

## **APPENDICES**



**APPENDIX A**  
**STAKEHOLDER CONSULTATION**





## BRAINTREE, BRENTWOOD, CHELMSFORD, MALDON AND UTTLESFORD LANDSCAPE CHARACTER ASSESSMENTS

### First Stakeholder Workshop Note

2-4pm, Wednesday 30<sup>th</sup> November 2005, The Council Chamber, Saffron Walden

#### Participants

Chris Blandford Associates (CBA)	Dominic Watkins (Associate Technical Director)
	Emma Clarke (Landscape Planner)
Braintree District Council	Paul Munson (Planning)
	Melvyn Crow (Landscape)
Brentwood Borough Council	Jason Houghton (GIS)
Maldon District Council	Chris Bailey (Planning)
	Zyuoya Ling (Planning)
Uttlesford District Council	Melanie Jones (Planning)
	Sarah Nicholas (Planning)
	Ben Smeeden (Landscape)
Dedham Vale & Stour Countryside Project	Matt Hullis (Operations Manager)
Colchester Borough Council	Adam John (Landscape)
Essex County Council	Alison Bennett (Historic Environment)
	Martin Wakelin (Landscape)
	Crispin Downs (Landscape)
	Peter Spurrier (Landscape)
Hertfordshire County Council	Simon Odell (Landscape)

#### Aim of the Workshop

To discuss and review initial Landscape Character Types and Areas maps.

#### 1. Welcome and Introduction

CBA gave a short presentation on aims of the overall project and the principles of landscape character assessment as a tool for establishing local distinctiveness and sense of place within each Borough/District, to inform land use planning, and land management policy and decisions.

It was also noted that initial work and preliminary characterisation had been based on Desk-study and had not included site visits, which are scheduled to start early in the New Year.

#### 2. Review of National Level Landscape Character Areas

CBA presented an A0 plan to show Countryside Character Areas (Countryside Agency) and National Typology Landscape Description Units (Countryside Agency) which covered the Study Area. This map provided the starting layer of information to help build up a picture of landscape character within the Study Area.

#### 3. Review of County Landscape Character Areas

CBA presented an A0 plan to show Essex County Landscape Character Types and Areas. These were plotted from previous work carried out at a County (1:50,000) scale for the whole of Essex (*Essex Landscape Character Assessment, CBA, 2003*). CBA noted that it was important that the local level (1:25,000) scale assessment being undertaken for each Borough/District, should be broadly consistent

with the County assessment, but should seek to refine the scale of assessment and boundaries to provide a more detailed description of landscape character, based on types and areas.

#### **4. Correlation with adjacent Local Level Landscape Character Types and Areas**

CBA noted that landscape character assessments, which are either, complete or undergoing within adjacent Counties and Districts, should be used to inform the definition of Landscape Character Areas at the boundaries of this study. This should ensure a consistent approach, wherever possible across the landscape, regardless of administrative boundaries. CBA noted that information was currently being gathered and fed in from the following adjacent studies:

- Colchester Borough Landscape Character Assessment
- Thurrock Borough Landscape Character Assessment
- Hertfordshire Landscape Character Assessment
- Cambridge Landscape Character Assessment
- Suffolk Landscape Character Assessment

#### **5. Preliminary Landscape Character Types and Areas (1:25,000 scale)**

CBA presented A0 plans to show preliminary Landscape Character Types and Areas for the Study Area, based on desk study and invited participative discussion of initial classification.

The following key points arose from discussions with stakeholders:

- Planning and land management guidelines for each Landscape Character Area, along with an approach based on determining sensitivity on a character area basis was seen as a useful and informative approach;
- Maldon DC (CB) emphasised the importance of the 6m contour in relation to potential coastal change (managed retreat/realignment/abandonment) within the District;
- Braintree DC (PM/MC) noted a distinctive ridge which should be picked up as part of the assessment process, but thought that this would be recorded more clearly after field work had taken place;
- Uttlesford DC (MJ/SN) noted that Stansted Airport should perhaps be included as an urban landscape type/area, rather than falling within Farmland Plateau type;
- Hertfordshire County Council (SO) offered to provide GIS shapefiles for East Hertfordshire to enable CBA to look more closely at the western boundary of the Study Area where this correlates with Hertfordshire work. SO noted that he was particularly interested in establishing a consistent approach at the boundaries with the Study Area;
- Essex County Council (MW) noted that it would probably be possible to further subdivide areas of farmland plateau following initial fieldwork;
- Essex County Council (AB) provided information on relevant on-going historic environment characterisation work in Chelmsford Borough;
- Essex County Council (PS) highlighted previous Landscape Character Assessment work for Chelmsford Borough.

