

BDC/047/11/27

**Braintree District Settlement Fringes
Evaluation of Landscape Analysis Study of
Coggeshall**

for

Braintree District Council

June 2015

Final

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Contents

- 1 Introduction
- 2 Summary of Landscape Capacity Evaluation, November 2007
- 3 Evaluation of Landscape Capacity Analysis
- 4 Findings of evaluation of Landscape Capacity Analysis

Figures:

- Figure C01: Location Plan
- Figure C02: Landscape Setting Areas
- Figure C03: Landscape Setting Areas – Evaluation
- Figure C04: Parcel Arrangement
- Figure C05: Parcel Evaluation

Appendices

- Appendix A: Field survey sheet
- Appendix B: Landscape capacity analysis criteria
- Appendix C: Completed Landscape Capacity Analysis Forms

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 Coggeshall.

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.

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

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 Area C1, which wraps around the northern, north-eastern and eastern sides of Coggeshall, has **Medium** capacity to accommodate additional development. This area has not been assessed further due to its higher overall potential to accommodate development.
- 2.3 Landscape Setting Areas C3 and C4 which wrap around the western side of the village have an overall **Low to Medium** capacity to accommodate a settlement extension. The conclusions around Landscape Setting Area C2 on the south-eastern side of the village were that it has **Low** overall capacity. The evaluations for the areas are reflected on Figure C-04.
- 2.4 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 Coggeshall 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.
- 2.5 The report concluded that although potential opportunities for accommodating new built development around Coggeshall are limited, with the exception of Landscape Setting Area C1, there may be capacity within even moderately sensitive or highly valued landscapes to accommodate some well-designed and appropriately located built development.
- 2.6 CBA's evaluations for Landscape Setting Areas C2 to C4 are summarised below, including the broad locations within which the study suggests that residential or employment development could be accommodated.

Landscape Setting Area C1:

- 2.7 Landscape Sensitivities & Value:
- The visibility of the area is restricted by vegetation along the River Blackwater and the rising topography. In views from the National Trail, the southern settlement edge is substantially enclosed in summer by trees and shrubs along the River Blackwater. Relatively open views

may be obtained of housing along Coggeshall Road where rear garden vegetation is lacking and wooded fences separate the gardens from adjacent fields. Coggeshall church steeple is visible in many views towards the settlement. Robust vegetation to some field boundaries contribute to moderate to high levels of visual enclosure and further limit views to and from the settlement. The visual Sensitivity is Medium to High overall.

- The Landscape Character has a High Sensitivity overall due to its strong rural, its small-scale and semi-enclosed nature, its strength of semi-natural vegetation along the river, its belt of pre-18th and 18th-19th century field enclosures next to the settlement edge, its listed buildings and ancient monuments (Long Bridge and Cistercian Abbey) and its contribution to the historic setting of the settlement.
- The Landscape Value is High overall on account of its many valued components, including; Cistercian Abbey and Grange Barn; strong sense of tranquillity; strong network of public footpaths including a National Trail; Listed Buildings and Scheduled Monuments; and the Coggeshall Conservation Area which extends southwards from the settlement, across fields to Abbey Lane and to the Cistercian Abbey and further southwards along the river corridor.

2.8 The report identified the most likely areas to accommodate residential or employment development were between the A120 and the blocks of modern housing on the settlement edges, providing that robust belts of trees and shrubs are provided to help integrate any expanded settlement in to the local landscape. These potential opportunities would need to be verified though a more detailed assessment of the Landscape Setting Areas. Opportunities should also be taken to develop landscape recreational corridors alongside the River Blackwater which passes through the Setting Area.

Landscape Setting Area C2:

2.9 Landscape Sensitivities & Value:

- The visibility of the area is restricted by vegetation along the River Blackwater and the rising topography. In views from the National Trail, the southern settlement edge is substantially enclosed in summer by trees and shrubs along the River Blackwater. Relatively open views may be obtained of housing along Coggeshall Road where rear garden vegetation is lacking and wooded fences separate the gardens from adjacent fields. Coggeshall church steeple is visible in many views towards the settlement. Robust vegetation to some field boundaries contribute to moderate to high levels of visual enclosure and further limit views to and from the settlement. The Visual Sensitivity is Medium to High overall.
- The Landscape Character has a High Sensitivity overall due to its strong rural, its small-scale and semi-enclosed nature, its strength of semi-natural vegetation along the river, its belt of pre-18th and 18th-19th century field enclosures next to the settlement edge, its listed

buildings and ancient monuments (Long Bridge and Cistercian Abbey) and its contribution to the historic setting of the settlement.

- The Landscape Value is High overall on account of its many valued components, including; Cistercian Abbey and Grange Barn; strong sense of tranquillity; strong network of public footpaths including a National Trail; Listed Buildings and Scheduled Monuments; and the Coggeshall Conservation Area which extends southwards from the settlement, across fields to Abbey Lane and to the Cistercian Abbey and further southwards along the river corridor.

2.10 Opportunities should also be taken to develop landscape recreational corridors alongside the River Blackwater which passes through the Setting Area.

Landscape Setting Area C3:

2.11 Landscape Sensitivities & Value:

- Views throughout the area are strongly influenced by vegetation belts along the River Blackwater and by the rising topography, which combine to restrict views. The varied housing along the settlement edge is occasionally glimpsed through this vegetation, typically with a well treed backdrop and with glimpses of the church steeple. There are filtered views of ribbon development along Coggeshall Road and partial intervisibility between upper parts of the area and the elevated land in Landscape Setting Areas C1 and C4. The Visual Sensitivity is Medium to High overall
- The Landscape Character is of Medium to High Sensitivity overall due to its rural character and historic contribution to the setting of Coggeshall. This is contributed by: a strong vegetation structure with hedgerows in an overall good condition; robust tree/shrub vegetation along the River Blackwater; traditional style and varying age of a large proportion of the housing; occasional pre-18th and 18th-19th century field enclosures; and strong sense of tranquillity.
- The combination of valued components such as County Wildlife Sites, various Listed Buildings, network of public footpaths including a National Trail, strong sense of tranquillity and its proximity to the Coggeshall Conservation Area all contribute to a Medium to High Landscape Value overall.

2.12 Opportunities should also be taken to develop landscape recreational corridors alongside the River Blackwater which passes through Landscape Setting Area.

Landscape Setting Area C4:

2.13 Landscape Sensitivities & Value:

- The existing settlement edge is generally well enclosed by vegetation along Robin's Brook. Views across the lower parts of the setting area are obtained from the settlement but are

filtered by trees and shrubs alongside A120 to the north-west. The Visual Sensitivity of the area is Medium to High overall. The large scale nature of the landscape and the availability of medium and long distance views increases the visual sensitivity. The upper parts of the area are visually prominent in views from Landscape Setting Areas C1 and C3

- The combination of semi-natural vegetation along Robin's Brook, moderate rural character, old buildings at Highlands Farm and along West Street, and the loss of hedgerows in many parts result in a Medium Landscape Character Sensitivity. The A120 highway corridor fragments the unity of the area and reduces the tranquillity levels which detracts from the rural character.
- The County Wildlife Site associated with woodland at Robin's Brook, good public rights of way network, several Listed Buildings and proximity to the Coggeshall Conservation Area all correspond to a Medium to High Landscape.

2.14 Opportunities should also be taken to develop landscape recreational corridors alongside the Robin's Brook which passes through Landscape Setting Area.

2.15 Potential opportunities for incorporating new built development around Coggeshall are limited. The potential development opportunities described in the report generally relate to Landscape Setting Area C1. However, it is recognised a certain amount of appropriately located and well-designed built development may be quite acceptable even in a moderately sensitive and highly valued landscape. Potential opportunities would need to be 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.

2.16 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 C-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 Blackwater and Robin's 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 Blackwater and the historic setting of the settlement translated into more complex landscapes across Setting Areas C2 – C4, with six or seven Parcels being identified in these areas as a consequence.
- 4.4 An overview of the delineation of the Parcels reveals that they are smaller in scale and more intricate in form where they abut the existing village fringes, where the boundaries are responding to the varied landform and the historic grain of the settlement and Conservation Area. For example Parcel 2a is defined by historic field enclosures, the Essex Way path and filtered views to the southern settlement edge. Parcel 2b relates to the historic setting of the river, and organic spaces along its path and Coggeshall Abbey.
- 4.5 Parcel size increases away from the village, with substantial compartments lying in the most distant parts of the Setting Areas, comprising elevated large scale arable fields disconnected from the settlement by clearly defined intervening features such as the A120 and the River Blackwater. For example Parcels 3d and 4a.
- 4.6 Similarly, the form of the Parcels differ where they are based around the floodplain and slopes associated with the River Blackwater. These meandering valley forms result in slender and sinuous Parcels that dissect Setting Areas C2 and C3, such as the vegetated path of the River Blackwater in Parcel 3b. The bends in the River Blackwater also result in areas of increased visual prominence across the valley such as Parcel 3g where the elevated landform increases the prominence of Grigg's Farm in views from the Essex Way.

