel, the Mill Brook tributary meets the River Colne, apparent only as a band of trees fringing low lying areas of pasture south of Overshot Mill. Fields are open and unenclosed in western parts, creating strong indivisibility with the landscape of the Colne and Bourne Brook further upstream. Elsewhere, fields are intermittently enclosed with hedges which run perpendicular with Mill Lane. These link with trees on either side of the former rail line, which follows the edge of the floodplain and defines the southern boundary. Areas of grazing pasture in the east are interspersed stands of trees associated with the entrance to Colne Park at a local high point of 50m AOD.

A footpath along the tributary valley at Mill Brook provides north – south access to the River Colne from the upper reaches around Over Hall in the north, with additional links at Lodge Farm and Colne Park. An informal but well-used path alongside the ditch at the field edge to Station Road provides access to the river valley on the western boundary.

The open farmland landscape between Mill Lane and the edge of the floodplain allows for clear and broad views into adjacent Setting Areas, as well as across the valley to Parcels on the opposite slopes. The large structures within the Riverside Business Park at Station Road on the south side of the river are clearly visible from western sections of the Parcel, seen beyond and rising above vegetation on the floodplain.

Although the Parcel is uninhabited, there are clear views of the villages of Colne Engaine and Earls Colne at higher elevations to the north and south, with the brick and stone tower of St Andrews Church a prominent feature on the skyline. To the west, views towards White Colne are prevented by vegetation along the former rail line in the vicinity of Yew Tree Farm.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	<b>Relic</b>	Scattered	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	<b>Moderate</b>	Low

<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	
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**Strength of character/condition: Improve and Conserve**

<b>Capacity analysis</b>							
<b>Criteria</b>	<b>Importance</b>	<b>A=5</b>	<b>B=4</b>	<b>C=3</b>	<b>D=2</b>	<b>E=1</b>	<b>Total</b>
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>15</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary					✓	1.5
Prevention of coalescence	Primary			✓			4.5
Scope to mitigate the development	Primary		✓				6
<b>Sub total</b>							<b>17</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				✓		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 34</b>							

**Overall Capacity: Medium-Low**

### **Guidelines for development and mitigation measures:**

- Opportunity for footpath connections between the village of Colne Engaine, the river valley landscape and the Colne Valley Path, and southwards to Earls Colne
- Creation of blocks of trees where agricultural practice allows, to provide breaks in otherwise open views towards the golf course and northern fringes of Earls Colne, and provide habitat linkages with trees fringing the floodplain on the southern boundary
- Maintain the setting of Colne Park and the associated parkland and farmland. The existing (possibly designed) views to and from the Grade II Listed Lodge and gateways in the east of the Parcel to be retained intact, uninterrupted by development or vegetation
- Enhance hedge and tree planting alongside Station Road in the west of the Parcel and Mill Lane on the northern boundary of the Parcel, to enhance the approach and setting to Colne Engaine

## Landscape capacity appraisal form

Parcel No.: 3g Colne Park

Settlement: Earls Colne

Landscape Setting Area: EC3

Surveyor: SL

Date surveyed: 09/03/2015

### Parcel description

Occupying the upper valley slopes on the north side of the River Colne, the Parcel lies on the northern edge of the Setting Area where it meets the adjacent farmland landscape. Running parallel to the floodplain and lower valley slopes, it rises from Mill Lane on the southern boundary northwards towards farmland interspersed with hamlets in the parish of White Colne. Colne Park and the associated parkland and estate farmland lie in the east of the Parcel, stretching away from the eastern boundaries towards Colne Park Road which leads northwards out of the Parcel.

The village fringes of Colne Engaine meet the eastern boundary, where a series of medium to large arable fields rise up the valley slopes around Lodge Farm. Comprising a range of buildings and stables, the farmstead occupies an open and prominent position on Mill Lane.

