



# Coggeshall Neighbourhood Plan

Countryside

| Character

| Community

'To weave the past into the present and the present into the future, to create a quality environment and enable a happy and thriving community in Coggeshall for generations to come.'

## Regulation 14 Submission Coggeshall Neighbourhood Plan

### Volume 2

January 2019



# Contents

This Volume contains the Appendices which support the Coggeshall Neighbourhood Plan.



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## Appendix A - Consultation and Public Engagement

### Consultation/public engagement events:

- April 2015 leaflet drop by CPC and Initial Public Meeting.
- May 2015 Dedicated Facebook site set up.
- August 2015 Leaflets produced and distributed to Coggeshall businesses, libraries, etc.
- August 2015 started posting on main Coggeshall village FB site (c.2,500 users).
- September 2015 Articles in local free papers "The Look" and "Link" to publicise plan and invite participation.
- September 2015 Stall on Coggeshall market to publicise the plan and invite participation.
- October 2015 Farmers' Market-distribution of leaflets and public engagement.
- December 2015 Poster campaign: posters put up at 23 local businesses/public places.
- December 2015 Business/Economy survey.
- December 2015 Stall at Christmas Fayre to publicise the plan and invite participation.
- February 2016 Slide presentation to Reel Cinema audience, leaflets distributed.
- May 2016 Housing Survey.
- July 2016 Dedicated Website established.
- July 2016 Queen's Day Event, informal survey and children's game to bring out issues of community interest.
- August 2016 Newsletter to email contacts and posted on website, FB, etc.
- October 2016 Meeting with members of the Coggeshall Chamber of Trade.
- October 2016 Meeting with members of The Coggeshall Society.
- Community Consultation roadshow event on Saturday 26<sup>th</sup> November 2016.
- Coggeshall Community Survey – April 2017.
- The Community Fun Day 10 June 2017 on the recreation ground.
- Stall in St Peter's Church during BDC consultation about the Local Plan 26 June 2017.
- Presented draft policies to CPC Parish Councillors May 2018.
- The Community Festival 10 June 2018 on the recreation ground.
- Attendance at Coggeshall Parish Council Planning Meetings to report progress of the plan.
- Attendance and communication with neighbouring Neighbourhood Plan groups to exchange ideas and report progress.

## Appendix B - Community Aspirational Actions to be followed up by Coggeshall Parish Council

### INITIAL PROPOSALS FOR “BIG IDEAS” FOR THE FUTURE

1. Exploring the status of having the largest number of public foot paths in Essex. Developing a “Walking / Cycling Village” for local people as well as promoting it to visitors as a destination. Policies will be created to enhance / improve and create footpaths and bridleways across the Parish. Linking existing footpaths with private footpaths (i.e. Marks Hall) creating cycling routes to Feering, Kelvedon, Bradwell and The Teys.
2. Improving the Village centre around the junction of Stoneham Street, Church Street, Market Hill and Market End. Introducing traffic calming via “shared space”, re-aligning roads, moving bus stops and creating a focal point / meeting area.
3. Reconnecting the north and south of the Parish divided by the A120.
4. Promote new housing to complement the existing unique nature of the centre of Coggeshall by introducing good design guidelines, uses of traditional materials and detailing (i.e. pargetting), promoting self-build and creating an interesting streetscape (avoiding drives / garages on the frontages).
5. Improve signage into the village. Provide better located notice and information points. Signage to walking routes, etc.
6. Apply for a Community Asset Transfer for Vicarage Field.
7. Protect surrounding open countryside by creating policies to safeguard it from development, ensuring the village remains unique.

8. Encouraging and supporting businesses which want to locate or re-locate in the Parish by providing guidance on suitable and appropriate locations.

At the Community Consultation roadshow event on Saturday 26<sup>th</sup> November 2016, people were asked to vote on 5 Big Ideas and rank them in order:

1. Coggeshall to Kelvedon cycleway (83 votes).
2. Riverside walk (82 votes).
3. Vicarage Field public open space (73 votes).
4. Village Centre shared space (61 votes).
5. The Green Bridge (36 votes).

Some of these were then turned into the Community Aspirational Actions on the following page.

## **COMMUNITY ASPIRATIONAL ACTIONS 1**

### **– Walking and Cycling**

To explore, improve and create new footpaths and cycleways throughout the Parish and beyond. Promoting Coggeshall as a safe walking and cycling Village. Projects will be created to develop existing and new routes, promoting bridleways and access through better signage and publicity.

- Public vote: 83 votes for the Coggeshall to Kelvedon Cycleway.  
83 votes for the riverside walk.

## **COMMUNITY ASPIRATIONAL ACTIONS 2**

### **– Village centre improvements**

To improve the Village centre around the junction of Stoneham Street, Church Street, Market Hill and Market End. Proposals to include better signage, landscaping, traffic management, tourist information point and meeting area.

- Public vote: 61 votes for the Village Centre shared space proposal.

## **COMMUNITY ASPIRATIONAL ACTIONS 3**

### **– Connecting the Parish**

To identify safe ways of re-connecting the Parish for people and wildlife across the A120 to re-establish the connectivity with the Parish to the North of Coggeshall centre and surrounding areas.

- Public Vote: 36 votes for a new green bridge.

## **COMMUNITY ASPIRATIONAL ACTIONS 4**

### **– Vicarage Field**

To apply for a Community Asset Order to ensure that the residents can use this facility for their leisure activities and for it to become the Village Green.

- Public Vote: 73 votes for a new public open space.

## Appendix C - The Village Design Guide

### Design Guide Draft Scope of Work

#### PROPOSED CHAPTER HEADINGS

- Introduction
- Historical background
- Settlement pattern
- Natural environment
- Village form
- Design principles

#### Introduction

This will describe the study area, identifying the quality and topography of the local environment and reflect how the village would like to see the future of Coggeshall.

#### Historical background

A brief history of the village from early settlement to current day identifying significant dates, times and landmark buildings along the way.

#### Settlement pattern

This will look at different areas of the village and their historical reference.

#### Natural environment

This section will consider the local landscape, geology and typography of the parish.

#### Village form

Areas such as open spaces, character areas, key assets and Hamlets are identified.

#### Design principles

This section will provide the detail guide to new design within the Parish. From overall development proposals, to detailed design principles, will be set out for consideration with reference to current design codes, environment principles and well-being.

# Appendix D1 - Housing

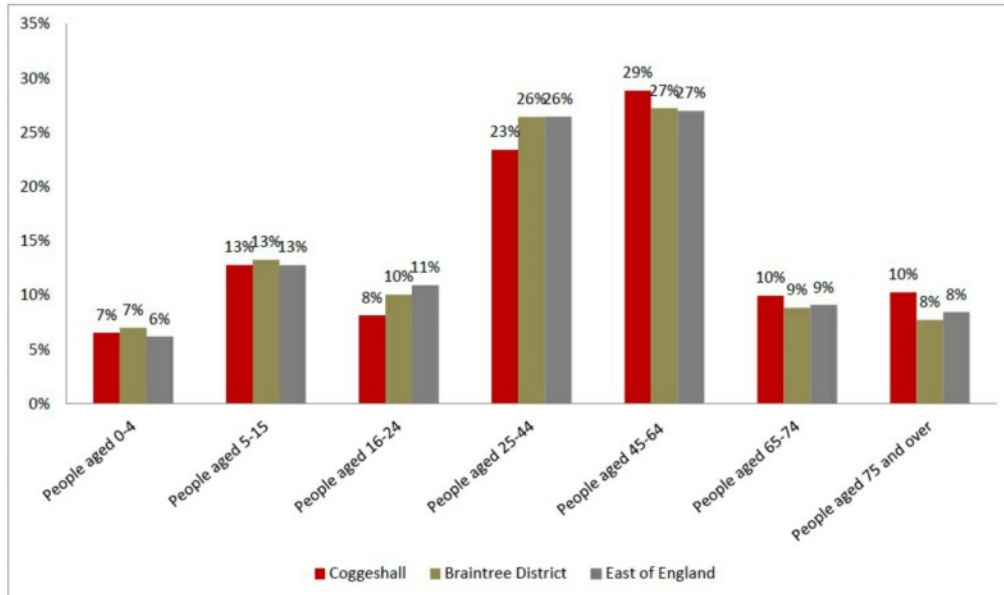
## Population Profile of Coggeshall

### Population Profile

Source: Office of National Statistics - Census 2011

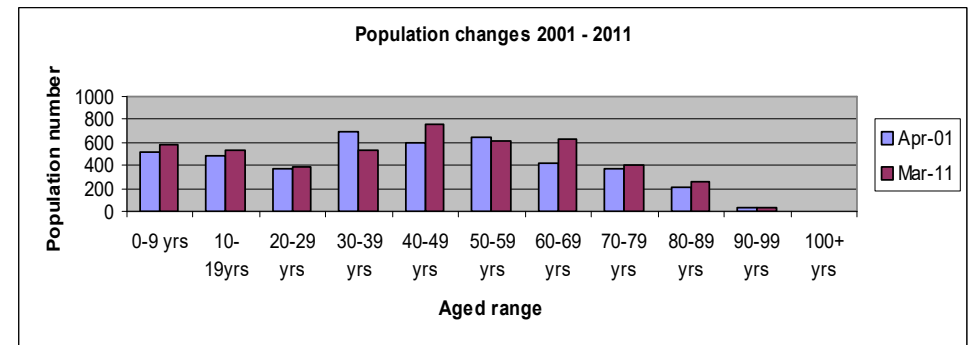
Parish Coggeshall  
 Data source Census 2011  
 Date of report 04/02/2013  
 Report by AS

Age ranges	Coggeshall		Braintree District		East of England	
	Count	%	Count	%	Count	%
People aged 0-4	310	7%	9467	7%	361269	6%
People aged 5-15	605	13%	19519	13%	747363	13%
People aged 16-24	385	8%	14779	10%	638273	11%
People aged 25-44	1106	23%	38860	26%	1546616	26%
People aged 45-64	1364	29%	40046	27%	1529262	27%
People aged 65-74	471	10%	13033	9%	531393	9%
People aged 75 and over	486	10%	11380	8%	492789	8%
<b>TOTAL</b>	<b>4727</b>	<b>100%</b>	<b>147084</b>	<b>100%</b>	<b>5846965</b>	<b>100%</b>



## Population changes within Coggeshall 2001 – 2011

Age profile	Apr-01	Mar-11	% change
0-9 yrs	523	577	+10.3
10-19yrs	491	528	+7.5
20-29 yrs	366	387	+5.7
30-39 yrs	686	527	-23.9
40-49 yrs	599	764	+27.5
50-59 yrs	643	617	-4.0
60-69 yrs	419	631	+50.6
70-79 yrs	370	402	+8.7
80-89 yrs	211	256	+21.3
90-99 yrs	28	38	+35.7
100+ yrs	0	0	0
All People	4336	4727	



Source: National Office for Statistics (Census)

## Housing stock by number of bedrooms

Housing stock by number of bedrooms	Count 2013	2013- 2015 Increase	% Increase
All Household Spaces With At Least One Usual Resident	2039	49	100
No Bedrooms	13	0	0.6
1 Bedroom	180	21	9.6
2 Bedrooms	611	19	30.2
3 Bedrooms	656	5	32.1
4 Bedrooms	426	1	20.5
5 or More Bedrooms	153	0	7.3

Source: Office for National Statistics (Last update 30-Jan-13) Source 2: BDC planning statistics – increase in number (2015)

### Retirement provision in Coggeshall

- Beaumont House - 17 studio, 1&2 bedroom flats,
- Homeweave House 39, 1&2 bedroom flats
- Lakes Meadow 33 cottages, 1&2 bedroom flats,
- Prail Court 25 studio and 1 bedroom flats

#### Age exclusive housing

Queen Street – 6 cottages (1 bedroom).  
Church Green Alms Houses – 4 cottages (1 bedroom).  
Kelvedon Road, Coggeshall Hamlet - 8 cottages (1 bedroom)

### Accommodation Type - People

	Cog Parish
All Usual Residents in Households	4727
Unshared Dwelling; Total	4711
Unshared Dwelling; Whole House or Bungalow; Total	4312
Unshared Dwelling; Whole House or Bungalow; Detached	1490
Unshared Dwelling; Whole House or Bungalow; Semi-Detached	1830
Unshared Dwelling; Whole House or Bungalow; Terraced (Including End-Terrace)	992
Unshared Dwelling; Flat, Maisonette or Apartment; Total	399
Unshared Dwelling; Flat, Maisonette or Apartment; Purpose-Built Block of Flats or Tenement	284
Unshared Dwelling; Flat, Maisonette or Apartment; Part of a Converted or Shared House (Including Bed-Sits)	80
Unshared Dwelling; Flat, Maisonette or Apartment; In Commercial Building	35
Unshared Dwelling; Caravan or Other Mobile or Temporary Structure	0
Shared Dwelling	13

Source Office for National Statistics (Last Updated 30 Jan 13)

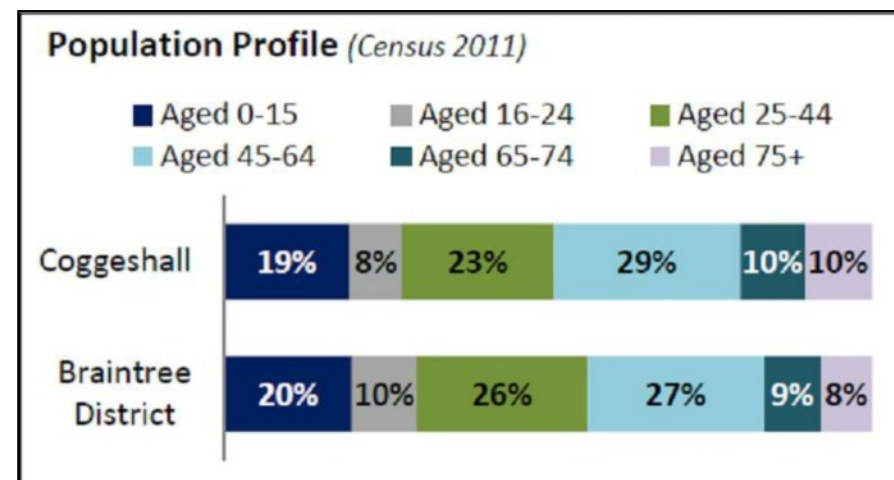


## Housing Stock and Tenure

The following table shows how the various types of dwelling are distributed in Coggeshall compared to wider local and national figures.

Accommodation Type - Households	Coggeshall Parish	Braintree	East of England Region	England Country
All Households	2039	61043	2423035	22063368
Unshared Dwelling; Total	2027	61000	2419377	21985413
Unshared Dwelling; Whole House or Bungalow; Total	1779	53119	2017702	17235610
Unshared Dwelling; Whole House or Bungalow; Detached	585	17467	716515	4949216
Unshared Dwelling; Whole House or Bungalow; Semi-Detached	744	20926	748242	6889935
Unshared Dwelling; Whole House or Bungalow; Terraced (Including End-Terrace)	450	14726	552945	5396459
Unshared Dwelling; Flat, Maisonette or Apartment; Total	248	7716	388248	4668839
Unshared Dwelling; Flat, Maisonette or Apartment; Purpose-Built Block of Flats or Tenement	182	6706	326440	3624359
Unshared Dwelling; Flat, Maisonette or Apartment; Part of a Converted or Shared House (Including Bed-Sits)	47	662	43714	834083
Unshared Dwelling; Flat, Maisonette or Apartment; In Commercial Building	19	348	18094	210397
Unshared Dwelling; Caravan or Other Mobile or Temporary Structure	0	165	13427	80964
Shared Dwelling	12	43	3658	77955

Source: Office for National Stats – Accommodation Type - Households (QS402EW) Last update 30<sup>th</sup> Jan 2013.



## Tenure of households 2011

	Count	%	Count	%	Count	%
Tenure of Households	Coggeshall	Coggeshall	Braintree District	Braintree District	East of England	East of England
Owner/occupied	1460	72%	42234	69%	1655621	68%
Social rented	278	15%	10055	17%	380331	16%
Private rented	234	11%	8083	13%	356227	15%
Living rent free	32	2%	671	1%	30856	1%
<b>Total</b>	<b>2039</b>	<b>100%</b>	<b>61043</b>	<b>100%</b>	<b>2423035</b>	<b>100%</b>

Data source: Office of National Statistics - Census 2011

## Appendix D2 - Allocated Sites

The CNP subcommittee identified Allocated Development Sites within the Parish which form part of policy P.1. Coggeshall Neighbourhood Plan Subcommittee has prepared this appendix to justify the allocated site policies and explain the local context. The ambition of the plan is to encourage 'place making' and ensure that each site is developed in a positive manner, one which will enhance the health and wellbeing of the community and natural environment in the Parish of Coggeshall. It forms part of the evidence base which has informed the production of the Coggeshall Neighbourhood Plan.

This assessment is to be read in conjunction with Figure 2: 'Allocated Sites Proposals Plan' in Volume 1 of the Plan.

### Background information applicable to all site allocations

2018 NPPF: Para 28 Allocation of sites by Neighbourhood Plans.

2018 NPPF: Para 100 Local Green Space designation.

Braintree Green Spaces Strategy September 2008.

BDC Open Spaces Action Plan.

Green Infrastructure: An integrated Approach to land-use - Landscape Institute Position Statement.

Local Green Infrastructure: Helping communities make the most of their Landscape – The Landscape Institute.

The Governments 25 Year Environment Plan: Jan 2018

Chapter 3: Connecting people with the environment to improve health and wellbeing.

The Government will:

- Help people improve their health and wellbeing by using green spaces, including through mental health services.

- Encourage children to be close to nature, in and out of school, with particular focus on disadvantaged areas.
- 'Green' our towns and cities by creating green infrastructure and planting one million urban trees.
- Make 2019 a year of action for the environment, working with Step Up To Serve and other partners to help children and young people from all backgrounds to engage with nature and improve the environment.

### CNP Assessment of Green Space of Coggeshall's 'Inner Core'

The CNP Environment & Heritage Group undertook an assessment of green spaces in Coggeshall 'Inner Core' in July 2015.

The conclusions:

- Insufficient informal open space for e.g. picnics, children's informal play e.g. kite-flying, just running around. kicking a ball etc. We propose that Vicarage Field should be open to all to add to this kind of space.
- Noticeable lack of open-air sporting facilities for girls and women compared with for boys and men.
- Honeywood school is no longer a true community school as the facilities are not shared only open for hire.
- Footpaths leading out of the village are only suitable during the winter months for hale and hearty adults without small children. (e.g. the path leading from Tilkey to Marks Hall) this restricts access for all.
- It is almost impossible to cross the A120 safely especially with children and this hugely restricts the enjoyment of our natural hinterland.

- In the analysis of the 1977 Coggeshall Plan [BDC] we now have less opportunity for open air recreation, than then, but with a larger population.

### Braintree Draft Local Plan: Housing numbers for allocated sites

#### BDC emerging local plan allocated site housing numbers for Coggeshall Parish June 2017

15	Cogg 174	Cook Field, East Street, Coggeshall	12
15	Cogg 506	Dutch Nursery West Street Coggeshall	30
15	Cogg 181	Land between A120 & Tey Road Coggeshall	10

#### BDC emerging local plan allocated site housing numbers for Coggeshall Parish July 2017

Cogg 174	Land on the south site of East Street, Coggeshall	25
Cogg 181	Land between A120 & Tey Road	11
Cogg 506	Dutch Nursery West Street	60

### Tey Road

#### Housing Numbers

This is an allocated site in the 2017 BDC Draft Local Plan for 11 residential properties subject to planning application.

#### Pollution

This site is adjacent to the increasingly congested A120. Whilst proposals are being considered for the re-routing of the A120 given predicted development levels within the district, the CNP sub committee do not predict a decrease in volume of traffic even if this road is officially 'downgraded'. It is therefore imperative given the known levels of pollution emitted from vehicles and the noise pollution that developers mitigate

against the negative impact on health for the protection of the health and wellbeing of the Parish's future residents.

### Dutch Nursery

#### Housing Numbers

Housing Numbers This brownfield site has potential due to its size, and topography to successfully accommodate a range of housing types, and up to 59 dwellings to assist in meeting the varied housing needs of Coggeshall. This would comply with the draft 2017 BDC local plan which also allocated business units in addition to the 60 dwellings and would enable a variety of small to large dwellings to be constructed. 30 dwellings per hectare for the developable area of 1.97 hectares is appropriate for this brownfield site.

#### Dutch Nursery, West Street (Cogg 506) (See extracts A & B above)

- The June 2016 BDC draft Local Plan allocated 30 residential properties to this site. However, this was for the garden centre area only.
- The June 2017 BDC draft Local Plan allocated 60 residential units to this (larger) site plus business use.
- An application (17/00350/OUT) for 74 residential properties as well as associated business units was submitted in 2017.
- At the time of writing (December 2018) an application 17/00359/OUT for outline permission for 48 residential properties had been approved by BDC.

The CNP understand and support the rise in the Draft BDC local plan quota for Cogg 506 from 30 to 60 units due to the increase in site area. The CNP were content with the proposals for 67 properties. This was based upon viability, the need for a mix of housing types and sizes within Coggeshall, and design criteria. A variety of unit size lends itself to a more interesting development plan, with people of different income levels and at life stages in one community. In addition, development capacity is greater on this site due its sloping topography.

The developer states in their covering letter of the 10/12/17 in respect to planning application '17/00359/OUT' that 'Multiple design options do exist for the site, which could deliver more homes within a still high quality, design-led response.' The CNP have followed the design development options for this site and concur with this statement.

The site is 3.28 hectares. The BDC planning committee report (08/05/18) states that 40% (1.3h) of the site will be public open space. Development of this site at a reasonably high density of 30 units per hectare equates to a density of 59 units for the remaining 1.97 hectares.

The CNP subcommittee therefore specify a quota of 59 units for The Dutch Nursery (Cogg 506), to help meet housing need in the Parish.

### **Design, heritage & sense of place**

The CNP's policy on Design and the Historic environment state that there should be *"no detrimental impact on the character, appearance, setting structural stability and historic features of the heritage assets."* In addition, that *"design should reflect and respond to the character and appearance of the surrounding area."*

In respect of the Dutch Nursery, the design of housing fronting onto West Street should be of utmost importance and seek to respect and reflect the streetscape and heritage of West Street.

The CNP's design policy states that *"proposals must be in conformity with the Village Design Guide"* and *"support the creation of a sense of place within Coggeshall village."*

An opportunity exists with the Dutch Nursery to design a layout and buildings that will contribute to the development of the local and wide community of Coggeshall Village through a mix of housing type and design. The unique aspects of the site, its topography, location next to the River Blackwater, the conservation area and neighbouring heritage properties

provide an attractive landscape setting for a new development and future residents. This should be capitalised on. The new development should seek to create a living environment and include buildings that will become a thriving community and the listed buildings of the future. The opportunities on this site should not be wasted with the imposition of a 'standard' estate housing layout and design of 3-5 bed detached and semi-detached homes.

### **The natural environment & local green space**

Part of the 'USP' identified by the CNP subcommittee and used in our logo is 'countryside'. Coggeshall village sits within a rural setting and part of the group's remit is to help preserve the rural setting of the village and its conservation area. It is one of the key reasons why people love living in this settlement.

The CNP maintains that immediate physical and visual connections to 'natural' green space close to the village centre are necessary to maintain the health of the local population. The CNP can therefore justify that as much as possible of the western edge of the site, or the 'pony fields' should be retained, together with the flood zone as Local Green Space. This local green space will create a 'green lung' or green frontage onto West Street and form a wildlife corridor from the River Blackwater to West Street to link up with PRoW on the northern side of West Street. This will form part of the Parish's green infrastructure and act as a break in the urban fabric along West Street thus retaining the conservation area in its rural landscape setting and context.

The LGS boundaries are determined by the southern and western site boundaries and the northern brick wall along West Street, incorporating the Cedar tree (to be retained.) The fence line marking the edge of the green field site to the west of the brown field area and the flood zone should also be retained.



This LGS area has been assessed in accordance with the criteria laid out on Local Green Space in NPPF 2018. The full assessment can be found in Appendix E2 of this plan.

The flood zone area, adjacent to the Blackwater should be retained as natural, informal green space. Its character should reflect and form part of the existing landscape character of the river corridor along the River Blackwater.

The CNP received support from the community at consultation for a riverside walk. This is now an aspirational action in the Plan. Provision should be made for an unobtrusive footpath adjacent to the river and to the foot bridge across the river.

Views to and of the Blackwater from the built envelope are rare within the village of Coggeshall despite the river being a very important part of the village's infrastructure. The development proposals should therefore aim to open up views from new roads and open space to the valley bottom.

Protection of the western edge of the site 'the pony fields' and the river bank will also assist in meeting the following and National and District Aims:

- The 25 Year Environmental Action Plan
- In BDC's Draft Local Plan, one key objective is 'A healthy and active district', the Essex Way is noted as important in 'encouraging walking in the countryside'. In addition, the following issues are identified as having an impact of physical and mental health:
  - *The location, density and mix of land uses.*
  - *Street Layout and connectivity.*
  - *Open and green space.*

- The allocation of the western portion of the Dutch Nursery would also further BDC policy LPP 53 – Provision for Open Space, Sport and Recreation.
- The BDC Open Spaces Action Plan 2016 notes a deficit in Coggeshall Village of 0.56 Ha of Children's Play and 0.54Ha of Informal Open Space.
- BDC policy LPP 67 Natural Environment and Green Infrastructure to develop a formal, comprehensive network of green infrastructure assets in the Braintree district.
- Retention of the pony fields as green space would also assist Braintree to meet the targets set out in its 2011 Biodiversity Action Plan which aims to improve biodiversity, tackle habitat loss and fragmentation.

#### **The BDC planning committee report (08/05/18)**

Sets out the following which supports the CNP's case for LGS and its natural environment policies on this site.

- 40% (1.3h) of the site will be public open space.
- The amended proposal seeks to:
  - Open up and improve the western edge of the site as a new public amenity space with a physical separation between proposed new dwellings and the Isinglass Mews on the opposite side of the road.
  - Retain the western and southern parts of the site as open space with managed landscape and ecology features and maintain the site's contribution towards the local landscape setting.
  - Provide new views and direct access from West Street through to the river frontage.
  - Set parameters to ensure new development would be of an appropriate height and form to open up wider views through the site towards the River.

BDC Landscapes Officer –....”The landscape approach should demonstrate through the landscape proposals and the Landscape and Ecology Management Plan that the character and nature of new planting will be sympathetic in tone to the riverine setting and acknowledge the quality of the landscape within the river corridor as identified in the recent landscape character assessment study for Coggeshall and other parts of the district.”

## **Cook Field**

### **Housing numbers**

Cook Field is an edge of settlement green field site with a rural and tranquil character. Housing density must therefore reflect this; this site should accommodate up to 16 dwellings and respect its historic landscape setting, the conservation area and the setting of the Essex Way.

- Cook Field Land on the south side of East St (Cogg 174) (See extracts A & B above).
- The June 2016 BDC draft local plan allocated 12 residential properties to this site.
- The June 2017 BDC draft local plan allocated 25 residential properties to this site.

Cook Field is an edge of settlement green field site. When assessed in its landscape context the proposed density in the BDC 2017 draft Local Plan would be entirely out of character with appropriate edge of settlement development which should take the form of lower density, scattered dwellings within green space, garden / ‘rural land’ with adequate room for tree planting.

The proposed density would turn this rural, small, enclosed field, part of the old medieval field pattern into a dense urban site. It would also have a detrimental impact upon the landscape setting of the Essex Way.

Para 122 of NPPF 2018 states: Planning policies and decisions should support development that makes efficient use of land, taking into account:

- d) “The desirability of maintaining an areas prevailing character and setting (including residential gardens), or of promoting regeneration and change.”
- e) “The importance of securing well-designed, attractive and healthy places.”

The site is 1.2 hectares. Less than one third of this site has been designated LGS for the benefit of the new and existing community. The remainder equates to approximately 0.8 hectares. BDC advised that an acknowledged ‘good rule of thumb’ is a density of 25 units per hectare. However, for this site for the reasons set out above the CNP believe a lower density is more appropriate at 20 units per hectare. For the developable area of this site this equates to 16 units for the remaining 0.8 hectares. This figure is higher than BDC’s original number of 12 for Cook Field in the 2016 version of the draft local plan, where it had originally assessed the site at a density of the whole of Cook Field at 10 units per hectare. The CNP subcommittee therefore specify a quota of 16 units for Cook Field, to help meet housing need in the Parish whilst maintaining a density that will respect the landscape setting of this site.