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 E-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 Coggeshall.

Medium-High Landscape Capacity

- 4.10 One Parcel has been identified as having Medium to High capacity. This Parcel is located immediately adjacent to existing settlement fringe in Coggeshall Hamlet, where it responds to the existing landscape features and visual characteristics:

- Parcel 3e

- 4.11 A predominantly flat Parcel of land to the west of Coggeshall Hamlet. The landform is slightly elevated above ribbon development on Coggeshall Road and abuts large scale open arable farmland to the west. The Parcel comprises a cricket pitch with pavilion, electrical substation and residential property. Dense, good quality hedgerows define the boundaries of the cricket ground providing visual containment to the Parcel. The substation has limited enclosure and is an intrusive feature in views from the neighbouring farmland. Access to the Parcel is from Kelvedon Road (B1024) and small amounts of existing residential development are present to the east, south and north.

- 4.12 The analysis highlights that the provision of alternative recreation facilities of would need to be addressed should the Parcel be developed. The existing framework provided by dense boundary vegetation should be retained in order to preserve the separation between the edge of the settlement and open farmland to the west where there is an increased rural character and where the open cross valley views are a key characteristic. The existing footpath link should be retained with the potential to enhance the condition of the Parcel to the north surrounding the substation. Development should be sensitive to the scale and rural context of Coggeshall Hamlet and reflect local characteristics and vernacular features.

Medium Landscape Capacity

- 4.13 Four Parcels have been identified as having Medium capacity to accommodate development. These are located immediately adjacent to the existing settlement fringes, responding to existing landscape features and visual characteristics:
- Parcel 3a and 4d
- 4.14 Occupying the south facing lower valley slopes of the River Blackwater, these Parcels are located to both sides of West Street which provides access to Coggeshall from the A120 (Coggeshall Road). The Parcels comprise small scale fields with paddocks, rough grass and recreation facilities interspersed with existing commercial and residential development. These areas partly relate to the Historic Core of the village with some modern extension to the western side. The Parcels presents potential opportunity for small scale infill development utilising the existing framework provided by dense riparian vegetation to the River Blackwater corridor, the containment to some wider views by the facing valley slopes and the presence of existing built development.
- 4.15 The analysis identifies the scope to provide landscape mitigation, in keeping with the existing landscape pattern in the medium term. The existing framework provided should be retained and enhanced. Additional tree and shrub planting would be required to integrate development and ensure a consistent buffer is provided by the River Blackwater in views from the Essex Way. There is an opportunity to enhance the treatment of boundaries to West Street creating a consistent character to development on the street and an enhanced gateway to the village. Development would be at an appropriate small scale to the location with the setting to the Conservation Area and scattered Listed Buildings sensitively addressed and unique characteristics reflected. Development would not be appropriate in areas on the higher more prominent slopes which could have adverse impacts on views from the Essex Way. Opportunities for green links are identified, enhancing connections between the western edges of the settlement and the River Blackwater corridor.
- Parcel 4c
- 4.16 This Parcel is located on the western approach to Coggeshall and is comprised of a single triangular arable field, bound to the north-west by the A120 and to the south by West Street. To the east the Parcel abuts rear garden hedgerow from a line of houses facing West Street and further vegetation to the north enclosing the grounds of a plant nursery located to the rear of the housing. The gently rolling topography, relatively well defined landscape framework and weak landscape character influenced by surrounding roads, presents a moderate scope to accommodate development with the opportunity to provide improvements to the area on the approach to Coggeshall.

4.17 The analysis identifies that the area would need to form a gateway to Coggeshall with development sensitively designed to reflect the intrinsic character of the settlement. Vernacular features from the Coggeshall Conservation Area on the existing settlement fringe to the east could also be incorporated into any proposals. Development would need to be set back from the A120 with sufficient and robust mitigation planting screening views from the roads and creating a well-integrated gateway to the settlement that is sensitive to the river valley landscape to the south. Limited space, available within the Parcel provides scope for small scale development that is appropriate to the wider rural context of the settlement.

- Parcel 4f

4.18 This Parcel occupies land gently sloping to the east and south towards Robin's Brook and the River Blackwater. A line of houses relating to the historic core of the village and within the Conservation Area abuts the southern boundary. The area comprises grass fields with the eastern field formerly allotment gardens. The area is designated as formal open space in the current Local Development Framework Proposals Map. The framework provided by existing development, boundary vegetation and the densely vegetated presence of the River Blackwater provides a moderate scope for some small scale development. The lower valley slopes could present an opportunity for a small amount of low density housing. However, the provision of alternative recreation opportunities for the settlement would need to be addressed.

4.19 The analysis identifies that built development should be sensitive to the setting of the Conservation Area and respond to the character of housing within Coggeshall. Additional planting would be required to strengthen the screening of development in views from the wider countryside and to protect the rural setting of the village and the well contained development edge of Coggeshall. Cross valley views from the Essex Way should be preserved and the Local Wildlife Site associated with woodland along Robin's Brook should be protected and enhanced. Corresponding with the findings of the earlier Landscape Capacity Analysis opportunities should also be taken to develop landscape recreational corridors alongside the Robin's Brook. This area provides opportunities for spaces promoting education and wellbeing as well as providing enhanced green links between the settlement and the wider landscape.

Medium-Low Landscape Capacity

4.20 The analysis shows that areas on the more steeply sloping valley sides of the River Blackwater have Medium-Low capacity to accommodate development. The prominence of these areas on the approach to Coggeshall and in views from the Essex Way path all reduce the landscape's ability to accommodate development in Parcels 3f, 3g and 3c. The reduced connection with the existing settlement edge and the rural context of the Parcels also contributes. Parcel 4e is also relatively prominent in views and disconnected from the settlement edge by the vegetated presence of Robin's Brook. Parcel 2f has similar characteristics comprising elevated open farmland on the

eastern approach to the settlement, with long distance views to the western side of the river valley.

- 4.21 The analysis found that the elevated landscape to the upper valley slopes of the River Blackwater occupied by Parcels 4a, 4b and 3d have an increased prominence on the settlement fringe. The open nature of this farmland with long distant cross valley views and visibility from a wide area reduces the ability of the landscape to accommodate development and reduces the scope for it to be successfully mitigated. These areas are also relatively isolated from the existing settlement edge and contain a network of public rights of way including the promoted Essex Way. The agricultural land frames the western edge of Coggeshall and provides links from the village to informal recreation opportunities in the valley landscape.
- 4.22 To the south-west of Coggeshall Parcel 2d has a rural character with a tranquil riverside walk including part of the Essex Way path. The area is strongly influenced by the historic fringes of the settlement, with historic field enclosures, Scheduled Monuments and Listed Buildings. The River Blackwater provides a strong visual feature containing the settlement and reducing visual connections with the urban fabric. These factors reduce the capacity of the Parcels to accommodate development despite the framework provided by good quality, dense vegetation.
- 4.23 The impact of potential development on the physical and visual separation between Coggeshall and Coggeshall Hamlet is a further factor that affects the capacity of the landscape to the southern edge of Coggeshall. Development of Parcels 2b and 3b would cause complete coalescence between the village and the Hamlet.

Low Landscape Capacity

- 4.24 The capacity of the floodplain in Landscape Setting Areas C2 and C3 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. The Local Wildlife Site along the River Blackwater in Parcel 3b is a key wildlife corridor to be preserved.
- 4.25 The area to the south-east of Coggeshall is highly sensitive due to the Conservation Area, Scheduled Monuments, Listed Buildings, historic field enclosures and the high quality of the river valley. These factors all contribute to a Low capacity to accommodate development in the historic southern fringe to Coggeshall which is reflected in the low capacity ratings for Parcels 2a and 2c. Parcel 2e lies beyond this to the south-east where the presence of the River Blackwater and the historic river valley corridor physically and visually isolates the Parcel from the settlement fringe.

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
Totals * 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
Totals * Prime condition if a tie			

Strength of character/condition:	
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Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)						
Vegetation enclosure	Primary (x1.5)						
Complexity / scale	Secondary (x1)						
Condition	Secondary (x1)						
Sub total							
2/ Visual features							
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)						
Sub total							
3/ Landscape value							
Presence of landscape-related designations	Secondary (x1)						
Sub total							
Overall capacity profile (1/ + 2/+ 3/) =							

Overall Capacity:

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

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 Analysis form

Parcel No.: 2a

Settlement: Coggeshall

Landscape Setting Area: C2

Surveyor: IJ

Date surveyed: 12/03/2015

Parcel Description

The Parcel is located in the south of the historic core of Coggeshall. The eastern boundary is formed by the vegetated corridor of the River Blackwater and the southern boundary by Abbey Lane, a minor road providing access to Monk House and Mill House. The western boundary adjoins ribbon development along the B1024 (Coggeshall Road). These residential properties are also part of this historic core of the settlement. The B1024 continues east adjacent to properties on the northern boundary and connects with the A120 which skirts the northern extent of Coggeshall.