The stream valley of the Mill Brook punctuates the centre of the Parcel, characterised by smaller scale fields and pasture with occasional stands of trees, and fringed with mature hedgerows and woodland blocks such as Millbrook Grove on the gentle side valley slopes. A cluster of properties are based on Overshot Mill, contained within a framework of mature vegetation around the stream, garden boundaries and gently winding Mill Lane. A secondary stream rises north eastwards towards Colne Park, enclosed within blocks of alder carr and fringed with ponds and the farmstead at Home Farm.

A series of footpaths cross the Parcel perpendicular to the river to the south, providing connections to Earls Colne via the footbridge over the river in the landscape to the south.

The entrance lodge and gateway to Colne Park are prominent features in the east of the Parcel, with clear views into and out of the parkland landscape from the prominent Lodge and gateway at a local high point of 50m AOD. The high voltage power lines crossing the valley landscape to the east of Earls Colne are visible in the distance. Clear southward views across the river valley landscape are possible from open sections of Mill Lane and footpaths on higher ground, with the golf course and club house clearly visible on the opposite slopes.

There is a strong sense of tranquillity across the area, particularly around the valley of the Mill Brook and the associated stream landscape that rises towards Home Farm in the parkland of Colne Park. Settlement in the Parcel is based on crossings over these streams, such as the cluster at Colne Park Road and Lawshalls Hill.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	Apparent	<b>Dominant/Prominent</b>
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	Frequent	<b>Unusual</b>	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	Interrupted	<b>Intact</b>
C6/ Impact of development	High	Moderate	<b>Low</b>

<b>Totals</b> * Prime condition if a tie			<b>Good</b>
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**Strength of character/condition: Conserve and Strengthen**

### Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary		✓				6
Vegetation enclosure	Primary		✓				6
Complexity / scale	Secondary			✓			3
Condition	Secondary				✓		2
<b>Sub total</b>							<b>17</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary					✓	1.5
Prevention of coalescence	Primary			✓			4.5
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>16.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				✓		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 35.5</b>							

**Overall Capacity: Medium-Low**

### Guidelines for development and mitigation measures:

- Restore elements of the landscape framework to westernmost sections, where the absence of hedges and groups of trees results in the eastern fringes of the village being clearly visible in views from the Colne valley and northern parts of Earls Colne
- Conserve the tranquil feel of the area, particularly around the distinct and intimate valley landscape of the Mill Brook tributary, characterised by well-enclosed small fields and blocks of woodland
- Maintain the setting of Colne Park and the associated parkland and farmland, with views into and away from the Grade II Listed Lodge and entrance gateway to remain unchanged
- Potential development to be integrated with both landform and the existing pattern of vegetation, to ensure no effect on views from the Colne Valley landscape and Earls Colne to the south

## Landscape capacity appraisal form

Parcel No.: 3h Monks Road  
 Settlement: Earls Colne  
 Landscape Setting Area: EC3  
 Surveyor: SL

Date surveyed: 03/03/2015

### Parcel description

The Parcel lies to the north of the A1124 which crosses the village in an east-west direction, meeting the northern edge of the Conservation Area in the vicinity of St Andrews Church. Residential development at Monks Road and Hillie Bunnies creates an abrupt edge to the existing settlement, rising up the valley slopes perpendicular to the river valley landscape to the north and forming the western boundary to the Parcel. Colne Place (Residential Home) lies at the intersection of Church Hill and High Street on the southern boundary, with its grounds lying to the rear of properties north of the High Street.

The boundary with the golf course is apparent, with stands of single species tree groups (Lawson cypress, birch etc) along the north eastern boundary. Park Lane runs along the eastern boundary, providing access to the paddocks and outbuildings to the rear of Colne Priory, running alongside the village cemetery and emerging opposite the church on Church Hill.

The ground rises gently southwards from approximately 30m AOD on the golf course boundary to 40m AOD at the edge of the village. Land use comprises small to medium sized fields under pasture, enclosed by mature hedges and post and rail fencing, with a field of unmanaged grassland reverting to scrub to the north of Park Lane. Gentle bluffs in the pasture indicate former river courses and levels. A dwelling with associated barns lie in the centre of the Parcel, accessed from a turning head at the end of Monks Road.