**Date of Next Meeting: *Tuesday 21<sup>st</sup> March 2006, 10.00am – 1pm, Hylands House, Chelmsford.***



## **BRAINTREE, BRENTWOOD, CHELMSFORD, MALDON AND UTTLESFORD LANDSCAPE CHARACTER ASSESSMENTS**

### **Second Stakeholder Workshop Note**

**10 am – 1pm, Tuesday 21st March 2006, Hylands House, Chelmsford**

#### **Participants**

Chris Blandford Associates (CBA)	Dominic Watkins (Associate Technical Director) Alison MacDonald (Senior Heritage Planner) Emma Clarke (Landscape Planner)
Braintree District Council	Paul Munson (Planning) Melvyne Crow (Landscape) Nina Pegler (Planning)
Chelmsford Borough Council	Paul MacBride (Planning)
River Colne Countryside Project	Simon Amstutz (Project Officer)
Brentwood Borough Council	Geoff Boyton (Planning)
Maldon District Council	Zyuoya Ling (Planning) Tom Kelly (Cllr)
Uttlesford District Council	Sarah Nicholas (Planning)
Dedham Vale & Stour Countryside Project	Matt Hullis (Operations Manager)
Colchester Borough Council	Adam John (Landscape)
Essex County Council	Nigel Brown (County Archaeologist) Martin Wakelin (Landscape)

#### **Aim of the Workshop**

To review latest character area mapping and identify key issues/changes in the landscape.

#### **1. Introduction**

CBA gave a short presentation on the aims of the workshop and outlined progress of fieldwork to date.

#### **2. The Landscape Character Types and Areas**

For the first half of the workshop, CBA presented key information and findings to date as part of the ongoing LCA work

##### ***Scale of definition***

CBA confirmed that the assessment is being undertaken at 1:25,000 scale and that draft Landscape Character Types and Areas fit within the broader framework of Essex County LCA (1:50,000).

##### ***Boundary definition issues***

Current ongoing fieldwork seeks to verify draft LCA boundaries based on landscape typology classifications.

### ***Fit with adjacent classifications***

CBA confirmed that ongoing work was broadly consistent with adjacent character assessments:

- Suffolk are in the process of determining draft Landscape Character Types from their Land Description Units (CBA awaiting information from Suffolk CC);
- South and North Hertfordshire have completed district level Landscape Character Assessments and provided digital LCA boundaries to CBA;
- Landscape Character Types within Cambridgeshire are broadly consistent with Landscape Character Types defined for the purpose of this study;
- Boundaries are also consistent along the eastern edge with Colchester Borough Council and southern edge with Thurrock Borough Council.

### ***'Historic Landscape Character Areas'***

CBA gave a presentation of ongoing Historic Landscape Character (HLC) work, which is being undertaken to feed into the landscape character assessment process. The methodology has been agreed with English Heritage and Essex County Council and seeks to define historic Landscape Character Areas for each district. It will highlight historic field patterns and features within the Study Area.

### ***Field Survey***

CBA noted that this is an ongoing process, which is seeking to refine boundaries, whilst at the same time describing the key characteristics and sense of place within each character area.

## **4. Key Issues/Changes in the Landscape**

For the second part of the workshop, initiated a discussion and stakeholders were split into two groups, with a summary discussion at the end of the process. For each Authority area, stakeholders were asked to identify:

### **1. *The key threats to valued characteristics/sense of place in relation to, for example:***

- Major urban extension and new settlements;
- Small urban extensions;
- Major transportation developments/improvements;
- Commercial/warehouse estate/port development;
- Developments with individual large/bulky buildings (eg. large farm buildings, industrial plant);
- Large scale 'open uses' (eg. golf courses, water bodies, major agricultural change, forestry, marinas, caravan parks);
- Mineral extraction/waste disposal;
- Incremental small scale developments (eg. minor highway improvements, small landform changes, farmstead intensification);
- Utilities development, ie. masts, pylons;
- Changes in traditional countryside management.

