

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

for

**Braintree District Council**

June 2015

**Final**



Contact:

Simon Neesam, Technical Director

The Landscape Partnership

The Granary

Sun Wharf

Deben Road

Woodbridge

Suffolk IP12 1AZ

t: 01394 380 509

e: [simon.neesam@tlp.uk.com](mailto:simon.neesam@tlp.uk.com)

w: [thelandscapepartnership.com](http://thelandscapepartnership.com)

The Landscape Partnership Ltd is a practice of Chartered Landscape Architects, Chartered Town Planners and Chartered Environmentalists, registered with the Landscape Institute and a member of the Institute of Environmental Management & Assessment & the Arboricultural Association.

The Landscape Partnership Limited

Registered Office:

Greenwood House

15a St Cuthberts Street

Bedford

MK40 3JG.

Registered in England No 270900



## **Contents**

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

### **Figures:**

- Figure H01: Location Plan
- Figure H02: Landscape Setting Areas
- Figure H03: Landscape Setting Areas – Evaluation
- Figure H04: Parcel Arrangement
- Figure H05: Parcel Evaluation

### **Part 3: Appendices**

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



# 1 Introduction

## Background to the study

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

## Objectives

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

1.6 The aim of this study is to undertake a clear and concise evaluation of these findings in order to provide a finer grain assessment of Landscape Setting Areas identified as having a 'Low' or 'Low to Medium' capacity to help determine which parts of these areas could absorb development with appropriate mitigation measures and minimal impact on the landscape.

1.7 This report sets out the findings of the survey and evaluation work for the Landscape Capacity Analysis for Halstead.

### **Approach and Methodology**

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

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

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

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

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

1.10 The field survey work utilised information gathered from each of the Landscape Capacity Analysis studies, and involved a systematic survey of the Landscape Setting Areas identified in the studies as having Low or Low to Medium capacity for development.

1.11 The existing Landscape Setting Areas were 'drilled down' to create a finer sub-division of the landscape into 'Parcels' with common characteristics. This was based on desktop research that was then refined and adjusted in the light of findings in the field if necessary. Characteristics that informed the identification of the Parcels included:



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

1.12 These Parcels largely reflected the main natural elements of the landscape, such as rivers and floodplains, tributary valleys, valley slopes, ridgelines; and elements relating to land use, human influences, etc. The original assumption had been that each of the Landscape Setting Areas would be subdivided into, on average, four Parcels of various sizes but consistent character. A consequence of the desktop and field work was that, where the landscape was more complex in both the underlying natural elements and overlying land uses, up to seven or eight Parcels were identified in more complex landscapes.

1.13 The drawing of boundary lines was a necessary part of the process, but did not always mean that Parcels were dramatically different to either side of the line, as it is more typical for change to be a more gradual transition. The boundary lines for some Parcels mark more a watershed of character, where the balance of the defining elements has shifted from one landscape character to another. For practical purposes, the boundary was aligned on features that could be identified on the ground, such as boundary features or landscape elements.

1.14 This analysis was typically at the field level scale with, where appropriate, some aggregation of field and landscape units of a similar character. Such a fine-grain study was required in order to identify any parts of the overall Landscape Setting Area that have the potential to accommodate development.

1.15 The field survey work was carried out by a team of Landscape Architects who used a standard proforma (see Appendix A) to record data in a consistent manner. The Parcels were photographed (where relevant) to capture landscape character, for internal purposes when reviewing and evaluating the character and analysis studies and compiling the report. The fieldwork confirmed important views that had been identified in the Landscape Setting Areas in the previous studies, as well as identifying further important views – both close and distant. It also verified and assessed landmark landscape features and sensitive routes/corridors and their corresponding sensitivity to

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

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

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

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

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

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

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

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

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

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

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

## 2 Summary of Landscape Capacity Evaluation, November 2007

- 2.1 The CBA study reached conclusions around the capacity of the landscape to accommodate change without significant effects on its character. This work involved making a judgement around whether the amount of change proposed can be accommodated without having unacceptable adverse effects on the character of the landscape (relating to *landscape character sensitivity*) or the way that it is perceived (relating to *visual sensitivity*), without compromising the values attached to it (relating to *landscape value*).
- 2.2 The summary schedule for levels of landscape character sensitivity, visual sensitivity and landscape value revealed that Landscape Setting Areas H1 to H4 which wrap around the north, east and southern fringes of the town have an overall **Low to Medium** capacity to accommodate an extension to the existing settlement. The conclusions around Landscape Setting Areas H5 and H6 that extend away from the south western edges of the town around the A131 Braintree Road corridor on the north side of the village were that it has **Low** overall capacity; with the evaluations for the areas reflected on Figure H-03: Landscape Setting Areas – Evaluation, appended to the report.
- 2.3 The report concludes that levels of landscape capacity may not be uniform across any one setting area. It acknowledges that the setting areas with Low or Low-Medium capacity around Halstead may include specific locations therein that are more suitable for development in landscape or visual terms, particularly where they are small in scale and have a moderate amount of visual enclosure. Where capacity within the setting areas varies, any development proposals would need to respond to the inherent landscape sensitivity and take account of both the setting and potential impacts on the surrounding landscape.
- 2.4 The report acknowledges that landscape capacity is a complex issue, and that it may be possible that a certain amount of well-designed and appropriately located built development may be acceptable within even moderately sensitive or highly valued landscapes.
- 2.5 CBA's evaluations for each of the Landscape Setting Areas are summarised below, including the broad locations within which the study suggests that residential or employment development could be accommodated.

### Setting Area H1:

- 2.6 Landscape Sensitivities & Value:
- The visibility of the Area from the wider landscape is restricted by the visual containment provided by the river valley landscape, resulting in Medium Visual Sensitivity overall. The more open landscape in the north western fringes of the Area is more prominent in views from the northwest and the approach to the town from the A1124 from the north. Views of the church steeple and taller buildings in northern Halstead are possible from elevated parts, particularly to the east of the former rail line,

- The landscape has a strong and unified rural character based around the river valley landscape which provides a strong contribution to the setting of Halstead. Together with the presence of field hedgerows in generally good condition, semi-natural vegetation associated with the river corridor, and the distinct character of Victorian buildings on the eastern boundary in the vicinity of Halstead Hospital corresponds to Medium to High Landscape Character Sensitivity.
- The Landscape Value is Medium to High, given the presence of the well-used allotment site, numerous footpaths which frequently connect with the longer distance Colne Valley Path along the former rail line, the County Wildlife Site status of two areas of grassland, the historic house and grounds of Sloe House on the western fringes, and a Medium to High sense of tranquillity.

2.7 The capacity of the overall setting area is evaluated as Low to Medium, with opportunities to incorporate new built development limited. However the low lying farmland to the west of the former rail line at the southern tip of the setting area, lying directly alongside the existing settlement fringes at Slough Farm Road are identified as having capacity to accommodate new residential development. The vegetation along the former railway corridor would partially screen such development in views from the east; the gently falling valley slopes, existing properties on Chapel Hill and Slough Farm Road, and field hedgerows limiting views of development in the area from the south and west.

#### **Setting Area 2:**

2.8 Landscape Sensitivities & Value:

- The Visual Sensitivity is Medium to High overall due to the visual prominence of the undulating farmland, particularly in eastern parts which occupy a prominent hill spur which descends into north Halstead. These eastern parts are visible from north and west Halstead, as well as on the northern approaches to the town on the Sudbury Road. Sensitivity is increased in the vicinity of Listed Buildings at Wash Farm and Bentalls Farm in the south and north of the Area respectively.
- The landscape has a strong rural character, with a distinctive elevated approach road to northern Halstead along the Sudbury Road, which contributes to the setting of northern Halstead. The presence of Listed Buildings, belt of pre 18th century field enclosure and location directly alongside the Conservation Area at Mill Green, results in Medium to High Landscape Character Sensitivity.
- The combination of County Wildlife Site on the western boundary, good network of public footpaths, presence of Listed Buildings, moderate to high sense of tranquillity, and adjacent Conservation Area corresponds to Medium to High Landscape Value

2.9 The undulating grassland to the north west of the farmstead at Wash Farm at the southernmost tip of the setting area are identified as having capacity to accommodate residential development,

provided that the pre-18th century pattern of field enclosure and the setting of the Listed Buildings at Wash Farm are protected

### **Setting Area 3:**

#### 2.10 Landscape Sensitivities & Value:

- The Visual Sensitivity is Medium to High overall, sensitivity increasing in eastern parts where the open and rising valley slopes in the rural farmland landscape are visually prominent in views from both northern Halstead and the more distant Landscape Setting Area H4. Western parts are seen in the context of existing built development on the northern fringes of the town, and are contained within a landscape framework of small woodlands, tree belts and hedgerows.
- The combination of a strong rural character and recognisable landscape structure, including a swathe of pre-18th century field enclosures, Sensitivity increases within central parts due the presence of a continuous thread of semi-natural vegetation that lines the minor tributary stream, contributing to an intimate, tranquil and remote character. Landscape Character Sensitivity is Medium to High, with the landscape providing an important rural setting to northern Halstead and the historic Star Stile House.
- The strong sense of tranquillity and well used network of footpaths across the area, particularly in the vicinity of the tributary valley, together with the County Wildlife Site based on the same stream valley corresponds to Medium to High Landscape Value. A further County Wildlife Site and block of ancient woodland about the northern boundary of the Landscape Setting Area.

2.11 The study identifies the largely level area of arable farmland east of the A131 Sudbury Road to the north of the town village as having capacity to accommodate new built development. The area lies between the existing residential edge at Churchill Avenue on the northern fringes of the town, and the cluster of buildings associated with the Listed Star Stile House, whose landscape setting would need to be protected.

### **Setting Area 4:**

#### 2.12 Landscape Sensitivities & Value:

- The visibility of the Area is limited by the contained nature of the river valley landscape, with the valley crests and associated vegetation surrounding the valley to the north and south limiting views with the adjacent landscapes. The Visual Sensitivity is Medium overall, sensitivity increasing in upper parts of the sloping valley sides, and within the setting of Listed Buildings such as Stanstead Hall and Bluebridge House.
- Landscape Character Sensitivity is Medium overall, with features such as the semi natural habitat along the river and presence of good condition hedgerows and tree groups making a

contribution. The generally rural landscape character is significantly reduced by open and partial views of the substantial structures rising up the valley slopes at the Bluebridge Industrial Estate on the eastern fringes of the town, as well as residential development in the vicinity of Fenn Road in the eastern parts of Halstead.

- The Landscape Value is Medium to High, given the County Wildlife Site based on Langley Mill Marsh adjacent to the mill on the River Colne, the presence of numerous footpaths within the setting area, the cluster of Listed Buildings associated with Bluebridge House and allotment site. Away from the roads there is a moderate sense of tranquillity.

2.13 Although the capacity of the setting area to accommodate new development is Low to Medium overall, farmland adjacent to the existing residential edge at Stanstead Road in western parts, on the gently falling valley sides south of the disused railway, is identified as having capacity to accommodate new built development. A second area on the east side of the Bluebridge Industrial estate is highlighted as having similar capacity, providing that any development extends no further than the existing northern edge of the industrial estate.

#### **Setting Area 5:**

2.14 Landscape Sensitivities & Value:

- Visual Sensitivity is Medium to High overall, as the valley side slopes on the southern fringes of the settlement and around the Bourne Brook stream valley are visually prominent from the wider landscape. The visual containment provided by trees and hedgerows alongside Oak Road in the north of the Area reduces the sensitivity adjacent to the harsh edges on the southern fringes of Halstead.
- The area has a High Landscape Character Sensitivity overall, contributing to a wider rural stream valley landscape with a unified and strong rural character that makes a substantial contribution to the setting of southern parts of Halstead. The sensitivity is particularly high in central parts around the gentle valley landscape of the Bourne Brook, where mature woodlands and hedgerows contribute to an intimate and tranquil character.
- The Landscape Value is Medium to High, with numerous Listed Buildings within scattered farms in eastern parts providing valued components and a strong sense of remoteness and tranquillity.

2.15 Given these high landscape sensitivities, the setting area is evaluated as having an overall Low capacity and limited opportunities to accommodate new built development. The study suggests that if development is necessary within the area, a more detailed assessment of the landscape in the vicinity of Upper Beakley Farm beyond the network of intact pre 18<sup>th</sup> century field enclosure should be undertaken.



**Setting Area 6:**

## 2.16 Landscape Sensitivities &amp; Value:

- The visibility of the Area varies considerably, with many views truncated by the substantial blocks of woodland that are present. The eastern parts of the Area which fall towards the existing settlement edge are visible in open views from Landscape Setting Areas H1 and H2, but the combined effect of undulating landform and vegetation encloses views from the north, west and south. Sensitivity is Medium overall, increasing in central parts around the stream valley which falls towards the centre of the town.
- The landscape makes a strong contribution to the backdrop of Halstead on the western fringes, with features such as substantial (occasionally ancient) woodland blocks, network of hedgerows in good condition, historic farmsteads and wooded skylines providing a strong rural landscape with High Landscape Character Sensitivity.
- The moderate to high sense of tranquillity, remote feel away from the roads and settlement edges, grassland and woodlands designated as County Wildlife Sites, and good levels of public access across the area with numerous footpaths results in Landscape Value which is Medium to High.

2.17 As with Landscape Setting Area 5, the high landscape sensitivities result in limited opportunities to accommodate new built development into this setting area with Low capacity. Should development be necessary in the area, the report suggests that the fields to the north west of Blamster's Farm be examined in more detail. The sensitivity of the views into and across the setting area, particularly around the stream valley in central parts where the views towards Halstead are framed by woodland and mature hedgerows, would need to be considered and safeguarded as part of such analysis. Similarly, the high landscape character sensitivity, informed by the strong rural setting, historic field pattern and farmsteads, substantial and occasionally ancient woodland blocks, require equal levels of safeguarding.



### **3 Findings of evaluation of Landscape Capacity Analysis**

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



## 4 Findings of evaluation of Landscape Capacity Analysis

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

- 4.1 As described in the methodology, a combination of desktop and comprehensive fieldwork was used to 'drill down' the Landscape Setting Areas into Parcels with common characteristics. This involved a systematic survey of the natural elements of the landscape and overlying elements relating to land uses.
- 4.2 Although it has been assumed that no development would occur within the floodplain of the River Colne that runs through the centre of Halstead, the mapping and subsequent analysis of Parcels within the Setting Areas included the valley floors and minor tributaries associated with it.
- 4.3 It had been anticipated at the outset that approximately four Parcels would be identified in each Setting Area. However, the subtleties of the landform associated with the valley landscapes of the River Colne and minor tributaries connecting with it translated into more complex landscapes across Setting Areas 4 and 6, with seven or eight Parcels being identified in these areas as a consequence. Setting Areas 1 to 3 which lie adjacent to the northern fringes of the town the south of the settlement are both smaller and more uniform, with three to five Parcels identified on the farmland which rises gently northwards away from the valley towards the adjacent plateau, wrapping around the minor streams valleys that punctuate it.
- 4.4 An overview of the scale and arrangement of the Parcels reveals that they are smaller in scale and more geometric in form where they abut the existing village fringes, the boundaries responding pattern of field enclosure, variations in underlying landform and organic nature of the existing settlement edge. As an example, Parcels 1e and 6g are framed by the road corridors that extend away from the town, follow the existing angular residential development edge, respond to locally steep stream valley landforms, and extending to boundary hedgerows and groups of trees around Blamster's Farm.
- 4.5 Parcel size increases away from the village, with substantial compartments lying in the most distant parts of the Setting Areas, where the valley slopes meet the adjacent large scale plateau farmland. For example, Parcel 3d consists of large scale geometric arable fields with its boundaries clearly defined by hedgerows, tree belts and blocks of woodland within and in the adjacent landscape, which are frequently based on the pre-18th century pattern of field enclosure.
- 4.6 Similarly, the form of the Parcels differ where they are based around the floodplain and slopes associated with the River Colne and minor tributaries that connect with it. These meandering valley forms result in slender Parcels that dissect Setting Areas 1, 3 and 4, such as Parcel 1b which is based around the meandering channel of the River Colne alongside the dismantled rail line upstream and to the north west of the town.

## Parcel analysis

- 4.7 Six inherent landscape characteristics of the Parcel (comprising the impacts of landform and landcover; historic pattern; discordance or tranquillity, frequency or rarity, and visual unity) were reviewed and scored with the criteria *'Weak – Moderate – Strong'*. The landscape condition, partially reflecting the active management of the landscape for agriculture, amenity uses or nature conservation, together with the impact of development on the landscape, was similarly assessed and scored as either *'Poor – Moderate – Good'*.
- 4.8 A range of landscape and visual criteria were identified, assessed and scored in order to evaluate the capacity of the landscape, Parcel by Parcel, to accommodate development. The potential to alleviate the effects of built development on each Parcel was considered, based on the ability of the landscape to provide effective mitigation across the short – medium - long term. The consideration around mitigation was undertaken as part of the fieldwork, and based on factors such as scale, enclosure, pattern, type and maturity of vegetation, movement and visibility of each Parcel.

