

BDC047/26/27

**Braintree District Settlement Fringes
Evaluation of Landscape Analysis Study of
Silver End**

for

Braintree District Council

June 2015

Final

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1 Introduction

Background to the study

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

Objectives

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

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

Approach and Methodology

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

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

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

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

Field survey work and results

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

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

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

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

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

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

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

- 1.23 Landscape value can be measured in a number of ways e.g. statutory landscape designations, local landscape designations, other ecological/cultural heritage designations, and local perceived value. There are no consensus studies as informed by stakeholders. Consequently, the value of the landscape has been scored based on the presence of: landscape designations (of which there are few, if any, in the study area), Conservation Areas, Listed Buildings, the extent of public rights of way, perceptual aspects such as scenic beauty, or the presence/influence of other conservation interests within the Parcel or its setting. Landscape Value is determined on the basis of the same five point scale as the other criteria, using a score of C as the default starting point for a Parcel with no positive or negative landscape-value attributes. This corresponds with the approach adopted by Chris Blandford Associates in the previous Landscape Capacity Analyses for each of the settlements, in which the methodology was based on the evaluation of landscape value as medium, unless an obvious reason existed to elevate or reduce it.

- 1.24 To assess the landscape capacity of a Parcel to accommodate development, certain assumptions need to be applied. For the purposes of this study it is assumed that development will include mainly two to two and a half storey residential units and commercial units of a similar height. It is not anticipated that there would be a need for taller structures, but if a Parcel is considered able to accommodate such structures, this is identified in the description of the Parcel.

- 1.25 Each Parcel was assessed against the criteria noted above, using a five-point scale from most suitable to least suitable (A to E), guided by a set of definitions/descriptions that have been developed for this study to reflect local characteristics (see Appendix B). An assessment has been made of each Parcel in order to determine a score for: Landscape Sensitivity Profile and Overall Capacity Profile. To build in weighting for the primary and secondary factors, a 1.5 x weighting is applied to primary factors.

- 1.26 The results were recorded on a set pro forma to provide a consistent approach reflecting each of the criteria.

- 1.27 The Overall Capacity Profile score identifies the Parcel's capacity based on the following range:

27 – 33.5	Low Landscape Capacity
34 – 40.5	Medium-Low Landscape Capacity
41 – 47.5	Medium Landscape Capacity
48 – 54.5	Medium-High Landscape Capacity
55 – 61.5	High Landscape Capacity

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

2 Summary of Landscape Capacity Evaluation, November 2007

- 2.1 The CBA study reached conclusions around the capacity of the landscape to accommodate change without significant effects on its character. This work involved making a judgement around whether the amount of change proposed can be accommodated without having unacceptable adverse effects on the character of the landscape (relating to *landscape character sensitivity*) or the way that it is perceived (relating to *visual sensitivity*), without compromising the values attached to it (relating to *landscape value*).
- 2.2 The summary schedule for levels of landscape character sensitivity, visual sensitivity and landscape value revealed that all three of the Landscape Setting Areas surrounding Silver End (S1, S2 and S3) have an overall **Low to Medium** landscape capacity to accommodate a settlement extension. The evaluations for the areas are reflected in Figure S-03.
- 2.3 The report concludes that levels of landscape capacity may not be uniform across any one setting area. It acknowledges that the Low to Medium capacity landscape setting areas around Silver End 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 landscape setting areas varies, any development proposals would need to respond to the inherent landscape sensitivity and take account of both the setting and potential impacts on the surrounding landscape.
- 2.4 The report concluded that although potential opportunities for accommodating new built development around Silver End are limited, there may be capacity within even moderately sensitive or highly valued landscapes to accommodate some well-designed and appropriately located built development.
- 2.5 CBA's evaluations for each of the Landscape Setting Areas are summarised below, including the broad locations within which the study suggests that residential or employment development could be accommodated.

Landscape Setting Area S1:

- 2.6 Landscape Sensitivities & Value:
- The visibility of houses along the western edges of the settlement are typically enclosed by adjacent tree/shrub belts, with partial views available through gaps in vegetation. The north western edge of the settlement is more open due to hedgerow decline and seen in views from the national trail adjacent to Egypt's Farm. Views of housing and church steeples at Cressing are obtained from the northern parts of the setting area. Electricity pylons and the water tower at Lanham Green may also be seen on the horizon in views to the north. There is a well treed skyline to southern parts of the area. The setting area has a medium visual sensitivity overall,

due to enclosure provided hedgerow and landform. Views of the area are only obtained by local residents, users of the national trail and users of adjacent roads.

- The landscape has a strong rural character and high sense of tranquillity. The area contributes to the setting of Silver End and to the physical and visual separation of Cressing and Silver End and is deemed to have a Medium to high sensitivity overall. However, the area provides a low to moderate contribution to the wider landscape on account of the enclosure provided by hedgerows and landform. The south-eastern part of the Setting Area has an increased sensitivity due to its proximity to the Conservation Area, Pre 18th century and 18th-19th century field enclosures and the group of Listed Buildings in the vicinity of New House Barn.
- The Landscape Value is Medium to High due to sensitive features such as the national trail, Conservation Areas along the south-western edge of the settlement and at Cressing, Listed Buildings and strong sense of tranquillity. The sensitivity is reduced to the north-west of industrial buildings off Boars Tye Road.

2.7 The study identifies that there might be opportunities for any necessary residential or employment development along the northern edge of the settlement, to the north-west of industrial buildings along Boars Tye Road, providing that robust belts of trees and shrubs are provided to help integrate any expanded settlement into the local landscape. Since the study was carried out the industrial buildings have been replaced with a recent housing development at Wood Grove.

Landscape Setting Area S2:

2.8 Landscape Sensitivities & Value:

- The robust field boundary hedgerows combined with landform contain many views within the area including views of housing on the settlement edge to the east of Sheepcotes Lane. This results in a Medium visual sensitivity to the Setting Area. There are filtered and partial views of housing to the west of Sheepcotes Lane, comprising a variety of housing forms sizes and ages, generally well integrated into the local landscape by mature trees along the settlement edge. Views to the south tend to be enclosed by trees and hedgerows along Western Road. The visual sensitivity increases in the vicinity of historic of historic buildings at Bower Hall and on the edge of the Conservation Area to the west of Sheepcotes Lane.
- Medium landscape character is of medium to high sensitivity due to historic assets, the strength of rural character and the contribution to the setting of the settlement. Blocks of ancient woodland and occasional pre-18th century field enclosures slightly increase the sensitivity in parts. The area has a moderately strong sense of tranquillity but with noise and traffic movement along Sheepcotes Lane and Boars Tye Road. The fragmented hedgerow structure reduces the sensitivity.