### **2. *The key opportunities to enhance character/sense of place?***

A brief summary of the key threats to valued characteristics and key opportunities to enhance character/sense of place, on an Authority basis is given below:

*Braintree – Key threats to valued characteristics/sense of place:*

- Minerals & waste – impacts on open landscape;
- Visibility of A120 and B19 (Silver End);
- Commercial development;
- Urban extensions - Braintree, Witham (sensitivity);
- New A120/A120 extension - Braintree eastwards to A12;
- A12/road improvements;
- Character of Protected Lanes (historic designation);
- Maltings Lane urban extension (2<sup>nd</sup> Phase - wider landscape impacts?)  
- Original masterplan 10 y.o. (No landscape input from District Council)  
- LCA guidelines may have helped - quality of design;
- Railway line improvements;
- Sudbury Western Bypass (possible?);
- Traffic from expanded airport?
- Waste management facility @ Rivenhall disused airfield;
- Halstead football ground relocation (possible?) - greenfield site;
- Water transfer proposals via Stour;
- Rural Diversification.

*Braintree – Key opportunities to enhance character/sense of place*

- Stewardship schemes – enhancements e.g. field margins;
- Rural diversification;
- AONB extension?
- Protect rural/tranquil lanes;
- Hatfield Peverel Gravel Pits - restoration (ongoing) – possible;
- ES enhancement/restoration of plateaux – ecological/historic opportunities.

*Brentwood – Key threats to valued characteristics/sense of place:*

- Speculative plot division – small holdings/residential/horses etc;
- Removal of field boundaries due to agricultural changes – (not a big issue);
- Small-scale development - diversification of rural building;
- Possible future pressure for new urban development/extensions in longer term around main settlements/transport corridors e.g. Brentwood, Ingatestone;
- Transportation improvements/widening; strategic road network- M25/A12 & A127 – western boundary - visibility/lighting;
- Rail corridors - ‘Shenfield Loop?’
- Mobile phone masts

*Brentwood– Key opportunities to enhance character/sense of place*

- Thames Gateway - issues - regeneration/pressure for rural leisure development;
- Principles for enhancement/conservation;
- Thames Chase (Project) – southern part of Borough, but particularly fenland south of A127 denuded at boundaries (elm disease/agricultural practices)- Planting boundary enhancements to reflect historic pattern;
- Diversification – improvements associated with proposals;
- Stewardship - further guidance;
- Green Arc - improvement/enhancement;

*Chelmsford – Key threats to valued characteristics/sense of place:*

- River valleys - pressures on grazing/openness;
- Urban extensions - north of Chelmsford;
- Protection of urban areas - key villages;
- Flood alleviation reservoirs - impact e.g. Halstead;
- Infrastructure - NE bypass/A12;
- Some mineral extraction - Country Park – Restoration;
- Changing agricultural practices – legacy;
- Reservoirs - creation of, and impacts

*Chelmsford – Key opportunities to enhance character/sense of place*

- Enhancements associated development;
- Policy design - i.e. green wedges - biodiversity/recreation
  - Pointers to good practice/engineered ‘feel’/Boreham airfield
  - In keeping with landscape character;
- Nature conservation sites along river corridors (potential);

*Maldon – Key threats to valued characteristics/sense of place:*

- Wind power (all, including coast) – visibility;
- Industry – nuclear;
- Water transfer - proposals knock-on;
- Future power stations;
- Highway improvements /widening (impact on landscape structure/pattern);
- Mobile masts;
- Sea level rise/climate change (agriculture/land cover/ecology);
- Excessive light pollution (study area wide issue);
- Expansion of settlements pressures (towns and villages) (capacity issues);
- Blackwater Estuary recreational use capacity issues;
- Hall Road Chalet Site proposals.

*Maldon – Key opportunities to enhance character/sense of place*

- Flood risk management - catchment area - river valleys;
- Managed realignment;
- Coastal protection policy belt - special character of coastal strip;
- Undergrounding pylons?
- Managed retreat;
- Tree planting/‘Community’ woodlands (nb. WGS changes uncertainty & ESA future?)
- Targeting ES schemes;
- Improved estuary management (more integrated);
- Partnership working (with £)

*Uttlesford– Key threats to valued characteristics/sense of place:*

- Stansted - 2<sup>nd</sup> runway - secondary effects - traffic/noise;
- Urban extension - A120/M11 - B1383 - corridors
  - damaging effects on landscape;
- A1060;
- Agricultural storage;
- Cypressus - planting - open/visible scape;

- Urban extensions - Haverhill.