The Parcel comprises small-scale paddocks, pastures and grass fields gently sloping down towards Coggeshall and the River Blackwater. The northern half of the Parcel falls within the flood zone. There is a single residential property along Abbey Lane and the Grade I Listed Church of St. Nicholas, Coggeshall Abbey. The historical pattern is prominent with two Scheduled Monuments associated with Coggeshall Abbey located in Parcel 2c. One covers the buried and visible remains of the Savignac, later Cistercian, monastery of St Mary and St John within the abbey precinct to the west of the river and the other refers to contemporary fishponds along the river's eastern bank. The hedgerow structure is generally intact with 18th-19th century enclosure, although fields have been divided further by post and wire fencing for horse paddocks. There are mature tree belts and blocks of woodland lining the banks of the River Blackwater which enclose the edge of development in Coggeshall. There are a small number of small-scale grass paddocks enclosed along this river corridor.

A public footpath runs along the southern boundary on Abbey Lane and provides some views of the Parcel. This is also the route of the promoted Essex Way long distance footpath. There are views to The Parish Church of St. Peter ad Vincula in Coggeshall through breaks, in hedgerows and tree belts along the path. The river corridor vegetation and landform also help to contain the southern settlement edge of Coggeshall in views. There are filtered views to houses but generally there is a well-integrated development edge. Enclosure is stronger to the east surrounding the small grounds of St. Nicholas' Chapel. Views from the B1024 (Coggeshall Road and East Street) are generally contained by development and access to the Parcel is restricted to the peripheries.

Glimpsed views provide moderate visual connections with the edge of Coggeshall. However, the river corridor and surrounding fields form a well-integrated existing urban edge to the settlement. The Parcel provides a rural setting to the settlement, help to screen development within the lower slopes of the river valley and is designated within the Coggeshall Conservation Area.

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
Totals * Prime character if a tie			Strong
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
Totals * Prime condition if a tie			Good

Strength of character/condition:	Safeguard and Manage
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Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)			✓			4.5
Vegetation enclosure	Primary (x1.5)			✓			4.5
Complexity / scale	Secondary (x1)				✓		2
Condition	Secondary (x1)					✓	1
Sub total							12
2/ Visual features							
Openness to public view	Secondary (x1)				✓		2
Openness to private view	Secondary (x1)				✓		2
Relationship with existing urban conurbation	Primary (x1.5)			✓			4.5
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							19
3/ Landscape value							
Strength of character and condition	Secondary (x1)				✓		2
Sub total							2
Overall capacity profile (1/ + 2/+ 3/) = 33							

Overall Capacity:	Low
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Landscape Capacity Analysis form

Parcel No.: 2b

Settlement: Coggeshall

Landscape Setting Area: C2

Surveyor: IJ

Date surveyed: 12/03/2015

Parcel Description

The Parcel is located east of the B1024 (Kelvedon Road) and to the north of Pointwell Lane in Coggeshall Hamlet. A public footpath, also the promoted route of the Essex Way, runs along northern boundary on Abbey Lane. The path marks a change in topography to a more rolling landform within the Parcel reflecting the meandering path of the River Blackwater. The western and southern boundaries are formed by a mix of modern and historic ribbon development in Coggeshall and includes Victorian Expansion (c.1880) in Coggeshall Hamlet.

The landform slopes eastwards towards the River Blackwater along part of the eastern boundary. The valley slopes are gentler surrounding Coggeshall Hamlet. The path of the river is generally well vegetated and includes Pondwick Wood, which the eastern boundary of the Parcel wraps around. This is a dense woodland block that encloses part of Parcel from wider views. The Parcel comprises small-scale paddocks and grass pastures divided by fragmented hedgerows and post and wire fencing. Allotments and large gardens associated with Pointwell Mill are located south of the Parcel within Coggeshall Hamlet. Abbey Farm is located centrally to the north.

There is no public access across the Parcel but the public footpath located on the northern boundary and a further public footpath located on the opposite side of the River Blackwater to the east of the Parcel both provide partial views across it. Breaks in trees along the river allow views to houses on the higher ground in Coggeshall Hamlet. In views across the grass paddocks from the northern footpath the roofs and first floors of houses in Coggeshall Hamlet can be seen although the buildings are partly contained by intervening landform. Electricity pylons are relatively prominent on the skyline in these views.

The Parcel has moderate associations with the ribbon development to the western boundary connected by the B1024 (Kelvedon Road). However, the Parcel is located adjacent to the edge of the Coggeshall Conservation Area and has a role in preserving the rural setting to the historic parts of the settlement and providing separation between Coggeshall the Coggeshall Hamlet.

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
Totals * 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
Totals * Prime condition if a tie		Moderate	

Strength of character/condition:	Improve and Conserve
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Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)		✓				6
Vegetation enclosure	Primary (x1.5)			✓			4.5
Complexity / scale	Secondary (x1)			✓			3
Condition	Secondary (x1)			✓			3
Sub total							16.5
2/ Visual features							
Openness to public view	Secondary (x1)			✓			3
Openness to private view	Secondary (x1)			✓			3
Relationship with existing urban conurbation	Primary (x1.5)			✓			4.5
Prevention of coalescence	Primary (x1.5)					✓	1.5
Scope to mitigate the development	Primary (x1.5)			✓			4.5
Sub total							16.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)				✓		2
Sub total							2
Overall capacity profile (1/ + 2/+ 3/) = 35							

Overall Capacity

Medium-Low

Landscape Capacity Analysis form

Parcel No.: 2c

Settlement: Coggeshall

Landscape Setting Area: C2

Surveyor: IJ

Date surveyed: 12/03/2015

Parcel Description

The Parcel is located along the River Blackwater corridor and bound by relatively dense bands of riparian vegetation and a number of historical features along its path. The Parcel is set on the low-lying valley bottom defined from neighbouring Parcels located on the lower valley slopes. These provide a rural context with sloping paddocks to both sides of the river valley. The Parcel is characterised by organic spaces associated with the meandering path of the river. The settlements of Coggeshall and Coggeshall Hamlet are located north and south respectively.

The Parcel comprises low lying grass fields, woodland blocks and reed beds associated with the River Blackwater corridor and partly contained within the Coggeshall Conservation Area. Pondwick woodland protrudes westwards from the river's path but is included within the Parcel. Mill House is located centre. The field structure contains pre-18th century enclosure. Built historical features include a cluster of listed buildings at Monk House, Mill House and Abbey Mill. There are also two Scheduled Monuments at Coggeshall Abbey that partly extend into Parcel 2a. One covers the buried and visible remains of the Savignac, later Cistercian, monastery of St Mary and St John within the abbey precinct to the west of the river and the other refers to contemporary fishponds along the river's eastern bank.

There is an attractive footpath route to the eastern side of the river edge which connects with the promoted Essex Way long distance footpath. The Essex Way crosses the river passing through the cluster of listed buildings. Views to Coggeshall are generally contained by vegetation associated with the river. However, thinner tree belts to the south of the Parcel allow glimpsed views to residential properties on the slightly elevated slopes at Coggeshall Hamlet. Views to the Parcel from surrounding private properties are also limited.

The vegetation enclosing the Parcel reduces the visual connections it has with built development in Coggeshall. The lack of vehicular access to the Parcel further isolates it from the urban fabric. The Parcel has a strong character defined by its historic features and landscape characteristics.

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
Totals * Prime character if a tie			Strong
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
Totals * Prime condition if a tie			Good

Strength of character/condition:	Safeguard and Manage
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Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)				✓		3
Vegetation enclosure	Primary (x1.5)		✓				6
Complexity / scale	Secondary (x1)					✓	1
Condition	Secondary (x1)					✓	1
Sub total							11
2/ Visual features							
Openness to public view	Secondary (x1)				✓		2
Openness to private view	Secondary (x1)		✓				4
Relationship with existing urban conurbation	Primary (x1.5)				✓		3
Prevention of coalescence	Primary (x1.5)				✓		3
Scope to mitigate the development	Primary (x1.5)					✓	1.5
Sub total							13.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)				✓		2
Sub total							2
Overall capacity profile (1/ + 2/+ 3/) = 26.5							

Overall Capacity:

Low

Landscape Capacity Analysis form

Parcel No.: 2d

Settlement: Coggeshall

Landscape Setting Area: C2

Surveyor: LH/IJ

Date surveyed: 12/03/2015

Parcel Description

This Parcel is located immediately south of East Street and to the west of Coggeshall Road (Feering). These roads form the northern boundary and the northern portion of the Parcel's eastern boundary. The southern extent of the Parcel is separated from Coggeshall Road by Parcel 2e to the east. The western boundary is defined by the field boundaries and topography rising from the River Blackwater valley bottom east towards Coggeshall Road.