The lawns and gardens to Colne Place lie to the north of properties on the High Street; a dense belt of trees and shrubs screening outward views to the north. This vegetation links with planting to garden boundaries on Ernalds Close, creating an organic feel to the southern boundary.

Views to and from the Parcel are limited by the absence of footpaths and presence of boundary vegetation as described above. Occasional glimpses of the tower of St Andrews Church are possible from the footpath running along the northern boundary in the adjacent golf course.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	<b>Declining/relic</b>	Interrupted	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary		✓				6
Complexity / scale	Secondary				✓		2
Condition	Secondary			✓			3
<b>Sub total</b>							<b>15.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary		✓				4
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary	✓					7.5
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary		✓				6
<b>Sub total</b>							<b>29</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary		✓				4
<b>Sub total</b>							<b>4</b>
<b>Overall capacity profile (1 + 2 + 3) = 48.5</b>							

Overall Capacity: Medium-High

**Guidelines for development and mitigation measures:**

- Any development to retain existing green links between residential areas on the northern fringes of the village, connecting a range of green/play spaces
- Existing vegetation to the eastern (golf course) boundary of the Parcel to be retained and managed to ensure its wildlife value and function as a visual screen between the northern fringes of the village and adjacent river valley landscape. This boundary vegetation could provide the basis of a landscape framework for potential development, ensuring that it is integrated with the adjacent landscape and screening views from Colne Priory, White Colne and the valley slopes to the north
- Development to be in scale with, and integrated with adjacent parts of the settlement, to ensure that there is no impact on the adjacent Conservation Area and Colne Priory

## Landscape capacity appraisal form

Parcel No.: 4a White Colne Village

Settlement: Earls Colne

Landscape Setting Area: EC4

Surveyor: SL

Date surveyed: 09/03/2015

### Parcel description

The Parcel is based on the village of White Colne; a historic settlement on the north side of the River Colne, based around a triangular green on land rising away from the river to the north. The village extends eastwards from this core, with a ribbon of dwellings arranged on either side of the road, extending to the eastern limit of the Parcel. The dismantled Colne Valley railway marks the northern boundary, comprising a band of trees on the former track sides that sweep along the lower slopes of the river valley.

The land rises gently away from the 25m AOD contour at the edge of the floodplain to approximately 40m AOD on the northern boundary. Land cover is based on vegetation in gardens and along boundaries, with pockets of pasture and arable on the southernmost fringes alongside the floodplain. Some substantial gardens are present in the west of the area, containing mature vegetation, paddocks and a small vineyard at Toad Hall.

A single footpath provides access from the main road towards Chalkney Mill in the east of the area, and connections with the footpaths that follow the northern and southern margins of the floodplain.

The village of Earls Colne occupies the entire Parcel, comprising a range of period and contemporary properties that are loosely arranged around the roads, with a more organic feel directly north of the bridge crossing at Colneford Hill on the western boundary. Small pockets of commercial activity are present, such as a van sales business on the eastern edges of the Parcel.

Properties on the rising ground to the north side of the Colchester Road have an elevated position with direct southward views into the river valley landscape. Outward views are otherwise contained by vegetation on garden boundaries. Northward views are prevented by a combination of rising ground and the mature vegetation alongside the former rail line.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	<b>Discordant</b>	Moderate	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

**Strength of character/condition: Improve and Conserve**



Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary		✓				6
Complexity / scale	Secondary				✓		2
Condition	Secondary			✓			3
<b>Sub total</b>							<b>15.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			✓			3
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary	✓					7.5
Prevention of coalescence	Primary			✓			4.5
Scope to mitigate the development	Primary		✓				6
<b>Sub total</b>							<b>24</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary		✓				4
<b>Sub total</b>							<b>4</b>
<b>Overall capacity profile (1 + 2 + 3) = 43.5</b>							

