

Tendring District Replacement Local Plan

Tendring Landscape
Character Assessment
Volume Two

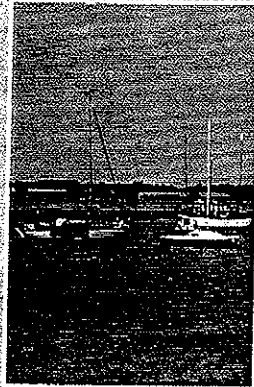
Tendring
District Council



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Leedsing District Landscape Character Assessment

Volume Two Guidance for Development



Prepared for the Leedsing Council by
the Leedsing Landscape Consultants



ACKNOWLEDGEMENTS

Land Use Consultants (LUC) prepared this report on behalf of Tendring District Council, with specialist advice in community participation from the Rural Community Council of Essex.

The study has been steered by an Advisory Group with the following members:

Phil Hornby	Tendring District Council
Phil Green	Tendring District Council
David Pugh	Tendring District Council
Sarah Green	Essex County Council
Lisa Pearce	Countryside Agency

We are grateful for the guidance and advice provided by the Advisory Group.

The study involved consultation and gathering of existing data and information and we appreciate the time and involvement of many individuals and organisations. In particular we have drawn upon information collected as part of a series of public consultation workshops. These workshops yielded a great deal of useful information and a level of local understanding that has contributed greatly to the study. The Rural Community Council for Essex (RCCE) assisted us in organising the workshops and the Countryside Agency provided financial support. We are very grateful for the involvement of all who participated in the workshops.

I. INTRODUCTION

THE TENDRING LANDSCAPE

- 1.1. The **Tendring Peninsula**, the most easterly point of the county of Essex, is an irregular shaped peninsula, about 13 miles in length and width, and drained by many rivulets flowing to the sea (see **Figure I.1**, Volume 1). It is bounded on the north by the estuary of the river Stour, which separates it from Suffolk; on the east and south by the North Sea; and on the west by the estuary of the river Colne and the Borough of Colchester. The port of Mistle/Manningtree is on the Stour, and that of Brightlingsea is on the Colne. The seafaring port of Harwich occupies the promontory of land which extends into the North Sea at the mouth of the Stour; and about 5 miles to the south is the termination of the long promontory of the Naze. Sheltered between the two promontories is a wild and remote bay of winding creeks and saltmarsh known as Hamford Water.
- 1.2. Inland, the peninsula is a large scale open plain, drained by a number of brooks that flow within hidden river valleys. These river valleys provide local landform interest. Little more than a century ago, a large portion of the land was covered with woodland, and full of swampy ground, but is now well drained and highly cultivated. The long, curved coast along the south-east of the district is called the "Essex Sunshine Coast", having many clean sandy beaches and a dry climate. This coastline has been developed over the last hundred years resulting in a string of small resorts, the most famous of which is Clacton-on-Sea, and all of which are accessible by train from Colchester (or London's Liverpool Street).

LANDSCAPE CHARACTER ASSESSMENT

- 1.3. The Countryside Character Initiative came about because it was recognised that there was a need for a new approach to landscape assessment which would look at the whole of England's countryside, rather than just specific designated areas, and provide a consistent national framework for more detailed local landscape assessments. The hierarchy of assessments is illustrated overleaf.

HIERARCHY OF LANDSCAPE CHARACTER ASSESSMENT

National Level (Countryside Agency, English Nature and English Heritage 1999)

Joint Countryside Character Areas (1:250,000)



County Level (Essex County Council 2001)

County Types (1:50,000)

County Character Areas (1:50,000)



District Level (Tendring District Council 2001)

District Types (1:25,000/1:10,000)

District Character Areas (1:25,000/1:10,000)

- 1.4. The Countryside Agency has mapped the whole country into 159 separate, distinctive character areas. The features that define the landscape of each area are recorded in individual descriptions that explain what makes one area different from another and shows how that character has arisen and how it is changing. Tendring District is covered by four different Countryside Character Areas, although the majority of the district is covered by two of these: Area No. 81: The **Greater Thames Estuary** and Area No. 111: The **Northern Thames Basin** (see **Figure 1.3**, Volume 1).
- 1.5. At the County level this classification is being refined to inform landscape planning decisions at a county scale. The Essex Landscape Character Assessment is currently in progress and forms a framework into which this, the district landscape character assessment, fits. **Appendix 3** (Volume 1) illustrates the fit between the county and district scale assessments.
- 1.6. The district assessment also takes account of the work contained in more detailed studies:
 - Countryside Agency (1993) *Suffolk Coast and Heaths AONB*;
 - Countryside Agency (1997) *The Dedham Vale Landscape*;
 - ADAS/MAFF (1994) *The Essex Coast ESA: Landscape Assessment*;
 - Essex County Council (2001) *Mid-Essex Coast Landscape Assessment*.
- 1.7. The district assessment should, in turn, provide the framework for more detailed local studies such as Village Design Statements, prepared by the local community.

OBJECTIVES OF THE STUDY

- 1.8. This study has five principal objectives:
- to inform policy formulation in the current Local Plan Review;
 - to inform decision making in the development control process;
 - to guide landscape management decisions;
 - to promote public awareness of landscape character in Tendring District; and
 - to provide the basis for adoption as Supplementary Planning Guidance.

METHODOLOGY

- 1.9. The method for undertaking the landscape character assessment follows the accepted method promoted by the Countryside Agency as set out in the document *Interim Landscape Character Assessment Guidance 1999*. This is summarised in the diagram in **Figure 1.2**, Volume 1.
- 1.10. The study has been prepared within the framework set by the Agency's Countryside Character Initiative as shown on the Character of England Map (see **Figure 1.3**, Volume 1). It is also compatible with the emerging results of the parallel Essex county-wide assessment.
- 1.11. The process for undertaking the study involved five main stages:
- data collation;
 - characterisation;
 - field survey;
 - consultation; and
 - evaluation.

Data Collation

- 1.12. This stage involved the collation and mapping of a wide range of existing information on the characteristics of Tendring, including physical, ecological, historic/cultural and planning information.

Physical: geology, topography, soils, hydrology and agricultural land classification.

Ecological: Ramsar sites, Special Areas of Conservation (SAC), Special Protection Areas (SPA), Sites of Special Scientific Interest (SSSI), ancient woodland inventory, Essex Biodiversity Action Plans (BAP) and Habitat Action Plans (HAP) and Sites of Interest for Nature Conservation (SINC).

Historic/Cultural: Conservation Area boundaries and appraisals, English Heritage's registered historic parks and gardens, Scheduled Ancient Monuments (SAM).

- 1.13. GIS was used throughout the study as a tool for collating, manipulating and presenting data.

Characterisation

- 1.14. The process of characterisation drew together all the information outlined above, to develop a **draft classification**. The approach follows best practice as promoted by the Countryside Agency in the *Interim Landscape Character Assessment Guidance 1999* in maintaining a clear distinction between landscape types and landscape character areas, and developing a hierarchical approach as follows:

Landscape Types: which are generic and share common combinations of geology, topography, vegetation and human influences, e.g. River Floodplain or Open Coastal Marsh.

Character Areas: which are single and unique, discrete geographical areas of a landscape type, e.g. Holland Brook Floodplain or Colne Estuary Marshes.

- 1.15. The draft classification was presented and discussed at a steering group meeting. This highlighted issues that required further refinement and appraisal during the field survey.

Field Survey

- 1.16. The field survey appraised the draft classification and collected additional data. A systematic and rigorous approach was adopted, recording information on tailored field survey sheets and involving a comprehensive photo record. This allowed verification and fine-tuning of the classification of landscape types and character areas, and recording of landscape characteristics, condition, key trends and forces for change visible in the landscape. An example of a field survey sheet is provided in Appendix I of volume 1.
- 1.17. **Boundaries:** The boundaries of the landscape character areas were mapped accurate to 1:25,000, except in selected sensitive locations where the lines were mapped accurate to 1:10,000 scale. This more detailed scale of mapping applies to the upper boundary of the *Hamford Coastal Slopes (3A)* and the upper boundary of the *Stour Valley System (6A)*. Some boundaries indicate transitions rather than marked changes on the ground, for example the boundary between the *St Osyth Coastal Ridge (4D)* and *Clacton and the Sokens Clay Plateau (8B)*.

Consultation

- 1.18. A process of public consultation was undertaken, in association with the Rural Community Council for Essex, with support from the Countryside Agency. The purpose of the exercise was to strengthen the landscape character assessment by obtaining valuable information from the local community which would not otherwise come to light, such as local perceptions. The process of consultation also helped build local understanding of the process of landscape character assessment, its value and applications.
- 1.19. Three half-day participatory workshops were held in different venues across Tendring to gather input from the local community. The full details of the

methodology, and results of this process, are contained in a separate report to the Countryside Agency entitled 'Public Participation in Landscape Character Assessment: Towards Better Practice'.

Evaluation

- 1.20. The evaluation was based upon an appraisal of the condition and character of the landscape. A broad statement of sensitivity to change was also prepared for each character area.
- 1.21. The results emerging from analysis of condition and character were used to determine an appropriate strategy for each character area using the following table:

Condition	Good	Strengthen	Conserve & Strengthen	Conserve
	Declining	Strengthen & Enhance	Conserve & Enhance	Conserve & Restore
	Poor	Create	Restore & Enhance	Restore
		Weak	Moderate	Strong
		Character		

- 1.22. A strategy and guidelines for landscape management were produced for each landscape character area, based upon the evaluation, appraisal of sensitivity and the key issues facing the landscape.

STRUCTURE OF THE LANDSCAPE CHARACTER ASSESSMENT REPORT

- 1.23. **Volume I** of the Landscape Character Assessment presents the findings of the landscape characterisation including a description, evaluation and landscape management strategy for each character area. The structure of Volume I is as follows:

Chapter 1: Introduction: Introduces the objectives of the study and the methodology followed.

Chapter 2: Formative Influences: Establishes the factors that have influenced the character of the District as a whole, including physical, cultural and ecological characteristics.

Chapter 3: The Character of Tendring: This is the main body of the report and contains an introduction to each landscape type followed by detailed assessment of each landscape character area. These consist of a description, evaluation and management strategy.

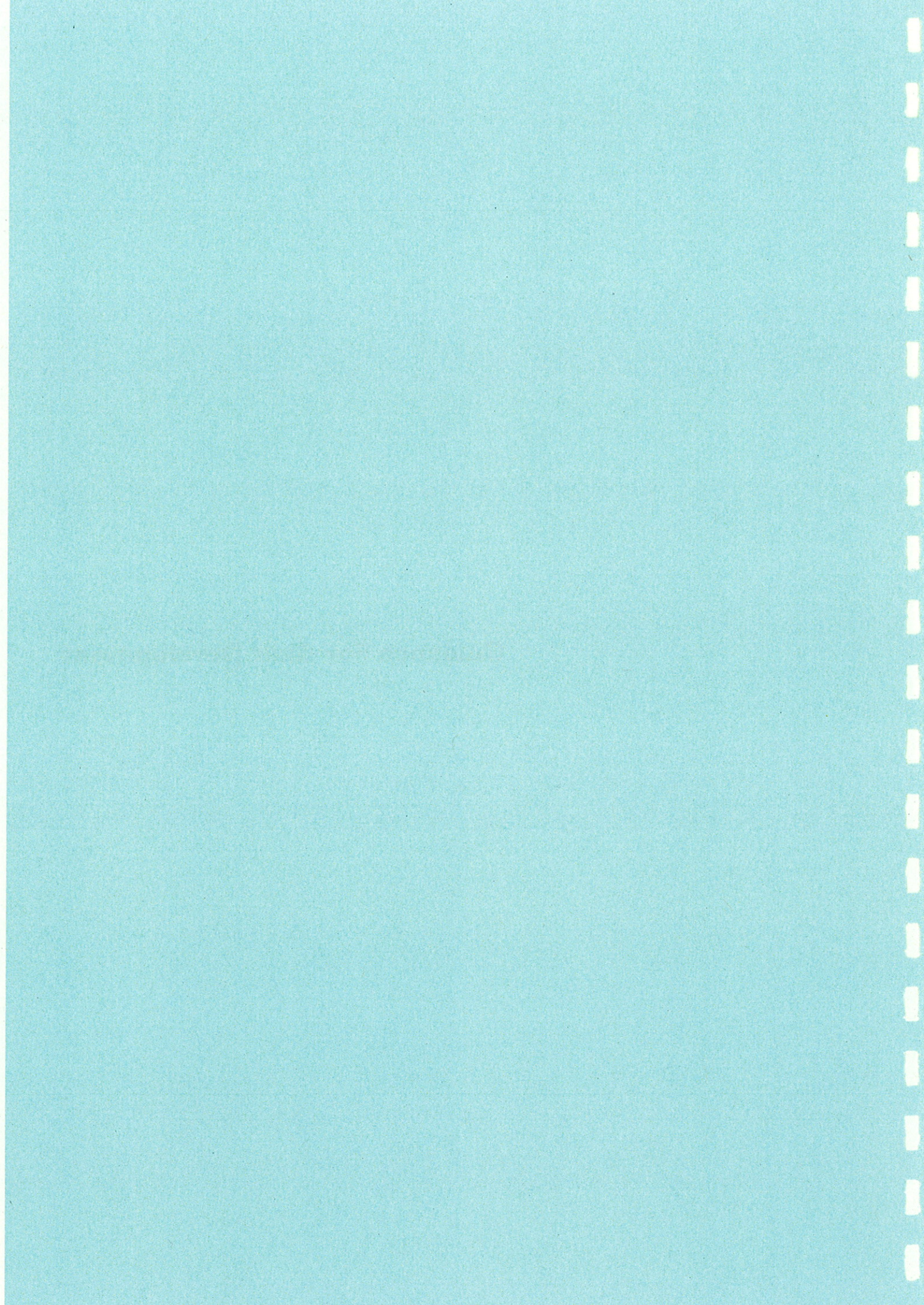
Appendix I: Field Survey Form

Appendix 2: Bibliography

Appendix 3: Compatibility between the County and District Assessments.

- 1.24. **Volume 1** forms a baseline for this report, **Volume 2: 'Guidance for Built Development in Tendring'**. Volume 2 presents guidance for built development within Tendring, based on the baseline Landscape Character Assessment. It may be read alone, but Volume 1 should be consulted to gain an understanding of the full context of the study.
- 1.25. For each landscape character area, the report describes:
- Key Characteristics
 - Settlement Character
 - Built Character
- 1.26. Guidance has been prepared on the general criteria and conditions for new built development. This includes information on siting, design, materials and areas of key sensitivity/requiring special protection. The aim is to ensure that any development conserves and enhances local character. The guidelines are intended to assist both developers and development control officers, by requiring consideration of landscape character in relation to any proposal.
- 1.27. It should be noted that these are broad guidelines developed at the character area level. They do not negate the need for detailed survey and appraisal in relation to an individual development application. In making decisions about any development other sources of advice, such as English Nature and English Heritage may also need to be consulted.
- 1.28. In addition to the two volumes of the Landscape Character Assessment there is a separate report on the public consultation entitled '**Public Participation in Landscape Character Assessment: Towards Better Practice**'.

Guidance For Built Development



2. THE LANDSCAPE CHARACTER OF TENDRING

- 2.1. The Tendring landscape has evolved over thousands of years as the result of complex interactions between physical, natural and cultural forces. Some 8 distinct landscape types, and 30 discrete landscape character areas represent the diversity of landscape character within the district. The location of these areas is shown on the map in **Figure 2.1**.
- 2.2. The boundaries of the landscape character areas are mapped accurate to 1:25,000, except in selected sensitive locations where the lines are mapped accurate to 1:10,000 scale. This more detailed scale of mapping applies to the upper boundary of the *Hamford Coastal Slopes (3A)* and the upper boundary of the *Stour Valley System (6A)*. Some boundaries indicate transitions rather than marked changes on the ground, for example the boundary between the *St Osyth Coastal Ridge (4D)* and *Clacton and the Sokens Clay Plateau (8B)*.

Broad Type	Landscape Type	Landscape Character Area
The Coast	1. Open Coastal Marsh	IA Brightlingsea Creek Marshes
		IB Colne Estuary Marshes
		IC Colne Point Marshes
		ID Hamford Water Marshes
		IE Stour Estuary Marshes
	2. Drained Coastal Marsh	2A Brightlingsea Drained Marshes
		2B St Osyth Drained Marshes
		2C Holland Haven
		2D Hamford Drained Marshes and Islands
		2E Parkeston Drained Marshes
	3. Coastal Slopes	3A Hamford Coastal Slopes
		3B Brightlingsea Coastal Slopes
		3C St Osyth Coastal Slopes
		3D Holland Coastal Slopes
	4. Coastal Ridges and Peninsulas	4A The Oakley Ridge
		4B The Naze Peninsula

		4C	Brightlingsea Peninsula
		4D	St Osyth Coastal Ridge
River Valleys	5. River Floodplains	5A	Holland Brook
		5B	Ramsey Creek
		5C	Cattawade Marshes
	6. Clay Valleys	6A	Stour Valley System
		6B	Ardleigh Valley System
		6C	Airesford Valley System
		6D	Holland Valley System
		6E	Ramsey Valley System
Agricultural Heartland	7. Heathland Plateaux	7A	Bromley Heaths
		7B	St Osyth/Great Bentley Heaths
	8. Clay Plateaux	8A	Tendring and Wix Clay Plateau
		8B	Clacton and The Sokens Clay Plateau

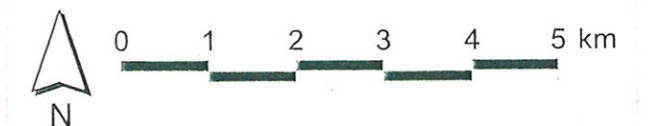
TENDRING DISTRICT Landscape Character Assessment