### **Design and sense of place**

The CNP’s design policy states that:

- “Proposals must be in conformity with the Village Design Guide.”
- “Demonstrate that the proposals will contribute positively to the existing rural character and appearance of the area, and protect and enhance the unique identity of Coggeshall Village.”

- “Be of a scale and size which reflects the use of materials which preserves and enhances the character of the area.”
- “Incorporates tree planting and vegetation which is predominantly native and consistent with flora in the surrounding area.”
- “Support the creation of a sense of place within Coggeshall Village.”

The design of housing should respect and reflect the rural character of Cook Field’s surroundings including the streetscape, adjacent fields and the Essex Way. They should not interrupt or obscure the S/N view across the western edge of the field.

Opportunities exists to design a layout and buildings that will contribute to the development wider community of Coggeshall Village though a mix of housing types. Design could integrate with or ‘blend into’ into the landscape setting. Properties should be characterful and unique, this would be encouraged by the provision of self-build plots. The unique aspects of the site, its rural character particularly provide an attractive landscape setting for a new development and future residents. This should be capitalised on. The imposition of a ‘standard’ estate housing layout would not be deemed to respect the rural character of this site nor create a development which would positively contribute to tomorrow’s ‘sense of place’.

### **Local Green Space, the landscape setting of the Essex Way and the conservation area**

Part of the ‘USP’ identified by the CNP subcommittee and used in our logo is ‘countryside’. Coggeshall village sits within a rural setting and part of the groups remit is to help preserve the rural setting of the village and its conservation area. It is one of the key reasons why people love living in this settlement.

This local green space has been assessed in accordance with the criteria laid out on Local Green Space in NPPF 2018. The full assessment can be found in Appendix E2 in Volume 1 of this plan. The following observations are also presented to justify the designation of this LGS on Cook Field.

The Essex Way, a national footpath is also a key part of the Parish’s green infrastructure. The native planting to the East of the Essex Way together with tree and hedgerow planting and open grassland act as valuable corridor for wildlife to access the recreation ground and the gardens of the houses on the northern side of East Street. The LGS will contribute to the parish’s green infrastructure and increase the environmental value of this section of the Essex Way. This will assist BDC to meet the targets set out in its 2011 Biodiversity Action Plan which aims to improve biodiversity, tackle habitat loss and fragmentation and BDC policy LPP 67 Natural Environment and Green Infrastructure to develop a formal, comprehensive network of green infrastructure assets in the Braintree district.

The visual setting of the Essex Way is also an important consideration in the designation of this LGS. This section of footpath is the start of one of the most attractive walks within the Parish and easily accessible to the majority of the community. Should the western boundary of this site become a hard-urban edge, and / or lose its rural character the aesthetic appeal of this stretch of footpath will be destroyed and people will be actively discouraged from walking along this section of footpath. To retain the usefulness of a footpath as a recreational route and wildlife corridor the landscape setting and aesthetic value must also be protected and enhanced as well as the linear route of the footpath.

The new Local Green Space will protect the landscape setting of the conservation area. Specifically, that of the Victorian mansions opposite as edge of settlement 'grand' homes located to be semi-removed from the village centre and within a rural setting. Also, that of the gateway into Coggeshall. This local green space forms a break in the urban fabric along East Street. It has great visual amenity when viewed from the road before you enter the dense urban centre. The LGS also serves to protect the landscape setting and context of the Abbey within a still prominent medieval field pattern in this small area of Coggeshall.

Physical and visual connection within green space is now recognised as a major factor in the physical and mental health of a community and it is imperative within an increasing urbanised society. The CNP maintains that these immediate physical and visual connections to 'natural' green space close to the village centre are necessary to maintain the health of the local population.

The value of a landscape is judged on set criteria by landscape professionals. The criteria in such analysis documents are however unable to evaluate the 'local perceived value' of a site. The CNP subcommittee have received many representations from members of the community that demonstrate that this field and section of the Essex way are held in high regard for its recreation and aesthetic value. This, in addition, justifies the designation of the Western portion of this site as LGS.

The LGS boundaries are defined by the western and northern (West Street) site boundaries. To the south the site boundary fence to the 'kink' in the existing fence line. The eastern boundary of the LGS runs parallel to the Essex Way to a point on the northern boundary 60 metres from the N/W corner of the site. This will ensure that that the important cross field views north and south are retained.

## **Land at Colchester Road**

### **Background information**

- NPPF 2018 Para 61 (note 26): Delivering a sufficient supply of housing.
- Local Government Association: Planning for Self- and Custom-build housing June 2016.
- Policy LPP 35: Specialist Housing.

### **Housing numbers**

This site has planning permission for 325 new homes.

### **Design, heritage & visual impact**

The CNP's policy on Design and the Historic Environment state that there should be "no detrimental impact on the character, appearance, setting, structural stability and historic features of the heritage assets." In addition, that "design should reflect and respond to the character and appearance of the surrounding area."

The Land at Colchester Road is a development of some 325 new homes plus associated infrastructure and green space. This large development should add to, not detract from, the character and atmosphere of the Parish and the village.

Housing density must vary across the developable area. Different densities to contribute towards the creation of different character areas and variation in the streetscape.

Design proposals seek to mitigate against the intrusion of the development upon the approach to the Coggeshall Conservation Area and ensure that some views between existing homes onto open green space are maintained to prevent a jarring hard urban edge. This is imperative for



Landscape and visual impact assessments undertaken on behalf of BDC by their external Landscape Consultants demonstrated the extent of visual impact of the development upon the countryside and the landscape setting of the village from PRoWs to the north and east of the village. In addition, they identified the A120 as a key visual receptor of this site which creates a green buffer between the current village envelope and the A120. The green buffer between the settlement and the A120 contains the village in its rural setting. Further to the west, encroaching development is dissipating the original rural feel of this road. It is imperative, therefore that design proposals mitigate against the visual impact and sense of encroachment of large-scale development on the character of the A120 corridor.

St Peter ad Vincula church is a landmark building in the Parish. Its tower can be seen from a great distance away. This was the intention of the design of the church. New development should respect this Grade I Listed building, its status in the landscape and its heritage value.

### **Adaptable housing**

The provision of adaptable housing design is sustainable. Within this large scale housing development provision should be made to encourage an inclusive community catering for all. This is in accordance with NPPF 2018 para 6.3 (set out below).

### **Self-build**

The plan specifies that 3% of the total number of homes will be provided in the form of self-build plots. This is a small percentage of the total number of approved units on this site. The developer will be able to sell serviced plots of land at the market rate.

The CNP considers that there are many benefits to the provision of self-build opportunities within the Parish in addition to enabling people to fulfil long held ambitions to design and build their own home. Key to this policy decision is to encourage and enable innovative design and therefore contribute to and

positively develop the character and atmosphere of the Parish. Self build opportunities distributed throughout the site will result in architectural diversity within the development and may create landmark and listed buildings of the future. In a large-scale development of 325+ homes, architectural diversity and character development is imperative and will also enhance the positive amenity residents gain from their surroundings.

NPPF 2018 Para 61 states under chapter 5 'Delivering a sufficient supply of homes':

"Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes<sup>26</sup>)."

<sup>26</sup> Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.

These self-build opportunities will enable BDC to offer opportunities to those on their register who are seeking to acquire self-build plots.

Furthermore, the CNP policy to include a percentage of self-build plots in this large-scale development is supported in paras 6.3 and 6.4 of Local Government Association: Planning for Self- and Custom-build housing June 2016:

“6.3 One common policy is to encourage or require self and custom build alongside other housing based on the level of local demand using housing mix policies. Alternatively, others are using a percentage policy to require a proportion of allocated or windfall sites over a certain size to make provision for self and custom build, usually in the form of serviced plots.

6.4 The policy approach (whether through percentage or housing mix) is an effective approach in LPAs who do not have large land holdings for disposal or lower appetites for using their own assets in this way. This approach delivers serviced plots alongside plots intended for market housing whilst requiring limited active input from the LPA. Having a policy in place acts as a strong starting point for negotiations with developers.....“

Outline planning permission has been granted, therefore self-build plots are available. As a greenfield site, the CNP expects that there will be little or no reclamation costs and as self-build plots will comprise a small percentage of the total number of homes to be built on the site, the CNP expects that the self-build plots would not detrimentally impact upon the financial viability of the scheme. Finally, in the absence of a policy requiring self-build plots in the Braintree Local Plan, it is justifiable that neighbourhood plans develop policies in this area and support the findings of the Local Government Association.

### **Green infrastructure and the natural environment**

The justification for the two Local Green Spaces associated with this allocated site policy are set out in full in Volume two of this plan.

Effective mitigation of the negative impacts of this development upon the environment, its setting and adjacent residential neighbours will benefit from a sympathetic landscape scheme which is implemented in phase one of the construction works. It should then be maintained to safeguard establishment of planting. This is also the recommendation of BDC’s landscape consultant as set out in the officers report of the BDC planning committee agenda (04/12/18):

“Proposal: This will be a phased development over an extended time period that in its current form will produce a stilted and disjointed outcome to the provision of a landscaped bund and the landscaping of the Essex Way; largely because the provision of these soft landscape elements will be determined by the timing of the particular phases. The long term impact of the development on the local countryside, the public footpath network including the Essex Way and the visual impact on the A120 corridor and the interface with the larger settlement will be influenced by the quality of the land modelling and the landscape scheme that is put in place on the ground; a masterplan that accommodates a unified approach to the requirements of these items as strategic infrastructure will be more successful in its delivery; completion of the roadside bund and the setting for the Essex Way at an early stage in the project will give the landscape treatment an opportunity to establish and provide a stronger level of screening within the first five years than a phased delivery will achieve, The latter approach will also increase the risk of damage to the new planting from further machinery/plant workings and hinder the efficacy of its establishment. “

### **Pollution**

This site is adjacent to the increasingly congested A120. Whilst proposals are being considered for the re-routing of the A120 given predicted development levels within the district, the CNP sub-committee do not predict a decrease in volume of traffic even if this road is officially ‘downgraded’. It is therefore imperative given the known levels of pollution emitted from vehicles and the noise pollution that developers mitigate against the negative impact on health for the protection of the wellbeing of the Parish’s future residents.

This site is a wild-life corridor for 7 species of bats. Bats are ‘light sensitive biodiversity’ and in accordance with the national, local and neighbourhood plan policy the site should implement a suitable lighting design strategy to reduce the impacts of light pollution upon our local wildlife and the wider night sky.

## Public infrastructure

The site is adjacent to the Tey Road public footpath and bridleway which crosses the A120 and the Essex Way which passes through the centre of the site. The Essex Way is an important recreational footpath, the setting of which must be enhanced to encourage its use.

These are dangerous crossing points but are regularly used by walkers and cyclists. Connecting the north and south of the Parish for people, whether on foot, cycle or horseback for recreation and wellbeing, and also for animals, is an important aim of this plan.

This site is at the eastern edge of the village, removed from the village centre. It is very important for new and existing residents that the design of the development integrates with the existing layout of the village and the community. Practically, this involves ensuring that there are well thought out physical connections to enable the residents to easily access the village and feel a part of Coggeshall. The design of the site development must not create a separate 'enclave' which functions as an independent entity. Views into the site must be welcoming with the landscape and housing layout design encouraging existing residents into the site. Enhancements to the landscape setting of the Essex Way and including the link to St Peter's Road and creation of two Local Green Spaces will assist this aim. In addition, recreational sporting and aged care facilities, both of which have been identified by the CNP in our surveys as desired and needed, will encourage existing residents into the development.

Housing for our growing elderly population is needed in the Parish. Our older residents wish to remain part of the community. This development provides an opportunity for new care home, sheltered accommodation or Alms houses to be built. Community consultation demonstrated the need for additional facilities: 84% of respondents in the Coggeshall community questionnaire said that developments should have homes suitable for older people. Further comments to this effect were made in the narrative section of this consultation document. The Housing 'StatNav' data for Coggeshall, analysing

population, says that 28% of households are made up of people aged over 65 years.

The BDC planning committee agenda (04/012/18) sets out the officers report. It notes that "The maximum number of units was reduced from 335 to 300 and the care home option removed from the scheme (Officers did not identify a particular concern with the proposed provision of a care home, the applicant advised that its removal was a commercial decision due to lack of demand)." Contrary to the view of the developer, the evidence set out above demonstrates that there is a need for aged care facilities within the Parish and the village.

## Consultation

This assessment is published on the Coggeshall Neighbourhood Plan's website. The Coggeshall Parish Council's website has a link to the CNP site. It will also be made available as a hard copy at suitable public locations in Coggeshall. The views of Parish residents and external organisations will be sought through the consultations on the Regulation 14 version of the Neighbourhood Plan.

## Appendix E - Environment

### Appendix E1 - Green Coalescence Buffers Assessment

The CNP subcommittee has assessed and justified the green coalescence buffers which form part of policy P.8. Coggeshall Neighbourhood Plan Subcommittee has prepared this assessment to create a consistent and transparent methodology for evaluating the identified Green Coalescence Buffers. It forms part of the evidence base which has informed the production of the Coggeshall Neighbourhood Plan. This assessment is to be read in conjunction with figure 5: 'Green Coalescence Buffers Proposals Plan'.

#### Background information

This assessment has included a desktop study of the following background information

- The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006), Chris Blandford Associates.
  - The study considers 'Visual characteristics' in its profiles of landscape character areas.
  - Coggeshall falls within
    - Landscape Character Type A9 which is described as:
      - Shallow valley with gently sloping sides.
      - Predominately arable farmland.
      - Overall strong sense of place and tranquillity away from the main settlements of Braintree, Witham and Maldon and the A120, A12 and the railway line.
    - Guidelines for land management:
      - Conserve and enhance the existing hedgerow pattern and strengthen through planting where appropriate to local landscape character.

- Conserve and manage the ecological structure of hedges and ditches within the character area.
- Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.
  - B19 Langley Green Farmland Plateau.
  - F2 High Garrett / Marks Hall Wooded Farmland.
- Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall (2015), The Landscape Partnership.
  - Extracts from the report have been included in the table below where appropriate.
- Landscape Sensitivity and Capacity Appraisal for Coggeshall Parish Council (2017), The Landscape Partnership.
  - Extracts from the report have been included in the table below where appropriate.

2018 NPPF Section 13: Protecting Green Belt Land. The CNP's Green Coalescence buffers seek to fulfil at a local scale the five purposes set out in para 134 of the NPPF:

- a) To check the unrestricted sprawl of large built up areas;
- b) To prevent neighbouring towns merging into one another;
- c) To assist in safeguarding the countryside from encroachment;
- d) To preserve the setting and special character of historic towns; and
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The assessment of the Green Coalescence buffers also addresses the impact of development that would consolidate the existing built up area, removing vital green lungs and fundamentally changing the character of this rural village.



## The following Green Coalescence Buffers have been identified

- GCB1: Little Nuntys – 500m radius from the centre of the hamlet.
- GCB2: Land north of West Street.
- GCB3: Land south of West Street -‘The Vineyard’.
- GCB4: Lands adjacent to the Colchester Road, Surrex.
- GCB5: Land to the east & west of Kelvedon Road between Coggeshall Hamlet and Coggeshall. Excluding the PC land and allotment.

## Methodology

The plan identifies important green coalescence buffer areas because:

- they assist in preventing coalescence between Coggeshall its hamlets, neighbouring villages and potential new town development;
- they help to prevent consolidation between existing built-up areas, removing ‘green lung’s and irrecoverably changing the rural character of the village and parish.
- they help to safeguard encroachment on the open countryside of this rural village;
- and they preserve the historic setting and special character of the historic village, and its hamlets.

The value of each site in preventing coalescence has been assessed in the following tables.

The amenity value of each site has also been assessed to develop a rounded understanding of the value of each buffer. This includes:

- Strength of Landscape Character / Atmosphere;
- Views and aesthetic value.\*<sup>1</sup>;
- Ecological value as part of Coggeshall green and infrastructure;
- Condition of the landscape elements above;
- Provides enjoyment to the community through passive use and visual amenity;
- Recreational value of the amenity and location to the community;

- Value in preventing coalescence or helps to protect the open countryside and historic setting of the village, and its hamlets;
- Proven community value\*<sup>2</sup>;
- Historical Importance;
- Value in combating pollution and in drought / flood prevention; and
- Value in preventing coalescence or helps to protect the open countryside and historic setting of the village, and its hamlets.

A value of Poor, Moderate or Good has been assigned to each criterion. Each criterion has been justified in writing. The conclusion summarises the key values of each buffer and identifies the key reasons why they have been included in the policy.

## Consultation

This assessment is published on the Coggeshall Neighbourhood Plans Website. The Coggeshall Parish Council’s website has a link to the CNP site. It will also be made available as a hard copy at suitable public locations in Coggeshall. The views of parish residents and external organisations will be sought through the consultations on the Regulation 14 version of the Neighbourhood Plan.

\*1: Including as a visual ‘green lung’ from public vantage points

\*2: For some parcels the CNP has written comments attained through community consultation. A lack of written comments does not mean the parcel is not valued by the community, it is more likely that the parcel has not come under development pressure and so there has been no community response to date.

GCB1: Little Nuntys – 500m radius from the centre of the hamlet	Criteria				Explanatory text / evidence
Parcel description: Coggeshall Parishes smallest Hamlet in the north of the parish partly enclosed by woodland with LWS status and arable land.	Value in preventing coalescence or helps to safeguard the open countryside and historic setting of the village, and, or its hamlets.	Weak	Moderate	High	The buffer is centred around Little Nuntys Hamlet, 500m radius. The hamlet is unusually for properties in the Parish ‘nestled’ into the woodland creating a unique landscape setting to the homes. This coalescence buffer will safeguard the setting of these homes and the character of the hamlet.
The hamlet is at the end of narrow lane which then turns into a byway. A footpath runs through the buffer through or along the edge of woodland.	Value in preventing consolidation between existing built-up areas.	Weak	Moderate	High	
Key reference docs:  The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass (Appendix H) GCB1 is on the edge of area F2 High Garrett /Marks Hall Wooded Farmland	Strength of Landscape Character / Atmosphere.	Weak	Moderate	Strong	The character and atmosphere of this site is intimate to the point of being mysterious. The sense of enclosure from the beautiful coppiced woodlands is strong around the varied vernacular of the buildings. The woodland, hedgerows and trees provide a lovely back drop to the arable land.
	Views and aesthetic value. *1	Poor	Moderate	Strong	Views are contained by the woodland, however the short views into the woodland are very attractive. Longer views are available onto the arable land from the public highway. This is an intimate landscape with a high and distinctive aesthetic value within the Parish.
GB9 was not assessed in the Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall by the Landscape Partnership.	Ecological value as part of Coggeshall’s green and Infrastructure.	Poor	Moderate	Good	Local Wildlife Site Bra173 Great Monks Wood is within the parcel and extends west from GB9. Bra181 Marks Hall Woodlands is within the parcel and extends north. Bra187 Bungate Wood lies within the parcel and extends south.
Landscape Sensitivity and Capacity Appraisal for Coggeshall Parish Council 2017. GCB1 forms part of area H7.	Condition of the landscape elements above.	Poor	Moderate	Good	
	Provides enjoyment to the community through the passive use and visual amenity.	Poor	Moderate	Good	The landscape is one of the most attractive within the Parish. To the immediate users it will provide great passive visual amenity.
GCB1 forms part of EWT*3 Living	Recreational value of the amenity and location to the	Poor	Moderate	Good	A well-used public footpath runs through GCB 1. It is further away from the primary settlement of

\*3: EWT: Essex Wildlife Trust

Landscape no 62: Bovingdon and Marks Hall and Chalkney Woods.	community.				Coggeshall and so will primarily be used by the immediate population and longer distance walkers.
	Proven community value *2.	Weak	Moderate	Strong	
	Historical importance / Contribution to the setting of the Conservation area.	Weak	Moderate	Strong	The conservation area is within Coggeshall Village, this landscape buffer has no bearing on the conservation area.
	Value in combating pollution and in drought / flood prevention.	Weak	Moderate	Good	The value of this buffer in combating pollution and drought / flood pollution is in its existing condition as wooded and open green space.
<b>Conclusions:</b>					
GCB1's value as a green coalescence buffer lies in its ability to protect the landscape setting and identity of Little Nuntys hamlet, a small and unique hamlet in the Parish. which is valued for its character and distinctiveness. The woodlands, a LWS, are of particular aesthetic and ecological value..					

GCB2: Land North of West Street	Criteria				Explanatory text / evidence
<p>Parcel description:</p> <p>Area of arable farmland west of the settlement, south of the A120 and fronting onto West Street.</p> <p>Gently rolling sloping topography rising to the A120 and falling to the River Blackwater.</p> <p>Undeveloped, open land with Grade One listed 'Highfields' to the west and former factory now residential homes of 'Isinglass' to the East. Opposite is Coggeshall Vineyard.</p> <p>An E/W PRow crosses the parcel, no 17, this leads into LGS 'Vicarage Field'. and PRow no 57.</p>	Value in preventing coalescence or helps to safeguard the open countryside and historic setting of the village, and, or its hamlets.	Weak	Moderate	High	The site is located at a pressurised point near the settlement edge. It is part of the historical setting of the village and its associated listed and former industrial buildings (Isinglass) and places them in their landscape context.
	Value in preventing consolidation between existing built-up areas.	Weak	Moderate	High	GB2 is a key open space or green lung along West Street. It sits between two strips of ribbon development forming part of the landscape setting and context of the village, and gateway into the historic centre. Its retention as an open agricultural field would prevent consolidation between two built up areas and help to maintain the rural character of the village and parish.
	Strength of Landscape Character / Atmosphere.	Weak	Moderate	Strong	The site is largely open due to modern farming practices. Within the Parish such large open fields are not uncharacteristic of the area. Modern agricultural landscapes generally have a poor landscape character and GCB2 is no exception.

<p>Mature trees, remnant woodland, shrubs and pond to the eastern edge of the site connected to 'Vicarage Field'.</p>					<p>However, the landscape including trees and hedgerows that enclose it, its context, are intact. Within its wider context therefore, and as part of a 'gateway' into the settlement it is judged to be moderate.</p>
<p>The parcel forms part of an archaeological site.</p> <p>Key reference docs:</p> <p>Appeal Ref: APP/Z1510/W/16/3160474 (July 2017).</p> <p>The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass - (Appendix H).</p>	<p>Views and aesthetic value. *1</p>	<p>Poor</p>	<p>Moderate</p>	<p>Strong</p>	<p>The only cross valley views in Coggeshall and close to the settlement are enjoyed from PRow 17 and the Essex Way on the southern side of the Blackwater Valley. The importance of the preservation of these views (which are free from development), from and onto GCB2 was a determining factor in the 2017 appeal decision. Para 56 "... development would harm the cross valley views from public rights of way in both directions. Notwithstanding the proposed meadow area close to the Highfields Farm complex, it would also detract from, or result in the loss of, views to the listed buildings at Highfields Farm rather than being sensitive to the listed buildings as landscape features."</p>
<p>Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall by The Landscape Partnership – extract in the Appendices to the Appellants' Landscape Evidence (Appendix D)</p> <p>GCB2 forms part of area 4d.</p> <p>GCB2 forms part of EWT*<sup>3</sup> Living Landscape no 56 Blackwater Valley.</p>	<p>Ecological value as part of Coggeshall's green and Infrastructure.</p>	<p>Poor</p>	<p>Moderate</p>	<p>Good</p>	<p>Important as part of a N/S green Infrastructure link between Robins Brook (LWS), Vicarage Field and the Vineyard to the River valley. Great potential for new planting or sympathetic agricultural practices to enhance this link in the future.</p> <p>Braintree Sensitivity and Capacity Analysis 2015 Parcels 3a &amp; 4d: Para 4.15 Opportunities for green links are identified (between the north and south side of West St), enhancing connections between the western edges of the settlement and the River Blackwater corridor.</p>
<p>Condition of the landscape elements above.</p>		<p>Poor</p>	<p>Moderate</p>	<p>Good</p>	<p>The wider landscape around GB1 is in good condition, the views are very important for Coggeshall, and although the ecological content of the site is not currently as good as that of the wider context is, and there is potential for improvement.</p>



Provides enjoyment to the community through passive use and visual amenity.	Poor	Moderate	Good	GCB2 provides visual enjoyment when viewed from West Street, by foot, by car and from the Essex Way on the southern side of the valley, and from within the site from PRow 17.
Recreational value of the amenity and location to the community.	Poor	Moderate	Good	The site is close to the western edge of the settlement and existing sporadic development along West Street. It is easily accessible by the community and is actively used by walkers and runners along its PRow.
Proven community value *2	Weak	Moderate	Strong	A planning application was submitted to develop GCB2 in 2016, it was dismissed at appeal in 2017. During the application period there was strong community opposition to the development of this site citing enjoyment of this site as a recreational and visual asset.
Historical importance / Contribution to the setting of the Conservation area.	Weak	Moderate	Strong	GCB2 is important in defining the status of 'Highfields' and its former occupants, in its context as a Farmhouse at the centre of a farmstead complex. In addition, in defining the relationship of the house with its surrounding open land and with that of the main settlement from which it is set apart. GCB2 forms part of the landscape setting of the conservation area, it creates a break in the urban fabric on the approach into the village centre.
Value in combating pollution and in drought / flood prevention.	Weak	Moderate	Good	At its lower levels the site has potential to incorporate off line SuDS which would assist in water retention during high rain fall events and provide a blue link in the Parishes GI plan. The site is unlit at night and so assists in implementing the Parish's Dark Skies policy.

**Conclusions:**

GCB2 is important to the parish as both a green buffer to prevent coalescence and protect the landscape setting of Coggeshall as a village in a rural setting. It prevents consolidation between two existing built up areas. It is important for its amenity value to the community and as part of the Parish's green infrastructure. Of note is its contribution to the historic setting of Coggeshall and the view from GCB2 and onto GCB2 over the Blackwater Valley from the Essex Way.

GCB3: Land south of West Street - 'The Vineyard'	Criteria				Explanatory text / evidence
<p>Parcel description:</p> <p>Parcel description: Area of open land planted as a Vineyard and associated with 'The West Street Vineyard', a restaurant with associated hard landscaping for parking.</p>	<p>Value in preventing coalescence or helps to safeguard the open countryside and historic setting of the village, and, or its hamlets.</p>	Weak	Moderate	High	<p>GCB3 lies beyond the development boundary of the village. It forms part of the landscape setting of the village and may be associated with GB1, the development of which was dismissed at appeal in part because of its value as part of the historic setting of the village.</p>
<p>Gently rolling sloping topography falling from West Street to the River Blackwater. Local wildlife site Bra186, Blackwater Plantation forms its southern boundary.</p> <p>The eastern part of the GCB3 has mature vines. The new vines were planted in 2011.</p>	<p>Value in preventing consolidation between existing built-up areas.</p>	Weak	Moderate	High	<p>GB3 is a key open space or green lung along West Street. It sits between residential ribbon development to the East and mixed residential and commercial development to the West forming part of the landscape setting and context of the village and gateway into the historic centre. Its retention as an open space would prevent consolidation between two built up areas and help to maintain the rural character of the village and parish and the view to the river corridor.</p>
<p>Mature trees and hedgerows form the southern boundary and part of a N/S boundary in the middle of GCB3.</p> <p>At the southern edge of the site is the valley bottom containing the river corridor of the Blackwater.</p>	<p>Strength of Landscape Character / Atmosphere.</p>	Weak	Moderate	Strong	<p>The vineyards, especially the old vines, lend a distinctive and attractive landscape character and atmosphere to GCB3 which is unique to Coggeshall. It is an open and tranquil site. The sloping land form and relatively low height of the vines combine to retain a sense of openness when viewed from the elevated public vantage point of West Street.</p>
<p>Key reference docs:</p> <p>The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass. (Appendix H)</p>	<p>Views and aesthetic value. *1</p>	Poor	Moderate	Strong	<p>Long views over the site to the valley bottom afford one of the few open views to the river corridor, and form part of the recognised publicly valued view from PRoW 17 and the Essex Way. As a distinctive and attractive landscape GCB3 has a high aesthetic value and is important as a 'green lung' and a break in the urban fabric on the approach into Coggeshall.</p>
	<p>Ecological value as part of Coggeshall's green and</p>	Poor	Moderate	Good	<p>GCB3 forms an important N/S link in the Parish's green infrastructure plan linking GB2 and the wider</p>

<p>Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall by The Landscape Partnership: GCB3 part of area 3a.</p> <p>GCB3 forms part of EWT*3 Living Landscape no 56 Blackwater Valley.</p>	Infrastructure.				<p>Parish, with the ecologically valuable habitat of the river corridor (Living Landscape &amp; Local Wildlife Site). Increased boundary hedge planting and a break in the boundary wall to enable small mammals to move N/S would enhance its ecological value.</p> <p>Braintree Sensitivity and Capacity Analysis 2015 Parcels 3a &amp; 4d: Para 4.15 Opportunities for green links are identified (between the north and south side of West St), enhancing connections between the western edges of the settlement and the River Blackwater corridor.</p>
	Condition of the landscape elements above.	Poor	Moderate	Good	The landscape and its context are in good condition.
	Provides enjoyment to the community through passive use and visual amenity.	Poor	Moderate	Good	The site is in private ownership and so is accessible to the public visually from West Street, the footpath along the road or PRoW 17. The public can however actively enjoy the site from the restaurant and its balcony when a customer of the restaurant.
	Recreational value of the amenity and location to the community.	Poor	Moderate	Good	The site is close to the community and active members of the community can easily walk to the site. The public can enjoy the recreational value of the site when a customer of the restaurant.
	Proven community value *2.	Weak	Moderate	Strong	During the planning application process for the development of the Vineyard and associated restaurant comments received by the LA were both negative and positive. However, most negative comments were associated with potential increase in noise rather than the visual impact or removal of land of recreational value. Positive comments were also made regarding the rejuvenation of the Vineyard itself and the new architectural style of the building. Anecdotal evidence suggests that

					people enjoy and value the landscape of GB2 and its Views.
	Historical importance / Contribution to the setting of the Conservation area.	Weak	Moderate	Strong	GCB3 forms part of Coggeshall's landscape setting to the historic core and conservation area. It is a break in the urban fabric on the approach into Coggeshall. The 1575 map of Coggeshall shows the land use to be a Croft, the oldest recorded type of farm, the abundance of Crofts shows that the west of Coggeshall was the settled first. The tenurial status indicates it was called Fee Farm.
	Value in combating pollution and in drought / flood prevention.	Weak	Moderate	Good	As part of a valued green space it contributes to the parishes clean air and most of the site is not lit a night. There is potential for future development of SuDS.