- The landscape value is Medium to High on account of the setting areas network of public footpaths, moderate sense of tranquillity away from roads, Listed Buildings at Bower Hall, Rolph's Farmhouse and in the Conservation Area, and Storey's Wood and Link's Wood which are Ancient Woodlands and Local Wildlife Sites.

Landscape Setting Area S3:

2.9 Landscape Sensitivities & Value:

- The setting area has a medium visual sensitivity overall all due to enclosure by hedgerows trees and landform in views from the surrounding landscape. There are a mixture of filtered and partial views to houses on settlement fringe and to the upper parts of both the school and the industrial buildings in central Silver End, seen through and over field boundary hedgerows. Filtered views from the western edge of the area towards housing on northern edge of Landscape Setting Area S1. A dismantled sewage works is well enclosed by vegetation. Away from the settlement edge there are open long distance views towards Rivenhall Thicks. There is generally a wooded horizon in all directions
- The combination of a strong rural character, Listed structures at Rivenhall Place, the close proximity to the Conservation Area, and the contribution the landscape plays in the setting to Silver End all amount to a Medium to high Landscape Character Sensitivity. The Area has a generally tranquil character but with noise disturbance from Temple Lane and Western Road. Electricity poles crossing through fields detract from the character of the area.
- The Landscape Setting Area has Medium to High landscape value sensitivity overall due to the proximity to the conservation area and Rivenhall Thicks Local Wildlife Site, the moderate sense of tranquillity, Listed Buildings and the site of a medieval Tile Kiln in the central part of the area.

2.10 The potential development opportunities described above are proposed on the basis that they are verified by the finer grain assessment of the setting areas carried out in this Landscape Capacity Analysis. The study contains a further recommendation that any development in an appropriate location would need be consistent with the form and scale of the existing settlement fringe and be built in local vernacular style. Additional planting and enhancement of local hedgerow structures would be needed to help soften the appearance of fringes of the settlement and help accommodate build development. New tree and shrub belts should be particularly robust where new employment development is a possibility.

2.11 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 S-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 It had been anticipated at the outset that approximately four Parcels would be identified in each Setting Area. However, the subtleties of the varied landscape and historic grain of Silver End translated into slightly more complex landscapes across the Setting Areas, with five or six Parcels being identified as a consequence.
- 4.3 An overview of the scale and arrangement of the Parcels reveals an interlocking but irregular Parcel pattern reflecting the field structure surrounding Silver End. Parcels that abut the settlement fringe tend to be slightly smaller in scale such as Parcels 2b and 3d.
- 4.4 Parcel size generally increases away from the village, especially to the north-east where the landscape is more expansive with large scale, open arable fields. The slight variations in topography and the vegetation surrounding the settlement fringe visually contain Silver End and the reduction in connection to the settlement is reflected as the Parcels reach the outer edges of the Setting Areas. The disused airfield in Parcel 2e, on the boundary of Landscape Setting S2, for example, has a remote character with little connection to the settlement.

Parcel analysis

- 4.5 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'.
- 4.6 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 S-05 Parcel Evaluation):***High Landscape Capacity***

- 4.7 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 Silver End.

Medium-High Landscape Capacity

- 4.8 One Parcel has been identified as having Medium-High capacity. This Parcel is located immediately adjacent to the existing settlement fringes, and responds to the existing landscape features and visual characteristics:

- Parcel 2b

- 4.9 Occupying a generally flat landform to the north-east of Silver End, Parcel 2b is comprised of a linear arable field and small scale horse paddocks that abut the settlement fringe. The Parcel is located to both sides of Sheepcotes Lane. A small part of the neighbouring settlement edge falls within the Silver End Conservation Area. The Parcel has a Medium-High capacity to accommodate development on account of its relatively enclosed nature, predominantly flat landform and close physical and visual relationship with housing to the north-eastern settlement edge of Silver End.

- 4.10 Mitigation measures identified as part of the analysis relate to integrating proposed development on the settlement fringe with the surrounding rural landscape. The unique styles of housing within Silver End should be reflected in part and any development sensitively designed to preserve the qualities and enhance the setting of Listed Buildings and the Conservation Area. Mature hedgerows and trees to the Parcel boundaries should also be retained and enhanced in order to preserve the rural context of the village and the well contained development edge of Silver End. Opportunities to create improved connections with the settlement fringe and the wider landscape, and provide opportunities for informal recreation coinciding with the public adjacent public footpath route should also be taken.

Medium Landscape Capacity

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

- Parcel 2f

- 4.12 The Parcel occupies a gently rolling landform to the north-east of Silver End, comprising a single arable field. Sheepcotes Lane abuts the eastern and northern boundaries with variable height hedgerows, fragmented in parts and intermittent trees lining the Parcel parameters. Overhead power lines cross the Parcel forming an intrusive feature in the rural landscape. There are filtered views to

housing on the settlement edge with irregular vegetation to rear gardens forming variable visual containment. To the south the Parcel adjoins extended rear gardens and small scale paddocks on the settlement fringe and within Parcel 2b. To the north-east is a further residential property and farm. The Parcel characteristics present moderate scope to mitigate development and tree belts and woodland blocks to the north provide screening to the Parcel in the wider landscape.

- 4.13 Mitigation measures identified as part of the analysis include positioning development to the southern side of the Parcel where there are stronger connections with the existing urban fabric. The unique characteristics and vernacular features of built development within Silver End should be reflected and development should be appropriate in scale to the rural context of the settlement fringe. The existing hedgerow structure should be supplemented with appropriate native species to form a more cohesive landscape framework and integrate the extended settlement fringe. The public footpaths to the southern and western boundaries should be retained, creating green links for recreation opportunities and connecting the settlement fringe with the wider countryside.

- Parcel 3d

- 4.14 Set within the shallow valley of a drainage channel connecting with streams and ponds surrounding Park House and Rivenhall Place. The Parcel abuts the southern settlement fringe of Silver End and part of the Conservation Area boundary. It comprises small scale fields including rough grassland, paddocks and one field in arable use. The hedgerow structure is slightly fragmented but tall and dense in parts. Overhead power lines crossing the Parcel form intrusive features in the rural landscape. The neighbouring more open, arable landscape rises to the south-west and contributes to the rural setting of Silver End. In views from the surrounding landscape the Parcel is relatively well contained by intervening landform and vegetation. Development within the Parcel would form a natural extension to the adjacent urban fabric and the existing landscape framework presents good scope to provide mitigation that is in keeping with the existing landscape pattern.