Figure 2.1:
Landscape Types and
Character Areas

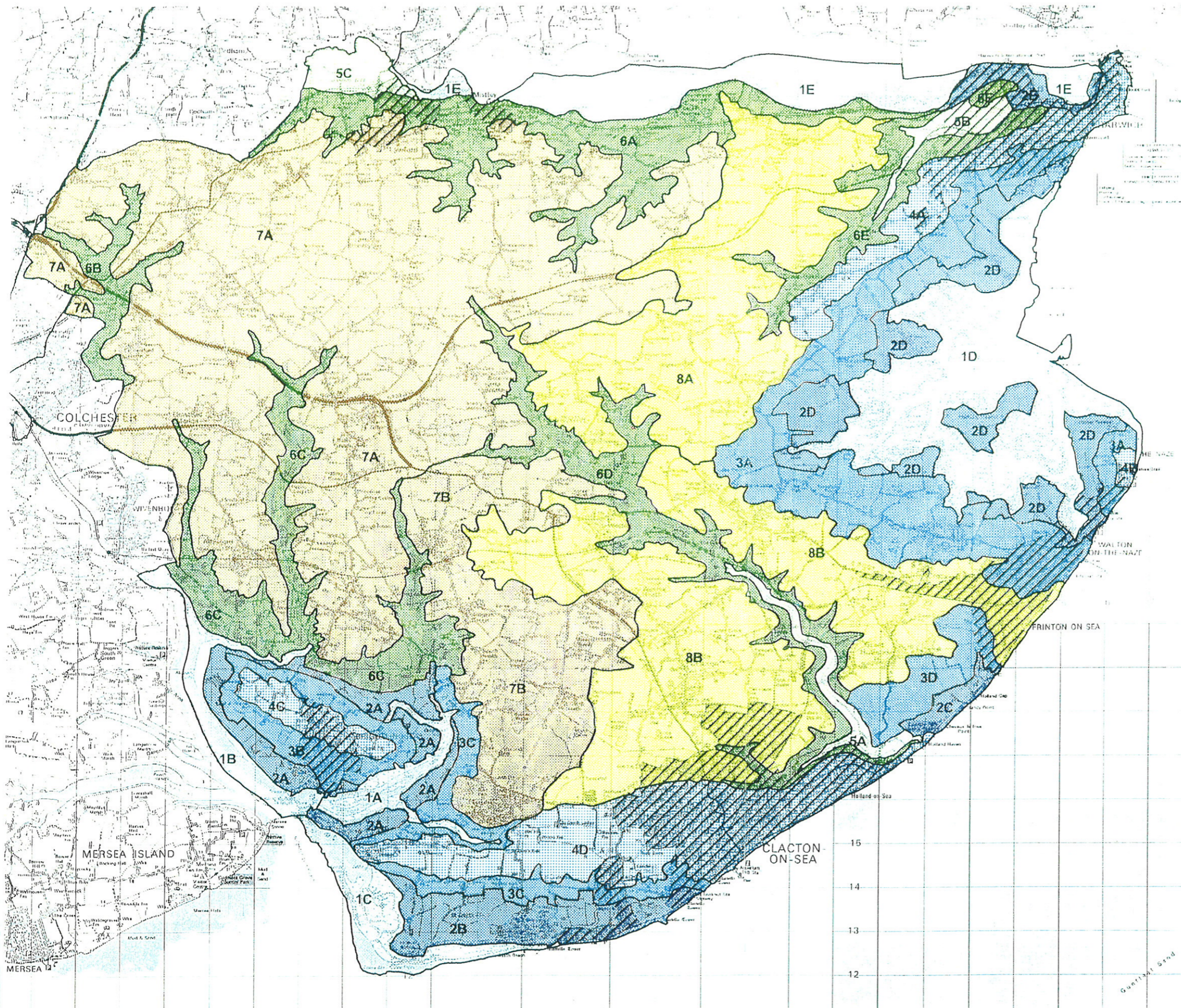
Key

- 1 - Open Estuarine / Coastal Marsh
- 1A - Brightlingsea Creek Marshes
- 1B - Colne Estuary Marshes
- 1C - Colne Point Marshes
- 1D - Hamford Water Marshes
- 1E - Stour Estuary Marshes
- 2 - Drained Estuarine / Coastal Marsh
- 2A - Brightlingsea Drained Marshes
- 2B - St Osyth Drained Marshes
- 2C - Holland Haven
- 2D - Hamford Drained Marshes and Islands
- 2E - Parkeston Drained Marshes
- 3 - Coastal Slopes
- 3A - Hamford Coastal Slopes
- 3B - Brightlingsea Coastal Slopes
- 3C - St Osyth Coastal Slopes
- 3D - Holland Coastal Slopes
- 4 - Coastal Ridges and Peninsulas
- 4A - The Oakley Ridge
- 4B - The Naze Peninsula
- 4C - Brightlingsea Peninsula
- 4D - St Osyth Coastal Ridge
- 5 - River Floodplains
- 5A - Holland Brook
- 5B - Ramsey Creek
- 5C - Cattawade Marshes
- 6 - Clay Valleys
- 6A - Stour Valley System
- 6B - Ardleigh Valley System
- 6C - Alesford Valley System
- 6D - Holland Valley System
- 6E - Ramsey Valley System
- 7 - Heathland Plateaux
- 7A - Bromley Heaths
- 7B - St Osyth / Great Bentley Heaths
- 8 - Clay Plateaux
- 8A - Tendring and Wix Clay Plateau
- 8B - Clacton and the Sokens Clay Plateau

Urban Areas



LAND USE CONSULTANTS
43 Chalton Street
London NW1 1JD
Ph: 020 7383 5784
Fax: 020 7383 4798
Luc@london.landuse.co.uk



Note: Boundaries have been mapped accurate to 1:25,000 with selected areas at 1:10,000

Reproduced from Ordnance Survey information with the permission of The Controller of Her Majesty's Stationery Office, Crown Copyright, Land Use Consultants, Licence Number ALD 852368

Guidance For Built Development

IA BRIGHTLINGSEA CREEK MARSHES

Tidal inlets of Brightlingsea Creek, Flag Creek and St Osyth Creek discharging into the Colne Estuary at Brightlingsea Reach.



Open water, undrained saltmarshes, mudflats and reedbeds create an open, expansive landscape.

Enclosed by coastal slopes (to either side of inlets).



Winding creeks and channels form intricate patterns in the open grazing marsh.

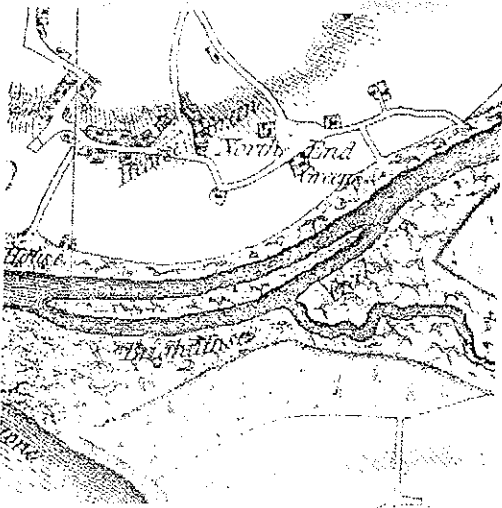
Disused Oyster Pits are features of Cindery Island and on the edge of Brightlingsea.



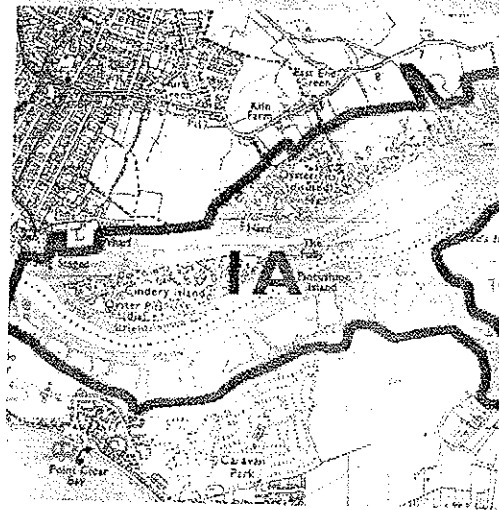
A remote and peaceful landscape rich in bird life.

Long, uninterrupted views and large skies.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The open marshes are characterised by the absence of settlement.

BUILT CHARACTER



Small-scale jetties and landing stages are the only built elements in this character area. Wood is the dominant material.

GUIDANCE

The landscape of Brightlingsea Creek Marshes is remote and unspoilt, with very high nature conservation value. The overall strategy for this highly sensitive area should be to conserve the remote, tranquil landscape and in particular its open, undeveloped character, which is a special feature.

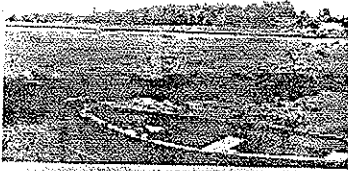
General

- The open 'remote' character should be maintained - this area is not suitable for any built development except low key structures for boat launching.
- Any development (infrastructure, facilities) in association with increased recreational use has the potential to impact on the special sense of remoteness. This includes even small scale changes such as interpretation boards.
- The area is particularly sensitive to development on the adjacent coastal slopes and ridges. This includes visual sensitivity - impacting on the sense of remoteness and effect of changes in drainage/run off on the marshlands.

Local References

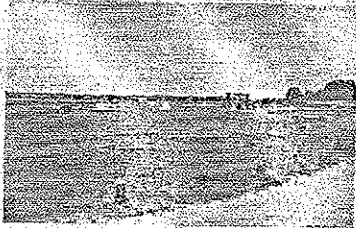
- Wood is an appropriate material in this natural environment.

IB COLNE ESTUARY MARSHES



Remote, peaceful coastal mosaic of open water, undrained saltmarshes, mudflats and reedbeds alongside the River Colne.

Wooded slopes of the adjacent coastal lowlands form a backdrop to the marshes.



Built development confined to Thorrington tidal mill, timber landing stages and Brightlingsea Customs building.

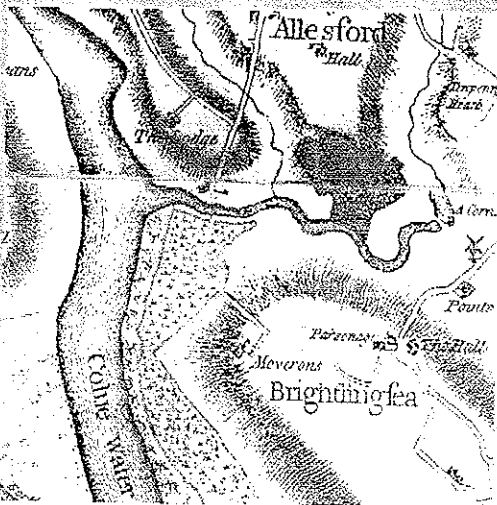
Internationally important for nature conservation - rich in bird life.



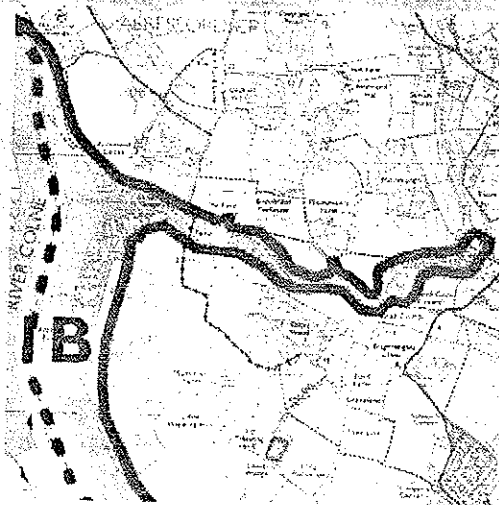
Boat masts stand out as prominent vertical elements.

Tidal waterways result in a dynamic landscape.

SETTLEMENT CHARACTER



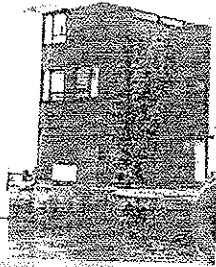
Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The Colne Estuary Marshes are devoid of any settlement except for isolated buildings closely related to the water. These include Thorrington Tide Mill at the head of Alresford Creek, a timber boarded fisherman's cottage at The Ford and the customs building that protrudes into the water on Brightlingsea waterfront. Bateman's Tower is a prominent navigational aid. The open water, flats and marsh provide a peaceful setting for these buildings.

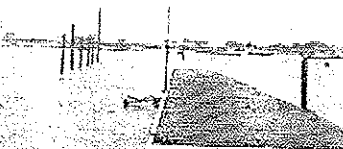
BUILT CHARACTER



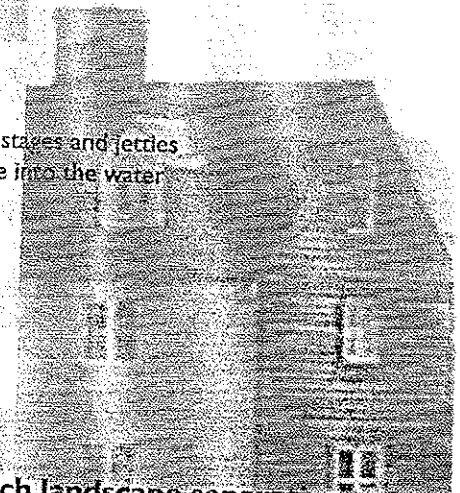
All buildings are finished in timber. Thorrington Tide Mill is typical of the mills of Essex, a picturesque white weatherboarded tide mill on four floors, built in 1831. The cottage at the ford is a two and a half storey cottage with gable ends and dormer windows. It is clad in weatherboarding and painted white on the front face and black on the gable ends. The white weatherboarding is typical of this type of rural mill. The Customs building at Brightlingsea is more contemporary in its design and has large windows overlooking the water, but is also finished in wood cladding. The jetties and landing stages are traditionally built from wood, although concrete and tarmac supplement the more recently built stages.



Weatherboard-
ing is common



Landing stages and jetties
protrude into the water



GUIDANCE

The Colne Estuary Open Marshes is a peaceful, unspoilt, wildlife-rich landscape separating Tendring peninsula from Colchester District. The strategy should be to maintain the remote, undeveloped character of the landscape. The emphasis should be on conservation of existing vernacular buildings including the tide mill.

General

- The open marsh landscape is generally not suitable for built development unless it is closely related in function to the water.
- Any development in association with recreational use must respect the remote/peaceful character of the area. The open marshes are not suitable for new car parks, holiday parks etc.
- Existing recreational facilities/infrastructure must be low key.
- The narrow rural lanes that drop down to the waterside are an important feature. Widening, kerbing or lighting would be inappropriate. For any proposal, the impact of traffic on these rural lanes should be considered.
- The area is particularly sensitive to development on the adjacent enclosed coastal marshland and wooded coastal slopes and ridges. This includes visual sensitivity - impacting on the sense of remoteness and effect of changes in drainage/run off on the marshlands.

Local References

- Buildings are typically constructed from wood and glass.
- Traditional buildings are weatherboard and finished in white paint or tar (black paint).
- Landing stages and jetties are typically built from timber.

IC COLNE POINT MARSHES

Open water, extensive undrained saltmarshes, mudflats and reedbeds to the east of Brightlingsea Reach and extending along the coastal edge.

Winding creeks and channels have carved intricate patterns in the saltmarsh.

Shingle and sand ridges surround the saltings and extend eastwards from Colne Point to form St Osyth beach.

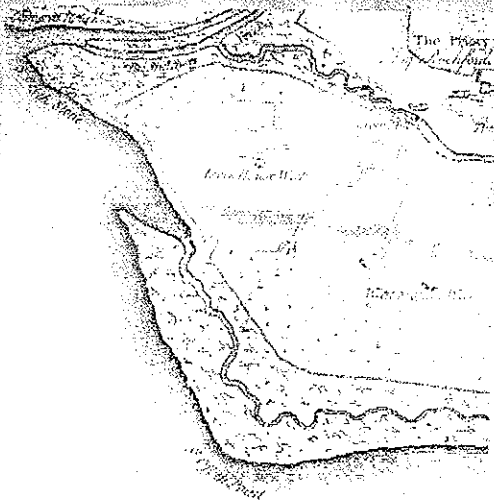
Extremely high nature conservation value - saltings support wildfowl and waders and shingle ridges support rare plants and invertebrates.

Absence of settlement - the only built features are landing stages and jetties.

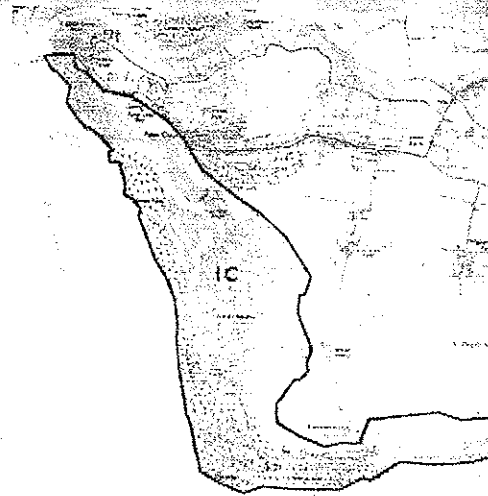
Wild, remote coastal character.



SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The Colne Point Marshes are characterised by the absence of settlement. The only development comprises small-scale landing stages, jetties and extensive Second World War remains, including a pillbox, at Lee-over-Sands.

BUILT CHARACTER



The jetties and landing stages are traditionally built from wood, although concrete and tarmac supplement the more recently built stages.

GUIDANCE

The Colne Point Marshes is a remote landscape, with long open views and very high nature conservation interest. It is particularly sensitive and the strategy should be to maintain the remote, undeveloped character of the landscape.

General

- The open 'remote' character should be maintained - this area is not suitable for any built development except low-key structures for boat launching or necessary navigational aids.
- The inaccessible nature of the area is a key characteristic and within this area any form of development for recreation (infrastructure, facilities) has the potential to impact on the special sense of remoteness. This would even include small scale changes such as interpretation boards.
- The area is particularly sensitive to development on the adjacent enclosed coastal edge and slopes (e.g. expansion of existing holiday village at Seawick or the sewage works). This includes visual sensitivity - impacting on the sense of remoteness and changes in drainage/run off on the marshlands.

Local References

- Wood is an appropriate material in this natural environment.

ID HAMFORD WATER MARSHES



Large shallow estuarine basin of Hamford Water, protected by the coastal ridge of the Naze, enclosed by gentle coastal slopes.

Extensive horizontal landscape of tidal creeks, intertidal mud and sand flats, saltmarshes, islands, beaches and marsh grasslands, with extremely high nature conservation value.

Skipper's Island includes thorn thickets which provide shelter for birds.

The cluster of boat masts at Titchmarsh Marina is a feature of the skyline.

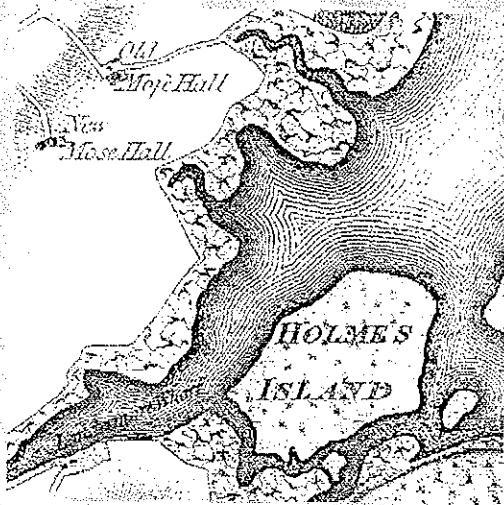
Absence of settlement - jetties and landing stages are the only built features of the coastal edge, many with historic connections to ancient trade routes.

Remote, wild character - although sailing use of the channels and open water creates a busy active water-scape.

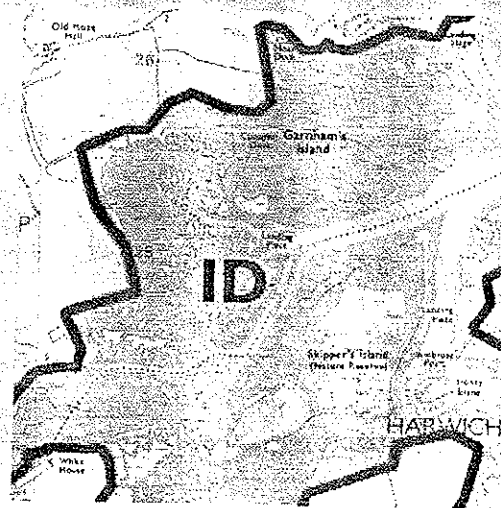
Extensive views across the estuarine basin from the surrounding sea walls.

Literary connections to Arthur Ransome.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



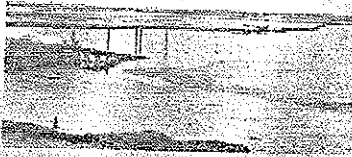
Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

A key characteristic of the Hamford Water Marshes is the absence of any settlement.

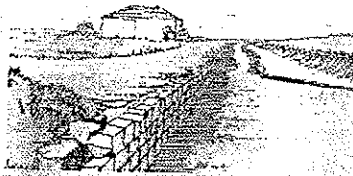
BUILT CHARACTER



The jetties, landing stages and disused quays are the only built elements in this remote coastal environment. There is one small marina at Tichmarsh. The landing stages and jetties are traditionally made from wood and the quays from stone.



Wooden jetties



Disused quays

GUIDANCE

The Hamford Water Marshes is a remote and wild landscape, with very little access to the land areas, although the open waters and channels are important for recreational sailing. The strategy should be to maintain the remote, wild, undeveloped character and its high ecological integrity.