*Uttlesford - Key opportunities to enhance character/sense of place*

- Mineral extraction/enhancement;
- Diversification;
- ES schemes.

*Generic Threats*

- Streams and rivers drying;
- Climate Change;
- Complex landscapes - sensitive to change;
- Park & Ride sites?
- Pressure for extension of gardens - varying sizes/uses - biodiversity - creeping urbanisation;
- Car boot sale sites + associated structures;
- Polytunnels – visibility.

**Date of Final Workshop: 10.30am-1pm Tuesday 6<sup>th</sup> June 2006, Council Chamber, Brentwood Town Hall**





**BRAINTREE, BRENTWOOD, CHELMSFORD, MALDON AND UTTLESFORD  
LANDSCAPE CHARACTER ASSESSMENT**

**Third Stakeholder Workshop Note**

**10.30 am – 1pm, Tuesday 6th June 2006, Council Chamber, Brentwood Town Hall**

**Participants**

Chris Blandford Associates (CBA)	Dominic Watkins (Associate Technical Director)
	Emma Clarke (Landscape Planner)
Braintree District Council	Paul Munson (Planning)
Chelmsford Borough Council	Paul MacBride (Planning)
Brentwood Borough Council	Geoff Boyton (Planning)
Maldon District Council	Chris Bailey (Planning)
	Penny Jenner (Cllr)
	Tony Lancaster (Planning)
Uttlesford District Council	Melanie Jones (Planning)
	Ben Smeeden (Landscape)
River Colne Countryside Project	Simon Amstutz (Project Officer)
Essex County Council	Martin Wakelin (Landscape)
	Nigel Brown (County Archaeologist)
Countryside Agency	Graham King

**Aim of the workshop**

To present and discuss the overall draft findings of the Study with stakeholders.

**1. Introduction**

CBA distributed a short handout containing extracts from the First Draft Report.

CBA gave a brief overview of the status and contents of the First Draft Report. This noted the following key points:

- The relationship of the five assessments to adjacent completed and emerging landscape character assessments;
- Aims and Objectives of the Study;
- Approach and Methodology (including incorporation of Historic landscape characterisation inputs to provide a historic time-depth dimension).

## **2. Overview of the Study Area**

CBA gave a brief presentation of the main components of Section 2.0, which covered the following key sections:

- Physical Influences on the Shaping of the Landscape;
- Historical Influences on the Landscape;
- Key Forces for Change in the Landscape (including discussion of potential applications within the LDF process);
- An overview of Landscape Character within the Study Area.

## **3. Structure of the Character Area Profiles**

CBA explained that each character area profile was structured to include the following sections:

- Key Characteristics;
- Overall Character;
- Visual Characteristics;
- Historic Land Use;
- Ecological Features;
- Key Planning and Land Management Issues;
- Sensitivities to Change;
- Proposed Landscape Strategy Objective;
- Suggested Landscape Planning Guidelines;
- Suggested Land Management Guidelines.

CBA also noted that within the Draft Final Report, each character area profile would include:

- Schematic context map to identify location of Character Area;
- OS base map showing Character Area boundaries;
- Photograph(s) to illustrate typical character/features of Character Areas.

Discussion followed regarding the potential to show Landscape Character Area boundary lines on figures as a blurred line, rather than a solid boundary. All concluded that the preferred approach was to stick with the solid line to ensure consistency with other recent LCA studies, and caveat each LCA Figure with a relevant statement.

#### **4. Landscape Character of Braintree District**

CBA gave a brief presentation of the 3 Landscape Character Types and 22 Character Areas within the area.

#### **5. Landscape Character of Brentwood Borough**

CBA gave a brief presentation of the 3 Landscape Character Types and 9 Character Areas within the area.

#### **6. Landscape Character of Chelmsford Borough**

CBA gave a brief presentation of the 4 Landscape Character Types and 16 Character Areas within the area.

#### **7. Landscape Character of Maldon District**

CBA gave a brief presentation of the 6 Landscape Character Types and 24 Character Areas within the area.