The Parcel comprises medium-scale fields further subdivided by electric paddock fencing. There are several private properties located in the north-east corner of the Parcel, with existing access to Coggeshall Road. Electricity lines are carried on pylons, with one pylon located in the southern portion of the Parcel. Two public footpaths dissect the Parcel, travelling east from a further route running adjacent to the western boundary. The Essex Way, a promoted route, follows the footpath along the northern part of the western boundary, within the Parcel. There are two scheduled monuments at Coggeshall Abbey to the west within Parcels 2a and 2c where the historical pattern is more prominent. Existing access points to the Parcel are at the north-west corner on East Street and on the western boundary near the Mill on Abbey Lane where the Essex Way enters the site. There are further field tracks which are also public footpaths routes with access points on Coggeshall Road. There are further existing accesses to existing houses in the Parcel on Coggeshall Road.

The north and east road-side boundaries consist of generally intact tall hedgerows with hedgerow trees. At close range these generally filter views well. However, from other parts of the upper slopes of the Parcel, views are available towards the built development in Coggeshall, including notably the tower of St. Peter ad Vincula Church. A recently planted woodland along eastern boundary will contribute additional filtering of views along this already vegetated road boundary. The rising topography also contains views within the Parcel, particularly blocking views between the lower valley slopes and Coggeshall Road. The river-associated vegetation, including poplars, on the west boundary partially contain views to some extent. However, like views to the north, views west and north-east from the upper slopes are either open or partially filtered towards built development in Coggeshall.

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
Totals * 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
Totals * 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
1/ Landscape features							
Slope analysis	Primary (x1.5)			✓			4.5
Vegetation enclosure	Primary (x1.5)		✓				6
Complexity / scale	Secondary (x1)				✓		2
Condition	Secondary (x1)			✓			3
Sub total							15.5
2/ Visual features							
Openness to public view	Secondary (x1)			✓			3
Openness to private view	Secondary (x1)			✓			3
Relationship with existing urban conurbation	Primary (x1.5)				✓		3
Prevention of coalescence	Primary (x1.5)		✓				6
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							18
3/ Landscape value							
Strength of character and condition	Secondary (x1)				✓		2
Sub total							2
Overall capacity profile (1/ + 2/+ 3/) = 35.5							

Overall Capacity:

Medium-Low

Landscape Capacity Analysis form

Parcel No.: 2e

Settlement: Coggeshall

Landscape Setting Area: C2

Surveyor: LH/IJ

Date surveyed: 12/03/2015

Parcel Description

This Parcel is located south of Coggeshall, bordered to the north and west by field paddocks in Parcel 2d and to the east by Feering Road. These boundaries are well contained with continuous hedgerows and hedgerow trees. The Parcel extends to the southern edge of the Landscape Setting Area and consists of the northern portion of a larger arable field. Beyond the Parcel boundaries to the west and south is the meandering path of the River Blackwater. The Parcel lies across a minor ridge within a meander of the River Blackwater, rising north-east towards Feering Road and sloping down towards the river to the north-west and to the south.

The Parcel is currently subdivided into a distinct, geometric pattern of linear shaped fields defined by narrow belts of conifers. Each field contains further linear plantation rows. There are two pylons within the Parcel carrying electricity lines east-west across the fields but no further built development. Despite these slightly intrusive features, the Parcel has a largely rural character that is isolated from the settlement edge of Coggeshall. However, there are distant visual connections to development along the B1024 (Kelvedon Road) across the valley. These are filtered to some extent by the boundary line of poplars. Views into and within the Parcel are well contained by vegetation within the Parcel and along its boundaries. A line of poplars divides the Parcel to the west, and a conifer line to the north. Internally, conifer belts are angled to the river, enhancing their screening effect across the Parcel. A single residential property, Crole Cottage, faces the Parcel from Feering Road. A public footpath runs parallel to the northern boundary but there are no public rights of way across the fields.

Aside from distant filtered views of development along B1024 and across the River Blackwater valley, the Parcel does not have connections with the urban fabric of Coggeshall. The Parcel forms part of the wider rural valley landscape that provides separation between Coggeshall and Coggeshall Hamlet.

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
Totals * 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
Totals * Prime condition if a tie		Moderate	

Strength of character/condition:	Improve and Conserve
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Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)			✓			4.5
Vegetation enclosure	Primary (x1.5)		✓				6
Complexity / scale	Secondary (x1)			✓			3
Condition	Secondary (x1)			✓			3
Sub total							16.5
2/ Visual features							
Openness to public view	Secondary (x1)			✓			3
Openness to private view	Secondary (x1)		✓				4
Relationship with existing urban conurbation	Primary (x1.5)					✓	1.5
Prevention of coalescence	Primary (x1.5)		✓				6
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							17.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 37							

Overall Capacity:

Medium-Low

Landscape Capacity Analysis form

Parcel No.: 2f

Settlement: Coggeshall

Landscape Setting Area: C2

Surveyor: LH/IJ

Date surveyed: 12/03/2015

Parcel Description

This triangular shaped plot is located on the eastern side of Coggeshall, immediately south of the B1024 (Colchester Road) and east of Feering Road. It extends eastwards to Lee's Farm at the junction of A120 and the B1024. The south-east Parcel boundary sweeps across two fields following the extent of the Landscape Setting Area boundary. The landform is elevated, partly on the plateau and gently sloping eastwards to high point at Surrex, 120m to the east of the Parcel. Beyond the western boundary the landform slopes more noticeably along the valley sides of the River Blackwater.

The Parcel consists of a number of fields ranging in size from small to medium. The southern arable fields are part of a swathe of pre-18th century field enclosures on a west-east axis. The fields in the northern portion include arable farmland, amenity grassland, paddocks, a private property in the Parcel's north-west corner, and Raynecroft Farm farmhouse.

Tall but unmanaged hedgerows with trees form the western boundary and western portion of the northern boundary. This vegetation contains views into the Parcel from the adjacent roads. The remainder of the northern boundary, from Raycroft Farm, is largely open to Colchester Road, allowing views into the Parcel from road users and private views from residential ribbon development on the northern side of the B1024. The south-east boundary to the Landscape Setting Area is not physically defined. However, a good quality dense, tall internal hedgerow contains views to the north and hedgerows enclose the fields to the south.

A public footpath crosses the eastern corner of the Parcel and provides long distance views across the elevated arable field to the western side of the river valley. The western extent of the Parcel is partially contained by the sloping landform. The Parcel is located on the eastern approach to Coggeshall but limited visual connections with the wider extent of the village on account of the intervening landform and the enclosure provided by the tall hedgerow to the B1024 which screens part of the settlement fringe.

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
Totals * 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
Totals * Prime condition if a tie		Moderate	

Strength of character/condition:	Improve and Conserve
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Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)	✓					7.5
Vegetation enclosure	Primary (x1.5)			✓			4.5
Complexity / scale	Secondary (x1)			✓			3
Condition	Secondary (x1)			✓			3
Sub total							18
2/ Visual features							
Openness to public view	Secondary (x1)			✓			3
Openness to private view	Secondary (x1)			✓			3
Relationship with existing urban conurbation	Primary (x1.5)				✓		3
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							19.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 40.5							

Overall Capacity:

Medium-Low

Landscape Capacity Analysis form

Parcel No.: 3a

Settlement: Coggeshall

Landscape Setting Area: C3

Surveyor: IJ/LH

Date surveyed: 12/03/2015

Parcel Description

The Parcel is located on the south facing valley side of the River Blackwater, west of Coggeshall. Its northern boundary is West Street, which provides access to Coggeshall from the A120. A tree belt to the west divides the Parcel from the larger, more elevated fields in Parcel 3g. The Parcel extends eastwards to the settlement edge and the Coggeshall Conservation Area, with recognisable pastel coloured houses, timber panels and window frames. Residential properties to the east of the Parcel have long rear gardens that extend out of the Conservation Area and into the floodplain. The vegetated River Blackwater corridor, a Local Wildlife Site, forms the southern boundary.

The Parcel comprises small-scale horse paddocks, a vineyard, amenity grassland and a formal sports pitch. The football pitch is raised by a grass bank adjacent to the river floodplain. The vineyards have 18th-19th century field enclosures. The small-scale fields are interspersed with commercial and residential development on West Street including a garden centre, restaurant and buildings associated with the vineyard, terraced cottages, larger individual private properties and some small-scale workshops. A number of these are listed by Historic England.

