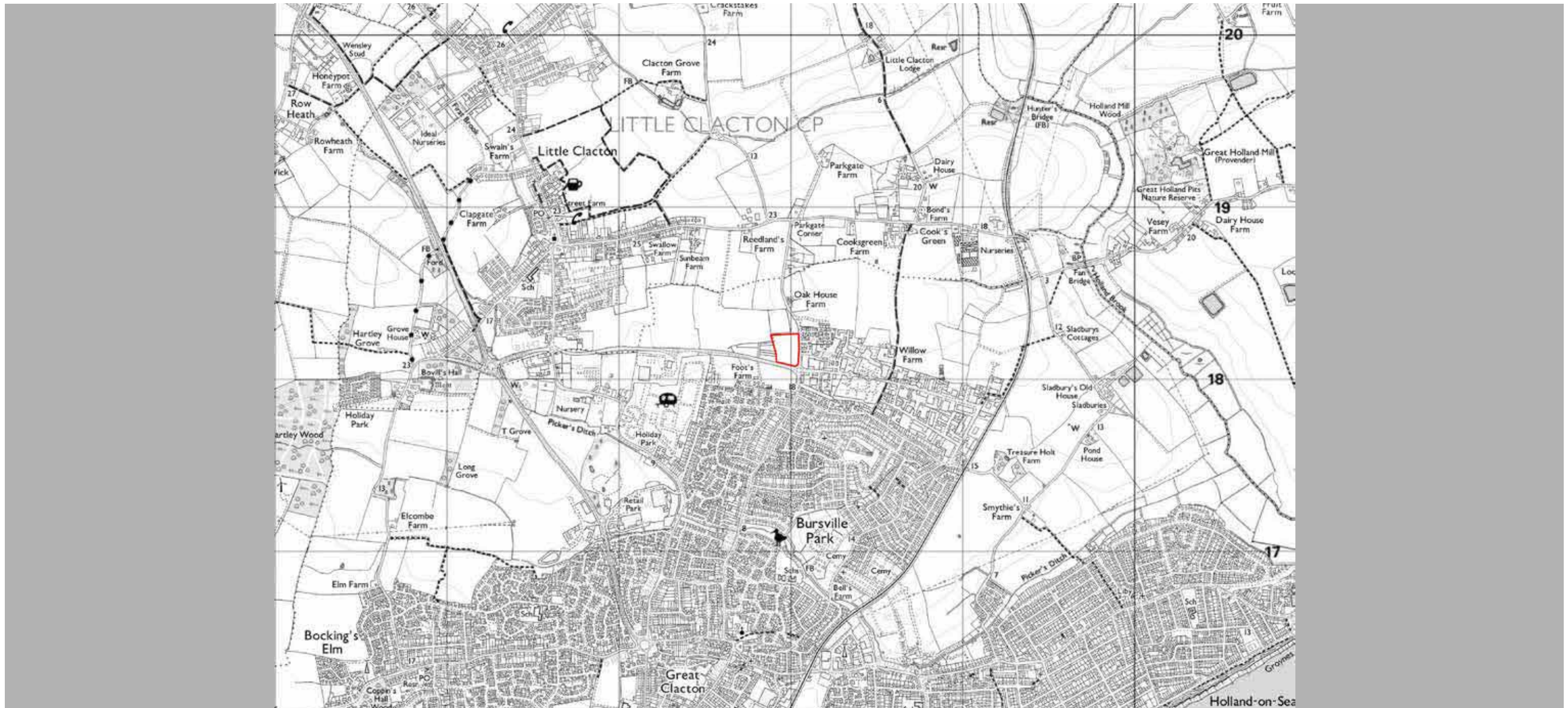



# Land at Roots Farm, Thorpe Road, Clacton-on-Sea, Essex LANDSCAPE AND VISUAL IMPACT ASSESSMENT

On behalf of **JCN Design and Planning**  
February 2024



	FINAL	LG	AS	JBA	February 2024
	DRAFT	SPB/LG	AS	JBA	April 2023
<b>Revision</b>	<b>Purpose</b>	<b>Originated</b>	<b>Checked</b>	<b>Authorised</b>	<b>Date</b>
<b>Document Number:</b> JBA 23/107 - Doc 1		<b>Document Reference:</b> LANDSCAPE AND VISUAL IMPACT ASSESSMENT Land at Roots Farm, Thorpe Road, Clacton-on-Sea, Essex			
		 <p><b>JAMES BLAKE</b> ASSOCIATES</p>			

# CONTENTS

<b>1. INTRODUCTION</b>	<b>1</b>	<b>5. LANDSCAPE ASSESSMENT</b>	<b>15</b>	<b>LIST OF FIGURES</b>	
1.1 Background		5.1 Scope		Figure 1	Site Location and Study Area
1.2 Scope		5.2 National Character Baseline		Figure 2	Site View Location Plan
1.3 Study Area and Landscape Context		5.3 County Character Baseline		Figure 3	Site Photographs
<b>2. METHODOLOGY</b>	<b>3</b>	5.4 Local Character		Figure 4	Proposed Site Layout
2.1 Background		5.5 Site Location and Characteristics		Figure 5	Designations Plan
2.2 Assessment Approach		5.6 Landscape Receptors		Figure 6	Landscape Character Plan
2.3 Landscape Assessment		5.7 Landscape Effects		Figure 7	Landform Analysis Plan
2.4 Visual Assessment		<b>6. VISUAL ASSESSMENT</b>	<b>23</b>	Figure 8	Flood Risk Map
2.5 Scale of Effects		6.1 Scope		Figure 9	Visual Analysis & View Locations
2.6 Limitations and Assumptions		6.2 Visual Receptors			
<b>3. APPLICATION SITE AND PROPOSED DEVELOPMENT</b>	<b>6</b>	6.3 Representative Views		<b>APPENDICES</b>	
3.1 Site Description		6.4 Zone of Theoretical Visibility		<b>Appendix A:</b>	References
3.2 Proposed Development		6.5 Visual Effects		<b>Appendix B:</b>	Criteria for Assessing Sensitivity
3.3 Constraints and Opportunities		6.6 Visual Experience		<b>Appendix C:</b>	Criteria for Assessing Magnitude of Change and Scale of Effect
<b>4. PLANNING POLICY FRAMEWORK</b>	<b>12</b>	<b>7. MITIGATION AND MONITORING</b>	<b>62</b>		
4.1 Background		7.1 Primary Mitigation and Design Measures			
4.2 The National Planning Policy Framework		7.2 Secondary Mitigation and Monitoring Measures			
4.3 District Level Planning Policy		<b>8. SUMMARY AND CONCLUSIONS</b>	<b>63</b>		
4.4 Panfield Village Design Statement		8.1 General			
		8.2 Baseline Conditions			
		8.3 Landscape and Visual Effects			
		8.4 Mitigation and Enhancement			
		8.5 Conclusion			

[ This page is intentionally blank ]

# 1. INTRODUCTION

## 1.1 Background

1.1.1 James Blake Associates Ltd, Chartered Landscape Architects, have been instructed by JCN Design and Planning to produce a Landscape and Visual Impact Assessment for the proposed residential development located on land to the west of Thorpe Road, on the north eastern margin of Clacton-on-Sea, Essex ('the Site').

1.1.2 Clacton-on-Sea is a seaside town in the Tendring District in Essex, England. The town is located approximately 20km south east of the centre of Colchester and approximately 28km south of the centre of Ipswich.

## 1.2 Scope

1.2.1 The aims and objectives of this assessment are:

- To describe and evaluate the current landscape character of the site and its surroundings, including heritage assets, and identify potential landscape receptors with reference to published character types / areas and their characteristic landscape elements;
- To identify potential visual receptors (i.e. people who would be able to see the site and the proposed development) and their representative views;
- To evaluate the sensitivity of landscape and visual receptors to the type of development proposed;
- To describe and assess any impacts of the development in so far as they affect the landscape and/or views of it and to evaluate the magnitude of change and the scale of effect; and
- To identify any specific mitigation or monitoring measures that are required to reduce residual landscape and visual effects.

1.2.2 The methodology for undertaking the assessment is in accordance with the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) and best practice.

1.2.3 The assessment has been carried out as an integral part of the design process. The initial evaluation (baseline) was used to identify the landscape and visual constraints as well as opportunities of both the site and its surrounding landscape. The potential landscape and visual effects subsequently informed a landscape strategy that was incorporated into the development masterplan as primary/embedded mitigation through an iterative design approach.

1.2.4 As such the assessment and design process aims to ensure that:

- Aspects which make an essential contribution to landscape character are maintained and managed;
- The development and associated change can be accommodated within the existing landscape and visual context; and
- Improvements and enhancements can be made where uncharacteristic features detract from the character and visual amenity of the area.

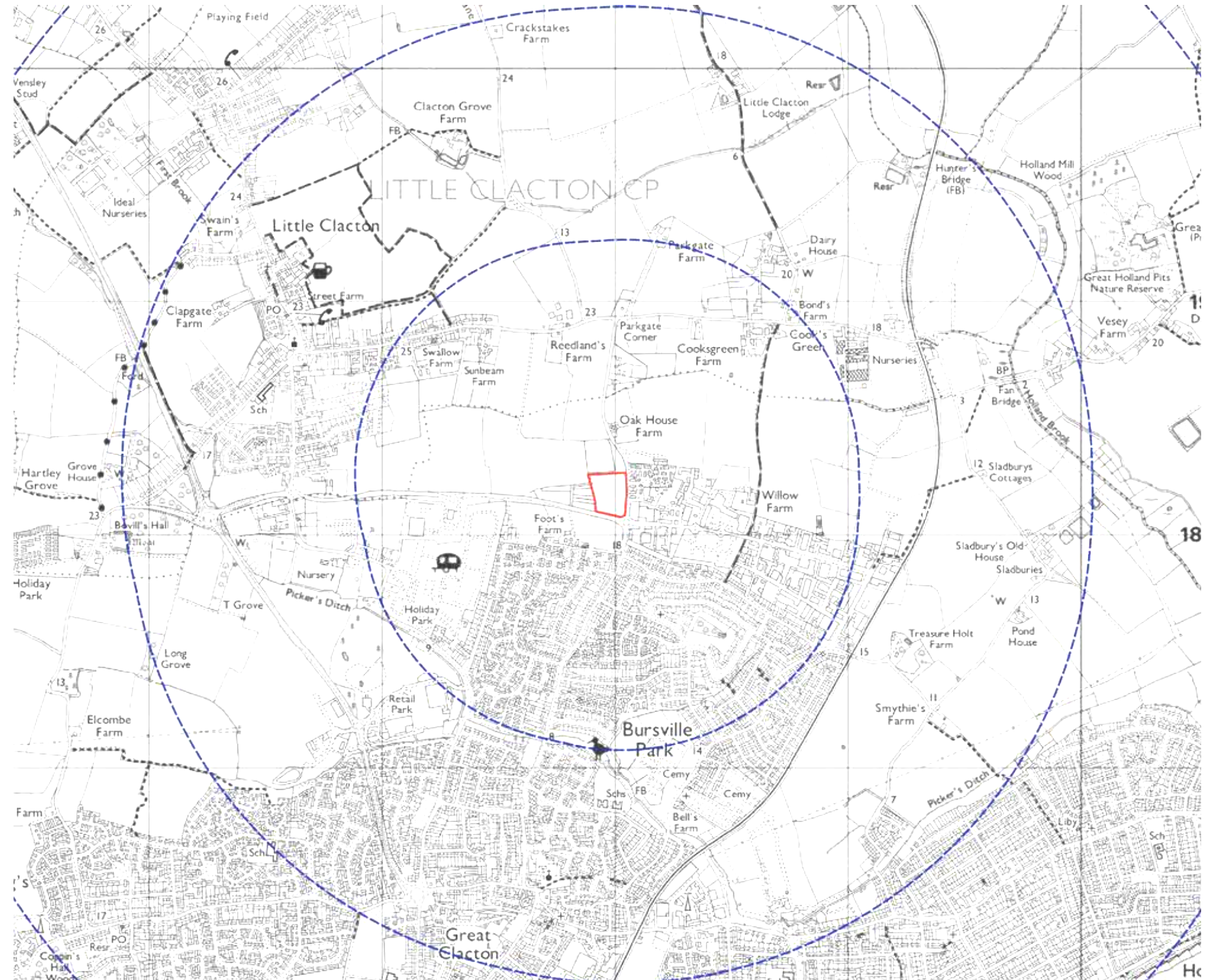


Figure 1: Site Location and Study Area. NTS

Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432



## 1.3 Study Area and Landscape Context

- 1.3.1 The Site, 2.39ha, which extends west from Thorpe Road and north from the B1442, is located on the northern fringe of Clacton-on-Sea. The boundary of the Site and the extent of the study area are shown on **Figure 1**. The Site comprises one former agricultural field. The southern and eastern boundaries are well vegetated, screening the majority of views in and out of the Site.
- 1.3.2 The Site, generally rectangular in shape, is partially bound by existing development to the east and south, and arable agricultural fields to the west and north.
- 1.3.3 The extent of the study area is based on the potential visual envelope of the Site and proposed development i.e. the area from which views of the development may be visible, informed by topographical maps and field survey. The study area is shown on **Figure 1** and extends by approximately 2km in all directions where views are then curtailed by existing vegetation and settlement.
- 1.3.4 The landscape within the study area comprises the South Suffolk and Northern Thames Basin (NCA 111). More locally, the Site lies within the Clay Plateaux LCT and the Clacton and the Soken Clay Plateau LCA (as identified by the Tendring District Landscape Character Assessment). For further details as relevant to this assessment refer to **Section 5.0**.

## 2. METHODOLOGY

### 2.1 Background

2.1.1 This report identifies and assesses the landscape and visual effects of the proposed development over the course of the project from construction through to its completion.

2.1.2 Throughout the report a clear distinction is made between landscape (the landscape as a resource) and visual:

- **Landscape Assessment (Section 5.0):** The landscape resource incorporates the physical characteristics or elements of the urban and rural environment which together establish the character of each area e.g. geology, soils, topography, hydrology, land cover, land use, vegetation and settlement and the way it is experienced. Landscape effects can arise from changes to individual landscape components, landscape character and sense of place. This includes effects on areas recognised for their landscape value.
- **Visual Assessment (Section 6.0):** The visual assessment considers the nature of existing views and visual amenity including the extent of visibility of the site and the proposed development, and the people who might experience them. Visual effects considers the views of individuals and how they are perceived will change.

2.1.3 The assessment of the site, the surrounding landscape character and visibility are based on a period of desk study and field survey.

### 2.2 Assessment Approach

2.2.1 The assessment of landscape and visual effects is based on the following good practice guidelines:

- Landscape Character Assessment Guidance for England and Scotland<sup>1</sup>; and
- Guidelines for Landscape and Visual Impact Assessment (GLVIA)<sup>2</sup>.

2.2.2 In accordance with the guidelines and best practice, LVIA uses a combination of quantitative and qualitative information including informed and reasoned professional judgement. The assessment of the scale of landscape and visual effects follows a systematic and consistent step-by-step process so that rational and transparent conclusions can be drawn.

1 Landscape Character Assessment Guidance for England and Scotland, Countryside Agency and Scottish Natural Heritage, 2002

2 Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013

2.2.3 In accordance with GLVIA3 the approach and methodology used is proportional to the scale of the project and the nature of the likely effects; the emphasis being on those that are likely to be important.

2.2.4 The process of LVIA is based on the following process:

- Baseline appraisal including desk based and field surveys to identify the nature of the existing resource. Sources of information for the desk study are listed in **Appendix A**;
- Identification of the individual receptors likely to experience change from the proposal and a description of the impacts, both negative and positive;
- An assessment of the scale of the effects identified; and
- Identification of mitigation or monitoring measures that may be required.

2.2.5 For the purposes of this report, the term 'impact' refers to the cause of the change and 'effects' are the results or changes on the landscape and visual context.

2.2.6 It is recognised that the scale and nature of the change will vary throughout the course of the project. To provide an indication of the changes that will occur through the various stages, the magnitude of change and scale of effect is assessed at the following key points:

- **Construction phase –estimated duration of 6months.** Parts of the development may be completed and occupied within this time;
- **Completion Year 1 –to represent the worst case scenario,** where planting has been implemented, but before any planted mitigation can take effect. This commences on the full practical completion of the proposed development; and
- **Completion Year 15 –to represent the best case scenario,** where planting mitigation measures can be expected to be effective. These are considered to be the residual effects.

2.2.7 In terms of the description of visual effects it is acknowledged that this will vary according to the season based on the extent of vegetation cover. The assessment at all stages is based on the worst case scenario when vegetation is not in leaf.

2.2.8 The LVIA process is an integral part of the design process. Following an initial assessment of the baseline, primary mitigation measures (for example the retention of vegetation, the location of buildings / open space, building heights and new planting) were embedded into the design of the development proposals as part of an iterative approach. These measures are identified in the description of the development. The assessment of landscape effects is based on the final submitted scheme.

### 2.3 Landscape Assessment

2.3.1 The assessment of landscape effects addresses the effects of change and development on landscape as a resource i.e:

- The landscape components within the site that contribute to the landscape

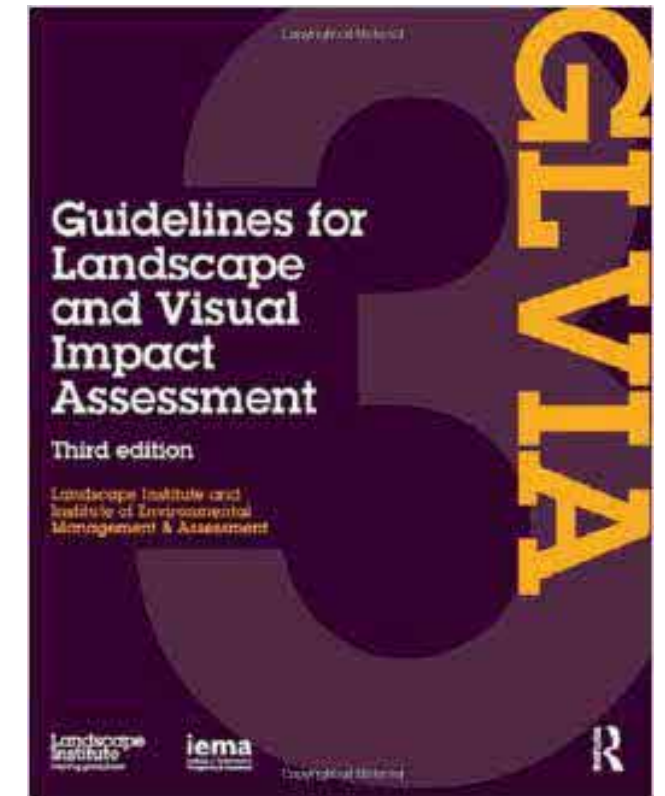


Plate 1: GLVIA3

- topography, land cover, land use, vegetation, settlement and buildings for example; and

- Landscape character and the key characteristics that contribute to it including aesthetic and perceptual aspects.

#### Landscape Baseline

2.3.2 The baseline study includes a combination of desk and fieldwork in order to identify the existing character of the landscape, and the elements, features and aesthetic and perceptual aspects that contribute to it. Landscapes that share similar components and characteristics can be classified into generic Landscape Character Types (LCTs) and/or locational specific Landscape Character Areas (LCAs) at a range of scales from national through to local.

2.3.3 Within the study area a hierarchy of published Landscape Character Assessments has been undertaken. The study of the assessments within the hierarchy is important to aid understanding of the landscape and to allow the identification of landscape components that may be present at different scales.

2.3.4 Published assessments at the national and county level were reviewed to provide a broad landscape context. These existing documents were used to determine the extent of different LCTs and LCAs within the study area, along with their key characteristics, condition and inherent sensitivity to change along with any applicable management or development recommendations.

2.3.5 Field work was used to record the specific characteristics within the study area to determine the extent to which the site and its immediate surroundings are representative of the wider area, and to identify other characteristics potentially not identified in published documents, but which are important when considering the effects of the proposed development at a local level.

2.3.6 Following the baseline study, the potential landscape receptors (landscape components and character areas) were identified and their sensitivity to the proposed development assessed. Sensitivity is defined by a combination of value and susceptibility to change based on word based scales (for criteria refer to **Appendix B: Table B1**).

2.3.7 The value of each receptor is assessed taking into account the presence of statutory and non-statutory designations and the reasons for their designation, in conjunction with published Landscape Character Assessments and the findings of the baseline assessment including:

- The condition and overall strength of character of the site and its surrounding area;
- The importance, value or special qualities placed on the receptor; and
- The objectives of landscape strategies and guidance.

2.3.8 The susceptibility to the proposed development is assessed on:

- The capacity of the landscape to accommodate the proposed development;
- The extent of the proposals being in accordance with management or policy objectives; and
- The potential for mitigation.

2.3.9 The sensitivity of landscape components is classified on a sliding scale from high to low and is determined by combining value and susceptibility as set out in **Appendix B: Table B3**.

2.3.10 Those landscape components which make a notable contribution to the area and can not accommodate the proposed development without affecting the baseline situation and/or achievement of landscape planning strategies are of high sensitivity, while those which are replaceable or contribute little to the overall character of the landscape and can accommodate the change without affecting the baseline situation are of low sensitivity.

#### Identification and Description of Landscape Change

2.3.11 For each landscape receptor, the likely changes arising from the development during the construction and following its completion were identified and described. Such interactions include changes to or loss of existing elements, the introduction of new elements and the combined effect of these changes on the overall character of the area.

2.3.12 The magnitude of landscape impacts is classified on a sliding word based scale as set out **Appendix C: Table C1** from high to negligible. High is described as a prominent and notable change, while low or negligible applies where changes are small and/or localised. The nature of the impact can be positive or negative; however, there may be instances where an effect is neither. These effects are considered to be neutral in nature.

## 2.4 Visual Assessment

2.4.1 The visual assessment considers the direct effect of changes to existing views and the visual amenity arising from the proposed development.

### Visual Baseline

2.4.2 The baseline for assessing visual effects establishes the area from which the site and proposed development may be visible and the nature and number of different groups of people who are likely to experience change.

2.4.3 For visual effects the receptors may include:

- Users of properties: such as residents, employees or visitors;
- Users of public rights of way: public footpaths, bridleways, byways and permissive paths;
- Users of transport routes: main roads and residential streets; and
- Places accessible to the public including open space areas, public gardens and other destinations.

2.4.4 The area from which the site and proposed development will be visible was determined using a Zone of Theoretical Visibility (ZTV).

2.4.5 Light Detection and Ranging (LIDAR) data was sourced from the Environment Agency. LIDAR is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

2.4.6 Composite data was used which is derived from a combination of the full dataset which has been merged and re-sampled. Due to gaps within the existing data, a combination of 50cm and 2m resolution was used in order to generate the best coverage.

2.4.7 Zones of Theoretical Visibility were plotted using two types of data. The first being a Digital Terrain Model (DTM) which represents the elevation of the bare earth without taking into account of any overground features. The second set of data used was the Digital Surface Model (DSM) which takes account of the height of features in the landscape (such as trees and buildings) as well as the topography of the land. Both sets of data were used to show how the intervening vegetation which surrounds the Site acts as a natural screen in both near and longer distance views.

2.4.8 This assessment assumes that the maximum height of development will be 8m with an assumed observer height of 1.65m (eye level).

2.4.9 In order to assess the theoretical visibility of the proposed development a set of points were plotted around the perimeter of the proposed development areas which will be refined at a reserved matters stage. These points are as accurate as reasonably possible when using the GIS software.