**Overall Capacity: Medium**

### Guidelines for development and mitigation measures:

- Opportunity for footpath linkages within the Parcel, to provide a connection between the plateau farmland to the north with the river valley landscape to the south
- Development to be offset from the river valley landscape to the south, with the existing thread of vegetation along the edge of the floodplain supplemented with a strong landscape buffer of trees and hedging – screening views in from the landscape on the south side of the valley
- Opportunity to improve the character of the village of White Colne on the approach from the east, with a landscape framework that integrates existing incongruous elements on the village approaches
- Retain occasional views into the river valley landscape from existing properties on both sides of the Colchester Road

## Landscape capacity appraisal form

Parcel No.: 4b Chalkney Mill  
 Settlement: Earls Colne  
 Landscape Setting Area: EC4  
 Surveyor: SL

Date surveyed: 09/03/2015

### Parcel description

Extending eastwards from the bridge crossing over the River Colne, the Parcel is based on the river channel and dissects the Setting Area. It lies immediately south of the village of White Colne and the A1124 which run parallel to its northern boundary. The western edge is defined by the bridge crossing and busy road, where a cluster of properties straddle the banks; all other boundaries being formed by the edge of the floodplain at approximately 25m AOD.

The river forms a series of meandering loops along the length of the Parcel, with a series of ditches and tributary streams connecting with it. The channel itself is minor and imperceptible in the floodplain, defined instead by the thread of alder and willow trees along its banks. Land use is based on sheep grazing pasture with areas of paddocks close to the settlement in western parts; with occasional arable fields and a number of small woodland blocks alongside the river channel in eastern parts. Two substantial lakes, enclosed by scrub and areas of wet woodland (designated as County Wildlife Sites) lie in the centre of the Parcel, separated by the access road leading to Chalkney Mill.

The Parcel meets the Colchester Road in the east of the area, from which broad open views into and along the river valley landscape are possible, given the higher elevation and breaks in the hedgerow along the road corridor. The views include the vertical forms of the high voltage power lines that cross the valley landscape north-south in the vicinity of Chalkney Mill. This property, and the cluster alongside the bridge crossing on the western boundary, are the only dwellings in the Parcel.

Footpath access in the area is good, with routes along either side of the river corridor, connecting with a path the rises southwards towards Chalkney wood (SSSI) in the adjacent landscape.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	<b>Dominant/Prominent</b>
S2/ Impact of landcover *	Insignificant	Apparent	<b>Dominant/Prominent</b>
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	Coherent	<b>Unified</b>
<b>Totals</b> * Prime character if a tie			<b>Strong</b>
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	Scattered	<b>Widespread/linked</b>
C4/ Management of semi-natural habitats	Poor	Not obvious	<b>Good</b>
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie			<b>Good</b>

**Strength of character/condition: Safeguard and manage**

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary				✓		3
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary				✓		2
Condition	Secondary					✓	1
<b>Sub total</b>							<b>10.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary				✓		2
Relationship with existing urban conurbation	Primary			✓			4.5
Prevention of coalescence	Primary				✓		3
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>16</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary					✓	1
<b>Sub total</b>							<b>1</b>
<b>Overall capacity profile (1 + 2 + 3) = 27.5</b>							

**Overall Capacity: Low**

### Guidelines for development and mitigation measures:

- Manage woodland blocks to maintain/enhance wildlife interest, and provide a visual screen to incongruous elements such as the Riverside Business Park on the western fringes of the Parcel
- Opportunity to reinforce vegetation along the northern banks to the River Colne, to enhance wildlife interest associated with the floodplain, and screen the northern fringes of Earls Colne when viewed at breaks in vegetation along the Colne Valley Path

## Landscape capacity appraisal form

Parcel No.: 4c Colchester Road

Settlement: Earls Colne

Landscape Setting Area: EC4

Surveyor: SL

Date surveyed: 03/03/2015

### Parcel description

The Parcel is a simple rectangular block of farmland to the north of the A1124 at the eastern edge of White Colne. Boley Road rises up the valley slopes away from this busy road corridor on the eastern boundary, meeting the dismantled Colne Valley railway at Crossing Hill. The smooth line of the former railway forms the northern boundary of the Parcel, meeting rear gardens at the easternmost edges of White Colne on the western boundary.