### Description of results (See Figure H-05 Parcel evaluation):

#### *High Landscape Capacity*

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

#### *Medium-High Landscape Capacity*

- 4.10 One Parcel has been identified as having Medium-High capacity. Although located within the Low capacity Landscape Setting Area 5 on the south western fringes of the existing settlement, it corresponds with the suggestion that land to the north of Upper Beakley Farm could be considered if development was necessary within the setting area. The Parcel lies immediately adjacent to the existing settlement edge, and is informed by the scale and arrangement of fields, minor lanes and the settlement edge in the vicinity of Conies Road:
- Parcel 5d Oak Road
- 4.11 The Parcel occupies a relatively flat, elevated band of land along the south-western edge of Halstead. The landform slopes down further south of the Parcel towards Bourne Brook. The A131 (Mount Hill) runs along the western boundary. Bands of mature trees including conifers are present adjacent to the road forming strong enclosure to this side. The southern boundary is also contained by strong bands of mature vegetation. The eastern boundary is formed by Tidings Hill with a tall tree belt alongside it. The remaining field boundaries are formed by low clipped hedgerows and isolated trees.
- 4.12 There are no public rights of way running through the Parcel and boundary vegetation provides good enclosure to views from the public roads along the southern and eastern boundaries. Views are more

open from the road in western sections of Oak Road. A water tower located centrally in the settlement edge of Halstead is a feature in views to the town. Residential properties on Oak Road and Conies Road have some open views across the Parcel and form a slightly harsh and abrupt edge to the settlement. The Parcel is generally well contained in views from the wider landscape on approach to Halstead.

- 4.13 The analysis highlights that the existing containment to the Parcel provides good scope to mitigate any proposed development. The hedgerow structure should be retained and strengthened, and the strong planting belt to the southern boundary preserved to provide a contained edge to Halstead and screen views back towards the town from the landscape around the Bourne Brook valley. Opportunities to provide a landscape framework that softens the existing abrupt residential edge on the northern boundary of the Parcel are also identified. There is potential to provide additional open space as part of any new built development, which should reflect the scale and character of the existing settlement.

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

- 4.14 Parcels in all six of the Landscape Setting Areas have been identified as having Medium capacity to accommodate development. Corresponding with the findings of the earlier Landscape Capacity Analysis, these are located immediately adjacent to the existing settlement fringes, where they respond to the existing landscape features and visual characteristics:
- 1d Halstead Hospital Valley Slopes
- 4.15 Occupying the lower slopes of the Colne valley, the Parcel is characterised by a mix of mixture of grassland, emerging scrub, stands of trees and a plot of allotments directly to the west of the main Halstead Hospital buildings on the Hedingham Road. The absence of vegetation along this road corridor allows a broad view of the river valley landscape in the adjacent Parcel 1b, beyond which views of the northern fringes of the town beyond extend towards the east facing valley slopes in the vicinity of Sloe House in Parcel 1a.
- 4.16 The open views across the river valley landscape from elevated eastern sections of the Parcel, in which landmark buildings in the town are visible, are to be safeguarded as part of any development proposals.
- 4.17 The analysis notes the opportunities to provide connections with the footpath which runs diagonally across the Parcel as part of any development proposals, with the potential for linkages with the town centre along the east side of the river channel. The adjacent floodplain is to be buffered, with the thread of trees and scrub marking the definition between the river and valley slopes in the Parcel safeguarded and enhanced.
- 4.18 The rural character of the landscape around Box Mill on the northern boundary, where a row of vernacular and contemporary dwellings fringe the minor lane towards open grassland on the valley

floor and a footbridge crossing over the River Colne would need to be protected and reinforced as part of any development proposals.

- Parcel 1e Slough Farm

4.19 The Parcel comprises gently falling and east facing valley slopes of the River Colne, which comprise a mix of pasture and arable land uses, enclosed by hedges and trees. Mature vegetation to the rear garden boundaries of properties on Sloe Hill which stretches northwest from the town towards Whiteash Green define the western boundary; with modern development on northern town fringes around Slough Farm Road and Stanley Road forming the southern boundary. Views from the higher sections of the Parcel include landmark buildings such as churches in the town. A network of hedgerows to the field boundaries connect with the thread of alder and willow trees along the corridor of the dismantled rail line on the eastern boundary, and associated with the river valley landscape beyond.

4.20 Opportunities exist to provide footpath linkages between Whiteash Green and western fringes of the village and the dismantled Colne Valley railway that follows the river corridor, connecting with Sible Hedingham and Earls Colne upstream and downstream of Halstead respectively. The linkages could connect with the footbridge at Box Mill in Parcel 1d, and provide green links to the northern fringes of the town. The analysis identifies the scope to reinforce the network of hedges and trees between the adjacent farmland landscape and properties in the vicinity of Slough Farm Road on the northern fringes of the town on the southern boundary of the Parcel, as well as to the semi and detached properties on Sloe Hill. Potential development should preserve views towards landmark features in the town within such a framework of paths and planting.

- Parcel 3b Star Stile

4.21 The Parcel is based on high ground overlooking northern fringes of the town, with views of landmark buildings and the southern fringes of the town possible in distant views to the south.

4.22 The presence of the clubhouse and grounds of Halstead Cricket Club on the western fringes of the Parcel adjacent to the Sudbury Road and Star Stile Lane junction creates a close association with the town to the south. The well-enclosed lane that falls eastwards to stream valley has a distinctly rural feel, with its banked sides and presence of trees and hedgerows limiting any impression of the farmland landscape beyond.

4.23 New built development in the Parcel has the potential to integrate the existing settlement edge, integrating the geometric arrangement of the dwellings on Churchill Avenue within a softer landscape framework in keeping with local landscape character. Such a framework of hedges, associated trees and small copses could extend into the adjacent farmland to the north, providing a series of wildlife corridors on the northern fringes of the town. It could include tree planting to the rear of the existing hedgerow along the Sudbury Road, to reinforce the screening effects provided by the hedge and



improve the approach to Halstead from the Sudbury Road to the north. The setting of the minor stream valley and County Wildlife Site, directly to the east of the Parcel, would need to be safeguarded and buffered with a robust framework of vegetation to maintain the tranquil characteristics of the landscape in Parcel 3e.

4.24 The setting of the Star Stile House and associated grounds to the north of the lane adjacent to Parcel 3a would need to be safeguarded as part of any new built development, with a buffer of new hedgerow and tree planting in the intervening landscape, in keeping with local landscape character.

4.25 Opportunities for green links are identified, creating connections away from the road between the northern edges of the settlement, the cricket club on Star Stile Lane, and the rural farmland landscape to the north east of the existing fringes of Halstead.

- Parcels 4g Tidings Hill North and 4h Greenstead Plateau Farmland

4.26 Characterised by the valley slopes to the south east of the town, which fall gently northwards to the north and the floodplain of the River Colne in the adjacent Parcel 4d. Land cover is based on a framework of medium to large sized fields under arable production, the field arrangement frequently based on the historic field pattern. The fields are enclosed with hedgerows and associated trees with mixed condition; the hedgerows connecting with the continuous band of vegetation along the route of the former rail line on the northern boundary.

4.27 The Parcels are overlooked by residential development, with views out featuring taller elements such as the school and leisure centre on Colne Road to the north of the town. Views in and out of the Parcels include the low voltage power line close to valley in northern parts, which would influence the arrangement of new built development on the lower valley slopes.

4.28 The assessment highlights that potential development should be contained within the smaller fields adjoining settlement edge, where it could be integrated into the pattern of fields and soften the existing abrupt residential boundary between properties on Ravens Avenue and Stanstead Road and the adjacent countryside.

4.29 The setting of the Listed Greenstead Hall in farmland immediately to the east would need to be safeguarded as part of any new built development, with a buffer of new hedgerow and tree planting in the intervening landscape, in keeping with local landscape character.

4.30 There is potential to enhance the footpath network across the Parcels, with linkages between paths from the residential fringes in order to create a series of circular routes to the south east of the town. These paths would link with the Colne Valley Path along the route of the dismantled railway on the northern boundary of the Parcel.

- Parcels 5c Oak Road Farmland and 5e Tidings Hill South

4.31 The Parcels occupy the plateau landscape around the southern fringes of Halstead, with the southern edges dropping slightly towards the south-facing valley slopes of Bourne Brook. The eastern boundary is formed by Tidings Hill, a minor lane which leads directly south from the town towards the hamlet of Plaistow Green in the adjacent rural farmland landscape. The A131, which forms the southern approach to the town, marks the western boundary; glimpsed views of the settlement being possible at breaks in the vegetation alongside the road corridor.

4.32 The analysis notes that built development within the Parcel would make some moderate associations with the existing settlement edge at Grange Close to the north-west. This relationship with the existing edge of the settlement decreases to the south, with lower areas in the southern field having stronger connections with the valley of Bourne Brook than the settlement edge. Any new built development would need to be based around the existing framework of pre 18th century field enclosures and associated hedgerows, with hedgerows reinforced to ensure the rural qualities of the Parcel are retained, and provide a landscape buffer to Greenstead Hall to the east. The replacement of non-natives with species characteristic of the local area would reinforce the character of the local landscape. On the western boundary of Parcel 5c, the creation of copses and woodland blocks alongside the A131 would improve the southern approaches to Halstead, and improve sense of tranquillity across the Parcel to the east.

4.33 Footpaths from both Parcels extend southwards towards the tranquil rural landscape associated with the minor stream valley of the Bourne Brook. These paths could be supplemented by a series of east – west links towards Greenstead Green, providing a range of circular walks on the south eastern fringes of the town.

- Parcels 6d Attwoods, 6e Blamster’s Farm and 6g Mount Hill

4.34 Lying on the southern fringes of Setting Areas 6, these three Parcels are based on the upper valley slopes adjacent to the A131 at Mount Hill and Bournebridge Hill. They incorporate the extensive grounds to Attwoods Manor residential home for the elderly, the fringes of Blamster’s Farm Care Home which lies adjacent to the existing settlement edge in the north of Parcels 6e and 6g.

4.35 The analysis identifies the scope to provide landscape mitigation as part of any development, such as enhancing vegetation associated with the tributary valley landform beyond the rear gardens on Acorn Avenue and Windmill Road to the north of Parcels 6e and 6g, creating wildlife corridors along the minor stream valley. There are opportunities to provide footpath linkages across these Parcels, to connect residential areas east of the A131 and onwards to Tidings Hill, with the rural farmland landscape around Whiteash Farm and Whiteash Green to the north. These paths would create circular walks linking landscape features such as the substantial Great Spansey Wood and New Wood with existing paths around the stream valleys in Parcels in the overall Setting Area.

- 4.36 Opportunities exist to integrate the parking and ancillary buildings to Blamster's Farm (care home) into the adjacent landscape with tree and hedgerow planting as part of any development proposals. Existing vegetation alongside Russell's Road and in the Attwoods estate is to be retained and enhanced, to provide a landscape transition between the residential fringes to Halstead to the northeast, and the rural farmland landscape around Russell's Farm and Highwood Farm to the south west. Such development would need to safeguard, and be potentially framed around, views along the falling valley slopes towards landmark features in Halstead to the northeast.

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

- 4.37 The analysis found that the landscape around the more distant fringes of Halstead have Medium-Low capacity to accommodate development, given the more elevated ground away from the valley landscape of the River Colne and Bourne Brook and corresponding visibility in both close and distant views.
- 4.38 The combination of a sense of a distinctly rural farmland landscape, a sense of remoteness and tranquillity away from the busy road corridors, the presence of an intact network of both pre-18th century and 18th-19th century field enclosure, and a robust framework of boundary hedgerows and woodland blocks reduce the capacity of the landscape to absorb new residential or employment development without significantly affecting these key characteristics.
- 4.39 The presence of landscape designations such as the County Wildlife Sites at Great Spansey Wood in Parcel 6c, numerous Listed Buildings set within farmsteads in the gently undulating ground around the Bourne Brook valley in Parcels 5a and 5b, the tranquil nature of the landscape at The Cangle in the north eastern corner of Parcel 3c, and numerous paths such as those in the vicinity of Wash Farm and Fitz John Grove in Parcels 2a and 2b, further to reduces the capacity of the landscape to absorb new built development.

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

- 4.40 The capacity of the floodplain and lower valley slopes associated with the River Colne and associated minor stream valleys in Landscape Setting Areas 1, 3, 4 and 6 is consistently Low, due to the good condition and strong character of the valley landscape, and nature of landscape features and visual factors which underpin it.
- 4.41 The impact of potential development on the physical and visual separation between Halstead and the adjacent settlements of Sible Hedingham and Earls Colne up and downstream by approximately 3km respectively, is a factor that affects the capacity of the floodplain and valley slopes on the upper reaches of the River Colne.
- 4.42 Parcels 1b and 4d which are based on the valley floor of the River Colne, together with Parcels 1a and 1c on the valley slopes upstream of the town and Parcel 4e downstream of the town, have Low landscape capacity. The open character of the valley slopes results in clear visibility across the

Parcels to the valley floor below and the plateau landscape at the fringes of the setting areas. The effect of potential development would be to affect the setting of the river valley landscape, built form being both prominent in the landscape and compromising the separation between the adjacent settlements.

- 4.43 The potential effect of coalescence on the capacity of the landscape to accommodate development is also evident in the stream valley landscape that stretches from the north western fringes of the town towards Whiteash Green. The gently falling valley slopes to either side of the valley are visible from the Halstead Road, around which properties are arranged in a linear fashion on the northern boundary of the setting area. Development affect the distinctly rural characteristics of the Parcel, and have only limited associations with the existing urban fabric, with the Halstead skyline only visible in distant views along the length of the stream valley.

*Figures*



# *Appendices*

## Landscape capacity analysis form

Parcel No.:

Settlement:

Landscape Setting Area:

Surveyor:

Date surveyed:

### Parcel description

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

<b>Strength of character/condition:</b>	
---	--



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

<b>Overall Capacity:</b>	
--------------------------	--

## Guidelines for development and mitigation measures

## Appendix B

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

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

## Landscape capacity appraisal form

Parcel No.: 1a Does Corner Valley Slopes

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 12/02/15

### General Commentary

The Parcel is characterised by the gently undulating lower valley slopes of the River Colne adjacent to the north western settlement fringes. The smooth line of the dismantled Colne Valley railway forms the eastern boundary; marking the transition between the floodplain to the east and the east facing valley slopes in the Parcel. The A1124 Hedingham Road which connects a series of settlements along the Colne valley rises away from a recently improved bridge crossing on the northern boundary, bending sharply once the valley crossing is complete and the road continues upstream into the landscape north of Halstead. In contrast, the lightly used minor lane and meandering by-road in the vicinity of Whiteash Green follow the western boundary, connecting with Sloe House and the associated framework of fields that mark the transition with Parcel 1e to the south.

The land rises from approximately 40m AOD on the edge of the floodplain to a high point of approximately 70m AOD on the by road north of Sloe House. A substantial fishing point marks this high point, forming a level features in an otherwise undulating landform. Views of the embanked eastern sides of this pond are screened by a substantial plantation on the valley slopes directly to the east. The rises from the valley is gentle and even, with minor undulations around drainage ditches and minor stream valleys punctuating the slopes. Land use is a mix of pasture and arable under medium to large sized fields edged with hedges, and woodland blocks including blocks of conifers higher up the valley slopes. The Anglian Water 'Does Corner' Borehole Source in the north of the Parcel is fringed with hedgerows that connect with the adjacent Colne Valley Path. Views along and across the valley floor to landmark buildings in northern parts of the town are possible from open areas on the upper valley slopes.

There are no footpaths within the Parcel, access to the landscape on the north western fringes of the town being limited to a path along the southern boundary north of Sloe Farm, and the Colne Valley Path along the length of the eastern boundary.