2.4.10 The search radius adopted was 3.5km. Across some parts of the study area no data was available, this data was given a value of 0 and as such the ZTV does not encompass these areas

2.4.11 The ZTV was then refined by manual analysis of topographical data combined with aerial images, this forms the visual envelope. As the extent of the VE is locally influenced by landform, vegetation and existing built development, fieldwork was used to verify the views actually available using publicly accessible locations.

2.4.12 The ZTV shows the cumulative effect of 6.3m high buildings at each of the points on the grid.

2.4.13 A number of viewpoints were selected for inclusion in the assessment to demonstrate the extent of visibility of the site and the future development as well as the visual amenity currently experienced. At each viewpoint, baseline photographs were taken to record the existing view. The viewpoints and supporting photographs do not provide continuous coverage of all locations within the vicinity, but provide a sample of the following:

- Representative: illustrating views from within a wider area e.g. views representative of a group of houses or a street or along a public right of way;
- Specific: demonstrating views from key locations such as visitor destinations or recognised viewpoints, views from protected landscapes or with particular cultural associations; and
- Illustrative: demonstrating a particular effect or specific issue e.g. restricted visibility in an area where views might be anticipated.

2.4.14 As such all views and visual amenity are best experienced in the field.

2.4.15 All photographs were taken during the day with a digital camera at a focal length of 35mm (equivalent to 50mm on a full frame sensor) and an eye height of 1.65m in accordance with technical guidance and best practice. To achieve a wider field of view, a series of overlapping photographs were taken, and later joined together to form panoramic images with minor retouching to eliminate slight variations in colour tone. For ease of reference, visible elements within the site and surrounding area, including the approximate extent of the site are identified.

2.4.16 Following the baseline study, the potential visual receptors were identified and their sensitivity to the proposed development assessed. Sensitivity is defined by a combination of value and susceptibility to change based on word based scales (for criteria refer to **Appendix B: Table B2**).

2.4.17 The value of existing views was identified taking into account the presence of statutory and non-statutory designations and with reference to other indicators such as their appearance in guidebooks or maps and the frequency of use.

2.4.18 The susceptibility of visual receptors is dependent on the location and context of the view, the number of people likely to be affected by the change, as well as the expectations and the occupation/activity of the receptor.

2.4.19 The sensitivity of visual receptors is classified on a sliding scale from high to low and is determined by combining value and susceptibility as set out in **Appendix B: Table B3**.

2.4.20 Those receptors which are classified as being of high sensitivity may include



users of rights of way or nearby residents, while those of low sensitivity may include people in their place of work or travelling through the landscape in cars or other modes of transport. The assessment of views from private residences, particularly those bordering the site, is based on representative views from groups of dwellings or streets based on the nearest possible publicly accessible location.

### Identification and Description of Visual Change

2.4.21 Changes to views identified during the baseline study and the subsequent effect on visual receptors were identified and described with reference to the following:

- The nature of the view of the development e.g. a full or partial view, or only a glimpse;
- The proportion of the development or particular features that would be visible;
- The distance of the viewpoint from the site and whether the viewer would focus on the development due to its scale and/or proximity or whether it would comprise a small, minor element in a panoramic view;
- Whether the view is stationary/fixed, transient, or one of a sequence of views experienced along a route or moving vehicle; and
- The nature of the change resulting from the development through the removal or introduction of features (both natural and man-made) and any associated changes to the profile of the skyline, visual simplicity/complexity, enclosure/openness and scale.

2.4.22 The magnitude of visual effects is classified on a sliding scale as set out in **Appendix C: Table C2** from high to negligible where high is a prominent and notable change in the view to low or negligible where changes are small and/or barely perceptible. The nature of the impact can be either positive or negative; however, there may be instances where an impact results in an effect that is neither. These effects are considered to be neutral in nature.

## 2.5 Scale of Effects

2.5.1 The importance of landscape and visual effects is a function of the sensitivity of the landscape resource and visual receptors against the magnitude of change that they would experience. In accordance with GLVIA3, importance is not absolute and whilst a judgement is made on both the overall sensitivity of each identified receptor and the magnitude of change, the conclusion is based on the professional judgement of the assessor.

2.5.2 The nature and relative importance of the effects depends on the degree to which the development:

- Complements, respects and fits into the existing landscape and views;
- Enables the retention, enhancement or restoration of landscape character and visual amenity and delivers landscape guidelines and/or policy aspirations; and
- Influences the visual context and in particular strategic and important

views.

2.5.3 The importance or scale of landscape and visual effects is determined by combining the sensitivity of the receptor and the magnitude of the change likely to occur. The scale effect is described as Major, Moderate, Minor or Negligible as set out in **Appendix C: Table C3**. Effects can be either adverse or beneficial.

2.5.4 The final assessment of the scale of effects can be summarised as:

- **Major adverse:** The development would cause a total permanent loss or major alteration to key elements or features of the landscape and/or introduce elements that are totally uncharacteristic of the surrounding area. The development would be visually intrusive and would result in a substantial deterioration to visual amenity;
- **Moderate adverse:** The development would cause a substantial permanent loss or alteration to one or more key elements or features of the landscape and/or introduce elements that are prominent but may not be substantially characteristic of the surrounding area. The development would be visually intrusive and would result in a noticeable deterioration to visual amenity.
- **Minor adverse:** The development would cause a minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape and/or introduce elements that may not be uncharacteristic of the surrounding area. The development would cause limited visual intrusion and would result in a barely perceptible deterioration to visual amenity;
- **Negligible:** The development would result in very limited change to the existing landscape resource or visual amenity.
- **Minor beneficial:** The development would complement the key elements or features of the landscape and/or introduce elements that are characteristic of the surrounding area maintaining landscape character. The development would visually complement the existing view and would result in a barely perceptible improvement to visual amenity;
- **Moderate beneficial:** The development would fit in well with and enhance the key elements or features of the landscape and/or introduce elements that maintain and/or enhance landscape character. The development would visually integrate into the existing view and would result in a noticeable improvement to visual amenity;
- **Major beneficial:** The development would entirely fit in well with and substantially enhance the key elements or features of the landscape and/or introduce elements that substantially enhance landscape character. The development would visually integrate into the existing view and would result in a substantial improvement to visual amenity.

## 2.6 Limitations and Assumptions

2.6.1 The visual survey and baseline photographs were completed in April 2023. Deciduous trees and hedgerows were not in full leaf, representing a worst case scenario in terms of the extent of visibility likely to be experienced.

2.6.2 The Site itself was not accessible on the day of the survey due to access points being overgrown. Therefore the Site photos included in Section 3 of the report were provided by the client and taken 3-4 years ago.

2.6.3 The assessment assumes that the proposed development will be constructed over a period of 1 year. Although parts of the development will be completed and occupied within this time, this represents the construction phase. Operational effects commence on the full completion of the proposed development (Year 1).

2.6.4 In assessing both landscape and visual effects the influence of time, particularly on the growth of new vegetation, can be substantial. The post-completion effects have therefore been assessed at two stages (Year 1 and Year 15). The time that new planting takes to establish is dependent on species, stock size, the nature of the growing conditions and other factors such as maintenance and vandalism. It is assumed that planting will be implemented following the substantial completion of each phase and fully implemented by Year 1 with an average growth rate of 300-400mm/year.

### 3. APPLICATION SITE AND PROPOSED DEVELOPMENT

#### 3.1 Site Description

3.1.1 The Site, 2.39 ha, is situated to the west of Thorpe Road, Clacton-on-Sea. The Site comprises one former agricultural field to the north of Great Clacton, now overgrown with scrub/ brambles. Mature and dense hedgerows bound the south and east of the Site. Refer to **Figure 2 - Site View Location Plan** and **Figure 3 - Site Photographs**.

#### 3.2 Proposed Development

3.2.1 The proposal seeks for the construction of a residential development which will be accessed off Thorpe Road. The residential development extends across the Site, with buildings set back from the east, south and western boundaries. There is an area of Public Open Space to the west of the Site.

##### Principles

3.2.2 The principles of the scheme are set out as below, as per the Development Layout provided by JCN Design.

##### Circulation and Access

3.2.3 The access point is proposed off Thorpe Road approximately mid way along the eastern Site boundary. Leading off the primary route, secondary routes and private driveways will extend that lead to private properties and car parking areas.

3.2.4 Each dwelling will have private amenity space which will be defined by curtilage enclosures.

3.2.5 A pedestrian path runs around the perimeter of the Site through green space.

##### Built Form

3.2.6 The residential development will contain a mix of house typologies including detached and semi detached properties, all of which are single storey buildings. Properties range in size from 2-3 bed properties.

3.2.7 The dwellings will be orientated to take advantage of views across areas of open space and circulation routes and secure by design principles such as passive surveillance.

3.2.8 Properties are set back from the eastern, southern and western boundary.

##### Landscape

3.2.9 The landscape proposals include:

- Existing hedgerow boundaries are to be retained wherever possible. Vegetation will also form natural buffers from sound or overlooking from neighbouring properties.
- These vegetated boundaries to be retained aid filtering of views towards

the proposed development, while acting as an ecological corridors around the site. Furthermore it will mean retention of the existing ecosystems.

- Boundaries have been enhanced by the addition of substantial tree planting.
- A pedestrian path runs around the perimeter of the Site through areas of POS.
- An area of POS has been included along the west of the Site.
- Streets are tree lined where space allows.

#### 3.3 Constraints and Opportunities

3.3.1 Development of the Site presents various opportunities and constraints including:

- Existing vegetation within and along the site boundaries, particularly the southern and eastern boundaries which provides visual amenity and screening value.
- The nature of the site and the local topography ensure that the existing development is generally well contained on the edge of the settlement and the wider countryside. The vegetated eastern and southern Site boundaries should be enhanced to prevent views in and out of the Site from Clacton on Sea and the wider countryside. This will contribute to a robust defensible edge to settlement and maintain the visual gap between Little and Great Clacton.
- Use of strategic planting throughout the development to create a new landscape which is rural in character into which the buildings will sit. Native tree planting will improve landscape character and increase biodiversity.
- Opportunities to connect to the existing mature green infrastructure to the Site boundaries will maintain and enhance the connections to the existing ecosystems, and ensure the continuation of the habitat corridor.
- Maintain the green approach to the town. Careful consideration is still required to ensure that the form, height and density of new buildings minimises their impact and provides an appropriate settlement edge. To maintain the defensible settlement edge, dwellings should be set well back from the Site boundaries and should be only 1 storey in height to ensure they are not visible above existing vegetation bounding the B1442.
- Careful consideration of the location of the Site within the Green Gap which aims to ensure no merging with Little Clacton. Consideration of views and character will be key.



KEY



-  Site Boundary
-  Approximate Viewpoint Locations

Figure 2: Site Views Location Plan. Scale NTS@A3

Source: Base Aerial Map: Google Maps, 2023

NP



Viewpoint A. View north east across the Site from the north western Site boundary.



Viewpoint B. View east across the northern Site boundary.

**Figure 3: Site Views.**  
Source: LPB Homes, no date.



Viewpoint C. View south along the western Site boundary, looking towards the B1442.



Viewpoint D. View south across the Site from the eastern boundary.

**Figure 3: Site Views.**

Source: LPB Homes, no date.



Viewpoint E. View east across the Site from the western boundary.



Viewpoint F. View south east across the Site from further south along western boundary.

**Figure 3: Site Views.**  
Source: LPB Homes, no date.

N  
D  
e  
s  
i  
g  
n

Accommodation Schedule						
No	Name	Set	Size	Storey	Type	#
12	Type A	A	28.2'	1	Single	732
18	Type B	B	38.8'	1	Single	654
12	Type C	C	38.8'	1	Single	468
1	Type D	D	25.5'	1	Single	1377
<b>40</b>						



**Surface Finishes**

- Front Grass
- Rear Grass
- Public Realm
- Feature Paved Space
- Block Paving
- Regular Paving
- Pervious Gravel
- Access Path
- Road
- Footpath
- 1.2m Wide Hoggin Path
- Existing trees, hedges to be retained
- EXISTING NATIVE HEDGES TO BE RETAINED
- Proposed Standard Trees  
Clearance of roots above with at least canopy at maturity
- Proposed ornamental hedge
- Proposed native hedge & whip planting  
Hedges planted in rows or additional areas, that hedges made up of native species (where possible) to be retained
- Proposed Shrubs
- Spring bulbs in grass

Project:-  
Land at Foots Farm,  
Thorpe Road,  
Clacton on Sea,  
Essex

Description:-  
**Development  
Layout**

Date: Sept 2023  
Drawing number:- MA019-PL-02

Drawing Scale:-  
1-500 @ A1  
Revision:-  
A

www.jcndesign.co.uk

Figure 4: Site Location Plan. Scale NTS@A3  
Source: JCN Design, September 2023

## 4. PLANNING POLICY FRAMEWORK

### 4.1 Background

4.1.1 This section provides an overview of planning policy as relevant to landscape. The assessment includes the identification of both statutory and non-statutory designations within the study area (including protected landscapes, historical and ecological assets).

4.1.2 The assessment considers the following:

- The National Planning Policy Framework (NPPF), December 2023;
- The Tendring District Local Plan Section 1 (January 2021);
- The Tendring District Local Plan Section 2 (January 2022);
- Tendring District Council Topic Paper 5: Strategic Green Gaps (December 2020).

4.1.3 The application site lies within the northern margins of Clacton on Sea. The Site sits within a Strategic Green Gap as designated by Tendring District Local Plan and within SSSI Impact Risk Zone for Holland Haven Marshes (see **Figure 5: Designations Plan**).

### 4.2 The National Planning Policy Framework

4.2.1 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF sets out a clear presumption in favour of sustainable development, which should be seen as a 'golden thread' running through plan-making and decision-taking. There are three dimensions to sustainable development: economic, social and environmental.

4.2.2 NPPF Section 3: Plan-making states that the planning system should be genuinely plan-led, and sets out the need for Local Plans, Neighbourhood Plans and other Supplementary Planning Documents to succinctly set out the development needs and plans specific to the area they relate to. This section also emphasises the opportunities and platforms in which local people can shape their surroundings. As such *'once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.'*

4.2.3 NPPF Section 8: Promoting healthy and safe communities sets out that planning decisions should achieve healthy, inclusive and safer places. An emphasis is placed on a number of design strategies to facilitate a holistic approach to community well-being. These include:

- Promotion of social interaction through the use of *'mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.'*
- Promotion of community of safety through the use of *'beautiful, well-*

*designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas.'*

- Promotion of strategies and features to support healthy lifestyles through *'the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'*

4.2.4 NPPF Section 12: Achieving well-designed places sets out that high quality, beautiful and sustainable buildings and places, that are safe, inclusive and accessible are fundamental to what the planning and development process should achieve. As such all new developments should *'function well and add to the overall quality of the area...'* be *'visually attractive as a result of good architecture, layout and appropriate and effective landscaping'* and *'sympathetic to local character and history, including the surrounding built environment and landscape setting'*.

4.2.5 Trees are also identified, in paragraph 136, as making important contributions to the character, quality and environmental credentials of urban environments, as such, *'Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'* These principles are supported by NPPG 26: Design.

4.2.6 NPPF Section 15: Conserving and Enhancing the Natural Environment sets out that the planning system should contribute to and enhance the environment by protecting and enhancing valued landscapes. This includes designated landscapes but also the wider countryside. In this respect Local planning authorities could achieve this by *'protecting and enhancing valued landscapes'*; *'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services'* and *'minimising impacts on and providing net gains for biodiversity'*.

4.2.7 NPPF Section 16: Conserving and Enhancing the Historic Environment places emphasis on the conservation and enjoyment of the historic environment, recognising that *'heritage assets are an irreplaceable resource'* and should be *'conserved in a manner appropriate to their significance'*. These principles are supported by NPPG: Historic Environment.

### 4.3 District Level Planning Policy

#### 4.3.1 Tendring District Local Plan Section 1 (2013 - 2033)

4.3.2 This section Local Plan articulates a spatial portrait of the area, including its main settlements and strategic infrastructure, as a framework for accommodating future planned growth.

4.3.3 Policies in the Tendring District Local Plan of relevance to the proposed development in landscape/visual terms are outlined below:

#### Sustainable Development

#### Policy SP1 - Presumption in Favour of Sustainable Development

4.3.4 *When considering development proposals the Local Planning Authorities will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. They will always work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

#### Spatial Context

#### Policy SP3 - Spatial Strategy for North Essex

4.3.5 *Future growth will be planned to ensure existing settlements maintain their distinctive character and role, to avoid coalescence between them and to conserve their setting. Re-use of previously developed land within settlements is an important objective, although this will be assessed within the broader context of sustainable development principles, particularly to ensure that development locations are accessible by a choice of means of travel.*

#### Meeting the need for New Homes

#### Policy SP4 - Meeting Housing Needs

4.3.6 *Each authority will maintain a sufficient supply of deliverable sites to provide for at least five years' worth of housing, plus an appropriate buffer in accordance with national policy, and will work proactively with applicants to bring forward sites that accord with the overall spatial strategy and relevant policies in the plan. Braintree Local Authority has set the housing requirement per annum at 716 and the total minimum housing requirement for the plan period (2013 - 2033) stands at 14,320.*

#### Creating Quality Places

#### Policy SP7 - Place Shaping Principles

4.3.7 *All new development must meet high standards of urban and architectural design. Development frameworks, masterplans, design codes, and other design guidance documents will be prepared in consultation with stakeholders where they are needed to support this objective.*

#### Policy SP9 - Housing

4.3.8 *A mix of housing types and tenures including self- and custom-build and starter homes will be provided on the site, including a minimum of 30% affordable housing. The affordable housing will be phased through the development.*

4.3.9 *New residential development will seek to achieve appropriate densities which reflect both context, place-making aspirations and opportunities for increased levels of development around neighbourhood centres and transport hubs.*

#### Tendring District Local Plan Section 2

4.3.10 *Section 2 identifies areas to be developed, areas to be protected and areas to be rejuvenated and enhanced and, as well as containing the policies that will apply in the determination of planning applications. It also provides the framework upon which Town or Parish Council or other recognised*



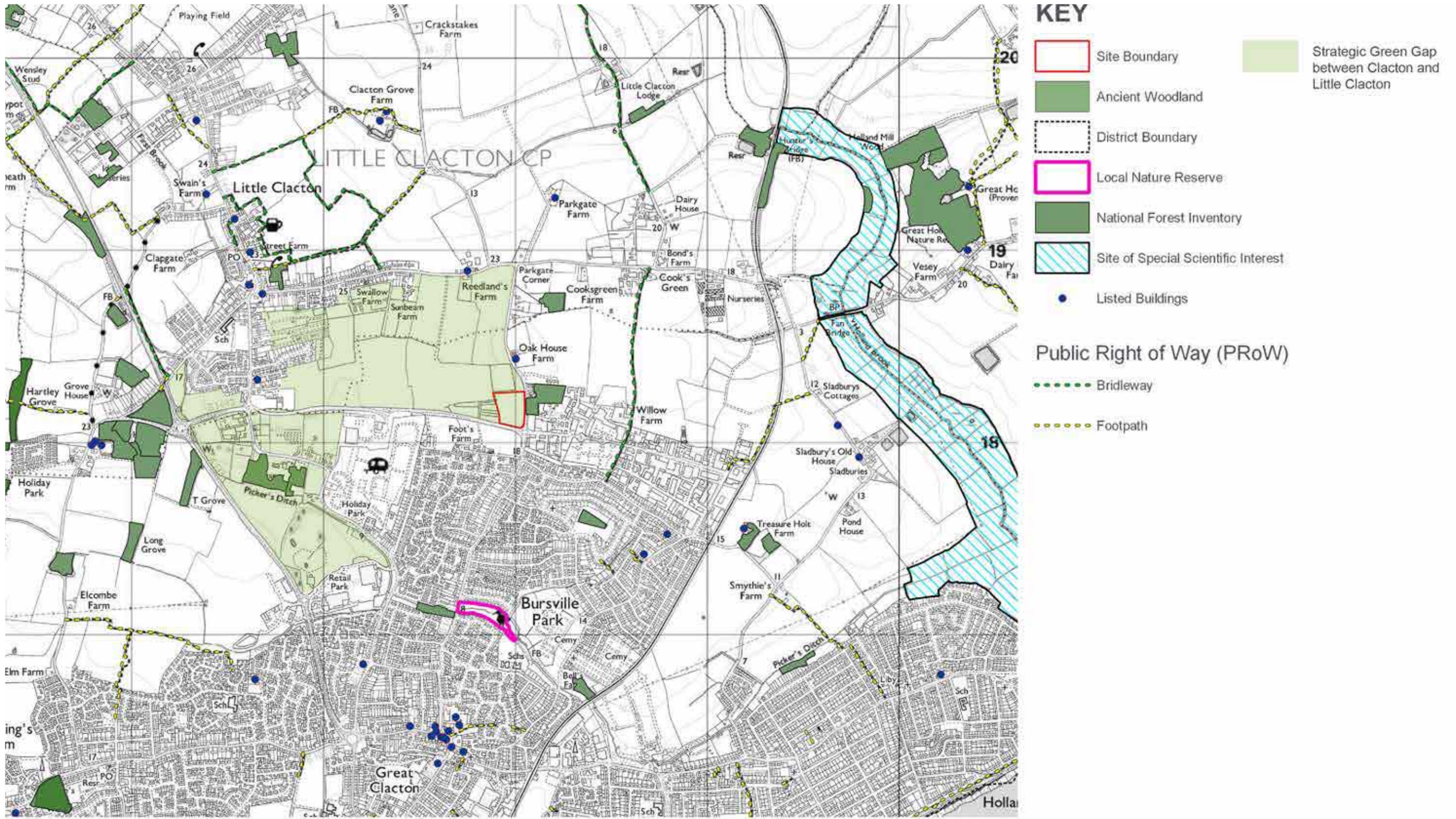


Figure 5: Designations Plan. Scale: 1:20,000 at A3.

Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432



community groups can shape their own futures through the preparation of 'Neighbourhood Plans'.

### Sustainable Places

#### Policy SPL2 - Settlement Development Boundaries

- 4.3.11 To encourage sustainable patterns of growth and carefully control urban sprawl, each settlement listed in Policy SPL1 (with the exception of the Tendring Colchester Borders Garden Community) is defined within a 'Settlement Development Boundary' as shown on the relevant Policies Map and Local Map. Within the Settlement Development Boundaries, there will be a general presumption in favour of new development subject to detailed consideration against other relevant Local Plan policies and any approved Neighbourhood Plans.

#### Policy SPL3 - Sustainable Design

All new development (including changes of use) should make a positive contribution to the quality of the local environment and protect or enhance local character.

#### Policy HP3 - Green Infrastructure

Green Infrastructure will be used as a way of adapting to, and mitigating the effects of, climate change, through the management and enhancement of existing spaces and habitats and the creation of new spaces and habitats, helping to provide shade during higher temperatures, flood mitigation and benefits to biodiversity, along with increased access.

#### Policy HP5 - Open Space, Sports and recreation Facilities

The Council will work with partners and sports providers across the district to maintain, expand and improve the quality and accessibility of public open space, sports and recreational facilities of different types and will aim to achieve and exceed standards set out in the Council's 2017 Open Spaces Strategy or any future update.

All new residential developments of 11 or more dwellings on sites of 1.5 hectares and above will be expected to provide a minimum 10% of the gross site area as open space laid out to meet the Council's specifications having regard to the Council's Open Spaces Strategy and the requirements of any SPD.