- 4.15 The analysis highlights that potential development should be sensitive to the setting and character of Silver End Conservation Area. Vegetation to the southern Parcel boundaries should be reinforced to provide enclosure to any proposed development. Internal field boundaries should also be retained where appropriate to provide an underlying framework to the settlement extension and reduce the massing of development in the wider rural landscape. There is the opportunity to provide green links between the settlement fringe and the wider landscape with enhanced public right of way connections.

Medium-Low Landscape Capacity

- 4.16 The analysis found that the landscape to the outer fringes of the Setting Area had Medium-Low capacity to accommodate development. Large Parcels on the outskirts of the settlement have limited associations with the urban fabric and contribute to the rural setting of Silver End. The agricultural

land frames the village and the good structure of hedgerows, trees and the landform helps to visually enclose the settlement in views from surrounding landscape.

- 4.17 Areas to the south-east and north of Silver End have a good network of public rights of way which provide access to the countryside and opportunities for informal recreation. This includes the promoted Essex Way which crosses Parcels 1a, 1e and 2a and increases the sensitivity of the landscape and views across it.
- 4.18 Parcels 1a and 1b wrap around the existing settlement fringe. However, these areas are important to the setting of the Silver End Conservation Area and in preserving separation between Cressing and Silver End. The stretch of the Essex Way path within Parcel 1a provides open views across the arable fields. Development within these Parcels would be very open to view from adjacent housing, prominent in views from sensitive receptors and adverse to the rural character of the landscape.
- 4.19 The parkland and Listed Buildings at Rivenhall Place are of increased sensitivity. Rivenhall Place is a Grade II* Listed Building and the landscape surrounding it has a tranquil, rural character. Parcel 3a has good containment by good quality hedgerows and tree belts, and the undulating topography provides some visual containment to the existing built development within the Parcel. However, the area provides a strong contribution to the setting of Silver End, has a strong rural character, well maintained landscape features and provides valuable links between the settlement and the surrounding landscape.

Low Landscape Capacity

- 4.20 The location of Parcel 1e within intervening farmland providing separation to Silver End and Cressing further reduced the capacity to accommodate development. The Parcel contributes to the rural setting of the Cressing Conservation Area and a group of Listed Buildings including All Saints Church. The Essex Way crosses the centre of the Parcel with relatively open views across the farmland. Development within the Parcel would have an intrusive impact on the historic setting of the village and significantly compromise the separation between settlements which have individual and distinct characteristics.

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:

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:	
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Guidelines for development and mitigation measures

Appendix B

Criteria group	Criteria	Measurement of criteria Scores: A = 5, B = 4, C = 3, D = 2, E = 1	Importance	Comments
Existing Landscape Features	Slope analysis	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.: 1a

Settlement: Silver End

Landscape Setting Area: S1

Surveyor: IJ/LH

Date surveyed: 03/03/2015

Parcel Description

The Parcel is located north of Silver End and south-west of Boars Tye Road, which forms the north-eastern boundary. The south of the Parcel abuts the abrupt residential edge formed by modern expansion of the settlement including houses on Broomfield and Broadway in Silver End. The north-western boundary is marked by Egypt Farm's access track. Decline in hedgerows has left part of the south-west boundary open. The Parcels are demarcated by a change to smaller scale interlocking fields and a localised shallow valley typical of southern parcels.

The Parcel comprises a gently rolling, large-scale arable field. The landform slopes gently southwards to the edge of the settlement. Built form within the Parcel includes an agricultural barn and overhead pylons. Hedgerow loss has resulted in some open views across the Parcel. The boundary with the road is formed by a fragmented hedgerow and the houses are bound by close-board fencing and occasional trees. There is a conifer hedge along part of the boundary with Egypt Farm providing some enclosure, but other parts are open. In contrast, surrounding areas beyond the Parcel are characterised by dense medium height clipped hedgerows and historic field enclosure.

The Essex Way promoted long distance footpath extends from Cressing eastwards and adjacent to the north-west boundary. This footpath provides open views across the Parcel to the edge of Silver End and the prominent housing on the settlement's south-east edge. All Saints Church in Cressing is visible from the path. There are also views across the Parcel through hedgerow breaks fringing Boars Tye Road. The Parcel is overlooked by residential properties in Silver End, Egypt Farm to the north-west including a Grade II listed building, and a small amount of ribbon development facing Boars Tye Road to the north-east. There has been recent residential development to the south-east of the Parcel which is generally well integrated with the landscape by a strong boundary hedgerow. This area formally contained industrial buildings which have been replaced with houses along Wood Grove.

The Parcel has strong visual connections with the development edge of Silver End. The Parcel away from the settlement forms part of the farmland maintaining separation between Silver End and Cressing. However, the presence of farm houses and ribbon development to the north and east contribute to an association with the urban fabric throughout the Parcel which is also emphasised visually by the open nature of the Parcel.

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	Poor		Good

Strength of character/condition:	Improve 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)		✓				6
Vegetation enclosure	Primary (x1.5)				✓		3
Complexity / scale	Secondary (x1)	✓					5
Condition	Secondary (x1)		✓				4
Sub total							18
2/ Visual features							
Openness to public view	Secondary (x1)				✓		2
Openness to private view	Secondary (x1)					✓	1
Relationship with existing urban conurbation	Primary (x1.5)		✓				6
Prevention of coalescence	Primary (x1.5)			✓			4.5
Scope to mitigate the development	Primary (x1.5)			✓			4.5
Sub total							18
3/ Landscape value							
Strength of character and condition	Secondary (x1)				✓		2
Sub total							2
Overall capacity profile (1/ + 2/+ 3/) = 38							

Overall Capacity:	Medium-Low
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Landscape Capacity Analysis Form

Parcel No.: 1b

Settlement: Silver End

Landscape Setting Area: S1

Surveyor: LH/IJ

Date surveyed: 03/03/2015

Parcel Description

An irregular-shaped Parcel located adjacent to the north-western settlement edge of Silver End. Rear gardens of properties on Manors Way, Francis Way and Francis Crescent abut this boundary with an irregular mix of garden vegetation and timber fencing. Houses to the southern portion of this boundary fall within the Silver End Conservation Area. To the north the Parcel is bound by a well-maintained hedgerow. To the western boundary is a ditch and hedgerow relating in part to 18th-19th century field enclosures. The vegetation is slightly fragmented along this boundary. The Parcel is set back from Temple Lane and the historic rectilinear arable fields surrounding New House Barn within Parcel 1c.

The topography is low lying and gently sloping towards a drainage channel running parallel to the south-western boundary. The Parcel comprises a medium-scale arable field and small-scale paddocks and grass fields to the north-east and south-east corners. In addition to the external hedgerow structure, there is a semi-natural area of grassland and scrub enclosed by tall continuous hedgerows.