Two large rectangular arable fields rise from approximately 35m AOD at the roadside, separated by a similarly geometric and substantial block of mixed woodland located north of Colne Commercials on the Colchester Road. This semi-mature woodland extends toward a continuous line of ash and sycamore trees lining the former railway on the northern boundary, at approximately 45m AOD.

A single footpath provides access from the main road, running on the west side of this woodland and connecting with a network of paths in the adjacent Parcel 4d to the north. Clear southward views are available from this path, encompassing the river valley landscape and the eastern fringes of White Colne and Earls Colne.

Despite the absence of dwellings within the Parcel, there is a clear impression of properties on the easternmost fringes of the village, on the north and south sides of the A1124.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	<b>Discordant</b>	Moderate	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

**Strength of character/condition: Improve and Conserve**

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>15</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary					✓	1
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary				✓		3
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary		✓				6
<b>Sub total</b>							<b>20.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			✓			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 38.5</b>							

**Overall Capacity: Medium-Low**

#### Guidelines for development and mitigation measures:

- Opportunity to improve the character of the village of White Colne on the Colchester Road approach from the east, with hedge and tree planting along the north side of the highway.
- Potential for off-road footpath linkages along the southern boundary of the Parcel, to provide a connection between the path leading up the slopes from Colne Commercials and the network of paths in the river valley landscape to the south
- Potential development to be set within a strong landscape framework comprising hedges and trees extending down the slopes from the existing tree belt along the former rail line

## Landscape capacity appraisal form

Parcel No.: 4d White Colne Plateau Farmland

Settlement: Earls Colne

Landscape Setting Area:

Surveyor: SL

Date surveyed: 09/03/2015

### Parcel description

Located to the north east of the settlement at White Colne, this substantial Parcel is based on the broad loop of Station Road and Boley Road which rise away from the river valley landscape. The narrow and meandering Boley Road marks the north and eastern limits, with St Andrews Church and Bart Hall marking the north eastern tip. The southern boundary comprises the sweeping line of the former railway along the Colne Valley, which marks the northward limit of the existing village. The intersection of the Colne Park estate and adjacent farmland provides the definition to the western boundary.

It comprises a large scale farmland landscape on slopes which level out and meet the adjacent plateau landscape at around the 50m AOD contour. It is a simple and regular landscape of geometric fields, roads and paths, with hedges and small blocks of trees framing them. The continuous band of vegetation along the southern boundary marks the dismantled railway which follows the 45m AOD contour on the northern valley slopes.

Broad views across the farmland are possible from the lanes around the perimeter and footpaths which follow the field boundaries. The high voltage power lines which cross the Parcel in a north-south direction are prominent vertical features in these views. The large scale agricultural buildings at the National Grid facility at Church Farm on Bures Road in the west can be glimpsed where breaks in the hedge line allows.

There is a strong sense of tranquillity across the area, with no impression of the busy A1124 Colchester Road or the village of White Colne in the adjacent Parcel to the south. The only settlement in the Parcel is at the fringes, comprising the former rectory alongside St Andrews Church and Hill Farm on the gently rising Bures Road at the south western corner. A small field of allotments lies west of Hill Farm, accessed via White Colne Village Hall on the south side if the dismantled railway.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	<b>Insignificant</b>	Apparent	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	<b>Declining/relic</b>	Interrupted	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

**Strength of character/condition: Improve and Conserve**

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary	✓					7.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary		✓				4
Condition	Secondary			✓			3
<b>Sub total</b>							<b>19</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			✓			3
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary					✓	1.5
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary				✓		3
<b>Sub total</b>							<b>19</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				✓		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 40</b>							

**Overall Capacity: Medium-Low**

### Guidelines for development and mitigation measures:

- Conserve the tranquil feel of the area, and distinctly rural character around St Andrews Church
- Development to be based on areas where it could be integrated with the landform and the existing pattern of vegetation
- Reinforce and manage existing vegetation to the dismantled rail line
- Improve public access in the Parcel by creating linkages with a path along the former railway