### Living Places

#### Policy LP1 - Housing Supply

The Council will work with the development industry and other partners to deliver a minimum new homes increase of 11,000 (net) between 1 April 2013 and 31 March 2033 to support economic growth and meet objectively assessed requirements for future housing in the District.

#### Policy LP2 - Housing Choice

The Council will work with the development industry and housing providers to deliver a mix of dwelling types, sizes and tenure within the housing growth proposed for the District which reflects the Council's overarching

vision for growth in Tendring District and the evidence of housing need contained in its latest Strategic Housing Market Assessment (SHMA), which will be the subject of periodic review.

#### Policy LP3 - Housing Density and Standards

On housing developments of 10 or more dwellings, 10% of market housing should be to Building Regulations Part M4(2) 'adaptable and accessible' standard. For affordable homes, 10% should be to Building Regulations Part M4(2) and 5% should be to Part M4(3) 'wheelchair-user' standards (Ref. Tendring District Housing Viability Assessment 12 May 2017).

#### Policy LP4 - Housing Layout

To ensure a positive contribution towards the District's 'sense of place', the design and layout of new residential and mixed-use developments in the Tendring District will be expected to:

- a. promote health and wellbeing by incorporating and maximising the use of green infrastructure, verges, trees and other vegetation. Proposals for residential development on sites of 1.5 hectares and above are required to provide at least 10% of the gross site area as public, open space (unless there are more specific open space requirements set out in policies relating to the site in question);
- b. locate new public open space where it can be conveniently and safely accessed by all members of the community, especially children by walking and cycling; and ensuring it is directly overlooked on all sides and not located to the rear of properties;
- c. consider surface water management from the outset of site layout and masterplanning. All surface water should be managed by means of Sustainable Urban Drainage System (Suds) unless there is an exceptional case not to do so;
- h. deliver new dwellings that are designed to high standards of architecture, which respect local character and which together with a well-considered site layout, create a unique sense of place;

### Protected Places

#### Policy PPL5 - Water Conservation, Drainage and Sewerage

All new development must make adequate provision for drainage and sewerage and should include Sustainable Drainage Systems (SuDS) as a means of reducing flood risk, improving water quality, enhancing the Green Infrastructure network and providing amenity and biodiversity benefits.

#### Policy PPL6 - Strategic Green Gaps

The Strategic Green Gaps as shown on the Policies Maps and Local Maps will be protected in order to retain the separate identity and prevent coalescence of settlements. Any development permitted must be consistent with other policies in the plan and must not (individually or cumulatively) lead to the coalescence of settlements.

### Connected Places

### Policy CP 1 - Sustainable Transport and Accessibility

Proposals for new development must be sustainable in terms of transport and accessibility and therefore should include and encourage opportunities for access to sustainable modes of transport, including walking, cycling and public transport

### Tendring District Council Topic Paper 5: Strategic Green Gaps (December 2020).

- 4.3.12 The Site falls within the Strategic Green Gap which has been allocated to protect the development of Little Clacton merging with the northern edge of Clacton. This SGG lies to the north west of Clacton between the A133 and Holland Road and comprises agricultural land, woods and open countryside and is approximately 127ha.

- 4.3.13 The main functions of the revised SGG is to:

- Safeguard the separate identity, character and openness of the setting of Little Clacton, particularly by protecting the undeveloped land either side of Centenary Way;
- Preserve and where possible enhance views from settlements to contribute to the amenity of the area and create the visual separation;
- Prevent further ribbon development in the London Road area between Clacton-on-Sea and Little Clacton so not to erode with piecemeal development the physical separation between settlements.

### Tendring District Council SPD Provision of Recreational Open Space for New Development

'The provision of public open space, facilities for sport and recreation underpins people's quality of life. The Council views such provision as important to an individual's health and well-being, and to the promotion of sustainable communities. Where new development occurs, it is important that sufficient open space, sport and recreation provision is made to make the proposals acceptable in land use planning terms. The purpose of this addendum is to set out the current financial requirements for provision of recreational open space for new development.'

## 5. LANDSCAPE ASSESSMENT

### 5.1 Scope

- 5.1.1 In accordance with National and Local guidance, this section considers the existing landscape character of the site and its environs.
- 5.1.2 The character of the landscape evolves over time as a result of the interaction of human activity and the natural environment (people and place). Factors used to assess landscape character include:
- Physical –geology, land-form, climate, soils, fauna and flora;
  - Cultural and Social –land-use, settlement, enclosure & history;
  - Aesthetics –colour, texture, pattern, form and perception.
- 5.1.3 It should be noted that landscape is a continuum and character does not generally change abruptly on the ground. More commonly, the character of the landscape will change gradually and therefore the boundaries between both Landscape Character Types (LCTs) and Landscape Character Areas (LCAs) should be considered to reflect zones of transition.
- 5.1.4 The published LCTs and LCAs from the national to local level within the study area are shown on **Figure 5** and are summarised in **Table 1** below:

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

<b>National: National Character Area Profiles, Natural England, 2014</b>
Northern Thames Basin NCA 111
<b>County:</b>
<b>Tendring District Landscape Character Assessment (2001)</b>
Clay Plateaux (LCT) Clacton and the Sokens Clay Plateau (LCA) Holland Valley System (LCA)

### 5.2 National Character Baseline

- 5.2.1 At the national level (Natural England, 2012) the Site lies within the Northern Thames Basin (NCA 111). NCA 111 is a diverse area which extends from Hertfordshire in the west to the Essex coast in the east.
- 5.2.2 Key Characteristics of the Northern Thames Basin (NCA 111) of relevance to the proposals include:
- *‘The landform is varied with a wide plateau divided by river valleys. The prominent hills and ridges of the ‘Bagshot Hills’ are notable to the northwest and extensive tracts of flat land are found in the south.*
  - *Characteristic of the area is a layer of thick clay producing heavy, acidic soils, resulting in retention of considerable areas of ancient woodland.*
  - *A diverse landscape with a series of broad valleys containing the major*

- *rivers Ver, Colne and Lea, and slightly steeper valleys of the rivers Stour, Colne and Roman. Numerous springs rise at the base of the Bagshot Beds and several reservoirs are dotted throughout the area.*
- *The pattern of woodlands is varied across the area and includes considerable ancient semi-natural woodland. Hertfordshire is heavily wooded in some areas as are parts of Essex, while other areas within Essex are more open in character. Significant areas of wood pasture and pollarded veteran trees are also present.*
- *The field pattern is very varied across the basin reflecting historical activity. Informal patterns of 18th-century or earlier enclosure reflect medieval colonisation of the heaths. Regular planned enclosures dating from the Romano-British period are a subtle but nationally important feature on the flat land to the south-east of the area. In the Essex heathlands 18th- and 19th-century enclosure of heathlands and commons followed by extensive 20th-century field enlargement is dominant.*
- *Mixed farming, with arable land predominating in the Hertfordshire plateaux, parts of the London Clay lowlands and Essex heathlands. Grasslands are characteristic of the river valleys throughout. Horticulture and market gardening are found on the light, sandy soils of former heaths in Essex, particularly around Colchester, along with orchards, meadow pasture and leys following numerous narrow rivers and streams.*
- *The diverse range of semi-natural habitats include ancient woodland, lowland heath and floodplain grazing marsh and provide important habitats for a wide range of species including great crested newt, water vole, dormouse and otter.*
- *Brick-built dwellings are characteristic from the late 17th century onwards. Prior to this dwellings and farm buildings tended to be timber built with weatherboarding, now mainly painted white but traditionally black or tarred, and whitewashed plaster walls.’*

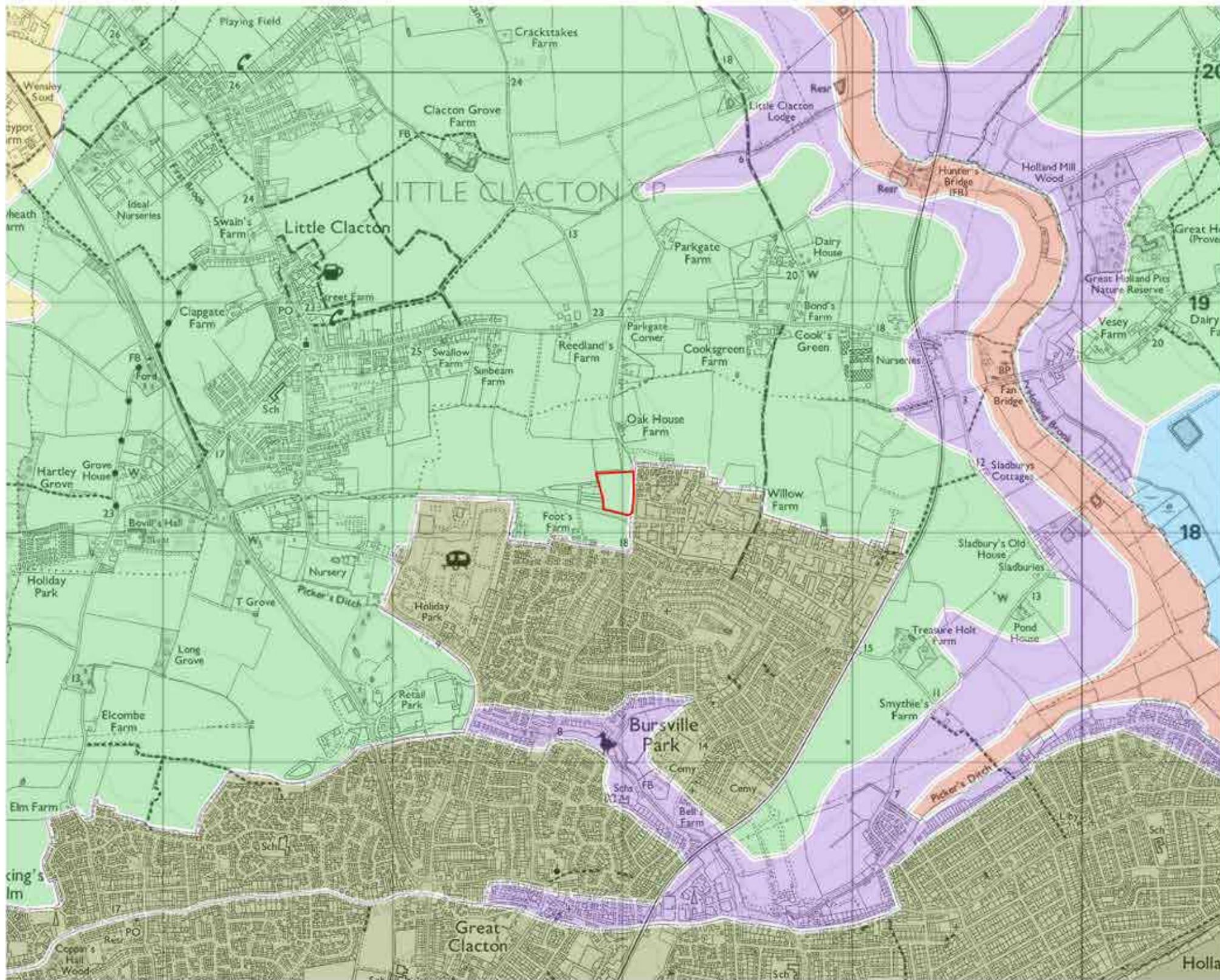
#### 5.2.3 National: NCA Statements of Environmental Opportunity

- 5.2.4 Statements of Environmental Opportunity for NCA 111 of relevance to this proposal include:
- 5.2.5 *‘SEO 1: Manage rivers and river valleys to protect and improve water quality and help to alleviate flooding in the downstream urban areas, while also helping to improve aquifer recharge and provide a sufficient store of water to meet future need, especially with predicted climatic changes. Conserve the riparian landscapes and habitats, for their recreational and educational amenity for their internationally significant ecological value.*
- 5.2.6 *SEO 2: Manage the agricultural landscape and diverse range of soils which allow the Northern Thames Basin to be a major food provider, using methods and crops that retain and improve soil quality, water availability and biodiversity.*
- 5.2.7 *SEO 4: Manage and expand the significant areas of broadleaf woodland and wood pasture, and increase tree cover within urban areas, for the green infrastructure links and important habitats that they provide, for the sense of tranquillity they bring, their ability to screen urban influences and their role in*

*reducing heat island effect and sequestering and storing carbon.*

### 5.3 District Character Baseline

- 5.3.1 The Tendring District Landscape Character Assessment (2001) is intended to provide a strategic understanding of the character and sensitivity of landscapes throughout the plan area to underpin landscape policies.
- 5.3.2 According to this report, the south west of the Site is located within the Clay Plateaux LCT. Key characteristics of this LCT include:
- *‘ancient pattern of isolated farms, hamlets and villages interspersed with fields;*
  - *scattered halls are typically large, ornate country houses which have been remodelled on the sites of former memorial halls;*
  - *scattered farmsteads are often large and have extensive outbuildings;*
  - *rural village streets;*
  - *village greens.’*
- 5.3.3 The Site itself falls within the Clacton and The Sokens Clay Plateau (8B) LCA. Key characteristics of this LCA include:
- *‘gently undulating agricultural plateau, drained by the Holland Brook Valley System, in the south-east of Tendring;*
  - *underlain by a solid geology of London Clay;*
  - *low, gappy hedgerows with occasional hedgerow trees divide arable fields;*
  - *remnants of ancient oak and sweet chestnut coppice woodland, including Weeleyhall Wood, one of the finest woods in the district;*
  - *good access provided by the A133, B1033 and B1441 which form a backbone for the ribbon development that dominates the areas around Clacton and Frinton.’*
- 5.3.4 Immediately to south and east of the Site lies the Urban Area of Clacton on Sea.
- 5.3.5 Further to the east of the Site, lies the Holland Valley System (6D) LCA. Key characteristics include:
- *‘steep sided valley containing Holland Brook and its tributaries, Tendring brook and Weeley Brook and Picker’s Ditch;*
  - *contrasts with the flat landscapes of the Tendring Plateau;*
  - *seasonally waterlogged soils support a mixed wooded and pastoral landscape;*
  - *typically devoid of built development except for isolated cottages;*
  - *forms a setting to the Holland Floodplain SSSI’*



**KEY**

 Site Boundary

**Land Classification Areas**

-  Clacton and the Sokens Clay Plateau
-  Holland Coastal Slopes
-  Holland Valley System
-  St Osyth / Great Bentley Heaths
-  Holland Brook



Figure 6: Landscape Character Plan. NTS @ A3.  
 Source: Landscape Character of Braintree District, 2006.

### 5.3.6 County Management Guideline

#### County: Tendring District Landscape Character Assessment

5.3.7 Landscape Planning Guidelines for the Clacton and the Stokens Clay Plateau (8B) LCA include:

- *'conserve all ancient woodland sites;*
- *increase extent of native deciduous woodland using natural regeneration or locally occurring native species to enhance wooded character of the landscape;*
- *conserve hedgerows as important wildlife habitats and landscape features;*
- *maintain historic leafy lanes;*
- *consider the impact of any development on the margins of the plateau landscape;*
- *use of full cut-off lights and sensitively designed lighting schemes can reduce the impact of light pollution on night skies;*
- *restrict further ribbon development and consider opportunities to strengthen and enhance landscape setting to villages;*
- *strengthen the landscape character around existing urban settlements;*
- *there are considerable opportunities for woodland creation in urban fringe areas to create new character and provide screening.'*

## 5.4 Local Character

5.4.1 Clacton on Sea is a seaside town in the Tendring District in Essex, England. The town is located approximately 20km south east of the centre of Colchester and approximately 28km south of the centre of Ipswich.

5.4.2 The town is connected to its surrounds by local B roads, connecting to a wider network of A roads, including the A136 which runs through the centre of the town. The immediate landscape surrounding the town comprises medium to large sized arable agricultural fields, interspersed by small villages, including Weeley Heath and St. Osyth, as well as small areas of woodland, before becoming more urban towards Colchester in the north west.

### 5.4.3 Historical & Cultural Influences

5.4.4 Clacton was a site of the lower Palaeolithic Clactonian industry of flint tool manufacture. The "Clacton Spear", a wooden (yew) spear found at Clacton in 1911 and dated at 450,000 years ago, is the oldest such spear to have been found in Britain.

5.4.5 There is plentiful archaeological evidence of scattered settlement in the area, including Beaker Folk traces at Point Clear to the south and round houses (as cropmarks) near the A133 extension from Weeley to the north. There may have been a pre-Roman (i.e. Celtic) settlement at Gt. Clacton and there were almost certainly scattered farmsteads as the important British Celtic settlement at Colchester was only about 15 miles (24 km) away. No traces of substantial Roman settlement have been found at Clacton though there are

several Roman villa sites nearby (e.g. Alresford, Wivenhoe, Brightlingsea). After the Anglo-Saxon migration and the foundation of the kingdom of Essex, a village called Claccingtun ("the village of Clacc's or Clacca's people") was established. No pre-Norman buildings survive today. The Domesday Book of 1086 records the village as Clachintuna.

5.4.6 Clacton was repeatedly surveyed by the Army in the Napoleonic Wars as a possible invasion beach-head for Napoleon and his Dutch allies. There was a large army and militia camp where Holland-on-Sea now stands. In 1810 five Martello Towers were built to guard the beaches between Colne Point to the south and what is now Holland-on-Sea to the north of the town.

5.4.7 In 1871 the Essex railway engineer and land developer Peter Bruff, the steamboat owner William Jackson, and a group of businessmen built a pier and the Royal Hotel (now converted to flats) on a stretch of farmland adjoining low gravelly cliffs and a firm sand-and-shingle beach near the villages of Great and Little Clacton. The town of Clacton-on-Sea was officially incorporated in 1872 and laid out rather haphazardly over the next few years: though it has a central 'grand' avenue (originally Electric Parade, now Pier Avenue) the street plan incorporates many previously rural lanes and tracks, such as Wash Lane. Plots and streets were sold off piecemeal to developers and speculators. In 1882 the Great Eastern Railway already serving the well-established resort of Walton-on-the-Naze along the coast, built a spur to Clacton-on-Sea with a junction at Thorpe-le-Soken.

5.4.8 Clacton grew into the largest seaside resort between Southend-on-Sea and Great Yarmouth, with some 10,000 residents by 1914 and approx. 20,000 by 1939. Due to its accessibility from the East End of London and the Essex suburbs, Clacton, like Southend, remained preferentially geared to catering for working-class and lower-middle-class holidaymakers –though it had, and has, its more 'select' areas.

5.4.9 For well over a century Clacton Pier has been an RNLI lifeboat station.

5.4.10 Just before the Second World War the building of Butlin's Holiday Camp boosted its economy, though the Army took it over between then and 1945 for use as an internment, engineer, pioneer and light anti-aircraft artillery training camp.

5.4.11 Four notable incidents occurred in Clacton-on-Sea during World War II. First, very early in the war a German airman bailed out over the town. Procedures for dealing with enemy captives were not yet well-established and he was treated as a celebrity guest for some days, including by the town council, before eventually being handed over to the military. Second, a Luftwaffe Heinkel 111 bomber crashed into the town on 30 April 1940, demolishing several houses in the Vista Road area as one of the magnetic mines on board exploded on impact, killing the crew and two civilians; another mine was defused by experts from the Navy. Third, the Wagstaff Corner area was bombed in May 1941, demolishing some well-known buildings. Finally, a V2 rocket hit in front of the Tower Hotel, injuring dozens of troops inside though without bringing down the structure. Clacton lay beneath the route taken by many of the V1 and V2 bombs aimed at London.

5.4.12 The town expanded substantially in the 1980s, 1990s and first decade of the 21st century, with new housing estates on the rural margins of town, and some brownfield developments. Many residents commute to work in Colchester, Witham, Chelmsford or London. Clacton was in the news when its town centre and seafront areas were struck by an F1/T2 tornado on 23 November 1981, as part of the record-breaking nationwide tornado outbreak on that day. A large wind-farm, built in the early 2000s some 3 miles offshore on Gunfleet Sands, is visible from many streets and from various places in the flat hinterland of the town. However, in common with many seaside towns, unemployment has remained stubbornly high in Clacton itself compared with much of southeast England.

### Settlement and Landuse

5.4.13 Today Clacton on Sea is a seaside town in the county of Essex in England and it is primarily served by the A133 which runs through its centre.

5.4.14 Being surrounded by a rural hinterland between smaller villages and larger towns of Colchester and Ipswich, Clacton on Sea functions as an important service centre for the outlying villages in the region. The town has an extensive range of services and facilities that serve the day-to-day needs of residents, including a hospital, and a vibrant local community demonstrated by the numerous clubs and societies that are active in the town. In terms of leisure facilities it benefits from the Clacton on Sea Golf Club, Clacton Cricket Club and Clacton Leisure Centre.

5.4.15 Numerous PRoWs that connect to a wide network for public access and enjoyment of the surrounding areas, such as Holland Haven Marshes SSSI. The town is surrounded by medium to large agricultural fields.

### Landscape Designations

5.4.16 As shown on **Figure 5: Designations Plan** the study area incorporates a number of statutory and non-statutory designations. These are summarised below:

- There are a number of listed buildings within the wider vicinity of the Site, the closest being the Grade II Listed Oak House which dates to C16 which is situated approximately 190m north of the Site boundary.
- The Site itself is situated in the SSSI Impact Risk Zone for the Holland and Haven Marshes SSSI which lies approximately 1.7km to the east of the Site.
- The findings of the baseline analysis is such that these designations are not considered to be affected by the proposals due to distance from Site, intervening existing settlement and vegetation.
- The Site itself is covered by a Strategic Green Gap designation as detailed in the Tendring District Local Plan. This is due to the site contributing to maintaining the gap between Great Clacton and Little Clacton. However it should be noted that the Site forms a very small part of the Strategic green Gap.

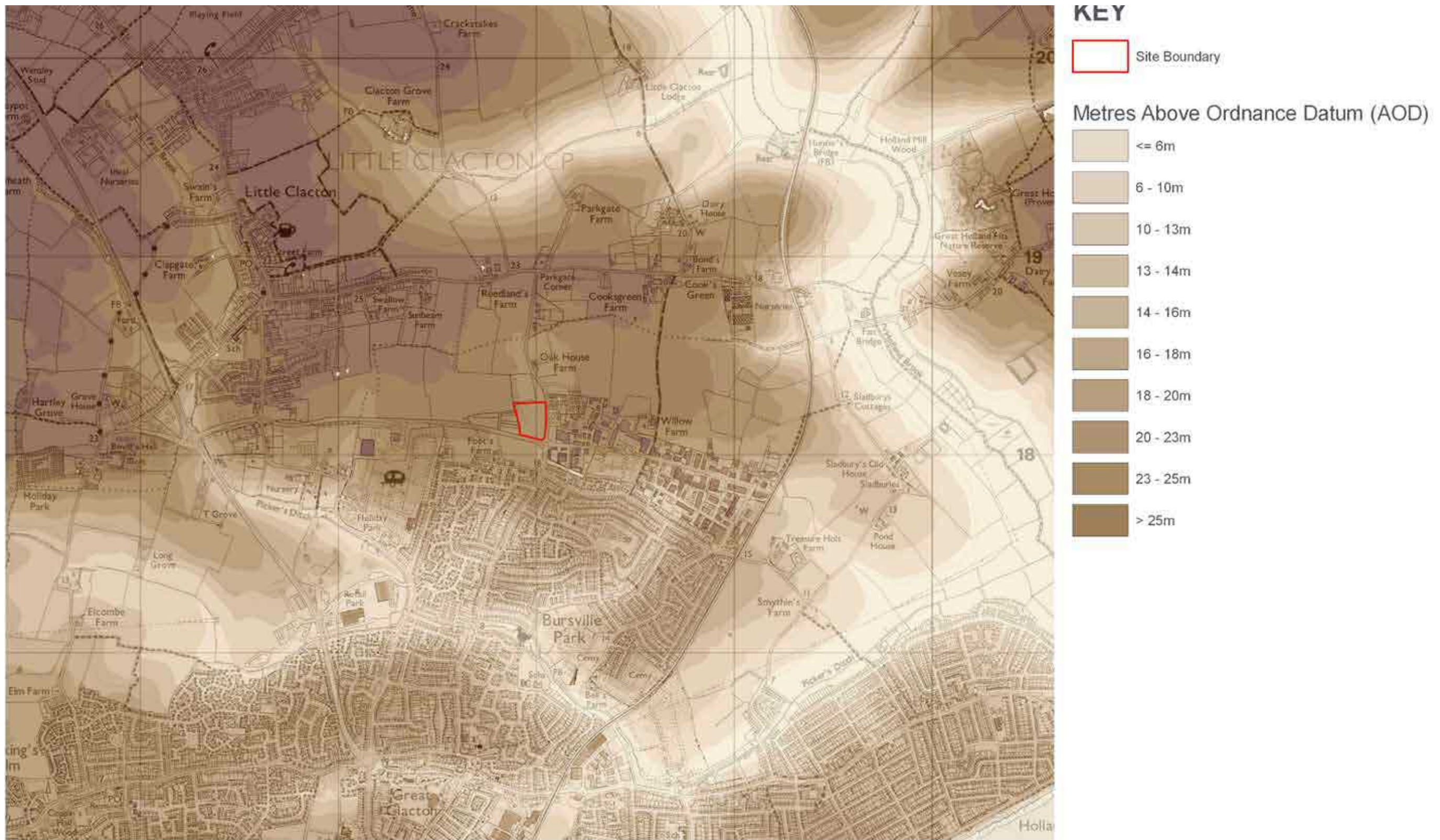


Figure 7: Landform Analysis. Scale 1:20 000 @ A3.

Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432

## Topography, Hydrology and Geology

- 5.4.17 Clacton on Sea's town centre stands at approximately 13m AOD, decreasing in elevation to the north east to approximately 0m AOD surrounding the Holland Haven Marshes.
- 5.4.18 A floodplain is the area that would naturally be affected by flooding if a river rises above its banks. There are three different types of flood zone shown on the Clacton on Sea's Flood Map for Planning;
- Flood zone 3 - an area that could be affected by flooding if there were no flood defences. This area could be flooded from a river by a flood that has a 1 percent (1 in 100) or greater chance of happening each year.
  - Flood zone 2 - additional extent of an extreme flood. These outlying areas are likely to be affected by a major flood, with up to a 0.1 percent (1 in 1000) chance of occurring each year.
  - Flood zone 1 - an area where land and property have a low probability of flooding. This land has a less than 0.1 percent (1 in 1000) annual probability of flooding.
- 5.4.19 The Holland Haven Marshes are located to the north east of Clacton on Sea and extend south east towards the coast.
- 5.4.20 The geology is sedimentary bedrock formed approximately in the Palaeogene Period, specifically Thames Group Formation. The area of the Site lies within the slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with impeded drainage and with moderate fertility.
- 5.4.21 **Vegetation Cover**
- 5.4.22 Field sizes and shapes are varied from medium to large. Low hedgerows are a common boundary treatment in varying condition. A number of agricultural fields and small areas of woodland are noted outside of the town, such as Hartley Wood and Weeleyhall Wood within the wider vicinity of the Site.
- 5.4.23 Immediately east of Little Clacton is medium to large scale fields with a lack of field boundary vegetation leading to long flat and open views.
- 5.4.24 Fields in the immediate agricultural context abutting Clacton are formed small to medium fields which are well vegetated with tall mature hedgerows and trees creating a small scale and intimate characteristic.
- 5.4.25 The floodplain of the Holland Haven Marshes is well vegetated. Vegetation lines commonly align with watercourses, fields and communication routes. Arable lands are commonly separated by low hedgerows.

## Access and Rights Way

- 5.4.26 The main transport infrastructure in Clacton includes a few main roads, the A133 which runs through the centre of the town and eventually joins the A120 in the north west. A number of local roads then connect to Clacton on Sea and further areas.
- 5.4.27 The surrounding road network is busy connecting Clacton to the wider landscape. In comparison, the roads around Little Clacton transition to a

quieter rural nature.

- 5.4.28 Clacton has a train station that links Clacton to Colchester.
- 5.4.29 There are also numerous PRowWs within the wider countryside.

## 5.5 Site Location and Characteristics

- 5.5.1 The Site extends in a rectangular configuration, extending west from Thorpe Road and north from Centenary Way.
- 5.5.2 The Site comprises one former agricultural field, predominantly bounded by mature and dense hedgerows to the south and east which will act as partial buffer to screen the existing settlement of Clacton on Sea and the industrial areas to the east. Refer to **Figure 2 - Site View Location Plan** and **Figure 3 - Site Photographs**.

### Context

- 5.5.3 Clacton on Sea is a seaside town in the Tendring District in Essex, England. The town is located approximately 20km south east of the centre of Colchester and approximately 28km south of the centre of Ipswich. It has a population of 53,208, as of the 2021 UK Census and contains its own hospital, leisure centres, schools and hotels.
- 5.5.4 The Site is located to the west of Thorpe Road which runs a short distance from north to south towards the main settlement area of Clacton on Sea. Further north, the landscape transitions from Clacton on Sea to the wider countryside, residential development becomes more sporadic and isolated to small villages.
- 5.5.5 The Site is bound by existing development to the south and east which is partially visible through existing mature hedgerows along the eastern boundary.
- 5.5.6 There is an extensive network of PRowWs beyond the Site boundary that link the Site to green open spaces and other settlement areas.
- Topography and Hydrology**
- 5.5.7 The Site is flat and lies at a consistent level of 18m AOD. A pond exists in the north west of the Site,
- 5.5.8 The Flood Map for Planning Service provides accurate mapping of the floodplain area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas. It illustrates the extent of the natural floodplain if there were no flood defences or certain other man-made structures and channel improvements. The proposal Site is not located within a flood zone. This can be seen in **Figure 8**.

### Land Use, Land Cover and Vegetation

- 5.5.9 The Site comprises one former agricultural field, now overgrown with scrub/shrubs and primarily bounded by mature and dense hedgerows, particularly to the southern and eastern boundaries. Within the Site itself, there are intermittent patches of vegetation. Immediately east of the Site lies existing



**Figure 8: Flood Risk Map.** Scale NTS  
**Source:** Flood Map for Planning; Gov.UK, 2023

residential and retail development, to the west lies arable agricultural fields and residential development borders the Site to the south.

- 5.5.10 Further to the north of the Site, the landscape transitions to a more rural landscape, interspersed by small towns, villages and hamlets.

## 5.6 Landscape Receptors

- 5.6.1 Based on the above assessment of landscape and settlement character, a number of landscape receptors have been identified. Within the study area, the following landscape elements and characteristic landscape components (in no particular order) that may be effected by the proposed development are:
- **The Site including:**
    - Topography;
    - Land use;
    - On Site Vegetation;
    - The overall Character of the Site;
  - **Landscape Character**
    - Clacton and Sokens Clay Plateau LCA;
    - Holland Valley System LCA;
    - Settlement character of Clacton.
  - **Strategic Green Gap between Clacton and Little Clacton**
- 5.6.2 An assessment of their sensitivity are described in **Table 2**. The table should be read in conjunction with **Tables B1 and B3 in Appendix B** setting out the criteria used to determine sensitivity to change.
- 5.6.3 The wider LCTs / LCAs are considered not to be affected by the proposed development due to intervening vegetation, topography and/or the built environment.

## 5.7 Landscape Effects

5.7.1 The assessment of landscape effects during construction and after completion (Year 1 and Year 15) on the landscape resource identified in the baseline study is set out in **Table 2** and are described below.

5.7.2 The tables should be read in conjunction with the criteria for determining the magnitude of change in **Appendix C: Table C1**, the matrix of scale of importance in **Appendix C: Table C3** and the methodology described in **Section 2.0** of this report.

### Construction and Temporary Effects

5.7.3 During the construction phase direct adverse effects to landscape components will result from changes in land cover and alterations to the existing topography, for example through excavation for foundations, access and services. This will occur alongside the provision of temporary infrastructure such as access, the storage of materials; the use of operational plant; and general construction works. All are uncharacteristic features of the landscape, but will generally be temporary and short-term. All construction works will be carried out in full accordance with best practice to avoid, reduce or limit the extent of effects as far as possible. The existing arable land cover within the area identified as developable, will be stripped and topsoil temporarily removed and stored.

5.7.4 Across the Site there will be a temporary disturbance of the existing ground levels arising from the removal and storage of topsoil and excavation for roads, foundations, services and sustainable drainage. The scale of the effect on the topography of the Site during construction will be **Negligible**.

5.7.5 The proposed development will result in a permanent change in land use from former agricultural land now overgrown with scrub to residential dwellings to the edge of existing settlement. The existing greenfield land, within the area identified as developable, will be replaced with a temporary construction site. There will be a localised extent of change to land use within the Site boundary which partially alters the character or nature of the wider landscape. This change will result in a **Moderate Adverse** scale of effect at the site level.

5.7.6 Existing vegetation to the boundaries of the Site is to be retained where possible and protected during construction. Some removal of existing hedgerow and hedgerow trees may be necessary in order to implement the proposed access points into the Site as well as the public transport access point. Any vegetation removed will be replaced where possible, resulting in a **Minor Adverse** scale of effect during construction.

5.7.7 The overall character of the Site will temporarily change from a greenfield site to a construction site. Uncharacteristic components will be introduced alongside characteristic features or elements. There will be a noticeable, temporary and localised **Moderate Adverse** scale of effect on the character of the Site and its immediately surrounding area.

5.7.8 All construction works will be carried out in full accordance with best practice to reduce adverse landscape effects. Construction activity will introduce uncharacteristic elements to the landscape. However these will be short term, relatively small geographic extent and temporary in nature, as such the

Sokens Clay Plateau LCA, of which the Application Site forms a small part, will experience a temporary **Minor Adverse** effect during the construction phase.

5.7.9 The neighbouring LCA, Holland Valley System, will experience **No** effects during the construction phase due to the Site's proximity to the LCA.

5.7.10 The effect on local existing settlement character of Clacton will be temporary and indirect, as such it will experience a **Minor Adverse** effect during the construction phase.

5.7.11 Construction activity will introduce uncharacteristic elements to the Strategic Gap between Great Clacton and Little Clacton. However these will be short term, relatively small geographic extent, temporary in nature and remain separated from Little Clacton by arable agricultural land and layers of vegetation, as such the Strategic Green Gap will experience a **Minor Adverse** effect during the construction phase.

### Permanent Development and Effects at Year 1 / Year 15

5.7.12 The Proposed Development has been designed to minimise its effects and to integrate the Site into the wider landscape to include the retention and enhancement of the existing landscape structure.

5.7.13 There will be a permanent change to the topography of the Site however this will not alter once the development has been completed resulting in a permanent scale of effect of **Negligible** at Year 1 with no further change.

5.7.14 The Proposed Development would result in the loss of a portion of the larger block of arable fields surrounding the Application Site due to the construction of residential dwellings, and the associated access and planting. There will be a permanent change in land use, of the identified developable area, to a development consisting residential dwellings, substantial new open space, and strategic landscape. There will be a permanent **Moderate Adverse** scale of effect on land use at the site level.

5.7.15 The retained boundary vegetation will provide some maturity to the landscape setting to the proposed development. Proposed Development includes strategic green infrastructure to the northern and eastern boundaries and areas of new tree and shrub planting internally and around the perimeter of the Proposed Development. The effect of new planting will initially be limited resulting in a **Minor Adverse** scale of effect. As this planting matures, improving both landscape and ecological diversity, the scale of effect will decrease to **Minor Beneficial** by Year 15.

5.7.16 The area of the Site identified as developable, will permanently change from former arable agricultural land to a residential development. The design, scale, layout and landscape of the proposed development considers the character of the edge of settlement setting and the surrounding landscape. Vegetation to the site boundaries, within residential areas and open space areas will incorporate retained mature hedges and introduce locally appropriate native species, with a mix of native and ornamental species to complement and integrate the built form. The effect on the character of the Site will initially be **Moderate Adverse** decreasing to **Minor Adverse** over time as vegetation matures and the proposals further integrate being existing and proposed vegetation.

5.7.17 The proposed development of land identified as developable will be relatively contained by existing vegetated boundaries and settlement, with its visibility decreasing over time as the proposed landscaping framework matures. The development will extend the settlement edge of Clacton into the wider countryside, although contained by existing mature hedgerows lining Centenary Way to the south and Thorpe Road east, and new strategic buffer tree planting and green space, to the northern and western boundaries, providing a soft transition to the rural edges. Over time this will strengthen and maintain the separation from the village of Little Clacton and local character. The overall scale of effect on the wider Sokens Clay Plateau LCA will be **Minor Adverse** in Year 1 and decreasing over time. By Year 15 the effect on the LCA is considered to be **Negligible** as a result of enhancements to the local green strategic framework, and retention of the mature vegetated landscape setting.

5.7.18 The distant neighbouring LCAs, including Holland Valley System, will experience **No** effects at Year 1 with no further change.

5.7.19 The proposed development respects the setting of the surrounding area and will be carefully positioned to maximize the value of existing vegetation. In landscape terms the overall scale of effect on the setting of the residential settlement of Clacton will be **Negligible**.

5.7.20 The proposed development Site forms a small part of the Strategic Green Gap between Clacton and Little Clacton. Field sizes within the Green Gap vary from small scale to the north of Clacton, to open medium-large field pattern to the east of Little Clacton. The existing character of the land to the south eastern corner of the green gap is such that it contains internal mature trees and hedgerows as well as mature tall dense hedgerows to the road sides of Thorpe Road and Centenary Way and as such ensures physical separation and a well vegetated landscape of which these key characteristics are retained. Therefore the overall scale of effect on the Strategic Green Gap will be **Negligible**.



**Table 2: Landscape Receptors and Sensitivity**

Receptor	Value	Susceptibility	Description	Sensitivity	Development Phase	Magnitude of Change size/scale: extent:	Scale of Effect
Site features							
Topography	Medium	Low	The Site is flat and lies at a consistent level of 18m AOD. The proposed construction of new residential dwellings will not require any large scale regrading of the existing land form to facilitate its construction.	Low	Construction	Low Negative	<b>Negligible</b>
					Completion Year 1	Low Negative	<b>Negligible</b>
					Completion Year 15	Negligible	<b>Negligible</b>
Land use	Low	Low	The Site comprises one field, now overgrown with self-seeded shrubs/ scrub primarily bounded by mature and dense hedgerows, particularly to the southern and eastern boundaries. Immediately east of the Site lies existing residential and retail development, to the west intermittent trees/ hedge and arable agricultural fields, and to the south residential development beyond Centenary Way. The development will extend the settlement edge of Clacton into the wider countryside, however there is a strong relationship to the existing settlement edge.	Low	Construction	High Negative	<b>Moderate Adverse</b>
					Completion Year 1	High Negative	<b>Moderate Adverse</b>
					Completion Year 15	High Negative	<b>Moderate Adverse</b>
On-site vegetation	Medium	Medium	The Site comprises of one field, now overgrown with self-seeded shrubs/ scrub, primarily bounded by mature hedgerows and occasionally mature trees to the southern and eastern boundaries.  Development proposals protect, retain and enhance the existing mature vegetation to the Site boundaries, with the exception of the access point off Thorpe Road, and provide accompanying areas of green open space, and strategic green infrastructure, particularly to the boundaries, connecting to existing ecosystems.	Medium	Construction	Low Negative	<b>Minor Adverse</b>
					Completion Year 1	Low Negative	<b>Minor Adverse</b>
					Completion Year 15	Low Positive	<b>Minor Beneficial</b>
Landscape Character							
Character of the Site	Medium	Medium	The Site extends in a broadly rectangular configuration, to the north of Centenary Way and the east if Thorpe Road. The Site comprises of one field, now overgrown with self-seeded shrubs/ scrub, primarily bounded by mature hedgerows to the southern and eastern boundaries. Thorpe Road bounds the Site to the east with residential development and industrial buildings beyond. Centenary Way bounds the Site to the south with the settlement edge of Clacton beyond. Although the Site forms part of a larger area of agricultural land that extends northwards and eastwards, it has a close relationship to the built edge of Clacton and is generally well contained.	Medium	Construction	Medium Negative	<b>Moderate Adverse</b>
					Completion Year 1	Medium Negative	<b>Moderate Adverse</b>
					Completion Year 15	Low Negative	<b>Minor Adverse</b>
Clacton and the Sokens Clay Plateau LCA	Medium	Medium	Key characteristics of the Sokens Clay Plateau LCA include: <i>'gently undulating agricultural plateau; low, gappy hedgerows with occasional hedgerow trees divide arable fields; remnants of ancient oak and sweet chestnut coppice woodland; good access provided by the A133, B1033 and B1441 which form a backbone for the ribbon development that dominates the areas around Clacton and Frinton'</i>  The Site forms a small part of the wider LCA. Development proposals protect, retain and enhance the existing mature vegetation and provide accompanying areas of green open space, and strategic green infrastructure, particularly to the boundaries, connecting to existing ecosystems, and eventually a well screened edge to settlement. The development will extend the settlement edge of Clacton into the wider countryside.	Medium	Construction	Low Negative	<b>Minor Adverse</b>
					Completion Year 1	Low Negative	<b>Minor Adverse</b>
					Completion Year 15	Negligible	<b>Negligible</b>
The character of the Holland Valley System LCA	Medium	Medium	Key characteristics of the Holland Valley System LCA include: <i>'steep sided valley containing Holland Brook and its tributaries, contrasts with the flat landscapes of the Tendring Plateau; seasonally waterlogged soils support a mixed wooded and pastoral landscape; typically devoid of built development except for isolated cottages; forms a setting to the Holland Floodplain SSSI'</i>  The Site sits outside this LCA, separated by existing vegetation, the settlement of Clacton and the Sokens Clay Plateau LCA.	Medium	Construction	None	<b>None</b>
					Completion Year 1	None	<b>None</b>
					Completion Year 15	None	<b>None</b>
The settlement character of Clacton	Medium	Medium	Being surrounded by a rural hinterland between smaller villages and larger towns of Colchester and Ipswich, Clacton-on-Sea functions as an important service centre for the outlying villages in the region. The town has an extensive range of services and facilities that serve the day-to-day needs of residents. Recent residential development has resulted in the existing settlement edge of Clacton extending further northwards inland. The proposed development reflects the immediate residential surrounds to the east.	Medium	Construction	Low Negative	<b>Minor Adverse</b>
					Completion Year 1	Low Negative	<b>Minor Adverse</b>
					Completion Year 15	Negligible	<b>Negligible</b>

Receptor	Value	Susceptibility	Description	Sensitivity	Development Phase	Magnitude of Change size/scale: extent:	Scale of Effect
The Strategic Green Gap between Great Clacton and Little Clacton	Medium	Medium	The Site itself is covered by a Strategic Green Gap designation as detailed in the Tendering District Local Plan. This is due to the Site contributing to maintaining the gap between Great Clacton and Little Clacton. However it should be noted that the Site forms a very small part of the Strategic Green Gap. Field sizes within the Green Gap vary from small scale to the north of Clacton, to open medium-large field pattern to the east of Little Clacton. The existing character of the land to the south eastern corner of the green gap is such that it contains internal mature trees and hedgerows as well as mature tall dense hedgerows to the road sides of Thorpe Road and Centenary Way and as such ensures physical separation and a well vegetated landscape of which these key characteristics are retained.	Medium	Construction	Low Negative	<b>Minor Adverse</b>
					Completion Year 1	Low Negative	<b>Minor Adverse</b>
					Completion Year 15	Negligible	<b>Negligible</b>

## 6. VISUAL ASSESSMENT

### 6.1 Scope

6.1.1 The following section examines the visibility of the site from the surrounding area. This appraisal is based on a zone of theoretical visibility and aerial images which have then been refined by the field survey.

6.1.2 The zone of theoretical visibility demonstrates the extent of potential visibility to or from a specific area. The approximate visibility of the Site off Thorpe Road, Clacton on Sea is demonstrated in **Figure 10** and **Representative Views 1-18**.

### 6.2 Visual Receptors

6.2.1 The visual receptors and an assessment of their sensitivity are described below. The table should be read in conjunction with **Section 2.0** and **Tables B1 and B4** in **Appendix B** setting out the criteria used to determine sensitivity to change.

6.2.2 Within the visual envelope, visual receptors i.e. those individuals who will see the Site and may experience a change in their view as a result of the proposed development have been identified as follows:

- Users and residents of local roads
- Users of Public Rights of Way (PRoW)

6.2.3 This includes receptors within the secondary visual envelope where views are predominantly glimpsed or filtered by intervening vegetation and development and as such the proposal is likely to form a minor aspect of the views currently experienced.

6.2.4 GLVIA3 places emphasis on assessing visual effects on public areas and viewpoints, rather than individual private residential properties; however, it is acknowledged that residents may be particularly sensitive to changes in their visual amenity. As part of this assessment the combined effects on a number of different groups of residential properties within the visual envelope have been considered to assess the effect on the community as a whole. When considering views from groups of properties, views from ground floor windows and garden space (which are occupied during waking/daylight hours) are considered to be the most sensitive. It should be noted that in planning terms there is not a private right to a view.

### 6.3 Representative Views

6.3.1 Within the study area a number of representative and illustrative views of the site have been selected to demonstrate the existing visual amenity and the change likely to be experienced. The viewpoint locations have been chosen based on distance, the degree of visibility, the nature of the view and the anticipated number or type of potential receptors.