**Conclusions:**

GCB3 is important to the Parish as both a green buffer to prevent coalescence and protect the landscape setting of Coggeshall as a village in a rural setting. It prevents consolidation between two existing built up areas. It is important for its visual amenity value providing rare views down to the river corridor and as part of the Parish's green infrastructure. The vines themselves afford a valuable and unique landscape character that forms part of the visually attractive and therefore valuable 'landscape gateway' as you approach Coggeshall village from the West.

GCB4: Lands adjacent to the Colchester Road, Surrex	Criteria				Explanatory text / evidence
<p>Parcel description:</p> <p>GCB4 is located on the eastern side of Coggeshall, south of the Colchester Road and east of Coggeshall Road. It extends eastwards to Lee's Farm at the junction of A120 and Colchester Road.</p> <p>The southern portion of the Parcel is one large arable field which are part of a swathe of pre-18th century field enclosures.</p>	Value in preventing coalescence or helps to safeguard the open countryside and historic setting of the village, and, or its hamlets.	Weak	Moderate	High	Essex County Council, Colchester Borough Council together with Braintree District Council are developing plans for a new garden community at West Tey. Part one of the draft BDC plan addresses the new garden community. Map 10.3 B Colchester/Braintree Borders shows a shaded purple which is graded in colour towards the outer boundaries. The legend defines this purple area as 'garden communities'. The distinct impression given is that this shaded purple area is the proposed extent of the garden communities. The 'development area' extends into the Parish of Coggeshall, from the junction of Colchester Road with the A120, and along the edge of the Feering

<p>To the north of GCB4 are smaller fields which include arable farmland, amenity grassland, paddocks at the rear of Raynecroft Farm farmhouse which fronts onto Colchester Road.</p> <p>It is bounded to the south east by strong hedge with trees and along the Coggeshall road. Gaps in the hedge create intermittent views from the highway into the parcel.</p>					<p>Road. Point 20 of the draft plan says ‘Landscape buffers between the site and Coggeshall, Feering, Stanway and Easthorpe;’. However, there has been to date no formal indication as to the extent or nature of the landscape buffers. The map contradicts the text and as such to ensure that Coggeshall is protected from encroaching development, to prevent coalescence with West Tey and to protect the landscape setting of Coggeshall as a village within a rural setting GCB4 will form a key part of Coggeshall’s green buffer.</p>
<p>Key reference docs:</p> <p>The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass (Appendix H) GCB4 forms part of area B19 Langley Green Farmland Plateau.</p> <p>Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall by The Landscape Partnership. GCB6 forms part of area 2f.</p>	<p>Value in preventing consolidation between existing built-up areas.</p>	<p>Weak</p>	<p>Moderate</p>	<p>High</p>	<p>GCB4 is a key open space or green lung along the southern side of Colchester Road. Retention of this area as a coalescence buffer will help prevent further consolidation between existing homes along the Colchester Road including the approved residential estate for 325 new homes north of the Colchester Road. The retention of GB4 will help to maintain the rural character of the village in its landscape setting in accordance with the vision of this plan and will of the community.</p>
	<p>Strength of Landscape Character / Atmosphere.</p>	<p>Weak</p>	<p>Moderate</p>	<p>Strong</p>	<p>GCB4 has a strong agricultural character. Close to the A120 the tranquillity of the parcel is broken when the correct meteorological conditions bring traffic noise to the parcel.</p>
	<p>Views and aesthetic value. *1</p>	<p>Poor</p>	<p>Moderate</p>	<p>Strong</p>	<p>GCB4 is private land. Views from foot are from the public footpath at the north eastern tip of the parcel and from the Colchester Rd. There are cross field views from cars from the public highway. Of significance is the long-distance view looking SW from the public footpath and the Colchester Road as you turn off the A120. This is a long-distance view over the arable fields to the western side of the valley. It is an attractive view which contributes to the character of Coggeshall village as a settlement within a rural setting.</p>

					Filtered views of GCB4 are visible from the Coggeshall Road on the approach to Coggeshall Village. Once again these contribute to the character of Coggeshall village as a settlement within a rural setting.
	Ecological value as part of Coggeshall's green and blue Infrastructure.	Poor	Moderate	Good	GCB4 has moderate ecological value as part of Coggeshall green and blue infrastructure. The primary ecological value of this parcel is provided by the hedgerows and trees at its boundaries. It is as a green link that its ecological value is raised to 'good'. It links the river corridor of the Blackwater, with GCB4 and then on to the eastern and northern areas of the parish. There is potential for improvement in the value of the link with new native planting and sympathetic agricultural practices such as meadow grasses / flowers at field margins or in strips through the fields. Also, native tree planting along the Colchester Road.
	Condition of the landscape elements above.	Poor	Moderate	Good	
	Provides enjoyment to the community through passive use and visual amenity.	Poor	Moderate	Good	The passive enjoyment of GCB4 is primarily as part of the visual setting of the village and the long-distance view from the public footpath and Colchester Road.
	Recreational value of the amenity and location to the community.	Poor	Moderate	Good	GCB4 is private land. It is close to the residential homes along Colchester Road but GB4 provides limited active recreation value to the community except for the public footpath.
	Proven community value. *2	Weak	Moderate	Strong	GCB4's community value lies in its aesthetic value as part of the landscape setting of the village rather than as an active recreation resource amenity.
	Historical importance / Contribution to the setting of the Conservation area.	Weak	Moderate	Strong	The southern arable fields are part of a swathe of pre-18th century field enclosures. It forms a part of the landscape setting of the village, as a village or small market town within a rural area. It is a break in



					the urban fabric at the gateway to the village.
	Value in combating pollution and in drought / flood prevention.	Weak	Moderate	Good	As part of the Parish's valued green space it contributes to the Parish's clean air. Additional tree and shrub planting would enhance this role.

**Conclusions:**

GCB4's visual and aesthetic strength lies in its long-distance SW view and its value as agricultural land which cements Coggeshall context as a village in a rural setting. GCB4 value lies in preventing consolidation of built-up areas and preventing coalescence with future development as part of the Garden Communities proposals.

GCB5: Land to the east & west of Kelvedon Road between Coggeshall Hamlet and Coggeshall. Excluding the PC land and allotment.	Criteria				Explanatory text / evidence
<p>Parcel description:</p> <p>GCB5W is part of an extensive arable landscape on the plateau above the River Blackwater. It abuts Kelvedon Road and lies between the last house of Coggeshall Village's ribbon development and the first of Coggeshall Hamlet to the east of the Road.</p> <p>Hedgerows delineate its northern and western boundary. The arable field extends to the west. Two public footpaths run parallel to the parcel to the north and south though not immediately adjacent to the boundary. The northern footpath is the Essex Way. These afford views onto the parcel.</p> <p>GCB5W parcel forms part of archaeological site.</p>	Value in preventing coalescence or helps to safeguard the open countryside and historic setting of the village, and its hamlets.	Weak	Moderate	High	GCB5W&W have a role in preventing coalescence between Coggeshall Hamlet and Coggeshall Village, protecting their identity and the historic setting of the village and the hamlet.
	Value in preventing consolidation between existing built-up areas.	Weak	Moderate	High	GCB5, between the existing built up areas of Coggeshall Hamlet and Coggeshall village will prevent consolidation between existing built up areas.
	Strength of Landscape Character / Atmosphere.	Weak	Moderate	Strong	GCB5W & GCB5E are arable fields. The character of GCB5W is very much influenced by its wider context, that of an extensive area of open arable field, the historical fields pattern now lost. However, the parcel that is GCB5W is contained by the boundaries to the north, south and east which from the road is perceived as being smaller and more intimate in character. GCB5W is part of a smaller field pattern with a more varied agricultural use. It's wider context is also more varied; bounded by the edge of the settlements, the agricultural buildings of Abbey Farm and hedgerows and plantations. Its character as part of its wider context is therefore

<p>GCB5E is located to the east of the Kelvedon Road. It lies between the last house of Coggeshall Village and the first house of the Coggeshall Hamlet, which form part of a unique grouping of distinctive Alms houses. The parcel extends over gently sloping ground west over two fields to a track which forms its western boundary. Beyond the track is a plantation which extends east to the river corridor of the Blackwater. To the northern boundary is a hedgerow associated with a residential property and additional fields. To the south a track and a hedgerow and trees. There is no public access into the Parcel.</p> <p>The primary public views into both parcels are from Kelvedon Road from a vehicle. There are no pavements and as this is now a well utilised route to the station although horse riders and cyclists do use it their use is curtailed by vehicle numbers and speed.</p> <p>The parcels are close to Coggeshall Villages conservation zone and form part of the landscape setting of the village and the hamlet.</p> <p>Key reference docs: The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford</p>					more visually diverse and intimate.
	Views and aesthetic value. *1	Poor	Moderate	Strong	The views and aesthetic value into and over these parcels are primarily derived by the presence of open rural space between the two settlement and are enjoyed though filtered views in the hedge line by the many users of Kelvedon Road. They are a 'break' between the two settlements providing visual relief from the built form and definition to the settlements. Therefore, they are afforded a strong rating.
	Ecological value as part of Coggeshall's green and Infrastructure.	Poor	Moderate	Good	The field boundaries of both GCB5W&E afford the parcels their primary ecological value providing some cover for birds and mammals as part of a wild life corridor. However, as a green link between the upper slopes and plateau of the southern side of the Blackwater corridor, crossing the Kelvedon road to link to the Blackwater river corridor and the rural landscape beyond they are very important. Their ecological value can be improved with wildflower field margins, or strips running through the fields and reinforcement and reintroduction of vegetated filed boundaries.
	Condition of the landscape elements above.	Poor	Moderate	Good	
	Provides enjoyment to the community through passive use and visual amenity.	Poor	Moderate	Good	GCB5W&E are enjoyed passively by the community and road users who walk, cycle, drive or ride past them.
	Recreational value of the amenity and location to the community.	Poor	Moderate	Good	The parcels are adjacent to the communities of Coggeshall Village and Coggeshall Hamlet. Their inherent active recreational value is diminished as the land is private, in agricultural use and no PRoW's cross the parcels.
	Proven community value. *2	Weak	Moderate	Strong	As part of the valued rural landscape setting of the village they have community value.
	Value in in preventing	Weak	Moderate	High	GCB5W&W have a role in preventing coalescence

Landscape Character Assessment (2006) by Chris Blandford Ass - (Appendix H) forms part of A9 - Blackwater River Valley.	coalescence or helps to protect the open countryside and historic setting of the village, and, or its hamlets.				between Coggeshall Hamlet and Coggeshall Village, protecting their identity's and the historic setting of the village and the hamlet.
Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall by The Landscape Partnership GCB5 forms part of areas 3d (the western portion) and 2b (the eastern portion).	Value in combating pollution and in drought / flood prevention.	Weak	Moderate	Good	As part of the Parish's valued green space it contributes to the Parish's clean air.
GCB5 forms part of EWT* <sup>3</sup> Living Landscape no 56 Blackwater Valley.					
<b>Conclusions:</b>					
GCB5E&W are important to the Parish in preventing coalescence between Coggeshall Hamlet and Coggeshall Village. They protect the identity and the historic setting of the conservation area of village and the hamlet. They are a valued green buffer and visual green break in the built form and are valued passively by many. They form an important link in the Parish's green infrastructure.					

## Appendix E2 - Local Green Spaces Assessment

The CNP subcommittee identified Local Green Spaces within the Parish which form part of policy P.9. Coggeshall Neighbourhood Plan Subcommittee has prepared this assessment to create a consistent and transparent methodology for evaluating the identified Local Green Spaces in accordance with Para 100 of the 2018 NPPF. It forms part of the evidence base which has informed the production of the Coggeshall Neighbourhood Plan.

This assessment is to be read in conjunction with Figure 6: 'Local Green Spaces Proposals Plan'.

### Background Information

This assessment has included a desktop study of the following background information:

- The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006), Chris Blandford Associates.
  - Coggeshall falls within Landscape Character Type A9 which is described as:
    - B19 Langley Green Farmland Plateau
    - F2 High Garrett /Marks Hall Wooded Farmland
- Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall (2015).
  - Extracts from the report have been included in the table below where appropriate.
- Landscape Sensitivity and Capacity Appraisal for Coggeshall Parish Council (2017).
  - Extracts from the report have been included in the table below where appropriate.

The National Planning Policy Framework, 2018 Para 99 states:

*“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. “*

### The following Local Green Spaces have been identified

- LGS1: Vicarage Field.
- LGS2: Cook Field West.
- LGS3: Dutch Nursery West (Pissing Gutter Field).
- LGS 4: Land off Colchester Road, south and north of the Essex Way.
- LGS 5: Land south of Tey Road.

### Methodology

The sites have been assessed against the NPPF key criteria as set out in para 100.

The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

The conclusion summarises the overall findings of the assessment.

### Consultation

This assessment is published on the Coggeshall Neighbourhood Plans Website. The Coggeshall Parish Council's website has a link to the CNP site. It will also be made available as a hard copy at suitable public locations in Coggeshall. The views of Parish residents and external organisations will be sought through the consultations on the Regulation 14 version of the Neighbourhood Plan.

LGS1: Vicarage Field	Criteria	Explanatory text / evidence
<p>Parcel description:</p> <p>LGS1 occupies land gently sloping to the east and south towards Robin's Brook and the River Blackwater. A line of houses relating to the historic core of the village and within the Conservation Area forms the southern boundary. There is a fragmented mix of vegetation and close board fencing to the rear garden boundaries. To the east, the boundary is enclosed by dense woodland along Robin's Brook which is also designated and managed as a Local Wildlife Site Bra206 Tilkey Road Coggeshall. This vegetation visually contains the western settlement fringe of Coggeshall. There is a small block of woodland and tall tree belt to the western boundary, with a natural pond and a fragmented hedgerow to the north.</p> <p>The parcel comprises grass fields currently cropped for hay. The internal field boundary is fragmented. The area is designated as Local Green Space.</p> <p>Public footpaths lead into the Parcel from West Street and Stoneham Street and connect with further public rights of way crossing the neighbouring more open, agricultural landscape. These footpath routes provide moderately open views across the Parcel. The fragmented hedgerow on the northern boundary allows further views north to the surrounding large-scale arable farmland</p>	<p>LGS should be in reasonably close proximity to the community it serves.</p> <p>LGS should be demonstrably special to a local community and holds a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.</p>	<p>The site is adjacent to the western edge of the settlement and existing sporadic development along West Street. It is within 400m of the village centre. It is easily accessible by the community via 4 routes / public footpaths.</p> <p>In 2016 a proposal was put forward to remove its status as LGS. This designation was based upon its previous use until 2000 as a formal recreational open space with allotments, bowling green, football pitch and tennis courts. The CNP Sub Committee and the community submitted many comments to the Local Authority against this proposal citing the personal and community value of the space.</p> <p>The contained views within the site and filtered long views north towards open agricultural land (as identified in NP community consultation) and woodland belt are enjoyed by the community. The site is not of very high aesthetic value, but as an open green space with well vegetated boundaries on the western side of the village it is enjoyed aesthetically by the many people who walk around Vicarage Field daily.</p> <p>Vicarage field is of high recreational value to the many walkers and runners who use its footpaths or walk around the perimeter on a daily basis.</p> <p>This field is an important historical site for Coggeshall and its community Thomas Hawkes was burned at the stake on Vicarage Field in 1555 for being a protestant and refusing to renounce his faith. The story says as he burned, his arms rose up from his lifeless body and clapped his hands three times above his head.</p> <p>The atmosphere is tranquil though at times the noise from the A120 is audible.</p> <p>LGS1 is important as part of a N/S green and blue Infrastructure link between Robins Brook (Local Wildlife Site), and beyond to the open space of the Vineyard to the river valley. The existing hedgerows, woodland and riparian vegetation are an excellent base from which to enhance through design and planting the ecological value of Vicarage Field.</p> <p>Braintree Sensitivity and Capacity Analysis 2015  <i>Parcel 4f: Para 4.15</i>  <i>"Corresponding with the findings of the earlier Landscape Capacity Analysis opportunities should also be taken to develop landscape recreational corridors alongside the Robin's Brook. This area provides opportunities for spaces promoting education and wellbeing as</i></p>

with woodland blocks on the horizon.		<i>well as providing enhanced green links between the settlement and the wider landscape.”</i>
<p>There are partial views of the Parcel from residential properties to the south and occasional filtered views from properties on the settlement fringe to the east. The Parcel is enclosed by a strong framework of vegetation and contained to the south and east by built development on the Coggeshall settlement fringe.</p> <p>Key reference docs:</p> <p>The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass - (Appendix H).</p> <p>Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall (2015) by The Landscape Partnership. LGS1 forms part of area 4f.</p> <p>LGS1 forms part of EWT*3 Living Landscape no 56 Blackwater Valley.</p>	LGS should be local in character and not an extensive tract of land.	<p>The character of Vicarage field is lent to it by its relatively small size in comparison to the wider, surrounding, agricultural landscape and the framework of hedgerows, riparian vegetation to Robin’s Brook and woodland which enclose it.</p> <p>This field is not an extensive tract of land, but a contained parcel which is easily defined by its boundary hedgerows and trees.</p>

**Conclusions:**  
LGS 1 is easily accessible by the community it serves. It has a high amenity value to the community. It forms part of the landscape setting of Coggeshall as a village in a rural setting. It is important for its amenity value to the community and as part of the parish’s ecological and recreational green infrastructure. It has important historical associations. It meets the criteria as set out in NPPF 2018 for Local Green Space.

LGS2: Cook Field West.	Criteria	Explanatory text / evidence
<p>Parcel description:</p> <p>LGS2 is bounded by East Street to the North, and the Essex Way to the West, and</p>	LGS should be in reasonably close proximity to the community it serves.	The site is adjacent to the eastern edge of the settlement. Directly accessible from East Street incorporating a national trail, the Essex Way. It serves the eastern side of the site. It forms part of an allocated site and will therefore form the accessible open green space for the new community at its eastern edge.



<p>by the remainder of Cook Field to the East. The southern boundary comprises of a partial hedge row and fence line with fields beyond.</p> <p>It is an allocated site.</p> <p>Dense shrub / native understory and a stream border the Essex Way. The hedgerow is broken along East Street to the north and on the southern boundary there are two TPO'ed Cedar trees.</p> <p>There are direct views into the site from the footpath entrance at the N/W corner and filtered views from the road. Direct views across the site from the Essex Way. The primary views of interest are N/S across the LGS2 to the fields to the north and the mature trees and roof tops of 'Starling Leeze', a listed Victorian mansion house.</p> <p>Key reference docs:</p> <p>The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass - (Appendix H) LGS2 forms part of area A9- Blackwater River Valley.</p> <p>Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall by The Landscape Partnership. LGS2 forms part of area 2d.</p> <p>Landscape Sensitivity and Capacity</p>	<p>LGS should be demonstrably special to a local community and holds a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.</p>	<p>The Essex Way is a heavily used footpath in Coggeshall. Community comments gathered as part the NP consultation process demonstrate a strong aesthetic enjoyment of Cook Field and its rural character by users of East Street and the Essex Way. In addition, a desire to preserve part of the field as public green space for active recreational use by the community. *1</p> <p>The western area of Cook Field creates a viable green space for informal; recreational activity adjacent to the Essex Way.</p> <p>The parcel of the field designated as LGS2 has a strong aesthetic value born of its intimate character and the immediate cross-field views looking into to Cook Field and looking north to the fields and associated shrubs beyond. Looking back south from within LGS2 and further south along the Essex Way there is an enjoyable view over the field towards the mature trees and the Victorian roofline of 'Starling Leeze', a highly attractive landmark from the public footpath. The house is especially visible in the winter months.</p> <p>LGS2 protects and preserves the historic setting of the village by creating the landscape setting of the conservation area along East Street including the Victorian Mansions opposite. LGS assists in preventing coalescence between existing developments by preventing continuous infill ribbon development along East Street so that the edge of the settlement retains a fragmented development pattern typical at the boundary of a traditional development envelope.</p> <p>Cook Field is identified as part of parcel 2d in the Evaluation of Landscape Capacity Analysis for Coggeshall 2015. Cogg 174 is described in para 4.22. See below.</p> <p><i>"4.22 To the south-west of Coggeshall Parcel 2d has a rural character with a tranquil riverside walk including part of the Essex Way path. The area is strongly influenced by the historic fringes of the settlement, with historic field enclosures, Scheduled Monuments and Listed Buildings. The River Blackwater provides a strong visual feature containing the settlement and reducing visual connections with the urban fabric. These factors reduce the capacity of the Parcels to accommodate development despite the framework provided by good quality, dense vegetation."</i></p> <p>2017 Landscape Sensitivity and Capacity Appraisal para 5.6.6:</p> <p><i>" Parcel F, known as Cook Field, has been allocated for residential development within the</i></p>
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Appraisal for Coggeshall Parish Council  
2017. LGS2 forms part of area F.

LGS2 forms part of EWT Living Landscape  
no 56 Blackwater Valley.

*Draft Local Plan produced by Braintree District Council (Site reference: Cogg 174: land on south side of East Street, Coggeshall). The parcel abuts the settlement of Coggeshall and is adjoined on its eastern edge by large gardens containing mature trees. To the north, the parcel borders East Street (B1024) which forms one of the main routes into the village. It consists of a single large field with mature vegetation on the boundaries which contains views to some extent. The parcel forms part of a wider area of open, agricultural land on the fringes of the Blackwater Valley. The Essex Way follows a line through this area, passing along the western edge of the parcel.*

*5.6.7 Whilst the parcel has been allocated for development consideration needs to be given to the effect of any development proposals on existing landscape features including the mature vegetation on the northern site boundary adjacent to East Street. This vegetation should be retained wherever possible for its contribution to the character of East Street. Development should be set back from East street in order to safeguard the character of the streetscape, and to limit effects on the setting of the Conservation Area, which lies immediately to the north. Views from the Essex way are currently open, so that the site is perceived as a single field bounded by mature trees. The mitigation measures for any new development should include an open buffer zone adjacent to the Essex Way to protect existing views north and south from the Essex Way, and the landscape setting and character of this section of the path. Landscape buffer planting, using native trees and shrubs, should be established at the southern edge of the developed area to reduce the impact of new buildings in views from the Essex Way, and to help assimilate new built form into a well-vegetated settlement edge."*

The Landscape Sensitivity and Capacity studies above detail the sensitivity of this site to development, and describe Cook Field in its historical, visual and ecological landscape context. The 2017 study states that mitigation measures should 'protect existing N/S views' in an 'open buffer zone' adjacent to the Essex Way.

LGS2 is adjacent to an area of flood plain, scrub and woodland. Hedgerows and trees form part of its boundary. The grassland is currently cropped for hay. This forms a valuable link in the parish's green infrastructure.

The area enables planting to create a worthwhile extension of the green corridor and biodiverse planting running along the Essex Way with the possibility of off-line water

		<p>storage in the form of swales.</p> <p>This site has tranquil atmosphere and creates an immediate sense of the rural and calm when leaving East Street and walking onto the Essex Way.</p>
	LGS should be local in character and is not an extensive tract of land.	<p>Cook Field has a strong intimate character. It is partially enclosed to all sides by trees and shrubs. It is an irregularly shaped and small field which forms part of the remnant local and historical small-scale field pattern network that forms the context and landscape setting for the Abbey and Abbey Mill, 'Starling Lezzes' and the conservation area.</p> <p>It is not an extensive tract of land.</p>
	Further considerations.	<p>LGS2 protects the landscape setting of the Essex Way and its viability as a wildlife corridor from the negative impacts of development.</p> <p>Local and valued views N/S across this field would be also preserved for future generations.</p>

**Conclusions:**

LGS 2 is easily accessible by the community it serves and will serve a new community when the remaining portion of Cook Field is developed. It is highly valued by the community for its recreational value and its beauty. This Local Green Space also serves to help retain the rural character at the edge of the development envelope and protect the setting of Essex Way and the conservation area. It is of high amenity value to the community. It forms part of the landscape setting of Coggeshall as a village in a rural setting. It meets the criteria as set out in NPPF 2018 for Local Green Space.

LGS3: Dutch Nursery West (Pissing Gutter Field)	Criteria	Explanatory text / evidence
<p>Parcel description:</p> <p>LGS3 is bounded by a low brick wall to West Street to the north. A fence line and hedgerow to the west, stock fencing to the East and to the south the well vegetated river corridor and flood plain to the south.</p> <p>It is an allocated site.</p> <p>LGS3 is former grazing land associated with the former use of the whole 'Dutch</p>	<p>LGS should be in reasonably close proximity to the community it serves.</p> <p>LGS should be demonstrably special to a local community and holds a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of</p>	<p>LGS3 is to the west of the village settlement, access is directly off West Street. It is within walking distance of the centre of the village and easily accessible to adjacent homes. It forms part of an allocated site and will therefore form the accessible open green space for the new community at its eastern edge.</p> <p>A planning application was put forward for the Dutch Nursery site in 2017/2018. During the application period representations were made to the authorities by the CNP Sub Committee, the Coggeshall Parish Council and private individuals to:</p> <ul style="list-style-type: none"> <li>retain the green space as recreational areas for the existing and new community;</li> <li>maintain a green 'lung' to break up the ribbon development and preserve a rural character on the approach to Coggeshall Centre;</li> </ul>

Nursery' site. The lower part of the area stretches down to the River Blackwater. This is floodplain and well vegetated and planted with trees when the site was in use as a garden centre. It forms part of the river corridor.

There are direct views onto the site and down towards the river valley from the West Street. There will be further direct views onto the site from new homes and public highways to be constructed adjacent to LGS3.

Key reference docs:

The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass - (Appendix H) LGS3 forms part of area A9- Blackwater River Valley.

Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall 2015 by The Landscape Partnership. LGS3 forms part of areas 3a (grazing land /pony field) and 3b (the flood plain adjacent to the river).

LGS3 forms part of Local Wildlife Site Bra 186 Black Water Plantation.

LGS3 forms part of EWT Living Landscape no 56 Blackwater Valley.

its wildlife.

- maintain rare views to the river valley from West Street and;
- create new formal access to the river.

This demonstrate that LGS3 is special and valued by the local community.

The upper section of the LGS3 adjacent to West Street was know as Pissing Gutter Field. The lower section, adjacent to the Blackwater as Pissing Gutter Meadow. It is marked on the first map of Coggeshall of 1639, the names were in use from the 15<sup>th</sup> to the 19<sup>th</sup> centuries until they were discarded by the Victorians who did not approve of them 'Pissing Gutter'. The Pissing Gutter are ditches. There are two on this site which are only evident in flood.

LGS3 forms part of parcel 3a in the 2015 Braintree District Settlement Fringes Evaluation of Landscape Analysis Stud for Coggeshall. The following extract are pertinent to LGS3.