## Landscape capacity appraisal form

Parcel No.: 4e Tey Road

Settlement: Earls Colne

Landscape Setting Area: EC4

Surveyor: SL

Date surveyed: 09/03/2015

### Parcel description

The Parcel lies between Tey Road and the River Colne on the easternmost fringes of the village. Lying on the lower valley slopes, it stretches away from the A1124 at Lower Holt Street and runs parallel with the floodplain which extends south east towards Chalkney Wood at the edge of the Setting Area. The 25m AOD contour along the edge of the floodplain defines the northern boundary, with the minor Tey Road and dwellings alongside it forming the southern edge.

It is predominantly farmed as grazing pasture, under sheep at the time of the visit. A minor stream valley connects with river in the eastern part of the Parcel, forming an area of wet grazing pasture with scattered alder, willow and hawthorn trees within. Vegetation is limited to hedgerows along field boundaries, and remnant sections of a former hedgerow along Tey Road.

A number of cottages and historic properties line and face onto Lower Holt Street on the western boundary of the Parcel, with mature vegetation in the rear gardens limiting views of the gently lower valley slopes beyond. Lying alongside the southern boundary, the properties that stretch eastwards along Tey Road are variously enclosed by vegetation and fencing to rear gardens.

Public access within the Parcel is good, with a continuous footpath along the northern boundary providing access along the edge of the floodplain between Chalkney Mill in the east and the bridge crossing at Lower Holt Street in the west. Additional paths provide access to, and around the fringes of, the designated Chalkney Wood alongside the eastern boundary.

This substantial block of woodland provided a striking feature in the backdrop of views from the Parcel, limiting views south and east towards the plateau landscape beyond. The intermittent hedgerow along the northern boundary allows clear visibility across the adjacent floodplain and onwards to the village of White Colne to the north. The high voltage power line that crosses the landscape towards Chalkney Mill forms a striking vertical feature in views in the eastern half of the Parcel.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	



## Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>15</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary				✓		3
Prevention of coalescence	Primary			✓			4.5
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>17</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			✓			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 35</b>							

Overall Capacity: Medium-Low

## Guidelines for development and mitigation measures:

- Reinforce the landscape definition to the Colne valley landscape through the management and restoration of hedges and trees along the fringes of the floodplain
- Opportunity to integrate the existing settlement edge with the surrounding landscape, which is currently visible in views from the north side of the valley, through the restoration of hedges alongside Tey Road and rear garden boundaries
- No development in the east of the area, to ensure the designated Chalkney Wood and adjacent tributary valley retain a strong landscape buffer from the eastern fringes of the village

## Landscape capacity appraisal form

Parcel No.: 4f Tile Kiln Farm  
 Settlement: Earls Colne  
 Landscape Setting Area: EC4  
 Surveyor: SL

Date surveyed: 09/03/2015

### Parcel description

Located to the south east of the existing settlement boundary, the northern sides of the Parcel are framed by properties lining the B1024 Coggeshall Road, A1124 Colchester Road and Tey Road. Tey Road is a narrow lane that meanders away from bungalows at Lowefields on the edge of the village, rising southwards up the valley slopes and defining the eastern edge of the Parcel. A footpath running south east from Tile Kiln Farm towards Tey Road and onwards to Chalkney Wood forms the southern boundary of the Parcel.

The land falls gently from this footpath at 50m AOD towards the edge of the floodplain at Tey Road, with slight undulations around minor tributary valleys, such as that at Peaks Corner. It comprises large scale arable farmland, with areas of pasture and a pocket of habitat designated as County Wildlife Site, on the western fringes adjacent to the existing village.

The track along the southern boundary is framed by a mature hedge and integral trees along its length, which wraps around a farm pond alongside the Coggeshall Road and widens to form a small copse around a former pit close to Tile Kiln Farm. A thread of vegetation follows the field boundaries as they fall down the slope towards Tey Road, where boundary hedges have been removed and clear views are possible towards the substantial Chalkney Wood to the east of the Parcel.