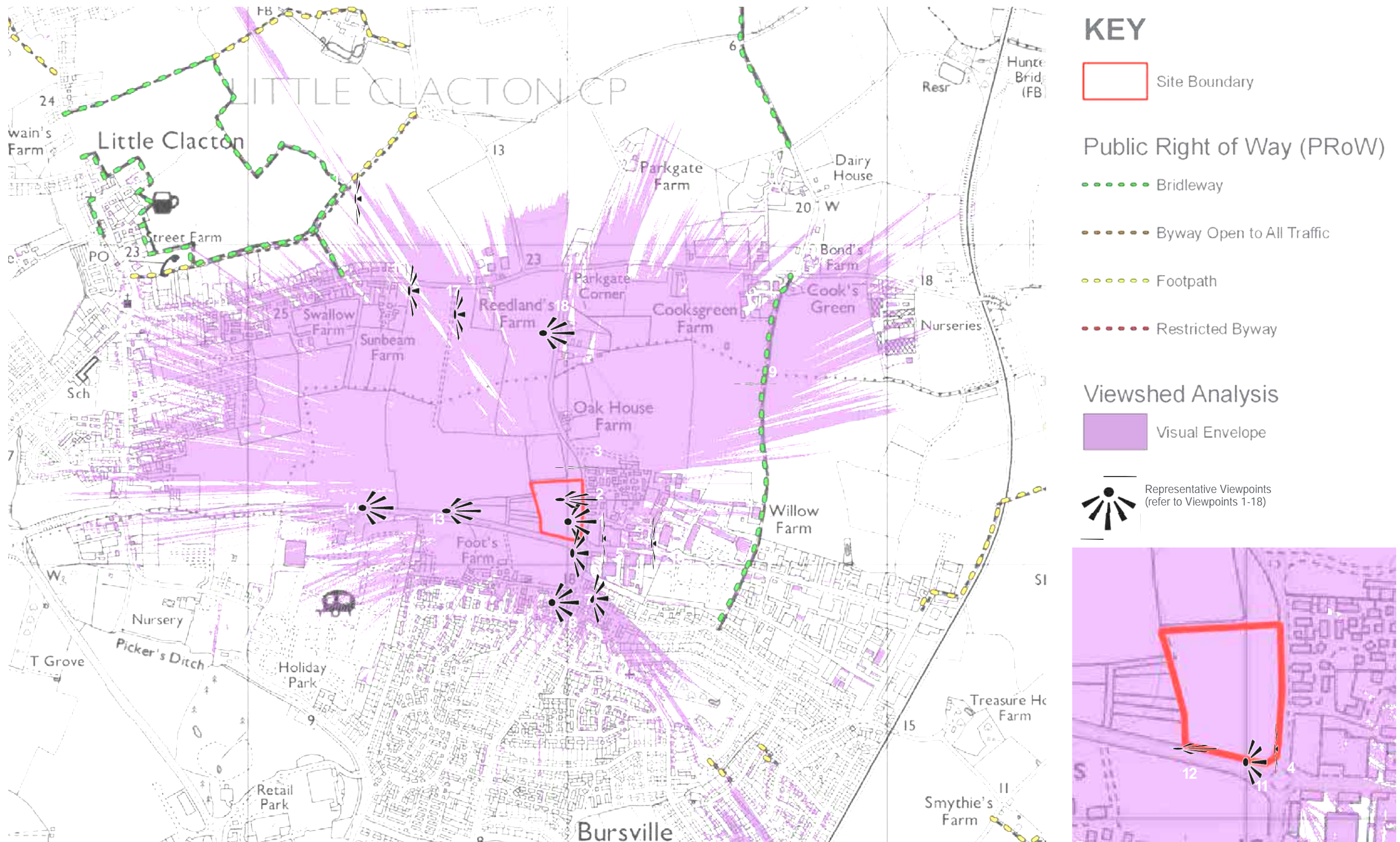
6.3.2 The visual survey and baseline photographs were completed in April 2023. Deciduous trees and hedgerows were not in full leaf, representing a worst case scenario in terms of the extent of visibility likely to be experienced. Summer months would represent a best case scenario when trees are in full leaf.

6.3.3 For each viewpoint the visual receptors are identified and their sensitivity assessed. The effects of the proposed development are then subsequently described and assessed.

### 6.4 Zone of Theoretical Visibility

6.4.1 The extent of potential visibility of the proposed development has been informed by a Zone of Theoretical Visibility (ZTV). Whilst the ZTV is able to give a reasonably accurate representation of where views may be possible, it should be noted that landscapes can change between data collections resulting in potential views being screened.

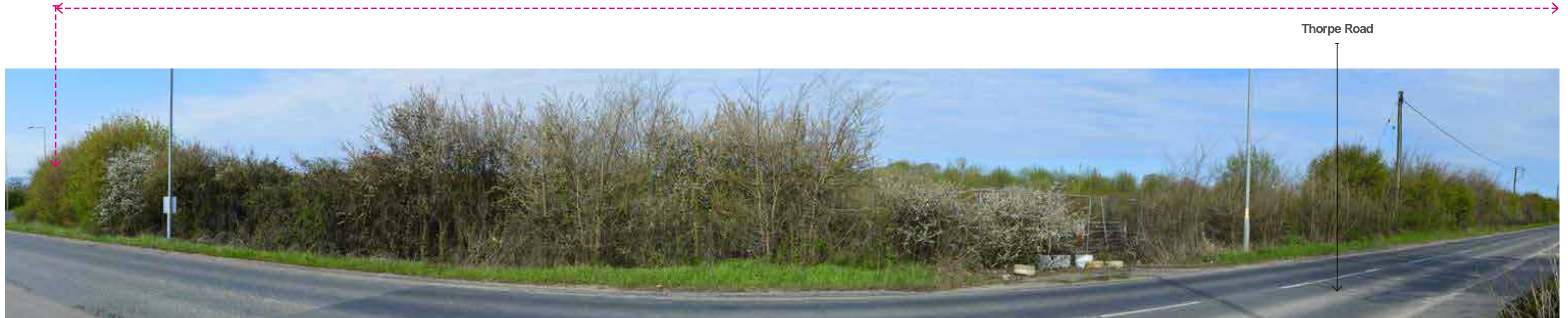
6.4.2 Following the Site visit the ZTV has been refined to omit areas where the Site is not visible beyond layers of intervening vegetation and/or built development.



**Figure 9: Visual Analysis and Locations of Representative Views.**  
 Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432



Approximate extent of Site



Panorama for context only

VIEWPOINT 1				Description of View			Magnitude of Change		
View west towards the Site from Thorpe Road.							Construction	Completion Year 1	Completion Year 15
	SUSCEPTIBILITY: MEDIUM	SENSITIVITY: MEDIUM	<p>View west from Thorpe Road, looking towards the Site. From this viewpoint, glimpsed views of the Site are possible above the dense and mature hedgerow bounding the east of the Site. No existing settlement is visible from this point, despite the proximity of dwellings to the south of the Site. Mature trees to the west of the Site are visible above the hedgerow.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users of Thorpe Road.</li> </ul>	<p>In the short term, there will be disturbance of existing ground levels arising from removal/ storage of topsoil and excavation for foundations, access driveway, and services. There will be intermittent views of construction activities through and over the top of existing boundary vegetation.</p> <p>The magnitude of change will be <b>Medium Negative</b>.</p>	<p>The new access will be visible along Thorpe Road. New rooflines will be visible above and through existing boundary vegetation, albeit set back due to proposed green infrastructure along Thorpe Road. Initially soft landscape mitigation will provide minimal softening and screening effects and so built form will have greater influence.</p> <p>The magnitude of change will be <b>Medium Negative</b>.</p>	<p>Over time new strategic green infrastructure will mature, enhancing and augmenting the existing well vegetated boundary along Thorpe Road. This will further screen and soften views of the development. Whilst the access will remain visible, in the long-term there will likely be filtered views of single storey rooflines set back from Thorpe Road. The magnitude of change will decrease to reach <b>Low Negative</b></p>			
	VALUE: MEDIUM								
<p><b>SOURCE:</b> Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432</p>				<b>SIGNIFICANCE</b>					
Distance from site: 10m		Viewpoint height (AOD): 8m					MODERATE ADVERSE	MODERATE ADVERSE	MINOR ADVERSE
OS grid reference: 618053, 218221									
Camera make + model: NIKON D3200		Date of photograph: 20.04.2023							



**Viewpoint 1**

**Photograph Date and Time:** 20.04.2023, 08:54

**Visualisation Type:** Type 1

**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

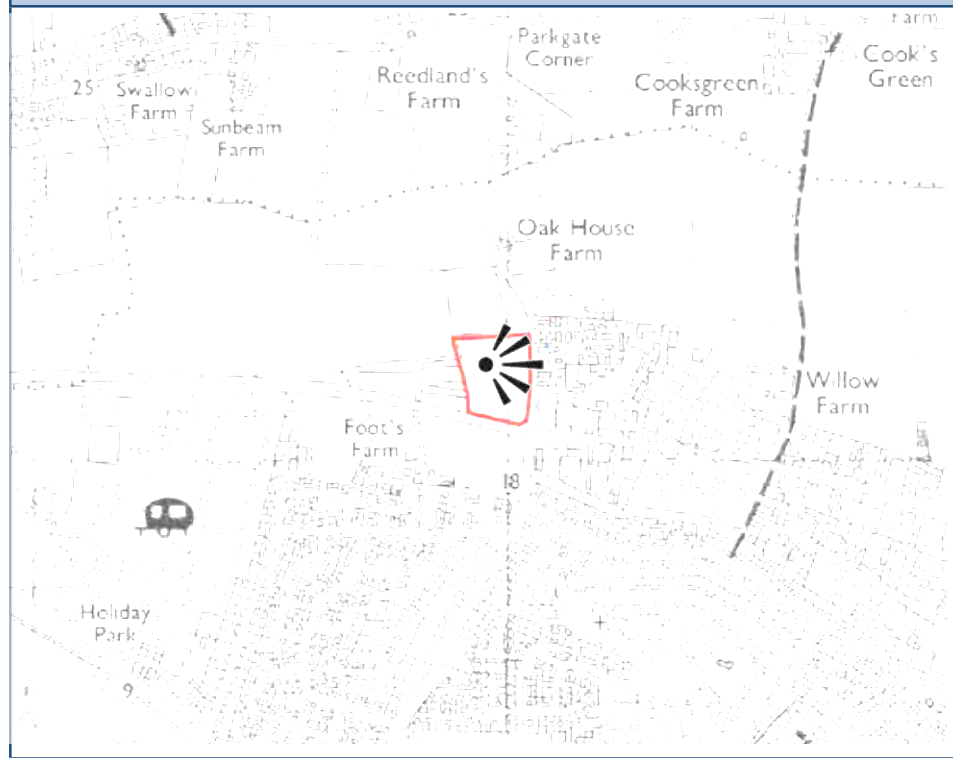
**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length



Panorama for context only

VIEWPOINT 2		Description of View	Magnitude of Change			
View west towards the Site from further north of Thorpe Road / Oaks Drive.			Construction	Completion Year 1	Completion Year 15	
SUSCEPTIBILITY: MEDIUM	VALUE: MEDIUM	SENSITIVITY: MEDIUM	<p>View west from further north along Thorpe Road, looking towards the Site. Similarly to the previous viewpoint, glimpsed views of the Site are possible above the dense and mature hedgerow bounding the east of the Site. No existing settlement is visible from this point, despite the proximity of dwellings to the south of the Site.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users of Thorpe Road</li> <li>• Users / residents of Oaks Drive.</li> </ul>	<p>In the short term, there will be disturbance of existing ground levels arising from removal/ storage of topsoil and excavation for foundations, access driveway, and services. There will be intermittent views of construction activities through and over the top of existing boundary vegetation.</p> <p>The magnitude of change will be <b>Medium Negative</b>.</p>	<p>The new access will be visible along Thorpe Road. New rooflines will be visible above and through existing boundary vegetation, albeit set back due to proposed green infrastructure along Thorpe Road. Initially soft landscape mitigation will provide minimal softening and screening effects and so built form will have greater influence.</p> <p>The magnitude of change will be <b>Medium Negative</b>.</p>	<p>Over time new strategic green infrastructure will mature, enhancing and augmenting the existing well vegetated boundary along Thorpe Road. This will further screen and soften views of the development. Whilst the access will remain visible, in the long-term there will likely be filtered views of single storey rooflines set back from Thorpe Road. The magnitude of change will decrease to reach <b>Low Negative</b></p>
			<b>SIGNIFICANCE</b>	<b>MODERATE ADVERSE</b>	<b>MODERATE ADVERSE</b>	<b>MINOR ADVERSE</b>
<p><small>Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432</small></p>						
<p>Distance from site: 9m      Viewpoint height (AOD): 19m</p>						
<p>OS grid reference: 618049, 218254</p>						
<p>Camera make + model: NIKON D3200      Date of photograph: 20.04.2023</p>						





**Viewpoint 2**

**Photograph Date and Time:** 20.04.2023, 08:57

**Visualisation Type:** Type 1

**Projection:** Planar

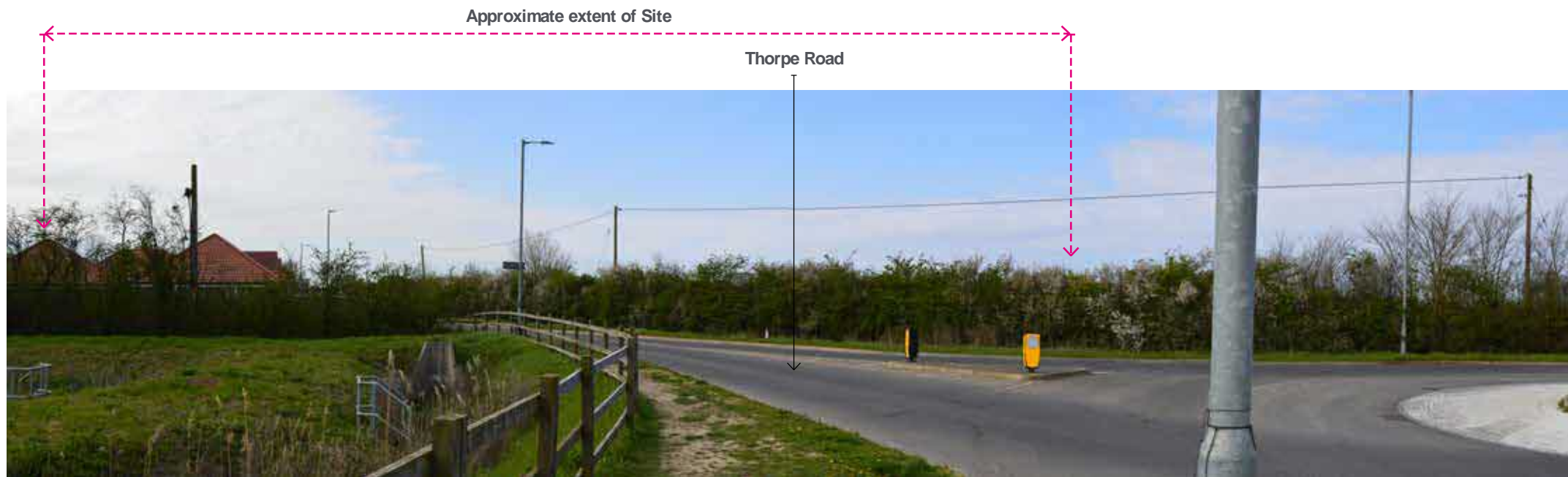
**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length





Panorama for context only

VIEWPOINT 3 View south west towards the Site from the roundabout connecting Thorpe Road to Auger Road.		Description of View	Magnitude of Change				
			Construction	Completion Year 1	Completion Year 15		
	SUSCEPTIBILITY: LOW	<p>Viewpoint taken from further north along Thorpe Road, looking west towards the Site. Similarly to the previous viewpoint, glimpsed views of the Site are possible above the dense and mature hedgerow bounding the east of the Site. Existing dwellings along Oaks Drive are visible. At this point, dwellings are typically only 1 storey in height and are partially concealed by fencelines and buffer vegetation.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users of Thorpe Road</li> <li>• Users / residents of Oaks Drive and Auger Road</li> </ul>	<p>In the short term, there will be disturbance of existing ground levels arising from removal/ storage of topsoil and excavation for foundations, access driveway, and services. There may be glimpsed views of construction activities over the top of existing vegetation lining Thorpe Road.</p> <p>The magnitude of change will be <b>Low Negative</b></p>	<p>New rooflines may be visible above and through existing boundary vegetation and mature hedgerow lining Thorpe Road. Initially soft landscape mitigation will provide minimal softening and screening effects and so built form will have greater influence.</p> <p>The magnitude of change will be <b>Low Negative</b>.</p>	<p>Over time new strategic green infrastructure will mature, especially along the western and northern boundary, enhancing and augmenting the screening of the Site. This will further screen and soften views of the development.</p> <p>The magnitude of change will decrease to reach <b>Negligible</b></p>		
	VALUE: MEDIUM					SENSITIVITY: MEDIUM	
<p>Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432</p>		<b>SIGNIFICANCE</b>					
Distance from site: 80m	Viewpoint height (AOD): 18m				<b>MINOR ADVERSE</b>	<b>MINOR ADVERSE</b>	<b>NEGLIGIBLE</b>
OS grid reference: 618076, 218353							
Camera make + model: NIKON D3200	Date of photograph: 20.04.2023						



**Viewpoint 3**

**Photograph Date and Time:** 20.04.2023, 08:59

**Visualisation Type:** Type 1

**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length

Approximate extent of Site



Panorama for context only

VIEWPOINT 4		Description of View	Magnitude of Change		
View north west towards the Site from further south of Thorpe Road.			Construction	Completion Year 1	Completion Year 15
	SUSCEPTIBILITY: LOW	<p>Viewpoint taken from further south of Thorpe Road, looking north west towards the Site. From this viewpoint, glimpsed views of the Site are possible above the dense and mature hedgerow bounding the east of the Site. The south of the B1442 is also well vegetated by dense hedgerows. Lighting and other highways infrastructure is clearly visible.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users of Thorpe Road.</li> </ul>	<p>In the short term, there will be disturbance of existing ground levels arising from removal/ storage of topsoil and excavation for foundations, access driveway, and services. There will be intermittent views of construction activities through and over the top of existing boundary vegetation.</p> <p>The magnitude of change will be <b>Low Negative</b>.</p>	<p>New rooflines will be visible through existing boundary vegetation, albeit set back due to proposed green infrastructure along Thorpe Road. Initially soft landscape mitigation will provide minimal softening and screening effects and so built form will have greater influence.</p> <p>The magnitude of change will be <b>Low Negative</b>.</p>	<p>Over time new strategic green infrastructure will mature, enhancing and augmenting the existing well vegetated boundary along Thorpe Road. This will further screen and soften views of the development. In the long-term there will likely be very filtered views of one-storey dwellings set back from Thorpe Road.</p> <p>The magnitude of change will decrease to reach <b>Negligible</b></p>
	VALUE: MEDIUM				
<p>Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432</p>		<b>SIGNIFICANCE</b>			
Distance from site: 57m	Viewpoint height (AOD): 18m	<b>NEGLIGIBLE</b>			
OS grid reference: 618051, 218014		<b>NEGLIGIBLE</b>			
Camera make + model: NIKON D3200	Date of photograph: 20.04.2023	<b>NEGLIGIBLE</b>			



**Viewpoint 4**

**Photograph Date and Time:** 20.04.2023, 09:03

**Visualisation Type:** Type 1

**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length

Approximate extent of Site

Stephenson Road West



Panorama for context only

VIEWPOINT 5		Description of View	Magnitude of Change				
View north west towards the Site from Stephenson Road West.			Construction	Completion Year 1	Completion Year 15		
	SUSCEPTIBILITY: LOW	<p>Viewpoint taken from Stephenson Road West, looking north west towards the Site.</p> <p>From this location, the Site is not clearly visible due to intervening commercial development, Thorpe Road and the dense vegetation buffer along the eastern Site boundary. However, glimpsed views of the Site may still be possible through gaps between commercial buildings and over the hedgerow vegetation. There is no evidence of existing residential development from this point and the land use is mainly commercial.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users / residents of Stephenson Road West.</li> </ul>	<p>In the short term, there will be disturbance of existing ground levels arising from removal/ storage of topsoil and excavation for foundations, access driveway, and services. There may be very glimpsed views of construction activities between gaps in commercial buildings and over the top of existing boundary vegetation lining Thorpe Road.</p> <p>The magnitude of change will be <b>Negligible</b></p>	<p>New rooflines may be visible between commercial buildings, and above and through existing boundary vegetation and mature hedgerow lining Thorpe Road. Initially soft landscape mitigation will provide minimal softening and screening effects and so built form will have greater influence.</p> <p>The magnitude of change will be <b>Negligible</b></p>	<p>Over time new strategic green infrastructure will mature, especially along the eastern boundary, enhancing and augmenting the screening of the Site. This will further screen and soften views of the development. Rooflines will likely be completely screened.</p> <p>The magnitude of change will decrease to reach <b>Negligible - None</b></p>		
	VALUE: LOW					SENSITIVITY: LOW	
<p>Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432</p>		<b>SIGNIFICANCE</b>					
Distance from site: 97m	Viewpoint height (AOD): 17m				<b>NEGLIGIBLE</b>	<b>NEGLIGIBLE</b>	<b>NEGLIGIBLE - NONE</b>
OS grid reference: 618125, 218050							
Camera make + model: NIKON D3200	Date of photograph: 20.04.2023						

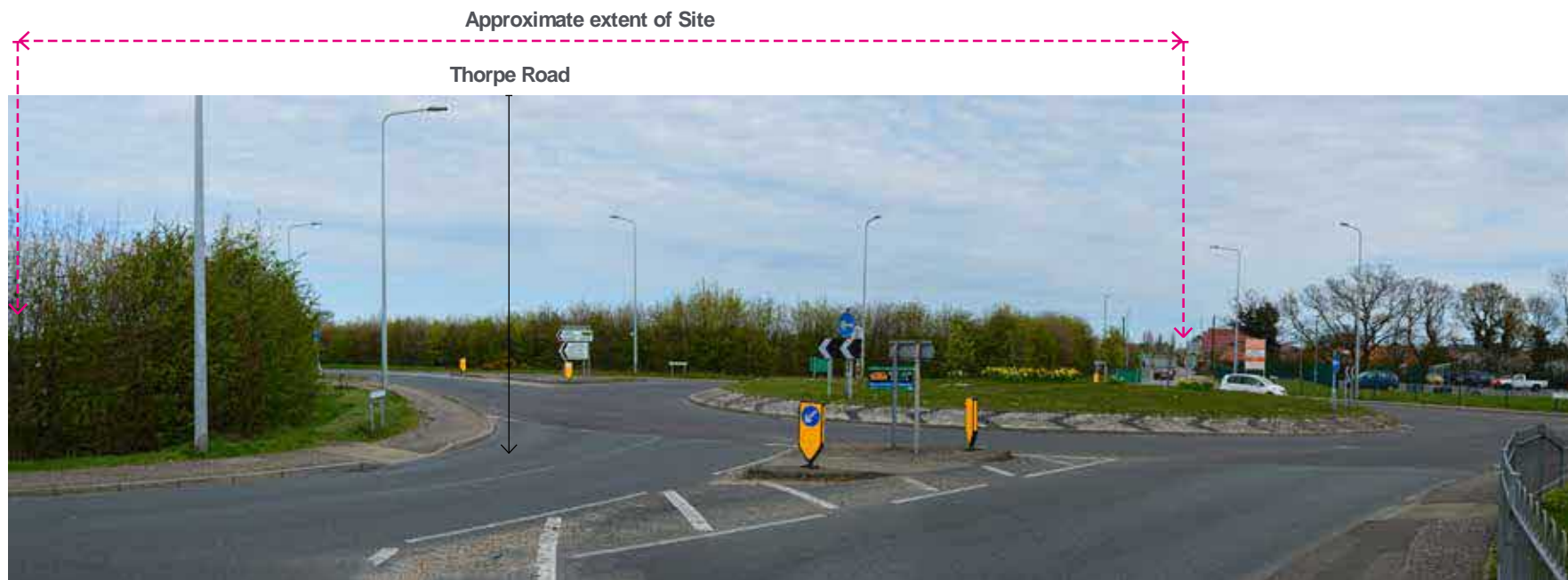


**Viewpoint 5**  
Photograph Date and Time: 20.04.2023, 09:18

Visualisation Type: Type 1  
Projection: Planar

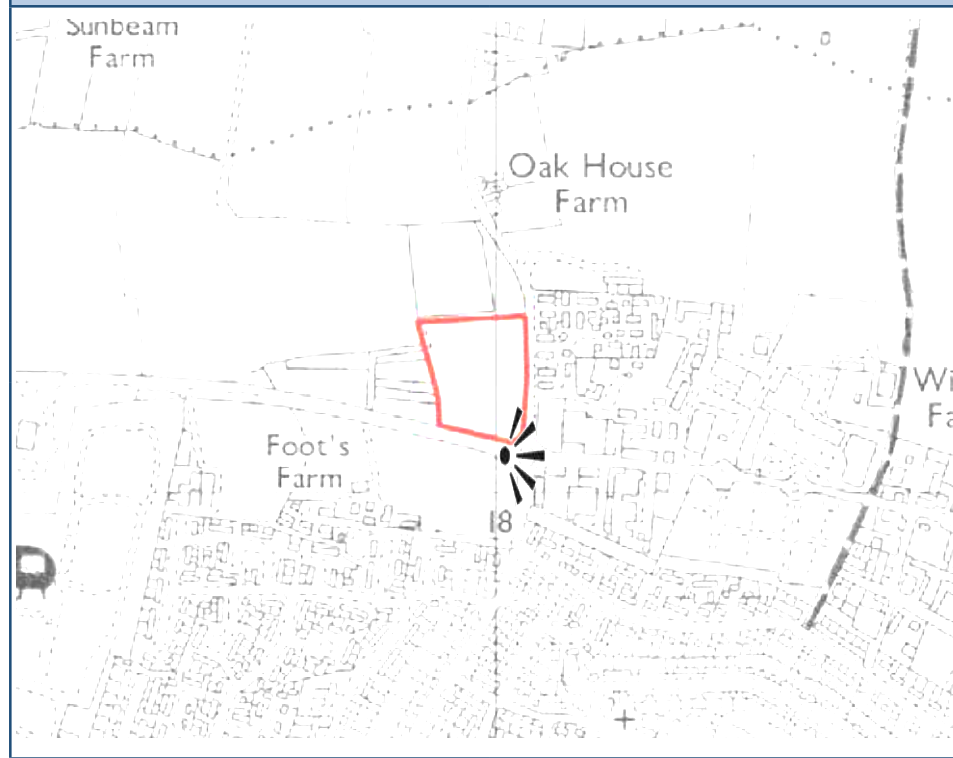
Camera Model and Sensor Format: NIKON D3200, CFS  
Camera Lens: 18-55mm Kit Lens (set at 35mm)