General

- The wild 'remote' character should be maintained - this area is not suitable for built development except low key structures for boat launching or necessary navigational aids.
- Any development (infrastructure, facilities) in association with increased recreational use has the potential to impact on the special sense of remoteness. New or expansion of 'marina' developments would threaten this character.
- The area is particularly sensitive to development on the adjacent coastal slopes and ridges. This includes visual sensitivity - impacting on the sense of remoteness and changes in drainage/run off on the marshlands.
- The character of the informal tracks that provide access to the water should be maintained. Upgrading will not be appropriate.

Local References

- Wood and stone are appropriate materials in this natural coastal environment.

IE STOUR ESTUARY MARSHES



Tidal estuary of the River Stour forming a dynamic landscape setting to the Suffolk Coast and Heaths AONB to the north.

Extensive horizontal landscape of open water, intertidal mudflats, sandy bays and fringing saltmarsh.

Intertidal areas are extremely rich in invertebrates and the estuary is of international importance for wildfowl and wading birds.

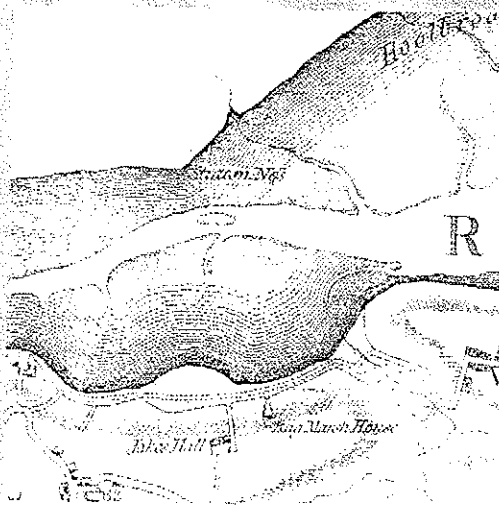
Absence of settlement or infrastructure within open marshes.



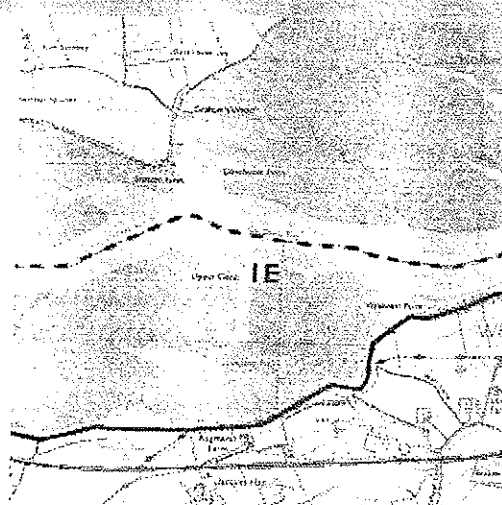
Influenced by adjacent large scale built development at Harwich International Port, Mistley Quays and Harwich town quays.

Wooded Stour Slopes, in Suffolk to the north and Essex to the south, form a setting to the open estuary marshes.

SETTLEMENT CHARACTER



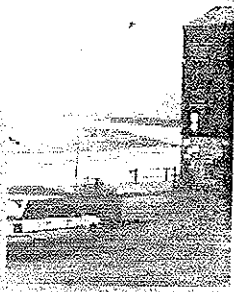
Extract from Chapman and Andre 1777



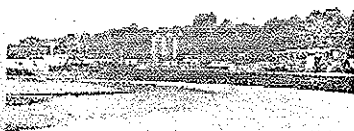
Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The Stour Estuary Marshes are characterised by the absence of settlement, apart from a distinctive development of holiday huts at Wrabness Point, built on stilts. It is influenced by proximity and views to the industrial port areas at Harwich and the small development at Mistley Quays.

BUILT CHARACTER



The scale of industrial development at the adjacent riverside quays and docks indicates the importance of the Stour Estuary and its ports. These quays influence the character of the river landscape.



Bordered by
Quays



Landing stages

GUIDANCE

The Stour Estuary Marshes is a peaceful landscape with an extremely high nature conservation value that contrasts with the busy shipping channels and busy ports and quays. It is under particular pressure for the expansion of built development in association with the adjacent coastal towns. The overall strategy should be to conserve the open, remote character of the marshes as a setting to the activities along its banks and as a setting to (and visually, an integral part of) the adjacent Suffolk Coast and Heaths AONB.

General

- The Tendring banks part of the Stour forms the view from and setting to the Suffolk Coast and Heaths AONB. The area within Tendring should have a similar high level of protection to maintain its unspoilt rural character and views from the AONB.
- The open 'remote' character should be maintained - this area is not suitable for any built development except structures relating to the adjacent banks such as low key jetties and landing stages.
- Open views across the Stour from the adjacent settlements are a key feature. These important visual connections must be conserved.
- Any development (infrastructure, facilities) in association with increased recreational use has the potential to impact on the special sense of remoteness. This includes even small scale changes such as interpretation boards.
- The area is particularly sensitive to development on the adjacent wooded coastal slopes and ridges. This includes visual sensitivity - impacting on the sense of remoteness and effect of changes in drainage/run off on the marshlands.

Local References

- Wood is an appropriate material in this natural environment.

2A BRIGHTLINGSEA DRAINED MARSHES



Low drained grazed marshland enclosing Brightlingsea 'Island' and forming the immediate backdrop and setting to Brightlingsea Creek and the Colne estuary.

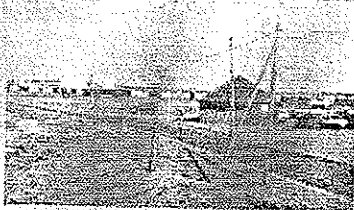
Open alluvial meadows comprising low, hummocky grassland and reed filled dykes behind the sea wall.

Depressions provide evidence of creeks that existed in the former saltmarsh before the sea wall was constructed.

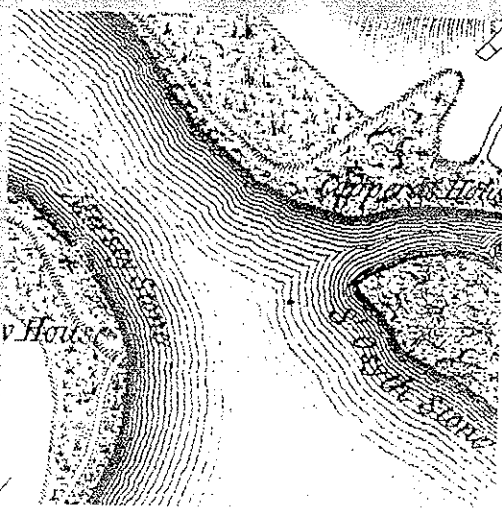
Patches of scrub or tree groupings, known as 'Furzes' punctuate the open landscape.

Caravan parks, holiday complexes, car parks and golf course at Westmarsh Point and Point Clear.

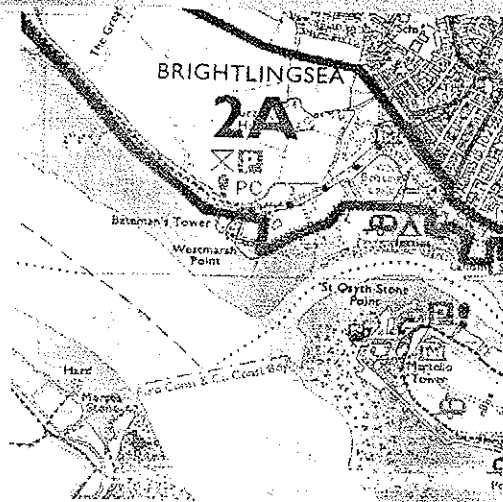
Sea walls provide footpaths with views across the open landscape. Marshes forms a remote setting to Brightlingsea Island.



SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777

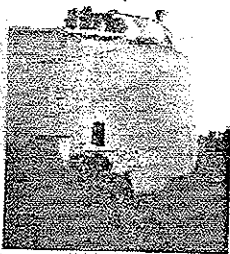


Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The drained marshes have historically remained devoid of built development, except for navigational aids and maritime defences, due to the low lying nature of the land and its vulnerability to flooding. The Martello Tower at Point Clear would have been a landmark feature, but is now surrounded by built development.

Brightlingsea Town Hard occupies an area of reclaimed marsh on the edge of Brightlingsea where a cluster of buildings including the Harbour Commissioner's building, workshops, Customs building and warehouses face out to sea. Some of these warehouses lie derelict or empty. Landing stages protrude out in the open marshes and water of Brightlingsea Creek. The other type of built development found on the reclaimed marshes is tourist-related development. A dense development of holiday bungalows, caravans, shops and restaurants dominate the landscape at Point Clear. Rows of brightly coloured wooden beach huts line the sea front at Westmarsh Point.

BUILT CHARACTER

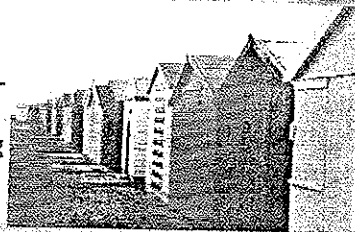


The older buildings on the Brightlingsea Waterfront are two storey brick buildings and faced with white weatherboarding. They are of a simple form with double pitched roofs and gable ends. They often have balconies that look out to sea. Many of the roofs are slated in contrast to the clay roofs found inland. The more modern buildings are constructed from a variety of materials and in simple styles, but traditionally wood has been the dominant material of the waterside.

The coastal beach huts are constructed from wood, double pitched and brightly painted. The modern holiday parks, in contrast, do not use local materials or styles.



Harbour Office -
white
weatherboarding



Colourful beach huts at
Westmarsh Point

GUIDANCE

The Brightlingsea Drained Marshes is a peaceful landscape that forms a setting to the open creeks and estuaries. The overall strategy should be to maintain the remote, unsettled character of the landscape, with development limited to existing areas such as Brightlingsea waterfront and in strategic locations where isolated buildings may be appropriate as landmarks or for specific activities. There is an opportunity to regenerate the existing derelict waterside sites to enhance the character and vitality of these areas.

General

- The absence of buildings in the open landscape should be maintained.
- The long views to and across the open marshes, creeks and estuaries are an important feature. Within existing developed areas, new buildings along the water's edge should not obscure views.
- Public access to the water's edge should be maintained, within the existing developed areas.
- Redundant buildings/warehouses at the historic waterfront locations (e.g. Brightlingsea Town Hall) offer opportunity for redevelopment/reuse as employment sites for industries and businesses with maritime connections. Proposals should respect the eclectic mix of building types.
- Holiday parks, caravan sites, car parks etc have introduced incongruous elements. Integration of these areas e.g. by planting of characteristic vegetation (Scots pine/gorse) should be considered. In the longer term such developments should be relocated from the immediate coastal edge.
- Recreation facilities and infrastructure should remain low key rural sites, e.g. informal rural car parks. Introduction of urban elements e.g. tarmac, lighting, boundaries is not appropriate in this location.
- The impact of any development on the adjacent estuary (visual, offsite impact etc) should be considered.

Local References

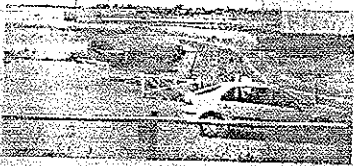
- Wood is the most appropriate material for construction.
- Red brick may be appropriate, but it is vital that the colour of the brick is the same as local bricks. Avoid multiple shades of red brick on adjacent buildings.
- Slate is often used as a roofing material on the waterfront.
- There is an opportunity for contemporary architecture in appropriate locations (see above) as long as it respects the scale of the existing buildings and makes use of local materials. Glass may also be appropriate in such a waterside location.
- Long low lying buildings are characteristic except for navigational aids or landmarks.

2B ST OSYTH DRAINED MARSHES



Extensive areas of drained marsh between Colne Point and Clacton-on-Sea that are vulnerable to flooding and sea invasion.

Development includes the unique plotland resort village of Jaywick, Seawick holiday village, numerous caravan parks and a golf course.



Exposed to the North Sea - coastline with a series of groynes and breakwaters along sandy beaches.

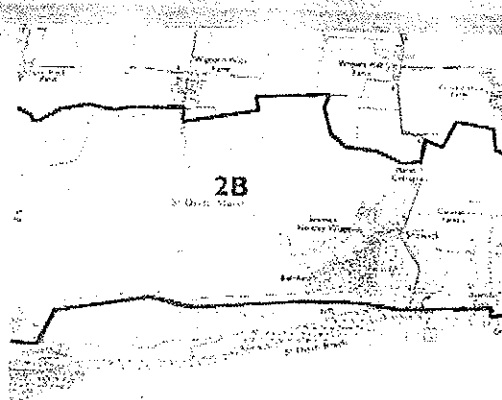
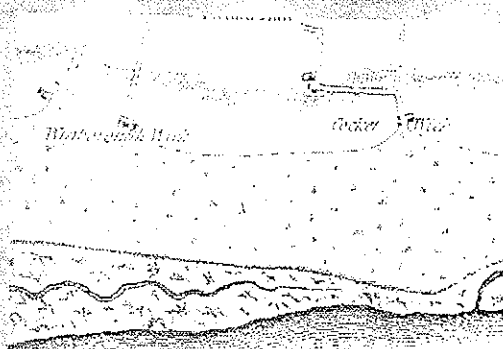
A decoy pond to the west of Jaywick is one of the few surviving from the 19th century.



Coastal grazing marsh at Jaywick is a remnant of once extensive grazing marshes.

Open alluvial grassland and improved agricultural land divided by post and wire fences and reed lined ditches.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777

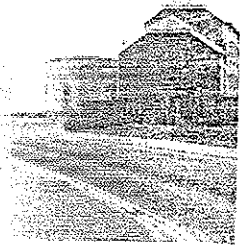
Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The St. Osyth marshes have historically remained devoid of built development, except for navigational aids, maritime defences and defences against coastal erosion. Built development was therefore historically confined to the isolated Martello Towers along the coastal edge and the series of breakwaters and groynes that help to protect the exposed beaches from erosion.

More recently the holiday villages of Seawick and Jaywick have been developed on the marshes. These settlements are characterised by dense estates of holiday bungalows and static caravans located on the coastal edge. Jaywick Sands is a unique example of a piecemeal plotland development carved out of the marshland by working class families from the East End of London in the 1930's. The village has been extended by recent regeneration by the Guinness Housing Trust. The westernmost suburban fringes of Clacton have also recently extended out along the coast.

BUILT CHARACTER

The Martello Towers were constructed, between 1810 and 1812, from bricks bonded with a strong lime mortar. The external surface of the tower was coated with a tough cement covering, or 'stucco', to seal in the brickwork.



The architecture of Jaywick is distinctive. The dwellings were built, from 1928, as holiday chalets. They are all similar in their scale and design - typically wood-framed bungalows with pitched roof and veranda. Each has its own individual characteristics with varying colour, roofing material and detailing. Together they form a unique example of a piecemeal plotland development. A recent regeneration scheme includes 40 homes of an innovative design and has received a RIBA award.

The westward extension of Clacton follows a more traditional suburban form with residential development encapsulating a former Martello Tower.



Caravan Parks



Bungalows at Jaywick

GUIDANCE

The St Osyth Drained Marshes was historically coastal grazing marsh and retains a strong sense of remoteness. The overall strategy should be to maintain the wild, undeveloped character of this coastal marshland landscape. The absence of development should be respected with development limited to within existing areas. A key requirement is to maintain an open coastal edge between existing coastal settlements.

General

- The open undeveloped character of the marshland landscape should be maintained. Further encroachment of existing settlements will have a major impact on the strong sense of remoteness.
- The long views from the open coastal edge are an important feature. The open gaps between Clacton, Jaywick and Seawick should be protected.
- The unique character of Jaywick should be conserved - with opportunities for regeneration of housing stock to meet modern needs.
- Holiday parks/caravan sites, car parks etc have introduced incongruous elements. Integration of these areas e.g. by planting of characteristic scrub vegetation should be considered. In the longer term there may be opportunities to consider relocation of such developments from the immediate coastal edge.
- The open, undeveloped coastal edge should be maintained - recreation facilities associated with offshore activities (e.g. moorings, launching areas, parking) should be located in relation to existing developed areas.

Local References

- Buildings in the open landscape should be low lying except for navigational aids or landmarks.
- Wood is the most appropriate material for construction in the drained marshes.
- There may be an opportunity for contemporary architecture in connection with landmark or innovative interpretation buildings providing it makes use of local materials.

2C HOLLAND HAVEN



Small rural character area on the coastal edge, between Frinton and Clacton (Holland on Sea).

Former open estuarine marsh associated with Holland Brook, enclosed by a sea wall in the 17th century.

Concrete sea wall withstands the eroding forces of the North Sea. A series of groynes and breakwaters along the coastal side of the wall protects the sandy beach.

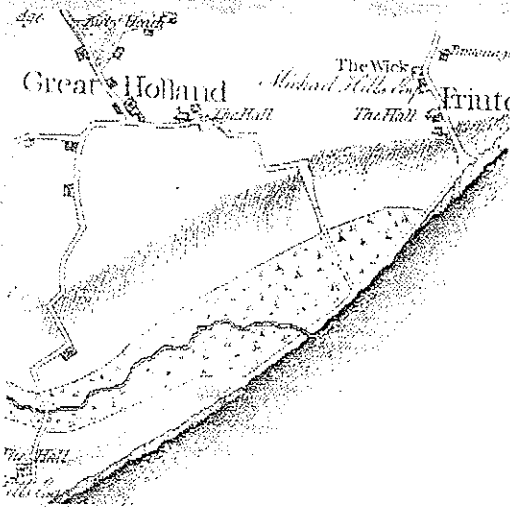
Golf course occupies part of former grazing marsh.

A golf club house is the only built development resulting in a remote, tranquil character.

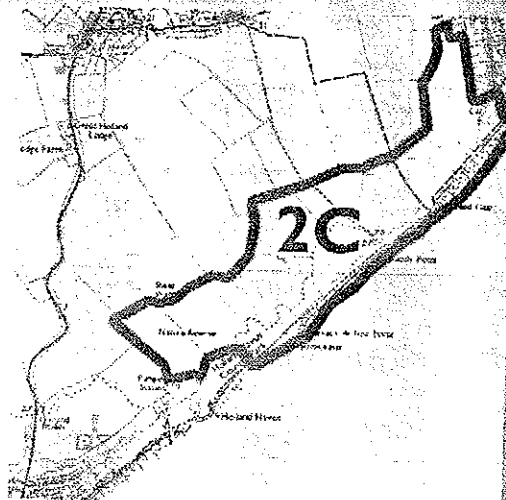
Long views both inland and out to sea from the sea wall.



SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

Holland Haven is devoid of built development, except for scattered buildings associated with recreational use (club house, toilet block) and wooden beach huts along the coastal edge. The coastal sea wall is a large concrete structure.

BUILT CHARACTER

The beach huts along the sea front are typically constructed from wood. The recreational buildings (toilet block and shelter within the golf course) are thatched structures.



Thatched toilet block.

GUIDANCE

Holland Haven was historically coastal grazing marsh and despite declining agricultural management and creation of a golf course it retains a remote landscape character. The strategy should be to maintain the remote, coastal character of the marshland landscape and absence of development. This area has a key function in maintaining an open coastal edge between Frinton and Clacton.

General

- The open undeveloped landscape character that provides contrast with the adjacent suburban areas of Frinton and Clacton should be maintained. Further encroachment of residential areas will not be appropriate.
- This is a recreational landscape that has retained its essential character as grazing marsh. Further small scale, incremental recreational developments by piecemeal improvements to roads car parks and facilities would diminish this natural character.

Local References

- Buildings in the open landscape should be low lying except for navigational aids or landmarks.
- Wood is the most appropriate material for construction in the drained marshes. Thatch is an appropriate roofing material.