Parcel 3a:

*4.14 "The Parcels comprise small scale fields with paddocks, rough grass and recreation facilities interspersed with existing commercial and residential development. These areas partly relate to the Historic Core of the village with some modern extension to the western side. The Parcels presents potential opportunity for small scale infill development utilising the existing framework provided by dense riparian vegetation to the River Blackwater corridor, the containment to some wider views by the facing valley slopes and the presence of existing built development."*

*4.15 ".....The analysis identifies the scope to provide landscape mitigation, in keeping with the existing landscape pattern in the medium term. The existing framework provided should be retained and enhanced. Additional tree and shrub planting would be required to integrate development and ensure a consistent buffer is provided by the River Blackwater in views from the Essex Way. There is an opportunity to enhance the treatment of boundaries to West Street creating a consistent character to development on the street and an enhanced gateway to the village. Development would be at an appropriate small scale to the location with the setting to the Conservation Area and scattered Listed Buildings sensitively addressed and unique characteristics reflected..... Opportunities for green links are identified, enhancing connections between the western edges of the settlement and the River Blackwater corridor"*

Parcel 3b *"This Parcel is located along the River Blackwater valley bottom to the south-*

		<p><i>west of Coggeshall. The Parcel, with the River Blackwater meandering through it, comprises rough grass, areas of reeds and recently planted poplar plantations. Its ecological value is recognised by its Local Wildlife Site designation.....</i></p> <p><i>.... The river corridor has a strong landscape character with limited intrusive features and limited connections with the urban fabric of Coggeshall”</i></p> <p>LGS3 forms part of LWS 186 which provides tree cover and tall herb marsh, and includes the River Blackwater.</p> <p>LSG3 will be an important contribution to Coggeshall’s Green Infrastructure. The demonstrated ecological value of the parcel will be enhanced by the planting of the grazing land which will create superior green links to open space, hedgerows and fields to the north of West Street.</p> <p>In addition, this LGS will provide greater recreational opportunities as part of Coggeshall’s Green Infrastructure and enable access from West Street via green space to the River. An aspirational policy in this plan is a riverside walk along the western banks of the Black water. This LGS will form a section of the walk.</p> <p>LSG3 will provide opportunities for localised flood management within the grazing land to serve the new residential development to its immediate east.</p>
	<p>LGS should be local in character and not an extensive tract of land.</p>	<p>LGS3 forms part of the open space which intersperses with existing development that forms the character of West Street, and the landscape setting of the conservation zone as the landscape changes from open and rural, to semi enclosed, to dense and urban. It is an integral part of the ‘gateway’ into Coggeshall.</p> <p>It is not an extensive tract of land. It is defined by boundaries and the extend of the green field or undeveloped area. It forms logical pathway, and recreational and ecological opportunity to the River corridor.</p>
<p><b>Conclusions:</b></p>		
<p>LGS 3 is easily accessible by the community it serves and will serve a new community when the remaining portion of the Dutch Nursery site is developed. It is highly valued by the community as a ‘green lung’ along west street and as a gap in the build form on the approach into the centre of Coggeshall. Thus, it forms part of the landscape setting of the conservation area of the village. The lower part of the site has great ecological value, the upper part of the site, the grazing land, has the potential for greater ecological value and to contribute to the Parish’s green infrastructure network. It meets the criteria as set out in NPPF 2018 for Local Green Space.</p>		

LGS4: Land off Colchester Road, south and north of the Essex Way	Criteria	Explanatory text / evidence
<p>Parcel description:</p> <p>LGS4 occupies land gently sloping to the north and south towards a stream and the Essex Way. The land use is agricultural.</p>	<p>LGS should be in reasonably close proximity to the community it serves.</p>	<p>LGS4 is a central green space within the approved site 'Land at Colchester Road'. It will serve 325 new dwellings and existing dwellings along St Peter's Road, Tey Road, Hill Road, Mount Road and Colchester Road. It will be within walking distance of these properties.</p>
<p>The site forms a green space as part of a site approved for outline planning permission.</p> <p>Hedgerows and trees line the stream except for the culverted segment of the stream.</p> <p>To the east the footpath passes through a planted boundary and up an embankment to the A120. To the west the footpath narrows to pass between the stream and the rear fence line of homes.</p> <p>The parcel is open with views to the north, south, east and west. Future development means that the parcel is likely to be contained to the south and north with east/west views being maintained.</p>	<p>LGS should be demonstrably special to a local community and hold a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.</p>	<p>The Essex Way runs through LGS 4. It is important to the existing community and long-distance walkers. The site has recreational value for the community.</p> <p>The site currently has amenity and aesthetic value as part of an agricultural rural landscape, or as a green open space with long views. It is vital that these aesthetic and passive visual qualities are preserved where possible for the existing dwellings, new dwellings and future users of the space.</p> <p>The proximity of LGS4 to the A120 reduces the tranquillity of the site. However, well thought out and implemented landscape improvements should aim to enhance the tranquillity of the site through noise reduction measures. Considered landscape design exploiting the stream, such as the creation of landscape features based around SuDS and natural flooding management techniques can, through the use of water, induce the atmosphere of tranquillity.</p> <p>The wildlife on the site is currently limited. However, skylarks, hedgehogs, badgers and bats do live on or use the agricultural land and existing vegetative cover. Careful landscape design should aim to increase the value of this LGS to promote wildlife.</p>
<p>The Essex Way leads to St Peter's Road. To the east it links across the A120 to rural land northwest of the Parish.</p> <p>Key reference docs:</p> <p>The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris</p>	<p>LGS should be local in character and not an extensive tract of land.</p>	<p>LGS4 is part of an agricultural field and encompasses a stream. It forms part of the rural landscape setting and therefore character of the settlement. When the adjacent sites are developed the character of the space will change. It is important that these changes enhance the setting of the Essex Way and the stream.</p> <p>It is not an expensive tract of land and is set out as green open space in the outline planning permission masterplan.</p>



<p>Blandford Associates – Area C1</p> <p>Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall (2015) by The Landscape Partnership. LGS4 is parcel B.</p> <p>Landscape Sensitivity and Capacity Appraisal for Coggeshall Parish Council 2017. LGS4 is parcel B.</p>		
<p><b>Conclusions:</b></p>		
<p>LGS4 is easily accessible by the community it serves and will serve a new community when the remainder of the site is developed. It is valued by the existing community for its recreational value and aesthetic enjoyment as part of a green open space. This LGS helps to protect and, through considered landscape design, could enhance the landscape setting of the Essex Way and the ecological value of this land as part of the Parish’s green and blue infrastructure. It meets the criteria as set out in NPPF 2018 for Local Green Space.</p>		

LGS5: Land south of Tey Road.	Criteria	Explanatory text / evidence
<p>Parcel description:</p> <p>LGS5 is bounded by Tey Road to the north, agricultural fields to the south, a residential property to the east and the rear of residential homes along Colne Road to the west.</p> <p>The site forms a green space as part of a site approved for outline planning permission.</p> <p>There are direct views onto the site from Tey road and homes looking onto the parcel.</p> <p>Key reference docs:</p> <p>The Braintree, Brentwood, Chelmsford,</p>	<p>LGS should be in reasonably close proximity to the community it serves.</p> <p>LGS should be demonstrably special to a local community and hold a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.</p>	<p>LGS5 is a perimeter, linear green space within the approved site ‘Land at Colchester Road’. It will serve 325 new dwellings and existing dwellings along Tey Road and nearby Monksdown Road. It will be within walking distance of these properties.</p> <p>LGS5 currently has amenity and aesthetic value as part of an agricultural rural landscape or as a green open space with long views. It is vital that these aesthetic and passive visual qualities are preserved where possible for the existing dwellings, new dwellings and future users of the space.</p> <p>Its recreational value for the existing and future community lies in its potential to accommodate a cycleway / footpath connecting the existing PRow in the NW corner through the new development and onto Colne Road.</p> <p>The proximity of LGS5 to the A120 reduces the tranquillity of the site. However, well thought out and implemented landscape improvements should aim to enhance the tranquillity of the site through noise reduction measures.</p> <p>The wildlife on the site is currently limited. However, skylarks, hedgehogs badgers and bats do live on or use the agricultural land and existing vegetative cover. Careful landscape design and species selection should aim to increase the value of this LGS to</p>

<p>Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Associates – Area C1.</p> <p>Landscape Sensitivity and Capacity Appraisal for Coggeshall Parish Council 2017. LGS5 is parcel B.</p> <p>LGS5 forms part of EWT Living Landscape No 62 Bovingdon and Marks Hall and Chalkney Woods.</p>	<p>LGS should be local in character and not an extensive tract of land.</p>	<p>promote wildlife.</p> <p>LGS5 is part of an agricultural field which forms part of the rural landscape setting and therefore the character of the settlement. When the site is developed the character of the space will change. It is important that these changes enhance the setting of Tey Road and the new development.</p> <p>It is not an expensive tract of land and is set out as green open space in the outline planning permission masterplan.</p>
<p><b>Conclusions:</b></p>		
<p>LGS5 is easily accessible by the community it serves and will serve a new community when the remainder of the site is developed. The existing community values this area aesthetically as an open green space and for the green views over the wider landscape. This LGS will, through considered landscape design enhance the landscape setting of Tey Road and the existing properties and increase the ecological value of this land as part of the Parish’s green and blue infrastructure. It will create a footpath and cycleway linking an existing PRoW through the development site and onto Colne Road. It meets the criteria as set out in NPPF 2018 for Local Green Space.</p>		

**\*1 Local Perceived Value**

The value of a landscape is judged on set criteria by landscape professionals in documents such as the Landscape Sensitivity and Capacity Appraisals. The criteria in such analysis documents are however unable to evaluate the ‘local perceived value’ of a site an important material consideration.

The Neighbourhood Plan group set out below comments and quotes from the Coggeshall community as evidence that LGS2 has a high ‘perceived landscape value’ or that it is ‘special’ to the local community.

## Appendix E3 - Green Amenity Areas Assessment

The CNP subcommittee has assessed and justified the Green Amenity Areas which form part of policy P.10. Coggeshall Neighbourhood Plan Subcommittee has prepared this assessment to create a consistent and transparent methodology for evaluating the identified green amenity areas. It forms part of the evidence base which has informed the production of the Coggeshall Neighbourhood Plan.

This assessment is to be read in conjunction with Figure 7: 'Green Amenity Areas Proposals Plan'.

### Background information

This assessment has included a desktop study of the following background information

- The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006), Chris Blandford Associates.
  - The study considers 'Visual characteristics' in its profiles of landscape character areas.
  - Coggeshall falls within Landscape Character Type A9 which is described as:
    - Shallow valley with gently sloping sides.
    - Predominately arable farmland.
    - Overall strong sense of place and tranquillity away from the main settlements of Braintree, Witham and Maldon and the A120 A12 and the railway line.
  - Guidelines for land management:
    - Conserve and enhance the existing hedgerow pattern and strengthen through planting where appropriate to local landscape character.
    - Conserve and manage the ecological structure of hedges and ditches within the character area.

- Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.
  - B19 Langley Green Farmland Plateau.
  - F2 High Garrett /Marks Hall Wooded Farmland.
- Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall (2015), The Landscape Partnership.
  - Extracts from the report have been included in the table below where appropriate.
- Landscape Sensitivity and Capacity Appraisal for Coggeshall Parish Council (2017), The Landscape Partnership.
  - Extracts from the report have been included in the table below where appropriate.

2018 NPPF : The CNP's policy seeks to fulfil at a local scale the following policies set out in the NPPF.

Section 8 Promoting healthy and safe communities:

Para 91:

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- c) enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure..... and layouts that encourage walking and cycling.

Para 95:

Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

Section 13: Protecting Green Belt Land.

Para 134:

- d) To preserve the setting and special character of historic towns;

## Section 15 Conserving and enhancing the natural environment:

### Para 170:

- a) Protecting and enhancing valued landscape, site of biodiversity or geological value and soils.
- b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services....
- c) Minimising the impacts on and providing net gains for biodiversity, including by establishing coherent networks that are more resilient to current and future pressures.

### Para 174:

- a) Identify, map and safeguard components of local wildlife rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration and creation.

## Section 16: Conserving and enhancing the historic environment:

### Para 184:

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets not at risk through neglect, decay or other threats. This should take into account:

- a) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring:
- d) Opportunities to draw on the contribution made by the historic environment to the character of a place.

### **The following Green & Amenity Buffers have been identified:**

- GAA1: Land to the east and west of Marks Hall Road.
- GAA2: Land to the south of Coggeshall Hamlet incorporating the Cricket field.
- GAA3: Lands to the E of the Essex Way incorporating the western section of Cook Field.
- GAA4: Land north of Abbey Lane.

GAA5: Valley N & S of the Blackwater including agricultural land rising to the Essex Way.

### **Methodology**

The plan identifies important green amenity areas which have been selected because they have 'amenity value' to residents and the natural environment;

For the purposes of this plan 'amenity value' has been defined as:

- Land that helps to provide enjoyment to the community through its passive or active use of its visual or recreational amenity.
- Land that is aesthetically pleasing and positively contributes to the character and atmosphere of the village and its rural setting.
- Land that is conveniently located close to the community and /or may be viewed from a public vantage point.
- Land that has ecological value for the natural environment and as part of the Parish's green and blue infrastructure.

The criteria used to identify and assess green amenity areas are as follows:

- Strength of Landscape Character / Atmosphere.
- Views and aesthetic value.\*<sup>1</sup>
- Ecological value as part of Coggeshall green and blue infrastructure;
- Condition of the landscape elements above.
- Provides enjoyment to the community through passive use and visual amenity.
- Recreational value of the amenity and location to the community;
- Proven community value. \*<sup>2</sup>
- Historical importance / Contribution to the setting of the Conservation area.
- Value in combating pollution and in drought / flood prevention.

To ensure a rounded assessment of the green amenity areas, their value in preventing coalescence which helps to protect the open countryside and historic setting of the village, and its hamlets has also been assessed in the following table.

A value of Poor, Moderate or Good has been assigned to each criterion. Each criterion has been justified in writing. The conclusion summarises the key values of the green amenity buffers and identifies the key reasons why they have been included in the policy.

### **Consultation**

This assessment is published on the Coggeshall Neighbourhood Plan's Website. The Coggeshall Parish Council's website has a link to the CNP site. It will also be made available as a hard copy at suitable public locations in Coggeshall. The views of Parish residents and external organisations will be sought through the consultations on the Regulation 14 version of the Neighbourhood Plan.

\*1: Including as a visual 'green lung' from public vantage points.

\*2: For some parcels the CNP has written comments attained through community consultation. A lack of written comments does not mean the parcel is not valued by the community, it is more likely that the parcel has not come under development pressure and so there has been no community response to date.

GAA1: Land to the east and west of Marks Hall Road	Criteria				Explanatory text / evidence
<p>Parcel description:</p> <p>GAA1 is located north of the village and the A120 the to east and west of the road leading to Marks Hall gardens and arboretum within an agricultural and forested estate. It is also an events venue and is open to the public.</p> <p>The land slopes East to West down to Robins Brook which bounds the western edge of the parcel.</p> <p>The parcel incorporates grazing, arable land and woodland. To the S/W scattered homes and agricultural buildings edge the parcel. The northern edge is bounded by Marks Hall Estate and a Local Wildlife site Bra 181.</p> <p>GAA1 parcel contains archaeological sites.</p>	Strength of Landscape Character / Atmosphere.	Weak	Moderate	Strong	<p>GAA1 has a strong landscape character. Well managed primarily open agricultural land borders the road leading to Marks Hall which winds and undulates along lane bounded by hedgerows. A copse cuts across the road in a 'dip', a notable change of character to become intimate and enclosed.</p> <p>The land rises from here to a plateau on the final stretch to Marks Hall. Here the character is open. 'Marygolds' a house to the west of the road is an attractive landmark sitting comfortably within its landscape.</p> <p>The road drops down towards the visitors centre or continues past the Coach House events venue. To the west the grassland has been allowed to grow long with scrub and low trees, it is a welcome change to the agricultural land of most of the parish with a wilder / 'natural' character. To the east, the land has a parkland character with fenced trees and traditional rural iron fencing complementing the parklands and arboretum which bounds the parcel to the east.</p>
<p>Key reference docs:</p> <p>The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass - (Appendix H) F2 High Garrett /Marks Hall Wooded Farmland</p>	Views and aesthetic value. *1	Poor	Moderate	Strong	This area has a strong and varied aesthetic value. The primary views are from the estate road with long distance views over the undulating landscape to the east, especially attractive and welcome in a generally flat landscape that forms the majority of the parish. This landscape creates the setting and gateway to Marks Hall Estate.
	Ecological value as part of Coggeshall's green and Infrastructure.	Poor	Moderate	Good	This landscape forms a key corridor from the south of the parish to the north and the important woodlands which have Local Wildlife status. Robin's Brook, a key part of the Parish's blue infrastructure

<p>Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall by The Landscape Partnership GB14 forms the bottom right corner of area C1 (unassessed).</p> <p>Landscape Sensitivity and Capacity Appraisal for Coggeshall Parish Council 2017. GB14 forms part of area E2.</p> <p>GB14 forms part of EWT*3 Living Landscape no 62: Bovingdon and Marks Hall and Chalkney Woods.</p>					runs along its western edge. This parcel provides an opportunity to create a corridor for bat and butterfly species which are encouraged and supported on the estate. There are a variety of landscape types within this parcel, each contributing to the overall ecological value of GAA1.
	Condition of the landscape elements above.	Poor	Moderate	Good	
	Provides enjoyment to the community through passive use and visual amenity.	Poor	Moderate	Good	The visual amenity of this landscape is primarily enjoyed by the majority from a vehicle though many people do walk or cycle through this landscape.
	Recreational value of the amenity and location to the community.	Poor	Moderate	Good	The majority of GAA1 is in private ownership and so not open to the public. There is one PRoW to the SE corner of the site. The site is removed from the primary settlement of Coggeshall village, however many people cycle or walk along the road to Marks Hall from Coggeshall.
	Proven community value. *2	Weak	Moderate	Strong	The parcel is enjoyed by those who travel along it to Marks Hall Estate, though this is not evidenced.
	Historical importance / Contribution to the setting of the Conservation area.	Weak	Moderate	Strong	GAA1 does not contribute to the landscape setting of the Coggeshall Village conservation area. However, the strategically placed original site of the Hall, on a hill looking south towards the village would have been designed to demonstrate its importance and superiority. GAA1 forms part of the landscape setting to emphasise the grandeur of the Hall. GAA1 therefore is an important part of the historical landscape setting of the Hall and today the remaining buildings associated with the Hall.
	Value in combating pollution and in drought / flood prevention.	Weak	Moderate	Good	Potential for the creation of small off-line water storage areas / water meadows in low lying areas close to Robin's Brook. As part of the Parish's valued green and well vegetated space it contributes to the Parish's clean air. The area falls within a dark sky area and does not contribute to light pollution.

\*2: For some parcels the CNP has written comments attained through community consultation.

\*3: EWT: Essex Wildlife Trust



	Value in preventing coalescence or helps to safeguard the open countryside and historic setting of the village, and its hamlets.	Weak	Moderate	High	GAA1 helps to safeguard the open countryside and the historical landscape setting of Marks Hall Estate.
Conclusions:					
GAA1 is an attractive and important area of varied open space with an aesthetic, amenity and ecological value. It provides the landscape setting and gateway to the Marks Hall Estate.					

GAA2: Land to the west of Coggeshall Hamlet incorporating the Cricket field.	Criteria				Explanatory text / evidence
<p>Parcel description:</p> <p>GAA2 is located south of Coggeshall within Coggeshall Hamlet. Access into the parcel is from the Kelvedon Road.</p> <p>The landform is slightly elevated above ribbon development on the Kelvedon Road. Open arable farmland abuts the parcel to the west with an established hedgerow. Pylons track along the western boundary leading to an electrical substation. To the east residential homes fronting onto the Kelvedon Road back onto the parcel. Scrips Road, a single-track road, and lower than the parcel forms the southern boundary. The southern boundary is well vegetated with a tall hedge / shrubs and trees. Along the northern boundary there are two more residential homes and the substation on the NW corner. These are separated from the parcel</p>	Strength of Landscape Character / Atmosphere.	Weak	Moderate	Strong	The parcel is enclosed on all sides by hedgerows and trees. The combination of cricket grounds and associated pavilion give this parcel a traditional character and atmosphere.
	Views and aesthetic value. *1	Poor	Moderate	Strong	The views from within the parcel are contained. Views from outside the parcel are minimised or filtered by the boundary planting. Aesthetically the grounds could be considered to be a 'traditional aesthetic' which are enjoyed by the users. The exterior boundary planting provides much needed vegetation at the edge of otherwise open arable fields.
	Ecological value as part of Coggeshall's green and Infrastructure.	Poor	Moderate	Good	The south west of the Parish and fields beyond are primarily open arable fields which have been subject to modern farming practises. Combined with the extending workings of the Bradwell quarry pit result in minimal cover for the movement of wildlife through the landscape. The trees and hedgerows of GAA2 and the residential properties of the hamlet are therefore very important as a link in Coggeshall green infrastructure N/S and E/W toward the Blackwater river corridor.
	Condition of the landscape elements above.	Poor	Moderate	Good	

\*1: Including as a visual 'green lung' from public vantage points

<p>by an intervening and vegetated strip of land in front of which is the access road into the site.</p> <p>The Parcel comprises Harefield cricket ground with amenity grassland and pavilion. The cricket ground within the parcel is flat and at grade with the adjacent farmland.</p> <p>A public footpath route runs parallel to the northern boundary from Kelvedon Road, travels to the south of the substation then exits the Parcel to Cuthedge Lane. The hedgerows surrounding the cricket ground which block views from the public footpath within the Parcel and from views from the west and south. The substation is a visually intrusive element in the wider landscape outside GAA2 but views onto it are limited from within GAA2</p> <p>Key reference docs:</p> <p>The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass - (Appendix H): A9 - Blackwater River Valley.</p> <p>Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall by The Landscape Partnership GAA2 forms</p>	Provides enjoyment to the community through passive use and visual amenity.	Poor	Moderate	Good	Passive enjoyment by the community from outside the parcel from public highways or the public footpath is minimal. The public can, on match days, enjoy the visual amenity of GB12 from within the parcel.
	Recreational value of the amenity and location to the community.	Poor	Moderate	Good	GAA2 is an active recreational amenity used by the community. It is part of Coggeshall Hamlet and within walking distance of Coggeshall village.
	Proven community value. *2	Weak	Moderate	Strong	GAA2 is an important and well used recreational green space for the community.
	Historical importance / Contribution to the setting of the Conservation area.	Weak	Moderate	Strong	
	Value in combating pollution and in drought / flood prevention.	Weak	Moderate	Good	As part of the Parish's valued green space it contributes to the parish's clean air.

\*2: For some parcels the CNP has written comments attained through community consultation.

part of area 3e GAA2 forms part of EWT*3 Living Landscape no 56 Blackwater Valley.					
	Value in preventing coalescence or helps to safeguard the open countryside and historic setting of the village, and, or its hamlets.	Weak	Moderate	High	Coggeshall Hamlet is a small settlement. Part of its character is determined by its size. The internal character of GAA2 may not be visually apparent from a public vantage, however GAA2 as an open recreational space adjacent settlement contributes to the social character of the Hamlet. GAA2 and its associated permitted vegetation forms a back drop to and part of the landscape setting of Coggeshall Hamlet.
<b>Conclusions:</b>					
GAA2 is important to the Parish as active recreational amenity space which is part of the Coggeshall Hamlet and close to Coggeshall Village. It is valued by many. It forms an important link in the Parish's green infrastructure. It is valuable as a part of the Hamlets landscape setting.					

GAA3: Lands to the E of the Essex Way incorporating the western section of Cook Field.	Criteria				Explanatory text / evidence
Parcel description: GAA3 is bounded by East Street to the north and by the Essex Way to the West. Dense shrub / native understory bound the site to the west, running along a stream adjacent to the Essex Way. To the East are a few residential properties which front onto Feering Road. The majority of the eastern boundary backs onto Feering road with a shelter belt of shrub and tree planting buffering the road from the parcel. The southern boundary is	Strength of Landscape Character / Atmosphere.	Weak	Moderate	Strong	Cook Field has a strong intimate character. It is partially enclosed to all sides by trees and shrubs. It is an irregularly shaped and small field which is tranquil in atmosphere and creates an immediate sense of the rural and calm when leaving East Street and walking onto the Essex Way.  The southern section of the site is an attractive, tranquil pastoral field, enclosed by hedgerows and trees. Within its wider context, neighbouring fields, hedgerows and flood plain it contributes greatly to the character of the rural landscape.
	Views and aesthetic value. *1	Poor	Moderate	Strong	GAA3 has a strong aesthetic value born of its contained character and the immediate cross-field views looking into Cook Field and looking north to

\*3: EWT: Essex Wildlife Trust

\*1: Including as a visual 'green lung' from public vantage points

<p>formed by the concrete path leading to the substation and associated hedge, trees and stream bed.</p> <p>The ground slopes very gently to the west and the stream associated flood plain.</p> <p>There are direct views into the northern portion of the parcel from the footpath entrance at the N/W corner and filtered views from the road. There are direct views across the site from the Essex Way. The primary views of interest are N/S across the GAA3 to the fields to the north and the mature trees and roof tops a listed Victorian mansion house in the conservation area. In addition, there are filtered views of the parcel from the road and views into the parcel from the northern stretch of the Essex Way. Though now a relatively large field it remains a visually enclosed site which reflects the historically small-scale field pattern associated with the farmed land around the Abbey.</p>					<p>the fields and associated shrubs beyond. Looking back south from within Cook Field and further south along the Essex Way within the southern portion of GAA3 there is an enjoyable view over the field towards the mature trees and the Victorian roof-line of 'Starling Leeze'. The house is especially visible in the winter months.</p> <p>Views are generally contained within the southern section of the site though there are filtered views through the vegetation and over the stream into the flood plain to the west.</p>
	Ecological value as part of Coggeshall's green and Infrastructure.	Poor	Moderate	Good	GAA3 is adjacent to an area of flood plan, scrub and woodland. Hedgerows and trees from part of its boundary. The grassland is currently cropped for hay. This forms a valuable link in the Parish's green infrastructure. GAA3 forms part of EWT Living Landscape 56. It creates a link with the open field to the east of Coggeshall Road and the flood plain and blue infrastructure to the west.
	Condition of the landscape elements above.	Poor	Moderate	Good	
<p>Provides enjoyment to the community through the passive use and visual amenity.</p> <p>Key reference docs:</p>		Poor	Moderate	Good	<p>Community comments gathered as part the NP consultation process have demonstrated a strong aesthetic enjoyment of Cook Field / GAA3 and its rural character by users of East Street and the Essex Way.</p> <p>This section of the Essex Way is part of one of the most popular walks in Coggeshall, the visual amenity of the green space is appreciated by residents.</p>
<p>The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass - (Appendix H) GB6 forms part of area</p>	Recreational value of the amenity and location to the community.	Poor	Moderate	Good	The Essex Way is a heavily used footpath in Coggeshall. It is close to residential homes and with the development of the eastern portion of Cook Field. Community comments gathered as part the NP consultation process have demonstrated its

A9- Blackwater River Valley.					importance to the community.
Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall by The Landscape Partnership. GAA3 forms part of area 2d.	Proven community value *2	Weak	Moderate	Strong	Refer above.
Landscape Sensitivity and Capacity Appraisal for Coggeshall Parish Council 2017. GAA3 forms part of area F.	Value in preventing coalescence or helps to safeguard the open countryside and historic setting of the village, and, or its hamlets.	Weak	Moderate	High	GAA3 will help protect and preserve the historic setting of the village by creating a green buffer or 'lung' along East Street which is visible from the public highway and maintains the views of the Victorian mansion opposite. It will assist in preventing coalescence between existing developments by preventing continuous infill ribbon development along East Street so that the edge of the settlement retains a fragmented development pattern typical at the boundary of a traditional development envelope. 2017 Landscape Sensitivity and Capacity Appraisal para 5.6.7: <i>"The mitigation measures for any new development should include an open buffer zone adjacent to the Essex Way to protect existing views north and south from the Essex Way, and the landscape setting and character of this section of the path. Landscape buffer planting, using native trees and shrubs, should be established at the southern edge of the developed area to reduce the impact of new buildings in views from the Essex Way, and to help assimilate new built form into a well-vegetated settlement edge."</i>
GAA3 forms part of EWT Living Landscape no 56 Blackwater Valley.					
	Historical importance / Contribution to the setting of the Conservation zone.	Weak	Moderate	Strong	GAA3 overlooks the conservation area on extending up East Street and forms part of the landscape setting of the two Victorian listed properties opposite. GAA3 forms part of the historical small-scale field pattern network that form the context and landscape setting for the Abbey and Abbey Mill.
	Value in combating pollution and in drought / flood prevention.	Weak	Moderate	Good	Strong potential for the creation of an off-line water storage area. As part of the Parish's valued green space it contributes to the Parish's clean air.
Conclusions:					

\*2: For some parcels the CNP has written comments attained through community consultation.