The Parcel is well-enclosed by vegetation and development on the peripheries. There is tree planting of various maturities along the river, showing obvious management regime in place in the Local Wildlife Site. This provides good containment to the Parcel from the south, although views are more open in winter. Existing built development blocks some views from West Street which is otherwise largely open with very occasional tree planting. A public footpath crosses the Parcel alongside the football pitches towards the river corridor. The Essex Way (a promoted long distance path) is located on elevated slopes to the south within Parcel 3c and provides occasional views through breaks in riparian vegetation. In the wider landscape, the Parcel is contained by intervening landform.

The Parcel has some close associations with existing development in Coggeshall to the north and east. Existing expansion of Coggeshall has generally been in a north-east direction away from the Conservation Area and away from the corridor of the River Blackwater. However, the existing commercial and residential development within the Parcel reduces the strength of the rural character that is present in neighbouring Parcels.

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
Totals * 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
Totals * Prime condition if a tie		Moderate	

Strength of character/condition:	Improve and Conserve
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Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)			✓			4.5
Vegetation enclosure	Primary (x1.5)			✓			4.5
Complexity / scale	Secondary (x1)				✓		2
Condition	Secondary (x1)			✓			3
Sub total							14
2/ Visual features							
Openness to public view	Secondary (x1)				✓		2
Openness to private view	Secondary (x1)			✓			3
Relationship with existing urban conurbation	Primary (x1.5)		✓				6
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)		✓				6
Sub total							24.5
3/ Landscape value							
Strength of character and condition	Secondary (1x)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 41.5							

Overall Capacity:	Medium
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Guidelines for development and mitigation measures

- Potential for some infill development within the Parcel where enclosure is formed by existing development and vegetation along the River Blackwater.
- Development should be appropriate in scale and form to that of adjacent development and be sensitive to the setting and character of the Conservation Area and listed buildings within and adjacent to the Parcel.
- There is an opportunity to enhance the treatment of boundaries to West Street creating a consistent character to development on the street and an enhanced gateway to the village.
- Additional planting would be required to screen development in views from the wider countryside especially from the Essex Way Path. Opportunities to provide enhanced green links between the western settlement fringe and the River Blackwater corridor.

Landscape Capacity Analysis form

Parcel No.: 3b

Settlement: Coggeshall

Landscape Setting Area: C3

Surveyor: LH/IJ

Date surveyed: 12/03/2015

Parcel Description

This Parcel is located along the River Blackwater valley bottom to the south-west of Coggeshall. The Parcel, with the River Blackwater meandering through it, comprises rough grass, areas of reeds and recently planted poplar plantations. Its ecological value is recognised by its Local Wildlife Site designation. The Parcel extends west from the Long Bridge in Coggeshall to the edge of the Landscape Setting Area c.2km away. Two public footpaths cross the western side of the Parcel. One footpath follows in part the route of a track between Grigg's Farm on West Street and Curd Hall Farm to the south. Another footpath, extending from West Street, crosses the Parcel via Nunn's (foot) Bridge to link the Essex Way, a promoted public footpath on the southern valley side. There is additional access at the eastern end: a vehicular service gate and a publically accessible slip way.

The Parcel's boundaries are defined by the topography, where arable fields rise up from the floodplain. As such there are no visual barriers at the boundaries to contain views within the Parcel or block views into the Parcel. However, vegetation, particularly the relatively young poplars planted in a gridded pattern throughout the Parcel, filter views. Longer views through the Parcel are gradually blocked by layers of vegetation. This effect is strengthened in summer when trees are in leaf. Likewise, views across the Parcel and into the centre of the Parcel are filtered by vegetation. As well as vegetation filtering views, some views between the Parcel and areas outside are blocked by the topography.

Farm buildings at Grigg's Farm appear prominently against the skyline from the public footpath in the Parcel. To the north, the football field is also visible but other development on West Street is largely obscured by vegetation and topography. The topography of the rising southern valley side also obscures visual connections between the valley bottom and the top of the plateau, although tree tops of the Parcel's vegetation can be seen from the upper slopes. There are partial views to the eastern side of the Parcel from the Essex Way. The river corridor has a strong landscape character with limited intrusive features and limited connections with the urban fabric of Coggeshall.

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
Totals * Prime character if a tie			Strong
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
Totals * Prime condition if a tie			Good

Strength of character/condition:	Safeguard and Manage
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Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)				✓		3
Vegetation enclosure	Primary (x1.5)	✓					7.5
Complexity / scale	Secondary (x1)					✓	1
Condition	Secondary (x1)					✓	1
Sub total							12.5
2/ Visual features							
Openness to public view	Secondary (x1)				✓		2
Openness to private view	Secondary (x1)			✓			3
Relationship with existing urban conurbation	Primary (x1.5)				✓		3
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							18.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)				✓		2
Sub total							2
Overall capacity profile (1/ + 2/+ 3/) = 33							

Overall Capacity:

Low

Landscape Capacity Analysis form

Parcel No.: 3c

Settlement: Coggeshall

Landscape Setting Area: C3

Surveyor: IJ

Date surveyed: 12/03/2015

Parcel Description

The Parcel is located south-west of Coggeshall, adjacent to ribbon development on Kelvedon Road/Grange Hill. The southern boundary is formed by the Essex Way promoted long distance footpath which marks a change in landform and scale to Parcel 3d to the south containing elevated large-scale arable fields. The northern boundary is formed by the vegetated River Blackwater corridor.

The Parcel is set on the north-west facing valley side slopes of the River Blackwater and formed of two elongated linear arable fields. The fields are defined by fragmented low clipped hedgerows with intermittent trees. The hedgerow structure is more consistent and well-maintained to the western field with a tall hedgerow on the western boundary alongside a public footpath. Vegetation along the river is a mix of maturity and tree planting is sparser in parts.

There are cross-valley views from the Essex Way which include views to development and vehicles on West Street on the facing slopes. These views would have greater containment in the summer when riparian vegetation is denser. The Parish Church of St Peters ad Vincula in Coggeshall is a landmark feature in views to the north-east. In views to the east the southern extent of Coggeshall can partially be seen. Part of the adjoining development is within the Coggeshall Conservation Area. There is a dense band of conifer trees surrounding Grange Farm and partially screening The Grange, a Grade II listed building and National Trust Property. Views towards the Parcel from the wider landscape to the south are contained by intervening landform.

The Parcel has minor visual connections with Coggeshall to the eastern side but relates characteristically more with the rural river valley landscape than that of the settlement edge.

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
Totals * 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
Totals * Prime condition if a tie		Moderate	

Strength of character/condition:	Improve and Conserve
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Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)			✓			4.5
Vegetation enclosure	Primary (x1.5)			✓			4.5
Complexity / scale	Secondary (x1)				✓		2
Condition	Secondary (x1)			✓			3
Sub total							14
2/ Visual features							
Openness to public view	Secondary (x1)					✓	1
Openness to private view	Secondary (x1)			✓			3
Relationship with existing urban conurbation	Primary (x1.5)			✓			4.5
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							19
3/ Landscape value							
Strength of character and condition	Secondary (x1)				✓		2
Sub total							2
Overall capacity profile (1/ + 2/+ 3/) = 35							

Overall Capacity:

Medium-Low

Landscape Capacity Analysis form

Parcel No.: 3d

Settlement: Coggeshall

Landscape Setting Area: C3

Surveyor: LH/IJ

Date surveyed: 12/03/2015

Parcel Description

This Parcel is an expansive and extensive arable landscape located on the upper valley slopes and plateau above the River Blackwater. It is located south-west of Coggeshall between the promoted public footpath, the Essex Way, and the Landscape Setting Area's southern boundary towards Cuthedge Lane. It extends west from Kelvedon Road (or roadside property boundaries where present) to the hedgerows and a woodland block delineating the immediate arable setting of Curd Hall Farm within Parcel 3f.

The Parcel has a rounded shape with some gentle undulations. From the higher elevations provided by this Parcel, the tops of trees along the river in Parcel 3b are visible. In addition, there are partly filtered visual connections across the valley with St Peter ad Vincula Church tower and farms on the north side of valley. Roofs of properties within Coggeshall's southern urban extent and Coggeshall Hamlet are also visible.

Views from the Essex Way footpath into the Parcel are open at the boundary in the western portion. However, the footpath then crosses to the northern side of the boundary hedgerow, resulting in views from the footpath being screened to the eastern side. In addition, the rising topography obscures some of the Parcel's area when viewed from the north. From Cuthedge Lane and Scrip's Farm, views north towards the Parcel are partially filtered by sparse hedgerows close to the Parcel's boundary. Views from outside the Parcel from the west are blocked by well-maintained hedgerows and a block of woodland on the boundary. Kelvedon Road and residential properties on it have limited local views of the Parcel where the typically vegetated boundary thins.