There are no public rights of way across the Parcel and it is well screened from surrounding publically accessible locations. Views from Church Lane and Temple Lane are contained by layers of intervening vegetation. The Essex Way promoted long distance footpath is located approximately 500m to the north-west. Views from here towards the Parcel and the Silver End settlement fringe are also screened by intervening vegetation. Residential properties facing the Parcel have more open views across the fields, filtered in part by trees and shrubs to garden boundaries.

The hedgerow structure contains the Parcel from adjoining arable fields and there are direct connections to with the settlement fringe. The Parcel is partially overlooked by properties within the Silver End Conservation Area and contributes to its rural setting. The arable farmland is part of a wider band of fields providing separation between Silver End and the village of Cressing to the north-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)			✓			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)	✓					5
Openness to private view	Secondary (x1)				✓		2
Relationship with existing urban conurbation	Primary (x1.5)	✓					7.5
Prevention of coalescence	Primary (x1.5)			✓			4.5
Scope to mitigate the development	Primary (x1.5)			✓			4.5
Sub total							23.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)				✓		2
Sub total							2
Overall capacity profile (1/ + 2/+ 3/) = 39.5							

Overall Capacity:	Medium-Low
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Landscape Capacity Analysis Form

Parcel No.: 1c

Settlement: Silver End

Landscape Setting Area: S1

Surveyor: IJ/LH

Date surveyed: 03/03/2015

Parcel Description

A well-enclosed Parcel of land located west of Silver End. The Parcel is bound to the south-east and south-west by Temple Lane and Church Road, which connect Silver End to Cressing. The eastern boundary shares the parish boundary marks a change in characteristics from neighbouring Parcel 1b which is more closely associated with residential development in Silver End. The Parcel gently slopes to the south-east with a localised shallow valley formed by a drainage channel running slightly offset from the north-eastern boundary. There are small ponds throughout the Parcel located alongside field boundaries and drainage ditches. The land is slightly elevated to the north-west.

The Parcel comprises small- and medium-scale arable fields and grass paddocks. This includes narrow linear fields with 18-19th century enclosure patterns and some pre-18th century enclosure patterns in the south-eastern field. There are dense well-maintained, medium height clipped hedgerows on the Parcel boundaries, providing continual containment. Internal field boundaries have declined in parts but the Parcel is generally in good condition. Existing built development within the Parcel is sited around New House Barn and includes a cluster of listed buildings.

No public rights of way cross the Parcel. Views from Church Road and Temple Lane are generally well screened by boundary vegetation with some occasional glimpsed views from more elevated land to the north-west. There are a small amount of extremely filtered views from private residences in Silver End to the north-east. However, the repeated lines of boundary vegetation form a strong intervening feature and this side of the settlement is generally well-contained.

The Parcel has limited associations with residential development on the south-western edge of Silver End. The Parcel is located within intervening farmland between Cressing and Silver End and has a defined historical pattern including field enclosures and the listed buildings at New House Barn. The Parcel also contributes to the rural setting of the Silver End 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		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)		✓				4
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)			✓			4.5
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							

Overall Capacity:	Medium-Low
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Landscape Capacity Analysis Form

Parcel No.: 1d

Settlement: Silver End

Landscape Setting Area: S1

Surveyor: LH/IJ

Date surveyed: 03/03/2015

Parcel Description

A triangular Parcel of land located to the south-west corner of the Landscape Setting Area with no physical boundary to the south-west. It is bound to two sides by roads with Temple Lane leading to Silver End to the south-east and Church Road leading to Cressing to the north-east. The Parcel lies approximately 500m from the Silver End north-western settlement fringe.

The Parcel is part of a larger rectangular shaped arable field with a generally flat landform. The northern half of the field, divided by a public footpath has pre-18th century field enclosures. There is a low clipped hedgerow with intermittent trees along Church Road and a fragmented hedgerow to Temple Lane. There is a variable hedgerow along the B1018 (Witham Road) which runs parallel to the Church Road, beyond the Parcel boundary.

The incomplete boundary hedgerow to Temple Lane allows open views of the Parcel from some points. Without a physical boundary to the south-western edge of the Landscape Setting Area and the Parcel, there is no containment from the rest of the field. Views can be obtained through breaks in vegetation along Witham Road. The public footpath crossing the Parcel from Church Road to Witham Road also provides open views across the arable field. A small number of residential properties surrounding New House Barn, face the Parcel from the opposite side of Church Road and filtered views of the field. Three of the buildings are listed by Historic England but mature trees provide relatively good enclosure to these plots.

The Parcel generally has a rural context and is visually detached from surrounding built development. The Parcel is isolated from the edge of Silver End and is part of a wider band of countryside framing 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	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)				✓		3
Complexity / scale	Secondary (x1)		✓				4
Condition	Secondary (x1)		✓				4
Sub total							18.5
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)		✓				6
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							16.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 38							

Overall Capacity:	Medium-Low
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Landscape Capacity Analysis Form

Parcel No.: 1e

Settlement: Silver End

Landscape Setting Area: S1

Surveyor: IJ/LH

Date surveyed: 03/03/2015

Parcel Description

The Parcel is located east of Cressing and to the north-west of Silver End. The western boundary extends to the edge of Landscape Setting Area 1, which roughly follows the line of Church Lane and a minor unamend road leading to Boars Tye Road. To the north and south the Parcel is bound by vegetated field boundaries associated with the more enclosed neighbouring Parcels 1b, 1c and 1f. The landform is gently sloping towards a drainage channel running through the centre of the Parcel.

The Parcel is formed of medium-scale, interlocking arable fields divided by hedgerows in a variable condition and sparsely vegetated to parts. There are also some smaller scale grass fields associated with the drainage ditch and a group of paddocks divided by post and rail fencing to the rear of residential properties and All Saints Church in Cressing. The church is well enclosed by mature trees including conifers providing year round visual containment. The Parcel also abuts the Cressing Conservation Area. Parcel 1f, which borders the Parcel to the north-east is also enclosed by a tall dense hedgerow and there are blocks of conifer hedges associated with the grounds to Egypt Farm. Internally, the field boundaries are in decline with fragmented hedgerows. This allows some open views across the Parcel.

The promoted long distance Essex Way footpath crosses the Parcel from Cressing to the east, past Egypt Farm and across Boars Tye Road. There are open views from the footpath across the Parcel and towards the edge of Silver End. There are occasional views into the Parcel through gaps in vegetation alongside roads. Views from private properties are generally restricted to houses in Cressing to the west and a small number of properties orientated towards the Parcel on the north-western side of Silver End.