2D HAMFORD DRAINED MARSHES AND ISLANDS



Former saltmarsh drained and enclosed in the late 17th century, bordering Hamford Water, also known as the 'Walton Backwaters'.

Flat, alluvial grasslands intercepted by reed-lined drainage ditches and scattered patches of low lying scrub - habitats forming parts of a site of major ecological importance.

Improved grassland and large-scale arable cultivation.

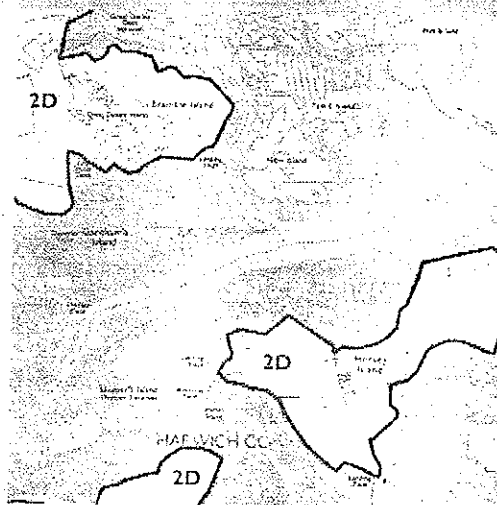
Communication is along informal tracks, many of which terminate at a quay, dock or landing stage.

Caravan parks, sewage works and sports grounds on the edges of Walton and Harwich.

Strong sense of remoteness, with enclosure created by the surrounding coastal slopes forming a strong rural backdrop.



Extract from Chapman and Andre 1777



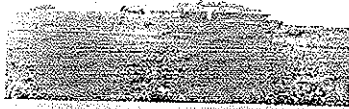
Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The Hamford Drained Marshes and Islands have historically remained largely undeveloped as a result of the low-lying nature of the land and its vulnerability to flooding. Built development tends to be isolated, dispersed buildings. There is an isolated farmstead on Horsey Island, and warehouses/storage sheds at the quays and docks around Hamford Water, at Great Oakley Dock, Old Moze Dock, Beaumont Quay and Landermere Quay. The Great Oakley Works site is a remote, isolated industrial development. Some recent urban and urban fringe development, atypical of this landscape type, has encroached onto the marshes at Walton. This includes expansion of the suburban edge of Walton northwards onto the Naze and to the south resulting in the merger of Walton and Frinton. Caravan parks, sewage works and sports grounds are typical uses around the fringes of the settled areas.

BUILT CHARACTER



The former commercial buildings at the quaysides tend to be constructed of red brick and weatherboarding, most usually painted white or black. They are now largely disused. More recent development on the edge of settlements is of a low-density suburban character.



Titchmarsh Marina



Urban fringe landuse on the edge of Walton

GUIDANCE

The Hamford Drained Marshes and Islands were historically coastal grazing marsh. The strategy should be to maintain the remote character of the marshland landscape and absence of development.

General

- In the past the area has provided a location for industry. Commercial and industrial developments are however not appropriate in this area of extremely high nature conservation interest.
- The remote character and poor access means that disused or derelict former quayside warehouses in this area will not generally be suitable for reuse as commercial/employment premises.
- Built development comprises isolated, dispersed buildings, with farms characteristically located at the foot of the coastal slopes. Further encroachment/expansion of existing settlements (Frinton, Harwich, Walton) into the character area will not be appropriate.
- Access to the area is limited and characterised by informal rural tracks terminating at a quay, dock or landing stage. Elements such as wide access roads, street lights, concrete kerbs or tarmac car parks would introduce a more urban character.
- The surrounding adjacent coastal slopes, with their wooded/rural skylines are critical in retaining the strong sense of remoteness within this character area. They are particularly sensitive to change and intrusion of further built development/tall structures.
- Recreational facilities/infrastructure must be low key - e.g. car parks should be of an informal 'rural' design. Any change in association with recreational use must respect and be sensitive to the special character of the Hamford marshes.

Local References

- Wood and red brick are the most appropriate materials within the drained marshes. Clay tile or thatch are local roofing materials.

2E PARKESTON DRAINED MARSHES



Area of reclaimed land forming the focal point for commerce and industry on the Stour Estuary, close to Harwich.

A sea wall forms a curved embankment enclosing a man-made environment, dominated by industry and port related development.

Ramsey Creek flows, confined between artificial floodbanks into the Stour Estuary.

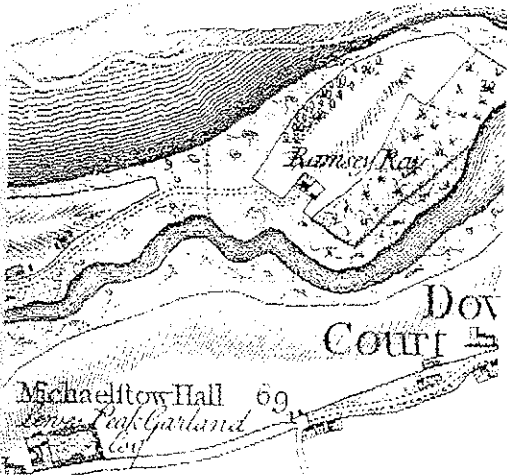
Dockside cranes of the container terminal at Parkeston dominate the skyline.



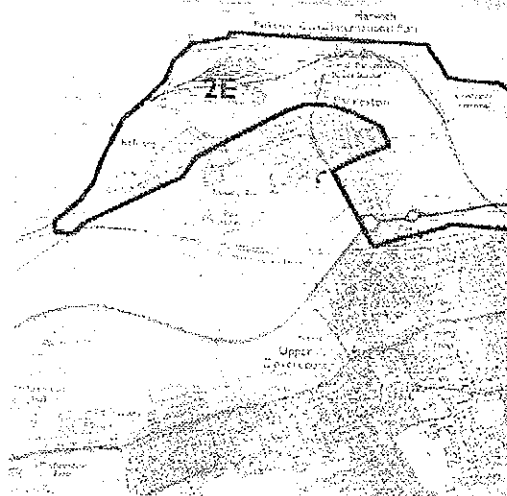
Serviced by extensive transport infrastructure including the main A120(T) to Harwich and the Great Eastern Railway.

Harwich Parkeston Quay Station is a landmark building.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777

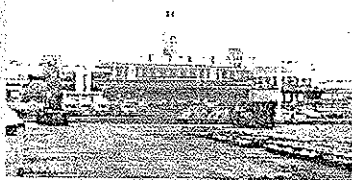


Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The Parkeston Drained Marshes character area was reclaimed between 1879 and 1883 from the open marshes at the mouth of Ramsey Creek. Since then it has been rapidly developed and now includes a large oil refinery, industrial estate, container terminal, supermarket, an international port and a railway station within its bounds.

BUILT CHARACTER

There is a great diversity of building styles and materials, from the elegant Victorian red brick railway station at Parkeston Quay to the low lying steel, glass and reconstituted stone supermarket adjacent to Ramsey Creek. The large scale of the buildings is the factor that unites them.



Victorian
Architecture



New built forms

GUIDANCE

The Parkeston Marshes is an area of reclaimed land with a new industrial character replacing the former marshland landscape. The strategy should be to enhance the character of the industrial landscape by seeking creation of new marshland habitats and enhancement of existing important natural features such as Ramsey Creek, in association with any built development.

General

- Any new development should be accompanied by appropriate landscape enhancement.
- Encourage re-creation of marsh, open water and species rich grassland and planting of native vegetation typical of a marshland landscape to form a setting to new buildings.

Local References

- Locally characteristic materials include wood and glass.
- There may be an opportunity for promotion of contemporary building designs and landmark buildings as long as they respond to their environment through use of materials and are accompanied by landscape enhancement.

3A HAMFORD COASTAL SLOPES

Gently sloping land encircling, and forming a setting to, the open marshes of Hamford Water.



Dominated by large scale, regimented fields typical of late enclosure divided by low, scrubby and intermittent hedgerows.

Scattered farms and manorial halls form a dispersed settlement pattern.

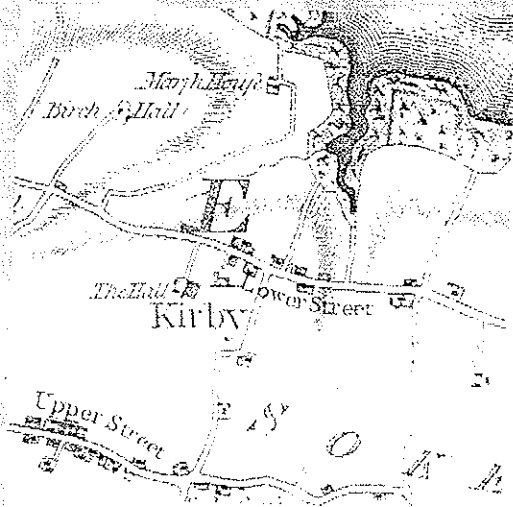
Kirby-le-Soken is an historic settlement, located along the southern edge of Hamford Water.

Outskirts of Harwich and Frinton continue to expand onto the coastal slopes overlooking Hamford Water.

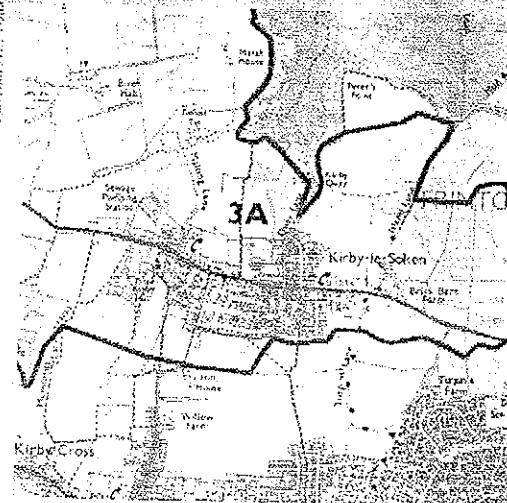


Panoramic views over Hamford Water.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777

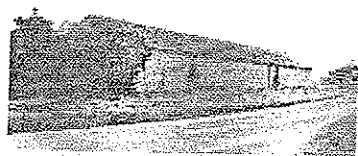


Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The Hamford Coastal Slopes character area exhibits an ancient pattern of settlement of isolated scattered farmsteads. The farmsteads are often on the site of ancient manors or villas and located at the foot of the coastal slopes, accessed by small informal tracks from the ridgetop roads. Kirby-le-Soken is a linear settlement on the ridge-top and one of the three 'le Sokens' granted special privileges in 1509. It is a rural village, identifiable by its church tower, with connections to Kirby Quay and the former granary.

BUILT CHARACTER

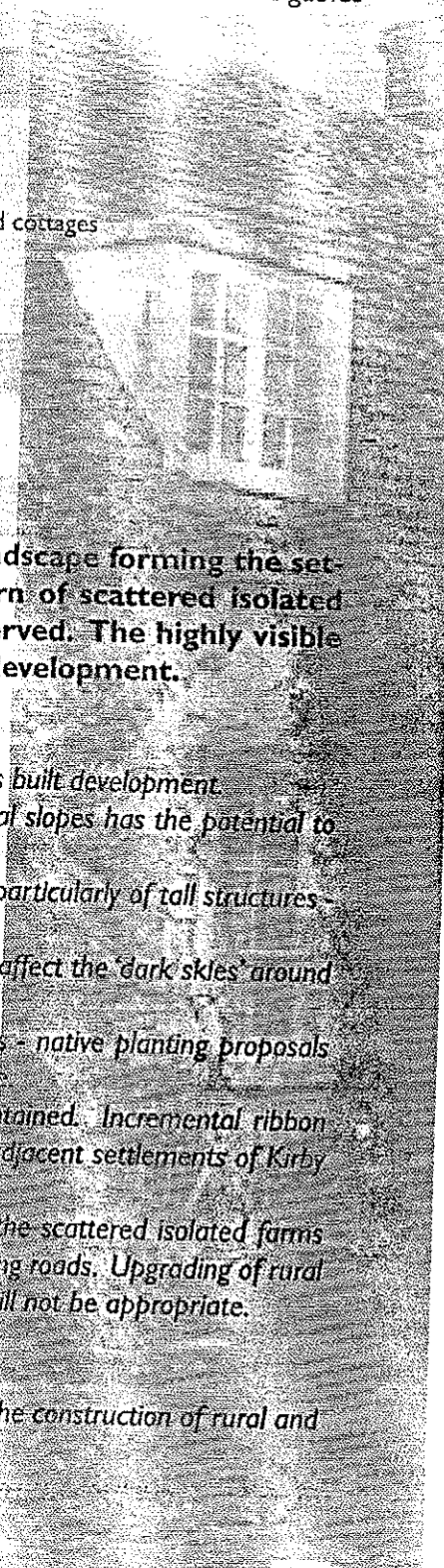
The isolated halls and farmsteads are built in a great diversity of styles, but they are usually constructed from brick and illustrate some good examples of early brick architecture. The agricultural outbuildings are typically constructed from brick and weatherboarding and would have had clay tile roofs, although many have been replaced by modern buildings and cheaper materials. The village buildings of Kirby-le-Soken tend to be short terraces of cottages on the roadside and large houses set back from the road. Rural terraces are typically one and half storey cottages with dormer windows. Red brick or plastered brick are the dominant materials and gables are prominent. Roofs are usually clay tiled.



Isolated Halls



Terraced cottages



GUIDANCE

The overall strategy should be to maintain this area as a rural landscape forming the setting to Hamford Water. The existing ancient settlement pattern of scattered isolated farmsteads and a distinct ridge top linear village should be conserved. The highly visible slope crests and skyline are particularly sensitive to further built development.

General

- The ancient scattered rural settlement pattern would be disrupted by further mass built development.
- Encroachment of residential development of Frinton or Harwich onto these coastal slopes has the potential to be highly visible, and impact on the special remote character of Hamford Water.
- The skyline and rural wooded ridge tops are particularly sensitive to development, particularly of tall structures which would have a major visual impact.
- Floodlighting is also an important concern - with the potential for light pollution to affect the 'dark skies' around Hamford Water.
- Care should be taken when siting any new building, including agricultural buildings - native planting proposals should form an integral part of any plan to integrate the building into the landscape.
- The character and identity of the linear village of Kirby-le-Soken should be maintained. Incremental ribbon development would erode the rural village setting and result in a merger with the adjacent settlements of Kirby Cross and Walton.
- The character and pattern of existing rural lanes and informal tracks connecting the scattered isolated farms and halls should be conserved. Any new development should be accessed from existing roads. Upgrading of rural lanes and introduction of urbanising elements such as concrete kerbs and lighting will not be appropriate.

Local References

- Red brick, black weatherboarding and muted clay tiles are traditional materials for the construction of rural and agricultural buildings.
- Bright coloured bricks or roof tiles are not suitable in this highly visible rural location.

3B BRIGHTLINGSEA COASTAL SLOPES

Coastal slopes surrounding Brightlingsea Island.



Dominated by a patchwork of large and small fields interspersed by deciduous copses and woodlands.



Scattered farms, some on the sites of old manor halls, accessed via dead-end lanes.

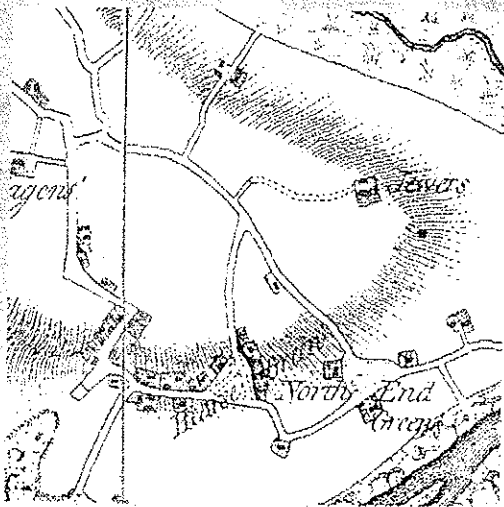
Includes part of the medieval settlement of Brightlingsea with historic links to the coast.



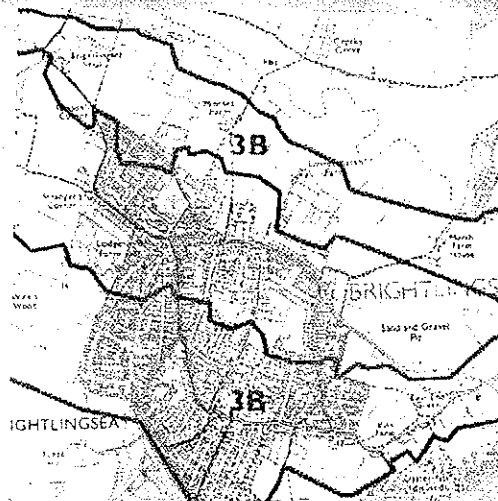
Magnificent views over the Colne Estuary, Brightlingsea Creek, Flag Creek and Alresford Creek.

Brightlingsea Church is a major landmark.

SETTLEMENT CHARACTER



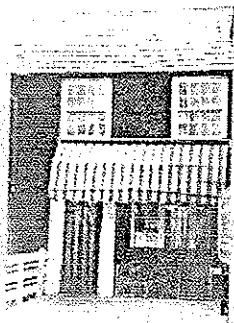
Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The Brightlingsea Coastal Slopes character area exhibits an ancient pattern of settlement, characterised by isolated farmsteads, often on the site of ancient manors or villas. Brightlingsea is based on a medieval core with a high street flanked by ancient triangular greens. The settlement has expanded with newer residential development on the edges.

BUILT CHARACTER



The scattered halls and farmsteads are built in a great diversity of styles, but they are usually constructed from brick. Agricultural outbuildings are typically constructed from brick and weatherboarding and would have had clay tile roofs, although many have been replaced by modern buildings and cheaper materials. Brightlingsea features many interesting buildings, including Jacob's Hall, and example of early brickwork. Buildings are typically simple in design and gable ended. They are generally two or two and a half storey, sometimes with dormers, and have double pitched, and sometimes mansard, clay tile roofs. Red brick, sometimes plastered, is the dominant material and many buildings are partially or totally clad in black or white weatherboard.



Ancient village greens



Weatherboarding is common

GUIDANCE

The overall strategy should be to maintain a rural settlement pattern surrounding the compact medieval town of Brightlingsea - this area should form the rural setting of the Colne Estuary. The slope crests are particularly sensitive to any form of built development. Some limited small-scale residential development in association with the existing settlement of Brightlingsea may be accommodated with care in siting and design.

General

- The compact settlement character of Brightlingsea should be maintained - although small-scale extensions of the town may be appropriate in some areas.
- The area forms an important rural setting to the Colne Estuary, St Osyth and Brightlingsea Marshes and the quiet, tranquil Alresford, Flag and Brightlingsea Creeks. The rural character should be conserved and consideration given to the impact of any development on the adjacent areas.
- The traditional pattern of isolated rural settlement would be disrupted by high density development of mass produced building designs.
- Views to the tower of All Saint's church should be protected. Other prominent vertical features on the coastal slopes such as masts, energy infrastructure would erode the setting of the church and its importance as a landmark feature.
- The ancient village greens should be conserved. The pattern of the traditional triangular village green could be used in the design of new residential areas in association with Brightlingsea.
- Care should be taken when siting any new building, including agricultural buildings - native planting proposals should form an integral part of any plan to integrate the building into the wooded slopes. Slope crests and skylines should be avoided.
- The character and pattern of existing rural lanes and informal tracks connecting the scattered isolated farms and halls should be conserved. Any new development should be accessed from existing roads. Upgrading of rural lanes and introduction of urbanising elements such as concrete kerbs and lighting will not be appropriate.
- Rural agricultural buildings are often long and low and constructed from red brick and black weatherboarding with muted clay tiles. This type of building may be suitable for reuse as rural workshops or businesses.