The elevated nature of the Parcel has an increased prominence on the settlement fringe. The agricultural land frames the western edge of Coggeshall and provides links from the village to informal recreation opportunities in the valley 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
Totals * Prime character if a tie			Strong
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
Totals * Prime condition if a tie		Moderate	

Strength of character/condition:	Conserve and Restore
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Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)	✓					7.5
Vegetation enclosure	Primary (x1.5)			✓			4.5
Complexity / scale	Secondary (x1)	✓					5
Condition	Secondary (x1)				✓		2
Sub total							19
2/ Visual features							
Openness to public view	Secondary (x1)				✓		2
Openness to private view	Secondary (x1)		✓				4
Relationship with existing urban conurbation	Primary (x1.5)			✓			4.5
Prevention of coalescence	Primary (x1.5)					✓	1.5
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							15
3/ Landscape value							
Strength of character and condition	Secondary (x1)				✓		2
Sub total							2
Overall capacity profile (1/ + 2/+ 3/) = 36							

Overall Capacity:

Medium-Low

Landscape Capacity Analysis form

Parcel No.: 3e

Settlement: Coggeshall

Landscape Setting Area: C3

Surveyor: LH/IJ

Date surveyed: 12/03/2015

Parcel Description

This Parcel is located south of Coggeshall with access from the B1024 (Kelvedon Road). It is closely associated with Coggeshall Hamlet. The landform is slightly elevated above ribbon development on the B1024 and abuts large-scale open arable farmland with Parcel 3d to the west. A cricket ground within the Parcel is flat and at grade with the adjacent farmland.

The Parcel comprises Harefield cricket ground with amenity grassland and pavilion. In addition there are residential dwellings on Kelvedon Road with direct access points from it and pylons leading to an electrical substation in the north-west corner of the Parcel. The access track to this passes a private residential property also within the Parcel.

A public footpath route runs parallel to the northern boundary and travels to the south of the substation then exits the Parcel to Cuthedge Lane via Parcel 3d. Dense, good quality hedgerows surround cricket ground which block views from the public footpath within the Parcel and from views from the west and south. The substation has limited enclosure and is an intrusive feature in views from the neighbouring farmland. The internal private property boundaries are generally well vegetated except for the property where the footpath passes through the domestic setting. To the east, views to the housing frontages are generally unimpeded. However these existing houses block views into the remainder of the Parcel. Private views from the east are more distant as houses facing the Parcel are set back along a green to the east of Kelvedon Road.

The Parcel is contained to two sides by built development in Coggeshall Hamlet. The extensive, elevated farmland within Parcel 3d preserves visual and physical separation between Coggeshall Hamlet and the main extent of Coggeshall to the north.

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
Totals * Prime character if a tie	Weak		
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
Totals * Prime condition if a tie		Moderate	

Strength of character/condition:	Improve and Reinforce
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Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)	✓					7.5
Vegetation enclosure	Primary (x1.5)		✓				6
Complexity / scale	Secondary (x1)				✓		2
Condition	Secondary (x1)		✓				4
Sub total							19.5
2/ Visual features							
Openness to public view	Secondary (x1)			✓			3
Openness to private view	Secondary (x1)			✓			3
Relationship with existing urban conurbation	Primary (x1.5)		✓				6
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)		✓				6
Sub total							25.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 48							

Overall Capacity:	Medium-High
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Guidelines for development and mitigation measures

- Development should be sensitive to style of housing within Coggeshall Hamlet and be of appropriate in scale and form to that of adjacent development. Development should be sensitive to the scale and rural context of Coggeshall Hamlet and reflect local characteristics and vernacular features.
- Public footpath routes to be retained and enhanced, preserving connections between existing development in Coggeshall Hamlet and the wider landscape. There is the potential to enhance the visual impact of the electrical sub-station on the approach into the Parcel and on the public footpath (Essex Way).
- The existing framework provided by dense boundary vegetation should be retained in order to preserve the separation between the edge of the settlement and open farmland to the west where there is an increased rural character and where the open cross-valley views are a key characteristic. Additional planting would be required to preserve the rural context of the village and to strengthen the vegetation on the existing settlement edge which screens views from the west.
- The provision of alternative recreation facilities of a similar accessibility would need to be addressed should the Parcel be developed.

Landscape Capacity Analysis form

Parcel No.: 3f

Settlement: Coggeshall

Landscape Setting Area: C3

Surveyor: LH/IJ

Date surveyed: 12/03/2015

Parcel Description

The Parcel occupies a gently sloping landform to the west of Coggeshall Hamlet and the south-west of Coggeshall. The land slopes north-east down towards the meandering path of the River Blackwater which the north-eastern boundary. The river corridor is lined with trees of a varying maturity in grid formations. To the east, a woodland block and hedgerow separates the small- to medium-scale fields within the Parcel from the large-scale, extensive landscape within Parcel 3d. There is no physical boundary to the west where the Parcel extends to the edge of the Landscape Setting Area.

The Parcel comprises arable fields surrounding Curd Hall Farm, with generally well-defined hedgerow field boundaries. To west and north-east of the farm there are 18th-19th century and pre-18th century enclosure patterns to the arable fields. However, parts of the internal field boundary structure have been removed or have become fragmented. To the immediate west of the Parcel are large sand and gravel extraction pits. There are access tracks leading to the farm and extraction sites leading from West Street to the north and Cuthedge Lane to the south. Overhead power lines cross the Parcel in an east-west direction.

Two public footpaths cross the Parcel, including the Essex Way promoted long distance footpath. These routes provide moderately open views across the Parcel and some long distance views to the elevated land on the northern side of the river valley. Consequently the elevated slopes of the Parcel can be seen in cross-valley views from public footpaths to the north of the A120. Views of the Parcel from private properties are limited to isolated farm houses such as Grigg's Farm and Stock Street Farm. There are occasionally more distant, filtered views to houses on West Street and Kelvedon Road.

The Parcel is isolated from the settlement fringe with the River Blackwater corridor forming a strong visual and physical intervening feature. Aside from the extraction works, the Parcel is surrounded by farmland and quiet rural lanes that provide a rural context to the south-western fringe of Coggeshall.

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
Totals * 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
Totals * Prime condition if a tie		Moderate	

Strength of character/condition:	Improve and Conserve
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Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)			✓			4.5
Vegetation enclosure	Primary (x1.5)		✓				6
Complexity / scale	Secondary (x1)				✓		2
Condition	Secondary (x1)			✓			3
Sub total							15.5
2/ Visual features							
Openness to public view	Secondary (x1)				✓		2
Openness to private view	Secondary (x1)		✓				4
Relationship with existing urban conurbation	Primary (x1.5)					✓	1.5
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							18
3/ Landscape value							
Strength of character and condition	Secondary (x1)				✓		2
Sub total							2
Overall capacity profile (1/ + 2/+ 3/) = 35.5							

Overall Capacity:

Medium-Low

Landscape Capacity Analysis form

Parcel No.: 3g

Settlement: Coggeshall

Landscape Setting Area: C3

Surveyor: IJ/LH

Date surveyed: 12/03/2015

Parcel Description

The Parcel is located west of Coggeshall and to the south of West Street and the adjoining junction with the A120 (Coggeshall Road). To the west, the Parcel extends to the boundary of the Landscape Setting Area. The southern boundary is formed by the River Blackwater and Local Wildlife Site associated with the river corridor. The Parcel is set on the south-east and south-west facing valley sides that correspond with a bend in the river.

The Parcel comprises two medium-scale arable fields, with Grigg's Farm located centrally and prominently on the most elevated part of the Parcel. A clipped hedgerow with occasional trees follows the path of West Street and the A120. There is a line of trees and a fragmented hedgerow enclosing a residential property and the football ground to the east. A tall tree belt dividing the two arable fields relates to pre-18th century enclosure. There is a track alongside the hedgerow providing access to a sand and gravel extraction pit to the south. The rural landscape is disturbed by the noise and presence of vehicles on the busy roads to the north.

A public footpath route travels south-west across the Parcel from Grigg's Farm before crossing the tree-lined River Blackwater via a footbridge. There are occasional views of the farmland from neighbouring roads through breaks in boundary vegetation. The Essex Way long distance footpath is located south of the Parcel and although the riparian vegetation to the River Blackwater corridor generally provides some enclosure, the white walls of Grigg's Farm to the top of the slope are very prominent in views from the path. Grigg's Farmhouse is a Grade II listed building. The vegetation alongside the river is a mix of ages and sparse in parts which increases the prominence of the facing valley slopes.

The Parcel has minor visual associations with the ribbon development to the east and vehicular connections to Coggeshall through West Street. However, it is generally isolated from the main urban fabric in Coggeshall. The Parcel has a strong rural context provided by the surrounding agricultural landscape to the north, west and south and the presence of the river corridor.