#### **8. Landscape Character of Uttlesford District**

CBA gave a brief presentation of the 3 Landscape Character Types and 21 Character Areas within the area.

## **9. Summary and Recommendations/Applications**

CBA presented the possible applications of the Landscape Character Assessment in relation to LDF policies for protecting and enhancing landscape character, including:

- Raising the general awareness in the planning process of the importance of landscape character in contributing to quality of life within the Study Area by recognising;
  - \* both the differences and similarities between places
  - \* what gives different places their special local identity and distinctiveness
  - \* the need to protect and enhance special and valued characteristics
  - \* that development needs to be sympathetic to these special qualities
  - \* the need to actively improve the quality of places through good design
  
- Informing the formulation of policies in the Local Development Framework;
- Providing the spatial framework for considering the landscape character implications of options for different scales and patterns of strategic development in the Local Development Framework;
- Informing development control decisions about proposals for built development and other forms of land use change;
- Informing the Strategic Environmental Assessment and evidence base of the Local Development Frameworks of the impact of new development on landscape character
- Providing a framework for more detailed studies to enhance the evidence base, and for the targeting of landscape enhancements in concert with development schemes;
- Informing design guidance to promote higher quality landscape design;
- Providing a baseline for monitoring the impact of new development on landscape character and quality.

## **10. Discussion and Comments – All**

PMB noted the need for the study to flag up a link between the character-based approach and replacement of Special Landscape Areas.

MW noted the need for signposts within the document to surrounding adjacent landscape character assessments.

NB noted the need to point out that adjacent landscape character area descriptions should be read in conjunction with each other to ensure that the relationships (for example historic links) between the whole landscape can be understood.

All discussed the processes involved in two possible methods for assessing sensitivity:

1. Assessing the inherent sensitivity of an area of landscape, based upon a number of criteria;
2. Assessing the sensitivity of an area of landscape to a particular type of development or change.

DW explained that this study took the first approach and sought to provide broad statements about the inherent sensitivities of areas of landscape within the Study Area. It was noted that this study should also be read alongside the County LCA work.

CB questioned the achievability of some of the suggested landscape strategy objectives/landscape planning and land management guidelines.

GK suggested that it was important that a strategic study such as this should be a statement of the desirable situation.

All agreed that it was necessary to look carefully at the emphasis placed on landscape planning and land management guidelines, and suggested the use of words such as 'suggested' and 'proposed'.

CB also noted that there was a possibility that people may read sections of the planning and land management guidelines out of the context of the main report and character area profiles.

GB suggested that it might be possible to add a caveat to each landscape character area profile to ensure that sections were not read in isolation.

CB noted the need to ensure that the document was consistent with Environment Agency advice, particularly within coastal character areas.

## **11. Next Steps**

All discussed possible ways to take the project forward, including the possibility of preparing a 'Landscape Character Planning Toolkit' to develop a co-ordinated approach to the use of Landscape Character Assessment and other characterisation information to inform criteria-based planning policies and guidance in Local Development Documents (LDDs). This approach would help integrate

development planning with conservation and land management, in line with the requirements of PPS12. This toolkit should be capable of being formally adopted as a joint Supplementary Planning Document (SPD) if required.

**APPENDIX B**  
**GLOSSARY**



## **GLOSSARY**

### **Community Strategy**

All local planning authorities have a duty to prepare community strategies under the Local Government Act 2000 in conjunction with other public, private and community sector organisations. Community Strategies should promote the economic, social and environmental well being of their areas and contribute to the achievement of sustainable development. Local Development Frameworks provide the spatial expression to those elements of the Community Strategy that relate to the use and development of land.

### **Core Strategy**

The Core Strategy sets out the long term vision and the strategic policies required to deliver that vision. Its main aim is to promote sustainable development. It will also seek to protect and enhance the environment, as well as defining the general locations for delivering strategic development including housing, employment, retail, leisure, community and transport. This Development Plan Document includes the existing national, regional and local strategies that have implications for the development and use of land. The Core Strategy includes a key diagram showing in broad terms the main policies and proposals, and also includes a number of strategic development policies that set out the broad criteria against which planning applications for the development and use of land and buildings will be considered. Such policies will ensure that any development in the area is in harmony with the spatial vision and objectives set out in the core strategy. They will also highlight the needs and characteristics of the local area.