GAA3 forms a 'green lung' along East Street and is an attractive entrance to the Essex Way and countryside beyond. Its rural character is apparent from the road and contributes to the historical landscape setting of the village. It is a tranquil area with long cross field views enjoyed by the community. It has a high passive and active recreational value due to the Essex Way along its eastern edge. Finally, it plays a valuable role in protecting the historic landscape setting of the village and the Grade 1 listed Abbey and secluded ancient monument.

GAA4: Land north of Abbey Lane	Criteria				Explanatory text / evidence
<p>Parcel description:</p> <p>The Parcel comprises small-scale paddocks, pastures and grass fields gently sloping down towards Coggeshall and the River Blackwater.</p> <p>There is a semi-detached residential property along Abbey Lane and the Grade I Listed Church of St. Nicholas, and Coggeshall Abbey at the Eastern edge of the parcel.</p>	Strength of Landscape Character / Atmosphere.	Weak	Moderate	Strong	The intact field pattern, hedgerows and trees planting give this parcel a traditional and intimate character especially when viewed in context as part of the visual setting of the Abbey and St. Nicholas Church. Some of the fields have been divided for horse paddocks but this is a temporary change and does not detract from the overall atmosphere of the parcel.
<p>The hedgerow structure is generally intact with 18th-19th century enclosure, although fields have been divided further by post and wire fencing for horse paddocks. There are mature tree belts and blocks of woodland lining the banks of the River Blackwater which enclose the edge of development in Coggeshall.</p>	Views and aesthetic value. *1	Poor	Moderate	Strong	The views from the Essex Way into GAA4: land and beyond into the settlement are sporadic but significant. The Essex Way at this point leads to private houses and St Nicholas Church so there are a limited number of vehicles, however foot traffic is frequent along this section of the Essex Way and so the views will be enjoyed at a slower, walking pace. GAA4: places the village firmly in its landscape setting, the topography and the river corridor forming a natural edge to the settlement.
<p>The Essex Way runs along the southern boundary along Abbey Lane and provides filtered views of the Parcel through the hedge and over gates and onto the settlement of Coggeshall and in places towards the</p>	Ecological value as part of Coggeshall's green and Infrastructure.	Poor	Moderate	Good	The parcel forms a part of the Essex Wildlife Trusts Living Landscape number 56. There are many hedgerows and trees which together with the blue infrastructure of the river corridor, are of ecological value as part of the parish's green and blue infrastructure.
	Condition of the landscape elements above.	Poor	Moderate	Good	
	Provides enjoyment to the community through passive use and visual amenity.	Poor	Moderate	Good	GAA4 is visible from the northern side of the river from the 'Co-op' car park. From here there are passive, attractive views into the parcel and up to St

\*1: Including as a visual 'green lung' from public vantage points

<p>church of St Peter Ad Vincula.</p> <p>This is also the route of the promoted Essex Way long distance footpath. There are views to The Parish Church of St. Peter ad Vincula in Coggeshall through breaks, in hedgerows and tree belts along the path. The river corridor vegetation and landform also help to contain the southern settlement edge of Coggeshall in views. There are filtered views to houses but generally there is a well-integrated development edge.</p> <p>There are two archaeological sites within the parcel.</p> <p>Key reference docs:</p> <p>The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass - (Appendix H) GAA4: forms part of area A9- Blackwater River Valley.</p> <p>Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall by The Landscape Partnership. GB4 forms part of area 2a.</p> <p>GAA4: forms part of EWT*3 Living Landscape no 56 Blackwater Valley.</p>					<p>Nicholas Church.</p> <p>The high frequency of use of this section of the Essex Way and resulting passive, visual enjoyment of the parcel and its proximity to Coggeshall Village and Coggeshall Hamlet affords this parcel a 'good' rating.</p>
	Recreational value of the amenity and location to the community.	Poor	Moderate	Good	The recreational value of GAA4: for the community is limited to walking, running and horse riding along the Essex Way and the access to private land by those who stable their horses at the livery stables at the Abbey.
	Proven community value. *2	Weak	Moderate	Strong	Anecdotal evidence suggests that people enjoy and value the landscape of GAA4 and its views. A historical planning application for the redevelopment of the land north of the Essex Way suggested that, at this point the community did value the land near the Essex Way. There have been no further development pressures here.
	Historical importance / Contribution to the setting of the Conservation zone.	Weak	Moderate	Strong	GAA4 is a within the Coggeshall Conservation area. The historical field pattern is prominent, and it is strongly associated with the two Scheduled Monuments associated with Coggeshall Abbey including St Nicolas Church. This area forms the landscape setting for the buildings. It places them in context by separating them from the village to emphasise their importance and dominance.
	Value in combating pollution and in drought / flood prevention.	Weak	Moderate	Good	There is moderate potential for the creation of off-line water storage areas close to the flood zone especially at the western end of the parcel to avoid damage to the field pattern. As part of the Parish's valued green and well vegetated space it contributes to the Parish's clean air and except for the residential adjacent properties the site is not lit

\*2: For some parcels the CNP has written comments attained through community consultation.

\*3: EWT: Essex Wildlife Trust



					at night.
	Value in preventing coalescence or helps to safeguard the open countryside and historic setting of the village, and, or its hamlets.	Weak	Moderate	High	GAA4: protects the open countryside and especially the historic rural landscape setting of Coggeshall. The southern development boundary of the village has been subject to the least amount of development since the 1950's. Development that has occurred has in general been smaller scale and has integrated well at the village edge.

Conclusions:

GAA4: is a historically important landscape and forms a strong part of the rural landscape setting of the settlement. In addition, it has a strong visual and ecological value.

GAA5: Valley N & S of the Blackwater including agricultural land rising to the Essex Way;	Criteria				Explanatory text / evidence
Parcel description: The parcel combines the river valley with the Blackwater running west to east and the sloping sides of the southern side of the valley running up to the Essex Way.  The river corridor incorporates flood plain and with dense riparian vegetation and plantations of the 'Cricket Bat Willow' or White Willow: <i>Salix alba</i> . The river corridor is a Local wildlife site: Bra186, Blackwater Plantation.  Public footpaths run along the river corridor and over 'Nunns Bridge', a unique pedestrian bridge in the	Strength of Landscape Character / Atmosphere.	Weak	Moderate	Strong	The landscape within the wooded valley is tranquil. The plantations of cricket bat willows and riparian vegetation afford it a strong and attractive character.  The sloping, open arable fields are not uncharacteristic of the area. Although modern agricultural landscapes generally have a poor landscape character, the open character of this area of GAA5 enables attractive and important cross valley views over the river valley and towards the north and over the conservation area.
	Views and aesthetic value. *1	Poor	Moderate	Strong	The river valley provides highly attractive W/E river views from within the river corridor along footpaths. There are strong cross valley views from northern and southern public vantage points, roads and PRow's with a high aesthetic value for the community and as identified by a planning inspector during an appeal case for a proposed development on West Street in 2017. An attractive and rare view looks NE from the Essex Way looks across the

\*1: Including as a visual 'green lung' from public vantage points

<p>parish.</p> <p>The southern slopes of GB1 leading up to the Essex Way are open arable fields with little remaining hedgerows or trees. The elevated slopes are visually prominent in the landscape.</p> <p>Key reference docs:</p>					<p>agricultural land onto to the settlement and the tower of St Peter Ad Vincula, a key land mark. Immediately adjacent to the settlement at Long Bridge, the views from the bridge, the road, and the small public seating area at the old ford crossing are enjoyed by the community. The site at this point within its context of the existing settlement pattern and architecture of the village and bridge create a very attractive setting in the heart of the village.</p>
<p>Appeal Ref: APP/Z1510/W/16/3160474 (July 2017).</p> <p>The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass - (Appendix H) GAA5 forms part of area A9 - Blackwater River Valley.</p>	<p>Ecological value as part of Coggeshall's green and blue infrastructure.</p>	<p>Poor</p>	<p>Moderate</p>	<p>Good</p>	<p>The open arable land does not have a good ecological value, however, the introduction of wildflower field boundaries or strips though the crops or of well-placed trees or hedgerows which do not interrupt the cross-valley views would improve this part of GAA5.</p> <p>The remainder of GAA5 and its identification as a Essex Wildlife Trust Living Landscape and Local wildlife site indicate it has a very high ecological value.</p>
<p>Braintree District Settlement Fringes</p>	<p>Condition of the landscape elements above.</p>	<p>Poor</p>	<p>Moderate</p>	<p>Good</p>	
<p>Evaluation of Landscape Analysis Study for Coggeshall by The Landscape Partnership. GB3 forms part of areas 3b and 3c.</p> <p>GAA5 forms part of EWT*3 Living Landscape no 56 Blackwater Valley</p>	<p>Provides enjoyment to the community through the passive use and visual amenity.</p>	<p>Poor</p>	<p>Moderate</p>	<p>Good</p>	<p>GAA5 provides visual enjoyment when viewed from West Street and Bridge Street, by foot or by car and from the Essex Way on the southern side of the valley, and from the northern side of the valley from PRoW 17.</p>
	<p>Recreational value of the amenity and location to the community.</p>	<p>Poor</p>	<p>Moderate</p>	<p>Good</p>	<p>The footpaths through and around GAA5 are well used. It incorporates the majority of a circular walk actively promoted by the National Trust and is at the edge of the built envelope. Pre 2006 the western part of the site (though in private ownership), was open to the public and residents enjoyed walking by the river.</p>
	<p>Proven community value *2</p>	<p>Weak</p>	<p>Moderate</p>	<p>Strong</p>	<p>The active support for cross valley views during the 2017 appeal case for the land on West Street, the</p>

\*2: For some parcels the CNP has written comments attained through community consultation.

\*3: EWT: Essex Wildlife Trust

					support by the community for a new riverside walk through this area during the CNP consultation process and the active use of the footpaths by the Community, demonstrate that it is valued by the community.
	Historical importance / Contribution to the setting of the Conservation area.	Weak	Moderate	Strong	Nunn's Bridge, a bridge crossing the Blackwater and built in Swan Yard and then wheeled to its current site by Dick Nunn, a lifelong resident of Coggeshall and early campaigner for public rights of way who was determined to keep open local footpaths. The wider landscape and higher ground forms part of the landscape setting of the conservation area of the village. There is a key view looking NE over the settlement in the valley bottom and the rising ground towards the landmark tower of St Peter Ad Vincula.
	Value in combating pollution and in drought / flood prevention.	Weak	Moderate	Good	Potential for the creation of off-line water storage areas in low-lying areas close to the Blackwater. As part of the Parish's valued green and well vegetated space it contributes to the Parish's clean air. The area does not contribute to light pollution.
	Value in preventing coalescence or helps to safeguard the open countryside and historic setting of the village, and its hamlets.	Weak	Moderate	High	A strong landscape feature for the village providing long views across the valley and into the settlement GAA5 forms a key part of the rural setting of the village and Coggeshall Hamlet to the east. The land adjacent to Long Bridge creates a distinct setting for the edge of the built envelope at this point and brings the country side into the centre of the village.

**Conclusions:**

GAA5 is a very important and attractive area of landscape for the Parish. With recreational, visual and ecological value it is important it is retained and enhanced for its own sake and as part of the setting of the village in its rural environment.

GAA6: Land south of West Street, Coggeshall Town football field and	Criteria		Explanatory text / evidence
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associated land.					
<p>Parcel description:</p> <p>GAA6 is located on the south facing valley side of the River Blackwater, west of the settlement. Its northern boundary is West Street. Immediately opposite are 6 residential properties which overlook GB10, and to each side agricultural land. Its southern boundary is the Blackwater river corridor, of high ecological importance and part of wildlife site Bra186 Blackwater Plantation. To the west is a residential property with a tall hedgerow boundary and then beyond an arable field. To the east two residential properties and the allocated development site of the Dutch nursery. The immediate boundary of which is green field grazing land to be retained as open space as part of the development.</p> <p>The sloping ground of the parcel has been terraced to accommodate football pitches, an area for parking to the east and associated club buildings to the west.</p> <p>A PRoW leading from the river corridor follows the eastern boundary of the site around the edge of the car park.</p> <p>The Essex Way on the elevated</p>	<p>Strength of Landscape Character / Atmosphere.</p>	<p>Weak</p>	<p>Moderate</p>	<p>Strong</p>	<p>The terraced landform of the site and playing fields affords GAA6 a recreational amenity character. Its location adjacent to the densely vegetated river corridors and nearby agricultural land lends the club a rural setting which complements the club and the setting of Coggeshall Village.</p>
	<p>Views and aesthetic value. *1</p>	<p>Poor</p>	<p>Moderate</p>	<p>Strong</p>	<p>Views are limited from the PRoW that runs along the river corridor up into and along the eastern boundary of GAA6. In part this is due to the riparian vegetation but primarily due to the close boarded fence that now bounds the majority of the parcel. From within the fenced area the attractive views of the river corridor are also hidden. GAA6 and The Vineyard, are the only two open areas of land with the potential for views to the riparian vegetation of the river corridor within the village from West Street. Opportunities exist in the future to use an alternative, visually permeable fencing solution that opens up the landscape and integrates the club in its rural setting. This would enhance the passive enjoyment by the community, footpath users and the clubs members of this visual amenity. The aesthetic value of the West Street boundary could also be enhanced with new visually permeable fencing which complements the character of Coggeshall. Braintree Sensitivity and Capacity Analysis 2015:          “There is an opportunity to enhance the treatment of boundaries to West Street creating a consistent character to development on the street and an enhanced gateway to the village.”          Similarly, there is great potential for the aesthetic value of the section of the PRoW running along the eastern boundary of the car park to be improved with a landscape treatment that is appropriate to the rural character of its location at the edge of the</p>

\*1: Including as a visual ‘green lung’ from public vantage points

<p>southern side of the valley provides occasional views onto the parcel through the foliage of the river corridor. Rare views from the West Street down to the river corridor are interrupted by recent high close boarded fencing.</p> <p>Key reference docs:</p> <p>The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass - (Appendix H)</p> <p>2015 Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall by The Landscape Partnership: GB10 part of area 3a</p> <p>GAA6 forms part of EWT Living Landscape no 56 Blackwater Valley</p>					development envelope.
	Ecological value as part of Coggeshall's green and Infrastructure.	Poor	Moderate	Good	GAA6 forms an important N/S link in the Parish's green infrastructure plan (linking with the PRoW on the northern side of West Street). Hedge planting along fence lines and PRoW, and tree planting along the West street frontage which would still enable views into and over the parcel and would enhance its ecological value. Braintree Sensitivity and Capacity Analysis 2015 <i>Parcels 3a &amp; 4d: Para 4.15</i> <i>"Opportunities for green links are identified (between the north and south side of West St), enhancing connections between the western edges of the settlement and the River Blackwater corridor."</i>
	Condition of the landscape elements above.	Poor	Moderate	Good	
	Provides enjoyment to the community through passive use and visual amenity.	Poor	Moderate	Good	GAA6 is in private ownership and so is partly inaccessible to the public visually from West Street, the elevated Essex Way and the footpath that runs along its eastern edge. The public can enjoy the parcel from within as spectators.
	Recreational value of the amenity and location to the community.	Poor	Moderate	Good	GAA6 is closed to the community. Active members of the community can easily walk to the parcel to enjoy games and through it to access the wider landscape beyond. Club members can actively enjoy the recreational amenity value of GAA5.
Proven community value *2	Weak	Moderate	Strong	The value of GAA6 lies in its strong community value as a place to play and watch football and recent upgrades to facilities have improved its community value in this regard. The same upgrades have for other community members devalued their enjoyment of the parcel as the aesthetic value of the parcel including the passive enjoyment of looking onto the green space of the football pitches and	

\*2: For some parcels the CNP has written comments attained through community consultation.

					beyond to the river corridor has been reduced.
	Historical importance / Contribution to the setting of the Conservation area.	Weak	Moderate	Strong	Coggeshall Town Football Club was formed in 1878, it is the second oldest club in Essex. The club played at Myneer Park and several sites around the village before arriving at Highfields. Given notice to quit in 1960 the club moved to its current site, building a pavilion in 1961, followed by a stand and club house in subsequent years. The club's history and its location is now an important part of the story of Coggeshall. GAA6 forms part of the landscape setting of the conservation area, it is a break in the urban fabric on the approach into the village centre.
	Value in combating pollution and in drought / flood prevention.	Weak	Moderate	Good	There is strong potential for the car park to form part of a future SuDS network. Overland flow from the football pitches can be directed into large underground storage tanks to hold the water in periods of heavy rain fall and reduce increases in river levels. Future hard surfacing on the site should be permeable. Hedge and tree planting would increase GAA6's contribution to the parish's clean air. The site is lit periodically during hours of darkness to facilitate training and matches, as such it does contribute to light pollution.
	Value in preventing coalescence or helps to safeguard the open countryside and historic setting of the village, and, or its hamlets.	Weak	Moderate	High	GAA6 lies beyond the development boundary of the village. It forms part of the rural landscape setting of the village, and as an open space which breaks up the development along West Street and as a 'green lung' along the public highway.
<b>Conclusions:</b>					
GAA6 is important to the Parish for its active recreational and visual amenity value providing rare views down to the river corridor and as part of the Parish's green infrastructure. It is part of the landscape setting of Coggeshall as a village in a rural setting. The open space creates a 'green lung' that forms part of the visually attractive and therefore valuable 'landscape gateway' as you approach Coggeshall Village from the West.					



## Appendix E4 - Open Space

Coggeshall Neighbourhood Plan Subcommittee has included this appendix to provide greater background detail and evidence for policy P.11 Open Space.

### Open space and schools

The Department of the Education has produced a set of guidelines: 'Area guidelines for mainstream schools: June 2014'. These guidelines set out minimum site areas for schools. The CNP note below that for Primary Schools and Reception and Key stage 1 there are no longer minimum site areas specified for Soft Outdoor PE. The recommended minimum base site area for Habitat is '0' for primary schools and secondary schools. See below.

It is widely recognised that access to outdoor 'soft' green space is important for the physical and mental wellbeing. This is extremely important for children who may live in an area with little public green space or have no or little garden areas at home. In addition, the education of children at both primary and secondary level about the importance of valuing 'habitat' is crucial if the next generation is to learn to value and respect and want to improve our environment. It is therefore the ambition of the Coggeshall Neighbourhood plan that future generations are provided with adequate green space for our children to learn and develop. The CNP therefore suggest minimum standards for their NP.

## Annex B: Site areas

Recommended minimum site areas for all schools	Base area for any:		Area per pupil place for:			
	primary or special school	secondary or middle school	Nursery	Reception and Key Stage 1	Key Stage 2-4 & post-16	5 to 11 primary
1. Soft outdoor PE	-	6000	-	-	35	20
2. Hard outdoor PE	400	400	-	1.5	1.5	1.5
3. Soft informal and social area	600	600	2	2	2	2
4. Hard informal and social area	200	200	1	1	1	1
5. Habitat	0	0	0	0.5	0.5	0.5
Float	600	800	2	5	5	5
<b>Minimum net site area</b>	<b>1800</b>	<b>8000</b>	<b>5</b>	<b>10</b>	<b>45</b>	<b>30</b>
<b>Non-net</b>	<b>350</b>	<b>2000</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>3.3</b>
<b>Minimum total site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Recommended maximum site areas for new schools</b> (minimum for existing schools where available)						
<b>Maximum net site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Maximum total site area</b>	<b>2400</b>	<b>11000</b>	<b>7.5</b>	<b>14</b>	<b>63</b>	<b>42</b>

### Recommended site areas for all types of schools

Note: The net area includes a 'float'. When the recommended minimum areas of each category of space are added together, the total will be less than the recommended total net area. This difference provides the 'float' that can be used to enhance some areas, depending on the priorities of the school.

Where there is limited outdoor space available to pupils on a restricted site, consideration should be given to providing the following:

- firstly, hard informal and social area, including outdoor play area immediately accessible from early years classrooms;
- then hard outdoor PE space, ideally in the form of a multi-use games area;
- then soft informal and social area;
- finally soft outdoor PE area.



## Consultation with Schools

The Neighbourhood Plan has also contacted St Peter's Primary School in Coggeshall:

“School staff, governors and pupils value the contribution made by 'green space' (playing fields, trees, habitat) to their school. The children enjoy our range of outdoor spaces for a variety of different activities.

We would like the Coggeshall Neighbourhood Plan Sub Committee to set minimum standards for the continued provision of Soft Outdoor PE as a planning policy in the Neighbourhood plan, aiming to secure this facility for the children should development plans be proposed for the school or the school moved to a new location. We would like to ensure that there are areas for dedicated sporting activity, alternative learning spaces, forest school and space aimed at stimulating and supporting learning specifically for children with SEN. We would also like to provide quiet reflective space within the grounds to support emotional well-being and mental health. Creation of flexible spaces can have applicability across the different age ranges to compliment class learning activities.

We value the 'habitat' and areas of wildlife value around the school that the pupils currently enjoy, particularly through 'Forest School'. We would like the Coggeshall Neighbourhood Plan Sub Committee to set minimum standards for the continued provision of 'habitat' as a planning policy in the Neighbourhood plan, the aim being to secure this facility for the children should development plans be proposed for the school or the school to move to a new location.

I trust this is helpful to you.  
Kind regards

Chair of Governors  
St Peter's CofE (VC) Primary School  
Coggeshall

## Appendix E5– Preventing Pollution

Coggeshall Neighbourhood Plan Subcommittee has included this appendix to provide greater background detail and evidence for policy P.12 Preventing Pollution. It is important that users of the plan understand the local context and concerns of the Parish in regard to the prevention of pollution in all its forms and the impact that it will have on the community's health and wellbeing and that of the environment and wildlife.

The pollution policy states that “development proposals outside the Neighbourhood Boundary that could adversely affect the health of humans and animals will not be supported.” Pollution of all types: air, dust, odour, light, noise or in our river systems can and will impact the Parish even if the proposals are outside of the Neighbourhood Plan boundary. It is impossible to isolate and contain our rivers, our air or stop noise. This fact justifies the inclusion of this statement within the CNP sub-committee's pollution policy.

### National Goals

HM Government published a new environmental report in 2018. 'A Green Future: Our 25 Year Plan to Improve the Environment'

Our 25-year goals

By adopting this Plan, we will achieve:

1. Clean air.  
Meeting legally binding targets to reduce emissions of five damaging air pollutants. This should halve the effects of air pollution on health by 2030.
2. Ending the sale of new conventional petrol and diesel cars and vans by 2040.
3. Maintaining the continuous improvement in industrial emissions by building on existing good practice and the successful regulatory framework.
4. Clean and plentiful water.
5. Thriving plants and wildlife.
6. A reduced risk of harm from environmental hazards such as flooding and drought.

7. Using resources from nature more sustainably and efficiently.
8. Enhanced beauty, heritage and engagement with the natural environment.

In addition, we will manage pressures on the environment by:

1. Mitigating and adapting to climate change.
2. Minimising waste.
3. Managing exposure to chemicals.
4. Enhancing biosecurity.

The Coggeshall Neighbourhood Plan Sub Committee applauds these goals. The CNP seeks through its pollution policy to fulfil these goals at a parish-wide level in the Coggeshall Neighbourhood plan by identifying and addressing those issues pertinent to the parish.

### Air quality, dust and odour

The Coggeshall Neighbourhood Plan Subcommittee has carried out desktop research into the local context national policy and research documentation to determine and justify its policy.

Our local roads are increasingly congested. Air pollution from car emissions is now a serious problem in this area with Braintree being declared a hot spot for pollution after a study by Friends of the Earth.

[http://www.braintreeandwithamtimes.co.uk/news/15390903.Study\\_finds\\_town\\_is\\_a\\_neglected\\_air\\_pollution\\_hotspot/](http://www.braintreeandwithamtimes.co.uk/news/15390903.Study_finds_town_is_a_neglected_air_pollution_hotspot/)

The A120 is to be re-routed and the A12 expanded to increase road capacity. This will bring more air pollution to the area. Stansted Airport is now a very busy hub and air traffic is set to double in the future.

The Royal College of Physicians Report 'Every breath we take: the lifelong impact of air pollution' Feb 2016 and the National Audit office report on Air Quality of Nov 2017 detail the negative impact of air pollution on human health.

<https://www.rcplondon.ac.uk/projects/outputs/every-breath-we-take-lifelong-impact-air-pollution>

<https://www.nao.org.uk/report/air-quality/>

Trees are now recognised as having a significant impact on cleaning the air we breathe. They are essential for our wellbeing en masse in forests and as single specimens in gardens and on the street. They remove CO<sub>2</sub> and pollutants from the atmosphere. The following study 'How trees clean the air in London' identifies a mixture of species including evergreens for all year-round removal of pollutants.

[www.sciencedaily.com/releases/2011/10/111005110800.htm](http://www.sciencedaily.com/releases/2011/10/111005110800.htm)

[www.ecology.com/2011/09/02/air-and-trees/](http://www.ecology.com/2011/09/02/air-and-trees/)

Braintree District is not an Air Quality Management Area. The districts immediate neighbours do qualify as AQMA's. The latest report (2018) does however indicate rising levels of air pollution. The CNP's policy on airborne pollution helps to safeguard the parish from the negative impacts of air pollution on the environment and the community for the life time of the plan.

### **Odour and Smell**

Odour and smell can contribute to air pollution and be offensive. They can harm health and affect the use and enjoyment of the place where we live, work and play. Odour has been included in the plan as it can become a statutory nuisance under the 1990 Environmental Protection Act.

### **Dust**

'Dust', the fine particles resulting from farming, industrial and construction has the potential to pollute the atmosphere. Impacts of dust in the atmosphere can impact upon people's health particularly respiratory problems. Dust also affects the respiratory systems of wildlife.

Coggeshall Parish is set within agricultural land and our boundary borders with existing and proposed gravel extraction work. The generation of dust is therefore a concern for the Parish and is so included in this plan.

The Coggeshall Neighbourhood Plan Subcommittee has liaised with the Environment Agency regarding matters affecting our rivers within the parish in addition to carrying out desktop research.

### **Water quality, abstraction & temperature fluctuation**

#### **Temperature Change**

The Environment Agency 2007 report. Science Report Climate change impacts and water temperature:

*"1.2.1 The ecological effects of changes in water temperature are outside the scope of this project, but should be considered briefly here. Thermal regime influences aquatic organisms in terms of growth rate, metabolism, reproduction and life history, distribution, behaviour and tolerance to parasites/diseases and pollution (Alabaster and Lloyd, 1980, Crisp 1996, Webb 1996, Caissie 2006). Most communities and species in freshwater ecosystems are cold-blooded and will therefore be sensitive to changes in the water temperature regime (Conlan et al. 2005).*

*The effects of temperature change on the distribution, abundance and diversity, growth and reproduction of freshwater fishes have been particularly well documented.*

*Davidson and Hazlewood (2005) predict that future temperature increases are likely to have significant effects on the growth rate of freshwater fish, such as trout and salmon, in UK rivers. Similarly, Webb and Walsh (2004) have predicted that higher river temperatures as a result of climate change will be detrimental to the habitat of cold-water fish species such as Atlantic salmon, brown trout and grayling, although warm water species may benefit.*

*“Natural and anthropogenic modifications to the river heat budget can result in changes to the thermal regime. The more common types of modification (predominantly anthropogenic) are as follows:*

- 1. Land use changes.*
- 2. Forestry/removal of cover.*
- 3. Flow and abstraction.*
- 4. Flow regulation.*
- 5. Heated effluents.*
- 6. Climate change.*

#### *5 Conclusions:*

*Moving average plots of water temperature data from the main river in each region have revealed an upward temperature trend over the last 20 to 30 years. This trend is particularly apparent in the Anglian, Thames and South West Regions,..... The plots confirm that river water temperatures have increased in recent years, and suggest that the warming trend is likely to be more noticeable in the south and east of the UK and in the lower reaches of a river.”*

*See studies below for expanded explanation*

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/290975/scho0707bnag-e-e.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/290975/scho0707bnag-e-e.pdf)

<http://www.waterencyclopedia.com/Re-St/Stream-Ecology-Temperature-Impacts-on.html>

#### **Coggeshall Water Recycling Centre**

The EA advised the CNP (Jan 2018) that the Coggeshall Water Recycling Centre is at 98% of its capacity. Large scale development would cause the sewage works to breach its permit. The discharge permit specifies both a set of quality limits for the discharge, and a maximum permitted volume (expressed in terms of megalitres per day). At 98% Coggeshall is discharging volumes of water very close to its permitted limit. The permit would be breached, and a too high nutrient load would enter, and pollute the

Blackwater, a protected river. This would contravene BDC draft Local Plan policy LPP 73 ‘Protecting and Enhancing Natural resources, Minimising Pollution and Safeguarding from Hazards.’ This states:

‘Development will not be permitted where, individually or cumulatively, there are likely to be unacceptable impacts arising from the development on surface and groundwater quality’.