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
Totals * 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
Totals * Prime condition if a tie		Moderate	

Strength of character/condition:	Improve and Conserve
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Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)			✓			4.5
Vegetation enclosure	Primary (x1.5)			✓			4.5
Complexity / scale	Secondary (x1)			✓			3
Condition	Secondary (x1)			✓			3
Sub total							15
2/ Visual features							
Openness to public view	Secondary (x1)				✓		2
Openness to private view	Secondary (x1)			✓			3
Relationship with existing urban conurbation	Primary (x1.5)				✓		3
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							18.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 36.5							

Overall Capacity:

Medium-Low

Landscape Capacity Analysis form

Parcel No.: 4a

Settlement: Coggeshall

Landscape Setting Area: C4

Surveyor: LH/IJ

Date surveyed: 13/03/2015

Parcel Description

The Parcel is located north-west of Coggeshall and abuts the A120 to the south and south-east. This relatively busy dual carriageway skirts the northern extent of the settlement. There is no physical boundary to the west where the Parcel extends to the edge of the Landscape Setting Area. The north-eastern boundary follows Ambridge Lane and marks a change in scale and landform to Parcel 4b on the east facing valley slopes of Robin's Brook.

The Parcel consists of rolling, large-scale arable fields to the north-north-west of Coggeshall. The land is elevated from the lower valley slopes of the River Blackwater and Robin's Brook to the south and east. Views are available from the Parcel across the River Blackwater valley. There is a continual hedgerow to both sides of the A120 (Coggeshall Road) but remaining field boundaries have become fragmented. A number of fields to the western side have 18th-19th century field enclosures. There are scattered spinneys and ponds within the arable farmland and isolated farm houses pepper the surrounding landscape. Squirrel Hall is the only property within the Parcel, and Park Lodge, Holfield Grange and Butlers lodge are located in close proximity to the external boundaries.

A public footpath crosses the Parcel diagonally leading from Stoneham Street in Coggeshall and crossing the A120 before reaching the south-eastern boundary of the Parcel and travelling north-west. This public footpath and one located close to the northern boundary provide relatively open views across the Parcel. The elevated landscape also provides long distance views to the south and east.

The majority of the Parcel has visual connections with Coggeshall. However, areas on the periphery of the Parcel are obscured in views from much of Coggeshall due to the rising topography. In addition, vegetation to the settlement fringe, within the settlement and along the A120 filter these views. Despite the visual connections to the settlement fringe, the Parcel is largely isolated from the urban fabric associated with Coggeshall by the dividing presence of the A120 and the elevated, open rural nature of the 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
Totals * 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
Totals * Prime condition if a tie		Moderate	

Strength of character/condition:	Improve and Conserve
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Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)		✓				6
Vegetation enclosure	Primary (x1.5)				✓		3
Complexity / scale	Secondary (x1)		✓				4
Condition	Secondary (x1)			✓			3
Sub total							16
2/ Visual features							
Openness to public view	Secondary (x1)				✓		2
Openness to private view	Secondary (x1)		✓				4
Relationship with existing urban conurbation	Primary (x1.5)					✓	1.5
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)					✓	1.5
Sub total							16.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 35.5							

Overall Capacity:	Medium-Low
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Landscape Capacity Analysis form

Parcel No.: 4b

Settlement: Coggeshall

Landscape Setting Area: C4

Surveyor: IJ/LH

Date surveyed: 13/03/2015

Parcel Description

The Parcel is located on east facing valley sides of Robin's Brook, which feeds into the River Blackwater. The A120 forms the southern boundary where it bends around the northern edge of Coggeshall. Noise from this is noticeable throughout the Parcel. The western boundary is formed by Ambridge Road, which extends from residential development along Robinsbridge Road within Coggeshall. The parcel extends to the north and east to the edge of the Landscape Setting Area.

The landform is slightly elevated and rolling reflecting the path of Robin's Brook and minor streams branching from it. The Parcel comprises arable fields interspersed with spinneys, woodland blocks and isolated properties. There are various drainage channels and ponds located on the valley slopes. Cradle House and Gate House Farmhouse are both Grade II listed buildings. The Gate House is located centrally in the Parcel with associated agricultural barns, large grounds and Gate House Spinney. There is a clipped hedgerow with trees along the access road to Gate House relating to 18th-19th century field enclosure. The A120 corridor is contained by a continuous medium height clipped hedgerow and denser tree belt to the east, adjacent to Robin's Brook.

Public footpaths cross the Parcel in a 'T' shape connecting to a path in Parcel 3e to the south of the A120. Vehicular access is limited to farm tracks leading from Ambridge Road to Gate House. Local views from the public footpath are contained in parts by intervening rolling landform and dense blocks of vegetation along Robin's Brook and woodland blocks in arable fields. Views into the Parcel from the south and west are generally contained by landform associated with the valley slopes of the River Blackwater. However, there are views to the Rectory on the opposite side of the valley, and the elevated land provides long distance views to treed farmland on the horizon and filtered views between the Parcel and houses in the north-west fringe of Coggeshall. Despite the proximity to the A120, the Parcel has limited visual connections with the nearby urban fabric. The edge of Coggeshall is generally well contained by riparian vegetation along Robin's Brook in views from the public footpaths. The Parcel has a predominantly rural context with limited surrounding built development to the north-east, north and west.

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
Totals * 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
Totals * Prime condition if a tie		Moderate	

Strength of character/condition:	Improve and Conserve
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Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)		✓				6
Vegetation enclosure	Primary (x1.5)			✓			4.5
Complexity / scale	Secondary (x1)			✓			3
Condition	Secondary (x1)			✓			3
Sub total							16.5
2/ Visual features							
Openness to public view	Secondary (x1)				✓		2
Openness to private view	Secondary (x1)		✓				4
Relationship with existing urban conurbation	Primary (x1.5)					✓	1.5
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)					✓	1.5
Sub total							16.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 36							

Overall Capacity:

Medium-Low

Landscape Capacity Analysis form

Parcel No.: 4c

Settlement: Coggeshall

Landscape Setting Area: C4

Surveyor: LH/IJ

Date surveyed: 13/03/2015

Parcel Description

The Parcel is located on the western approach to Coggeshall and is comprises triangular arable field, bound to the north-west by the A120 and to the south by West Street. To the east the Parcel abuts a rear garden hedgerow from a line of houses facing West Street and further vegetation to the north enclosing the grounds of a plant nursery located rear of the housing.

The topography is gently undulating, broadly sloping south towards the lower valley slopes of the River Blackwater. The boundaries are contained by clipped low to medium hedgerows, fragmented in parts. The vegetation is taller to the boundary with the A120 and largely prevents views from the road. A small triangular rough grass field surrounded by a similarly maintained hedgerow, is also included within the Parcel peripheries. This lies to the west of the road junction between the A120 and West Street. The tranquillity of the Parcel is interrupted by the surrounding busy roads, especially the A120 dual carriageway which skirts the northern extent of Coggeshall.

There are no public rights of way across the arable field. A small stretch of bridleway runs adjacent to the southern boundary of the smaller field. The land is elevated from West Street and views can be obtained from the pavement alongside the road. Grigg's Farm and a single residential property face the Parcel from the southern side of West Street and have filtered views.

The Parcel has limited connections with the urban fabric due to the visual containment formed by the vegetated paths of the River Blackwater and Robin's Brook. However, the Parcel has a well-defined landscape framework and direct vehicular links to Coggeshall.

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
Totals * Prime character if a tie	Weak		
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
Totals * Prime condition if a tie		Moderate	

Strength of character/condition:	Improve and Reinforce
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Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)		✓				6
Vegetation enclosure	Primary (x1.5)			✓			4.5
Complexity / scale	Secondary (x1)			✓			3
Condition	Secondary (x1)		✓				4
Sub total							17.5
2/ Visual features							
Openness to public view	Secondary (x1)			✓			3
Openness to private view	Secondary (x1)		✓				4
Relationship with existing urban conurbation	Primary (x1.5)				✓		3
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)			✓			4.5
Sub total							22
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 42.5							

Overall Capacity:	Medium
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Guidelines for development and mitigation measures

- The area would need to form a gateway to Coggeshall with development sensitively designed to reflect the intrinsic character of the settlement. Vernacular features from the Coggeshall Conservation Area on the existing settlement fringe to the east could also be incorporated into any proposals.
- Development would need to be set back from the A120 with sufficient and robust mitigation planting, screening views from the roads and creating a well-integrated gateway to the settlement that is sensitive to the river valley landscape to the south.
- The limited space available within the Parcel provides scope for small-scale development that is appropriate to the wider rural context of the settlement.