The Listed Sloe House associated lodge, cottages and outbuildings on the south western tip of the Parcel are screened from the northern fringes of the town by the belt of mature vegetation on the western and southern fringes, particularly in the vicinity of the entrance at the top of Sloe Hill. Views of the property being limited to views back towards the Parcel from the valley sides to the east.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
<b>Condition</b>	<b>Poor</b>	<b>Moderate</b>	<b>Good</b>

C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie			<b>Good</b>

<b>Strength of character/condition</b>	<b>Conserve and strengthen</b>
--	--------------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			√			4.5
Vegetation enclosure	Primary			√			4.5
Complexity / scale	Secondary			√			3
Condition	Secondary				√		2
<b>Sub total</b>							<b>14</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				√		2
Openness to private view	Secondary	√					5
Relationship with existing urban conurbation	Primary					√	1.5
Prevention of coalescence	Primary			√			4.5
Scope to mitigate the development	Primary				√		3
<b>Sub total</b>							<b>16</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				√		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 32</b>							

<b>Overall Capacity:</b>	<b>Low</b>
--------------------------	------------

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

- The landscape of the River Colne floodplain landscape – marked by a thread of older and willow trees along the channel itself – to be safeguarded and reinforced through hedgerow planting/management. New tree planting within hedgerows, in keeping with local landscape character
- Restore sections of hedging to the A1124 Hedingham Road, to mitigate the engineered character to the recently improved road corridor in the north of area
- Retain a balance of enclosure by trees and hedgerows on the upper valley slopes, with a more open feel on the floodplain with a band of vegetation along the river channel itself
- Retain and manage the hedge and tree planting along Colne Valley Path

## Landscape capacity appraisal form

Parcel No.: 1b Colne Floodplain North

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 12/02/15

### General Commentary

The Parcel lies north-west of Halstead; based on the channel and floodplain of the River Colne as the rise upstream from the town in a north-west direction towards Sible Hedingham. The river corridor upstream of the town provides a distinct landscape break between it and Sible Hedingham 4km to the north-west. The river meanders along the Parcel between the commercial developments located within the floodplain on the northern fringes of the town, and the bridge crossing of the A1124 Hedingham Road at Does Corner.

The western edge is generally defined by the smooth line of the dismantled Colne Valley Railway, loosely based on the 40m AOD contour, which marks the transition between the floodplain and the valley slopes that rise towards Sloe House and Whiteash Green in then adjacent Parcel 1a. The eastern boundary is marked by the river itself, where a thread of vegetation alongside the channel meets the arable fields in Parcel 1c to the east. The north-eastern corner of the Parcel meets a right angled bend on the recently engineered and widened A1124 Hedingham Road forms northern boundary, with an unenclosed stretch of road bridging the river.

The river form a series of meandering loops along the length of the Parcel, with a series of ditches and tributary streams connecting with it. The channel itself is largely imperceptible in the floodplain, defined instead by the thread of alder and willow trees along its banks. Land use comprises largely arable fields and small groups of trees, with larger groups of trees and scrub in the southernmost parts merging with areas of scrub to the north of Upper Chapel Street on the northern fringes of the town. An intermittent band of vegetation along the former rail line on the western boundary connects with vegetation in the Slough Farm area on the west side of the river valley, and trees and hedgerows around Halstead Town FC on the northern edge of the town.

The scale and containment of the river valley landscape varies along the length of the Parcel, with medium size arable fields and areas of grassland mixed with trees and hedges fringing the drainage ditches and the river channel. Open views are available across and along the valley floor away from the channel itself, given the absence of vegetation away from the river.

There is no settlement in the Parcel, the only built forms being the AW borehole facility adjacent to the dismantled railway to the south of the A1124 on the north western boundary, and the perimeter of the sub-station at the end of Box Mill Lane at the intersection with the adjacent Parcels 1c and 1d. Despite the lack of built development within the Parcel, there is a clear impression from southernmost parts of the residential fringes, pockets of commercial activity in the floodplain, and the prominent Halstead Hospital on the northern fringes of the town.

Footpath access in the area is good, based on the Colne Valley Path along the level track of the former railway on the south western boundary, and an additional footpath connection between it and the bridge crossing over the River Colne on the northern tip of the Parcel. At the opposite end, a bridge crossing over the river at Box Mill Lane provides east-west footpath links

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	<b>Dominant/Prominent</b>
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	Apparent	<b>Dominant/Prominent</b>





Overall capacity profile (1 + 2 + 3) = 32.5

Overall Capacity:

Low

### Guidelines for development and mitigation measures

- Opportunity to create semi-natural habitat on valley floor – improving wildlife linkages along the river valley corridor
- Improve age structure of trees along River Colne through new tree planting using species characteristic of the local landscape
- Opportunity to integrate the Does Corner borehole facility into the local landscape with screen planting

## Landscape capacity appraisal form

Parcel No.: 1c Box Mill Valley Slopes

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 12/02/15

### General Commentary

The Parcel occupies the easternmost parts of Landscape Setting Area 1 to the north of Halstead. The eastern edge defined by the locally busy Hedingham Road, fringed by intermittent trees and hedgerows, which connect with a large rectangular block of woodland at Box Mill Plantation between to road and the river marking the southernmost tip of the Parcel. The River Colne rises gently upstream from this plantation, the meandering channel line forming the western boundary, with a field boundary perpendicular to the river close to Does Corner marking the northern boundary.

The underlying landform slopes gently very away from the Hedingham Road at a height of approximately 45m AOD towards the River Colne at approximately 38m AOD on the western boundary of the Parcel. Land use is based on open arable landscape on the lower and valley slopes, with occasional trees along the roadside on the eastern boundary, and a more continuous band of alder and willow trees on the western boundary.

There is no built development within the Parcel, and impression of settlement around the northern fringes of Halstead being limited to glimpses of Sloe House on the upper valley slopes on the opposite side of the river, and the occasional impression of rooflines to properties in the Slough Farm area south of Parcel 1e. The woodland north of Box Mill Lane prevents any views of the row of properties on the south side of the plantation, or of the northern fringes of Halstead beyond. Open views are possible into, along and across the river valley – with Parcel 1a being fully visible on the opposite slopes.

The elevation of the road on the eastern margin of the Parcel and the presence of vegetation along the eastern fringes of the highway, on the fringes of the parkland landscape to 'The Howe', has the effect of focussing views along the length of the river valley. The dense Box Mill Plantation is a prominent feature on the southern tip of the Parcel, adjacent to the northern fringes of Halstead. Any development within the Parcel would be isolated from, and not form a relationship with, the existing urban fabric.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	Frequent	Unusual	Unique/rare
S6/ Visual unity	<b>Incoherent</b>	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked

C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			√			4.5
Vegetation enclosure	Primary					√	1.5
Complexity / scale	Secondary			√			3
Condition	Secondary			√			3
<b>Sub total</b>							<b>12</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary					√	1
Openness to private view	Secondary			√			3
Relationship with existing urban conurbation	Primary					√	1.5
Prevention of coalescence	Primary			√			4.5
Scope to mitigate the development	Primary				√		3
<b>Sub total</b>							<b>13</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				√		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 27</b>							

<b>Overall Capacity:</b>	<b>Low</b>
--------------------------	------------

### Guidelines for development and mitigation measures

- Restore hedgerows along the A11124 Hedingham Road, particularly in the more open sections associated with recent highway improvements to the north of Parcel

- Improve age structure of trees along River Colne through new tree planting using species characteristic of the local landscape
- The existing plantation to the north of Box Mill lane in the south of the Parcel to be managed to improve age structure and biodiversity
- The northern edge of Box Mill Plantation to be integrated with adjacent farmland, through connections with adjacent hedgerows and groups of trees

## Landscape capacity appraisal form

Parcel No.: 1d: Halstead Hospital Valley Slopes

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 12/02/15

### General Commentary

The Parcel comprises the lower valley slopes on the north side of the town. The A1124 Hedingham Road, extending northwards from properties on the edge of the settlement, defines the eastern boundary; the road corridor elevated above the adjacent valley slopes in the vicinity of the main entrance to Halstead Hospital. The rear gardens of properties along Upper Chapel Street and the adjacent cul-de-sacs form the southern boundary; which falls westwards to the river corridor itself on the western boundary. The meandering channel rises upstream away from the town and the commercial units at Broton Drive on the western banks, with a pedestrian bridge at the end of Box Mill Lane defining the western corner of the Parcel. This minor road forms the northern boundary, with a line of cottages on the northern side close to the road junction, and two further dwellings at the lower end of the lane alongside the sub-station structure.

The slopes rise away from the river at approximately 35m AOD to a local high point of 49m AOD in the vicinity of the hospital buildings along the road corridor on the eastern boundary. Characterised by a mix of mixture of open grass and arable fields in the north, which are typical of valley slopes upstream of the Parcel, land cover and use in the south comprises areas of emerging scrub, stands of trees and a plot of allotments directly to the west of the main Halstead Hospital buildings on the Hedingham Road. The absence of vegetation along this road corridor allows a broad view of the river valley landscape in the adjacent Parcel 1b, beyond which views of the northern fringes of the town beyond extend towards the east facing valley slopes in the vicinity of Sloe House in Parcel 1a. Southern parts have a close connection with exiting town fringe, with Halstead Hospital, Sanctuary Lodge and houses along the Hedingham Road having unbroken views into the Parcel.

A public footpath runs diagonally across the Parcel, connecting the northernmost point of the existing settlement with the bridge crossing at Box Mill Lane in the western corner and associated footpaths in adjacent Parcels. Box Mill Lane on the northern boundary within the Parcel is also used by walkers, with connections with the footpath network in the vicinity of Wash Farm in Parcel 2b to the east. There is no footpath alongside the River Colne, access being limited to the Colne Valley Path along the former rail line in Parcel 1e to the west.

Views into the Parcel from the edge of the settlement on the south are limited by the substantial blocks of scrub and groups of trees in southern sections of the Parcel, this vegetation also limiting visibility of the river corridor from the allotments site and southern sections of the Hedingham Road. The characteristic willow, poplar and alder trees and a lower elevation are the only evidence of the river corridor, their mature size screening views of commercial activity directly to the west of the river channel. Views are more open in the northern parts, with properties around Box Mill Lane, where breaks in the hedge and line of poplar trees permit, having views across fields and valley floor towards the western valley slopes, in which Sloe House can be glimpsed.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	Insignificant	Apparent	<b>Dominant/Prominent</b>
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	<b>Discordant</b>	Moderate	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	<b>Incoherent</b>	Coherent	Unified

<b>Totals</b> * Prime character if a tie	<b>Weak</b>		
<b>Condition</b>	<b>Poor</b>	<b>Moderate</b>	<b>Good</b>
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Improve and reinforce</b>
--	------------------------------

<b>Capacity analysis</b>							
<b>Criteria</b>	<b>Importance</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>Total</b>
<b>1/ Landscape features</b>							
Slope analysis	Primary			√			4.5
Vegetation enclosure	Primary		√				6
Complexity / scale	Secondary				√		2
Condition	Secondary		√				4
<b>Sub total</b>							<b>16.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			√			3
Openness to private view	Secondary				√		2
Relationship with existing urban conurbation	Primary	√					7.5
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary		√				6
<b>Sub total</b>							<b>26</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			√			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 45.5</b>							

---

<b>Overall Capacity:</b>	<b>Medium</b>
--------------------------	---------------

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

- Enhance the landscape setting to Halstead Hospital, properties along the Hedingham Road and northern town fringes with new hedge and tree planting
- Retain open views across the river valley landscape from elevated eastern sections of the Parcel, in which landmark buildings in the town are visible
- The adjacent floodplain to be buffered, with the thread of trees and scrub marking the definition between the river and valley slopes in the Parcel safeguarded and enhanced
- Any development proposals to include connections with the footpath which runs diagonally across the Parcel, with the potential for linkages with the town centre along the east side of the river channel
- The existing rural character to Box Mill Lane and the properties that line it to be safeguarded, with a landscape buffer between it and any development proposals in southern sections of the Parcel

## Landscape capacity appraisal form

Parcel No.: 1e Slough Farm

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 12/02/15

### General Commentary

The Parcel comprises the lower valley slopes on the north western fringes of Halstead. Chapel Hill and Sloe Hill on the Halstead Road, which meanders through Whiteash Green to the A1017 at Gosfield, forms the western boundary to the Parcel, wrapping around rear boundaries to properties lining lower sections at Chapel Hill. An irregular arrangement of properties and garages around Slough Farm Road define the southern boundary, which is staggered around a small area of green space at the end of the road.

The slopes rise away from the river at approximately 35m AOD to a local high point of 50m AOD to the east of Sloe House at the western tip of the Parcel. Characterised by a mix of mixture of open grass and arable fields, which are typical of valley slopes upstream of the Parcel, the landscape marks a transition between Halstead and the adjacent rural farmland landscape. The occasional gaps in the vegetation along road on the south and western edges allows a glimpses of fields within the Parcel, as well as those on the higher valley slopes in Parcel 1a to the north.

A public footpath runs along the northern boundary, between the adjacent Parcel 1a, providing a connection between the hamlet at Whiteash Green and the Colne Valley Path on the eastern boundary of the Parcel. This path follows the corridor of the dismantled railway, revealed as a smooth line of alder, willow and smaller trees in an otherwise more organic landscape around the meandering river channel. Several informal connections with the railway path, such as at Butler Road, provide direct access between the northern fringes of the town and this green corridor.

Views into the Parcel from the northern and western fringes of Halstead are limited by the residential areas on the southern and western boundaries. Direct views edge from these areas are limited by the mature hedgerow that runs between the residential areas in the vicinity of Slough Farm Road and the farmland landscape of the Parcel itself. This vegetation, together with hedgerows running along field and garden boundaries within the Parcel, and the intermittent trees and scrub along the corridor of the former rail line, also limit visibility of the river corridor directly to the east. Views are more open in the higher valley slopes in northern parts, with Halstead Hospital and key buildings in the northern parts of the town visibly above and beyond the vegetation in the floodplain in mid-distance.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	



Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			√			4.5
Vegetation enclosure	Primary			√			4.5
Complexity / scale	Secondary			√			3
Condition	Secondary			√			3
<b>Sub total</b>							<b>15</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			√			3
Openness to private view	Secondary				√		2
Relationship with existing urban conurbation	Primary	√					7.5
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary		√				6
<b>Sub total</b>							<b>26</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			√			3
<b>Sub total</b>							
<b>Overall capacity profile (1 + 2 + 3) = 44</b>							

<b>Overall Capacity:</b>	<b>Medium</b>
--------------------------	---------------

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

- The setting of Sloe House, and the County Wildlife Sites on the upper valley slopes to the east, to be safeguarded and buffered as part of any development proposals
- Retain occasional views towards landmark features in the town on the approach from Whiteash Green – such views being possible on the upper valley slopes on the western fringes of the Parcel
- Any proposals for new built development in the parcel to include a landscape buffer to the river valley corridor on the eastern fringes of the Parcel, defined by the corridor of the former railway at the edge of the floodplain
- Retain and improve footpath linkages within the Parcel, connecting properties in the Slough Farm and Chapel Hill area with Halstead town centre and linking with the footbridge at Box Mill in Parcel 1d

## Landscape capacity appraisal form

Parcel No.: 2a Bentall's Farm Plateau Farmland

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 12/02/15

### General Commentary

The Parcel is based on undulating ground on the northern fringes of Halstead, on the approach to the town along the A131 Sudbury Road. The large rectangular Parcel has this road corridor as the eastern boundary, the southernmost edge being marked by the 70m AOD contour that defines the brow between the undulating farmland stretching northwards towards Little Maplestead and the valley slopes of Parcels 2b and 2c to the south. It extends northwards to Oak Road, which meets the Sudbury Road via a junction north of Bentall's Farm, from which a field ditch leads westwards towards the ancient woodland at Fitz John's Grove in the adjacent landscape. The woodland block, and framework of vegetation that extends southwards from it towards the stream valley in the vicinity of Wash Farm define the fourth and western boundary.

The Parcel comprise a large scale and regular arable farmland on the gently undulating plateau landscape, with rectangular fields which are generally unenclosed by boundary hedgerows, on the farmland to the north of the river valley landscape. A row of mature hedgerow oaks are present in the verges to Oak Road in the east of the area, although the characteristic hedgerow beneath is missing.

Offset from the north-western fringes of Halstead by Parcel 2b and 2c on the intervening valley slopes, there is a strong rural feel to the landscape, particularly away from the road corridor on the eastern boundary. There is clear visibility into and beyond the Parcel from the road, with rear gardens of properties and the commercial premises on the Sudbury Road clearly visible in the foreground, and the church spire and key buildings visible in the distant skyline. Glimpses of the plateau landscape around Greenstead Green on the south side of the River Colne are possible in the distant landscape.