Furthermore, the EA advised that development should not be approved within the Parish until an upgrade plan for the Water Recycling Centre is in place and has been carried out.

#### **Abstraction**

The Environment Agency has advised (Jan 2018) through their Integrated Environmental Planning Team (See evidence base) that the River Blackwater is officially categorised by the EA as ‘Overabstracted’. Flow rate through Coggeshall remains healthy, however any further consumptive licences, (“except in a few special circumstances”) would not be granted because it would cause detriment to the health of the bottom of the river below the abstraction and the estuary below it. *“The only circumstances in which we would grant another consumptive license was if they were only abstracting during very very high flows over winter, when there is enough water coming down the river that everyone’s needs (including existing licences and the environment) can be met and there is some spare. The Blackwater has this status of over-abstracted at the moment, without the entirety of everyone’s licences being abstracted. So of course, if everyone abstracted to their permitted maximum, it would make the situation worse. Granting further licences (apart from the specific circumstances mentioned above) would increase the risk that over abstraction would cause damage.”*

The evidence above clarifies and justifies the CNP polices regarding pollution and the Parish's waterways. It is important that we (the Parish) heed the warnings in regard to the health of our rivers and act upon them to protect and enhance their long-term health and that of the environment.

## Light Pollution

The Coggeshall Neighbourhood Plan subcommittee has liaised with the CPRE regarding light pollution in addition to carrying out desktop research.

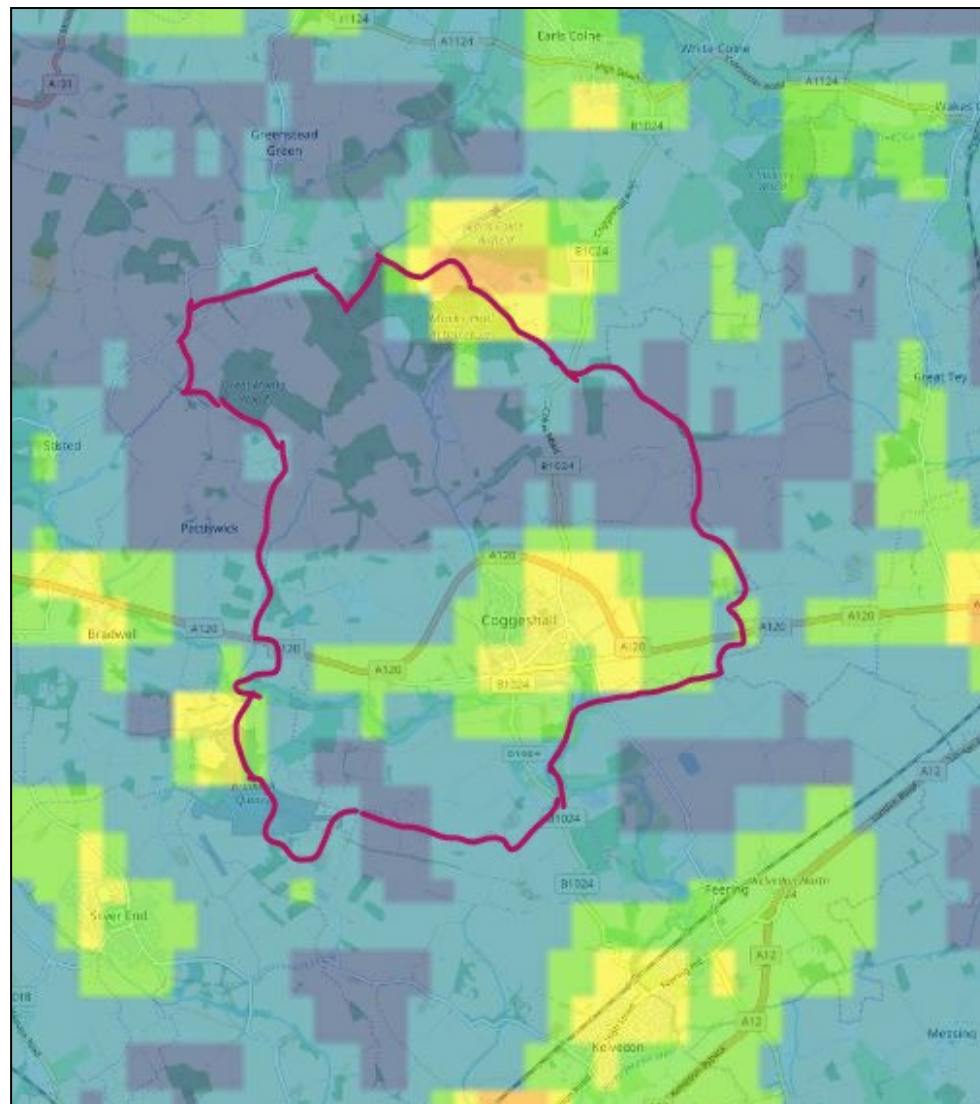
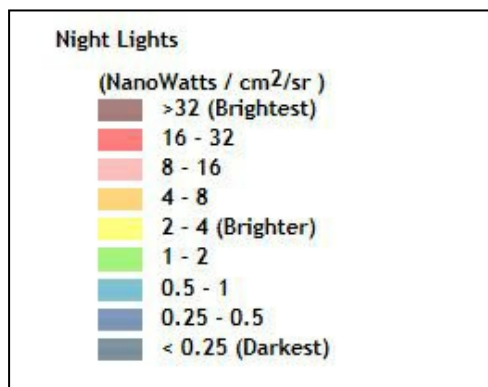
Light pollution disrupts the daily cycle of light and dark and negatively impacts upon amphibians, birds, mammals, insect and plants.

The following websites were consulted for more information.

<http://www.darksky.org/light-pollution/wildlife/>

<https://www.alive.com/health/the-negative-effects-of-light-pollution/>

The CPRE has mapped light pollution in England. The below map is taken from their interactive map on the 08/02/18. The boundary of Coggeshall Parish has been plotted onto the map. The area to the north of the settlement and in the south is relatively free from light pollution currently, falling into the bottom 3 categories according to the legend. The CNP has identified these areas of (1 NanoWatt/cm<sup>2</sup>/sr) to forms the basis of our evidence to justify and designate 2 key areas which are the darkest areas within the parish to be maintained within the lowest level of light pollution. [www.nightblight.cpre.org.uk](http://www.nightblight.cpre.org.uk)



'Night Blight: Mapping England's light pollution and dark skies'- CPRE 2016. This CPRE interactive map uses satellite technology to map the level of light spilling up into Britain's night skies. The red line is Coggeshall Parish Boundary.

In the listed action recommendations within ‘Night Blight: Mapping England’s light pollution and dark skies’- CPRE 2016 they state:

*“Local Authorities should develop policies to control light pollution in local plans which will ensure that existing dark skies are protected, and that new developments do not increase light pollution. Our maps can be used as evidence to inform decisions on local planning applications.”*

The CNP sub committee has taken this advice in the preparation of the policy and associated figure. In addition, the CNP liaised with the CPRE:

**Advice from CPRE Emma Marrington** | Senior Rural Policy Campaigner  
13/06/13:

“The policy should say: [New development proposals within Dark Sky Areas must not result in an increase of light pollution by ensuring well-designed directional lighting is only used where absolutely necessary. The reason I suggest this is that it would be hard to model the potential lighting impact of a new development and then to monitor its impact on dark skies. The data is from satellites and CPRE is not expecting to update the maps in the next few years.”

## Noise

Noise pollution is mainly caused by industry and transport systems but increasingly from roads and transport. It has a negative impact on animal and human health. It can lead to stress, heart disease, hearing loss and loss of sleep and impact on quality of life. It is therefore important that proposals which will increase background noise pollution within the parish are prevented or the noise is mitigated against.

In accordance with para 180 of the NPPF 2018 the CNP sub committee has identified ‘Tranquil Areas’ within the parish for protection against noise pollution. These areas have been assessed to have remained ‘relatively undisturbed by noise’ and ‘are prized for their recreational and amenity value for this reason.’

## Tranquil Areas

The following Tranquil Areas (TA’s) have been identified.

- TA 1: St Peter Ad Vincula Church grounds.
- TA 2: RRoW’s in the vicinity of Coggeshall Abbey.
- TA 3: The Blackwater River corridor west of the village.
- TA 4: The Owen Martin Nature Reserve and LWS Bra 206.
- TA 5: Rural land in the N/W of the Parish.

The justification of each ‘Tranquil Area’ is set out in the table below. They have been assessed in accordance with the criteria set out in NPPF 2018.

This assessment is published on the Coggeshall Neighbourhood Plans Website. The Coggeshall Parish Council’s website has a link to the CNP site. It will also be made available as a hard copy at suitable public locations in Coggeshall. The views of Parish residents and external organisations will be sought through the consultations on the Regulation 14 version of the Neighbourhood Plan.



## Tranquil Areas Assessment

TA1: St Peter Ad Vincula Church grounds	Receptors	How is this area 'relatively undisturbed by noise'?	How is this area 'prized for its recreational and amenity value'?
<p>Location: The grounds and graveyard of St Peter Ad Vincula Church grounds, Church Street.</p>	<p>Walkers, parishioners, mourners, wildlife.</p>	<p>The Church grounds are in the heart of Coggeshall, however they are buffered from Church Street and adjacent residential properties by the allotments, the Church and tall trees. It remains therefore a quiet and peaceful space.</p>	<p>This is a sanctuary in the heart of the village. Users enjoy its tranquillity in part brought about by its use as a graveyard and the respect that this derives from the community. Part of the site is a wildlife reserve, together with the established trees make the Church grounds a very attractive place to linger or sit on a bench. Flower beds are well tended which create pleasure. It is accessible to many in the community due to its central location.</p>
TA2: RRoW's in the vicinity of Coggeshall Abbey.	Receptors	How is this area 'relatively undisturbed by noise'?	How is this area 'prized for its recreational and amenity value'?
<p>Location: The Essex Way (PRoW) from East Street to Coggeshall Abbey, incorporating the Abbey and St Nicholas Chapel &amp; PRoW from Coggeshall Abbey to Pointwell Mill.</p> <p>Key Location a: Bridge over the Mill Race.</p> <p>Grid reference: 855,222*<sup>1</sup></p>	<p>Walkers &amp; Horse riders.</p>	<p>This area of the Parish and footpath network passing through it is removed from the A120 and sources of major noise. In many areas it is enclosed by trees. The land use, grazing, stabling cottage industry and residential do not generate obtrusive or excessive noise.</p>	<p>These footpaths are used consistently by walkers from the village, also horse riders. The character of the land and its layout has been determined over a long period of time, it therefore responds to its landscape setting and the buildings are integrated into the landscape. The woodland and mill races, views from the bridges are particularly pleasing with a high amenity value.</p> <p>Key location 'a' is adjacent to the Abbey. The combination of woodland, water, the Abbey and the Mill all contribute to a very attractive and tranquil corner of the parish.</p>



<p>Key Location b: Footpath between the mill race and River Blackwater leading to Pointwell Mill. Grid reference: 855,219*<sup>1</sup></p>			<p>Key location 'b' is a stretch of footpath running between a sedate river (the Blackwater) and a stream, the mill race. This a green and quiet and relaxing footpath to walk along.</p>
<p>TA3: The Blackwater River corridor west of the village.</p>	<p>Receptors</p>	<p>How is this area 'relatively undisturbed by noise'?</p>	<p>How is this area 'prized for its recreational and amenity value'?</p>
<p>Location: The vegetated river corridor and flood plain from the village centre at Long Bridge to the east to the quarry access road to the west. Local Wildlife site 186.  Key Location c: Nunns Bridge. Grid Reference: 837,219*<sup>1</sup></p>	<p>Walkers, residents and businesses on West Street.</p>	<p>Sitting in the valley bottom this well vegetated Local Wildlife Site is relatively unaffected by noise generated by the A120. Within a cricket bat willow plantation and adjacent to the river. It is a peaceful area to walk through.</p>	<p>This area is a Green Amenity Area within the Coggeshall Neighbourhood Plan. It has great recreational value for the local community who use the existing footpaths. As part of the CNP an aspirational policy proposes a footpath along the length of the river to enable greater access for people to enjoy their local green space. It has amenity value for people who walk within it and appreciate the beauty of the trees and for those who look over it from the Essex Way, an elevated public footpath to the south and from West Street which is elevated to the north and by the homes and business overlooking the river corridor. It is also greatly enjoyed from Long Bridge, the green space coming into the heart of the village at this point.  Key Location 'c' is Nunn's Bridge which forms part of the public footpath and was put in place by a former resident of the village so that the community might enjoy walking along the river bank. This is an</p>

			attractive bridge which complements its landscape setting.
TA4: The Owen Martin Nature Reserve and LWS Bra 206	Receptors	How is this area 'relatively undisturbed by noise'?	How is this area 'prized for its recreational and amenity value'?
Location: Robins Brook to the west of Tilkey Road.	Walkers, residents.	This local nature reserve and LWS is set into a small valley through which runs Robin's Brook. It's location away from the A120 and vegetation creates a quiet and tranquil area.	This is a local nature reserve which is valued by the community as such. It has recreational value for the those who utilise the PRow that passes along it and for those who enjoy the reserve and the seating opportunities therein.
TA5: Rural land in the N/W of the Parish.	Receptors	How is this area 'relatively undisturbed by noise'?	How is this area 'prized for its recreational and amenity value'?
Location: The N/W corner of the parish incorporating Marks Hall estate, Holfield Grange and Little Nuntys Hamlet.  Key location d: Country Lane nr. Holfield Grange. Grid Reference: 830,233* <sup>1</sup>  Key location e: Ambridge Road nr Coggeshall Grove.	Walkers, cyclists, horse riders & local residents.	This area is a minimum of 500m away from the A120. Settlements and homes / business are sparse. It incorporates a lot of woodland, much of which is designated Local Wildlife sites. The woodland disrupts noise and creates tranquil areas within and around the woodland blocks.	Coggeshall Parish has a very high percentage of PRow's. Many fall within TA5 and although removed from the main settlement of Coggeshall Parish are evidently well used. The combination of a more undulating landscape, woodland and agricultural land create a landscape of high aesthetic amenity value.  Key Location 'd' This is a quiet country lane near Holfield Grange. The undulating landscape at this point, its removal from the A120 and adjacent attractive houses combine to create a peaceful stretch of road to walk along.

<p>Grid Reference: 833,241<sup>*1</sup></p> <p>Key location f: Footpath Great Monks Wood. Grid Reference:823,253<sup>*1</sup></p> <p>Key location g: Byway at Grangewood and Lilly Wood. Grid Reference: 832,261<sup>*1</sup></p>			<p>Key Location 'e' is a lane which at this point goes past woodland. Away from the A120 and adjacent to attractive woodland this is a quiet and peaceful area.</p> <p>Key Location 'f' is a footpath passing through Monks Wood. A LWS and beautiful woodland, this is a very tranquil area.</p> <p>Key Location 'g' is a by-way passing through a large area of tranquil and beautiful LWS woodland.</p>
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\*1 OS Map 195: Braintree & Saffron Walden

## Appendix E6 - Flood & Drought Management

### Management

The Coggeshall Neighbourhood Plan Subcommittee has researched flood management and consulted with the Environment Agency in the preparation of Policy P.13 Managing Flood Risk & Drought Prevention. This forms part of the evidence base which has informed the production of the Coggeshall Neighbourhood Plan.

### Research & Background information

The CNP has benefited from the knowledge of local residents: Please refer to 'Flooding in Coggeshall: An Overview' July 2016 which summarises the key problems in the parish.

This policy and assessment of the Flood Management Areas has included a desktop study of the following background information:

- CIRIA report C753 The SuDS Manual-v6.
- Rainfall runoff management for developments: Report – SC030219. Environment Agency / Department for Environment Food & rural Affairs Oct 2013.
- Report – SC030219.
- LI: Management and maintenance of Sustainable Drainage Systems (SuDS) landscapes : Interim Technical Guidance Note 01/2014.
- The Essex County Council SuDS Design Guide.
- <http://www.engineeringnaturesway.co.uk/resource/prevent-flooding-landscape-institute-lets-get-nibbling/>
- A Green Future: Our 25 Year Plan to Improve the Environment: HM Government 2018.
  - o Chapter 5 Reducing risks from flooding and coastal erosion:

1. Using more natural flood management solutions where appropriate.
2. Increasing the uptake of sustainable drainage systems, especially in new developments.
3. Improving the resilience of properties at risk of flooding and the time it takes them to recover should flooding occur.
4. Improving the resilience of properties at risk of flooding and the time it takes them to recover should flooding occur.

2018 NPPF: The CNP's policy seeks to fulfil at a local scale section 14: Meeting the challenge of climate change, flooding and coastal change.

### Permeable surfacing and infiltration systems

The policies set out in BDC draft local plan encourage the use of SuDS including permeable surfacing and infiltration systems. The EA report 'Rainfall runoff management for developments' states in its executive summary under point 8.4: *"Flood flows. Runoff up to the 1% annual probability event should preferably be managed within the site at designated temporary storage locations unless it can be shown to have no material impact by leaving the site in terms of nuisance or damage, or increase river flows during periods of river flooding."* Therefore as much rainwater should be returned to the ground as possible. Furthermore, under point 12 it states *"Percentage runoff from developments: Calculation of the runoff volume from the developed site for preliminary assessment and design of drainage facilities will assume 100% runoff from paved areas and 0% runoff from pervious areas."* Given that technologies now enable paved areas to be pervious, it is the reasoned view of the CNP that the greater percentage of external hard surfacing should be pervious to runoff water. New development will therefore be able to return more run-off water. It is important that developments aim to return on site, as much of the calculated annual rainfall into the ground as possible to minimise exacerbating flood and drought events.

Section H3 of CIRIA report C753 The SuDS Manual-v6 describes the circumstances in which pervious paving or effective infiltration of surface water from impervious surfaces can be employed. To date there have been significant advances in these technologies / construction techniques.

The necessity at a strategic level to encourage water back into the ground to recover ground water levels for drought events and reduce overland flow and or temporarily store water in high rain fall event is well documented. This is also very important for Coggeshall Parish which is in the driest county in England and in 2001 suffered a severe flood event. Climate change exacerbates these events.

To the knowledge of the CNP subcommittee there is to date no national standard for the percentage of hard, external surface areas within developments which must be permeable or where run off water should be collected by effective infiltration systems. Given the evidence set out above, the CNP subcommittee have confidence that a percentage target of 80% of all external hard surface areas to be permeable or run off collected by infiltration systems within all new development in the Parish, is both justified and achievable.

The CNP Flood & Drought Management Policy was drawn up in consultation with the Environment Agency and reviewed by the EA in November 2018. Comments provided by the Flood & Coastal Risk Management Advisor for Essex were incorporated.

### **Flood Management Areas**

The following Flood Management Areas (FMA's) have been identified:

- FMA 1 The site of the 'BT exchange'.
- FMA 2: Flood Zone adjacent to the River Blackwater.
- FMA 3: Land east of the Essex Way.

- FMA 4: Vicarage Field.
- FMA 5: Coggeshall Village Centre, 'The Gravel' and public highways.
- FMA 6: The Hop Field, west of the Blackwater.

The justification of each FMA identifies flood management strategies suitable for each site is set out in the table below together with an explanation of each strategy.

### **Consultation**

This assessment is published on the Coggeshall Neighbourhood Plans Website. The Coggeshall Parish Council's website has a link to the CNP site. It will also be made available as a hard copy at suitable public locations in Coggeshall. The views of parish residents and external organisations will be sought through the consultations on the Regulation 14 version of the Neighbourhood Plan.

FMA 1: The site of the 'BT exchange'	Flood Management Strategy	Explanatory Text
Location: East Street, CO6 1SL. Grid reference: 855,226* <sup>1</sup>	SuDS including underground storage tanks to hold water in the event of heavy rainfall and minimise storm water run-off into the River Blackwater. Rainwater harvesting for reuse within any new development.	FMA 1 is within the flood plain adjacent to the River Blackwater. It is anticipated that this site will be redeveloped at the end of its useful life. Development should not result in the further loss of flood plain; floodplain storage compensation would be required. In addition, the opportunity exists to increase the capacity of the flood zone storage though the use of underground storage tanks. Storage tanks would enable above ground development within a relatively small site. These will be funded by the developer of the site as part of their flood alleviation proposal to comply with National, Local and Neighbourhood Plan Policy.
FMA 2: Land north and south of the stream adjacent to the Essex Way off St Peters Road.	Flood Management Strategy	Explanatory Text
Location: FMA2 Land north and south of the stream adjacent to the Essex Way off St Peters Road. Grid reference: 858,231	Employ SuDS in the form of wetlands and shallow ponds / detention basins for temporary off-line water storage and natural flood management techniques such as leaky dams to detain water and percolate into the ground. Tree and shrub planting.	FMA 2 is within green space that forms part of an approved development site. It is next to a stream that feeds into the Blackwater and the Essex Way runs along course of the stream. To detain and infiltrate flood water within and adjacent to the water course and, to mitigate against run off from the development this green space should form a key part of the Parish's flood and drought mitigation strategy. The Essex Way, stream and existing vegetation form a key part of the Parish's Green and Blue Infrastructure. Considered implementation of SuDS and natural flood management techniques along the length of the stream from the A120 to St Peters Road will also improve the ecological value of this section of the Essex Way.
FMA 3: Land east of the Essex Way	Flood Management Strategy	Explanatory Text
Location: Land East of the Essex Way in 'Cook Field' off East Street. Grid reference: 857,226* <sup>1</sup>	Lowering of existing ground levels to retain greater water volume in the form of swales, wetland meadow or appropriately sited shallow ponds / detention basins for temporary off-line water storage. Tree planting.	FMA 3 is adjacent to flood plain and a stream to the West and within an allocated site. Any loss of flood plain should be compensated. The site slopes gently East West. This area forms a key part of an extension to the Parish's green and blue infrastructure, retaining water in normal and heavy flood water events will assist the percolation of water into the ground and form part of the SuDS solution for new housing to the East.
FMA 4: Vicarage Field	Flood Management Strategy	Explanatory Text
Location: Land north of West Street behind housing. Grid reference: 847,226* <sup>1</sup>	Lowering of existing ground levels to retain greater water volume in the form of swales, wetlands and shallow ponds / detention basins	FMA 4 is a Local Green Space. It is currently in agricultural use. It is the ambition of this plan that it becomes a 'Community Asset'. It is an important as part of a N/S green and blue Infrastructure link between Robin's Brook (LWS), and beyond

	for temporary off-line water storage in association with Robin's Brook. Tree planting.	to the open space of the Vineyard to the River valley. The land slopes North South towards the River Blackwater valley. The lower areas of Vicarage Field are suitable for offline water retention in high rainfall events before the water reaches the river.
FMA 5: Coggeshall Village Centre & public highways	Flood Management Strategy	Explanatory Text
Location: Central Coggeshall, the confluence of Church Street, Stoneham Street, West Street & East Street. The Gravel, a road south of the village centre. Public highways within the Parish. Grid reference: The Village Centre 851,225* <sup>1</sup> ; The Gravel 850,224* <sup>1</sup>	SuDS suitable for urban areas: for road drainage; pervious paving; biorentation systems such as rain gardens and raised beds and planted channels; green roofs and walls. All these systems assist with holding excess water in high water rain events and allowing slow percolation of water into the ground.	FMA 5 a hard, urban area in the centre of Coggeshall and public highways have significant over land run off of water into traditional drainage systems. In high rainfall events this contributes to alluvial flooding. As part of the design and construction or retrofitting of buildings, and the design and construction of the streetscape, strategies to minimise overland flow and filter water back into the ground can be introduced. This would have the added benefit of 'greening' Coggeshall centre and our roads which can then form a link in the Parish's green and blue infrastructure strategy.
FMA 6: The Hop Field, west of the Blackwater.	Flood Management Strategy	Explanatory Text
Location: The Hop Field west of the Blackwater, Coggeshall Hamlet. Grid reference: 854,219* <sup>1</sup>	Lowering of existing ground levels to retain greater water volume in the form of swales, wetlands and shallow ponds / detention basins for temporary off-line water storage. Tree planting.	FMA 6 is owned by Coggeshall Parish Council. The field slopes West East towards the river and flood plain. This area is adjacent to a key section of the Parish's green and blue infrastructure, the river corridor. Retaining water in normal and heavy flood water events will assist the percolation of water into the ground and reduce alluvial flooding downstream.

\*1 OS Map 195: Braintree & Saffron Walden



## Appendix F - Views

### Protected Views Assessment

The CNP subcommittee has assessed and justified the below identified views which form part of policy P.16. Coggeshall Neighbourhood Plan Subcommittee has prepared this assessment to create a consistent and transparent methodology for evaluating the identified protected views. It forms part of the evidence base which has informed the production of the Coggeshall Neighbourhood Plan.

Views form part of the Parish's landscape character and encapsulation it. Views incorporate the individual features, topography, vegetation, land use etc, which make up the character of a landscape, help create 'atmosphere' and afford it a value placed there by humans. By implication therefore, views at a local level may be afforded protection. The views identified in policy P.16 'Design Management in Rural Areas', are enjoyed by the community and development which would permanently change or alter the view from having a negative impact will be prevented.

The Guidelines for Landscape and Visual Impact Assessment (Third Edition) published jointly by the Landscape Institute and the Institute of Environmental Management and Assessment (GLVIA3) advise in paragraph 6.31:

"it is important to remember at the outset that visual receptors are all people. Each visual receptor, meaning the particular person or group of people likely to be affected at a specific viewpoint, should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views."

Paragraph 6.37 of GLVIA3 further advises

"judgements should also be made about the value attached to the views experienced. This should take account of recognition of the value attached to particular views, for example, in relation to heritage assets, or through planning designations..."

### Background information

This assessment has included a desktop study of the following background information:

The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006), Chris Blandford Associates. The study considers 'Visual characteristics' in its profiles of landscape character areas.

Coggeshall falls within:

Landscape Character Type A9 which is described as:

- o Shallow valley with gently sloping sides.
- o Predominately arable farmland.
- o Overall strong sense of place and tranquillity away from the main settlements of Braintree, Witham and Maldon and the A120 A12 and the railway line.

The report details the Key Planning issues for the Type which includes:

"Potential for erection of new farm buildings and houses within the open landscape, which would be conspicuous on the skyline."

The report highlights that:

"the skyline of the valley slopes are visually sensitive (to change sic) with potential new development being visible within several views to and from adjacent Landscape Character Areas and also within views across and along the valley. There is also a sense of historic integrity, resulting from enclosed meadows within the valley bottom, historic settlements and a dispersed settlement pattern, comprising isolated manors, church/hall complexes, farms and moated sites."

Landscape Character Type B19 Langley Green Farmland Plateau which is described as:

- o Gently undulating farmland.
- o Irregular predominantly large arable fields marked by sinuous hedgerows.
- o Small woods and copses provide structure and edges in the landscape.
- o Scattered settlement pattern and narrow winding lanes.
- o Mostly tranquil character away from the major roads.
- F2 High Garrett /Marks Hall Wooded Farmland:
  - o Flat to gently undulating landform.
  - o Strong pattern of large and small woods, including ancient lime woods. Regular medium to large arable fields, bounded by low well-trimmed thick hedgerows and some mature hedgerow trees.
  - o Open to enclosed character depending on density of wood lands. Many small farmsteads and occasional villages.
  - o Several Halls and estates.
- Braintree District Settlement Fringes Evaluation of Landscape Analysis Study for Coggeshall (2015), The Landscape Partnership.
  - o The study considered: 'Characteristics that informed the identification of the Parcels' which included: 'Presence of views and landmark features'
- Landscape Sensitivity and Capacity Appraisal for Coggeshall Parish Council (2017), The Landscape Partnership.
  - o The study in para 3.7.4 considered 'openness to public view (secondary)' & 'openness to private view (secondary)' as part of their criteria when assessing visual sensitivity.

Planning policy matrices 333Env Ob3Pa3Pi3 which forms part of the evidence base identifies further background information including key local and national planning policy.