Landscape Capacity Analysis form

Parcel No.: 4d

Settlement: Coggeshall

Landscape Setting Area: C4

Surveyor: IJ/LH

Date surveyed: 13/03/2015

Parcel Description

The Parcel is located on the western edge of Coggeshall, with West Street forming its southern boundary and the more elevated slopes of Parcel 4e defining the northern boundary. The hedgerow-lined A120 corridor is located north around the edge of Coggeshall. There is existing ribbon housing development on the western approach to Coggeshall to the Parcel's south. To the east a tree belt encloses Vicarage Field informal recreation space and an area of former allotment gardens. Footpaths connect this open space with housing in Coggeshall.

The Parcel is set on the gentle valley slopes of the River Blackwater and comprises small grazed pastures and paddocks divided by post and rail fencing and low clipped hedgerows. The Parcel includes existing development on West Street. A triangular plot of land enclosed by a brick wall is located centrally and contains a number of listed buildings relating to the former Isinglass Factory and Tannery. Many of these have been converted to dwellings including Isinglass Mews. Highfields Farm and a plant nursery are behind these and are well contained by surrounding mature vegetation. There is relatively large-scale parkland associated with Highfields Farm.

Development to the south of West Street, and the well-vegetated River Blackwater corridor contains the Parcel and generally obscures it in cross-valley views from the Essex Way promoted long distance path to the south. The field to the east of Highfield Farm is slightly more prominent, as are the elevated valley slopes beyond the Parcel to the north. The A120 hedged corridor also provides containment to the Parcel in wider views from the north. However, its noise disrupts the sense of tranquillity and contrasts to the rural appearance of the settlement setting.

Public footpath routes cross the Parcel to the rear of the Isinglass Factory site and towards a footbridge link connecting to residential development off Stoneham Street. Another footpath travels north to the A120 and through the more open, elevated arable field within Parcel 4e. These public footpaths and West Street provide views of the Parcel. The Parcel has some close associations with the existing development on West Street, including commercial development to the south of West Street with the Garden Centre and Vineyard. However, the main development edge of Coggeshall is enclosed by relatively dense riparian vegetation along River Blackwater and Robin's Brook.

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
Totals * 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
Totals * Prime condition if a tie		Moderate	

Strength of character/condition:	Improve and Conserve
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Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)			✓			4.5
Vegetation enclosure	Primary (x1.5)			✓			4.5
Complexity / scale	Secondary (x1)				✓		2
Condition	Secondary (x1)			✓			3
Sub total							14
2/ Visual features							
Openness to public view	Secondary (x1)				✓		2
Openness to private view	Secondary (x1)		✓				4
Relationship with existing urban conurbation	Primary (x1.5)		✓				6
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)		✓				6
Sub total							25.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 42.5							

Overall Capacity:	Medium
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Guidelines for development and mitigation measures

- Development should be Sensitive to style of housing within Coggeshall taking into account the approach to the village and the edge of the Conservation Area. It should also be sensitive to the setting of listed buildings
- Cross-valley views from the Essex Way, should be preserved with development positioned on the lower valley slopes and contained by existing development and vegetation along the River Blackwater corridor.
- Public footpath routes to be retained and enhanced, preserving connections between existing development and the wider landscape.
- Additional planting would be required to preserve the rural context of the village and the well contained development edge of Coggeshall. Planting should contribute to an enhanced gateway to the village along West Street, reflecting the characteristics and setting of the settlement.

Landscape Capacity Analysis form

Parcel No.: 4e

Settlement: Coggeshall

Landscape Setting Area: C4

Surveyor: IJ/LH

Date surveyed: 13/03/2015

Parcel Description

Large-scale Parcel located western edge of Coggeshall. There is wide tree belt designated as a Local Wildlife Site alongside Robin's Brook that defines the eastern boundary and contains a reasonable amount of built development within Coggeshall. The A120 forms a definite boundary to the north with medium height clipped hedgerows to both sides. To the south, the Parcel adjoins smaller-scale fields and ribbon development on the lower valley slopes within Parcels 4d and 4f.

The Parcel comprises large-scale arable fields on the south and south-east facing valley slopes of the River Blackwater and Robin's Brook. Ambridge Road and an on-road cycle route dissects the Parcel leading north-west from residential development on Robinsbridge Road to the western edge of Coggeshall. There are well maintained low clipped hedgerows to field boundaries. The Parcel slopes steeply up to A120. There are only glimpsed views to traffic on the carriageway, but noise from the road is noticeable throughout. The landscape is large-scale and expansive and there are wide stretching, long distance views to south-west with inter-visibility between the facing valley slopes.

There are a number of public rights of way crossing the Parcel including Ambridge Road and two further public footpaths. From these routes there are filtered views to residential development in Coggeshall but dense tree belts on the peripheries and within development in the village maintain a vegetated skyline. The public footpaths provide views across the sloping arable landscape. There are views across the Blackwater Valley from the field to the east of Highfields Farm and some views to the elevated slopes of the Parcel from residential properties on streets connecting to Ambridge Road.

The Parcel has limited connections with the edge of Coggeshall due to the intervening presence of Robin's Brook, the relatively strong visual containment of the settlement and the slightly elevated nature of the landscape away from adjacent built development.

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
Totals * 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
Totals * Prime condition if a tie			Good

Strength of character/condition:	Conserve and Strengthen
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Capacity analysis

Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)			✓			4.5
Vegetation enclosure	Primary (x1.5)			✓			4.5
Complexity / scale	Secondary (x1)		✓				4
Condition	Secondary (x1)				✓		2
Sub total							15
2/ Visual features							
Openness to public view	Secondary (x1)					✓	1
Openness to private view	Secondary (x1)			✓			3
Relationship with existing urban conurbation	Primary (x1.5)				✓		3
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							17.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 35.5							

Overall Capacity:

Medium-Low

Landscape Capacity Analysis form

Parcel No.: 4f

Settlement: Coggeshall

Landscape Setting Area: C4

Surveyor: LH/IJ

Date surveyed: 13/03/2015

Parcel Description

The Parcel occupies land gently sloping to the east and south towards Robin's Brook and the River Blackwater. A line of houses relating to the historic core of the village and within the Conservation Area abuts the southern boundary. There is a fragmented mix of vegetation and close board fencing to the rear garden boundaries. To the east, the boundary is enclosed by dense woodland along Robin's Brook which is also designated and managed as a Local Wildlife Site. This riparian vegetation visually contains the western settlement fringe of Coggeshall. There is a small block of woodland and tall tree belt to the western boundary and a fragmented hedgerow to the north.

The area comprises grass fields with former allotment gardens to the east and the Vicarage Field to the west. The internal field boundary separating the two has declined. The area is designated as formal open space in the current Local Development Framework Proposals Map. However, the rough grass fields currently have no obvious land use aside from walking routes and informal recreation. Public footpaths extend into the Parcel from West Street and Stoneham Street and connect with further public rights of way crossing the neighbouring more open, agricultural landscape. These footpath routes provide moderately open views across the Parcel. The fragmented hedgerow on the northern boundary allows further views north to the surrounding large-scale arable farmland with woodland blocks on the horizon.

There are partial views of the Parcel from residential properties to the south and occasional filtered views from properties on the settlement fringe to the east. The Parcel is enclosed by a strong framework of vegetation and contained to the south and east by built development on the Coggeshall settlement fringe. The more elevated land to the north-west corner of the Parcel becomes slightly more visible from the surrounding landscape with potential cross-valley views from the Essex Way long distance promoted path.

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
Totals * 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
Totals * Prime condition if a tie			Good

Strength of character/condition:	Conserve and Strengthen
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Capacity analysis							
Criteria	Importance	A=5	B=4	C=3	D=2	E=1	Total
1/ Landscape features							
Slope analysis	Primary (x1.5)			✓			4.5
Vegetation enclosure	Primary (x1.5)		✓				6
Complexity / scale	Secondary (x1)				✓		2
Condition	Secondary (x1)				✓		2
Sub total							14.5
2/ Visual features							
Openness to public view	Secondary (x1)				✓		2
Openness to private view	Secondary (x1)			✓			3
Relationship with existing urban conurbation	Primary (x1.5)		✓				6
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)		✓				6
Sub total							24.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 42							

Overall Capacity:	Medium
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Guidelines for development and mitigation measures

- Development should be Sensitive to style of housing within Coggeshall taking into account the approach to the village and the edge of the Conservation Area. It should also be sensitive to the setting of listed buildings.
- Additional planting would be required to strengthen the screening of development in views from the wider countryside and to protect the rural setting of the village and the well contained development edge of Coggeshall.
- Cross-valley views from the Essex Way should be preserved and the Local Wildlife Site associated with woodland along Robin's Brook should be protected and enhanced.
- Opportunities should also be taken to develop landscape recreational corridors alongside the Robin's Brook. This area provides opportunities for spaces promoting education and wellbeing as well as providing enhanced green links between the settlement and the wider landscape.
- The provision of alternative recreation opportunities for the settlement would need to be addresses should the Parcel be developed.