Single Frame Presented: approximately 40° FoV  
Enlargement Factor: 100% @ A3 - to be viewed at arms length



Panorama for context only

VIEWPOINT 6				Description of View			Magnitude of Change		
View north west towards the Site from Thorpe Road.							Construction	Completion Year 1	Completion Year 15
SUSCEPTIBILITY: LOW	VALUE: LOW	SENSITIVITY: LOW	<p>Viewpoint taken from Thorpe Road, immediately south of the roundabout connecting Thorpe Road to Stephenson Road West. From this location, glimpsed views of the Site are possible over the top of the dense hedgerow vegetation bounding the south of the Site. Existing residential settlement is visible beyond Stephenson Road West but is partially concealed by the mature trees. Along the eastern Site boundary, the hedgerow appears to be well maintained and mature.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users of Thorpe Road.</li> </ul>			<p>In the short term, there will be disturbance of existing ground levels arising from removal/ storage of topsoil and excavation for foundations, access driveway, and services. There will be intermittent views of construction activities through and over the top of existing boundary vegetation.</p> <p>The magnitude of change will be <b>Low Negative</b>.</p>	<p>New rooflines may be visible through existing boundary vegetation, albeit set back due to proposed green infrastructure along Thorpe Road and Centenary Way. Initially soft landscape mitigation will provide minimal softening and screening effects and so built form will have greater influence.</p> <p>The magnitude of change will be <b>Low Negative</b>.</p>	<p>Over time new strategic green infrastructure will mature, especially along the eastern and southern boundaries. This will further screen and soften views of the development. In the long-term there will likely be very filtered views of one-storey dwellings set back from Thorpe Road and Centenary Way.</p> <p>The magnitude of change will decrease to reach <b>Negligible</b></p>	
									<b>SIGNIFICANCE</b>
<p><small>Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432</small></p>									
<p>Distance from site: 90m</p>		<p>Viewpoint height (AOD): 18m</p>							
<p>OS grid reference: 618046, 217992</p>									
<p>Camera make + model: NIKON D3200</p>		<p>Date of photograph: 20.04.2023</p>							





Approximate extents of Site

**Viewpoint 6**

**Photograph Date and Time:** 20.04.2023, 09:22

**Visualisation Type:** Type 1

**Projection:** Planar

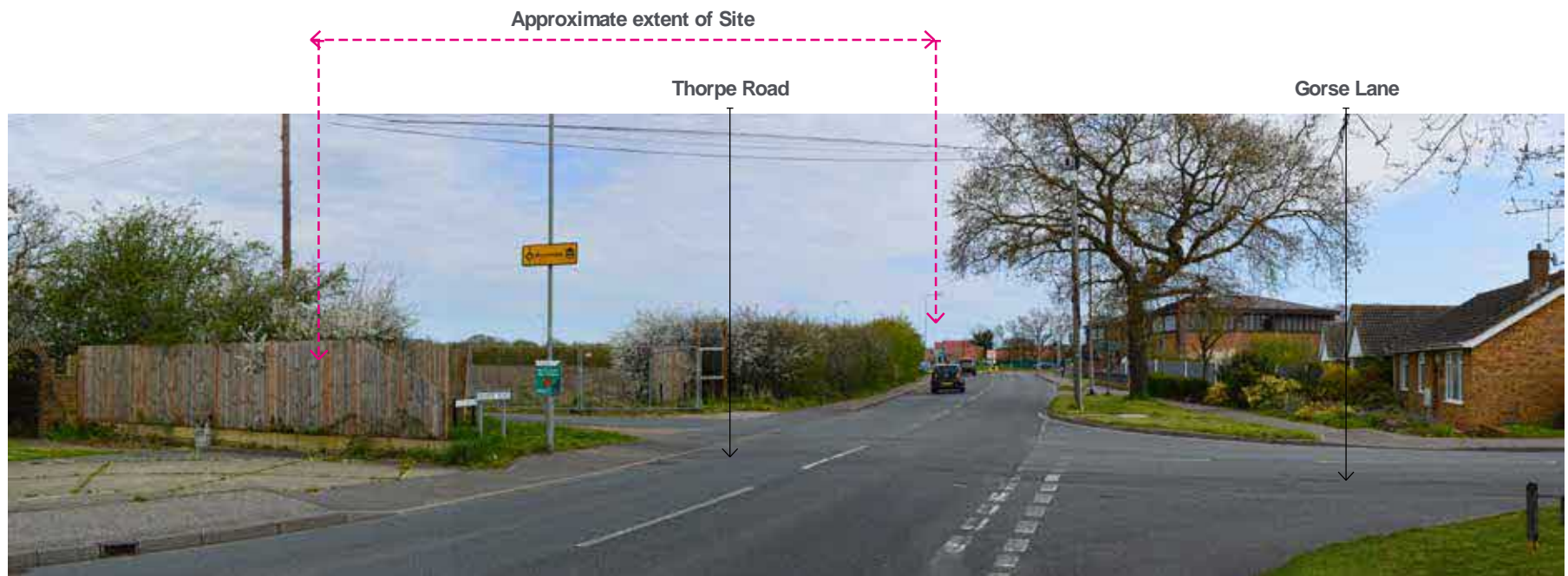
**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length





Panorama for context only

VIEWPOINT 7		Description of View	Magnitude of Change		
			Construction	Completion Year 1	Completion Year 15
View north west towards the Site from Thorpe Road / Gorse Lane.					
	<p>SUSCEPTIBILITY: LOW</p> <p>SENSITIVITY: LOW</p> <p>Receptors</p> <ul style="list-style-type: none"> <li>• Users of Thorpe Road</li> <li>• Users / residents of Gorse Lane.</li> </ul>	The Site is not visible.	The Site is not visible.	The Site is not visible.	
		There will be <b>no change in view.</b>	There will be <b>no change in view.</b>	There will be <b>no change in view.</b>	
Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432		<b>SIGNIFICANCE</b>			
Distance from site: 150m	Viewpoint height (AOD): 18m	<b>NONE</b>			
OS grid reference: 618026, 217923		<b>NONE</b>			
Camera make + model: NIKON D3200	Date of photograph: 20.04.2023	<b>NONE</b>			



**Viewpoint 7**  
Photograph Date and Time: 20.04.2023, 09:27

**Visualisation Type:** Type 1  
**Projection:** Planar

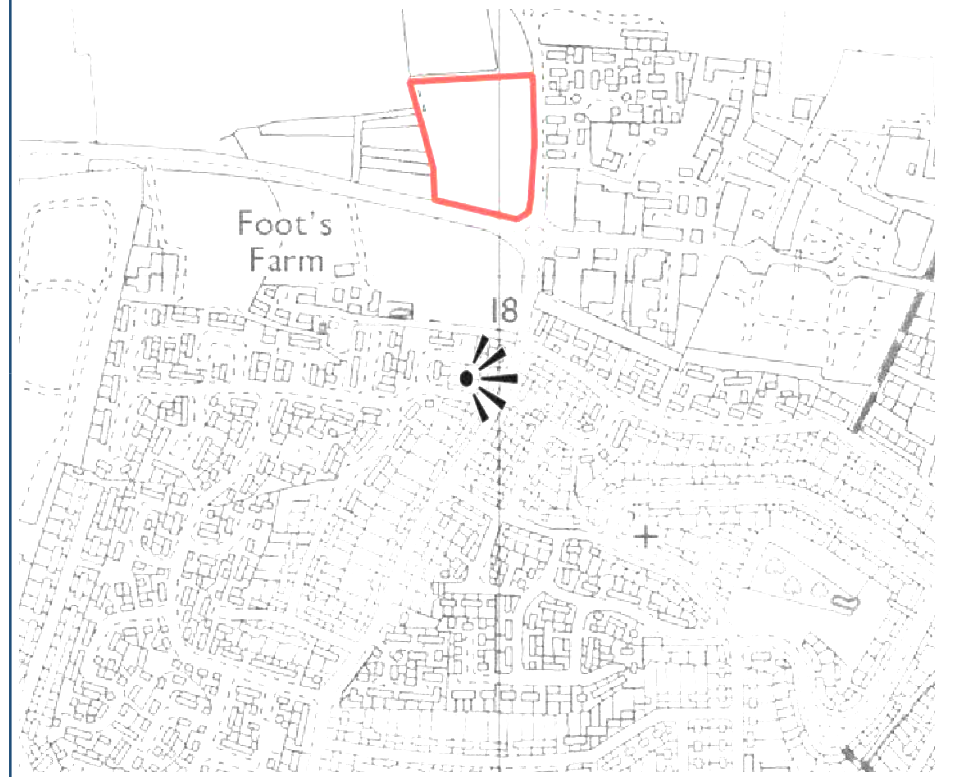
**Camera Model and Sensor Format:** NIKON D3200, CFS  
**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV  
**Enlargement Factor:** 100% @ A3 - to be viewed at arms length



Panorama for context only

<b>VIEWPOINT 8</b>		<b>Description of View</b>	<b>Magnitude of Change</b>				
<b>View north towards the Site from Thorpe Road / Farmleigh Avenue.</b>			<b>Construction</b>	<b>Completion Year 1</b>	<b>Completion Year 15</b>		
<b>SUSCEPTIBILITY: LOW</b>	<b>VALUE: LOW</b>	<p>Viewpoint taken from Farmleigh Avenue, looking north towards the Site.</p> <p>From this location, the Site is not visible due to the intervening settlement and vegetation among existing dwellings. At this point, dwellings are typically two storey in height and are of mixed style. Intermittent mature trees line the road which further conceals the Site from view. Existing dwellings to the north of Stephenson Road West are visible through mature vegetation.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users of Thorpe Road</li> <li>• Users / residents of Farmleigh Avenue.</li> </ul>	The Site is not visible.	The Site is not visible.	The Site is not visible.		
			There will be <b>no change in view.</b>	There will be <b>no change in view.</b>	There will be <b>no change in view.</b>		
<b>Source:</b> Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432		<b>SIGNIFICANCE</b>			<b>NONE</b>	<b>NONE</b>	<b>NONE</b>
<b>Distance from site:</b> 246m	<b>Viewpoint height (AOD):</b> 17m						
<b>OS grid reference:</b> 617992, 217832							
<b>Camera make + model:</b> NIKON D3200	<b>Date of photograph:</b> 20.04.2023						





Approximate extents of Site

**Viewpoint 8**

**Photograph Date and Time:** 20.04.2023, 09:32

**Visualisation Type:** Type 1

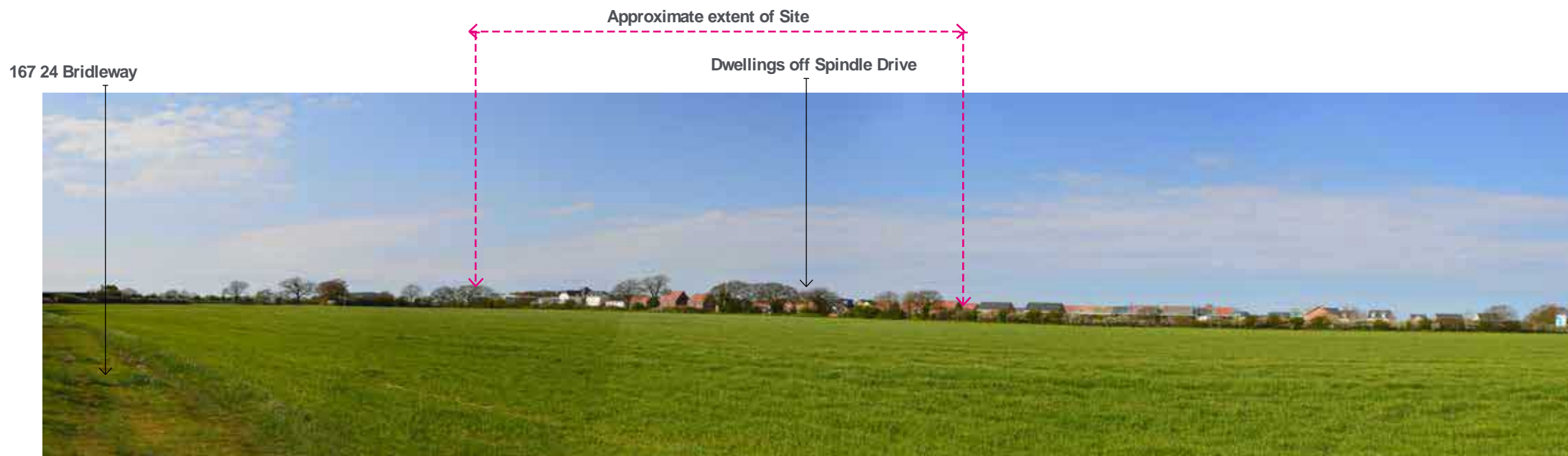
**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

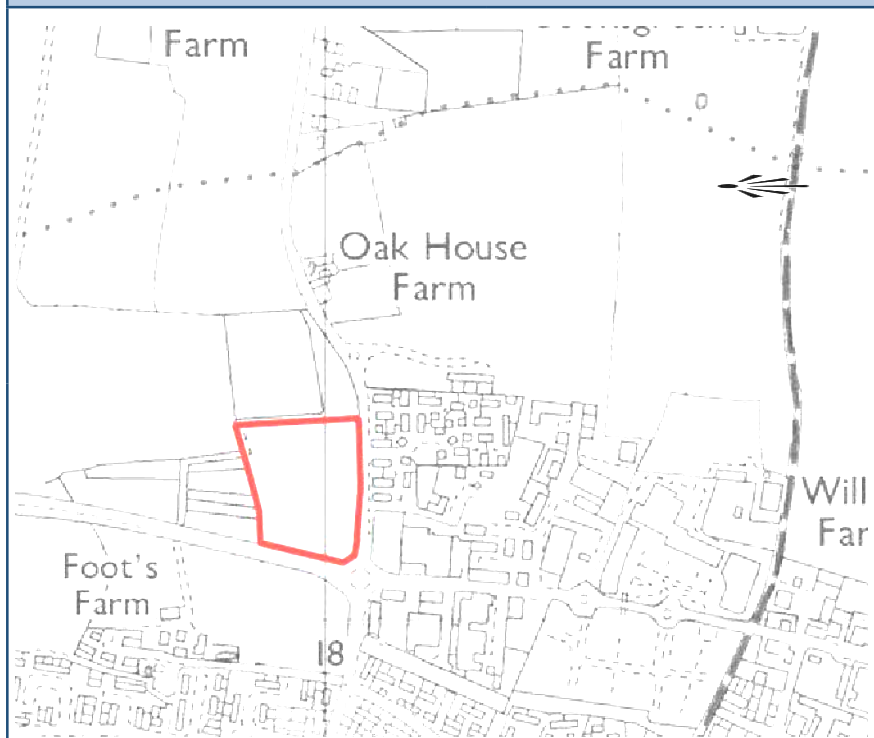
**Enlargement Factor:** 100% @ A3 - to be viewed at arms length



Panorama for context only

## VIEWPOINT 9

View south west towards the Site from the 167 24 Bridleway.



SUSCEPTIBILITY: HIGH

VALUE: MEDIUM

SENSITIVITY: HIGH

### Description of View

Viewpoint taken from the 167 24 Bridleway, looking south west towards the Site.  
The view is long and open across the field in the foreground up to the new residential development, which along with vegetation, screens the Site. Further to the south of the view, the rooflines of the large commercial buildings are also visible.

### Receptors

- Users of the 167 24 Bridleway.

### Magnitude of Change

#### Construction

The Site is not visible.

There will be **no change in view.**

NONE

#### Completion Year 1

The Site is not visible.

There will be **no change in view.**

NONE

#### Completion Year 15

The Site is not visible.

There will be **no change in view.**

NONE

### SIGNIFICANCE

Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432

Distance from site: 671m

Viewpoint height (AOD): 21m

OS grid reference: 618621, 218592

Camera make + model: NIKON D3200

Date of photograph: 20.04.2023



**Viewpoint 9**

**Photograph Date and Time:** 20.04.2023, 08:46

**Visualisation Type:** Type 1

**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length



Panorama for context only

VIEWPOINT 10		Description of View	Magnitude of Change		
			Construction	Completion Year 1	Completion Year 15
View north west towards the Site from Stephenson Road West.					
	<p><b>SUSCEPTIBILITY: LOW</b></p> <p><b>SENSITIVITY: LOW</b></p> <p><b>VALUE: LOW</b></p>	<p>Viewpoint taken from Stephenson Road West, looking north west towards the Site.</p> <p>From this location, the Site is not visible due to the view being curtailed by large commercial buildings in the mid-distance. Beyond these buildings, the tops of mature trees are visible, further obstructing views towards the Site. The view is focused down the road, rather than towards the Site. There is no evidence of existing dwellings from this viewpoint location, despite their proximity.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users of Stephenson Road West.</li> </ul>	The Site is not visible.	The Site is not visible.	The Site is not visible.
		<p>There will be <b>no change in view.</b></p>	<p>There will be <b>no change in view.</b></p>	<p>There will be <b>no change in view.</b></p>	
<p><b>SOURCE:</b> Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432</p>			<b>SIGNIFICANCE</b>		
Distance from site: 265m	Viewpoint height (AOD): 18m		<b>NONE</b>	<b>NONE</b>	<b>NONE</b>
OS grid reference: 618305, 218036					
Camera make + model: NIKON D3200	Date of photograph: 20.04.2023				



Approximate extents of Site

**Viewpoint 10**

**Photograph Date and Time:** 20.04.2023, 10:04

**Visualisation Type:** Type 1

**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

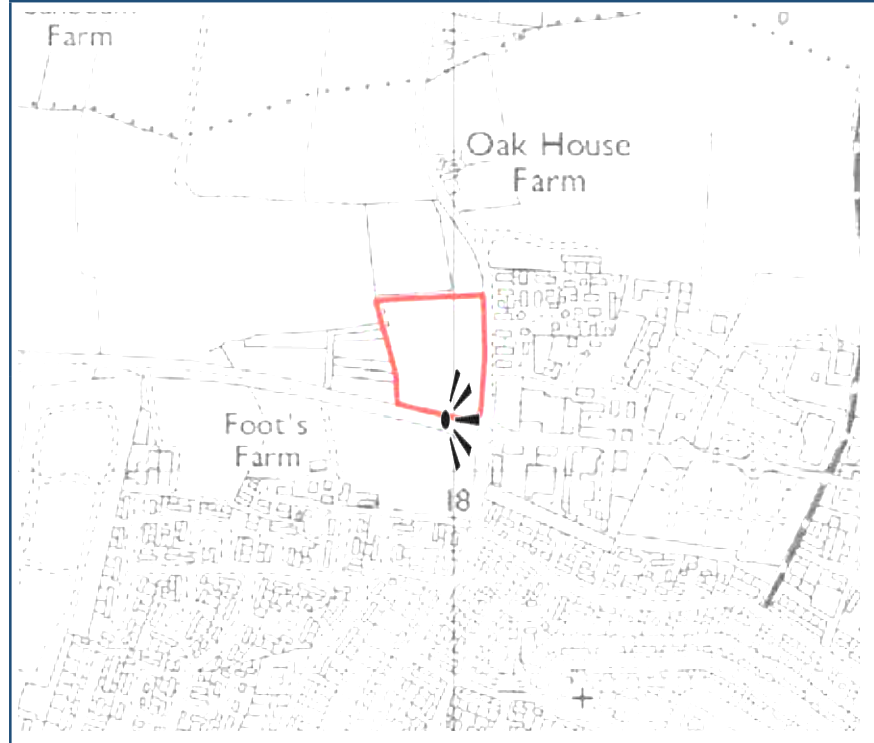
**Enlargement Factor:** 100% @ A3 - to be viewed at arms length





Panorama for context only

<b>VIEWPOINT 11</b>				<b>Description of View</b>			<b>Magnitude of Change</b>		
<b>View north west towards the Site from the B1442.</b>							<b>Construction</b>	<b>Completion Year 1</b>	<b>Completion Year 15</b>
<b>SUSCEPTIBILITY: LOW</b>	<b>VALUE: LOW</b>	<b>SENSITIVITY: LOW</b>	<p>Viewpoint taken from the B1442, looking north west towards the Site. From this location, glimpsed views of the Site are possible through the Site's southern boundary vegetation. From this point, the hedgerow is dense and mature and screens the majority of views into the Site. However, existing residential dwellings to the east of Thorpe Road are partially visible through this vegetation. The view is long and open down the B1442 and the tall vegetation bounding the road focuses the view along it, rather than across to the Site. To the east of the view, commercial buildings are visible.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users of the B1442.</li> </ul>	<p>In the short term, there will be disturbance of existing ground levels arising from removal/ storage of topsoil and excavation for foundations, access driveway, and services. There will be intermittent views of construction activities through and over the top of existing boundary vegetation.</p> <p>The magnitude of change will be <b>Low Negative</b>.</p>	<p>New rooflines may be visible through existing boundary vegetation, albeit set back due to proposed green infrastructure along Centenary Way. Initially soft landscape mitigation will provide minimal softening and screening effects and so built form will have greater influence.</p> <p>The magnitude of change will be <b>Low Negative</b>.</p>	<p>Over time new strategic green infrastructure will mature, especially along the eastern and southern boundaries. This will further screen and soften views of the development. In the long-term there will likely be very filtered views of one-storey dwellings set back from Centenary Way.</p> <p>The magnitude of change will decrease to reach <b>Negligible</b></p>			
							<b>SIGNIFICANCE</b>		
<p><b>Source:</b> Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432</p>									
<p><b>Distance from site:</b> 31m</p>		<p><b>Viewpoint height (AOD):</b> 18m</p>							
<p><b>OS grid reference:</b> 618022, 218054</p>		<p><b>Date of photograph:</b> 20.04.2023</p>							
<p><b>Camera make + model:</b> NIKON D3200</p>									