### **Design Guides**

A document providing guidance on how development can be carried out in accordance with the design policies of a local authority or other organisation often with a view to retaining local distinctiveness.

### **Development Briefs**

Inform developers and other interested parties of the constraints and opportunities presented by a site, and the type of development expected or encouraged by local planning policies.

### **Development Plan Document (DPD)**

Development Plan Documents that a Council are required to prepare include the core strategy, site-specific allocations of land and area action plans. There will also be a proposals map, which will illustrate the spatial extent of policies that must be prepared and maintained to accompany all development plan documents. All Development Plan Documents must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.

### **Evidence Base**

An up-to-date information base on key aspects of the social, economic and environmental characteristics of the area, to enable the preparation of a sound spatial plan that meets the objectives of sustainable development.

### **Local Development Document (LDD)**

Local Development Documents are those documents that together make up the Local Development Framework. They comprise of Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

### **Local Development Framework (LDF)**

This is the term given to the portfolio of Local Development Documents which will provide the framework for delivering the spatial planning strategy for the area.

**Site Specific Allocations**

Land allocated for specific uses identified in specific Development Plan Documents. Specific policies that relate to these designations are set out in a Development Plan Document and cover principles such as design or specific requirements for implementation. Policies relating to the delivery of the Site Specific Allocations, such as any critical access requirements, any broad design principles or any planning obligations which may be sought, are set out in a development plan document.

**Statement of Community Involvement (SCI)**

This sets out the standards that a Council intends to achieve in relation to involving the community and all stakeholders in the preparation, alteration and continuing review of all Local Development Plan Documents and in significant planning applications, and also how the local planning authority intends to achieve those standards. A consultation statement showing how a council has complied with its Statement of Community Involvement should accompany all Local Development Documents.

**Supplementary Planning Document (SPD)**

These documents contain policy guidance to supplement the policies and proposals in Development Plan Documents. They do not form part of the development plan, nor are they subject to independent examination.

**Sustainability Appraisal (SA)**

An appraisal of the economic, social and environmental effects of a plan from the outset of the preparation process, so that decisions can be made that accord with sustainable development.

**Landscape Character Area**

A discrete geographical area of a particular Landscape Character Type with a distinct and recognisable pattern of elements that occur consistently throughout the area.

**Landscape Character Type**

A generic unit of landscape with a distinct and recognisable pattern of elements that occur consistently throughout the type.

**Conservation Area**

Areas of special architectural or historic interest, the character of which is desirable to preserve or enhance, through strict control of new development, and protection of trees, and the need for demolition of buildings or walls to be subject to Conservation Area Consent.

**Scheduled Monument**

An ancient monument or deposits designated by DCMS under the Ancient Monuments Act 1979.

**APPENDIX C**  
**SOURCES OF FURTHER INFORMATION**



## SOURCES OF FURTHER INFORMATION

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**APPENDIX D**  
**HISTORIC LANDSCAPE CHARACTER AREAS METHODOLOGY**



## **HISTORIC LANDSCAPE CHARACTER AREAS METHODOLOGY**

This methodology for the definition of Historic Landscape Character Areas (HLCAs) was agreed with Essex County Council Historic Environment Unit (Nigel Brown) and English Heritage (David Went).

The methodology involved five broad stages:

- \* Addition of supplementary datasets to the Essex Historic Landscape Characterisation (HLC) dataset;
- \* Creation of outline areas;
- \* Review in relation to work undertaken by Essex County Council;
- \* Description and review;
- \* Overlay of Landscape Character Areas.

### ***Addition of Supplementary Datasets to HLC Dataset***

Two additional supplementary datasets were included within the analysis:

- \* Ancient Woodland data (from English Nature); and
- \* Registered Historic Park and Garden data (from English Heritage).

### ***Creation of Outline Areas***

The initial HLCA were primarily derived from an interpretative analysis of the HLC dataset coupled with on-screen references back to original datasets, e.g. OS mapping, historic mapping and references to secondary surveys. This process formed the foundation for the entire characterisation. The boundaries of these areas were cross-checked with digital OS historic mapping which allowed the team to analyse areas where certain HLC types were open to debate. This analysis allowed for the sub-division and redefinition of some areas.