Settlement is limited to Bentall's Farm and Constantine's Cottages on the Sudbury Road on the western fringes; from which outward views are limited by hedge and tree planting to the garden boundaries. A numbers of footpaths run geometrically along field boundaries within the Parcel, providing connections between Star Stile Lane and the landscape to the east of the A131 to the east, with woodland and farmland within the Parcel and the north western fringes of Halstead beyond. The intermittent hedgerows result in clear views across the farmland and towards Mill Green directly to the south.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	Dominant/Prominent
S2 Impact of landcover *	Insignificant	Apparent	Dominant/Prominent
S3/ Historic pattern *	Insignificant	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	Tranquil
S5/ Distinctiveness /rarity	Frequent	Unusual	Unique/rare
S6/ Visual unity	Incoherent	Coherent	Unified
<b>Totals</b> * Prime character if a tie		Moderate	
<b>Condition</b>	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	Insignificant

C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	<b>Relic</b>	Scattered	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Improve &amp; conserve</b>
--	-------------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary	√					7.5
Vegetation enclosure	Primary				√		3
Complexity / scale	Secondary		√				4
Condition	Secondary			√			3
<b>Sub total</b>							<b>17.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				√		2
Openness to private view	Secondary			√			3
Relationship with existing urban conurbation	Primary					√	1.5
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>18.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			√			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 39</b>							

<b>Overall Capacity:</b>	<b>Medium to Low</b>
--------------------------	----------------------

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

- Restore hedgerow planting in open sections alongside Oak Road in east of the area, to provide visual containment and wildlife linkages with the adjacent woodland at Fitz John Grove
- Restore hedgerows alongside drainage ditches and field boundaries within the farmland landscape
- Manage existing intermittent hedgerows alongside the Sudbury Road to create robust landscape features in keeping with local landscape character
- Retain open views from the spur of high ground which the Parcel across the falling valley slopes on the north side of Halstead towards landmark feature in the town and onwards to the slopes on the south side of the Colne valley

## Landscape capacity appraisal form

Parcel No.: 2b Wash Farm Valley Slopes

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 12/02/15

### General Commentary

Forming an irregular shape on the north-western fringes of the existing settlement, the Parcel occupies the valley slopes to the east of the A1124 Hedingham Road which leads north westwards from the town towards Sible Hedingham. The valley slopes meet residential developments on the north side of the road, such as the suburban cul-de-sac of Ashlong Grove and the cluster of cottages around Wash Farm on the southern tip of the Parcel. Several detached houses associated with The Howe at Howe Chase, and the parkland landscape associated with it, define the western boundary of the Parcel, which follows the framework of hedges and groups of trees that extend northwards to connect with the block of ancient woodland at Fitz John Grove.

Land use is based on a mix of pasture and arable farmland on the undulating valley slopes, which rise from the 45m AOD contour which wraps around Wash Farm, and the 75m AOD contour on the northernmost tip, where the valley slopes meet the undulating farmland landscape stretching towards Little Maplestead to the north. Fields are medium to large, the arrangement responding to the fall of the valley slopes. This southward fall is punctuated by minor tributary valleys, which meet the northern edges of the town at Wash Farm and Ashlong Grove. Field boundaries are formed by fragmented mature hedgerows with intermittent trees. A stand of poplar trees in the tributary valley north of Ashlong Grove are an uncharacteristic feature, absorbed into the local landscape by trees and hedgerows to either side. Fields and pasture on the western fringes contain mature and specimen trees, associated with The Howe and Howe Chase, whose parkland landscape contributes to the overall character of the Parcel.

Although there is no settlement on the valley slopes themselves, there is an association with the residential fringes along the Hedingham Road in southern most areas, with clear views of dwellings and garden boundaries on Ashlong Grove. However, northernmost parts have a more rural feel, where a higher elevation on the valley slopes creates a stronger association with the adjacent farmland. Development within the Parcel would have limited associations with the existing settlement as a consequence..

A well-used footpath runs north-south along a field boundary, views from which are focussed on the town to the south. Clear views into the Parcel are possible from the line of properties along Ashlong Grove, as well as cottages in the vicinity of Wash Farm. The views are contained by undulating valley slopes, which wrap around the stream valleys that rise away from Wash Farm, with potential views towards the farmland landscape in Parcel 2a to the north limited by the rising ground.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	Dominant/ <b>Prominent</b>
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare

S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
<b>Condition</b>	<b>Poor</b>	<b>Moderate</b>	<b>Good</b>
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie			<b>Good</b>

<b>Strength of character/condition – Moderate/Good</b>	<b>Conserve and strengthen</b>
--	--------------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			√			4.5
Vegetation enclosure	Primary		√				6
Complexity / scale	Secondary					√	1
Condition	Secondary				√		2
<b>Sub total</b>							<b>13.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			√			3
Openness to private view	Secondary			√			3
Relationship with existing urban conurbation	Primary				√		3
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>21</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			√			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 37.5</b>							

---

<b>Overall Capacity:</b>	<b>Medium to Low</b>
--------------------------	----------------------

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

- Retain and manage existing hedgerows to field boundaries
- Safeguard and buffer the parkland setting to The Howe in the west of the Parcel, where the landscape undulates around a series of minor stream valleys falling west to the River Colne
- Retain the sense of intimate small to medium scale landscape, with a mix of grazing pasture and arable fields
- Rear garden boundaries of properties at Ashlong Grove and extending away from the town along the Hedingham Road to be integrated with the adjacent farmland landscape with new hedgerow planting



## Landscape capacity appraisal form

Parcel No.: 2c Mill Green Valley Slopes

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 12/02/15

### General Commentary

The Parcel lies to the rear of the existing settlement edge on the north side of the town, beyond the properties that lining the A131 as it extends northwards in the direction of Sudbury, and the Hatfield Hospital alongside the A1124 Sudbury Road.

It comprises the valley side that slopes gently towards a minor tributary of the River Colne falling towards Wash Farm on the A1124 and which defines the northern boundary of the parcel. The eastern and southern boundaries are formed by a mix of gardens to the detached houses and the northernmost edge of the Halstead Conservation Area which is marked by the former mill buildings, Sanctuary Lodge complex and play area at Mill Green.

Elements of the historic field pattern are evident, with an intact pattern of small to medium fields which are well enclosed by hedges maintained in good condition.

Views north to the farmland on the adjacent plateau to the north are limited by the rising and gently undulating landform. Within the parcel, northward views are further contained by the strong framework of vegetation to the field boundaries, with elements of the Halstead skyline possible at breaks in the building line in views to the south. Glimpsed views into the Parcel are possible at intervals on the approach to Halstead from the north.

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

Strength of character/condition – Moderate/Good	Conserve & strengthen
---	-----------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary				✓		2
Condition	Secondary				✓		2
<b>Sub total</b>							<b>13</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary				✓		2
Relationship with existing urban conurbation	Primary		✓				6
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>22</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			✓			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 38</b>							

Overall Capacity:	Medium to Low
-------------------	---------------

### Guidelines for development and mitigation measures

- Reinforce vegetation to rear boundaries of properties/bus depot on Sudbury Road, to strengthen the landscape framework to the settlement edge
- Retain and conserve historic field pattern on the valley slopes
- Development to be in scale with existing small/medium scale fields on the sloping valley sides
- Opportunities to improve footpath access between the hospital and Mill Green area, and the rural landscape around Fitz John Grove beyond

## Landscape capacity appraisal form

Parcel No.: 3a Sudbury Road  
 Settlement: Halstead  
 Landscape Character Area:  
 Surveyor: SL

Date surveyed: 09/02/15

### General Commentary

The Parcel is based on a single field on the east side of the A131 Sudbury Road on the northern fringes of Halstead. The gently undulating landform on which the field is based has this road corridor as the western boundary, the southernmost edge being marked by the parkland landscape associated with Star Stile House of Parcel 3b directly to the south. The northern boundary is defined by the mature vegetation in the grounds of the substantial Ashford Lodge, which provides containment and visual enclosure to the Parcel, and a degree of separation from the mo farmland landscape to the north of Halstead.

Based loosely on the 75m AOD contour that defines the farmland landscape to the south of Little Maplestead, the land falls very gently to towards the stream valley landscape east of Star Stile House, towards which a field ditch on the north eastern boundary of the Parcel falls.

There are no dwellings, roads or footpaths within the Parcel. Views are limited to those from the Sudbury Road, where the lack of hedgerows to the rear of the grass verge allows for open views across the gentle stream valleys towards farmland around Oxley Wood, with a pattern of gently rolling arable fields enclosed by a generally intact network of well managed and mature hedgerows. Potential views to the south, and the northern fringes of Halstead, are prevented by the continuous framework of mature vegetation on southern boundary of the Parcel at Star Stile House. Any new built development within the Parcel would be isolated from the town to the south by the combination of distance and the landscape framework in the intervening landscape.

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

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

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary		√				6
Vegetation enclosure	Primary		√				6
Complexity / scale	Secondary			√			3
Condition	Secondary			√			3
<b>Sub total</b>							<b>18</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				√		2
Openness to private view	Secondary		√				4
Relationship with existing urban conurbation	Primary					√	1.5
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>19.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				√		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 39.5</b>							

<b>Overall Capacity:</b>	<b>Medium to Low</b>
--------------------------	----------------------

### Guidelines for development and mitigation measures

- Hedgerows to be planted alongside the Sudbury Road, to restore a former landscape element and enhance tranquillity across the remainder of the Parcel to the east

## Landscape capacity appraisal form

Parcel No.: 3b Star Stile

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 09/02/15

### General Commentary

The Parcel comprises a section of locally high and largely level ground on the north side of the town, extending northwards from the existing settlement edge at Churchill Avenue on the east side of the Sudbury Road. This A131 road corridor, extending northwards from properties on the edge of the settlement, defines the western boundary; the road corridor elevated above the gently falling valley slopes in Parcel 2c to the east. The rear gardens of properties along Churchill Avenue and the adjacent cul-de-sacs form the southern boundary; beyond which the large scale buildings of the Ramsey College and Halstead Leisure Centre are visible. The house and grounds of Star Stile House and the associated cottages occupy the northern sections of the Parcel, the framework of trees and hedges on the northern edge with the adjacent arable field in Parcel 3a forming the northern boundary to the Parcel.

Based loosely on the 70m AOD contour, the eastern fringes of the Parcel fall steeply to the stream valley which runs continuously along eastern boundary at approximately 55m AOD. Star Stile Lane follows this falling landform, the lane itself often set within steep sides which prevents outwards views across the adjacent landscape and provide a distinctly rural character. The Sudbury Road on the western boundary is enclosed with well-maintained hedges, with a town sign and floral display located in the wide grass verge in front of the hedge, immediately north of settlement edge.

Land uses within the Parcel range from a large and rectangular arable field in the south, to areas of grassland and pasture between this field and Star Stile Lane, on the sides of the minor valley landform on the eastern boundary. Halstead CC lies on level ground between the arable field and Star Stile Lane, at the north western edge of the Parcel, with the pavilion and wickets contained by trees and largely intact hedgerows along both the A131 and the minor Star Stile Lane.

Two footpaths on the eastern fringes of the Parcel provide connections with the path network along the stream valley to the east, and the farmland landscape on the north eastern fringes of Halstead that lie beyond. Star Stile Lane itself is also used as a recreational route, providing connections between footpaths in the vicinity of Fitz John's Grove to the west and the Star Stile stream to the east, with a parking area at valley level providing a start point for such access.

Clear views to and from the Parcel from both the bungalows and two-storey properties on the northern edges of the town are possible, given the lack of containment to existing residential areas. The field in the southern part of the Parcel has a close connection with exiting town fringe as a consequence of this physical and visual connection. As a consequence, any new built development in southern parts would have a close connection with the existing settlement, with opportunities to provide landscape mitigation that integrates the existing settlement fringes. By way of contrast, the cricket ground and Star Stile House are largely concealed in outward views from the town, views south from them including only occasional glimpses of the built up area on the higher ground on the northernmost parts around Colne Road, in which the large structures of the school and leisure centre are prominent features.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	Dominant/Prominent
S2 Impact of landcover *	Insignificant	Apparent	Dominant/Prominent
S3/ Historic pattern *	Insignificant	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	Tranquil



Overall capacity profile (1 + 2 + 3) = 45

Overall Capacity:

Medium

### Guidelines for development and mitigation measures

- Opportunity to integrate the existing abrupt and geometric northernmost fringes of Halstead with the adjacent countryside, with a framework of new hedgerows and tree planting adjacent to the existing dwellings on Churchill Avenue, in keeping with local landscape character.
- Provide areas of unmanaged habitat, to provide habitat linkages with the stream valley landscape on the eastern boundary of the Parcel
- Improve landscape setting on the approaches to Halstead from the Sudbury Road, with the existing hedges along the road corridor supplemented with new planting to provide a green gateway while also screening views of the residential edges of the town
- Opportunities to improve east-west footpath connections across the Parcel, enhancing public access around the northern fringes of Halstead

## Landscape capacity appraisal form

Parcel No.: 3c Oxley Wood Plateau Farmland

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 09/02/15

### General Commentary

The Parcel is based on undulating ground on the north-eastern fringes of Halstead, occupying a wedge of landscape between the lane which meanders eastwards to Colne Engaine and the busy road corridor of the A131 Sudbury Road which stretches northwards from the town. Wrapping around Parcels 3d and 3e which fall towards the stream valley at Star Stile, which is largely invisible in the higher ground around the 75m AOD contour on which the Parcel is based.

The Parcel comprise a series of large scale arable fields on the gently undulating plateau landscape, with rectangular fields which are generally unenclosed by boundary hedgerows, which frequently reflect the pre 18<sup>th</sup> century pattern of enclosure. Two minor landers meandering across the farmland, contained within wide verges and deep ditches. Numerous mature trees (predominantly oak) line the lane-side verges and field boundaries, providing a remnant of the former framework of hedgerows within the farmland landscape. A series of small blocks of woodland, both coniferous and broadleaf, lie at field corners and adjacent to ditches and lanes, framing the wide and open panoramic views.

Offset from the north-western fringes of Halstead by Parcels 3b, 3d and 3e in the intervening farmland on the town fringes and valley slopes, there is a strong rural feel throughout the landscape. There is clear visibility into and beyond the Parcel from the minor lanes which meander across the landscape, the large scale structures of the leisure centre, water tower, church spire and AD plant glimpsed in distant from southernmost sections of the Parcel. The eastern fringes of the town, aligned with stream valley, are clearly visible from the lanes on the westernmost fringes of the Parcel.

The only dwelling is The Cangle at the easternmost tip, to the south of the substantial block of ancient woodland at Oxley Wood, from which outward views are limited by fencing and hedges to the garden boundary. Although these are no footpaths present, the landscape has a recreational feel, with the peaceful lanes used for walking and cycling. The overall character is one of a tranquil and distinctly rural landscape, with a strong sense of separation from the town fringes which feature in distant views. New built development would have no physical or visual connection with the existing settlement, and be clearly visible in the open views which prevail across the pen and large scale landscape.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
<b>Condition</b>	<b>Poor</b>	<b>Moderate</b>	<b>Good</b>
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant



C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary	√					7.5
Vegetation enclosure	Primary				√		3
Complexity / scale	Secondary		√				4
Condition	Secondary			√			3
<b>Sub total</b>							<b>17.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				√		2
Openness to private view	Secondary			√			3
Relationship with existing urban conurbation	Primary					√	1.5
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>18.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				√		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 38</b>							

<b>Overall Capacity:</b>	<b>Medium to Low</b>
--------------------------	----------------------

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

- Restore hedgerows to field boundaries, as a characteristic feature associated with the field pattern in the farmland landscape
- Occasional blocks of woodland or small copses to be planted, to provide linkages with existing groups of trees and the substantial Oxley Wood alongside the northern boundary of the Parcel
- Additional tree planting in the wide roadside verges to improve the age structure of trees in the landscape
- Opportunities to screen views and industrial development on south-east corner of Halstead from adjacent farmland landscape

## Landscape capacity appraisal form

Parcel No.: 3d Brook Street Slopes

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 09/02/15

### General Commentary

The Parcel is characterised by the steeply falling slopes of the stream valley that falls southwards from Ashford Lodge and Star Stile towards the intersection with the River Colne at Blue Bridge on the eastern edge of Halstead. The north-south line of the stream valley corridor forms the western boundary; marking the transition between the fringes of the town to the west and the farmland landscape of the valley slopes within the Parcel. Brook Street, the minor road connecting Halstead with Colne Engaine 2.5km to the east, rises away from a narrow bridge crossing in the south western corner and marks the southern boundary of the Parcel.

The land rises from approximately 40m AOD around the stream valley on the western boundary, towards the 75m AOD contour to which field boundaries are aligned on the eastern boundary of the Parcel. The contour and boundary line stretch to the northernmost tip of the Parcel, marking the transition between the valley slopes and the undulating farmland which forms the basis of the adjacent Parcel 3c. The rise from the valley is gentle and even, with minor undulations around drainage ditches that punctuate the slopes.