The Parcel is connected to the southern fringe of Cressing but has limited visual connections with Silver End due to containment provided by field boundaries and intervening farmland. The Parcel has a rural character and is located within farmland that preserves the separation between Cressing and Silver End.

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)				✓		3
Complexity / scale	Secondary (x1)			✓			3
Condition	Secondary (x1)			✓			3
Sub total							13.5
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)					✓	1.5
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							12.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)				✓		2
Sub total							2
Overall capacity profile (1/ + 2/+ 3/) = 28							

Overall Capacity:	Low
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Landscape Capacity Analysis Form

Parcel No.: 1f

Settlement: Silver End

Landscape Setting Area: S1

Surveyor: LH/IJ

Date surveyed: 03/03/2015

Parcel Description

The Parcel is located within the north-eastern corner of the Landscape Setting Area. The northern boundary sweeps round broadly following the route of an unnamed minor road connecting Church Road and Boars Tye Road. The boundary then extends across the arable fields to the opposite side of Boars Tye Road, partly following Links Road. The Parcel lies approximately 180m to the east of Cressing and approximately 450m to the north of Silver End. The topography is generally flat with gentle undulations.

The Parcel includes fields to the east and west of Boars Tye Road. Defined as a small-scale arable landscape of fields enclosed by hedging, generally showing a pre-18th and 18th-19th century enclosure pattern. The historic pattern is maintained through the internal hedge network. Although the north-west field isn't recognised as an historic enclosure, hedgerows enclosing the arable field make it visually similar. In addition to the arable fields, the Parcel includes Wright's Farm and Bakery Cottage which are enclosed by mature trees and a small block of woodland. Links Wood forms a densely vegetated boundary to the north-east corner.

Partial views of the Parcel can be obtained from the eastern extent of Links Road, intermittent parts of Boars Tye Road and public footpaths running along the eastern boundary and small stretch of the south-western boundary. Public footpath connections include the Essex Way long distance path which travels east from Egypt Farm and wraps around the south-eastern corner of the Parcel. Views of the Parcel are filtered by dense boundary vegetation.

The Parcel is surrounded by farmland to the north, east and south and is generally isolated from urban fabric associated with Silver End. The agricultural landscape contributes to the setting of Silver End and Cressing and preserves separation between the two settlements.

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)	✓					7.5
Vegetation enclosure	Primary (x1.5)		✓				6
Complexity / scale	Secondary (x1)				✓		2
Condition	Secondary (x1)				✓		2
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)					✓	1.5
Prevention of coalescence	Primary (x1.5)			✓			4.5
Scope to mitigate the development	Primary (x1.5)			✓			4.5
Sub total							17.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 38							

Overall Capacity:	Medium-Low
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Landscape Capacity Analysis Form

Parcel No.: 2a

Settlement: Silver End

Landscape Setting Area: S2

Surveyor: LH/IJ

Date surveyed: 02/03/2015

Parcel Description

A Parcel comprising large-scale arable fields extending north-east from the developed edge of Silver End. Its northern and western boundaries follow the outer extent of the Landscape Setting Area. Boars Tye Road runs along the south-western boundary. Sheepcotes Lane defines the eastern Parcel from the edge of a former airfield within Parcel 2e. The south-eastern boundary is defined by a shallow valley and drain with fragmented hedgerow. The landform is rolling with gentle undulations.

Field boundaries are fragmented hedgerows and sporadic tree belts with some more recent hedgerow replanting to parts where the structure has declined. Link's Wood, an ancient woodland and Local Wildlife Site falls partly within the Parcel to the north-west corner. This and further blocks of woodland and tree belts further north reduce the visibility of the Parcel from the wider landscape. Gentle undulations, vegetation along drains and internal hedgerows provide some filtering of local views, but longer distance views are available, including glimpses to the north-eastern settlement fringe of Silver End.

A network of public footpaths cross the Parcel or follow its boundaries, including a stretch of the Essex Way promoted long distance footpath which crosses the north-east corner. However, direct links to the edge of the settlement are lacking. The public rights of way provide public viewpoints across the Parcel.

The Parcel has limited associations with the urban fabric of Silver End although it contributes to an agricultural setting of the village. Hedgerows, trees and landform contain the settlement and isolated farmhouses so that with only occasional filtered views towards the Parcel are available from private viewpoints.

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)		✓				4
Condition	Secondary (x1)			✓			3
Sub total							17.5
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)				✓		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/) = 37.5							

Overall Capacity:	Medium-Low
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Landscape Capacity Analysis Form

Parcel No.: 2b

Settlement: Silver End

Landscape Setting Area: S2

Surveyor: LH/IJ

Date surveyed: 02/03/2015

Parcel Description

The Parcel is located adjacent to the north-eastern developed edge of Silver End. The boundaries are defined by the small-scale nature of the landscape and the close relationship with the settlement fringe. The Parcel is located to both sides of Sheepcotes Lane. A small part of the neighbouring settlement edge falls within the Silver End Conservation Area.

Occupying a generally flat landform, Parcel 2b is comprised of small-scale horse paddocks that abut the settlement fringe and are generally associated with private residential properties on the western side of Sheepcotes Lane. The paddocks are divided by a mix of tall mixed hedgerows, Leylandii hedgerows and timber post and rail fencing. To the eastern side of Sheepcotes Lane, the Parcel includes a row of houses, fronting the lane with extended rear gardens. There is a slightly larger grass paddock to the east of these. The rear gardens are enclosed by mature trees. The larger field has a mix of trees and shrubs which provide consistent containment, with the exception of the southern boundary which is partly open.

The Parcel is overlooked to the western side by houses on Boars Tye Road. To the eastern side, views from Abraham Drive are more heavily filtered by trees to the rear garden boundary. There are no public rights of way across the Parcel, but a public footpath follows the western side of the north-eastern boundary. There is a drainage channel and fragmented hedgerow separating the route from the Parcel. The footpath has filtered views across the paddocks of the varied housing styles on the settlement fringe. The boundary treatment to rear gardens is inconsistent forming variable enclosure. To the eastern side of Sheepcotes Lane views are generally well screened.

The Parcel has a close physical and visual relationship with housing to the north-eastern developed edge of Silver End. The small-scale, enclosed nature of the plots of land contrasts with the open, large-scale characteristics of neighbouring farmland which is detached from 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	Poor		

Strength of character/condition:	Improve 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)		✓				6
Complexity / scale	Secondary (x1)				✓		2
Condition	Secondary (x1)		✓				4
Sub total							19.5
2/ Visual features							
Openness to public view	Secondary (x1)		✓				4
Openness to private view	Secondary (x1)				✓		2
Relationship with existing urban conurbation	Primary (x1.5)	✓					7.5
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)		✓				6
Sub total							27
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 49.5							

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

- The unique styles of housing within Silver End should be reflected in part and any development sensitively designed to preserve the qualities and enhance the setting of listed buildings and the Conservation Area, particularly No 67 'Craig Angus' and No 77 'Wolverton', Boars Tye Road which abut the Parcel.
- Mature hedgerows and trees along the Parcel boundaries should be retained and enhanced where possible in order to preserve the rural context of the village and the well-contained development edge of Silver End.
- Opportunities to create improved connections with the settlement fringe and the wider landscape, and provide opportunities for informal recreation coinciding with the public adjacent public footpath route should also be taken.