It should be noted that the character area boundaries are 'soft' and do not exactly match the underlying HLC data. This reflects the broad scale of digitisation and assessment. The analysis was undertaken at a variety of scales depending on the particular locality and situation. As the areas were developed, short notes on the key characteristics were developed to guide the descriptions of the areas.

### ***Review in Relation to Work undertaken by Essex County Council***

Essex County Council have undertaken a HLC zoning project for the entirety of Essex. They used a similar methodology to that described above. However, due to the County level scale it is not as refined as the level which is required at District level, producing 118 zones for the County and 57 for the Study Area. The boundaries and descriptions of these Character Zones were used to review and further modify the HLCA boundaries.

### ***Description and Review***

Once the initial areas were digitised, the descriptions for each area were prepared. The descriptions drew on a range of sources and attempted to reflect the reasoning behind the definition of an area and, where possible, relate that area to its wider historic context. The descriptions sought to highlight the key characteristics and HLC types in an area, and identified any particular significant features or assets. The process of preparing the descriptions were also part of the process of defining the areas, and this led to the modifications and deletion of some boundaries.

The draft HLCAs and associated descriptions were circulated to English Heritage and Essex County Council for comment.

### *Overlay of Landscape Character Areas*

The HLCAs and the draft Landscape Character Areas were overlaid to enable an assessment to be made of the correlation between boundaries. The HLCAs contributed both to the description of Landscape Character Areas and to their definition.

**APPENDIX E**  
**CURRENT LOCAL PLANNING SITUATION**



## APPENDIX E

### CURRENT LOCAL PLANNING SITUATION

<b>Authority</b>	<b>Current Local Plan Status</b>	<b>Core Strategy: Issues &amp; Options</b>	<b>Core Strategy: Preferred Options</b>
Braintree DC	Adopted July 2005	November 2006	January 2007
Brentwood BC	Adopted August 2005	December 2006	June 2007
Chelmsford BC	Adopted April 1997	March 2005	November 2005
Maldon DC	Adopted November 2005	December 2006	July 2007
Uttlesford DC	Adopted January 2005	May 2006	October 2006







**APPENDIX F**

**DRAFT CORE STRATEGY LANDSCAPE CHARACTER POLICY**

**Option A - Landscape Character Policy**

**'POLICY X - PROTECTION AND ENHANCEMENT OF LANDSCAPE CHARACTER**

*PROPOSALS FOR DEVELOPMENT OUTSIDE OF URBAN AREAS SHOULD BE INFORMED BY AND BE SYMPATHETIC TO LOCAL LANDSCAPE CHARACTER, AND SHOULD CONTRIBUTE, AS APPROPRIATE, TO THE ACTIVE CONSERVATION, ENHANCEMENT AND/OR RESTORATION OF THE LANDSCAPE CHARACTER AREAS LIKELY TO BE AFFECTED.*

DEVELOPMENT WILL BE PERMITTED WHERE IT CAN PROTECT, CONSERVE AND/OR ENHANCE:

- \* LANDSCAPE CHARACTER AND LOCAL DISTINCTIVENESS OF THE AREA (INCLUDING ITS HISTORICAL, BIODIVERSITY AND CULTURAL CHARACTER AND ITS TRANQUILLITY)
- \* THE DISTINCTIVE SETTING OF, AND RELATIONSHIP BETWEEN, SETTLEMENTS AND BUILDINGS AND THE LANDSCAPE INCLUDING IMPORTANT VIEWS
- \* THE FUNCTION OF WATERCOURSES, WOODLAND, TREES, FIELD BOUNDARIES, VEGETATION AND OTHER LANDSCAPE FEATURES AS ECOLOGICAL CORRIDORS
- \* THE SPECIAL QUALITIES OF RIVERS, WATERWAYS, WETLANDS AND THEIR SURROUNDINGS
- \* THE TOPOGRAPHY OF THE AREA INCLUDING SENSITIVE SKYLINES, HILLSIDES AND GEOLOGICAL FEATURES.