Land use is based on a series of large rectangular fields (cropped with wheat/beet at time of the site visit), separated by drainage ditches in the absence of the more characteristic field hedgerows. Occasional remnant sections of the former extensive network of hedges are present, as well as dead elms and veteran oak trees on roadsides and field boundaries, offering evidence of the historic pattern of enclosure. Occasional young oaks are present in the verges to lane sides. A small block of woodland in centre of the area is linked to hedges and a ditch that connect with the stream valley.

Star Stile lane rises from the floor of the stream valley in the north of the Parcel, meandering north eastwards towards 'The Cangle' and Oxley Wood to the north-east, with the more minor track rising as a wash lane from Star Stile on the northernmost tip.

A footpath leads diagonally across the Parcel, providing connections between the northern fringes of the town (in the vicinity of Hawthorn Close) and the wider farmland landscape, via the minor stream valley at Star Stile. A second path stretches directly westwards away from housing developments around Pear Tree Close, following the rising valley slopes towards a bend in Brook Street, and connections with adjacent paths on the eastern fringes of the town. Both footpaths are well-used, and connect with the peaceful lanes in the local area to provide a series of circular routes on the north eastern fringes of the town. The skyline of Halstead is clearly visible from these footpaths, including prominent buildings such as the Ramsey Academy and Leisure Centre.

Despite the close proximity of the built edge of the town, the presence of the sunken stream valley, and the continuous band of vegetation associated with this corridor along the western boundary, results in a sense of separation from the town beyond. Although the transition between the geometric arrangement of residential streets on the west side of the stream valley and the farmland landscape is abrupt, the presence of the mature vegetation along the stream corridor ensures that the nearby dwellings have no effect on the peaceful nature of the Parcel.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent

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

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

<b>Capacity analysis</b>							
<b>Criteria</b>	<b>Importance</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>Total</b>
<b>1/ Landscape features</b>							
Slope analysis	Primary		√				6
Vegetation enclosure	Primary				√		3
Complexity / scale	Secondary		√				4
Condition	Secondary			√			3
<b>Sub total</b>							<b>16</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				√		2
Openness to private view	Secondary				√		2
Relationship with existing urban conurbation	Primary			√			4.5
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>20.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			√			3

Sub total								3
Overall capacity profile (1 + 2 + 3) = 39.5								

Overall Capacity:	Medium to Low
-------------------	---------------

### Guidelines for development and mitigation measures

- Restore former hedge lines within the Parcel, particularly alongside footpaths, to reinforce the historic field pattern
- Manage the existing woodland block to improve the species mix
- Linkages with existing copse and hedges to improve linkages for wildlife

## Landscape capacity appraisal form

Parcel No.: 3e Star Stile Stream

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 09/02/15

### General Commentary

The Parcel comprises a stream valley adjacent to the north eastern fringes of the existing settlement. The valley falls southwards from the rural farmland landscape around Ashford Lodge to the north of the Setting Area, and follows the eastern fringes of Halstead, broken by pockets of commercial uses and residential sections in Parcel 4a and the built up area to the south. To the south of the parcel, the intersection of the stream valley with the River Colne is concealed by the roads and business uses around the Bluebridge Industrial Estate.

The valley rises from the junction between Brook Street and Fenn Road on the southernmost tip, with an area of residential development on the valley floor at Cherry Tree Close truncating the Parcel, with houses and gardens replacing the unmanaged mature vegetation characteristic of the valley floor.

Mature oak trees and hedgerows line the margins of the valley, providing definition to the farmland landscape beyond. The landscape framework in the valley comprises a mix of scrub, recent tree planting, and occasional geometric stands of poplar trees such as the block at Star Stile Lane. A pocket of grassland and scrub on the lower valley slopes on the eastern edge of the Parcel is more open, with hedges around the perimeter marking the transition with the grassland in Parcel 3e to the west. The peaceful and narrow lanes in northernmost sections are well enclosed within steep sides, which are reinforced by native and occasionally historic hedge lines.

A footpath runs along the length of the valley, with connections to the numerous paths around Star Stile and the cricket club to the west, and in the farmland landscape of Parcel 3d to the east. A small parking area on the valley floor east of Star Stile is well-used by walkers and cyclists, to provide access to this network of peaceful paths and rural lanes.

Views into the Parcel from the slopes to either side of the valley landscape are limited by the mature vegetation cover along the length of the stream valley, and the sunken nature of the valley floor itself. Although these trees define the presence of the stream, they obscure the paths and features within it, such as the ancient pit alongside Star Stile Lane. The character of the landscape is strong and the character peaceful, despite the proximity of the school, leisure centre and residential fringes of the town.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	<b>Dominant/Prominent</b>
S2 Impact of landcover *	Insignificant	Apparent	<b>Dominant/Prominent</b>
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	Frequent	<b>Unusual</b>	Unique/rare
S6/ Visual unity	Incoherent	Coherent	<b>Unified</b>
<b>Totals</b> * Prime character if a tie			<b>Strong</b>
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant

C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	Scattered	<b>Widespread/linked</b>
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	Interrupted	<b>Intact</b>
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie			<b>Good</b>

<b>Strength of character/condition</b>	<b>Safeguard and manage</b>
--	-----------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary				√		3
Vegetation enclosure	Primary		√				6
Complexity / scale	Secondary					√	1
Condition	Secondary					√	1
<b>Sub total</b>							<b>11</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary		√				4
Openness to private view	Secondary		√				4
Relationship with existing urban conurbation	Primary				√		3
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary				√		3
<b>Sub total</b>							<b>21.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary					√	1
<b>Sub total</b>							<b>1</b>
<b>Overall capacity profile (1 + 2 + 3) = 33.5</b>							

<b>Overall Capacity:</b>	<b>Low</b>
--------------------------	------------

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

- Replace poplars in the valley floor with groups of trees characteristic of the stream valley landscape
- Integrate commercial issues in the southern sections of the stream valley with new planting, to reinforce the character of the stream valley along the entire length
- Improve footpath access in southern parts, top provide public access along the length of the minor stream valley
- Enhance linkages with habitats in adjacent Parcels



## Landscape capacity appraisal form

Parcel No.: 4a Brook Street

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 09/02/15

### General Commentary

The Parcel is characterised by the steeply falling slopes of the stream valley that falls southwards from Star Stile towards the intersection with the River Colne at Blue Bridge on the eastern edge of Halstead. The north-south line of the stream valley corridor forms the western boundary; marking the transition between the fringes of the town to the west and the farmland landscape of the valley slopes within the Parcel. Brook Street, the minor road connecting Halstead with Colne Engaine 2.5km to the east, rises away from a narrow bridge crossing in the north western corner and marks the northern boundary of the Parcel.

The land rises from approximately 40m AOD around the stream valley on the western boundary, towards the 70m AOD contour to which the former field boundaries and footpath are aligned on the north eastern tip of the Parcel. This contour and north eastern boundary mark the transition between the valley slopes and the undulating farmland which forms the basis of the adjacent Parcel 4b. The rise from the valley is gentle and even.

Land use comprises a single arable field (cropped with wheat/beet at time of the site visit), within which isolated mature oak trees stand as a remnant of the former network of field hedgerows. Occasional sections of hedges are present alongside Brook Street, incorporating veteran oak trees along the length. Occasional young oaks are present in the verges to lane sides. A newly planted tree belt on the northern fringes of the Bluebridge Industrial Estate comprises a band of hedging and occasional trees on the southernmost fringes of the Parcel, connecting with a swathe of trees and scrub along the lower ground of the stream valley on the western edges. An area of unmanaged grassland with emerging scrub lies on western edge of the Parcel, around the valley floor, which helps to screen the commercial uses and highway depot on the east side of Fenn Road.

There are no roads or footpaths within the Parcel itself, although a footpath leads diagonally across the north eastern boundary, providing connections to the peaceful farmland landscape on the north eastern fringes of the town. The skyline of Halstead is clearly visible from the road and footpath, including the line of houses along Fen Road and Colchester Road, prominent buildings such as the Ramsey Academy and Leisure Centre, and the substantial warehouses and Halstead AD plant on the Bluebridge Industrial Estate directly to the south.

Despite the close proximity of the built edge of the town, the presence of the stream valley and the vegetation associated with it on the western boundary results in a sense of sense of separation from the town beyond. Although the transition between the geometric arrangement of properties around Fenn Road on the west side of the stream valley and the farmland landscape is abrupt, the presence of the mixed scrub and trees along the stream corridor, and the peaceful character of Brook Street, results in there being no more than a moderate association between the landscape within the Parcel and the town to the west.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified

<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
<b>Condition</b>	<b>Poor</b>	<b>Moderate</b>	<b>Good</b>
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	<b>Relic</b>	Scattered	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	<b>Declining/relic</b>	Interrupted	Intact
C6/ Impact of development	High	<b>Moderate</b>	Low
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

<b>Capacity analysis</b>							
<b>Criteria</b>	<b>Importance</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>Total</b>
<b>1/ Landscape features</b>							
Slope analysis	Primary			√			4.5
Vegetation enclosure	Primary				√		3
Complexity / scale	Secondary			√			3
Condition	Secondary			√			3
<b>Sub total</b>							<b>13.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				√		2
Openness to private view	Secondary				√		2
Relationship with existing urban conurbation	Primary			√			4.5
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>20.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			√			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 37</b>							

---

<b>Overall Capacity:</b>	<b>Medium to Low</b>
--------------------------	----------------------

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

- Improve screen planting to the Bluebridge Industrial Estate to soften the edges, integrate it with the characteristic farmland landscape, and minimise the impression of the large scale structures at the northern end of the estate from properties in the vicinity of Fenn Road directly to the west of the Parcel
- The mixed vegetation in the stream valley on western fringes of the Parcel to be managed to improve biodiversity, character and visual identity along the length of the minor stream valley
- Hedgerows and associated tree planting to be restored to open sections of the minor road between Halstead and Colne Engaine
- Introduction of small blocks of tree planting could be considered, providing connectivity between landscape features in the Parcel, and responding to natural rise away from the stream valley on the western fringes

## Landscape capacity appraisal form

Parcel No.: 4b Botany Bay Valley Slopes

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 09/02/15

### General Commentary

The Parcel is characterised by the even fall of the valley slopes of the River Colne adjacent to the eastern fringes of Halstead, mid-way between the town and Colne Engaine at approximately 1km to the east. It is offset from the eastern fringes of Halstead by Parcels 4a and 4c, which it wraps around and defines the north eastern edge of the overall Setting Area. The line of vegetation along the edge of the floodplain to the river valley landscape in Parcel 4d provides definition to the southern boundary, extending eastwards to Langley Mill on the south eastern tip of Parcel. The minor lane rising up the valley slopes from the mill towards Bunting's Green on the Colne Engaine road lies outside the Setting Area, the eastern boundary instead defined by the framework of field hedges; the plantation woodlands at Botany Bay Plantation located in the adjacent landscape.

The land rises from approximately 35m AOD on the edge of the floodplain to a high point of 75m AOD at the northernmost boundary, where there is a gentle transition between the upper valley slopes and the gently undulating plateau farmland in the vicinity of the Abbots Shrubs farmstead. The winding Brook Street between Halstead and Colne Engaine marks this transition and forms the northernmost boundary. The northward rise from the valley is gentle and even, with land use largely arable, based on medium to large rectangular fields, enclosed with hawthorn hedges aligned with the falling contours. A cluster of properties and the Halstead Garden Centre (at Timag Nursery) lie alongside Brook Street in the north eastern corner.

The framework of vegetation to field boundaries varies considerably across the Parcel, with hedgerows largely intact in easternmost parts, where they are associated with fields that reflect the pre 18<sup>th</sup> century pattern of enclosure. These hedges provide a degree of containment to views across the Parcel from the lane rising from Langley Mill, as well as filtering views into the Parcel from the valley slopes on the south side of the river in Parcel 4e. However, the north-western corner is more open, with oak trees in the verges alongside Brook Street being the remnant of the field hedges characteristic of the local landscape.

There are no roads within the Parcel itself, access based on a track alongside Halstead Garden Centre leading to 'Westwoods' and a cluster of buildings enclosed within a framework of mature trees and shrubs. A single footpath follows this track leading south away from Brook Street, before turning west where it follows the line of a former hedge boundary, defined only by two remnant field oaks. The lack of containment in northern parts of the Parcel allows for open views into adjacent landscapes, in which the large scale buildings such as the Halstead AD plant and commercial warehouses on the Bluebridge Industrial Estate are visible, beyond the tree belt establishing on the northern boundary. These northern sections are visually prominent from the residential fringes on the east side of the town, in the vicinity of Fenn Road, due to lack of enclosure by hedges or trees and the gently rising landform.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	Frequent	<b>Unusual</b>	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	

Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	Interrupted	<b>Intact</b>
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Conserve and strengthen</b>
--	--------------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary		√				6
Vegetation enclosure	Primary		√				6
Complexity / scale	Secondary				√		2
Condition	Secondary				√		2
<b>Sub total</b>							<b>16</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			√			3
Openness to private view	Secondary		√				4
Relationship with existing urban conurbation	Primary					√	1.5
Prevention of coalescence	Primary		√				6
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>19</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				√		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 37</b>							

<b>Overall Capacity:</b>	<b>Medium to Low</b>
--------------------------	----------------------

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

- Opportunity to improve hedge and tree planting alongside footpaths and the minor road between Halstead and Colne Engaine in northern parts of the Parcel
- Manage hedgerows associated with historic field pattern

## Landscape capacity appraisal form

Parcel No.: 4c Bluebridge Valley Slopes

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 09/02/15

### General Commentary

The Parcel comprises a slim rectangle oriented on a north-south axis alongside the eastern fringes of the Blue Bridge Industrial Estate. Based on the valley slopes on the north side of the River Colne, the land falls relatively steeply from a height of 70m AOD adjacent to the plateau farmland around Abbots Shrubs to the north, to approximately 40m AOD around the field hedge on the lower slopes close to the edge of the river corridor on the southern boundary.

Farmed as a single arable field, reflecting the pattern of pre 18<sup>th</sup> century field enclosure, the Parcel is enclosed on all sides by substantial hedgerows. These hedges connect with a block of vegetation at north-western corner, associated with the establishing tree belt wrapping around the northern margins of the Bluebridge Industrial Estate.

Although there is no built development in the Parcel, it has a strong connection with the large commercial warehouses and Halstead AD plant adjacent to the western boundary. These structures are clearly visible above and beyond the field hedge alongside this edge, which connects with the tree belt wrapping around the north eastern tip of the industrial estate.

Visibility of the lower valley slopes within the Parcel is limited by the presence of the field hedge along the southern boundary, beyond which vegetation in the south-western corner of Parcel 4b screens potential views from the Colne Valley Path that runs along the edge of the floodplain. More open views are possible from the footpath that runs along the northern boundary of the Parcel, which are focussed on both the landscape of the River Colne directly south of the Parcel and the built-up eastern fringes of the town. The lower valley slopes on the southern boundary are concealed in views from this footpath by the curvature of the slopes in northernmost parts. . The entire field is visually prominent from Parcel 4e which lies on the valley slopes on the opposite side of the river corridor.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked

C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	Interrupted	<b>Intact</b>
C6/ Impact of development	High	<b>Moderate</b>	Low
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			√			4.5
Vegetation enclosure	Primary		√				6
Complexity / scale	Secondary			√			3
Condition	Secondary			√			3
<b>Sub total</b>							<b>16.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary		√				4
Openness to private view	Secondary		√				4
Relationship with existing urban conurbation	Primary		√				6
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>26</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			√			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 45.5</b>							

<b>Overall Capacity:</b>	<b>Medium</b>
--------------------------	---------------

### Guidelines for development and mitigation measures

- An opportunity to soften the harsh and geometric edge to the Bluebridge Industrial Estate, to integrate it with the gently falling valley sides in the Parcel



- Opportunity for connectivity with the Colne Valley Path on north side of floodplain, via links with footpaths in the vicinity of Abbotts Shrubs to the north
- Retain the historic field pattern in the Parcel, reinforcing it through the management of hedges and associated trees
- Large scale planting on high land in the north of the Parcel would help absorb the large scale Halstead AD plant into the landscape, and provide definition between the valley crest on the northern boundary and the farmland plateau to the north

## Landscape capacity appraisal form

Parcel No.: 4d Colne Floodplain South

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 09/02/15

### General Commentary

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

Strength of character/condition

**Improve and conserve**

### Capacity analysis

Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary				√		3
Vegetation enclosure	Primary			√			4.5
Complexity / scale	Secondary				√		2
Condition	Secondary			√			3
<b>Sub total</b>							<b>12.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				√		2
Openness to private view	Secondary		√				4
Relationship with existing urban conurbation	Primary				√		3
Prevention of coalescence	Primary			√			4.5
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>18</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				√		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 32.5</b>							

<b>Overall Capacity:</b>	<b>Low</b>
--------------------------	------------

### Guidelines for development and mitigation measures

- Maintain the function of the floodplain as a resource for flood water storage
- Maintain the characteristic river valley vegetation which fringes of the floodplain, through management of the existing alder and willow trees, and reinforcement with new planting
- Manage pasture and arable farmland to improve biodiversity in river valley corridor
- Enhance connectivity with hedgerow network in adjacent areas

## Landscape capacity appraisal form

Parcel No.: 4e Colchester Road Valley Slopes

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 10/02/15

### General Commentary

The Parcel is characterised by the even fall of the valley slopes of the River Colne adjacent to the south eastern settlement fringes. The line of vegetation along the edge of the floodplain to the river valley landscape in Parcel 4d provides definition to the northern boundary, extending eastwards to Langley Mill on the north eastern tip of Parcel. The minor lane rising up the valley slopes from the mill towards the A1124 Colchester Road forms the eastern boundary, from which this road corridor wraps around the southern and south western boundaries as it drops down into Halstead at the Blue Bridge river crossing on the south western fringes. The smooth line of the A1124 marks the transition between the valley slopes within the Parcel and the farmland plateau landscape to the south.