Landscape Capacity Analysis Form

Parcel No.: 2c

Settlement: Silver End

Landscape Setting Area: S2

Surveyor: IJ/LH

Date surveyed: 02/03/2015

Parcel Description

The Parcel is located on gently rolling land associated with a shallow stream valley at the south-eastern edge of Silver End. The Parcel's southern boundary abuts Western Road, connecting Silver End to Rivenhall to the south-west. To the west the Parcel is bound by rear gardens of houses on Groom Lane and Daniel Way and the grounds of a cluster of listed buildings at Bower Hall. The Parcel extends north to Sheepcotes Lane and abuts a rear garden boundary to a small block of houses on the lane and a small-scale paddock within Parcel 2b to the north-west.

The Parcel comprises large to medium-scale arable fields with fragmented hedgerow enclosure and intermittent trees. The vegetation surrounding Bower's Hall and to the western part of Western Road is stronger providing more consistent visual enclosure. On the eastern boundary is a variable medium height hedgerow. The Parcel is fairly open to the north-east where it adjoins the former airfield site in Parcel 2e. The landform rises towards the settlement edge allowing views above this hedgerow to residential properties in Silver End. The properties are fairly prominent in these views due to the white render walls. The Parcel is enclosed in wider views from the south by thick tree belts alongside Western Road and mature trees surrounding Rivenhall Place and Park House.

A public footpath crosses the Parcel's south-eastern field from Western Road, extending north-east. There are views into the Parcel from this path in addition to views from Western Road, Sheepcotes Lane and a further public footpath running parallel but offset from the eastern boundary. Residential properties overlooking the Parcel to the south-west have open views across the agricultural fields, filtered in part by vegetation on field boundaries and surrounding Bower Hall. To the north-west the boundary vegetation and intervening field largely screen views from nearby houses. Ribbon development to the south of Western Road also faces the Parcel, although views from here are more contained by a hedgerow fringing the road.

The Parcel partly abuts modern expansion on the edge of Silver End to the south and south-west. The northern fields within the Parcel extend further away from the urban fabric and have less visual connections to the settlement fringe. This part of Silver End is away from the Conservation Area but Bower Hall is a historic feature.

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)				✓		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)			✓			4.5
Sub total							20.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 40							

Overall Capacity:	Medium-Low
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Landscape Capacity Analysis Form

Parcel No.: 2d

Settlement: Silver End

Landscape Setting Area: S2

Surveyor: IJ/LH

Date surveyed: 12/03/2015

Parcel Description

Large-scale Parcel located east of Silver End and extending to the eastern boundary of Landscape Setting Area 2. The southern boundary is formed by Western Road and Park Gate Road. The northern boundary adjoins the former airfield site in Parcel 2e. The landform is generally flat or very gently undulating with scattered small ponds and a drainage channel located eastern side.

The Parcel comprises large-scale, open arable fields with limited variety. A farm access track provides access to a former airfield site to the north where extraction works are currently taking place. Storey's Wood is located north-east of the Parcel and is one of many blocks of woodland that prevent wider views to the north-east from the Parcel. Storey's Wood contains two blocks of Ancient Woodland, which are also County Wildlife Sites. Aside from the woodland, vegetation on the Parcel boundary is limited, with boundaries open or fringed with fragmented hedgerows. A good quality, internal hedgerow runs alongside the farm access track and restricts views to the west.

A public footpath crosses the Parcel, travelling north from Park Gate Road. Two further public footpaths cross the Parcel to both sides of Storey's Wood allowing very open views across the farmland. Public views are also available from the roads to the south where there is limited boundary vegetation. Views from private properties to the Parcel are limited to distant filtered views from the eastern edge of Silver End and a small number of houses to the south of Park Gate Road.

The Parcel has minor visual associations with the small amount of isolated residential and industrial development to the south and north-east. However, intervening agricultural landscape generally isolates the Parcel from the urban fabric of Silver End.

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)				✓		3
Complexity / scale	Secondary (x1)		✓				4
Condition	Secondary (x1)			✓			3
Sub total							17.5
2/ Visual features							
Openness to public view	Secondary (x1)					✓	1
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							18.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 37.5							

Overall Capacity:	Medium-Low
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Landscape Capacity Analysis Form

Parcel No.: 2e

Settlement: Silver End

Landscape Setting Area: S2

Surveyor: IJ/LH

Date surveyed: 12/03/2015

Parcel Description

A former airfield site located on a plateau to the north-east of Silver End. The landscape is flat and expansive with a remote character detached from the edge of the settlement. The western boundary to the Parcel is formed partly by Sheepcotes Lane. There is a large bund running parallel to the road. To the east the Parcel extends to the edge of the Landscape Setting Area.

The Parcel comprises large-scale arable fields and a large area that is disrupted by current mineral extraction works within the Parcel. There is a small amount of existing development to the south-west corner including a listed building at Sheepcotes farm and a number of agricultural barns. The residential buildings associated with Sheepcotes Farm are enclosed by mature trees. There is a low clipped hedgerow alongside Sheepcotes Lane that is fragmented in parts. The remaining Parcel boundaries are largely open with a minimal amount of vegetation.

There is a diverted public footpath that crosses the Parcel to the northern side of the extraction works. This path provides public views of parts of the Parcel. Views from Sheepcotes Lane are restricted by the bunding and boundary hedgerow. The Parcel is generally well-contained from views from private properties. Tree belts beyond the Parcel to the north and east prevent views of the wider countryside.

The Parcel is generally isolated from existing development. The remote character of the former airfield site located on a flat relatively open landscape emphasises this detachment from the settlement.