The following Views have been identified for assessment:

- V1 Colchester Road: SW.
- V2 Cook Field: N & S.
- V3 Abbey Mill: N&S.
- V4 Mill Race: S.
- V5 Essex Way, (East): N.
- V6 West Street, Co op: S.
- V7 Market Hill: NE & SW.
- V8 Long Bridge, Bridge St: E&W.
- V9 Essex Way, (West): N.
- V10 Essex Way, (West): E.
- V11 Essex Way, (West): SW.
- V12 Blackwater River Corridor: W.
- V13 Public footpath north of West Street: S.
- V14 West Street: S.
- V15 Public footpath North-west of the village: N.
- V16 Vicarage Field: N.
- V17 Tey Rd: SW.
- V18 Marks Hall Rd: NW.
- V19 Public footpath nr Holfield Grange: S.
- V20 Public footpath nr Cuthedge Lane: NW.

#### Methodology

Viewpoints have been evaluated visually on the ground. Information about each viewpoint is provided in the table below. The table provides a reference number which corresponds with viewpoint markers shown on figure 13 'Protected Views Proposals Plan'. Please note that the written descriptions of viewpoints/views are intended to take precedence over map markers, which are for indicative purposes only. For example, a viewpoint which fits the description of and offers essentially the same views as an identified viewpoint should be considered part of that viewpoint, even if it is several hundred metres from the location marked on the plan.

The plan identifies important views which have been selected for one or more of the following:

- They have amenity value to residents and were identified during consultation exercise or from community comments.
- They are accessible to residents within the parish, located within a reasonable proximity (walking distance) to homes and workplaces.
- They incorporate features that are typical of the landscape character / atmosphere within the parish and are of value to the parish contribute to the rural landscape setting.
- They incorporate features of architectural, cultural or historical value.

The table provides the following baseline information:

- The location of viewpoints and grid reference. For the most part, view points are publicly accessible (e.g. roads, footpaths, bridleways or public open spaces), as these have more frequent usage than viewpoints on private land. OS Map 195 Braintree & Saffron Walden.
- The height of viewpoints = ground level + camera height above ground. Height estimates have been derived from Ordnance Survey map contours and have been given in metres above ordnance datum (sea level). Photographs were taken at approximately 1.5m above ground level.
- The type of viewpoint, ie: Movement corridor and whether road, footpath, cycle trail.
- The type of user (many / moderate / few), and number of viewpoint (e.g. vehicle, pedestrian, cyclist).
- Any designation applying to land where the viewpoint is located (e.g. Conservation Area, LWS).

## Describing views

Views have been evaluated visually on the ground from the identified viewpoints. Information about each view is provided in the table below. The table includes a description of each view, which records characteristics such as:

- Whether the view is panoramic, elevated, glimpsed, open or expansive;
- Whether there are dominant elements in the foreground, middle distance or on the skyline;
- Whether it is framed by built development, vegetation or land form;
- Whether it is essentially rural or urban;
- Whether it is likely to be significantly altered by seasonal change. (i.e. views opening up as a result of trees losing leaves in winter)

The table records the key components of each view, including:

- Features that positively contribute to the importance; Distinctiveness and attractiveness of a view (e.g. the river);
- Iconic features (e.g. Listed buildings);
- The degree of containment;
- The rural setting;
- Detractors in view (e.g. busy transport corridors, overhead power lines, large-scale/extensive development).

The table records the psychological experience brought about by each view (which is likely to vary with each individual observer). Experiences might include:

- An attraction to a view;
- A sense of release deriving from open countryside;
- A sense of tranquillity;
- A desire to explore;
- Other associations (e.g. landmark signifying home).

## Grading the importance of viewpoints

Viewpoints have been graded as either ‘exceptional’, ‘special’ or ‘representative’.

Exceptional viewpoints include sites within nationally designated landscapes such as historic sites of particular importance (Grade I/II\* listed buildings, Scheduled Monuments); and sites where viewers have unique and prolonged/unfolding views from main transport corridors, or national cycle network routes or public rights of way.

Special viewpoints include historic sites of national importance (Conservation Areas, Grade II listed buildings); and sites where viewers have opportunities to appreciate views – for example, approach roads and well established/ used footpaths leading to the village within markedly tranquil settings.

Representative viewpoints include typical local landscapes; unregistered heritage assets (e.g. locally listed buildings); sites which are degraded by the presence of urban or highway structures; and sites where viewers are on movement corridors which are typical of the locality or which provide only fleeting views.

In grading viewpoints, account has been taken of how many people experience a viewpoint, as well as of the quality of that experience. Speed of transit would normally have a bearing on the quality of experience. Thus the view of a well-known landmark from a quickly moving vehicle might be qualitatively inferior than the same view experienced by a pedestrian. However, busy roads are experienced by a large number of people daily, thereby increasing their importance. For example, a busy motorway offering brief, iconic views of a picturesque castle, might be considered as important a viewpoint as a seldom used footpath in the midst of nationally designated scenery.

## Grading the importance of views

Views have been graded as either ‘exceptional’, ‘special’ or ‘representative.’ Exceptional views might include highly valued, panoramic views or long-distance views across intact countryside; they might capture the quintessential character of an area; they might allow for an appreciation and understanding of the wider surroundings of Coggeshall; they might contribute to the enjoyment of important heritage or cultural locations; or they might be unique in their own way.

Special views might include panoramic or long-distance views, dramatic scenery and skyline features; they might allow an appreciation of the more intimate setting of the village within its landscape; they might help to reveal landscape character types; or they might be comparable to other special views.

Representative views might include narrow or glimpsed views; they might be marred by the presence of negative features which detract from the quality of the experience; or they might be typical views which are replicated elsewhere.

### Grading overall importance to arrive at ‘Key Views’

Each view has been given an overall rating of ‘exceptional’, ‘special’ or ‘representative’. This is arrived at through combining the importance of both the viewpoint and the view. A ‘representative viewpoint’ combined with a ‘representative view’ would result in an overall rating of ‘representative’. A ‘representative viewpoint’ combined with an ‘exceptional view’ would result in an overall rating of ‘special’. A ‘representative viewpoint’ combined with a ‘special view’ would result in an overall rating of either ‘representative’ or ‘special’,


Of those views listed above, it was decided that only those that were rated overall as 'special' or 'exceptional' would be included in Policy P.16 which incorporates the protected views and have been included in the Coggeshall Parish Neighbourhood Plan 'Regulation 14' version. The views which received an overall rating of 'representative' have not been included in the policy but remain in the Coggeshall Neighbourhood Plan in recognition of their inherent value to the local community and their contribution to the countryside setting of Coggeshall.


The following Views have been identified for inclusion in the policy:


- PV1 Colchester Road: SW.
- PV2 Cook Field: N & S.
- PV3 Abbey Mill: N&S.
- PV4 Mill Race: S.
- PV5 Essex Way, (East): N.
- PV6 West Street, Co op: S.
- PV7 Market Hill: NE & SW.
- PV8 Long Bridge, Bridge St: E&W.
- PV9 Essex Way, (West): N.
- PV10 Essex Way, (West): E.
- PV11 Essex Way, (West): SW.
- PV12 Blackwater River Corridor: W.
- PV13 Public footpath: S.
- PV14 West Street: S.
- PV15 Public footpath North-west of the village: N.
- PV16 Vicarage Field: N.
- PV17 Marks Hall Rd: NW.
- PV18 Public footpath nr Holfield Grange: S.
- PV19 Public footpath nr Cuthedge Lane: NW.

## Consultation


This assessment is published on the Coggeshall Neighbourhood Plans Website. The Coggeshall Parish Council's website has a link to the CNP site. It will also be made available as a hard copy at suitable public locations in Coggeshall. The views of Parish residents and external organisations will be sought through the consultation on the Regulation 14 version of the Neighbourhood Plan.

V1: Colchester Road: SW (Policy reference: PV1)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
 <p>Location: Colchester Road looking SW. Grid reference: 861,227 Height: 46.5m AOD Type of viewpoint: Movement corridor, PRoW Type &amp; no of view point users: Vehicles along Colchester Road; Many. Walkers on the PRoW; Few. Designations: None.</p>	<p>Rural, expansive, open view. Long distance over fields and hedgerows over rising land to the distance.</p>	<p>A sense of space and openness. Enjoyment of the long, uncontained vista over open fields and into the far distance. This is rare in the Parish close to the settlement and from a public vantage point. The view forms part of the initial approach into Coggeshall village which becomes steadily more urban as you drive along Colchester Road.</p>	<p>The landscape and the view are part of the landscape setting of the village.</p>	<p>Representative.</p>	<p>Special.</p>
<p><b>Conclusion: V1 has been graded as 'special'. This view is enjoyed by many as they visit or return home to Coggeshall. It is a rare expansive and long view over open country side. The view forms part of the context and landscape setting of the village.</b></p>					


V2: Cook Field N&S (Policy reference: PV2)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
 <p>Photo 1: Location: SW corner of Cook Field, outside the field boundary on the Essex Way looking N. Grid reference: 856,225 Height: 31.5m AOD</p>	<p><b>View North:</b> Rural, open view, over the open field framed to the west by a large hedgerow associated with the adjacent stream and to the east by two large cedar trees along the field boundary to the west. The background is dominated by large, mature trees within the garden of a listed Victorian mansion, 'Popes Leeze'. There are glimpsed views of the mansion in the summer and more open views of the mansion and its conservatory in the winter.</p>	<p><b>View North:</b> A sense of tranquillity and release deriving from open countryside. Enjoyment of the glimpsed landmark of the roof top and conservatory of Popes Leeze House</p> <p><b>View South:</b> A sense of release deriving from open countryside after leaving East Street, of 'openness' after leaving the streetscape and a sense of tranquillity.</p>	<p>Landscape Sensitivity and Capacity Appraisal 2017 Parcel F Para 5.6.7: <i>"Views from the Essex way are currently open, so that the site is perceived as a single field bounded by mature trees. The mitigation measures for any new development should include an open buffer zone adjacent to the Essex Way to protect</i></p>	<p><b>View North:</b> Special.</p> <p><b>View South:</b> Special.</p>	<p><b>View North:</b> Exceptional.</p> <p><b>View South:</b> Special.</p>

<p>Type of viewpoint: Movement corridor, PRow, National Trail.  Type &amp; no of view point users: Walkers and runners. Many.  Designations: Popes Leeze is within the conservation area.</p>  <p>Photo 2:  Location: NW corner of Cook Field, outside the field boundary on the Essex Way just off East Street looking S.  Grid reference: 855,226  Height: 31.5m AOD  Type of viewpoint: Movement corridor, PRow, National Trail.  Type &amp; no of view point users: Walkers and runners. Many.  Designations: None.</p>	<p>View South:  Rural, open view, over the open field. It is framed to the east by a large hedgerow associated with the adjacent stream, and to the east by two large cedar trees at the end of the hedge line. The view looks though these two elements over the fence boundary to the open fields beyond.</p>		<p><i>existing views north and south from the Essex Way, and the landscape setting and character of this section of the path. Landscape buffer planting, using native trees and shrubs, should be established at the southern edge of the developed area to reduce the impact of new buildings in views from the Essex Way, and to help assimilate new built form into a well-vegetated settlement edge."</i></p> <p>The small-scale historical field pattern that forms part of the views form the context and landscape setting for the Grade 1 Listed Abbey and Mill.</p>		
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Conclusion: Exceptional. V2 N&S have been graded as 'Special +'. The views are enjoyed by many people in the local community, they incorporate a heritage building in the conservation area, a national trail and open countryside that retains the small-scale historical field pattern. They help create a strong sense of release and tranquillity for the receptor.


V3: Abbey Mill: N&S (Policy reference: PV3)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
	<p>These views are located on a tranquil and well vegetated small section of the Essex way, just after passing through the livery stables or past grazing land open. The setting of the buildings is, intimate, contained and unique within the wider landscape.</p> <p>View North:</p>	<p>View North:  Attraction to the picturesque setting of the Abbey next to the Mill race and enjoyment of the 'picture post card' view. A sense of tranquillity. Intrigue brought about by the glimpsed views of the beautiful and ancient buildings.</p> <p>View South:</p>	<p>The Abbey and Abbey Mill are listed as Grade 1 star.</p>	<p>View North:  Exceptional.</p> <p>View South:  Exceptional.</p>	<p>View North:  Exceptional.</p> <p>View South:  Exceptional.</p>




<p>Photo 1:  Location: PRow, the Essex Way on the bridge looking N.  Grid reference: 855221  Height: 31.5m AOD  Type of viewpoint: Movement corridor, PRow, National Trail.  Type &amp; no of view point users: Walkers and runners. Many..  Designations: Grade 1&amp;2 listed buildings &amp; Scheduled Ancient Monument.</p>  <p>Photo 2:  Location: PRow, the Essex Way on the bridge looking S.  Grid reference: 855221  Height: 31.5m AOD  Type of viewpoint: Movement corridor, PRow, National Trail.  Type &amp; no of view point users: Walkers and runners. Many.  Designations: Grade 1 Listed Building The Mill, Grade 2 listed building Abbey Mill House.</p>	<p>Rural, contained view over the Mill Race towards the Abbey and associated buildings. The view is framed by woodland to the east, and tree, shrub planting and garden to the west. The dominant residential and occupied wing of the Abbey view forms the culmination of the view.</p> <p>View South:  Rural, contained view over the Mill pond towards the Mill to the left and Abbey Mill house to the right. Framed by vegetation to both sides and an old, timber framed barns to the west.</p>	<p>Attraction to the picturesque setting of the Mill and Mill House next to the Mill pond and enjoyment of the 'picture post card' view. A sense of tranquillity. Intrigue brought about by the glimpsed views of the beautiful and ancient buildings.</p>			
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**Conclusion: Exceptional.** The views are enjoyed by many people in the local community, they incorporate 3 very attractive and historically important listed buildings. They are unique within Coggeshall Parish and along the Essex Way, and may be viewed from the same juncture. The views are both picturesque and in a tranquil setting.


V4 Mill Race: S (Policy reference: PV4)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
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	<p>Rural, view along the river and the mill race towards Pointwell House in the distance at the end of the footpath. The view along this foot path is open in parts and enclosed by trees and shrub at the northern end of the footpath. Willow trees, the Cricket bat willow and the Weeping willows in the garden of Pointwell House are key features. The two watercourses frame and define the view at ground level, each have their own characteristic, the calm flat water of the Blackwater and the fast water of the narrow channel that is the Mill race.</p>	<p>This is a very tranquil view in a tranquil setting. The abundance of water and the resulting very lush and green vegetation create a cool and calm atmosphere even in the height of summer. It is contained and framed by willow trees. It is distinctive within the Parish and culminates in the attractive from of Pointwell House in the background.</p>		<p>Exceptional.</p>	<p>Exceptional.</p>
<p>Location: PRoW North of Coggeshall Hamlet between the River Blackwater and the Mill race, looking S.  Grid reference: 854,216  Height: 26.5m AOD  Type of viewpoint: Movement corridor, PRoW,  Type &amp; no of view point users: Walkers. Many.  Designations: Pointwell House and Pointwell Mill House. Grade 2 listed.</p>					

**Conclusion: Exceptional. The viewpoint and the view are thoroughly enjoyed by the community, it is a unique, contained view in an attractive and tranquil landscape setting.**

V5 Essex Way, (East): N (Policy reference: PV5)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint ‘exceptional’, ‘special’ or ‘representative’	Importance of the view ‘exceptional’, ‘special’ or ‘representative’
 <p>Location: The Essex Way, to the east of Kelvedon Road, looking N.  Grid reference: 852,222  Height: 41.5m AOD  Type of viewpoint: Movement corridor, PRoW, The Essex Way  Type &amp; no of view point users: Walkers.</p>	<p>Rural and urban, long, view from a national trail over grazing land and the historical edge towards the centre of the village. The rear of buildings can be seen through glimpsed views through the trees. The view opens-up further in the winter.</p>	<p>This is an open, rare and direct view onto the attractive historic core of the village from open countryside. The view of the landscape complements the rural setting of the Essex Way. For these reasons, it is enjoyed by walkers along the Essex Way.</p>	<p>The fields and the settlement in this view are within the conservation area.</p> <p>This view and its landscape setting form part of the historical landscape setting of the settlement, its village conservation area and the landscape setting on the approach to Grade 1 St Nicholas Church and the Abbey.</p>	<p>Special.</p>	<p>Exceptional.</p>

Many. Designations: Conservation area					
Conclusion: Exceptional. The view from this viewpoint is rare view from countryside onto the historical core of the village. Views into the historical core from the north, east and west have now been obscured by later development. It is one which may be enjoyed from a National Trail close to the settlement and forms the landscape setting to our historical assets.					

V6 East Street, Co op: S (Policy reference: PV6)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
 <p>Location: Co-operative supermarket car park looking S. Grid reference: 855,226 Height: 31.5m AOD Type of viewpoint: Car park &amp; movement corridor, road. Type &amp; no of view point users: Many Designations: St Nicolas Chapel is a grade 1 listed building associated with Scheduled ancient monument, Coggeshall Abbey.</p>	Rural, open view towards river corridor through Willow plantation and up the slope towards St Nicholas Church. The view is foreshortened in the summer by vegetation however in the winter it opens up and the Church is visible..	This is an attractive view that brings about a sense of release and surprise as its viewpoint is unusual and it is also the only view from a public vantage point of the River Blackwater corridor.	<p>Planning conditions associated with the development of the Cooperative supermarket stipulated that the boundary fence to the rear of the development complement the rural character and be visually permeable to enable a long view to the open space beyond.</p> <p>St Nicholas Church is grade 1 listed.</p>	<p>Representative.</p> <p>Its location in a car park makes it representative, however the view is also visible from the recreation ground which is elevated above the car park and provides long distance views of the same aspect to receptors in the park.</p>	<p>Exceptional.</p> <p>The Church is otherwise only visible as one approaches it along the Essex Way. This is the only glimpsed view of the building from a public vantage point from the built envelope.</p>

Conclusion: 'Special' St Nicholas Church is in the background glimpsed through the attractive river corridor. The viewpoint a is car park which reduces the value of the viewpoint however increases the receptors. The importance of the chapel, receptor number and its rarity from the built envelope make this view a special view

V7 Market Hill N&S (Policy reference: PV7)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'



Photo 1:  
 Location: Market Hill looking North up Stoneham Street.  
 Grid reference: 851,226  
 Height: 36.5m AOD  
 Type of viewpoint: Movement corridor, Road & footpaths. Village Centre.  
 Type & no of view point users: Vehicles, pedestrians. Many.  
 Designations: Conservation area with historic listed buildings.



Photo 2:  
 Location: Market Hill looking S toward West and East Street junction.  
 Grid reference: 851,226  
 Height: 36.5m AOD  
 Type of viewpoint: Movement corridor, road & footpaths. Village Centre.  
 Type & no of view point users: Vehicles, pedestrians. Many.

**View North:**  
 An urban view. The view is contained and framed by historical buildings in the conservation area. The Landmark building, the Victorian Clock Tower, punctuates and dominates the view.

**View South:**  
 An urban view. The view is contained and framed by the historical buildings in the conservation area. 4 roads converge within this view. The view culminates with the buildings of East / West Street including the grade 2 listed White Hart Hotel.

**View North:**  
 An attractive urban view, the scale of which is relatable to the human experience. The view conveys a sense of history and the features and details within the view are explored and appreciated by the observer. The landmark clocktower conveys a sense of home to residents as the most easily identifiable feature in the Parish. The atmosphere and experience in the centre of the village and therefore this view varies from tranquil in the early evening or hot summer days with few people about, to exciting and busy on market day or days of public celebrations and gatherings.



**View South:**  
 Once again, an attractive urban view, the scale of which is relatable to the human experience. The view conveys a sense of history and the features and details within the view are explored and appreciated by the observer. The confluence of 4 roads create interest and depth. The White Hart Hotel is a landmark building in the village, its historical features and history enjoyed by the community.

**Special.**  
 The view point has been rated as special because the viewpoint was taken from the middle of Market Hill, a road, however the same view point is also visible from the pavement and at varying angles.


**Exceptional.**

Designations: Conservation area with historic listed buildings.

Conclusion: 'Exceptional'. These views celebrate the historical urban village centre. The variety and set out of the buildings and streetscape create interest and diversity in the view. The psychological experience of walking through the centre is one of enjoyment taking pleasure in the urban streetscape which after centuries of gradual development remains at a human scale and with plenty of visual interest.


V8 Long Bridge, Bridge St: E&W (Policy reference: PV8)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
 <p>Photo 1: Location: Long Bridge, Bridge Street looking E. Grid reference: 850,224 Height: 34m AOD Type of viewpoint: Movement corridor, Road and footpath. Type &amp; no of view point users: Vehicles, walkers and runners. Many. Designations: Conservation Zone.</p>  <p>Photo 2: Location: Long Bridge, Bridge Street looking W Grid reference: 850,224</p>	<p>View East: Urban / village open view elevated from Long Bridge along the River Blackwater and framed to both sides by historical properties of character within Coggeshall's conservation zone the arrangement of which make this view unique. In winter the view opens up to the east with the reduction of leaf cover</p> <p>View West: Rural / village and open view elevated from Long Bridge along the River Blackwater. To the south an historical property and gardens run down to the riverbank, to the north a small area (formally a ford crossing), with public seating area. Beyond, the flood plain and willow plantation backed by mature trees in gardens of the development edge stretch into the distance. The rural character of this view within the village centre and as a green lung make this view unique.</p>	<p>View East: Enjoyment of the arrangement and combination of distinctive and attractive landscaped and architectural features. Tranquillity from the river.</p> <p>View West: A sense of release and refreshment derived from the uncluttered green open space and riverscape. A sense of tranquillity.</p>	<p>Long Bridge is grade 2 listed. The riverside and buildings within the views are within the conservation area.</p>	<p>View East: Exceptional.</p> <p>View West: Special.</p>	<p>View North: Exceptional.</p> <p>View South: Exceptional.</p>

<p>Height: 34m AOD</p> <p>Type of viewpoint: Movement corridor, Road and footpath.</p> <p>Type &amp; no of view point users: Vehicles, walkers and runners. Many.</p> <p>Designations: Conservation area</p>					
<p>Conclusion: Exceptional. The viewpoints and the views are thoroughly enjoyed by the community and visitors. The view point is a view with two vistas, a very attractive village urban setting to the east and a tranquil, green riverside setting to the west. Together they create a unique and attractive landscape of character and atmosphere in the village envelope.</p>					

V9 Essex Way, (West): N (Policy reference: PV9)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
 <p>Location: The Essex Way, to the west of Kelvedon Road, looking NW. Grid reference: 846220 Height: 41.5m AOD Type of viewpoint: Movement corridor, PRoW, The Essex Way. Type &amp; no of view point users: Walkers. Many. Designations: None.</p>	<p>Rural, long, panoramic view from a national trail over expansive agricultural land, the Blackwater River corridor and onto the fields opposite West Street Vineyard to the north of West Street and beyond to the north of the Parish. The roof tops of two building on West Street can be seen in the middle distance. The view opens up further in winter to reveal the fields beyond when the trees of the river corridor lose their leaves.</p>	<p>An open and expansive view it creates a refreshing sense of space and release after leaving the build envelope.</p>	<p>This is one viewpoint of the only cross valley view in Coggeshall which is also close to the settlement. The other being from PRoW 17 on the northern side of the Blackwater Valley. The importance of the preservation of these views (which are free from development), from and onto a field on West Street was a determining factor in the 2017 appeal decision. Appeal Ref: APP/Z1510/W/16/3160474 Para 56 "... development would harm the cross-valley views from public rights of way in both directions. Notwithstanding the proposed meadow area close to the Highfields Farm complex, it would also detract from, or result in the loss of, views to the listed buildings at Highfields Farm rather than being sensitive to the listed</p>	<p>Exceptional.</p>	<p>Exceptional.</p>





			<i>buildings as landscape features."</i>		
Conclusion: Exceptional. The viewpoint and the view is thoroughly enjoyed by the community, it is a unique, expansive, cross valley view for Coggeshall parish, and one which may be enjoyed from a National Trail close to the settlement.					

V10 Essex Way, (West): E (Policy reference: PV10)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
 <p>Location: The Essex Way, to the west of Kelvedon Road, looking NE. Grid reference: 844,220 Height: 41.5m AOD Movement corridor, PRow, The Essex Way Type &amp; no of view point users: Walkers. Many. Designations: St Peters Ad Vincula is a grade 1 listed building. The medieval centre of Coggeshall is a conservation zone.</p>	<p>Rural, long, panoramic view from a national trail over expansive agricultural land, over the Blackwater river corridor and onto the historic settlement of Coggeshall, the landmark building of St Peters Ad Vincula and the glimpsed fields beyond to the north of the parish. The view opens up in winter to reveal the settlement and long-distance views.</p>	<p>An open and expansive view. It delivers refreshing a sense of space and release after leaving the build envelope. The tower of St Peters is a recognisable landmark and the village in the middle distance is 'home' for the community.</p>		<p>Special.</p>	<p>Special.</p>
Conclusion: Special. This viewpoint and view reveal the historical village in its landscape setting on the approach to the village along a national footpath. It is an expansive view with a distinctive landmark. It is close to the settlement and is enjoyed by many members of the community.					

V11 Essex Way, (West): SW (Policy reference: PV11)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'




	<p>A long, expansive, open rural view over the agricultural farmland of the plateau between Kelvedon and Coggeshall. Curd Hall sits in the distance at the end of this section of the Essex Way.</p>	<p>This long expansive and open landscape Delivers a refreshing a sense of space and release away from the build envelope. Enjoyment of the long, uncontained vista over open fields and into the far distance. This is long view in the Parish close to the settlement and from a public vantage point.</p>		Special	Special
<p>Location: The Essex Way, to the west of Kelvedon Road, looking SW.  Grid reference: 843,219  Height: 36.5m AOD  Movement corridor, PRoW, The Essex Way  Type &amp; no of view point users: Walkers. Many.  Designations: Curd Hall Grade 2</p> <p>Conclusion: Special. This open and expansive long-distance vista is a refreshing view from the Essex Way. It is close to the settlement and is enjoyed by many members of the community.</p>					


V12 Blackwater River Corridor: W (Policy reference: PV12)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
 <p>Location: PRoW in the Blackwater river corridor looking, looking W.  Grid reference: 837,219  Height: 31.5m AOD  Movement corridor, PRoW, The Essex Way  Type &amp; no of view point users: Walkers. Many.</p>	<p>This view is through the trees and vegetation of the river corridor up and down the river. The trees enclose or frame the views to an extent within the corridor, however there are filtered views of the sloping agricultural fields to the south and the football ground to the north. Looking west Nunn's Bridge is a landmark historical bridge within the view an attractive feature in the river corridor.</p>	<p>This is a tranquil, calming view and setting within the tranquil river corridor of the Blackwater. The PRoW passes through a willow plantation with many flowers in the spring. It is an attractive peaceful place to walk. The bridge is a key and welcome feature within this natural landscape.</p>		Special	Exceptional

Designations: Local Wildlife Site.


Conclusion: Exceptional. This is within an LWS with a key character of 'natural vegetation'. A view from within a plantation next to the river is rare in the parish. The combination of the landscape setting, its tranquil atmosphere and Nunn's bridge make this an exceptional view within the parish. It is close to the settlement and is enjoyed by many members of the community.