The land rises from approximately 35m AOD on the edge of the floodplain to a high point of 57m AOD at the minor lane junction on the south eastern tip of the Parcel. The southward rise from the valley is gentle and even, with fields at the westernmost edge dropping away to wrap around a minor stream valley that rises southwards towards Greenstead Green. Land use is arable, based on two large sized fields, with occasional boundary vegetation such as hedgerows or tree belts.

An intermittent hedgerow to the rear of the verge on the north side of the Colchester Road, maintained at 1.5 meters high, provides a degree of containment to views across the Parcel from the road corridor. Where northward views are possible, large scale buildings such as the Halstead AD plant and commercial warehouses on the Bluebridge Industrial Estate on the north side of the river, on the eastern fringes of the town, are clearly visible. The Parcel is visually prominent from the valley slopes on the north side of Colne due to lack of enclosure by hedges or trees on the gently rising landform. The lane towards the River Colne at Langley Mill is well enclosed with mature hedges and trees, with occasional glimpses of the valley slopes possible from field entrances and gappy sections of the hedgerow.

There are no roads within the Parcel, access based on a single footpath which slices the corner lead of the Colchester Road in the south western corner, connecting with Bluebridge Farmhouse at the western tip, and the minor lane leading to Stanstead Hall to the south. The only dwelling within the Parcel is Langley Mill at the north-eastern tip of the Parcel, glimpsed only where breaks in the vegetation to the curtilage of the property permit. Despite this lack of settlement, there is a distinct impression of the eastern fringes of the town with both the neighbourhood around Fenn Road, and the large warehouse structures of the commercial business and Halstead AD plant clearly visible on the opposite valley slopes to the north of the Parcel. Northern sections, away from the locally busy main road have a rural feel, and the overall impression of the Parcel is one of a simple landscape defined by the underlying landform.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	<b>Dominant/Prominent</b>
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	

Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	<b>Mature or young</b>	Mixed
C3/ Extent of semi-natural habitat survival *	<b>Relic</b>	Scattered	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	<b>Moderate</b>	Low
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Improve and conserve.</b>
--	------------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary					√	1.5
Vegetation enclosure	Primary				√		3
Complexity / scale	Secondary		√				4
Condition	Secondary			√			3
<b>Sub total</b>							<b>11.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary					√	1
Openness to private view	Secondary			√			3
Relationship with existing urban conurbation	Primary					√	1.5
Prevention of coalescence	Primary			√			4.5
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>14.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				√		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 28</b>							

Overall Capacity:	Low
-------------------	-----

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

- Hedgerows along the A1124 Colchester Road to be reinforced with new planting in 'gappy' sections, tree planting along the length of the hedge, and small groups of trees, to provide definition between around the valley crest and the plateau farmland to the south
- Opportunity for the introduction of small copses at each end of the footpath where is links with the A1124 around the bend on the upper valley slopes, providing a feature in the view from the valley slopes on the north side of the river valley

## Landscape capacity appraisal form

Parcel No.: 4f Bluebridge House

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 10/02/15

### General Commentary

The Parcel is based around the boundaries of the farmhouse and associated properties on the east side of the A1124, directly south of the 'Blue Bridge' crossing over the River Colne. Eastern parts comprise a small pocket of pasture associated with the farm, with farm tracks connecting with the arable farmland in the floodplain to the north.

The substantial house and adjacent dwellings are closely connected with the floodplain in Parcel 4d to the north, with a historic red brick garden wall approximately two meters high extending along the edge of the floodplain and reinforcing the definition and setting of the river valley landscape.

The main house is part of a cluster of buildings, with the lodge and farmhouse located higher up the slope. The Parcel includes mature vegetation, with a number of well-established trees within gardens, and a group of mature parkland on the eastern edge alongside Parcel 4e. Views into and from the Parcel are limited given the lack of public access and presence of both the buildings and mature vegetation, which closely follow the line of the road corridor on the approach to Halstead and Blue Bridge from the south west.

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

---

<b>Strength of character/condition</b>	<b>Conserve and strengthen</b>
--	--------------------------------

### Capacity analysis

Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			√			4.5
Vegetation enclosure	Primary		√				6
Complexity / scale	Secondary					√	1
Condition	Secondary				√		2
<b>Sub total</b>							<b>13.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			√			3
Openness to private view	Secondary			√			3
Relationship with existing urban conurbation	Primary			√			4.5
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary		√				6
<b>Sub total</b>							<b>24</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary		√				4
<b>Sub total</b>							<b>4</b>
<b>Overall capacity profile (1 + 2 + 3) = 41.5</b>							

<b>Overall Capacity:</b>	<b>Medium</b>
--------------------------	---------------

### Guidelines for development and mitigation measures

- Not applicable – the existing grounds to house and farmhouse are well maintained
- Retain and maintain the band of trees and hedges along the northern boundary, which provide definition to the edge of the floodplain



## Landscape capacity appraisal form

Parcel No.: 4g Tidings Hill North

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 10/02/15

### General Commentary

The Parcel is characterised by the gently undulating lower valley slopes of the River Colne adjacent to the south eastern settlement fringes. The smooth line of the dismantled Colne Valley railway forms part of the northern boundary; marking the transition between the floodplain to the north and the north facing valley slopes that comprise the Parcel. The rail line shifts to the north side of the floodplain via a bridge crossing mid-way along the northern boundary, from which point the line of vegetation that marks the transition between the edge of the floodplain and the valley slopes marks the remainder of the northern boundary. The A1124 Colchester Road which extends south east from the town meets the eastern tip of the Parcel at the Blue Bridge road junction, from which point the eastern boundary follows the line of Church Road which meanders southwards towards Greenstead Green. The southern boundary wraps around the grounds of Greenstead Hall, from which point it extends westwards along field boundaries to meet the residential fringes of the town around Stanstead Road.

The land rises from approximately 35m AOD on the edge of the floodplain to a high point of approximately 65m AOD within the farmland to the west of Greenstead Hall. The southward rise from the valley is gentle and even, with fields at the easternmost edge dropping away to wrap around a minor stream valley that rises southwards towards Greenstead Green. Land use is generally arable under medium to large sized fields edged with hedges and trees in mixed condition, with fields alongside part of the footpath reflecting the pre 18<sup>th</sup> century pattern of field enclosure.

There are no roads within the Parcel, access based on two footpaths which lead eastwards from residential streets on the edge of the town, providing access to the farmland landscape to the south east, and onwards to the footpath network around Stanstead Hall. Views are possible along and across the valley floor to residential areas south of the Colchester Road on the eastern fringes of the town, as well as to the substantial warehouse buildings and AD plant in the Bluebridge Industrial Estate. Views include a low voltage power line which crosses the farmland close to the northern boundary.

Although there are no dwellings within the Parcel itself, there is a close association with the residential fringes of the town around Firwoods Road and Stanstead Road on the western boundary, with the two storey dwellings visible to the rear of the farm hedge along the settlement edge. The farmhouse and buildings at Greenstead Hall in the south eastern corner are largely concealed by hedges and groups of trees associated with field boundaries in the intervening landscape.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	Apparent	<b>Dominant/Prominent</b>
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
<b>Condition</b>	<b>Poor</b>	<b>Moderate</b>	<b>Good</b>

C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	Interrupted	<b>Intact</b>
C6/ Impact of development	High	<b>Moderate</b>	Low
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary		√				6
Vegetation enclosure	Primary			√			4.5
Complexity / scale	Secondary			√			3
Condition	Secondary			√			3
<b>Sub total</b>							<b>16.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				√		2
Openness to private view	Secondary			√			3
Relationship with existing urban conurbation	Primary		√				6
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary			4.5			4.5
<b>Sub total</b>							<b>23</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			√			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 42.5</b>							

<b>Overall Capacity:</b>	<b>Medium</b>
--------------------------	---------------

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

- Existing boundary hedgerows to be retained and enhanced through management, with hedgerow tree planting with species in keeping with local landscape character
- Opportunity to enhance the footpath network across the Parcel, with linkages up and down the valley slopes between existing paths from the residential fringes to create a series of circular routes to the south east of the town. These paths would link with the Colne Valley Path along the route of the dismantled railway on the northern boundary of the Parcel.
- Creation of copses and woodland blocks along the eastern fringes of the Parcel, to safeguard and reinforce the landscape setting of Greenstead Hall and Stanstead Hall to the east, and improve sense of tranquillity across eastern parts of the Parcel
- Potential new built development to be focussed on western parts, in the vicinity of Stanstead Road, away from the brow of the tranquil valley slopes to the Bourne Brook south of the Parcel. Such development should be contained within smaller fields adjoining settlement edge, where it could be integrated into the pattern of fields and soften the existing abrupt residential boundary between properties on Ravens Avenue and Stanstead Road and the adjacent countryside.

## Landscape capacity appraisal form

Parcel No.: 4h Greenstead Plateau Farmland

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 10/02/15

### General Commentary

Comprising a substantial triangle adjacent to the south eastern tip of Halstead, the Parcel lies on the brow between the valley lopes of the River Colne in Parcel 4g to the north, and the gently undulating farmland of the adjacent landscape. A hedge line that follows the 70m contour of the brow marks the northern boundary, and a track that forms a sweeping curve leading southwards from the town towards Greenstead Green forms a strong western boundary. The grounds and associated grazing at Greenstead Hall define the edge of the Setting Area and eastern boundary of the Parcel, with a hedge that runs along the boundary terminating as a result of the amalgamation of fields in farmland at the southernmost tip.

The Parcel comprises a single unit arable farmland – under a crop of wheat at the time of the visit, which is substantially larger than typical field size in adjacent Parcels. Enclosed by mature hedging and trees on all sides, any impression of the field is limited to glimpses at breaks in this hedge on the western boundary, and from the paddocks and buildings at Greenstead Hall to the east. Despite the proximity of the residential fringes of the town to the north west of the Parcel, the presence of the boundary vegetation limits any impression of the built up area to the taller element only, such as the leisure centre on the north side of the Colne valley.

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

Strength of character/condition	Strengthen and reinforce
---------------------------------	--------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary	√					7.5
Vegetation enclosure	Primary			√			4.5
Complexity / scale	Secondary	√					5
Condition	Secondary			√			3
<b>Sub total</b>							<b>20</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			√			3
Openness to private view	Secondary	√					5
Relationship with existing urban conurbation	Primary			√			4.5
Prevention of coalescence	Primary		√				6
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>23</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				√		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 45</b>							

Overall Capacity:	Medium
-------------------	--------

### Guidelines for development and mitigation measures:

- Existing boundary hedgerows to be retained and enhanced through management, with hedgerow tree planting with species in keeping with local landscape character
- Creation of copses and woodland blocks along the western fringes of the Parcel, to safeguard and reinforce the landscape setting of Greenstead Hall and Stanstead Hall to the east, and improve sense of tranquillity across eastern parts of the Parcel
- Potential new built development to be focussed on northern parts, in the vicinity of Stone's Farm and Tidings Hill, away from the brow of the tranquil valley slopes to the Bourne Brook south of the Parcel

## Landscape capacity appraisal form

Parcel No.: 5a Plaistow Green Lane

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 10/02/15

### General Commentary

The Parcel is set on the locally steep lower valley slopes of the Bourne Brook, offset from the south-western fringe of Halstead by Parcel 5b to 5e in the intervening landscape. The land slopes locally steeply towards the Bourne Brook which defines the northern edge of the rectangular shaped Parcel. The effects of distance and the lower ground of the valley slopes results in a strong sense of separation between the southern fringes of the town, the Bourne Brook valley and farmland at Plaistow Green to the south.

The A131 runs along the western boundary, set below banks to the elevated farmland within the Parcel. The winding road corridor is characterised by a grassy verge and intermittent hedgerows, as a result of the removal of vegetation to field boundaries in westernmost parts. The valley along the northern boundary is apparent through the characteristic riverside vegetation along the stream corridor, comprising a continuous band of alder and willow trees and associated hedging and scrub. A grid of poplar trees alongside the stream on the easternmost boundary are an incongruous feature in the local landscape. The eastern boundary is formed by the minor lane that extends southwards from the town towards Plaistow Green, with mature hedges and trees providing containment and enclosure.

The Parcel comprises medium to large arable fields, with units arranged perpendicular to the river corridor that runs along the northern boundary. Fields are generally fringed with hedges, which are often mature and well-maintained, such as those east of Aylett's Farm. Settlement is limited to this farmstead and the small holding at Magpie Hall, although number of farmhouses and cottages in farmland and at Plaistow Green on the southern boundary.

A single footpath run north-south across the Parcel, providing connections between the southern fringes of Halstead, the valley landscape and Plaistow Green. The Parcel is generally well contained in views from the wider landscape on approach to Halstead from the south, although views are more open in the west and south-west around the junction with the A131 – where hedge removal has resulted in views into the Bourne Brook. There is no impression of the southern fringes of the town, any relationship with it being limited by both distance and this lack of visual connection. The only impression of Halstead is the water tower on the southern fringes of the town, glimpsed as a feature on the horizon in views from within the Parcel.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	Coherent	<b>Unified</b>
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
<b>Condition</b>	<b>Poor</b>	<b>Moderate</b>	<b>Good</b>
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>

C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	Scattered	<b>Widespread/linked</b>
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	Interrupted	<b>Intact</b>
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie			<b>Good</b>

<b>Strength of character/condition</b>	<b>Conserve and strengthen</b>
--	--------------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			√			4.5
Vegetation enclosure	Primary		√				6
Complexity / scale	Secondary				√		2
Condition	Secondary				√		2
<b>Sub total</b>							<b>14.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			√			3
Openness to private view	Secondary	√					5
Relationship with existing urban conurbation	Primary					√	1.5
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>21.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				√		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 38</b>							

<b>Overall Capacity:</b>	<b>Medium to Low</b>
--------------------------	----------------------

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

- The landscape framework of hedges to field boundaries, trees and small woodlands to be retained and strengthened through management and new planting
- Opportunities to enhance the linkages between the stream valley landscape of the Bourne Brook and adjacent farmland, to conserve and strengthen wildlife corridors across the Parcel
- The characteristic pattern of medium sized fields arranged perpendicular to the Bourne Brook to be retained, with views from Plaistow Green Road featuring a tranquil rural landscape with few dwellings within
- Opportunities for east-west footpath connections along the stream valley on the northern boundary of the Parcel, connecting with the north-south paths that extend out of the town



## Landscape capacity appraisal form

Parcel No.: 5b Bourne Brook Valley Slopes

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 10/02/15

### General Commentary

The Parcel is set on the locally steep lower valley slopes of the Bourne Brook, offset from the south-western fringe of Halstead by Parcel 5c and 5d in the intervening landscape. The land slopes locally steeply towards the Bourne Brook which defines the southern edge of the rectangular shaped Parcel. A combination of the curved rise of the valley slopes, and the field hedges with trees associated with field boundaries between these Parcels results in a strong sense of separation between the level ground around the southern fringes of the town and the stream valley.

The A131 (Bournebridge Hill) runs along the western boundary, set below banks to the elevated farmland within the Parcel. The roadside is characterised by a grassy verge and intermittent hedge, as a result of the removal of vegetation to field boundaries, with a number of remnant oak and ash being the only vegetation on this section of the road corridor. The valley along the southern boundary is apparent through the characteristic riverside vegetation along the stream corridor, comprising a continuous band of alder and willow trees and associated hedging and scrub. A grid of poplar trees alongside the stream on the easternmost boundary are an incongruous feature in the local landscape. The eastern boundary is formed by the minor lane that extends southwards from the town towards Plaistow Green, with mature hedges and trees providing containment and enclosure.