There area has a peaceful rural feel, with broad views across both the river valley and adjacent farmland landscape. High voltage power lines in the adjacent Parcel 4g are a striking feature in views to the north east. The farmstead at Tile Kiln Farm is the only dwelling, with a strong vernacular in keeping with the adjacent farmland. Properties alongside Tey Road are low-rise and form a minor feature in these views, allowing for clear views across the river towards White Colne.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

**Strength of character/condition: Improve and Conserve**

Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary					✓	1.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>12</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary			✓			4.5
Prevention of coalescence	Primary		✓				6
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>20</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				✓		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 34</b>							

**Overall Capacity: Medium-Low**

### Guidelines for development and mitigation measures:

- Conserve the open views across the valley landscape, as enjoyed by walkers using the footpath on the southern boundary of the Parcel
- Any development to be based around the settlement edge in the west of the Parcel, within a landscape framework which integrates existing developments, such as Lowefields, with the adjacent farmland landscape
- The County Wildlife Site to be retained intact, with a landscape buffer to maintain and enhance the biodiversity and character
- Opportunities for footpath connections with Upper Holt Street, improving access to Chalkney Wood from the school/church at the eastern fringes of the village
- Rural character of Tey Road to be reinforced through the restoration of hedges to the lane sides

## Landscape capacity appraisal form

Parcel No.: 4g America Road Plateau Farmland

Settlement: Earls Colne

Landscape Setting Area: EC4

Surveyor: SL

Date surveyed: 09/03/2015

### General Commentary

Comprising the farming landscape on the southern fringes of the village, the Parcel is enclosed by the B1024 Coggeshall Road in the west, a line loosely based on the rural America Road wrapping around the south, and Tey Road to the east. A substantial hedgerow associated with the field boundary and footpath running across the valley slopes in line with the 50m AOD contour forms the northern boundary of the Parcel.

A minor tributary rises away from the River Colne in a south westerly direction from Tey Road, forming a diagonal finger of lower ground across the Parcel, reaching an elevation of approximately 50m AOD to the north of America Farm. The adjacent farmland rises to 60m AOD around America Road, where it meets the level landscape of the adjacent plateau.

Land uses are a mix of grassland grazed predominantly by sheep and arable farmland under wheat, with a pocket of willow crop beneath the pylons in the north east corner. Areas of pasture are largely based on the minor valley landform at the heart of the Parcel, where the network of pre-18th century field enclosure is evident. A series of ponds are present, generally associated with farmsteads. Fields are enclosed by an intermittent network of hedgerows, with small blocks of trees occasionally present.

A number of farmstead and cottages line the Coggeshall Road corridor; together with America Farm on the southernmost tip, these form the only settlement in the Parcel. A right of way which extends loops around America Farm provides the only footpath access

Distant views are possible from higher ground in the vicinity of Holmwood Farm on Tey Road and footpaths in the vicinity of America Farm. The lower ground around Tey Road and the tributary landform allows views of both the village fringes and landscape on the north side of the Colne Valley. A high voltage power line follows the route of the tributary across the Parcel, forming a striking vertical feature in the views.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	<b>Insignificant</b>	Apparent	Dominant/Prominent
S2/ Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

**Strength of character/condition: Improve and Conserve**

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary		✓				6
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>16.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			✓			3
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary					✓	1.5
Prevention of coalescence	Primary		✓				6
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>19</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			✓			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 38.5</b>							

**Overall Capacity: Medium-Low**

### Guidelines for development and mitigation measures:

- Potential to improve the limited footpath network, linking with paths at Richard's Grove and Holmwood Farm outside the Parcel
- Opportunity to create small woodland blocks in keeping with local landscape character, to provide connectivity with Chalkney Wood to the east and Richard's Grove to the west
- The network of smaller fields, based on the pre-18th century pattern of enclosure around the tributary valley in the heart of the area to be retained intact, protected from development and buffered by a framework on hedge and woodland planting
- Hedgerow management and tree planting to the busy Coggeshall Road corridor, to conserve the sense of tranquillity in the adjacent farmland landscape