V13: Public Footpath: S (Policy reference: PV13)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
 <p>Location: PRow17 crossing E/W through field to the north of West Street. Looking S. Grid reference: 844,225 Height: 39m AOD Type of viewpoint: Movement corridor, PRow Type &amp; no of view point users: Walkers. Many Designations: None</p>	<p>A long, open, cross valley view look south from a public footpath crossing an agricultural field. The view looks over West Street to the vines of the West Street Vineyard and its associated buildings. Beyond is the treed Blackwater river corridor. Behind the trees is rising ground to the Essex Way and the plateau in the distance.</p>	<p>A sense of openness and space is derived from this view and this PRow viewpoint. It overlooks four landscape types and crucially the Blackwater valley among them.</p>	<p>This is one viewpoint of the only cross valley view in Coggeshall which is also close to the settlement. The other being from the Essex Way on the southern side of the Blackwater Valley. The importance of the preservation of these views (which are free from development), from and onto a field on West Street was a determining factor in the 2017 appeal decision. Appeal Ref: APP/Z1510/W/16/3160474 Para 56 "... development would harm the cross-valley views from public rights of way in both directions. Notwithstanding the proposed meadow area close to the Highfields Farm complex, it would also detract from, or result in the loss of, views to the listed buildings at Highfields Farm rather than being sensitive to the listed buildings as landscape features."</p>	<p>Special.</p>	<p>Exceptional.</p>


Conclusion: Exceptional. This view is long distance, expansive, and overlooking the Blackwater river corridor. It is one viewpoint of the only cross valley view in Coggeshall which is also close to the settlement

V14 West Street: S (Policy reference: PV14)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
 <p>Location: West Street opposite the West Street vineyard vines. Looking S. Grid reference: 845,225 Height: 33.5.m AOD Type of viewpoint: Movement corridor, PRoW Type &amp; no of view point users: Vehicles and pedestrians. Many. Designations: None.</p>	<p>This is a view from the public highway over the vineyard which forms part of the West Street Vineyard. An open view over the vines which are below road level it looks down to the vegetated Blackwater Rive corridor. The view is framed on either side by residential properties on West Street to the east and the Vineyard restaurant to the west.</p>	<p>This is a distinctive view within Coggeshall. The vines are a unique and attractive landscape feature which is pleasurable to look upon and a sense of openness is derived from this break in the urban fabric on the approach down West Street into Coggeshall.</p>	<p>This view is part viewpoint of the only cross valley view in Coggeshall which is also close to the settlement. The other being from the Essex Way on the southern side of the Blackwater Valley. The importance of the preservation of these views (which are free from development), from and onto a field on West Street was a determining factor in the 2017 appeal decision. Appeal Ref: APP/Z1510/W/16/3160474 Para 56 "... <i>development would harm the cross-valley views from public rights of way in both directions. Notwithstanding the proposed meadow area close to the Highfields Farm complex, it would also detract from, or result in the loss of, views to the listed buildings at Highfields Farm rather than being sensitive to the listed buildings as landscape features.</i>"</p>	<p>Special.</p>	<p>Exceptional.</p>
<p>Conclusion: Exceptional. This view is an attractive long view over a distinctive landscape feature within Coggeshall. It is utilised by many receptors including pedestrians and vehicles and delivers a sense of openness from the break in the urban fabric along West Street.</p>					


V15 Public footpath North-west of the village: N (Policy reference: PV15)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'

	<p>A wide, expansive long view looking north over a large agricultural field towards the A120 and the north of the Parish. Distant views of woodland and shelter belt.</p>	<p>This view delivers a sense of openness connectiveness with the north of the Parish.</p>		<p>Representative.</p>	<p>Special.</p>
<p>Location: PRoW North-west of the Village. Looking S. Grid reference: 844,229 Height: 47.5.m AOD Type of viewpoint: Movement corridor, PRoW Type &amp; no of view point users: Vehicles and pedestrians. Many. Designations: None.</p>					


**Conclusion: Special. This view is a long view over a distinctive agricultural landscape within Coggeshall. It is utilised by many pedestrians and delivers a sense of openness and connection with the north of the Parish.**

<p>V16: Vicarage Field: N (Policy reference: PV16)</p>	<p>Written description of the view including the key components</p>	<p>Psychological experience brought about by each view</p>	<p>Other Evidence</p>	<p>Importance of the viewpoint 'exceptional', 'special' or 'representative'</p>	<p>Importance of the view 'exceptional', 'special' or 'representative'</p>
 <p>Location: Footpath entrance off car park to the former Hitchham School House, 27 West Street. Looking N. Grid reference: 847,225 Height: 31.5m AOD</p>	<p>Rural view on an open field, Vicarage Field, framed by woodland to the east with a long view towards toward the north of the Parish and the open agricultural land, A120 and intermittent woodland beyond.</p>	<p>This is an attractive rural view, delivering a sense of openness, and 'green' after leaving the urban environment of West Street. It is somewhat of a 'surprise' as the pedestrian approaches given the short distance between a car park and the field gate which forms an attractive and rural viewpoint.</p>	<p>The view looks over a Local Green Space. Whilst Vicarage Field may not be considered to have significant aesthetic value, it is held in great regard by the community for its aesthetic value to residents, its rural quality close to the village centre and as a landscape with historical context. The field and the views are easily accessed by the community.</p>	<p>Special.</p>	<p>Special.</p>


Type of viewpoint: PRoW. Type & no of view point users: Walkers. Many. Designations: Local Green Space					
Conclusion: Special. A local special view contained by a track of woodland but with long views the north. It is accessed by many walkers along its footpath and provides relief from the urban environment.					

V17: Tey Road: SW	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
 <p>Location: Tey Road Looking S. Grid reference: 857,232 Height: 46.5m AOD Type of viewpoint: Public highway. Type &amp; no of view point users: Vehicles, pedestrian and, residential properties. Moderate use (No through road) Designations: None</p>	Rural, long view onto an open agricultural field and the rear of the eastern settlement boundary. The land dips to a brook with some associated hedgerows and rises to the Colchester Road in the south, opposite.	A sense of openness, this view and landscape forms part of the rural landscape setting to the village.		Representative.	Representative.
Conclusion: Representative. This long view onto open agricultural land is valued and enjoyed by the local community who appreciate the open character, sense of space and rural atmosphere this view delivers.					


V18: Marks Hall Rd: NW (Policy reference: PV17)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'

	<p>Rural, open view from the road leading to Marks Hall Arboretum. Agricultural land in the foreground and rising ground. In the background, a patchwork of trees and fields. The valley containing Robin's Brook runs through the centre of the view. This is the primary westerly long-distance view from the entrance road to Marks Hall.</p>	<p>A sense of openness, space and arrival in the 'countryside' is derived from this view. This view and landscape are located just before passing through the first entrance into Marks Hall, they are therefore a landmark along the road to Marks Hall.</p>		<p>Special.</p>	<p>Special.</p>
<p>Location: Public highway to Marks Hall, opposite Marygolds House.  Grid reference: 844,248  Height: 63.5m AOD  Type of viewpoint: Road  Type &amp; no of view point users: Vehicles and walkers. Moderate.  Designations: None</p>					

**Conclusion: Special.** This is a long rural view which reveals itself at the end of the drive to Marks Hall, just before the entrance. Open and expansive it is enjoyed by the many visitors to Marks Hall.

V19: Public footpath nr Holfield Grange: S (Policy reference: PV18)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
	<p>Rural long view over an open field though intermittent trees towards Coggeshall Village with the valley in the distance. The land rises in the distance to the plateau.</p>	<p>This view delivers a sense of openness and space. The view opens up along the PRoW just east of Holfield Grange.</p>	<p>The view is preserved and associated with Holfield Grange as part of the design and character of its landscape setting.</p>	<p>Representative.</p>	<p>Special.</p>
<p>Location: Footpath South of Holfield Grange looking S.  Grid reference: 833,234  Height: 63.5m AOD  Type of viewpoint: PRoW.</p>					

Type & no of view point users: Walkers. Moderate. Designations: None					
<b>Conclusion: Special.</b> This view is a rare long view north of the A120 from a PRoW looking south. It is associated Holfield Grange.					

V20: Public footpath nr Cuthedge Lane: NW (Policy reference: PV19)	Written description of the view including the key components	Psychological experience brought about by each view	Other Evidence	Importance of the viewpoint 'exceptional', 'special' or 'representative'	Importance of the view 'exceptional', 'special' or 'representative'
 <p>Location: PRoW west of Coggeshall Hamlet looking NW Grid reference: 844,214 Height: 45.5m AOD Type of viewpoint: PRoW. Type &amp; no of view point users: PRoW. Walkers. Moderate. Designations: Curd Hall, listed grade 2.</p>	<p>Rural, expansive, long open view from a PRoW on the plateau in the south of the Parish adjacent to Coggeshall Hamlet and overlooking Coggeshall Village. The foreground is an open agricultural field. Trees and field boundaries and the river valley occupy the middle distance together with the roof tops of Curd Hall and associated barns. A line of electricity pylons run along the skyline. Buildings along the A120 and West Street can be seen in the distance on the rising ground to the north of the Parish.</p>	<p>This is an attractive rural view, delivering a sense of openness, and space to the receptor.</p>	<p>This is a key westerly view accessible to the local community and especially those in Coggeshall Hamlet.</p> <p>The view and the landscape form the rural setting for the village and the hamlet.</p>	<p>Representative.</p>	<p>Special.</p>

**Conclusion: Special.** The length and width of this view and landscape makes this a special view in the Parish. The view sets the village and hamlet in their rural landscape Setting.



## Appendix G - Coggeshall Village Character Assessment

Prepared by Paul Javin and Michael Horne from the CNP Heritage Group

1. Topography – Settlement within a river valley, with a slight incline to the north and steep incline to the south.
2. Land Use – Mainly residential with some shops and commercial businesses, 4 churches. 4 schools and small industrial estate.
3. Layout – 3 main areas:-
  - Area 1 – The historic core with a defined village centre is dense, irregular, medieval, with back land development, small rows and yards.
  - Area 2 – Late 20<sup>th</sup> century ribbon development with open frontages and small estates dating from 1960s to recent infill courtyard developments.
  - Area 3 – Victorian ribbon development with 3 – 4 1970s cul-de-sac estates, some infill housing.
4. Roads, streets and routes – Unplanned medieval streets with interesting bends and views with the oldest recorded medieval brick bridge.
5. Spaces – A recreation ground, 3 play areas, 2 small gardens, 3 allotments, a public car park but no village square or green.
6. Buildings – Over 250 listed buildings, 3 public houses, 2 National Trust properties, surgery, dentist and conservative club.
7. Landmarks – Grange Barn, Paycockes, St Peters ad Vincula, The Woolpack PH, Clocktower Tea Rooms, The White Hart PH and Hotel, Abbey Mill, The Abbey House, River Blackwater



The Village Hall



Christ Church

## Heritage Evaluation of Town Area 1 on 09/12/2015



### MARKET HILL AND MARKET END

Seen as the centre of the town as 4 main access roads into Coggleshall meet there. It still has a small historic market every Thursday which can be traced back to the 13<sup>th</sup> Century. Stoneham Street to the north, Church Street to the north-east, East Street to the east and West Street to the west. Buildings are a mixture of medieval to a recent 1970's 3 storey block. Ground floors are mainly given over to retail and commercial businesses.

### QUEEN STREET

A charming route with terraced cottages, detached properties and converted school buildings. There are varying styles and ages of the buildings and there is only a single pavement. At the far eastern end there are Alms properties with the road leading to access to St Peters ad Vincula.

### GARDENERS ROW

A small modern cul-de-sac development.



### STONEHAM STREET

This road leads north into Tilkey. A pleasing mixture of residential medieval buildings, with shops and houses, a Wesleyan Chapel, Christ Church and a library which was a Quakers House. The street turns west into the main car park, which is tarmacked and can accommodate approximately 50 cars. There are fenced areas of scrub land and a community bus garage that could increase car parking. The Village Hall is a converted brewery building and has had some modernisation. The surrounding buildings are small and could be rationalised to provide a better community space. There is a small memorial garden that is pleasing but could be better used.

### VANE LANE / CHURCH STREET

A corner plot with a former industrial building now partly empty and falling into disrepair. This should be identified as a development opportunity.



### NUNNS CLOSE

A small 1990s estate of large detached houses in a cul-de-sac.

### HORN LANE

A pedestrian route to the Recreation Ground.

### ALBERT PLACE LEADING TO ALBERT GARDENS

A limited number of mainly Victorian houses including a terrace of old workers cottages. At the end is a small group of detached bungalows in a cul-de-sac.



### CHURCH STREET

Many large medieval houses of quality with the Woolpack Public House to the east and Market Hill to the west. A pleasing variety of styles, roofs and walls. The street meanders along providing different views along its length.



### EAST STREET

A varied mixture of ancient properties to late Victorian villas, with modern bungalows and retirement apartments and new food store. There is a single footpath and a large recreation ground on the northern boundary.

### SWAN YARD

Named after a demolished Public House, there are mainly cottages along a gravel track with an ex forge building and some modern houses.

### GAS LANE

Cul-de-sac that leads down to Back Ditch.

### PETTITTS WALK

Mixture of medieval houses with some modern properties in a cul-de-sac.



#### WEST STREET

Only access into Coggeshall from the west, with a mixture of medieval houses to modern semi-detached houses. It features a 16<sup>th</sup> Century wool merchant's house which is open to the public.

#### THE GRAVEL

A pleasing mixture of medieval and later dwellings and was once the site of the Market Town House (Shambles) and general market.

#### KINGS ACRE

The site of a former industrial complex that is now been re-developed into housing.

#### CULVER CLOSE

A small cul-de-sac development.

#### BRIDGE STREET

A mixture of properties with some commercial uses and housing. Leading down to Back Ditch and onto the River Blackwater.



#### GRANGE HILL

A collection of houses, converted mill buildings and large medieval barn which is open to the public.

#### GREEN ACRES

A small modern gated cul-de-sac development.



## Heritage Evaluation of Town Area 2 on 17/12/2015



### EAST STREET

A new food store on the site of once a “kinema” and later garage. Only a single pavement with large 18<sup>th</sup> century detached houses to modern dwellings. There is a natural field boundary to the south side that has an allocation for housing. At the far eastern end of the Area, on the site of a modern terrace once stood the Toll House (later a Public House).

### PARKLANDS (off East Street)

Modern detached houses in a cul-de-sac.

### POPES LEEZE (off East Street)

A group of modern detached and semi-detached properties in a cul-de-sac.

### ST PETERS ROAD

A mixture of fairly modern detached, semi-detached and bungalows set back from the road giving a suburban feel.

### HILL ROAD (off St Peters Road)

A 1950's semi-detached estate of houses and bungalows in a cul-de-sac.

### MOUNT ROAD (off St Peters Road)

Another 1950's estate of semi-detached houses.

### ST ANNES CLOSE (off St Peters Road)

A 1960's estate of bungalows in a cul-de-sac.

### MYNEER PARK (off St Peters Road)

A 1990's estate of detached, semi-detached and terraced houses and a Primary School.



### CHURCH GREEN

Mainly 17<sup>th</sup> and 18<sup>th</sup> century cottages, with 1950's Almshouses and detached dwellings, with pedestrian access to the Recreation Ground and Primary School. The area is dominated by St Peter's ad Vincula Church completed in 1426 that has a large Churchyard and small derelict Non-Conformist Chapel in the grounds.

## COLNE ROAD

A mixture of late Victorian and modern properties, with small infill modern developments off the road. The road lead north and has a fire station, small play area and school playing field boundary.

## TEY ROAD (off Colne Road)

A mixture of 1930's to 1960's detached and semi-detached houses on a no-through road. There is currently a planning application for 11 houses and the far northern end on a green field site.



## MONKSDOWN ROAD (off Tey Road)

There is an access to a small allotment behind the houses. The semi-detached and terraced houses vary from 1930's to 1950's and are set around a large central green space.

## COPTHORNE CLOSE (off Colne Road)

A small modern estate in a cul-de-sac.

## WISDOMS GREEN (off Colne Road)

A modern estate of detached, semi-detached and terraced houses in a cul-de-sac.

## BRICK KILN CLOSE (off Colne Road)

A small modern infill of terraced and semi-detached properties in a cul-de-sac.

## PRIORS WAY (off Colne Road)

Access to an industrial estate with a large distribution warehouse and approximately 20 units with 3 small housing infill developments.

## GURTON ROAD

A 1970's estate of semi-detached houses with access to a secondary school.

## FABIANS CLOSE (off Gurton Road)

A 1970's estate of flats, semi-detached houses and bungalows in a cul-de-sac.

## PAYCOCKES WAY (off Gurton Road)

An estate of detached, semi-detached houses and bungalows with a care home in a cul-de-sac. There is pedestrian access to the churchyard and Church Green.

## BEARDS TERRACE (off Paycockes Way)

A late Victorian terrace.



## Heritage Evaluation of Town Area 3 on 16/12/2015



### STONEHAM STREET

Continues north with a collection of large detached houses and small terraced cottages. St Bernards Catholic Church dated 1928 is timber clad, unusual for the town.

### SCHOOL MEWS (off Stoneham Street)

A small cul-de-sac of mid-Victorian buildings which originally provided for all the schooling of the town and now converted into residential properties.

### ROBINSBRIDGE ROAD

On the corner is an old Public House (still signed) and one of many that were in the town. This is the road that went to Halstead but is now a no-through road due to the by-pass. There is a mixture of mid 19<sup>th</sup> century cottages with modern infills, bungalows and care home. Robinsbridge Mill is a derelict building on a large overgrown plot leading down to Robin's Brook. The site

ownership should be established to see if there is any opportunity to develop it.

### KNIGHTS ROAD

Modern estate of house and bungalows in a cul-de-sac and has a pedestrian access into School Mews Playing Area.



### TILKEY ROAD

A Victorian settlement with terraced cottages, modern semi-detached and detached houses, bungalows and the site of an old windmill. Many of the properties are set back from the road giving the area a different more suburban feeling from Area 1. A winding road that once lead to Marks Hall but is now a no-through road. At the far northern end the style of properties, narrowing road and lack of pavements give this area a small hamlet perception. There is a pedestrian access that runs behind Mitcham Road to a green space and a nature reserve owned by the Parish Council. This is a great asset for the village which should be more used and maintained.



## JAGGARDS ROAD

A modern estate of mainly semi-detached houses.



## WALFORD WAY / WALFORD CLOSE

A small area of bungalows, with a new development of semi-detached houses.

## GEOFFREY BLACKWELL CLOSE

A new development of semi-detached houses.

## VESTA CLOSE

Part of the Buxton Road estate with a care home.

## MITCHAM ROAD / DAMPER ROAD / HAWKES ROAD

Part of the Buxton Road estate of semi-detached houses.

## GREENWAYS / BRAMLEYS

A 1970's estate of semi-detached and detached houses.



## BUXTON ROAD

A 1970's estate of mainly semi-detached houses

## WINDMILL FIELDS

Accessed off Buxton Road and is a cul-de-sac.

## MELLINGS (off Tilkey Road)

Small modern infill estate.

## BRICKFIELDS (off Tilkey Road)

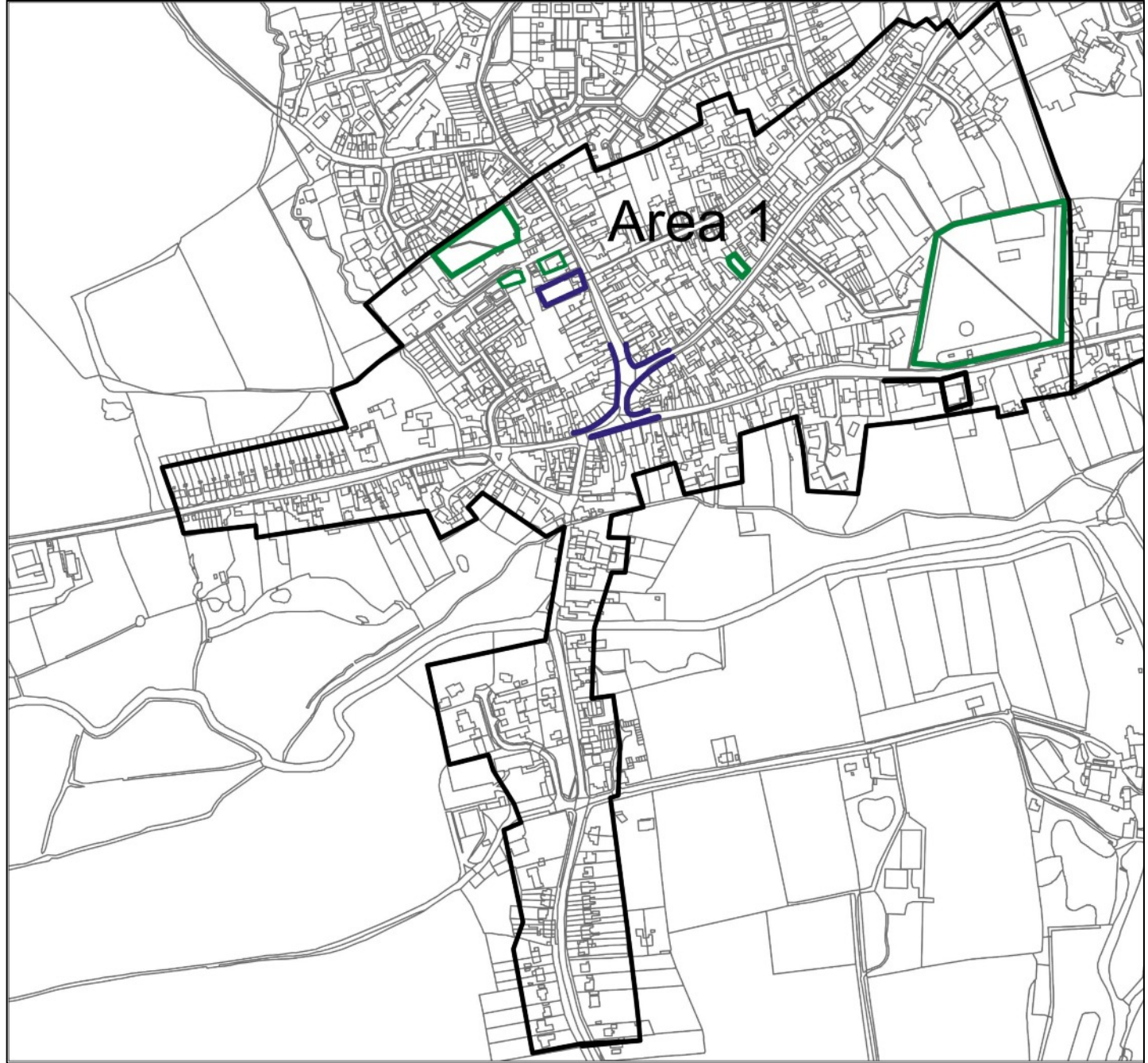
A small modern infill development.

## WESTFIELD DRIVE / ST NICHOLAS WAY / HONYWOOD AVENUE

A 1970's estate of mainly semi-detached houses.

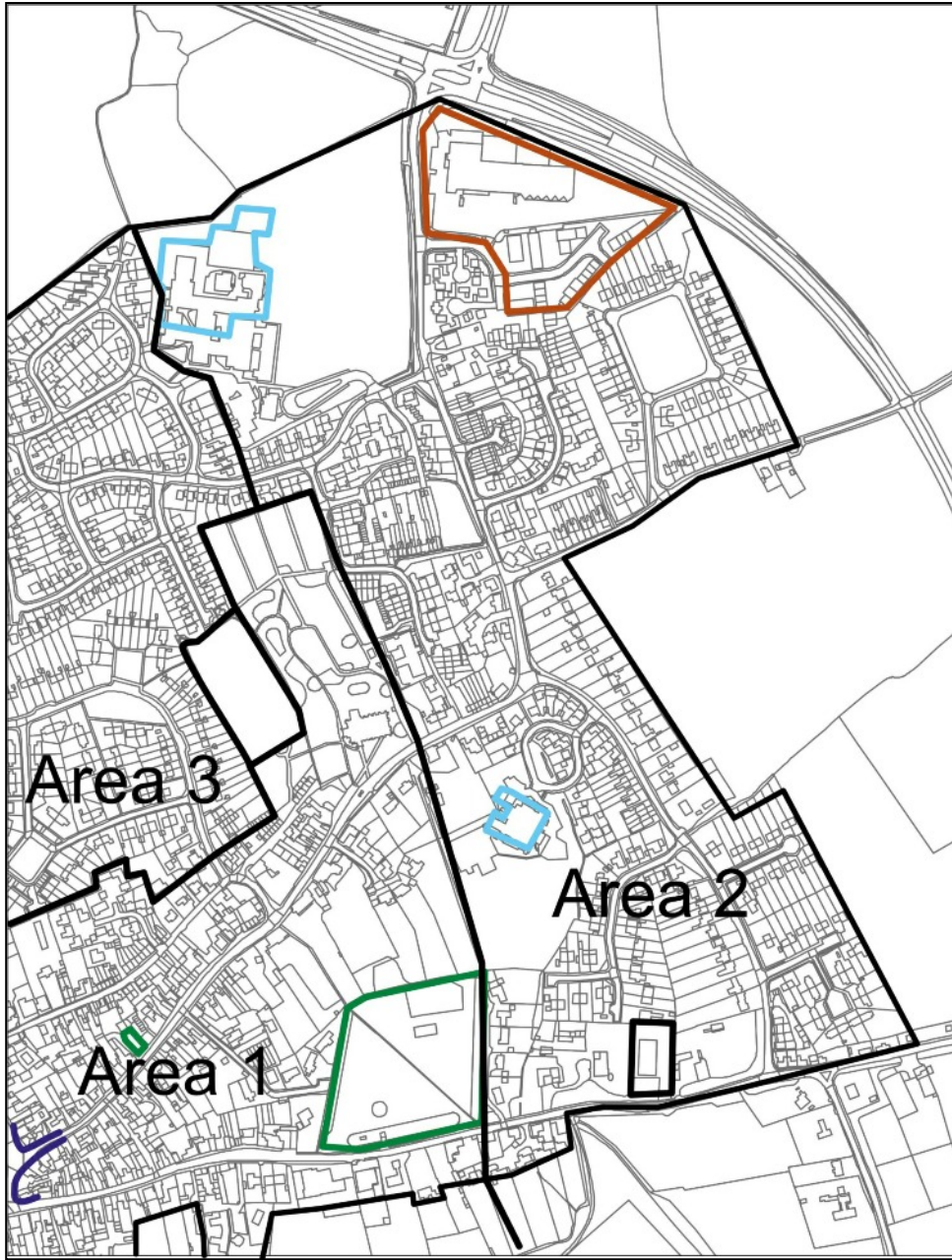
## CHURCHFIELD ROAD

A 1980's estate of detached houses.

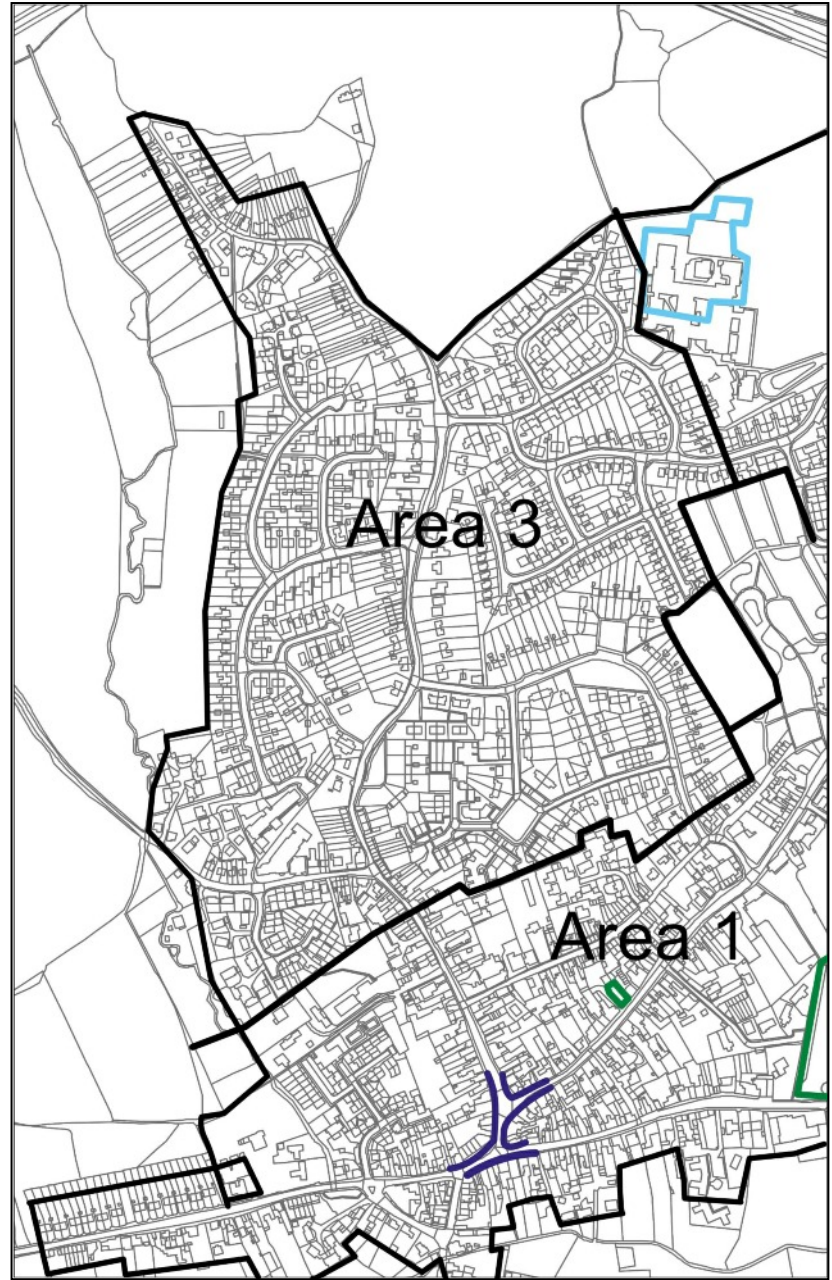


**Area 1 Map**





Area 2 Map



Area 3 Map







# Coggeshall Neighbourhood Plan

Countryside

| Character

| Community

'To weave the past into the present and the present into the future, to create a quality environment and enable a happy and thriving community in Coggeshall for generations to come.'

[www.coggeshall-np.com](http://www.coggeshall-np.com)