The Parcel comprises arable fields which range from medium to large arable units in western parts, to small and medium mixed farmland around Bushey Leys in eastern areas of the Parcel. Fields are generally fringed with hedges, which are mature and thick in eastern areas such as alongside the lane and paths at Letche's Farm. The engineered forms of a fishing pond south of this farm on the south-eastern tip of the Parcel provides an incongruously level feature in the otherwise sloping valley sides, although the embankments can only be glimpsed where breaks in the hedge alongside the lane allow.

Two footpaths run north-south across the Parcel, providing connections between the southern fringes of Halstead, the valley landscape to the south, and onwards to Plaistow Green. Mature hedges provides good enclosure to these footpaths, and the peaceful rural lane along the eastern boundary. The mixed vegetation and embankment to the fishing pond south of Letche's Farm limits visibility to and from the eastern fringes of the Parcel. The Parcel is generally well contained in views from the wider landscape on approach to Halstead from the south, although views are more open in the west and south-west from Bournebridge Hill. The farmsteads at Bourne Farm and Letche's Farm are well enclosed with mature vegetation, limiting views across the farmland landscape.

There is no impression of the southern fringes of the town, any relationship with it being limited by both distance and this lack of visual connection. Although the landscape framework is general intact, with fields in the westernmost parts reflecting the pattern of pre 18<sup>th</sup> century enclosure, there is an opportunity to restore the former hedgerows alongside the A131 Bournebridge Hill, to extend the overall sense of tranquillity to western fringes of the area.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	<b>Tranquil</b>
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare

S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
<b>Condition</b>	<b>Poor</b>	<b>Moderate</b>	<b>Good</b>
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	Interrupted	<b>Intact</b>
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie			<b>Good</b>

<b>Strength of character/condition</b>	<b>Conserve and strengthen</b>
--	--------------------------------

<b>Capacity analysis</b>							
<b>Criteria</b>	<b>Importance</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>Total</b>
<b>1/ Landscape features</b>							
Slope analysis	Primary			√			4.5
Vegetation enclosure	Primary		√				6
Complexity / scale	Secondary				√		2
Condition	Secondary				√		2
<b>Sub total</b>							<b>14.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			√			3
Openness to private view	Secondary	√					5
Relationship with existing urban conurbation	Primary					√	1.5
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>21.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				√		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 38</b>							

<b>Overall Capacity:</b>	<b>Medium to Low</b>
--------------------------	----------------------

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

- The existing network of hedges and small woodland blocks to be retained and strengthened through management and planting
- Opportunities to enhance the linkages between the stream valley landscape of the Bourne Brook and adjacent farmland, to conserve and strengthen wildlife corridors across the Parcel
- The stands of poplar trees around the floodplain of the Bourne Brook on the southern boundary are incongruous with the local landscape, and could be removed and replaced with characteristic native species
- The former hedgerows and trees alongside the A131 Bournebridge Hill to be restored, to extend the overall sense of tranquillity to western fringes of the area

## Landscape capacity appraisal form

Parcel No.: 5c Oak Road Farmland

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 10/02/15

### General Commentary

The Parcel is set on the upper valley slopes of the Bourne Brook, offset from the south-western fringe of Halstead with Parcel 5d in the intervening landscape. Hedges and trees to Oak Road and field boundaries between these Parcels provide separation to the plateau to the level ground on the southern fringes of the town. The land slopes gently southwards towards the steeper slopes of Parcel 5b on the northern banks of the Bourne Brook.

The A131 (Bournebridge Hill) runs along the western boundary, separated only by verges and a field ditch as a result of the removal of characteristic field hedges, a number of remnant mature hedgerow oaks being the only vegetation on this section of the road corridor. The southern boundary comprises hedgerows that follow the field boundaries within the Parcel. The eastern boundary is formed by the minor lane that extends southwards from the town towards Plaistow Green, with mature hedges and trees that provide containment and enclosure.

The Parcel comprises small to medium scale arable fields, sown with winter wheat at the time of the site visit. Field boundaries within are generally enclosed by native hedgerows with associated trees, with conifers occasionally present in hedgerows on northern fringes of the area. The land is loosely divided into two areas by a swathe of mature vegetation that extends south from the bend in Oak Road, towards Bourne Farm and onwards to the stream valley. The nursery structures at Upper Beakley Farm midway along the northern boundary of the Parcel comprise a packet of commercial activity in the otherwise agricultural landscape.

Two footpaths run north-south across the Parcel, providing connections between Oak Road and the southern fringes of Halstead and the peaceful valley landscape to the south. Mature hedges provides good enclosure to both these footpaths, and to the peaceful lane on the eastern boundary. Oak Road on the northern boundary is used by walkers and riders making connections with these footpaths. The Parcel is generally well contained in views from the wider landscape on approach to Halstead from the south, although views are more open in the west and south-west from Bournebridge Hill. The farmsteads at Upper Beakley Farm and Bourne Farm are well enclosed with mature vegetation, limiting views across the farmland landscape. There is no impression of the Bourne Brook due to presence of hedgerows on southern fringes of the area, and steeply falling ground to the south.

The glimpses of the southern fringes of the town and good connections with it via the peaceful rural lanes results in a moderate relationship with the existing built edge of Halstead. Although the condition of the landscape is generally good, westernmost parts are in a poor condition presenting the opportunity to provide improvements through the reinforcement of the field pattern and restoration of former hedgerows. There is moderate scope to mitigate any proposed development, such measures to be based on the existing pattern of landcover and boundary treatment in the Parcel.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare

S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
<b>Condition</b>	<b>Poor</b>	<b>Moderate</b>	<b>Good</b>
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie			<b>Good</b>

<b>Strength of character/condition</b>	<b>Conserve and strengthen</b>
--	--------------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary		√				6
Vegetation enclosure	Primary			√			4.5
Complexity / scale	Secondary				√		2
Condition	Secondary				√		2
<b>Sub total</b>							<b>14.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			√			3
Openness to private view	Secondary		√				4
Relationship with existing urban conurbation	Primary			√			4.5
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>23.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			√			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 41</b>							

---

<b>Overall Capacity:</b>	<b>Medium</b>
--------------------------	---------------

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

- Existing network of hedgerows that are widespread in the area to be retained and enhanced through management and replacement of non-natives with species in keeping with local landscape character
- Creation of copses and woodland blocks alongside the A131 road corridor to improve southern approaches to Halstead, and improve sense of tranquillity across the wider Parcel to the east
- Potential new built development to be focussed on northern parts, in the vicinity of Oak Road, away from the brow of the tranquil valley slopes to the Bourne Brook south of the Parcel

## Landscape capacity appraisal form

Parcel No.: 5d Oak Road

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 10/02/2015

### General Commentary

The Parcel is set on a plateau extending along the south-western edge of Halstead. The A131 (Mount Hill) runs along the western boundary. Mature trees including conifers are present adjacent the road forming enclosure to this side. The southern boundary is also contained by strong bands of mature vegetation within farmland and alongside Oak Road. The eastern boundary is formed by Tidings Hill which is also contained by a tall tree belt. The remaining field boundaries are formed by low clipped hedgerows and isolated trees.

The Parcel comprises small to medium scale arable fields with a Pre-18<sup>th</sup> century enclosure pattern. The land is further divided into two areas by Oak Road. This rural road forms the northern boundary to the western half of the Parcel, separating it from residential development in Halstead. The meandering lane crosses the Parcel to the west of Conies Farm to form the southern boundary to the eastern half. Residential development on Conies Road abuts the remainder of the northern boundary.

There are no public rights of way running through the Parcel and boundary vegetation provides good enclosure to views from the public roads along the southern and eastern boundaries. Views are more open to the west and north-west from Oak Road. The 2 and 3 storey properties on Oak Road and Conies Road would have some open views across the Parcel. Despite the slightly harsh existing settlement edge, the Parcel is generally well contained in views from the wider landscape on approach to Halstead.

Conies Farm and a small cluster of residential properties including White Horse Cottage are existing built development present in the Parcel. The land is overlooked by an abrupt edge of residential development. The existing presence of development and potential access points form a relatively strong relationship with the existing built edge of Halstead. The existing containment to the Parcel and connections with the edge of the existing development provides good scope to mitigate any proposed development. Parts of the Parcel are in a poor condition presenting the opportunity to provide improvements through mitigation measures.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	Dominant/Prominent
S2 Impact of landcover *	Insignificant	Apparent	Dominant/Prominent
S3/ Historic pattern *	Insignificant	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	Moderate	Tranquil
S5/ Distinctiveness /rarity	Frequent	Unusual	Unique/rare
S6/ Visual unity	Incoherent	Coherent	Unified
<b>Totals</b> * Prime character if a tie	<b>Weak</b>		
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	Mixed
C3/ Extent of semi-natural habitat survival *	Relic	Scattered	Widespread/linked

C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	<b>High</b>	Moderate	Low
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Improve and reinforce</b>
--	------------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary	✓					7.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary				✓		2
Condition	Secondary		✓				4
<b>Sub total</b>							<b>18</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary		✓				4
Openness to private view	Secondary				✓		2
Relationship with existing urban conurbation	Primary		✓				6
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary	✓					7.5
<b>Sub total</b>							<b>27</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary		✓				4
<b>Sub total</b>							<b>4</b>
<b>Overall capacity profile (1 + 2 + 3) = 49</b>							

<b>Overall Capacity</b>	<b>Medium to High</b>
-------------------------	-----------------------

### Guidelines for development and mitigation measures

- Improve settlement edge by softening existing abrupt residential edge at the crest of the minor valley landscape to the south



- Retain and reinforce a robust belt of planting to the southern boundary of the Parcel to ensure a contained edge to the southern fringes of Halstead, and views from Bourne Brook valley
- Some unmanaged hedgerows and grassland in the Parcel, with litter and minor fly tipping along the lanes. Potential to bring areas into management for wildlife to enhance the condition of the landscape
- Create/improve green space and pedestrian links between existing residential development and the rural landscape to the south of the town, based around the historic field pattern that is apparent in the Parcel

## Landscape capacity appraisal form

Parcel No.: 5e Tidings Hill South

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 10/02/2015

### General Commentary

The Parcel is set on a plateau extending along the south-western edge of Halstead; the southern edges descending slightly towards the valley slopes of Bourne Brook. Mature, irregular hedgerows and trees defining the field boundaries are poorly managed but provide some containment to the Parcel. Hedgerows are fragmented in parts, increasingly to the east and the western boundary to the southern field. Visual containment by vegetation is strongest to the north-east and north-western boundaries.

The Parcel comprises two medium scale arable fields set to the east of a minor road named Tidings Hill. A small scale field within Parcel 4g lies directly to the north which has stronger connections to residential development in Halstead on Firwood's Road and Stone's Farm.

A public footpath crosses the centre of the Parcel, adjacent to the central field boundary. A further public footpath runs alongside the eastern boundary. The eastern boundary is formed by intermittent trees resulting in relatively open views from the public footpath. The footpath continues south towards Greenstead Green and tranquillity levels increase as the path travels south towards open countryside. The southern field is more open to views from Tidings Hill.

Built development within the Parcel would make some moderate associations with residential development on Grange Close to the north-west. This relationship with the existing edge of the settlement decreases to the south. The lower extent of the southern field has stronger connections with the valley of Bourne Brook than the settlement edge.

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

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

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary	✓					7.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>18</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary			✓			4.5
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>22.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary		✓				4
<b>Sub total</b>							<b>4</b>
<b>Overall capacity profile (1 + 2 + 3) = 44.5</b>							

<b>Overall Capacity</b>	<b>Medium</b>
-------------------------	---------------

### Guidelines for development and mitigation measures

- Enhance field hedgerows to ensure the rural qualities of the Parcel are retained, and provide a landscape buffer to Greenstead Hall to the east
- Any new built development to be set within the existing landscape framework of field enclosures and associated hedgerows

- East-west footpath links across the Parcel would supplement the existing footpaths extending southwards from Halstead to Greenstead Green, providing a range of circular walks on the south eastern fringes of the town

## Landscape capacity appraisal form

Parcel No.: 6a Whiteash Green

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 12/02/15

### General Commentary

The Parcel occupies the northernmost parts of Landscape Setting Area 6 to the west of Halstead. The hamlet of Whiteash Green defines the northern boundary, the settlement form being linear around the road corridor between Gosfield School on the western tip, and Whitehouse Farm and Sloe House alongside the northern boundary. The Parcel meets a group of houses on the upper sections of Sloe Hill on the eastern tip of the Parcel; wrapping around the rear garden boundaries on the western fringes of Halstead. A stream valley runs east west across the landscape in southern sections; the framework of vegetation associated with it providing a strong southern edge to the Parcel.

The underlying landform slopes gently southwards away from the Halstead Road at a height of approximately 80m AOD towards the stream valley which rises at approximately 65m AOD in the west of the Parcel, falling to 50m AOD at Chapel Hill at the eastern edge. The gently sloping valley sides are punctuated by an indentation around a subtle field stream extending diagonally towards 'Woodcot' at Whiteash Green.

The stream valley continues eastwards towards Slough Farm, beyond which it meets the Colne, influences land use in the Parcel, with the valley floor under a series of linked grazing pastures that are fringed with hedgerows on the valley sides. Beyond the hedgerow line, the slopes that rise to Whiteash Green are under arable cultivation, with a series of medium to large size fields arranged perpendicular to the valley. The Parcel is enclosed on the south side by field hedgerows and the substantial block of woodland at Great Spansey Wood (County Wildlife Site), the arrangement and boundaries of which both respond to the contours of the stream valley.

The locally high elevation of northern parts of the Parcel, the presence of the stream valley within it, and the dense vegetation in the adjacent landscape has the effect of focussing views along the length of the stream valley and back towards the northern fringes of Halstead, where landmark buildings punctuate the skyline. These views are experienced by walkers using the footpath which extends east – west along the length of the Parcel, creating a direct connection between the western fringes of Halstead and the rural farmland landscape to the west. Any development within the Parcel would be isolated and would not form a relationship with existing urban fabric.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	Coherent	<b>Unified</b>
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>

C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	Moderate	<b>Low</b>
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

<b>Capacity analysis</b>							
<b>Criteria</b>	<b>Importance</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>Total</b>
<b>1/ Landscape features</b>							
Slope analysis	Primary			√			4.5
Vegetation enclosure	Primary			√			4.5
Complexity / scale	Secondary				√		2
Condition	Secondary			√			3
<b>Sub total</b>							<b>14</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				√		2
Openness to private view	Secondary			√			3
Relationship with existing urban conurbation	Primary				√		3
Prevention of coalescence	Primary			√			4.5
Scope to mitigate the development	Primary			√			3
<b>Sub total</b>							<b>15.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				√		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 31.5</b>							

<b>Overall Capacity:</b>	<b>Low</b>
--------------------------	------------

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

- Ensure buffering to vegetation/wildlife corridor associated with tributary valley on the southern boundary of the Parcel
- Hedges along the northern boundary of the Parcel, alongside the minor road between Whiteash Green and Crowbridge Farm, to be retained and enhanced with management of existing hedges, planting in gappy sections and along rear garden boundaries in Whiteash Green, and hedgerow tree planting
- Views back towards landmark features in Halstead, focussed on the corridor of the minor stream valley falling eastwards towards Slough Farm, to be safeguarded

## Landscape capacity appraisal form

Parcel No.: 6b Russell's Road  
 Settlement: Halstead  
 Landscape Character Area:  
 Surveyor: SL

Date surveyed: 10/02/2015

### General Commentary

A gently undulating parcel of land with areas of plateau set to the west of Halstead and the south of the hamlet of Whiteash Green. Russell's road, a winding rural lane, follows the western boundary. Vegetation along this boundary is varied in quality with a mix of low clipped hedgerows, short lengths of taller hedgerows and some areas that are completely open to the road. This variable containment continues on the south-eastern boundary which runs alongside Russell's Farm. The Parcel extends east to Great Spansey Wood, which has parts of Ancient and Semi-natural Woodland. The woodland provides visual containment from the east and also screens the majority of views to built development in Halstead. There is a tall dense hedgerow on the northern boundary running alongside a small spring.

The Parcel comprises large scale arable fields. The central field on plateau land has been divided into small scale paddocks with post and rail fencing. There are a small number of residential properties facing the Parcel from the western side of Russell's Road. This includes scattered ribbon development and farms. This built development is isolated from both Halstead and Whiteash Green. A public footpath crosses the Parcel providing a connection between this ribbon development and Halstead. There are open views across the southern fields from this route and from parts of Russell's Road.