Local References

- Residential dwellings should be simple in design and gable ended and no higher than two and a half storey.
- Dormers are typical of residential dwellings. Double pitched and mansard clay tile roofs are a feature.
- Red brick, coloured plaster and weatherboard (black or white) are typically used as the finished face of residential dwellings.
- Bright coloured bricks or roof tiles are not suitable in this rural location. Clay tiles look most appropriate.

3C ST OSYTH COASTAL SLOPES



Narrow band of gently sloping land forming the setting to St Osyth and Brightlingsea Marshes.

Dominated by large scale, regimented fields indicative of late enclosure, divided by intermittent hedges.



Tree cover is restricted to shelter belts, small mixed farm copses and trees associated with the designed landscape of St Osyth's Priory.

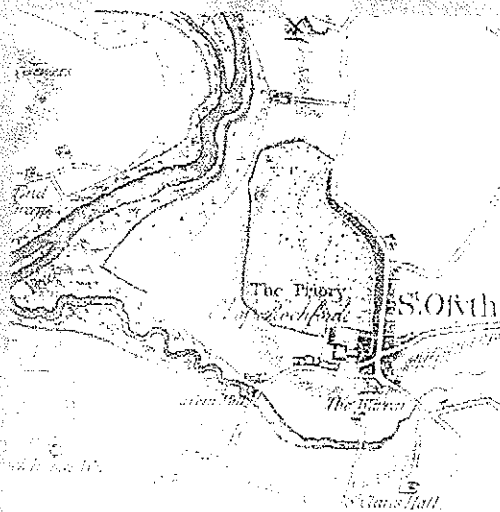
Isolated farms accessed via minor lanes.



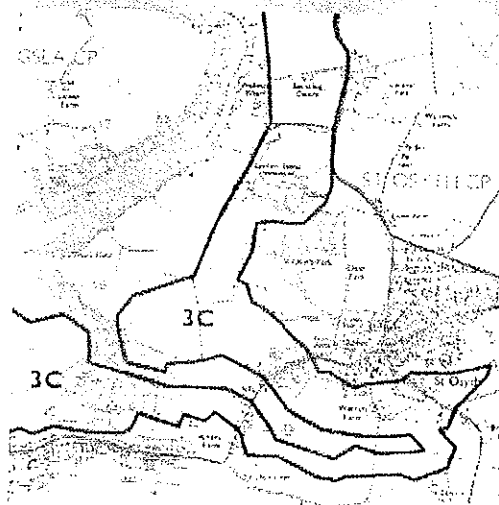
Includes suburban development on the outskirts of Clacton and Point Clear, plus some areas of sand and gravel extraction.

Offers views over the adjacent marshes.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 85236B

The St Osyth Coastal Slopes character area exhibits an ancient pattern of settlement, characterised by scattered farmsteads. The farmsteads are often on the site of ancient manors or villas. In addition there is more recent settlement on the approach roads to St Osyth and Point Clear. The low-density residential expansion of Clacton and Jaywick has also expanded out into the coastal slopes.

BUILT CHARACTER



The scattered halls and farmsteads are built in a great diversity of styles, but they are usually constructed from brick and illustrate some good examples of early brick architecture. The agricultural outbuildings are typically constructed from brick and weatherboarding with clay tile roofs, although many have been replaced by modern buildings and cheaper materials. Residential dwellings are typically simple in design and gable ended. They are typically two or two and a half storey, sometimes with dormers, and have double pitched clay tile roofs. Red brick, often plastered or weatherboarded, is the dominant building material.



Muted colours on agricultural buildings



Red brick, weatherboarding and clay tiles

GUIDANCE

The overall strategy should be to maintain the rural settlement pattern of isolated farmsteads and dwellings. The area should continue to form a rural backdrop and setting to the St. Osyth Marshes. Limited small scale development in association with the existing settlement may be accommodated with care in siting and design, in line with the guidance set out below.

General

- The area forms an important backdrop and setting to St Osyth Marsh. The predominantly rural character should be conserved.
- High density development of mass produced building designs would be unsuitable in this rural environment and disrupt the traditional settlement pattern of isolated farmsteads.
- The rural coastal slopes between Clacton and Jaywick are an important feature and are particularly sensitive to development which, would result in a merger of the two distinct coastal settlements.
- The discrete village of St. Osyth and its rural setting should be maintained - incremental ribbon development along the coastal slopes would result in the merger of the village with Point Clear and loss of individual settlement character and identity.
- Care should be taken when siting any new building, including agricultural buildings - native planting proposals should form an integral part of any plan to integrate the building into the wooded slopes.
- The character and pattern of existing rural lanes and informal tracks which, run up and down the slopes, should be conserved. Any new development should be accessed from existing roads. Upgrading of rural lanes and introduction of urbanising elements such as concrete kerbs and lighting will not be appropriate.
- Rural agricultural buildings are often long and low and constructed from red brick and black weatherboarding with muted clay tiles. This type of building may be suitable for reuse as rural workshops or businesses.

Local References

- Residential dwellings should be simple in design and gable ended and no higher than two and a half storey unless they are landmark buildings.
- Red brick, coloured plaster and weatherboard (black or white) are typically used as the finished face of residential dwellings.
- Bright coloured bricks or roof tiles are not suitable in this rural location. Clay tiles look most appropriate.

3D HOLLAND COASTAL SLOPES

Coastal slopes between Clacton and Frinton descend, gradually and uniformly, to the flat marshes of the coastal edge.

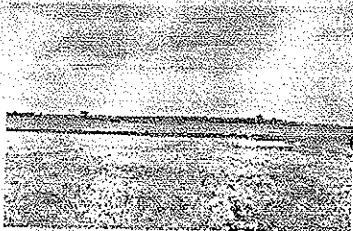


Large scale, regimented fields of late enclosure enhance the smooth descending landform.



Arable fields divided by low, scrubby and intermittent hedgerows.

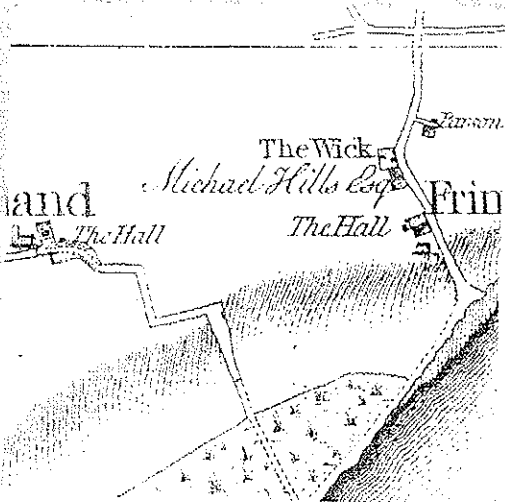
Belts of poplar, but little woodland.



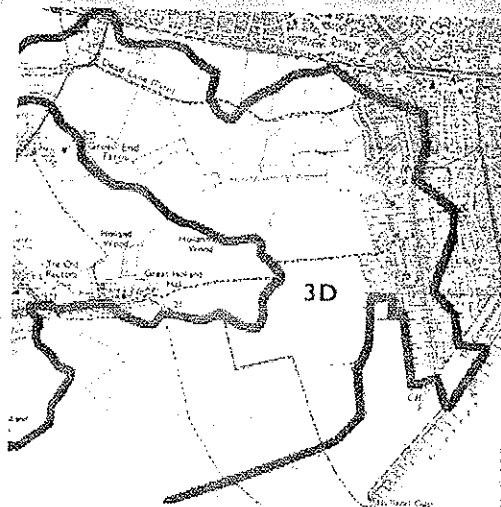
Absence of development, although the low-density suburbs of Frinton expand onto the slopes.

Views over Holland Haven.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The Holland Coastal Slopes character area was historically devoid of built development. Today, the residential suburbs of Frinton extend onto the rural slopes at the far eastern end. The absence of scattered halls and farmsteads distinguishes this character area from other parts of the Coastal Slopes landscape type.

BUILT CHARACTER

The absence of development means that there is no reference to local built form or materials in this character area. The extension of Frinton follows a typical low density residential suburban style.



Strategic gap between
Clacton and Frinton.



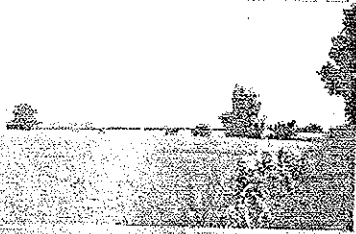
GUIDANCE

The Holland Coastal Slopes are distinguished by the absence of development. The overall strategy should be to maintain the rural and undeveloped character of the area between Frinton and Clacton.

General

- The Holland Coastal Slopes forms an important strategic gap between Clacton and Frinton and should be conserved.
- High density development of mass produced building designs would be unsuitable in this rural environment.
- Great Holland church is an important feature - views to the church and its setting should be retained.

4A THE OAKLEY RIDGE



Prominent gravel-topped ridge between the Stour Estuary and Hamford Water with magnificent views in both directions.



Ridge extends north-eastwards, forming a promontory with the medieval seafaring settlement of Harwich at its tip.

Agricultural landscape dominated by large scale arable fields divided by intermittent hedgerows.

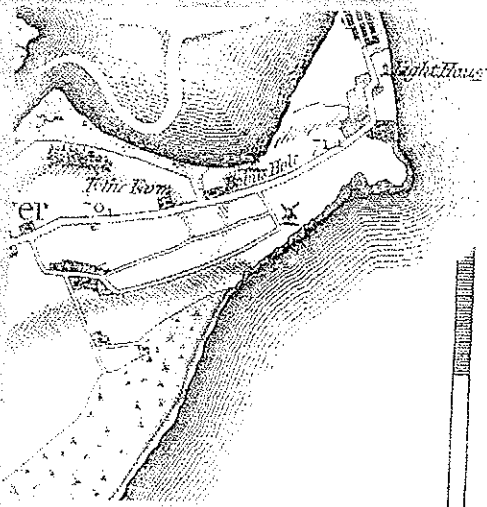


Historic ridge-top settlement linked by the B1414 that runs along the top of the ridge.

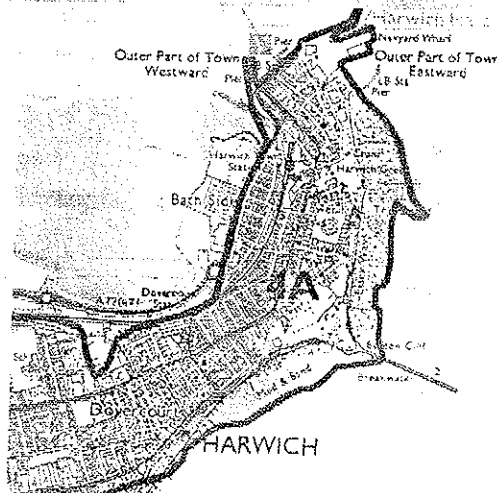
Manorial halls of Great and Little Oakley are features of the rural landscape.

Historic rural lanes.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The Oakley Ridge is densely settled. The B1414 runs along the top of the ridge connecting adjacent villages and towns. Harwich, a medieval seafaring township, is located at the tip of the ridge and the nucleated villages of Dovercourt, Little Oakley and Great Oakley now form an almost continuous band of settlement along the ridge top. Dovercourt was focussed around a village green before it was incorporated within the suburbs of Harwich. The village of Great Oakley, a nucleated village around a medieval market square, has retained its individual identity as a rural village with a church tower which forms an important landmark on top of the ridge. The coastal ridge continues into Harwich and contains a number of defensive structures and navigation aids, including the Redoubt and high and low lighthouses. Modern suburban infill has expanded along the ridgetop from Harwich to form a continuous urban area.

BUILT CHARACTER



The rural dwellings are typically simple, weatherboarded and two storey with clay tile roofs. Agricultural outbuildings are long and low and weatherboarded. The two ridge top villages of Little Oakley and Great Oakley are characterised by red brick built cottages, usually two storeys, often with coloured plaster and weatherboard cladding. Gabled mansard roofs are popular modern. Suburban development now dominates some areas.



Weatherboarding on rural buildings.



Small scale, simple dwellings in villages.

GUIDANCE

The overall strategy should be to maintain the distinct identity of the individual settlements along the ridgetop. The ridge forms a prominent landform and skyline from both the Stour Estuary and Hamford Water. The slope crests and skyline are particularly sensitive to any form of built development.

General

- The rural setting to Great Oakley and the individual distinction and identity of the ridgetop villages is an important feature. Further infill or ribbon development would result in the merger of these settlements into a continuous urban area.
- The skyline is highly sensitive and any development on the edge of the ridge has the potential to be highly visible from the Stour Estuary and Hamford Water.
- Floodlighting is also an important concern - with the potential for light pollution to affect the 'dark skies' around Hamford Water.
- Care should be taken when siting any new building, including agricultural buildings - native planting proposals should form an integral part of any plan to integrate the building into the landscape.
- Rural agricultural buildings are often long and low and constructed from red brick and black weatherboarding with muted clay tiles. If these buildings become redundant, they may be suitable for re-use as rural workshops or businesses.

Local References

- Residential dwellings are simple in design and gable ended and no higher than two and a half storey. Mansard roofs are typical of this area.
- Red brick, coloured plaster and weatherboard (black or white) are appropriate as the finished face of residential dwellings.

4B THE NAZE PENINSULA



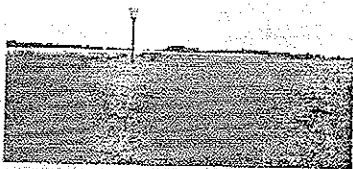
Distinct gravel-topped promontory sheltering Hamford Water from the North Sea.

Rare Red Crag formation is exposed in cliffs - a geological SSSI.



Exposed to the North Sea where wave action and slippage is causing the Naze to erode at a rapid rate.

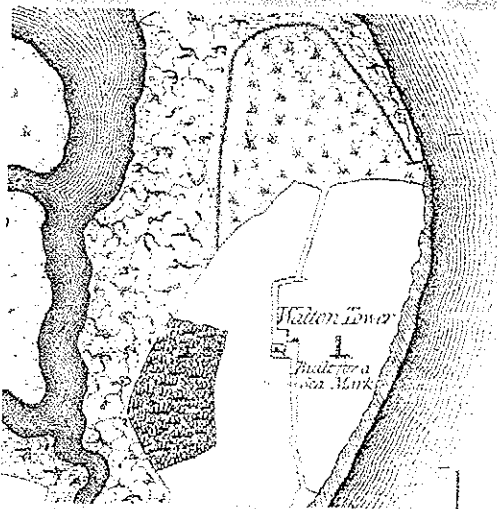
Landscape of rough grassland and scrub forming an important public open space.



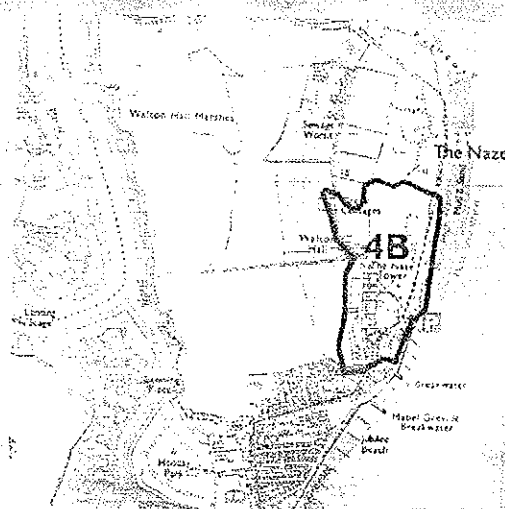
Naze tower is a grade II listed building and a prominent landmark of the Naze.

Views across Hamford Water to Harwich.

SETTLEMENT CHARACTER



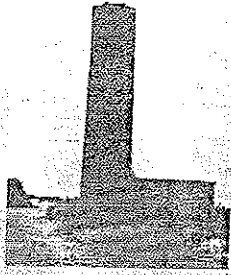
Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The Naze Peninsula is a distinct coastal landscape. It is largely unsettled although recent suburban development on the edges of Walton has extended along the B1034, expanding onto the southern part of The Naze.

BUILT CHARACTER



The Naze Tower was built as a navigation aid for ships and stands out as a landmark on the peninsula. The Naze Links café, a remnant of the Naze Links golf course built in 1924, lies at the foot of the tower. There are also derelict gun emplacements and defensive structures dating from World War II. The rural dwellings are typically simple, red brick and weatherboarded two storey dwellings with clay tile roofs. Outbuildings are long and low and weatherboarded. The Naze Tower is a polygonal, embattled building built as a beacon and is therefore a highly prominent structure.



Derelict defense structures



The Naze Tower

GUIDANCE

The overall strategy should be to maintain the open coastal character of the Naze - with an absence of development apart from functional 'maritime' structures and small scale development in association with recreational use.

General

- The Naze Tower is an important landmark feature - further development of tall structures on the Naze would not be appropriate.
- Navigational and defensive structures that provide clues to the history of the Naze should be protected and conserved.
- Further extension of residential development will not be appropriate within this coastal landscape.
- The Naze is an important recreational landscape - any development in association with recreational use should be low key and sensitive to the coastal character.

Local References

- Rural buildings are typically long and low and constructed from red brick and black weatherboarding with muted clay tiles.

4C BRIGHTLINGSEA PENINSULA



Distinct flat-topped ridge located between the marshlands of the Colne Estuary and Flag Creek.



Steep-sided ridge of London Clay, capped by glacial gravel and sand.



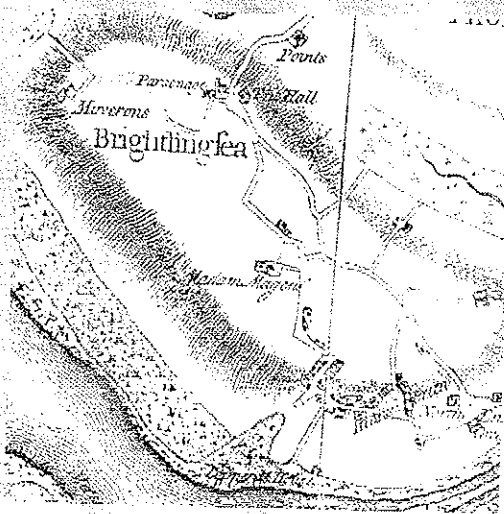
Patchwork of open fields, copses, mixed plantations and shelter belts.

Sand and gravel pits, now open water bodies, provide important wetland habitats.

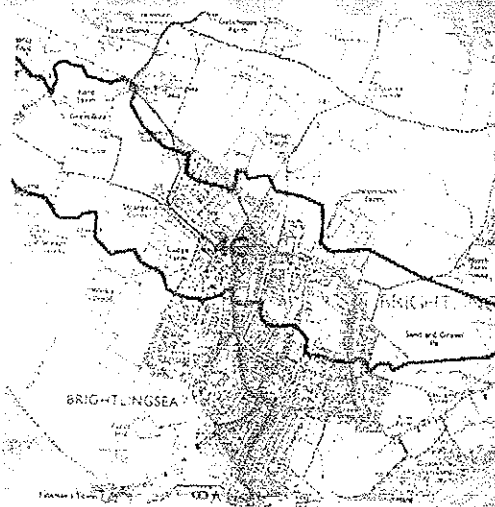
Character of the ridge is greatly influenced by the suburbs of Brightlingsea.

Sense of elevation and magnificent views, across the Stour Estuary, towards Mersea Island.