***Supporting Explanatory Text***

*The undeveloped countryside is part of the everyday surroundings for a large proportion of the population in the Borough/District, and the visual character of landscapes is a significant influence on the quality of life for communities in all areas. In line with Government policy, the Council affords high priority to the protection, conservation and enhancement of landscape character in delivering sustainable development within the Borough/District. The Council seeks to encourage well-designed, high quality new development that helps sustain and/or create landscapes with a strong sense of place and local identity.*

*A Landscape Character Supplementary Planning Document has been prepared to provide guidance on how the Landscape Character Assessment of the Borough/District (a technical study prepared by independent consultants in consultation with representatives of stakeholder groups) can be applied to help protect, conserve and enhance the landscape. The study identifies and describes distinctive Landscape Character Areas throughout the Borough/District as a whole. Drawing on this study, the SPD set out objectives and guidelines for conserving, enhancing and restoring the character of the Landscape Character Areas. This information can be used, along with other studies that provide part of the evidence base about landscape character, to inform considerations about the effects of development proposals on the distinctive character, qualities and sensitivities of landscapes throughout the Borough/District.' Other studies include the Essex Historic Landscape Characterisation Study for example.*

**Option B – Combined Landscape and Settlement Character Policy**

**POLICY X - PROTECTION AND ENHANCEMENT OF LANDSCAPE AND SETTLEMENT CHARACTER**

*PROPOSALS FOR DEVELOPMENT SHOULD BE INFORMED BY AND BE SYMPATHETIC TO LOCAL LANDSCAPE AND SETTLEMENT CHARACTER, AND SHOULD CONTRIBUTE, AS APPROPRIATE, TO THE ACTIVE CONSERVATION, ENHANCEMENT AND/OR RESTORATION OF THE LANDSCAPE OR TOWNSCAPE CHARACTER AREAS LIKELY TO BE AFFECTED.*

DEVELOPMENT WILL BE PERMITTED WHERE IT CAN PROTECT, CONSERVE AND/OR ENHANCE:

- \* LANDSCAPE OR TOWNSCAPE CHARACTER AND LOCAL DISTINCTIVENESS OF THE AREA (INCLUDING ITS HISTORICAL, BIODIVERSITY AND CULTURAL CHARACTER AND ITS TRANQUILLITY)
- \* THE DISTINCTIVE SETTING OF, AND RELATIONSHIP BETWEEN, SETTLEMENTS AND BUILDINGS AND THE LANDSCAPE INCLUDING IMPORTANT VIEWS
- \* THE FUNCTION OF WATERCOURSES, WOODLAND, TREES, FIELD BOUNDARIES, VEGETATION AND OTHER LANDSCAPE FEATURES AS ECOLOGICAL CORRIDORS
- \* THE SPECIAL QUALITIES OF RIVERS, WATERWAYS, WETLANDS AND THEIR SURROUNDINGS
- \* THE TOPOGRAPHY OF THE AREA INCLUDING SENSITIVE SKYLINES, HILLSIDES AND GEOLOGICAL FEATURES.

***Supporting Explanatory Text***

*The undeveloped countryside is part of the everyday surroundings for a large proportion of the population in the Borough/District, and the visual character of both landscapes and townscapes are a significant influence on the quality of life for communities in all areas. The settlement pattern of separate settlements with intervening countryside is also highly valued by local communities. In line with Government policy, the Council affords high priority to the protection, conservation and enhancement of landscape and townscape character in delivering sustainable development within the Borough/District. The Council seeks to encourage well-designed, high quality new development that helps sustain and/or create landscapes and townscapes with a strong sense of place and local identity. Retaining the separate identity, character and the visual and functional amenity of settlements and preventing coalescence is also a key objective.*

*A Landscape Character Supplementary Planning Document has been prepared to provide guidance on how the Landscape Character Assessment of the Borough/District (a technical study prepared by independent consultants in consultation with representatives of stakeholder groups) can be applied to help protect, conserve and enhance the landscape. The study identifies and describes distinctive Landscape Character Areas throughout the Borough/District as a whole. Drawing on this study, the SPD set out objectives and guidelines for conserving, enhancing and restoring the character of the Landscape Character Areas. This information can be used, along with other studies that provide part of the evidence base about landscape and the character of towns and villages in the Borough/District, to inform considerations about the effects of development proposals on the distinctive character, qualities and sensitivities of landscapes and townscapes throughout the Borough/District.’ Other studies include the Essex Historic Landscape Characterisation Study, Urban Archaeological Surveys, Conservation Area Appraisals, Settlement-Edge Studies and Local Distinctiveness Studies, and Town/Village Design Statements and Parish Plans developed by local communities.*



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