**Viewpoint 11**

**Photograph Date and Time:** 20.04.2023, 10:09

**Visualisation Type:** Type 1

**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length

Approximate extent of Site



Panorama for context only

VIEWPOINT 12		View north east towards the Site from the B1442.		Description of View	Magnitude of Change		
					Construction	Completion Year 1	Completion Year 15
	SUSCEPTIBILITY: LOW	SENSITIVITY: LOW	<p>Viewpoint taken from the B1442, looking north east towards the Site. Similarly to the previous location, glimpsed views of the Site are possible through the Site's southern boundary vegetation. From this point, the hedgerow is dense and mature and screens the majority of views into the Site. The view is long and open down the B1442 and the tall vegetation bounding the road focuses the view along it, rather than across to the Site. To the east of the view, commercial buildings are visible.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users of the B1442.</li> </ul>	<p>In the short term, there will be disturbance of existing ground levels arising from removal/ storage of topsoil and excavation for foundations, access driveway, and services. There will be intermittent views of construction activities through and over the top of existing boundary vegetation.</p> <p>The magnitude of change will be <b>Low Negative</b>.</p>	<p>New rooflines may be visible through existing boundary vegetation, albeit set back due to proposed green infrastructure along Centenary Way. Initially soft landscape mitigation will provide minimal softening and screening effects and so built form will have greater influence.</p> <p>The magnitude of change will be <b>Low Negative</b></p>	<p>Over time new strategic green infrastructure will mature, especially along the southern boundary. This will further screen and soften views of the development. In the long-term there will likely be very filtered to no views of one-storey dwellings set back from Thorpe Road and Centenary Way.</p> <p>The magnitude of change will decrease to reach <b>Negligible</b></p>	
	VALUE: LOW						<b>SIGNIFICANCE</b>
Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432							
Distance from site: 7m	Viewpoint height (AOD): 18m						
OS grid reference: 617919, 218092							
Camera make + model: NIKON D3200	Date of photograph: 20.04.2023						



**Viewpoint 12**

**Photograph Date and Time:** 20.04.2023, 10:11

**Visualisation Type:** Type 1

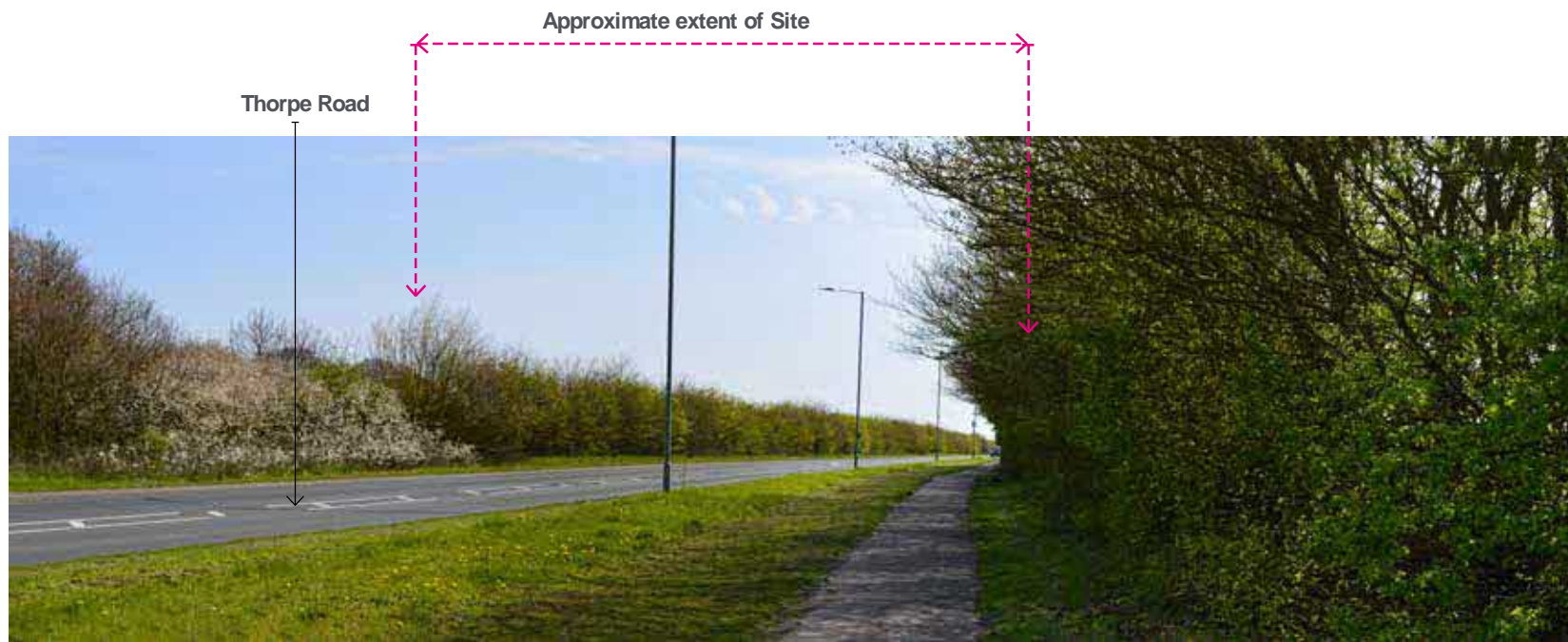
**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length



Panorama for context only

VIEWPOINT 13		Description of View	Magnitude of Change		
			Construction	Completion Year 1	Completion Year 15
View north east towards the Site from further west along the B1442.		<p>Viewpoint taken from further west along the B1442, looking north east towards the Site. From this viewpoint, the Site is not visible as it is screened by the mature and dense vegetation lining the north of the road. This vegetation is effective in focusing the view eastwards along the road, rather than to the north over the Site. There is no evidence of existing built form from this viewpoint location, with existing dwellings and commercial buildings screened by the vegetation lining the B1442, giving the impression of a 'green' approach to Clacton town.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users of the B1442.</li> </ul>	The Site is not visible.	The Site is not visible.	The Site is not visible.
			<p>SUSCEPTIBILITY: LOW</p> <p>VALUE: LOW</p> <p>SENSITIVITY: LOW</p>	There will be <b>no change in view.</b>	There will be <b>no change in view.</b>
<p>Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432</p>		<b>SIGNIFICANCE</b>			
Distance from site: 305m	Viewpoint height (AOD): 21m	<b>NONE</b>			
OS grid reference: 617603, 218156		<b>NONE</b>			
Camera make + model: NIKON D3200	Date of photograph: 20.04.2023	<b>NONE</b>			



**Viewpoint 13**

**Photograph Date and Time:** 20.04.2023, 08:46

**Visualisation Type:** Type 1

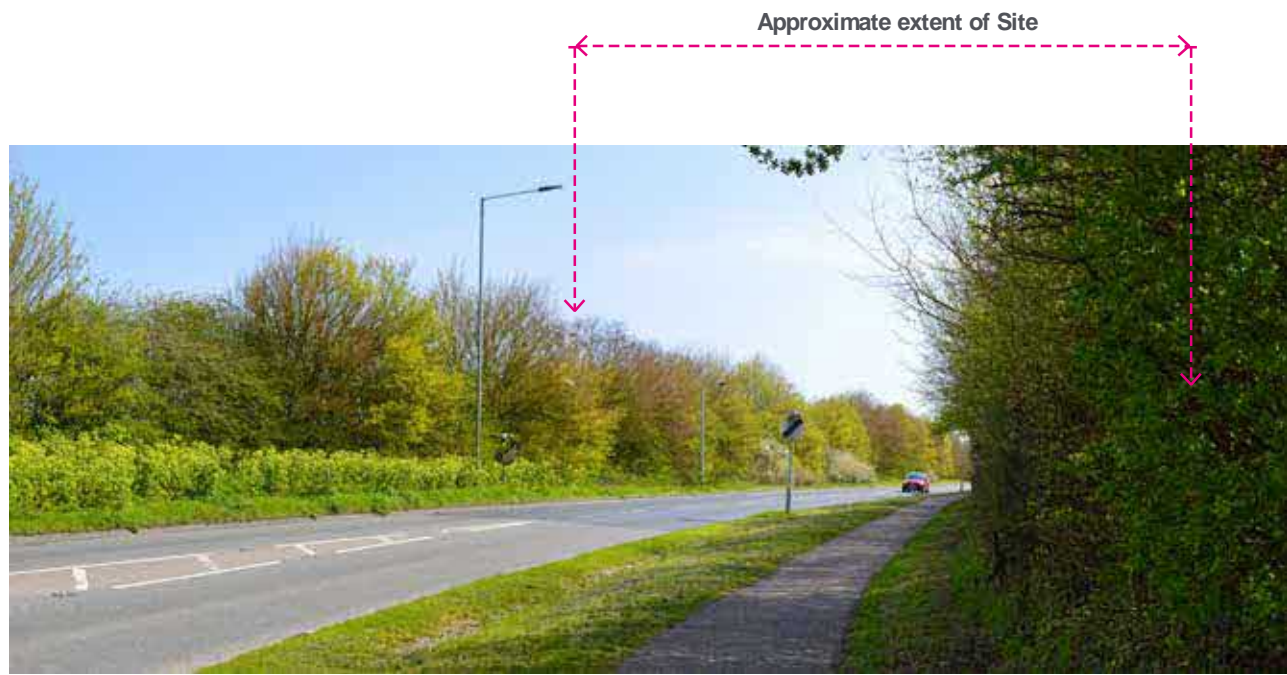
**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length



Panorama for context only

VIEWPOINT 14		Description of View	Magnitude of Change		
			Construction	Completion Year 1	Completion Year 15
View north east towards the Site from further west of the B1442.		<p>Viewpoint taken from further west of the B1442, looking north east towards the Site.</p> <p>From this viewpoint, the Site continues to be screened by the mature and dense vegetation lining the north of the road. This vegetation is effective in focusing the view eastwards along the road, rather than to the north over the Site. There is no evidence of existing built form from this viewpoint location, with existing dwellings and commercial buildings screened by the vegetation lining the B1442, maintaining the impression of a 'green' approach to Clacton town.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users of the B1442.</li> </ul>	The Site is not visible.	The Site is not visible.	The Site is not visible.
			<p><b>SUSCEPTIBILITY: LOW</b></p> <p><b>SENSITIVITY: LOW</b></p> <p><b>VALUE: LOW</b></p>	There will be <b>no change in view.</b>	There will be <b>no change in view.</b>
<p>Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432</p> <p>Distance from site: 547m      Viewpoint height (AOD): 20m</p> <p>OS grid reference: 617363, 218166</p> <p>Camera make + model: NIKON D3200      Date of photograph: 20.04.2023</p>		<b>SIGNIFICANCE</b>	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>



**Viewpoint 14**

**Photograph Date and Time:** 20.04.2023, 10.21

**Visualisation Type:** Type 1

**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length





Panorama for context only

VIEWPOINT 15		Description of View	Magnitude of Change		
			Construction	Completion Year 1	Completion Year 15
View south east towards the Site from PRoW 173 5.		<p>Viewpoint taken from further south west along PRoW 173 5, looking south east towards the Site.</p> <p>From this point, the Site is not visible due to intervening settlement, vegetated field boundaries and the distance. The view is very long and open across the arable agricultural field in the foreground until it is curtailed by existing dwellings along Holland Road, on the eastern edge of Little Clacton, and agricultural buildings associated with Reedlands Farm to the west. In the centre of the view, vegetated field boundaries merge to prevent views towards the Site. Existing dwellings within the vicinity of the Site are not visible from this viewpoint location.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users of PRoW 173 5.</li> </ul>	The Site is not visible.	The Site is not visible.	The Site is not visible.
	SUSCEPTIBILITY: HIGH		<p>There will be <b>no change in view.</b></p>	<p>There will be <b>no change in view.</b></p>	<p>There will be <b>no change in view.</b></p>
	VALUE: MEDIUM				
Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432		<b>SIGNIFICANCE</b>			
Distance from site: 1,088m	Viewpoint height (AOD): 22m	<b>NONE</b>			
OS grid reference: 617313, 219186		<b>NONE</b>			
Camera make + model: NIKON D3200	Date of photograph: 20.04.2023	<b>NONE</b>			



**Viewpoint 15**

**Photograph Date and Time:** 20.04.2023, 11.03

**Visualisation Type:** Type 1

**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length



Panorama for context only

VIEWPOINT 16		Description of View	Magnitude of Change		
			Construction	Completion Year 1	Completion Year 15
View south east towards the Site from Holland Road.		<p>View from south east from Holland Road, Little Clacton, looking south east towards the Site.</p> <p>From this point, views towards the Site are curtailed by the vegetation in the foreground and existing dwellings along Holland Road. These obstructing factors focus the view down the road rather than towards the Site. Further to the east, the buildings associated with Reedlands Farm are visible. The maturity of the vegetation gives the impression of a well established landscape. Despite the proximity of residential dwellings, the landscape appears rural from this viewpoint location.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users / residents of Holland Road.</li> </ul>	The Site is not visible.	The Site is not visible.	The Site is not visible.
			<p><b>SUSCEPTIBILITY: MEDIUM</b></p> <p><b>SENSITIVITY: MEDIUM</b></p> <p><b>VALUE: MEDIUM</b></p>	There will be <b>no change in view.</b>	There will be <b>no change in view.</b>
<p>Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432</p>		<b>SIGNIFICANCE</b>	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>
Distance from site: 753m	Viewpoint height (AOD): 22m				
OS grid reference: 617472, 218891					
Camera make + model: NIKON D3200	Date of photograph: 20.04.2023				



**Viewpoint 16**

**Photograph Date and Time:** 20.04.2023, 11.10

**Visualisation Type:** Type 1

**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length



Panorama for context only

VIEWPOINT 17				Description of View			Magnitude of Change		
View south east towards the Site from Shelley Lane.							Construction	Completion Year 1	Completion Year 15
SUSCEPTIBILITY: MEDIUM	VALUE: MEDIUM	SENSITIVITY: MEDIUM	<p>Viewpoint taken from Shelley Lane, looking south east towards the Site.</p> <p>From this point, the Site is not visible due to intervening field boundaries which merge to prevent views towards the Site. The view is very long and open down Shelley Lane and across the arable agricultural field in the foreground until it is curtailed by mature field boundaries to the south. There are no clear views of existing residential dwellings within the vicinity of the Site, nor of dwellings comprising Little Clacton Village. The view remains rural in appearance and the primary land use type is agricultural.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users of Shelley Lane.</li> </ul>			The Site is not visible.	The Site is not visible.	The Site is not visible.	
						There will be <b>no change in view.</b>	There will be <b>no change in view.</b>	There will be <b>no change in view.</b>	
<b>SOURCE:</b> Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432				<b>SIGNIFICANCE</b>			<b>NONE</b>	<b>NONE</b>	<b>NONE</b>
<b>Distance from site:</b> 614m		<b>Viewpoint height (AOD):</b> 22m							
<b>OS grid reference:</b> 617642, 218827		<b>Date of photograph:</b> 20.04.2023							
<b>Camera make + model:</b> NIKON D3200									





**Viewpoint 17**

**Photograph Date and Time:** 20.04.2023, 11.13

**Visualisation Type:** Type 1

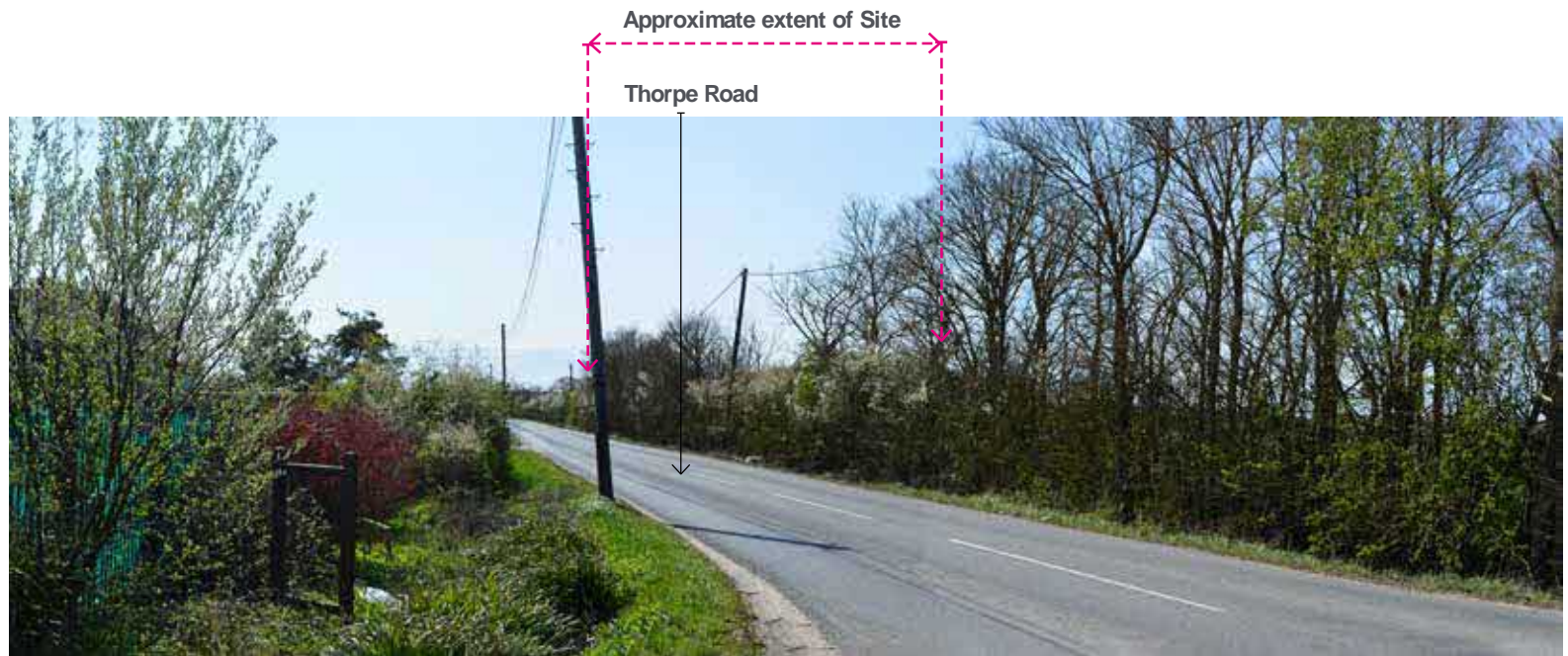
**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length



Panorama for context only

VIEWPOINT 18		Description of View	Magnitude of Change				
View south west towards the Site from Thorpe Road.			Construction	Completion Year 1	Completion Year 15		
	SUSCEPTIBILITY: MEDIUM	<p>Viewpoint taken from Thorpe Road, adjacent to the independently run shop, looking south west towards the Site. From this location, the Site is not visible due to the mature vegetation lining the western side of Thorpe Road. Glimpsed views through this vegetation to the adjacent arable agricultural field are possible, but no views are afforded towards the Site. This mature vegetation focuses the view down the road itself, rather than towards the Site. From this point, only the rooflines of dwellings in the immediate vicinity are visible.</p> <p><b>Receptors</b></p> <ul style="list-style-type: none"> <li>• Users / residents of Thorpe Road.</li> </ul>	The Site is not visible.	The Site is not visible.	The Site is not visible.		
	VALUE: MEDIUM					SENSITIVITY: MEDIUM	There will be <b>no change in view.</b>
<p>Source: Ordnance Survey Crown Copyright 2024. All rights reserved. License Number 100022432</p>		<b>SIGNIFICANCE</b>					
Distance from site: 414m	Viewpoint height (AOD): 21m				NONE	NONE	NONE
OS grid reference: 617964, 218662							
Camera make + model: NIKON D3200	Date of photograph: 20.04.2023						



**Viewpoint 18**

**Photograph Date and Time:** 20.04.2023, 08:46

**Visualisation Type:** Type 1

**Projection:** Planar

**Camera Model and Sensor Format:** NIKON D3200, CFS

**Camera Lens:** 18-55mm Kit Lens (set at 35mm)

**Single Frame Presented:** approximately 40° FoV

**Enlargement Factor:** 100% @ A3 - to be viewed at arms length



## 6.5 Visual Effects

6.5.1 Initially a broad study area extending to 3km and beyond from the Site boundary was adopted as a desk study to understand the relationship of the Site with its wider surroundings. Following the assessment in the field, views are classified as either:

- Near Distance 0-0.5km
- Middle Distance Views 0.5-1km
- Long Distance Views 1.0km +

6.5.2 The Site is primarily enclosed by existing dense boundary hedgerow to the south along Centenary Way and to the east along Thorpe Road. Settlement and Industrial buildings extend eastwards off Thorpe Road and residential development southwards off Centenary Way. The northern boundary is more open in nature to arable agricultural land, however field boundaries in the surrounding landscape serve to screen the Site from publically accessible locations. The local topography is relatively flat and gradually slopes downwards to the south towards Pikers Ditch and sea level, and rises northwards inland. Although Little Clacton to the north is on higher ground, the settlement and intervening vegetation serve to screen the Site.

6.5.3 The 18 viewpoints appraise the site and surroundings and the potential visual effects of the residential development. Two views experience Adverse effects, and these are determined as Minor and are taken from the near distance.

6.5.4 Of the 16 remaining viewpoints, six would experience Negligible effects, with ten experiencing no change in view following development of the Site as proposed.

6.5.5 The Zone of Theoretical Visibility, or Influence (ZTV), the area from within which the proposed development may have an effect, is relatively contained and does not extend across long distances. Located within a gently undulating landscape with well vegetated boundaries, views are restricted to near and middle distances in the majority.

## 6.6 Visual Experience

### Series of Views

6.6.1 The proposed development is for single storey dwellings set beyond mature boundary vegetation lining Thorpe Road and Centenary Way. The mature boundary vegetation and proposed building height combine to reduce the visual prominence of the development on the surrounding landscape, especially when approaching Clacton from Thorpe Road and Centenary Way, as such a 'green' approach will be maintained.

6.6.2 Glimpsed views of the Site are afforded from Centenary Way and Thorpe Road through and over the top of mature and dense hedgerow vegetation bounding the Site. When approaching Clacton from Thorpe Road (viewpoints 1,2,3 and 18) the proposed residential development would be experienced as an extension of the residential typology already present to the east of Thorpe Road, albeit that the proposed residential development would be

set back from the road and well screened by existing boundary vegetation to the eastern Site boundary. In the long term, whilst the access into the development will remain visible, built form is expected to be heavily filtered.

6.6.3 The mature vegetation lining Centenary Way focusses the users view along the road towards Clacton. This is a 60mph road and primarily serves to link Clacton to the A133. It should be noted that the receptor here is considered to be of low sensitivity due to the speed of the road and the mature vegetation focussing views along the road towards the roundabout as demonstrated in Viewpoints 11,12,13 and 14. When approaching Clacton from this road, industrial buildings beyond the roundabout to the east of Centenary Way serve to indicate urbanisation, glimpsed views of the development would serve as another indication of urbanisation, albeit not prominent in views. The possible glimpsed views of the proposed development would not alter the overall composition of the visual experience since views would be heavily filtered and the focus of the receptor would be along the road. Views of the development in the long term are expected to be fully screened.

6.6.4 Long and open views from Little Clacton towards the well vegetated edge of Clacton will remain unchanged as demonstrated by Viewpoint 16 and 17.

### Intervisibility and Coalescence

6.6.5 Whilst the proposed development slightly extends the northern fringe of Clacton, it is contained by existing mature vegetation and road network to the south and east.