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)				✓		3
Complexity / scale	Secondary (x1)		✓				4
Condition	Secondary (x1)		✓				4
Sub total							18.5
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)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 39.5							

Overall Capacity:	Medium-Low
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Landscape Capacity Analysis Form

Parcel No.: 2f

Settlement: Silver End

Landscape Setting Area: S2

Surveyor: IJ/LH

Date surveyed: 12/03/2015

Parcel Description

The Parcel occupies a gently rolling landform to the north-east of Silver End. The Parcel is bound to the south-west by the extended rear gardens (generally maintained as paddocks) of private properties on the north-eastern edge of Silver End. These boundaries are well-contained on the western side with medium to tall dense hedgerows. Some portions are younger but appear well maintained. Sheepcotes Lane abuts the eastern and northern boundaries. There is a near-continuous low to medium height, dense and well maintained hedge along the road on the Parcel's east boundary. The northern boundary, also formed by Sheepcotes Lane, includes partly fragmented sections of similar hedgerow as well as recently planted hedgerow.

The Parcel comprises a single arable field. Overhead power lines cross the Parcel forming an intrusive feature in the rural landscape. The adjacent extended rear gardens and small-scale paddocks on the settlement fringe are within Parcel 2b. Beyond the Parcel to the north-east is a further residential property and farm.

A public footpath follows the southern and western boundaries of the Parcel, located to the inner side of the boundary hedge. This provides open views across the field. The views from Sheepcotes Lane are partially screened by roadside vegetation. There are filtered views to housing on the settlement edge with irregular vegetation to rear gardens forming variable visual containment. Tree belts and woodland blocks to the north provide screening to the Parcel in the wider landscape.

The Parcel has some close associations with the settlement fringe to the south where it adjoins extended rear gardens of houses on Boars Tye Road. The partially open views to the settlement fringe also increase the visual associations with the urban fabric. A small number of the houses within views are in the Silver End Conservation Area. However, the majority of adjacent built development relates to modern expansion of the settlement.

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)		✓				6
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)			✓			4.5
Sub total							24
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 43.5							

Overall Capacity:	Medium
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Guidelines for development and mitigation measures:

- Development should aligned to the southern side of the Parcel to provide connections with the existing settlement fringe.
- Mature hedgerows and trees along the Parcel boundaries should be retained and enhanced to improve enclosure of the development and screen views towards it. The existing hedgerow structure should be supplemented with appropriate native species to form a more cohesive landscape framework and integrate the extended settlement fringe.
- Development should be sensitive to styles of housing within Silver End taking into account the approach to the village and the edge of the Conservation Area. The unique characteristics and vernacular features of built development within Silver End should be reflected and development should be appropriate in scale to the rural context of the settlement fringe.
- The public footpaths to the southern and western boundaries should be retained, creating green links for recreation opportunities and connecting the settlement fringe with the wider countryside.

Landscape Capacity Analysis Form

Parcel No.: 3a

Settlement: Silver End

Landscape Setting Area: S3

Surveyor: LH/IJ

Date surveyed: 12/03/2015

Parcel Description

The Parcel is located adjacent to the south-eastern tip of Silver End and bound to two sides by roads. Western Road forms the northern boundary and Park Road is located to the east. Both of these roads are lined with a dense tree and shrub belt. The southern and western boundaries are defined by hedgerows with hedgerow trees defining the grounds to Rivenhall Place and Park House. The topography is slightly undulating and sloping towards a series of fish ponds and streams.

The Parcel comprises the parkland, water bodies and buildings associated with Rivenhall Place and Park House. Rivenhall Place is a Grade II* listed building and the landscape surrounding it has a tranquil, rural character. The buildings are well enclosed by mature trees. The fish ponds are surrounded by grass fields, woodland blocks and there are avenue trees along access roads. Multiple public footpaths extend from Silver End and travel through the grounds and around ponds. The footpath along the southern boundary is bound to the outside by a ditch and semi-managed hedgerow, and the park side is delineated by a relatively recently planted hedgerow. Vehicular access is from Western Road and Park Road.

Views into the Parcel are generally screened by vegetation lining the roads. However, the Parcel is moderately open to view from the public footpath network running across it. Residential properties on Western Road and Western Lane generally have their views of the parkland filtered by layers of vegetation to rear gardens and along the Parcel peripheries.

Parcel 3a has continual visual containment formed by good quality hedgerows and tree belts, and the undulating topography provides some visual containment to the existing built development within the Parcel. However, the area provides a strong contribution to the setting of Silver End, has a strong rural character, well maintained landscape features and provides valuable links between the settlement and the surrounding 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			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)	✓					7.5
Complexity / scale	Secondary (x1)					✓	1
Condition	Secondary (x1)					✓	1
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)			✓			4.5
Prevention of coalescence	Primary (x1.5)		✓				6
Scope to mitigate the development	Primary (x1.5)		✓				6
Sub total							22.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)				✓		2
Sub total							2
Overall capacity profile (1/ + 2/+ 3/) = 38.5							

Overall Capacity:	Medium-Low
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Landscape Capacity Analysis Form

Parcel No.: 3b

Settlement: Silver End

Landscape Setting Area: S3

Surveyor: IJ/LH

Date surveyed: 12/03/2015

Parcel Description

The Parcel occupies a location within agricultural land between Silver End to the north-west, and Witham to the south. Directly north of the Parcel are parkland style grounds associated with Park House and the Grade II* Listed Rivenhall Place. A public footpath runs along this northern boundary. The dense form of Rivenhall Thicks is located on the southern boundary of the Parcel which is an Ancient Woodland and County Wildlife Site. A farm track runs along the eastern boundary, emphasised in part by a tall mature tree belt. The landform within the Parcel is gently undulating. In neighbouring land to the north a shallow valley provides a more sloping landform associated with ponds and small streams surrounding Rivenhall Place.

The Parcel comprises a single, large-scale arable field. A recent line of tree planting marks the edge of private grounds surrounding Rivenhall Place and the public footpath route and open farmland beyond it. The external field boundaries are formed of unmaintained hedgerows at a variable height providing moderate enclosure. The field extends to the east beyond the edge of the Landscape Setting Area.

There are open views across the Parcel from the public footpath to the north. However, the tall tree belt to the east and Rivenhall Cutting to the south prevent wider views of the surrounding farmland. Substantial tree belts and mature vegetation surrounding Rivenhall Place and Park House prevent views back to Silver End. From the eastern side of the Parcel there are framed views south-east to Grade II Listed Rivenhall Hall.

The Parcel has a rural setting and is relatively tranquil, although locally disrupted by noise from vehicles on Park Road and Church Road. The Parcel is isolated physically and visually from the development edge of Silver End.

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)		✓				4
Condition	Secondary (x1)			✓			3
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)					✓	1.5
Prevention of coalescence	Primary (x1.5)		✓				6
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							16.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 38.5							

Overall Capacity:	Medium-Low
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Landscape Capacity Analysis Form

Parcel No.: 3c

Settlement: Silver End

Landscape Setting Area: S3

Surveyor: LH/IJ

Date surveyed: 02/03/2015

Parcel Description

Large-scale Parcel located to the south of Silver End, extending to the southern edge of the Landscape Setting Area. To the west the boundary follows the line of a public footpath. The Parcel is defined by scale and the interlocking field structure which differs from the large-scale open landscape of Parcel 3b, and the small scale paddocks and grass fields that abut the settlement fringe in Parcel 3d. The topography is slightly undulating and the land descends towards the Silver End settlement fringe.