SETTLEMENT CHARACTER



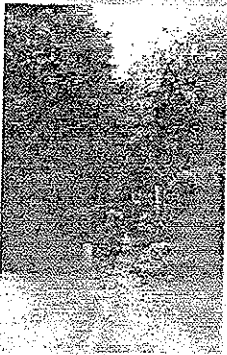
Extract from Chapman and Andre 1777



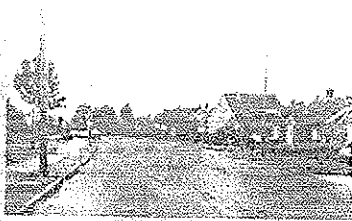
Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The Brightlingsea Peninsula is densely settled as a result of the expansion of the suburbs of Brightlingsea onto the ridge. The character of settlement on the ridgetop is therefore suburban with dense residential estates laid out around crescents and cul-de-sacs, typical of the 1960s and 70s.

BUILT CHARACTER



The suburban estates of Brightlingsea are typical of the mass produced houses of the post war period. They lie in streets of identical character that is age-dependent rather than location dependent. They are constructed from a variety of materials of different coloured bricks, tiles and slates.



Residential estates



Buildings set back from roads

GUIDANCE

The overall strategy should be to maintain the remaining rural areas on the ridgetop, surrounding Brightlingsea and retain important views that give the ridge its distinct character. The slope crest/skyline is particularly sensitive to built development. Some limited extension of the existing developed areas may be accommodated provided care is taken in siting and design - as set out in the guidance below.

General

- All Saints Church and Brightlingsea Hall should form an historic gateway to Brightlingsea Peninsula and the town of Brightlingsea. The immediate landscape setting and views to these features should be conserved.
- Care should be taken when siting any new building, including agricultural buildings - native planting proposals should form part of any plan to integrate the buildings into the landscape.
- Important views must be considered in the design, location and layout of new built development. Views to and from the peninsula should be retained.
- Small residential extensions to Brightlingsea should be well located to the existing urban form and not spread out along the ridge top roads forming the impression of a continuous urban area.
- Redundant rural buildings provide an opportunity for reuse to accommodate new business and employment sites.

Local References

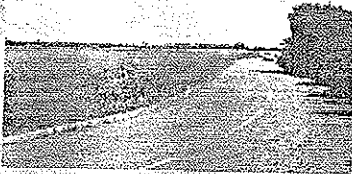
- Red brick, coloured plaster and weatherboard (black or white) are appropriate as the finished face of residential dwellings.
- Residential dwellings are typically simple in design, gable ended and no higher than two and a half storey.

4D ST OSYTH COASTAL RIDGE



Gently rounded ridge that stretches from Point Clear eastwards to the Clacton Cliffs.

Open, windswept landscape with little vegetation cover and views to the coast.



Rural landscape dominated by large scale arable fields divided by low, intermittent scrubby hedgerows.

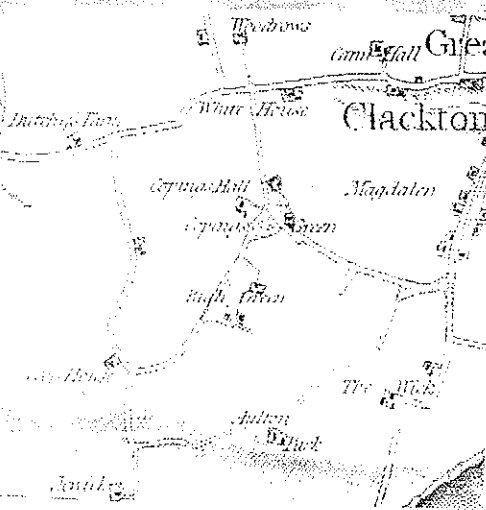
Settlement pattern of scattered farmsteads, often on the sites of former manorial halls.



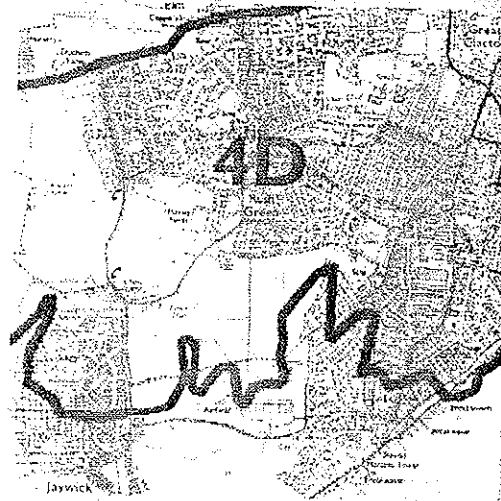
Modern seaside settlements and holiday resorts of Point Clear, Jaywick and Clacton extend across the area.

Clacton Pier is a landmark.

SETTLEMENT CHARACTER



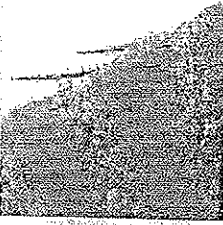
Extract from Chapman and Andre 1777




Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The traditional settlement pattern of the St Osyth Coastal Ridge is shown on Chapman and Andre's map of 1777 as scattered rural buildings and villages set around rural village greens. Today the eastern part of the ridge is relatively densely settled as a result of the development of Clacton as a coastal resort in the late 19th century and the subsequent expansion of its suburbs, which has consumed smaller villages e.g. Rush Green. Here, the settlement pattern is one of dense pockets of residential development separated by open fields. The settlement of Clacton-on-Sea demonstrates a number of settlement styles and ages, from the grid of planned Victorian Streets to the planned post war estates and the crescents and cul-de-sacs of post 1960s estates. Jaywick is another area of dense post war estates to the west of Clacton. The western end of the ridge, by contrast, shows a pattern of ribbon development along the approach road to Point Clear. The intervening rural areas are more open and characterised by scattered isolated farm buildings, or on the site of former manorial halls.


BUILT CHARACTER



The suburban estates of Clacton and the inter war settlements of Jaywick and Point Clear are typical of the mass produced houses of the post war period. They lie in streets of identical character that is age dependent rather than location dependent. They include bungalows and two storey houses and are constructed from a variety of materials including a mix of different coloured bricks, tiles and slates.



Dense suburban estates



Edge of Clacton

GUIDANCE

The overall strategy should be to maintain the rural character of the ridge and the distinct identity of the individual settlements of Clacton, Jaywick and Point Clear. The area also performs an important function as the backdrop to the St. Osyth coastal marshes. There may be some capacity for development in relation to existing settlement areas e.g. Clacton, providing care is taken in location and design, as set out below.

General

- The strategic gaps between adjacent distinct settlements such as Clacton and Jaywick are important. Incremental development, along ridgetop roads would result in merger into areas of continuous suburb.
- Any new residential development should be well located in relation to the existing settlements and not spread out along the ridge roads forming the impression of a continuous built up area.
- Care should be taken when siting any new building - native planting proposals should form an integral part of any plan to integrate the buildings into the landscape. However, the open unwooded character of this ridge should be noted.
- Important views should be considered when designing the location and layout of new built development - these include views to and from the rural, agricultural hinterland and views to and from the coastal edge/marshes.
- Redundant rural buildings provide an opportunity for reuse to accommodate new business and employment sites.

Local References

- Red brick, coloured plaster and weatherboard (black or white) are appropriate as the finished face of residential dwellings. Weatherboarding is common on agricultural buildings.
- The historic settlement pattern included small villages set around greens - this could provide a template for new residential areas.

5A HOLLAND BROOK FLOODPLAIN



Lower reaches of Holland Brook and its alluvial floodplain in the south-east of Tendring.

Pastoral landscape with cattle grazing in the shade of floodplain trees.



Damp grass-rich fields are divided by drainage ditches or hedgerows and are of high nature conservation importance.

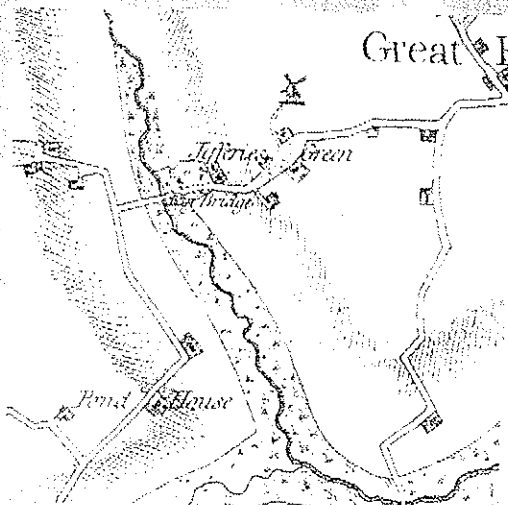
Pockets of valley floor woodland.



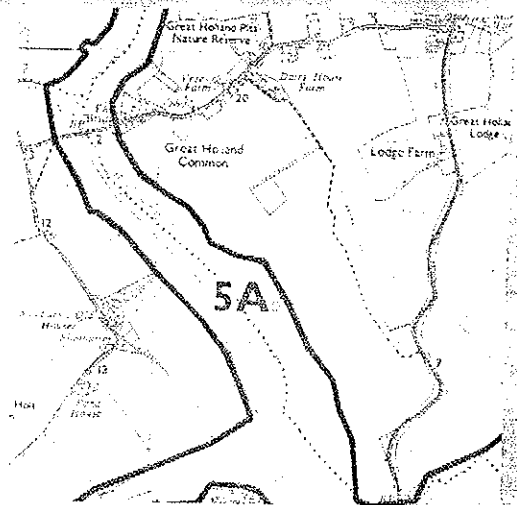
Course of the river is identifiable by the emergent marginal vegetation and bank-side willows.

Historic river crossings marked by stone or brick bridges.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The open floodplain is characterised by the absence of settlement.

BUILT CHARACTER



Narrow bridge crossings of roads and railways are the only built elements in the floodplain. These are typically of stone or brick.

GUIDANCE

The overall strategy for this sensitive landscape should be to conserve the remote, tranquil, undeveloped character.

General

- *The Holland Brook floodplain should remain undeveloped and is not suitable for built development (except for small scale bridges in brick or stone).*
- *Road widening and creation of new crossings, e.g. on embankments would have a major impact on the remote rural character of the floodplain, as would unsympathetic flood defence structures.*

5B RAMSEY CREEK FLOODPLAIN



Flat alluvial floodplain containing the meandering course of the lower reaches of Ramsey Creek.

Small scale pastoral landscape of fields and paddocks interspersed by floodplain trees and divided by low hedgerows.



Lower section of the floodplain opens out into a wide, flat landscape dominated by large arable fields.

The Delf Pond area has a diverse mosaic of open water, marginal reed beds, grazed species-rich grassland and scattered scrub.

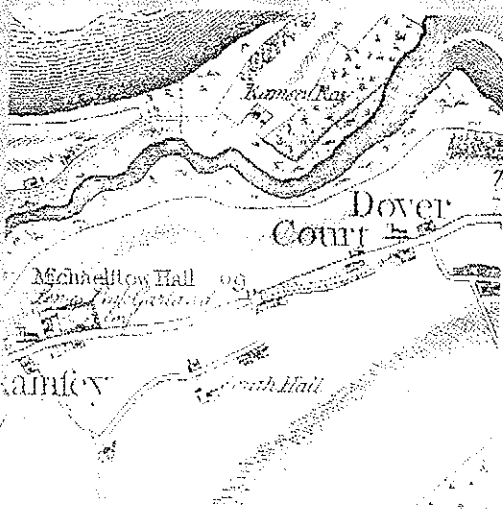


River is not a visible landscape feature.

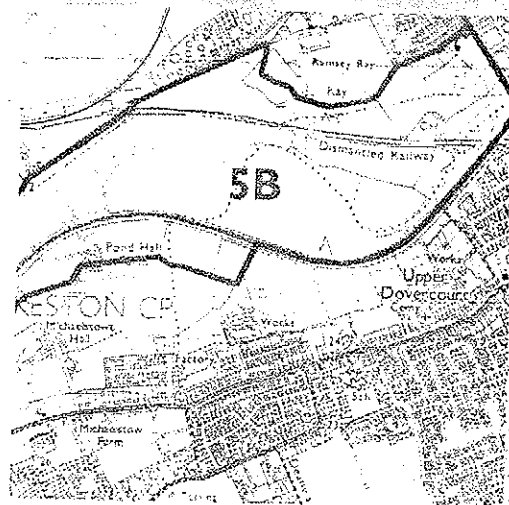
Industry and built development form a backdrop to views.

A120(T) to Harwich follows the edge of the floodplain.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



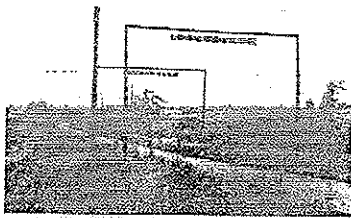
Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The open floodplain has historically been devoid of any settlement. The Ramsey Creek Floodplain has been drained and is now primarily in agricultural use although it also supports Harwich and Dovercourt golf course, with its club house, and playing fields on the edge of Ramsey. In addition, a disused railway crosses the floodplain on embankment and the A120(T) follows the curve of the floodplain from Ramsey to Dovercourt. Minor roads cross the floodplain to provide access to industrial premises on the adjacent valley sides.

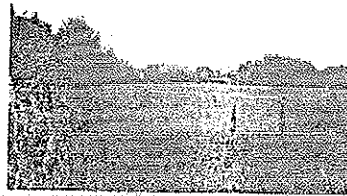
BUILT CHARACTER



Built features, including the A120(T) embankments and bridges, disused railway line, access roads, golf club house and signage bring a number of different materials into the landscape. The most traditional materials of this floodplain landscape is wood, supplemented by brick.



Access road



Playing fields

GUIDANCE

The overall strategy for this sensitive landscape should be to conserve the open, undeveloped character of the floodplain.

General

- The open, undeveloped character should be conserved except for bridges and minor access roads.
- The small scale narrow road and railway bridges finished in brick or stone are a feature and should be conserved.
- The disused railway presents an opportunity to increase recreational access.
- Road widening and creation of new crossings, e.g. on embankments would have a major impact on the remote rural character of the floodplain, as would unsympathetic flood defence structures.
- The A120 (T) has a major impact on the valley - further commercial or industrial development along the route will not be appropriate within the context of open floodplain landscape.
- Access roads should remain rural in character - avoid the introduction of urbanising elements such as concrete kerbs and street lights.

5C CATTAWADE MARSHES

Part of the Stour floodplain upstream of Cattawade Bridge, forming part of the Dedham Vale AONB.



North part of floodplain is a mosaic of herb-rich neutral grasslands, marshland, open water, fen and marginal vegetation that provides important bird nesting sites.

South part of floodplain is drained and managed as improved grassland divided by low, scrubby hedgerows.



Long distance footpath, St Edmund Way, crosses the southern part of the floodplain from Manningtree to Flatford Mill.

Mainline railway on embankment passes through Manningtree Station.

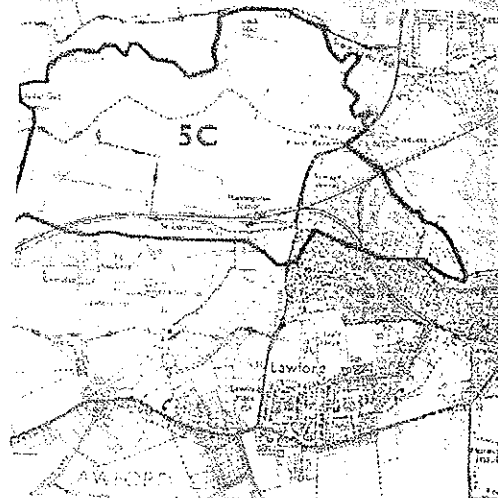


Industrial estate, sewage works and electricity pylons on the outskirts of Manningtree.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

Historically, the open floodplain at Cattawade was characterised by the absence of any settlement. It is still largely open and undeveloped - scattered, low lying barns and sheds, associated with the agricultural land use, are typically the only built features. However, on the edges of Manningtree there is a concentration of infrastructure and built development including a railway station, industrial estate, sewage works and electricity substation.

BUILT CHARACTER

The agricultural barns are low brick and wood structures with red clay tile roofs. Weatherboarding is a feature. Manningtree Station is a Victorian red brick building. The industrial buildings on the edge of Manningtree tend to be large structures of a variety of materials and styles with little reference to their floodplain setting.



Railway embankment screens industrial estate.



Railway bridge across river.

GUIDANCE

The area falls within the Dedham Vale AONB. The overall strategy for this sensitive floodplain landscape is to conserve the open, undeveloped character.

General

- The character area should remain undeveloped except for bridges and occasional agricultural buildings.
- Large scale agricultural buildings will need care in their location to ensure that they do not become dominant features within this open landscape.
- Road and railway bridges should be as 'transparent' as possible to allow views up and down the river.
- The floodplain provides an important open backdrop to Manningtree. Extension of large scale infrastructure developments into the floodplain will not be appropriate.

Local References

- Agricultural buildings are typically red brick, part clad with weatherboarding, and red clay tile roofs.

6A STOUR VALLEY SYSTEM



Southern slopes and scenic tributary valleys of the Stour forming a setting to one of the most important wildlife estuaries in Europe.

The slopes form the setting for, and views to and from, the Suffolk Coasts and Heaths AONB on the opposite banks of the Stour.



Steep wooded sides form a rural backdrop to the open waters of the Stour Estuary. Leafy lanes drop steeply down the valley sides.

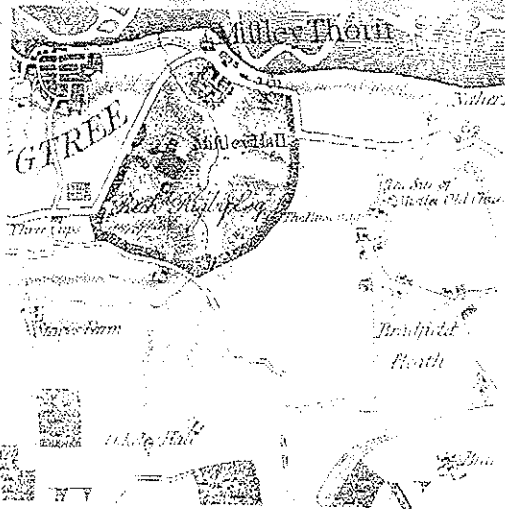
Shallower valley sides support fields of arable and pasture divided by thick hedgerows with hedgerow oaks.



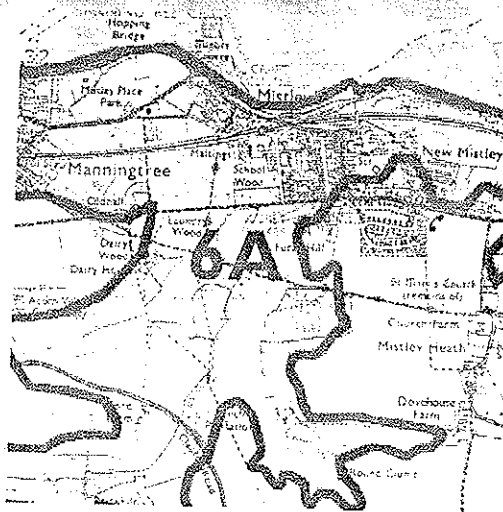
B1352 and mainline railway pass along the coast with outstanding views of the Suffolk shore.

Historic port of Manningtree and village of Mistley are located on the southern bank of the Stour Estuary. Dramatic buildings provide focal points along the river.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

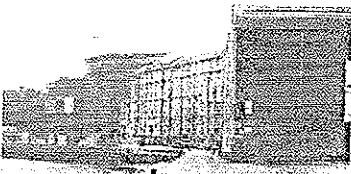
The settlement pattern is typically sparse, consisting of isolated farmsteads and large houses which are positioned to make the most of the fine views across the Stour. The greatest density of development occurs at the head of the estuary where Manningtree and Mistley climb the steep escarpment from the water's edge. These old trading ports are focussed around the waterfront where the quays are centres of activity. The historic port of Manningtree was a thriving port by Tudor times and the ancient site of the market, at the crossroads in the town centre, is still known as Market Cross. Mistley was built in the 18th century to include a quay, wharfs, warehouses, and a large steam-mill. In the latter part of the 19th century, Richard Rigby built many houses, with several granaries, warehouses, a large malting-house, and the spacious quay which, is still in operation.