The disassociation with Halstead, quiet rural lane to the west and wooded back drop to views provides a tranquil setting to the Parcel and a rural character. Development within this Parcel would be isolated from Halstead and would slightly compromise separation between Whiteash Green and Halstead. The location and context of the Parcel presents limited scope to provide adequate mitigation to development in the medium term.

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



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

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary	✓					7.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary			✓			3
Condition	Secondary			✓			3
<b>Sub total</b>							<b>18</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary				✓		2
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary					✓	1.5
Prevention of coalescence	Primary		✓				6
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>18</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			✓			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 39</b>							

<b>Overall Capacity</b>	<b>Medium to Low</b>
-------------------------	----------------------

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

- New hedges to be planted along open sections of Russells's Road, to reinforce the overriding sense of a tranquil rural landscape, provide visual containment and create linkages with adjacent hedgerows and blocks of vegetation
- Enhance field hedgerows, to ensure the rural qualities of the Parcel are retained and provide a landscape buffer to Great Spansey Wood to the north east
- Any new built development to be set within the existing landscape framework of field enclosures and associated hedgerows

## Landscape capacity appraisal form

Parcel No.: 6c Spansey Woods

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 10/02/2015

### General Commentary

The Parcel is located centrally within Landscape Setting Area 6 to the west of Halstead. The landform is sloping, set within localised valleys of small streams. The Parcel is enclosed by mature vegetation and includes some areas of woodland including Great Spansey Wood, Middle Spansey, Little Spansey Wood and a smaller block of woodland to the north of Russell's Farm. New Wood located on the south-eastern boundary also provides strong visual containment to the Parcel. Internal field boundaries are generally formed by unmanaged hedgerows and intermittent mature trees.

The Parcel comprises medium scale sloping fields with some areas of rank grassland and arable land not currently in use. A public footpath crosses the Parcel and provides partial views across the localised valley with a strong wooded skyline formed by Great Spansey Wood. Great Spansey Wood contains Ancient and Semi-natural woodland and is a County Wildlife Site.

The strong presence of vegetation ensures the Parcel is well contained from private views. Glimpsed views to Russell's Farm and the presence overhead power lines are the limited signs of built development within the Parcel. Any development within the Parcel would be isolated and would not form a relationship with existing urban fabric.

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

<b>Strength of character/condition</b>	<b>Conserve and strengthen</b>
--	--------------------------------

<b>Capacity analysis</b>							
<b>Criteria</b>	<b>Importance</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>Total</b>
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary	✓					7.5
Complexity / scale	Secondary				✓		2
Condition	Secondary				✓		2
<b>Sub total</b>							<b>16</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			✓			3
Openness to private view	Secondary	✓					5
Relationship with existing urban conurbation	Primary					✓	1.5
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>21.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary				✓		2
<b>Sub total</b>							<b>2</b>
<b>Overall capacity profile (1 + 2 + 3) = 39.5</b>							

<b>Overall Capacity</b>	<b>Medium to Low</b>
-------------------------	----------------------

### Guidelines for development and mitigation measures

- Sinuous hedges, mirroring the southern edges of Great Spansey Wood and reflecting the underlying landform around a minor stream ditch, to be retained and enhanced
- Field hedgerows to be retained and enhanced, to ensure the rural qualities of the Parcel are retained, provide a landscape buffer to Great Spansey Wood in northern parts, and reflect the pattern of 18<sup>th</sup>-19<sup>th</sup> century field enclosure evident across the Parcel

## Landscape capacity appraisal form

Parcel No.: 6d Attwoods

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 10/02/2015

### General Commentary

The Parcel is located to the west of Halstead development edge and bound by roads to two sides. Russell's Road, a minor rural lane forms the south-western boundary and the A131 (Bournebridge Hill) forms the south-eastern boundary. The northern boundary of the Parcel wraps around the northern extent of Attwoods Manor Retirement Home, Attwoods Farm, New Wood and Russell's Farm.

The Parcel is set on a plateau and comprised of a varied small scale landscape. Small scale arable fields separate isolated farms and manor houses. Martlett Hall and Attwoods Manor are set within parkland style landscape with large mature trees and more ornamental features.

Enclosure by vegetation is varied with some dense blocks of woodland to the centre of the Parcel and strong tree belts to the south-eastern corner surrounding Attwoods Manor. The Parcel is more open to the western side with low clipped hedgerows and occasional trees.

There are no public rights of way through the Parcel. However, the low hedgerows adjoining parts of Russell's Road allow open views across arable fields on the plateau landscape and to buildings associated with Russell's Farm. Small blocks of woodland including New Wood provide a backdrop in views to isolated properties and prevent further views to Halstead to the north-east.

Any development within the Parcel would form some minor associations with the existing farms and manor houses but would generally be isolated from the existing urban fabric within Halstead. The enclosure to parts of the Parcel would provide some scope to mitigate development, but the isolated nature of existing development within the Parcel and the lack of relationship to built form in Halstead reduces the capacity of the Parcel.

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

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

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

<b>Capacity analysis</b>							
<b>Criteria</b>	<b>Importance</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>Total</b>
<b>1/ Landscape features</b>							
Slope analysis	Primary	✓					7.5
Vegetation enclosure	Primary			✓			4.5
Complexity / scale	Secondary				✓		2
Condition	Secondary			✓			3
<b>Sub total</b>							<b>17</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary			✓			3
Openness to private view	Secondary			✓			3
Relationship with existing urban conurbation	Primary				✓		3
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary		✓				6
<b>Sub total</b>							<b>22.5</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			✓			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 42.5</b>							

<b>Overall Capacity</b>	<b>Medium</b>
-------------------------	---------------

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

- Existing vegetation alongside Russell's Road and in the Attwoods estate to be retained and enhanced to provide a landscape transition between the residential fringes to Halstead to the northeast, and the rural farmland landscape around Russell's Farm and Highwood Farm to the south west of the Parcel
- Any new built development to be set within the existing framework of vegetation in the vicinity of Attwoods
- North-south footpath link between Russell's Road and New Wood within the Parcel would supplement the existing footpath running east-west between Half Way House (Russell's Road) and Windmill Road on the western fringes of the town

## Landscape capacity appraisal form

Parcel No.: 6e Blamster's Farm

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 12/02/2015

### General Commentary

The Parcel is located to the west of Halstead and to the south-west of residential development on Windmill Road. The north-eastern boundary is formed by the settlement edge and an access road leading to Blamsters Farm. The south-western boundary follows a short stretch of the A131 (Mount Hill). To the west the Parcel wraps around the rear grounds of Attwoods Manor Retirement Home and extends to the eastern edge of New Wood. There is a smaller block of woodland contained within the Parcel alongside the northern boundary.

The Parcel is set on an undulating landform that provides some enclosure. The Parcel comprises small to medium scale grass fields with isolated trees. Field boundaries are defined by unmanaged hedgerows of a varied height. A pre-18<sup>th</sup> century enclosure pattern is evident in the northern fields. However, field boundaries are declining in parts to the south.

Enclosure by vegetation is strong to the western boundaries with the presence of woodland blocks and lines of conifer trees enclosing Attwoods Manor to the west. Vegetation is more fragmented to the eastern side and along the A131. There are fragmented hedgerows to the rear garden boundaries of houses on Windmill Road, interspersed with close-boarded fencing, creating a partly exposed urban edge.

A public footpath crosses the Parcel, extending west from Windmill Road towards New Wood, providing public views to parts of the Parcel. Holy Trinity Church steeple is visible above the houses in views from the public footpath to the north-east. The fields surrounding Blamsters Farm are more contained with public views restricted to breaks in vegetation alongside the A131.

Development within the Parcel would form some moderate associations with residential development surrounding Windmill Road and Blamsters Farm. The containment of the Parcel in wider views provides relatively good scope to mitigate development within parts of the Parcel. However, this would be limited to the eastern edge of the Parcel that has connections to the existing urban fabric.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	<b>Apparent</b>	Dominant/Prominent
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	<b>Insignificant</b>	Apparent	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
Condition	Poor	Moderate	Good
C1/ Landcover change	Widespread	<b>Localised</b>	Insignificant
C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked



C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	<b>Moderate</b>	Low
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

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

<b>Overall Capacity</b>	<b>Medium</b>
-------------------------	---------------

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

- The car parking and ancillary buildings to the Grade II Listed Blamster's Farm (Care Home) to be integrated into the adjacent landscape with tree and hedgerow planting
- Opportunities to improve public access between Crowbridge Farm on Chapel Hill and the western fringes of Halstead with the rural landscape beyond – connecting with White Horse Ave and Oak Road east of Mount Hill on the A131
- Existing views along the falling valley slopes towards landmark features in Halstead to be safeguarded

## Landscape capacity appraisal form

Parcel No.: 6f Crowbridge Farm

Settlement: Halstead

Landscape Character Area:

Surveyor: SL

Date surveyed: 12/02/2015

### General Commentary

The Parcel comprises a triangular piece of land to the west Chapel Hill and the north-western extent of Halstead. Chapel Hill is a relatively busy road that connects to the A131 running through Halstead. The northern boundary is formed by a relatively dense hedgerow of varied heights following a small stream. The south-eastern boundary extends to the settlement edge running alongside gardens of residential properties on Chapel Hill and Dooley Road. The western boundary is formed partly by the eastern edge of Little Spansey Wood. The parcel is set on gentle side slopes associated with minor tributary valleys.

The Parcel comprises medium scale fields set in a Pre-18<sup>th</sup> century enclosure pattern. Field boundaries are formed by fragmented mature hedgerows with intermittent trees. Smaller scale pastures are located on the eastern side of the Parcel. The fields are associated with Crowbridge Farm and Crowbridge Cottages located to the eastern corner beyond the parcel boundary. Crowbridge Farm cottages are Listed with decorative brick work and windows.

Both private and public views of the Parcel are limited. A public footpath runs adjacent to the northern boundary but views are generally prevented into the Parcel by the boundary hedgerow. Development within the Parcel would form some minor associations with development to the east. However, the valleys of small streams to north and south-east present intervening features and reduce the scope to provide development in keeping with the existing development pattern.

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

<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	
--	--	-----------------	--

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

<b>Capacity analysis</b>							
<b>Criteria</b>	<b>Importance</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>Total</b>
<b>1/ Landscape features</b>							
Slope analysis	Primary			✓			4.5
Vegetation enclosure	Primary				✓		3
Complexity / scale	Secondary				✓		2
Condition	Secondary			✓			3
<b>Sub total</b>							<b>12.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary		✓				4
Openness to private view	Secondary		✓				4
Relationship with existing urban conurbation	Primary				✓		3
Prevention of coalescence	Primary	✓					7.5
Scope to mitigate the development	Primary			✓			4.5
<b>Sub total</b>							<b>23</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			✓			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 38.5</b>							

<b>Overall Capacity</b>	<b>Medium to Low</b>
-------------------------	----------------------

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

- Sinuous hedges, extending from the eastern edges of Great Spansey Wood and reflecting the underlying landform around a minor stream ditch, to be retained and enhanced
- Field hedgerows to be retained and enhanced, to ensure the rural qualities of the Parcel are retained, provide a landscape buffer to Great Spansey Wood in northern parts, and reflect the pattern of pre 18th century field enclosure evident across the Parcel
- Ensure buffering to vegetation/wildlife corridor associated with tributary valley on the northern boundary of the Parcel

## Landscape capacity appraisal form

Parcel No.: 6g Mount Hill  
 Settlement: Halstead  
 Landscape Character Area:  
 Surveyor: SL

Date surveyed: 12/02/15

### General Commentary

The Parcel comprises a single arable field adjacent to the existing settlement at Windmill Road and Acorn Avenue on Chapel Hill. The rear gardens of properties that line these roads forms the north western boundary; with Mount Hill rising southwards away from Holy Trinity church on the western fringes of Halstead marking the south eastern boundary. Recent residential development around Greenbanks and Monklands Court close to the Mount Hill and Chapel Hill junction provides a built edge to the northernmost boundary; the driveway to the care home at Blamster's Farm forming the southern boundary. Blamster's Farm (now a care home) lies at the southern tip of the Parcel; the original farm buildings lying within numerous recent additions.

The slopes of the minor stream valley, which rises from the town towards the adjacent farmland landscape in the south west, fall steeply away from a height of approximately 70m AOD towards the residential boundary at Greenbanks at approximately 50m AOD. Current land uses a single arable field adjacent to Mount Hill in the north of the Parcel, extending to the Ramsey Road junction, with areas of unmanaged grassland and scrub on the valley floor adjacent to rear garden boundaries on Windmill Road. An area of pasture and pocket of unmanaged grassland, associated with the former Blamster's Farm, lies opposite Blamsters Crescent. The field pattern reflects the pre 18<sup>th</sup> century arrangement of field enclosure of farmland on the town fringes.

There are no public footpaths within the Parcel; access from the western fringes of the town limited to a footpath connection with Windmill Rd in the adjacent Parcel 6e. Footpaths on the eastern boundary are limited to the pavement on the east side of Mount Hill.

Views into the Parcel from the approaches to the town from the south are limited by the embanked sides and associated hedgerow to the southern sections of Mount Hill, with occasional views possible at breaks in the hedge line. Views into the Parcel are available from properties on the west side of Mount Hill, which follow the falling contours around the tributary valley and onwards to the rear gardens of properties on Windmill Road. Views of these dwellings are filtered by the band of trees and scrub in the stream valley on the western boundary. Southward views from recent residential developments in the vicinity of Greenbanks and Monklands Court are limited by the presence of trees and hedgerows around the northern boundary.

Strength of character/condition			
Strength of character	Weak	Moderate	Strong
S1/ Impact of landform	Insignificant	Apparent	<b>Dominant/Prominent</b>
S2 Impact of landcover *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S3/ Historic pattern *	Insignificant	<b>Apparent</b>	Dominant/Prominent
S4/ Tranquillity	Discordant	<b>Moderate</b>	Tranquil
S5/ Distinctiveness /rarity	<b>Frequent</b>	Unusual	Unique/rare
S6/ Visual unity	Incoherent	<b>Coherent</b>	Unified
<b>Totals</b> * Prime character if a tie		<b>Moderate</b>	
<b>Condition</b>	<b>Poor</b>	<b>Moderate</b>	<b>Good</b>
C1/ Landcover change	Widespread	Localised	<b>Insignificant</b>

C2/ Age structure of tree cover *	Over mature	Mature or young	<b>Mixed</b>
C3/ Extent of semi-natural habitat survival *	Relic	<b>Scattered</b>	Widespread/linked
C4/ Management of semi-natural habitats	Poor	<b>Not obvious</b>	Good
C5/ Survival of cultural pattern (fields and hedges)	Declining/relic	<b>Interrupted</b>	Intact
C6/ Impact of development	High	<b>Moderate</b>	Low
<b>Totals</b> * Prime condition if a tie		<b>Moderate</b>	

<b>Strength of character/condition</b>	<b>Improve and conserve</b>
--	-----------------------------

Capacity analysis							
Criteria	Importance	A	B	C	D	E	Total
<b>1/ Landscape features</b>							
Slope analysis	Primary			√			4.5
Vegetation enclosure	Primary		√				6
Complexity / scale	Secondary			√			3
Condition	Secondary			√			3
<b>Sub total</b>							<b>16.5</b>
<b>2/ Visual features</b>							
Openness to public view	Secondary		√				4
Openness to private view	Secondary				√		2
Relationship with existing urban conurbation	Primary	√					7.5
Prevention of coalescence	Primary	√					7.5
Scope to mitigate the development	Primary			√			4.5
<b>Sub total</b>							<b>25</b>
<b>3/ Landscape value</b>							
Strength of character and condition	Secondary			√			3
<b>Sub total</b>							<b>3</b>
<b>Overall capacity profile (1 + 2 + 3) = 44.5</b>							

<b>Overall Capacity:</b>	<b>Medium</b>
--------------------------	---------------

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

- Opportunities to enhance vegetation associated with the tributary valley landform beyond the rear gardens of properties on Acorn Avenue and Windmill Road on the north-west boundary of the Parcel – creating corridors for wildlife along the minor stream valley
- Opportunities to improve public access between the Chapel Hill area (on the western fringes of Halstead) and the rural landscape beyond – with connections to White Horse Ave and Oak Road east of Mount Hill on the A131
- Existing views along the falling valley slopes towards landmark features in Halstead to be safeguarded
- The car parking and ancillary buildings to the Grade II Listed Blamster's Farm (Care Home) to be integrated into the adjacent landscape with tree and hedgerow planting