The Parcel is formed of arable farmland, with medium to small-scale fields bound by hedgerows with a varying degree of management. This includes well maintained clipped hedgerows with intermittent trees, tall thinner hedgerows, and semi natural hedgerows along the peripheries that are less maintained. There has been a decline of hedgerows closer to Silver End where some boundaries are left partially open. The field pattern to the south relates to Pre-18th and 18th-19th century field enclosures.

A network of public rights of way link the Parcel to Silver End at Western Road and provides connections to Rivenhall and Witham to the south-east. A Public footpath also crosses the Parcel north-south between Temple Lane and Whiteheads Farm, at the edge of the Parcel and Landscape Setting Area. These routes provide fragmented views of the local landscape, filtered by field boundary vegetation. Views to Silver End and the sewage works adjacent Brook Farm can be obtained from parts. Views from the eastern portion of the Parcel towards the town are partially screened by vegetation, and the edge of the Silver End Conservation Area is generally well contained. Within western areas of the Parcel there are more open views of the Conservation Area and settlement fringe.

The Parcel has minor visual associations with the developed edge of Silver End. The farmland contributes to the rural setting of Silver End and the Conservation Area and provides containment to the settlement fringe in the wider landscape. The public footpath network provides good access opportunities across the landscape and connections between the village and neighbouring settlements.

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)	✓					7.5
Vegetation enclosure	Primary (x1.5)			✓			4.5
Complexity / scale	Secondary (x1)				✓		2
Condition	Secondary (x1)				✓		2
Sub total							16
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)		✓				6
Scope to mitigate the development	Primary (x1.5)			✓			4.5
Sub total							18.5
3/ Landscape value							
Strength of character and condition	Secondary (x1)			✓			3
Sub total							3
Overall capacity profile (1/ + 2/+ 3/) = 37.5							

Overall Capacity:	Medium-Low
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Landscape Capacity Analysis Form

Parcel No.: 3d

Settlement: Silver End

Landscape Setting Area: S3

Surveyor: IJ/LH

Date surveyed: 02/03/2015

Parcel Description

The Parcel wraps around the southern edge of Silver End. The landform is gently sloping, set within a shallow valley with a drainage channel connecting with streams and ponds surrounding Park House and Rivenhall Place. This central area of the Parcel falls within the flood zone. The Parcel's northern boundary extends to vegetated garden boundaries on the settlement edge. A portion of this settlement fringe is within the Silver End Conservation Area and was built between 1926 and 1932. The western boundary is formed by Temple Lane, which provides access to Silver End from the south. The south-west and south-east Parcel boundary marks a change in scale and land use from the surrounding arable farmland.

The Parcel comprises small-scale fields including rough grassland, paddocks and one field in arable use. Enclosure to the Parcel is generally by tall but unmaintained hedgerows with intermittent hedgerow trees. Fragmented internal hedgerows are declining. Overhead power lines cross the Parcel in a south-east direction forming an intrusive feature in the landscape. There is a cluster of agricultural buildings at Brook Farm to the southern corner.

There are no public rights of way running through the Parcel. From the public footpath to the south-west leading to Temple Lane there are filtered views to parts of the Parcel and the edge of Silver End is prominent in parts but interspersed with mature vegetation. The adjacent residential properties also have filtered views across the landscape. The Parcel is generally well-contained by boundary vegetation and the shallow valley landform in views from the surrounding open arable farmland.

The Parcel abuts the southern settlement edge of Silver End and has close associations with the urban fabric. The existing settlement fringe is reasonably well integrated with the surrounding landscape which contributes to the rural setting of the Silver End 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		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)		✓				4
Openness to private view	Secondary (x1)				✓		2
Relationship with existing urban conurbation	Primary (x1.5)	✓					7.5
Prevention of coalescence	Primary (x1.5)	✓					7.5
Scope to mitigate the development	Primary (x1.5)		✓				6
Sub total							27
3/ Landscape value							
Strength of character and condition	Secondary (x1)				✓		2
Sub total							2
Overall capacity profile (1/ + 2/+ 3/) = 44.5							

Overall Capacity:	Medium
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Guidelines for development and mitigation measures:

- Reinforce vegetation to southern boundaries to provide enclosure to proposed development. Internal field boundaries should also be retained where appropriate to provide an underlying framework to the settlement extension and reduce the massing of development in the wider rural landscape.
- Development should be sensitive to the setting and character of the Silver End Conservation Area and the views towards the settlement edge from the surrounding open countryside.
- Development should also be sensitive to the scale and massing of existing development within the settlement.
- Opportunity to improve footpath network by providing green links to residential development to the south-western edge of Silver End.

Landscape Capacity Analysis Form

Parcel No.: 3e

Settlement: Silver End

Landscape Setting Area: S3

Surveyor: IJ/LH

Date surveyed: 02/03/2015

Parcel Description

Very gently undulating Parcel of land located south of Temple Lane which provides access to Silver End from the Witham Road. The Parcel lies approximately 370m from the developed edge of Silver End and extends to the western boundary of Landscape Setting Area 3. The eastern boundary is partially enclosed by a tall but fragmented hedgerow. A public footpath and drainage ditch run adjacent to the boundary on the outer side of the Parcel.

The Parcel comprises large-scale arable fields that extend beyond the settlement edge. The internal field boundaries are in decline and formed by isolated trees and fragmented hedgerows that only extend partially across the fields. Alongside Temple Lane is a low to medium height fragmented hedgerow which allows views into the Parcel from the road. There also filtered views from a public footpath to the west which wraps around a listed building and Scheduled Monument at Crossing Temple. The site of a medieval Tile Kiln is located centrally within the Parcel.

There are no public rights of way running through the Parcel. The hedgerow on the eastern boundary contains views towards Silver End. The Parcel is located within farmland between Silver End and White Notley. Dense vegetation alongside Witham Road to the west largely prevents views of the wider countryside and the settlement edge of White Notley. The Parcel is isolated from Silver End settlement edge and has a predominantly rural character aside from vehicles traveling along Temple Lane.

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)		✓				4
Condition	Secondary (x1)			✓			3
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)					✓	1.5
Prevention of coalescence	Primary (x1.5)			✓			4.5
Scope to mitigate the development	Primary (x1.5)				✓		3
Sub total							15
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
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