BUILT CHARACTER



The farmsteads are often elegant buildings and are in a variety of grand designs and styles. Red brick and clay tile are locally sourced materials. The agricultural outbuildings are typically red brick and black clapboard with red clay tile roofs. They are long and low and of a simple design, their roofs highly visible in the landscape.

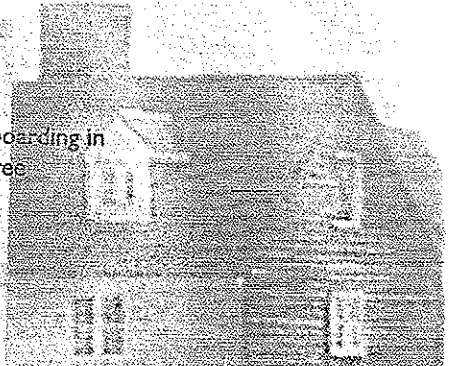
Built development in the ports of Manningtree and Mistley has a distinctive character. The large scale quayside development of Mistley includes Victorian red brick granaries, multi-storey warehouses and maltings which provide a striking skyline and a series of interesting spaces in the town centre. A number of houses from the same period of development are lime plastered and colour rendered, often with dormer windows. The older dwellings are one or two storey, also lime plastered and painted, and sometimes with weatherboarding, for example on upper floors or on the gable ends. The roofs tend to be steeply pitched, clay tiled, and enlivened by the presence of dormer windows.



Mistley Quay



Weatherboarding in Manningtree



GUIDANCE

The overall strategy should be to maintain the sparse settlement pattern of the rural valley slopes and the distinctive character of the historic ports. The area should continue to provide the rural backdrop and setting for the Suffolk Coast and Heaths AONB and deserves a similar high level of protection.

General

- The rural character of the Stour Estuary slopes with development limited to isolated county houses and farms should be maintained.
- The impact of any development on the setting of the adjacent AONB landscapes (Dedham Vale and Suffolk Coast and Heaths) should be considered. Visual impact and effect of light pollution on night skies are important considerations in this area.
- The distinctive character of the historic ports of Mistley and Manningtree should be conserved - this includes the setting of the historic buildings and maintenance of visual and physical links between the waterfront and town centres.
- High density or mass produced housing designs would be unsuitable in this rural environment, but there may be opportunities for small scale developments of well designed village streets or greens in relation to the existing settlements.
- Existing key views and landmark buildings should be identified and respected by any new proposed development scheme within/adjacent to the existing settlements.
- The distinction between the estuary settlements such as Manningtree and Mistley and the platesau settlements of Lawford, Mistley Heath and Bradfield Heath (in adjacent character area 7A) should be maintained.
- The strategic gap between Manningtree and Mistley is important in maintaining the individual character of these settlements. They should not be merged through incremental development.
- Disused industrial buildings and warehouses offer an opportunity for reuse as employment and business sites.
- Woodland is a feature of this area and new native planting should be considered in relation to any development.
- The character of the rural historic lanes should be conserved. Road widening, kerbing and lighting etc will produce a more urban character.

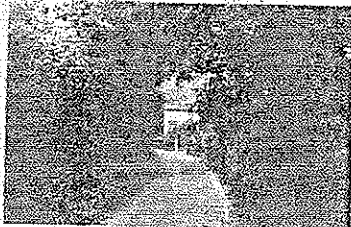
Local References

- Buildings should be united by their materials which are typically red brick, lime plaster, weatherboarding and clay tile.
- Variation in building heights, presence of dormers and jetties and weatherboarding provides interest in the built form in the historic port settlements.

6B ARDLEIGH VALLEY SYSTEM



Steep sided rural wooded valley system on the eastern outskirts of Colchester.



Ancient deciduous woodland clings to valley sides and alder and willow dominate streamlines.

Leafy lanes drop steeply down the valley side and cross the streams on stone bridges e.g. Spring Valley Lane.

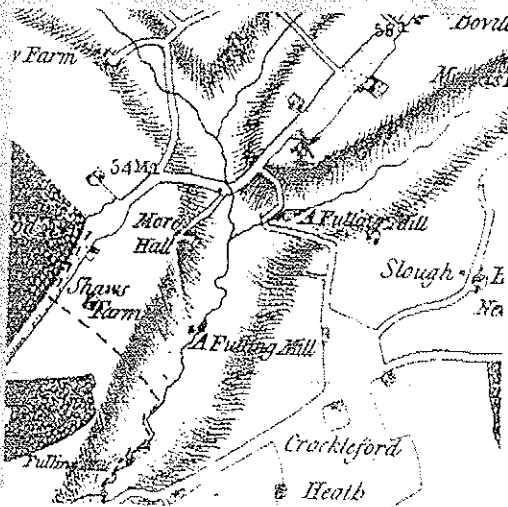
The A120 and railway line, in contrast, cut across the valley on embankments, fragmenting the valley both visually and physically.



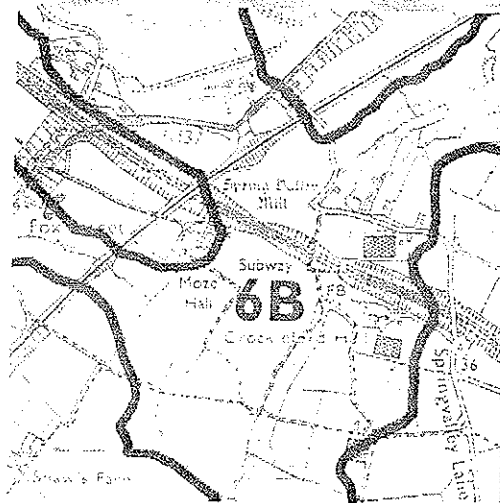
Spring Valley Mill is the only remaining example of a water mill in Tendring.

Ardleigh Reservoir floods the two northernmost arms of the valley system.

SETTLEMENT CHARACTER



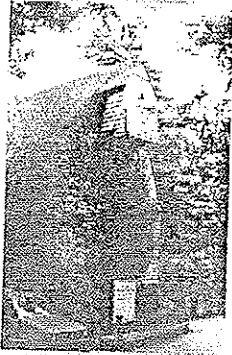
Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The settlement pattern is sparse, consisting of small hamlets scattered along minor lanes, such as Fox Street, Crockleford Hill or Spring Valley Lane. These are usually a loose knit group of traditional buildings sheltered by woodland. Spring Valley Mill is a water mill located at a river crossing point within the Spring Valley hamlet. Manor halls and large farm buildings are located on the upper slopes of the valley, usually occurring in the adjacent Bromley Heaths landscape character area, overlooking the valleys.

BUILT CHARACTER



Buildings are typically small scale, two storey buildings of a simple form. Materials are predominantly red brick, derived from the local London Clay, and often clad with timber boarding. The remaining mill building is finished with white timber boarding and has a distinctive shape typical of the many former mills in this part of Essex (see illustration). Roofing materials are typically clay tile and roofs are most usually gabled. All colours are muted, although the white timber boarding stands out against the green foliage of the valley woodlands.

GUIDANCE

The overall strategy should be to maintain the sense of remoteness of the Ardleigh Valley System with their sparse settlement pattern of small hamlets sheltered within woodland. Limited built development may be accommodated with care in siting and design in line with the guidance below.

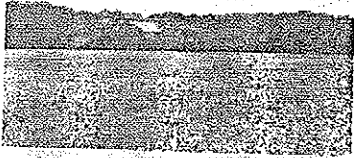
General

- The clear boundary with the urban edge of Colchester should be maintained and development should not extend into the Ardleigh Valley system.
- High density or mass produced housing designs would be unsuitable in these sparsely settled, intimate rural valleys.
- Infill or incremental development on the edges of settlements would change the 'loose' open character of settlements or result in the merging of discrete areas.
- Small workshops could be accommodated in existing rural buildings providing that associated access roads and parking facilities do not threaten the rural character of the valleys.
- Any new built development should be accessed from existing roads.
- Narrow rural lanes are a feature of the valley. Road widening, kerbing, lighting etc would produce a more urban character.
- Traditional dwellings should be restored to conserve the vernacular architecture of this part of Tendring.
- Future road crossings of the valley should be constructed with bridges, rather than embankments, to retain clear visual and physical links along the valley.
- Conserve the deciduous ancient woodland within the valleys as a setting to buildings and ensure any new developments retain/enhance the wooded context through appropriate planting.

Local References

- Muted red brick and white timber cladding are appropriate building materials. Bright coloured bricks or roof tiles are not suitable in this rural location.

6C ALRESFORD VALLEY SYSTEM



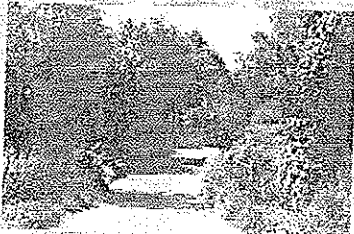
A series of distinct river valleys, steep sided in places, containing Sixpenny, Tenpenny and Bentley Brooks and including the slopes down to the Colne Estuary.

An intimate, wooded character which contrasts with the adjacent expansive large scale open arable landscapes of the *Heathland Plateaux*.



Extensive areas of deciduous woodland including Thorringtonhall Wood, one of the largest ancient woodlands in the district.

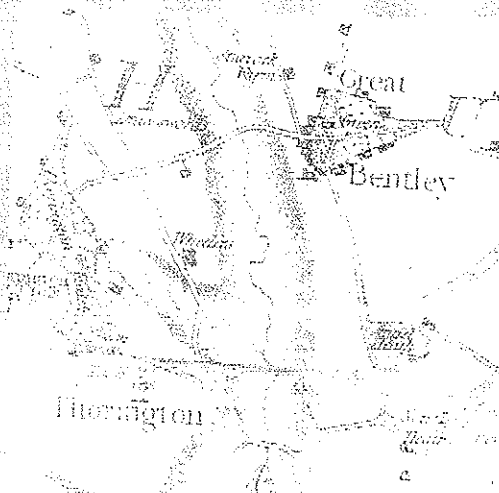
Historic lanes drop steeply down the valley side and cross the brooks at historic crossing points.



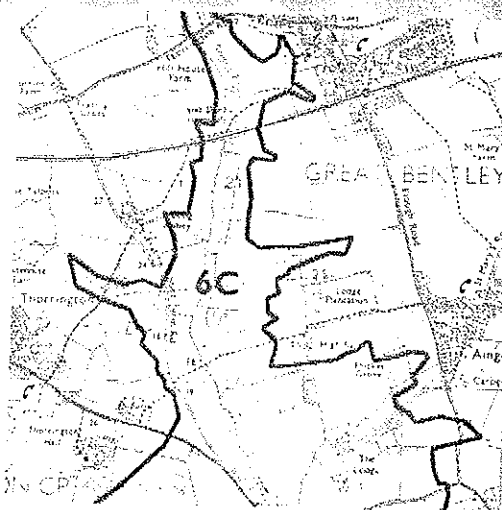
Sparse settlement consisting of scattered cottages and isolated farms.

Recent infill has resulted in ribbon development on the edge of Thorrington Cross.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

Historically, the valleys were characterised by the absence of built development - with villages located on the surrounding Plateaux. Within the valleys settlement remains sparse and consists of scattered cottages and isolated farms along minor lanes such as Thorrington Road, Wivenhoe Road and Ford Lane. These are usually a loose knit group of traditional buildings sheltered by woodland, although more recent infill has resulted in ribbon development, for example on the edge of Thorrington Cross.

BUILT CHARACTER

Rural dwellings are typically small scale, one and a half or two storey buildings of a simple form with gable ends. Steeply pitched roofs, sometimes with dormer windows, and end chimneys are typical. Materials are predominantly red brick, often semi-clad with timber boarding. Roofs are typically plain clay tile on residential dwellings or clay pantile on agricultural buildings. All colours are muted, although the white timber boarding stands out against the green foliage of the valley woodlands.



Ribbon
development on
Tenpenny Hill



Sparse settlement

GUIDANCE

The overall strategy should be to maintain the sparse settlement pattern of dispersed rural buildings, within the intimate wooded valley context. Limited built development may be accommodated with care in siting and design in line with the guidance below.

General

- The sparse, settlement pattern is a key feature. High density or mass produced housing designs would not be appropriate in this rural environment.
- The scattered, settlement with cottages and isolated farms along minor lanes should be conserved. Infill or incremental development on the edges of settlements would change their 'loose' open character or result in merger of existing discrete areas.
- Small workshops could be accommodated in redundant rural buildings providing that they are carefully sited and ensure that the access roads and parking facilities do not threaten the rural character of the valleys.
- Any new built development should be accessed from existing roads. The narrow rural lanes should be conserved. Widening, kerbing or lighting would produce a more urban character.
- Any future road crossings of the valley should be constructed with bridges, rather than embankments, to retain clear visual and physical links along the valley.
- Native deciduous woodland within the valleys should form a backdrop for any built development. Any new built development should be accompanied by new native tree planting.

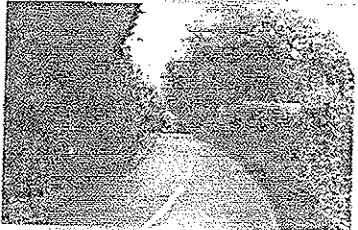
Local References

- Bright coloured bricks or roof tiles are not appropriate in these valleys. Muted red brick and white timber cladding are suitable building materials.

6D HOLLAND VALLEY SYSTEM



Steep sided valley containing Holland Brook and its tributaries, Tendring Brook and Weeley Brook and Picker's Ditch.



Seasonally waterlogged soils support a mixed wooded and pastoral landscape.

Ancient woodlands, typically dominated by oak, ash and sweet chestnut, are located in the wetter areas and on the steeper slopes. Alder, willow, sedges and reeds are present in the woodlands along the streamlines.

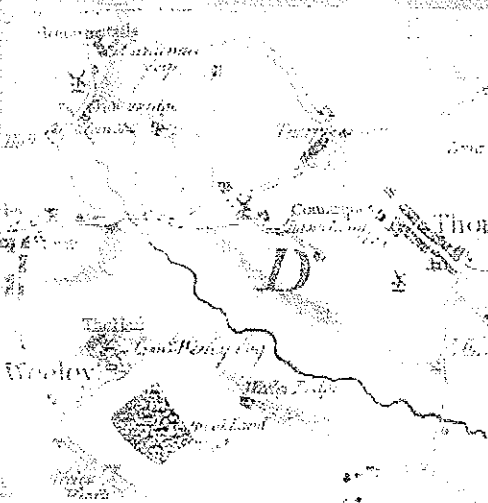


Lanes drop down the valley sides and cross the streams, at historic crossing points, on stone or brick bridges.

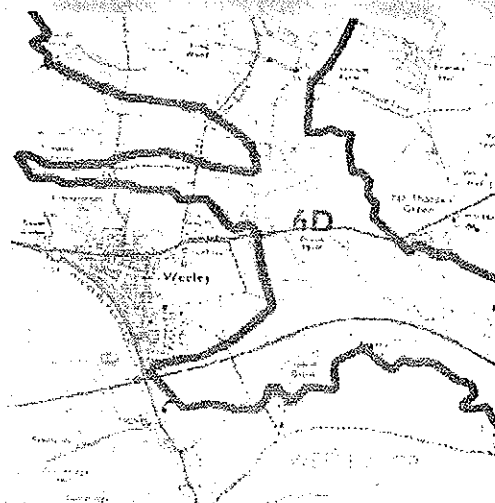
Typically devoid of built development except for isolated cottages and a former corn mill at Crow Bridge.

Picker's Ditch has been encroached upon by residential development at Clacton.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office. Crown Copyright Land Use Consultants Licence Number ALD 852368

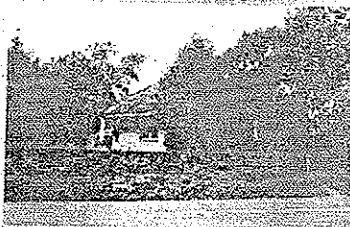
Historically, the valleys were characterised by the absence of built development with villages located on the surrounding Plateaux. Today, settlement remains sparse within the valleys and consists of scattered cottages and isolated farms along minor lanes such as Crow Lane, Thorpe Road and Station Road. These are usually a loose knit group of traditional buildings sheltered by woodland, although more recent infill has resulted in ribbon development containing a variety of housing styles.

BUILT CHARACTER

Rural dwellings are typically positioned on the roadside and are small scale, one and a half or two storey buildings of a simple form with gable ends. Steeply pitched roofs, sometimes with dormer windows, and end chimneys are typical. Materials are predominantly red brick, often semi-clad with timber boarding. Roofs are typically plain clay tile on dwellings or clay pantile on agricultural buildings. There are also a number of newer dwellings scattered along the rural lanes. These are often set back from the road and large in scale, sometimes with imposing gateways. Thorpe Maltings is a landmark building and is located next to Thorpe Station.



Large scale buildings utilise local materials



Scattered cottages of varying styles.

GUIDANCE

The overall strategy should be to maintain the sparse settlement pattern and rural character of the Holland Valley System. Limited built development may be accommodated with care in siting and design in line with the guidance below.

General

- The contrast between the peaceful unsettled valley and the urban edge at Clacton should be maintained. Development should not extend further into the valley system or its setting.
- The sparse, settlement pattern is a key feature. High density or mass produced housing designs would not be appropriate in this rural environment.
- The scattered, settlement with loose knit groups of roadside cottages and isolated farms along minor lanes should be conserved. Infill or incremental development on the edges of settlements would change their 'loose' open character or result in merger of existing discrete areas.
- Landmark buildings, such as Thorpe Maltings, should be conserved and restored. This site presents an opportunity for re-use as an employment site.
- Small workshops could be accommodated in redundant rural buildings providing that associated access roads and parking facilities do not threaten the rural character of the valleys.
- New built development should be accessed from existing roads. The narrow rural lanes should be conserved - widening, kerbing or lighting would result in a more urban character.
- Road crossings of the valley should be small scale and constructed with bridges, rather than embankments, to retain clear visual and physical links along the valley.
- Native deciduous woodland within the valleys should form a backdrop for any built development and any new built development should be accompanied by new native tree planting.

Local References

- Bright coloured bricks or roof tiles are not appropriate in this rural location. Muted red brick and white timber cladding are suitable building materials.

6E RAMSEY VALLEY SYSTEM



Distinctive steep sided valley of Ramsey Creek and its tributaries, extending inland from Harwich.



Wooded pastoral landscape with valley sides supporting small scale pastoral fields divided by thick hedgerows with hedgerow oaks.



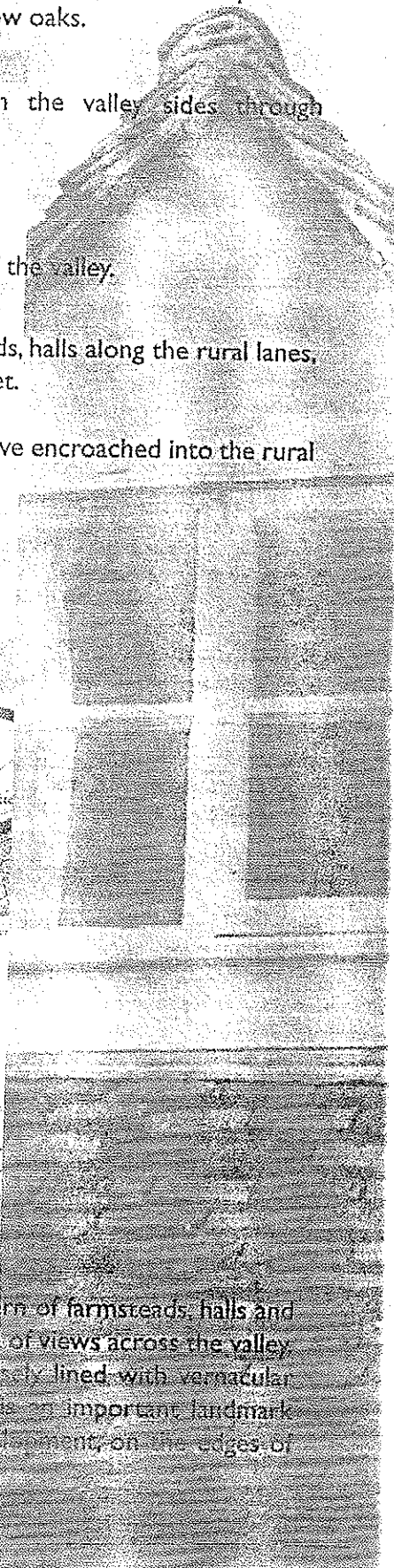
Historic green lanes wind their way down the valley sides through woodland.