6.6.6 Whilst the proposals will slightly reduce the physical gap between the settlements of Clacton and Little Clacton, the majority of the existing gap still remains. It is important to note that it is not the actual size of gap that determines coalescence, but the perceived gaps on the ground as experienced by the receptors, that is to say the intervisibility between settlements. The Site cannot be perceived from Little Clacton and Little Clacton cannot be perceived from the Site.

6.6.7 Views towards the Site are curtailed to the immediate surrounds, being local roads. The Site is well contained by mature vegetation along the northern fringes of Clacton, with no intervisibility and therefore no coalescence with other settlements such as Little Clacton.

### Design Proposals

6.6.8 The spatial layout of development areas, open space and strategic green infrastructure, as well as existing features to be retained, has been designed to complement and respect the character and context of the settlement and the surrounding countryside.

6.6.9 New structural planting will soften views of the proposed development from the surrounding landscape and road network. At Year 1 of completion, planting will have a minimal effect and there is generally no change to the scale of visual effects. As planting matures the magnitude of change will decrease, reducing the significance of effect by Year 15.

6.6.10 Following the completion of the Proposed Development the greatest levels of effects will still be experienced by those receptors in close proximity to

**Table 3 - Summary of Visual Effects**

Viewpoint	Distance of View	Significance of Effect Post Completion 15 Years
1	Near	Minor Adverse
2	Near	Minor Adverse
3	Near	Negligible
4	Near	Negligible
5	Near	Negligible
6	Near	Negligible
7	Near	None
8	Near	None
9	Middle	None
10	Near	None
11	Near	Negligible
12	Near	Negligible
13	Near	None
14	Middle	None
15	Long	None
16	Middle	None
17	Middle	None
18	Middle	None

the Application Site, namely from Thorpe Road and Centenary Way directly adjacent to the eastern and southern Site boundaries. Such effects have been mitigated by the design of the Proposed Development in conjunction with planting, which over time will become established and help to integrate the built form into the surrounding landscape. The proposed dwellings are single storey and as such will be less visually prominent compared to typical two storey residential development.

## 7. MITIGATION AND MONITORING MEASURES

### 7.1 Primary Mitigation and Design Measures

7.1.1 The purpose of assessing landscape character and visual amenity is to ensure that any proposed changes will maintain, complement or enhance the landscape of the area. Where required, proposed mitigation and enhancement should be informed by landscape character, to ensure that this in itself does not have an impact. These are inherent parts of the design included in the project description and are considered in the assessment of landscape and visual effects.

7.1.2 The following layout principles should be considered as part of the masterplan as primary mitigation to reduce the potential impact on landscape character and visual amenity:

- The retention and incorporation of features of landscape, ecological and amenity value. Opportunities should be explored to enhance such features as part of green infrastructure and the biodiversity network:
  - Retain and enhance existing boundary vegetation through appropriate management and planting where required.
  - Enhance the setting of existing trees wherever possible and enhance their setting, retaining key vistas.
- Well sited buildings, structures and spaces:
  - Adequate space should be provided between buildings to incorporate strategic landscape including trees;
  - The layout, character and design of the development should reinforce local character through appropriate building styles, materials and planting.
- Integral provision of native structural landscape, planting and links:
  - Reinforce existing vegetation along the site boundaries, creating continuous line of vegetation along all site boundaries in order to provide ecological connectivity; and
  - In conjunction with proposed buildings, establish a sensitive and visually interesting landscape-led development integrating the Site into the wider rural character. Incorporate native species of local provenance wherever possible.

### 7.2 Secondary Mitigation and Monitoring Measures

7.2.1 The following section identifies and describes secondary mitigation and monitoring measures to minimise the probability of landscape and visual effects occurring, and ensure the successful completion of the scheme.

7.2.2 Such measures are identified at the key stages of the project post planning namely detailed design (including discharge of planning conditions); demolition and construction; implementation and monitoring; and long-term management.

#### Detailed Design

7.2.3 As highlighted a number of aspects of the proposed development will form part of the detailed design. The key issues relating to secondary mitigation are set out below:

- Proposed external ground and finished floor levels: Levels (unless otherwise agreed) should broadly follow the existing contours of the site as far as possible. Significant changes in level (such as retaining walls) should be avoided;
- External building materials: The specification of materials including colour and finish with samples to be submitted and agreed by the local planning authority. Materials should match existing to minimise visual effects;
- Proposed drainage and services: The detailed design of proposed drainage and services, including the location of the proposed surface water attenuation. The details should be fully coordinated with the landscape scheme;
- External lighting: The detailed lighting design should comply with British Standards, Codes of Practice and County Council street lighting specification. Consideration should be given to the location of lighting, light source and the type of luminaries to ensure that the effects of light pollution and sky glow are kept to a minimum.
- Hard landscape: The arrangement and specification of hard surfacing, enclosures / fencing, street furniture and other structures. The proposals should be in accordance with the submitted Landscape Masterplan;
- Tree retention and protection: A final Arboricultural Method Statement, Tree Protection Plan and Schedule of Tree Works must be prepared to ensure the retention of important existing vegetation as identified in this report. The details shall be in accordance with the submitted Arboricultural Impact Assessment and should include full consideration of proposed changes in level, construction of hard surfaces, services and drainage as well as the monitored required during and post construction.
- Soft landscape: The detailed design of all landscaped areas including existing vegetation to be retained, in conjunction with details of proposed planting. The proposals must be in accordance with the submitted Landscape Masterplan. Particular details must include the following:
  - The detailed design of soft landscape including species, planting density, and stock size. The size of plant stock should provide some immediate

impact in key areas whilst predominantly utilising stock of more modest size to naturally succeed larger stock and deliver a mature green framework in the long-term;

- A specification setting out the standards and time frames for the implementation of soft landscape to include soil preparation / cultivation, details of planting and seeding, along with initial maintenance to ensure the successful establishment of vegetation; and
- An implementation programme. The implementation of planting (and in particular strategic vegetation to the site boundaries) should be phased in conjunction with the substantial completion of each area.
- Management: A Landscape and Ecological Management Plan (LEMP) to ensure the long-term management and maintenance. The management plan should include appropriate measures for the management of strategic planting to ensure its successful establishment and long-term maintenance. This should include the implementation of replacement vegetation as may be required to develop and maintain the landscape framework.

7.2.4 All of these measures can be successfully addressed and monitored by the local planning authority prior to the commencement of the development via conditions of the planning consent.

#### Construction

7.2.5 A number of residual adverse landscape and visual effects are highlighted during the construction phase. To manage the potential effects arising during construction work, it is recommended that in advance of works commencing a Construction Management Plan is prepared. The Construction Management Plan will include an outline of the proposed development, the sequencing of construction works and the management controls required with consideration of environmental effects.

7.2.6 The Construction Management Plan will include:

- The location and arrangement of site access, compounds (including accommodation and cabins) and parking;
- The use of hoardings and fencing (including temporary fencing);
- The storage of construction materials and waste;
- The handling and storage of topsoil (including imported topsoil);
- Measures for the protection of existing vegetation and landscape areas (in accordance with BS5837:2012);
- Permitted working hours and use of lighting, including a detailed lighting specification;
- The implementation of planting (and where necessary proposed protection on the substantial completion of each phase); and
- Responsibilities, and monitoring/reporting measures including supervision by appropriately qualified personnel.

## 8. SUMMARY AND CONCLUSIONS

### 8.1 General

- 8.1.1 This report assesses the landscape and visual impact of the full planning application for the residential development of land at Foots Farm, Thorpe Road, Clacton-on-Sea, Essex.
- 8.1.2 The report assesses the effects of the scheme on landscape character and visual amenity from the surrounding properties, roads, footpath network and public open spaces; from construction to completion. The assessment of effects is based on the submitted planning application drawings.
- 8.1.3 The principles of the proposed residential development have been developed from the Landscape baseline as part of a landscape led approach. Throughout the landscape and visual assessment, potential effects were reviewed and assessed as part of this iterative design.

### 8.2 Baseline Conditions

- 8.2.1 The Site, which extends south west off Thorpe Road and north off Centenary Way is located on the northern fringe of Clacton, outside of the existing settlement edge. The Site comprises of a former arable agricultural field now overgrown with scrub/ shrubs. Dense hedgerows bound the east and south of the Site. The northern boundary is broadly open to adjacent arable land whilst the western boundary has intermittenet vegetation. Residential and industrial development is present to the east of the Site off Thorpe Road and the main settlement of Clacton-on-Sea to the south of Centenary Way.
- 8.2.2 The extent of the study area is based on the potential visual envelope of the Site and proposed development i.e. the area from which views of the development may be visible, informed by topographical maps and field survey. The study area extends a short distance to the south and south east, and to the middle to long distance in the north, north east and north west where views are then curtailed by existing mature vegetation and settlement.
- 8.2.3 The landscape within the study area comprises the Northern Thames Basin (NCA 111). More locally, the Site lies within the Clacton and the Sokens Clay Plateau LCA.

### 8.3 Landscape and Visual Effects

- 8.3.1 Land use of the site, and hence character, will alter as a direct result of development of the Site. However the Site itself is well contained by mature hedgerow vegetation along the south and eastern boundaries and within the local landscape. The majority of the residual landscape effects are considered to be Minor Adverse to None
- 8.3.2 The surrounding gently undulating topography and layers of existing mature, dense vegetation, establishes a Visual Envelope (VE), which is mostly curtailed to the near distance, with middle and longer distance views being screened.
- 8.3.3 Sensitive receptors within the VE include local PRoWs and the character of the Clacton and the Sokens Clay Plateau LCA.
- 8.3.4 The greatest level of visual effects will be experienced by those receptors within the near distance. Such effects will be mitigated by the design of the Proposed Development in terms of the retained existing mature hedgerows, in conjunction with new tree and hedgerow planting, although it will take time for new planting to become established. Long-term adverse effects are considered to be Minor Adverse to None.

#### Response to Green Gap

- 8.3.5 The Site is located within the Strategic Green Gap which has been allocated to protect the development of Little Clacton merging with the northern edge of Clacton.
- 8.3.6 The main functions of the revised SGG is to:
- **Safeguard the separate identity, character and openness of the setting of Little Clacton, particularly by protecting the undeveloped land either side of Centenary Way;**
    - ° Response: Neither the site nor the proposed single storey development are visible from Little Clacton thus retaining the openness of the setting to Little Clacton. The Site does fall within the land north of Centenary Way, however the Site is contained within a small scale field pattern and remains largely screened from Centenary Way. The extensive hedgerow lining Centenary Way will be retained and augmented with settlement set back beyond.
  - **Preserve and where possible enhance views from settlements to contribute to the amenity of the area and create the visual separation;**
    - ° Response: Neither the site nor the proposed single storey development are visible from Little Clacton thus retaining visual separation between Clacton and Little Clacton. Further strategic planting will provide a green framework to development and further augment the well vegetated setting of the Site and surrounds.
  - **Prevent further ribbon development in the London Road area between Clacton-on-Sea and Little Clacton so not to erode with piecemeal development the physical separation between settlements.**
    - ° Response: The Site is not located off of near London Road.

### 8.4 Mitigation and Enhancement

- 8.4.1 The Proposed Development has been designed to minimise landscape and visual effects and create a positive setting to the surrounding area. As primary mitigation, the proposed landscape strategy seeks to deliver long-term landscape and biodiversity benefits. Residual adverse effects can be mitigated following the secondary mitigation strategy set out in section 7.2. Detailed design will incorporate comprehensive information on the specification and implementation of strategic planting.

### 8.5 Conclusion

- 8.5.1 It should be acknowledged that any development will give rise to change in the landscape of the area and the views of receptors. The degree of change will influence the judgement on acceptability and will need to be balanced with the overall benefits delivered by the scheme.
- 8.5.2 Although there will be localised visual and landscape effects, the sensitively considered and designed layout, strategic landscape infrastructure and enhancement of existing vegetation, along with new internal development planting will respond to the wider landscape.
- 8.5.3 There is no intervisibility and therefore no coalescence between Little Clacton and Clacton and this will not change following development as proposed. The intent therefore of the Strategic Green Gap between these settlement is maintained.
- 8.5.4 On balance, the Site is well generally well contained within the wider landscape and visual effects are generally localised to the near distance. In conclusion, in landscape terms there are no overriding landscape or visual effects that should prevent the development of the Site as proposed.



## Appendix A: Sources of Information

### Planning

- The National Planning Policy Framework (NPPF), December 2023;
- The Tendring District Local Plan Section 1 (January 2021);
- The Tendring District Local Plan Section 2 (January 2022);
- Tendring District Council Topic Paper 5: Strategic Green Gaps (December 2020).

### Mapping and Other Data

- Ordnance Survey maps (1:20,000 Explorer Series);
- Historic Ordnance Survey maps;
- All LIDAR data © Environment Agency copyright and/or database right 2015. All rights reserved;
- Aerial images;
- Multi-Agency Geographic Information for the Countryside (MAGIC) (<http://magic.gov.uk/>).

### Landscape Character Documents

- National Character Area Profiles: NCA 111 Northern Thames Basin (Natural England, 2012); and
- Tendring District Landscape Character Assessment (2001).

### General

- Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013);
- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage, 2002);
- Visual Representation of Development Proposals. Technical Guidance Note 06/19. Landscape Institute, September 2019; and
- BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BSi, April 2012).

## APPENDIX B: Criteria for Assessing Sensitivity

**Table B1: Landscape Receptor Value and Susceptibility**

Level	Value	Susceptibility
High	Landscape elements that are in good to excellent condition and are a fundamental component of landscape character. Alternatively a distinctive or rare landscape feature. These are likely, but not necessarily subject to statutory protection e.g. TPO's or Listed Buildings and/or given significant protection by planning policy.	<ul style="list-style-type: none"> <li>• Low potential for mitigation.</li> <li>• No or very limited potential for substitution or replacement.</li> <li>• Limited / no capacity to accommodate the proposed development or change without affecting the baseline situation.</li> <li>• Proposals may substantially contradict management or policy objectives.</li> </ul>
	<p>Landscapes that are in good condition, with a high prevalence of important landscape elements giving rise to a strong or unique character and sense of place. There are generally few detractors or uncharacteristic features present. These are likely, but not necessarily, statutory protected landscapes e.g. AONB, National Park, Registered Parks and Gardens recognised for their quality or cultural associations.</p> <p>Management objectives generally focused on conservation of landscape character.</p>	
Medium	Landscape elements that are in good to average condition and make a contribution to defining landscape character. Elements may be protected by local planning policy.	<ul style="list-style-type: none"> <li>• Some potential for mitigation.</li> <li>• Some potential for substitution or replacement.</li> <li>• Some capacity to accommodate the proposed development or change without affecting the baseline situation.</li> <li>• Proposals may be partly, but not entirely, in accordance with management or policy objectives.</li> </ul>
	<p>Landscapes that are in good to average condition with some important landscape elements giving rise to a positive character and recognisable sense of place, although some detracting features may be present. These may include local landscape designations e.g. Special Landscape Areas or other designations indicating local cultural or historic value.</p> <p>Management objectives generally focused on conservation and enhancement of landscape character.</p>	
Low	Landscape elements that are in average to poor condition. They may make a limited contribution to the character of the area or their contribution is reduced by their condition. Features or elements that are uncharacteristic and detract from the landscape character of the area.	<ul style="list-style-type: none"> <li>• Good or significant opportunities for mitigation.</li> <li>• Good potential for substitution or replacement.</li> <li>• Capacity to accommodate the proposed development / change without affecting the baseline situation, or with potential to enhance it.</li> <li>• Proposals generally in accordance with management or policy objectives.</li> </ul>
	<p>Landscapes that are in average to poor condition with evidence of erosion and limited sense of place. Some important landscape elements, however, detracting features notable. Designations are unlikely.</p> <p>Management objectives generally focused on enhancement and restoration of landscape character.</p>	

**Table B2: Visual Receptor Value and Susceptibility**

Level	Value	Susceptibility
High	Visual amenity assessed as good to excellent; an area of high scenic value to include: Nationally recognised or important views such as those protected by policy e.g. National Park / AONB or a national trail / route. Designed views. Views to or from designated heritage assets. Views from recognised tourist destinations, views marked on maps or referred to in art / literature.	<ul style="list-style-type: none"> <li>• Observers whose attention or interest may be focused on the landscape to include:</li> <li>• Users of rights of way and recreation trails</li> <li>• Users of land with public access including Open Access and National Trust land.</li> <li>• Residential properties with views from rooms occupied during daylight / waking hours (predominantly ground floor).</li> </ul>
	Visual amenity assessed as average to good to include: Views which are locally recognised including those protected by local policy eg. visually important open space or special landscape area. To or from locally important heritage assets. Views from local destinations and well used footpath routes.	
Medium	Visual amenity assessed as average to good to include: Views which are locally recognised including those protected by local policy eg. visually important open space or special landscape area. To or from locally important heritage assets. Views from local destinations and well used footpath routes.	<ul style="list-style-type: none"> <li>• Observers where views of the landscape are part of, but not the sole purpose of the activity to include:</li> <li>• Those playing or spectating at outdoor sports or undertaking formal outdoor recreation.</li> <li>• Users of local roads where there are clear / open views across the landscape and low levels of traffic.</li> <li>• Residential properties with views from rooms unoccupied during daylight / waking hours (predominantly first floor rooms).</li> </ul>
	Visual amenity assessed as average to low visual amenity to include: Views which are not recognised or have limited value, such as footpaths which are not well used. Detracting features may be clearly apparent.	
Low	Visual amenity assessed as average to low visual amenity to include: Views which are not recognised or have limited value, such as footpaths which are not well used. Detracting features may be clearly apparent.	<ul style="list-style-type: none"> <li>• Observers where attention is focused upon the activity and not the wider landscape to include:</li> <li>• Receptors engaged in sports or other activities.</li> <li>• Users of main roads travelling at speed, or local roads where the focus is on the road ahead.</li> <li>• Places of work / study.</li> </ul>
	Visual amenity assessed as average to low visual amenity to include: Views which are not recognised or have limited value, such as footpaths which are not well used. Detracting features may be clearly apparent.	

**Table B3: Sensitivity**

		VALUE		
		HIGH	MEDIUM	LOW
SUSCEPTIBILITY	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

## APPENDIX C: Criteria for Assessing Magnitude of Change and Scale of Effect

Table C1: Magnitude of Landscape Change.

Magnitude of Effect <i>Extent of change</i>	Change Experienced as a result of development	
<b>High</b>	<ul style="list-style-type: none"> <li>• Result in the permanent loss of characteristic landscape elements and features and/or their setting.</li> <li>• Introduce uncharacteristic or dominant elements.</li> <li>• Be at complete variance with the landform, scale and pattern of the landscape.</li> <li>• Substantially erode the landscape character and/or condition of the area.</li> <li>• Undermine any designation or the nature of a vulnerable landscape.</li> </ul>	<b>NEGATIVE</b>
	<ul style="list-style-type: none"> <li>• Retain the majority of existing landscape components and/or enable the full restoration and/or replacement of characteristic landscape elements and features.</li> <li>• Introduce new landscape elements and features that through good design enables a sense of place to be fully restored.</li> <li>• Have a strong contextual fit with the scale, landform and pattern of the landscape.</li> <li>• Substantially enhance the landscape character and/or condition of the area.</li> </ul>	<b>POSITIVE</b>
<b>Medium</b>	<ul style="list-style-type: none"> <li>• Result in the partial loss or alteration of characteristic landscape elements and features and/or reduce or remove their setting.</li> <li>• Introduce uncharacteristic components alongside characteristic features or elements.</li> <li>• Be at odds with the landform, scale and pattern of the landscape.</li> <li>• Be a noticeable change, although not necessarily uncharacteristic when set within the attributes of the receiving landscape.</li> <li>• Result in a deterioration of landscape character and/or condition.</li> </ul>	<b>NEGATIVE</b>
	<ul style="list-style-type: none"> <li>• Retain existing key features and/or enable partial restoration of characteristic landscape elements and features.</li> <li>• Introduce new landscape elements and features that through good design enables sense of place to be restored.</li> <li>• Fits well with the landform, scale and pattern of the landscape.</li> <li>• Enhance the landscape character and/or condition of the area.</li> </ul>	<b>POSITIVE</b>

Table C1: Magnitude of Landscape Change. Continued

Magnitude of Effect <i>Extent of change</i>	Change Experienced as a result of development	
<b>Low</b>	<ul style="list-style-type: none"> <li>• Result in the temporary or minor loss or alteration of landscape elements and features and/or reduce their setting.</li> <li>• Introduce some uncharacteristic components alongside characteristic features or elements.</li> <li>• Not quite fit with the landform, scale and pattern of the landscape.</li> <li>• Be a discernible change, although not uncharacteristic when set within the attributes of the receiving landscape.</li> <li>• Result in a minor deterioration of landscape character and/or condition.</li> </ul>	<b>NEGATIVE</b>
	<ul style="list-style-type: none"> <li>• Retain existing key features and/or allow limited restoration of characteristic landscape elements and features.</li> <li>• Introduce new landscape elements and features that through good design enables some sense of place to be restored.</li> <li>• Respects the landform, scale and pattern of the landscape.</li> <li>• Enables limited enhancement of the landscape character and/or condition of the area.</li> </ul>	<b>POSITIVE</b>
<b>Negligible</b>	The development would introduce barely discernible elements or physical change to the landscape. Key characteristics of the landscape and its integrity are unaffected.	

Table C2: Nature and Magnitude of Visual Effects

Magnitude of Effect <i>Extent of change</i>	Change Experienced	
<b>High</b>	<ul style="list-style-type: none"> <li>• Proposal results in the total, permanent loss of a highly valued view.</li> <li>• Proposal introduces dominant or discordant elements altering the composition or balance of the view.</li> <li>• Proposal introduces features not already present on / or part of the skyline.</li> </ul>	NEGATIVE
	<ul style="list-style-type: none"> <li>• Proposal removes substantial visual detractors.</li> <li>• Proposal introduces positive elements that substantially enhance the composition of the view.</li> <li>• Development introduces an immediately apparent landmark or feature.</li> </ul>	POSITIVE
<b>Medium</b>	<ul style="list-style-type: none"> <li>• Proposal is clearly visible and recognisable but not prominent in views.</li> <li>• Proposal introduces elements that are not necessarily already characteristic and/or are incongruous;</li> <li>• Development may form skyline features amongst existing development and/or vegetation.</li> </ul>	NEGATIVE
	<ul style="list-style-type: none"> <li>• Proposal removes some visual detractors.</li> <li>• Proposal is a visible but characteristic element complementing the composition of the view.</li> </ul>	POSITIVE
<b>Low</b>	<ul style="list-style-type: none"> <li>• Proposal is only a minor component or slightly uncharacteristic part of the view and does not introduce incongruous features and subsequently</li> <li>• Proposal does not alter the overall composition of the view or dominance or balance of elements within it and therefore might be missed by a casual observer.</li> </ul>	NEGATIVE
	<ul style="list-style-type: none"> <li>• Proposal removes limited visual detractors.</li> <li>• Proposal is only a minor component of the view and compliments the composition and balance of existing elements.</li> </ul>	POSITIVE
<b>Negligible</b>	<ul style="list-style-type: none"> <li>• Proposals perceived as a background component in view or are subservient to other elements within it.</li> <li>• The development would be barely discernible.</li> </ul>	

Table C3: Scale of Effect for Landscape and Visual Effects

		MAGNITUDE OF CHANGE			
		HIGH	MEDIUM	LOW	NEGLIGIBLE
SENSITIVITY	HIGH	Major	Major	Moderate	Minor
	MEDIUM	Major	Moderate	Minor	Negligible
	LOW	Moderate	Minor	Negligible	Negligible