Historic river crossing points still survive.

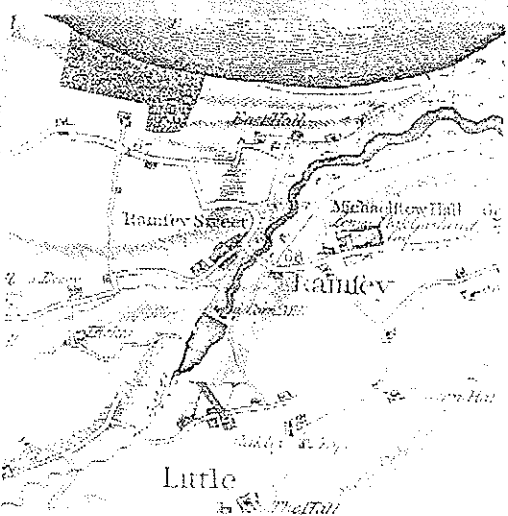
A120(T) follows the contours at the bottom of the valley.

Distinctive pattern of settlement with farmsteads, halls along the rural lanes, plus the small linear settlement of Ramsey Street.

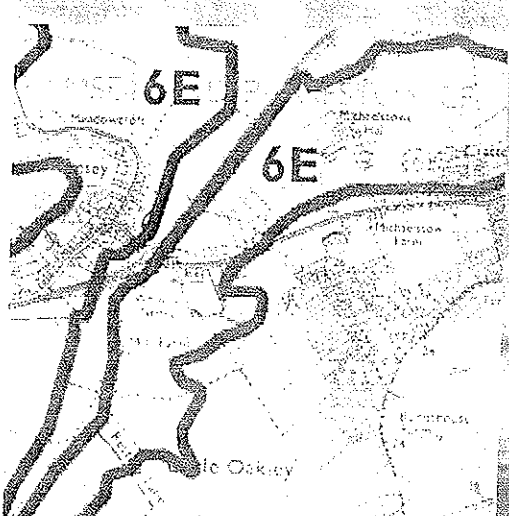
Residential estates and large factory buildings have encroached into the rural valley landscape at Upper Dovercourt.



SETTLEMENT CHARACTER



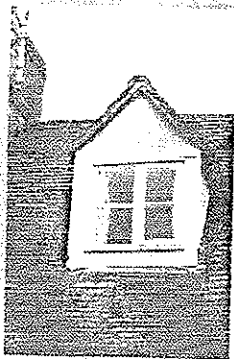
Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

Historically, the valleys have been characterised by a low density scattered pattern of farmsteads, halls and small hamlets along rural lanes. Michaelstow Hall is positioned to take advantage of views across the valley. Ramsey Street is the only settlement within the valley. It is a rural street closely lined with vernacular properties and a prominent windmill, located at the top of the slope, which is an important landmark feature. At the northern end of the valley, dense 20th century suburban development, on the edges of Dovercourt, has expanded down the valley slopes.

BUILT CHARACTER



The scattered farmsteads and halls are typically red brick, sometimes rendered, and often of impressive scale and design. Michaelstowe Hall is a neo-Georgian red brick house re-built on the site of the firmer building. Agricultural buildings are long and low and constructed from red brick and weatherboarding with clay pantile roofs. The rural dwellings of the hamlets and villages are, by contrast, small scale and of a simple form with gable ends. Ramsey Street illustrates a particularly tight settlement pattern with buildings facing directly onto a narrow lane. The buildings that line the street have steeply pitched mansard roofs, often with dormer windows and chimneys that enliven the roofscape. Materials are predominantly red brick, often plastered or semi-clad with timber boarding. Roofs are typically plain clay tile of a muted colour. The 20th century suburban estates do not respond to the local vernacular.



Dormer windows



Mansard roofs

GUIDANCE

The overall strategy should be to maintain the distinct settlement pattern of scattered halls and farmsteads within the context of the rural wooded and pastoral landscape. Limited built development may be accommodated with care in siting and design in line with the guidance below.

General

- The contrast between the peaceful unsettled valley and the urban edge at Upper Dovercourt should be maintained. Development should not extend further into the valley system or its setting.
- The sparse, low density settlement pattern should be conserved. High density or mass produced housing designs would not be appropriate in this rural environment.
- The scattered farmsteads, halls and hamlets is a key feature. Infill or incremental development along the valley lanes would change this 'loose' open character or result in the merger of existing discrete areas.
- Valley settlement is traditionally located at bridging points, close to the valley floor - it should not extend up onto the ridgeline.
- Landmark buildings such as Michaelstow Hall, St. Michael's Church, Thorpe Maltings and the Ramsey windmill should be conserved.
- Small workshops could be accommodated in redundant rural buildings providing that associated access roads and parking facilities do not threaten the rural character of the valleys.
- New built development should be accessed from existing roads. The narrow rural lanes should be conserved - widening, kerbing or lighting would result in a more urban character.
- Road crossings of the valley should be small scale and constructed with bridges, rather than embankments, to retain clear visual and physical links along the valley.
- Native deciduous woodland within the valleys should form a backdrop for any built development. Any new built development should be accompanied by new native tree planting. There are opportunities for screening to limit the impact of the A120(T).

Local References

- Ramsey Street comprises simple buildings with gable ends and steeply pitched roofs which face directly onto the road. Dormer windows and chimney stacks enliven the roofscape

7A BROMLEY HEATHS

Exposed and windswept plateau corresponding to the highest part of the district, with deep loamy soils.



Extensive arable landscape of large productive fields divided by low, gappy hedgerows where hedgerow oaks stand out as silhouettes against the skyline.



Apple orchards around Ardleigh, Elmstead and Frating are sheltered by belts of poplar or fast growing *Leylandii*.

Areas of former heath have been converted to smallholdings or appear as areas of regenerated woodland.

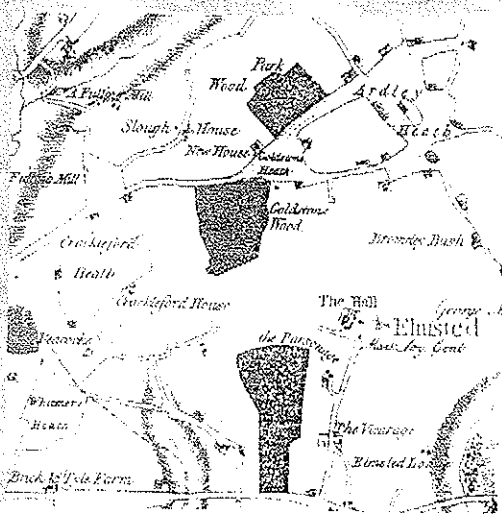


Low density, rural settlement pattern of scattered farms and halls, hamlets, villages and small market towns.

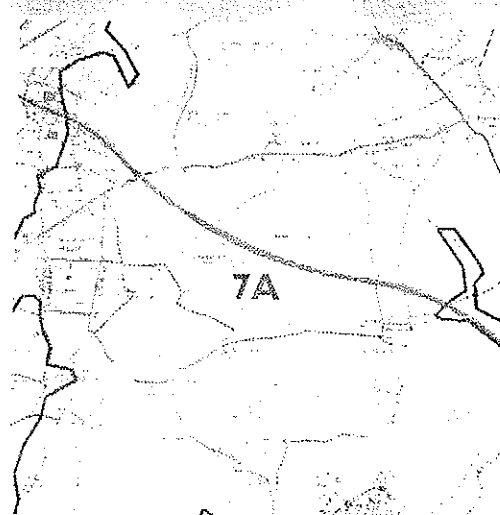
A network of narrow lanes connects the scattered farms and villages and roadside verges often contain gorse and bracken.

Dominating skyscape.

SETTLEMENT CHARACTER



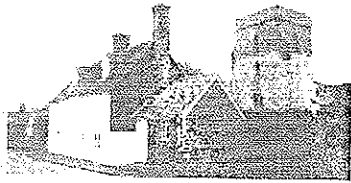
Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

The settlement pattern comprises an ancient pattern of isolated farms, hamlets and villages interspersed with fields. It contains three principal elements. The first type of built form is the rural manorial hall with its church, such as Little Bromley Hall and Elmstead Hall. These manorial halls are agricultural settlements and often have large agricultural outbuildings of local interest. A modern settlement by the same name is often located away from the hall and church. The second type of built development is the rural village, most usually located around a village green or market square, such as Frating Green, Balls Green and Elmstead Market. There is often ribbon development and infilling associated with these settlements resulting in the loss of the historic village green. The third type is recognised as scattered rural settlement around a former heath. As the heaths have been lost, infill has altered the character of these settlements, although they remain rural in character. Examples include Elmstead Heath, Bradfield Heath and Crockleford Heath.

BUILT CHARACTER

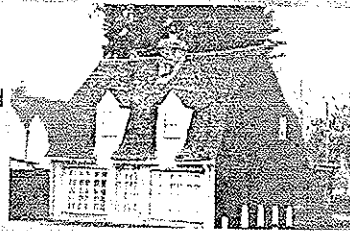


The churches, many of which date back to the 12-14th centuries, are the oldest built elements and are constructed from flint, ashlar stone, timber and brick. The adjacent manor halls are often elegant villas, re-built on the site of the original building, and are a variety of grand design and style. Red brick and clay tile are locally sourced materials. The agricultural outbuildings are typically red brick and black clapboard with red clay tile roofs. They are long and low and of a simple design, their roofs highly visible in the landscape.

The rural hamlets and villages contain cottages, typically a simple design, one and half storeys and with dormer windows. They are usually plastered and painted in white or pastel shades. The roofs are typically clay tiled, double pitched and sometimes mansard. Dwellings are predominantly gabled and these gable ends are sometimes weatherboarded. The roofs are typically clay tile.



Weatherboarded barns.



Dormer windows and Mansard roofs.

GUIDANCE

The Bromley Heaths has maintained an ancient rural settlement pattern, despite some recent new development. The strategy should be to conserve this distinct pattern of rural settlement and ensure that this provides the framework for any new development. The northern plateau edges are particularly sensitive to development that would be visible from and intrude on the setting of the Suffolk Coast and Heaths AONB.

General

- The large scale open landscape means that particular care must be taken in siting and design. Any new development, even of single farm buildings has the potential to be highly visible over long distances.
- Plateau edges form highly visible skylines and are particularly sensitive to built development.
- Maintain the historic dispersed settlement pattern of hamlets, scattered farmsteads and distinct villages. Further incremental linear development along roads would disrupt this pattern. The identity of individual villages should be maintained.
- The isolated halls and churches located separately from their village are a special historic feature. The rural setting of these buildings should be conserved - they should not be integrated within extensions of adjacent settlements.
- The church towers frequently form prominent landmark features within this open landscape and views to these features should be conserved.
- Care should be taken in the siting of communication masts or other vertical elements - isolated elements may act as landmark features but several can lead to a cluttered skyline.
- New buildings should be constructed in such a way that they blend with the landscape in scale, colour and design. In this very large scale, open landscape it would be inappropriate to try to hide a new building behind earth bunds or vegetation.
- Areas of new residential development should generally be closely related to existing settlements - there may be opportunities to restore or re-create village greens as a focus for development.
- The loose pattern of settlement around former areas of heathland/commons should be maintained. Infill and extensions would create a different compact character.
- New employment sites must be well located in relation to existing settlements. Redundant agricultural buildings may offer opportunities for re use as employment sites.
- Opportunities exist for innovative architecture provided it fits with the scale of the landscape, responds to local landform and utilise local materials.

Local References

- Sympathetic roof design and materials is critical to the character of agricultural buildings.
- Local features of interest, such as louvred panels, can add detail to farm buildings.

7B ST OSYTH / GREAT BENTLEY HEATHS



Southern extension of the *Bromley Heaths* encompassing Great Bentley and Osyth.

Highly productive open plateau of arable fields divided by low, gappy hedgerows with occasional hedgerow oaks.



Ancient woodlands form backdrop to views and are typically sweet chestnut coppice with oak standards.

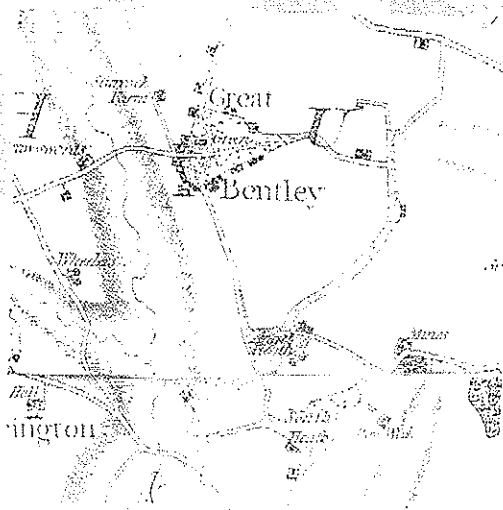
Sandy nature of the soil is visible in the hedgerows and roadside verges which often contain gorse and bracken.



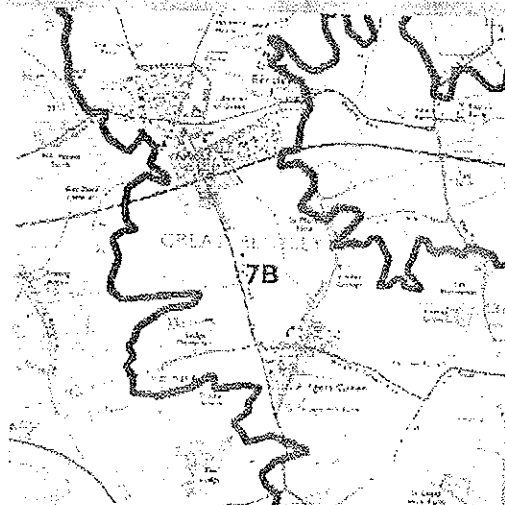
Traditional rural settlement pattern of scattered farmsteads, hamlets and villages, the villages traditionally focussed around a village green, heath or common, but including more recent linear development.

Network of narrow lanes connects the scattered farms and villages, some with important roadside trees or verges.

SETTLEMENT CHARACTER



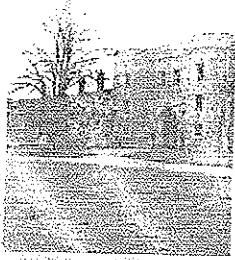
Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

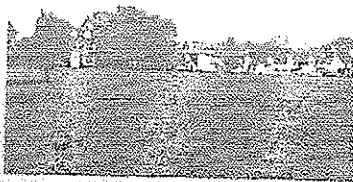
The settlement pattern is an ancient pattern of isolated farms, hamlets and villages. Scattered farmsteads are often large and have extensive outbuildings. The rural villages are usually set around a village green. Great Bentley is reputed to have the largest village green in England, but Aingers Green has lost its historic village green as a result of housing infill. St Osyth would have been the earliest settlement in this area, possibly dating back to the 8th century. It is essentially a small medieval town associated with the powerful Priory of St Osyth. The medieval village was probably clustered around a village green which then developed into a market place. The former market place has since been mostly infilled by buildings. St Osyth Heath, by contrast, is a rural hamlet of scattered rural settlement on a former isolated heath. A similar pattern of development is evident at Row Heath and South Heath. More modern development has extended some villages and there are in addition more recent bungalow developments along the rural lanes.

BUILT CHARACTER



St Osyth's Priory is probably the oldest building in the area with some parts dating back to the early 12th century. The lack of building stone in this part of Essex means that the Priory buildings have mostly been built in brick. It has an impressive 15th century gatehouse exhibiting a good example of Essex 'flushwork', which uses split flints to infill the freestone decoration. The gatehouse is set back from the road behind 'The Bury', an historic village green. The churches, many of which date back to the 12-14th centuries, are the next oldest built elements and are constructed from flint, ashlar stone, timber and brick. The rural farmsteads are often constructed from red brick and ornate in their design. The agricultural outbuildings are typically red brick and black clapboard with red clay tile roofs. They are long and low and of a simple design, their roofs highly visible in the landscape.

The rural hamlets and villages contain cottages, typically of a simple design and set directly onto the street. They are often plastered and painted or clad in weatherboard. The roofs are typically steeply pitched and traditionally clay tiled and the roofscape is enlivened by dormer windows and chimneys.



Settlement around village greens.



Colour render is typical.

GUIDANCE

The St Osyth/Great Bentley Heaths has maintained an ancient rural settlement pattern of scattered farmsteads with distinct villages set around greens, and loose scattered development on areas of former heath. The strategy should be to conserve this distinct settlement character. This pattern should provide the framework for accommodating any further development. The plateau edges are particularly sensitive to development.

General

- The large scale open landscape means that particular care must be taken in the siting and design. Any new development, even of single farm buildings has the potential to be highly visible over long distances.
- The plateau edges frequently form a skyline. Any built development in these locations could be highly visible.
- Maintain the historic dispersed settlement pattern of hamlets, scattered farmsteads and distinct rural villages. Further incremental linear development along roads would disrupt this pattern. The identity of individual villages should be maintained.
- Church towers frequently form prominent landmark features within this open landscape and views to these features should be conserved.
- Care should be taken in the siting of communication masts or other vertical elements - isolated elements may act as landmark features but several can lead to a cluttered skyline.
- New buildings should be constructed in such a way that they blend with the landscape in scale, colour and design. In this area the presence of large blocks of native woodland suggests that new woodland creation may be appropriate to help integrate buildings into the landscape.
- Areas of new residential development should generally be closely related to existing settlements - there may be opportunities to restore or re-create village greens as a focus for development.
- The loose pattern of settlement around village greens or former areas of heathland, such as at St. Osyth should be maintained. Infill and extensions would create a different compact character.
- New employment sites must be well located in relation to existing settlements. Redundant agricultural buildings may offer opportunities for re use as employment sites.
- Opportunities exist for innovative architecture provided it fits with the scale of the landscape, responds to local landform and utilises local materials.

Local References

- Plastered and pastel painted finishes and weatherboard are particularly characteristic in the coastal locations.
- Roofs are typically steeply pitched and finished in clay effect tiles of muted colours. Simple dormer windows and chimneys add vernacular interest to the roofscape.
- Roofs of agricultural barns and other low buildings are critical to their appearance.
- Features of interest, such as louvred panels, can add detail to farm buildings.

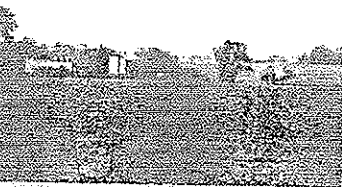
8A TENDRING AND WIX CLAY PLATEAU



Gently undulating rural agricultural plateau in the north-east of Tendring underlain by London Clay.



Remote rural arable landscape of large scale, geometric fields divided by low, gappy hedgerows with occasional hedgerow trees.



Small remnants of ancient woodlands have a neglected coppice with standards structure.

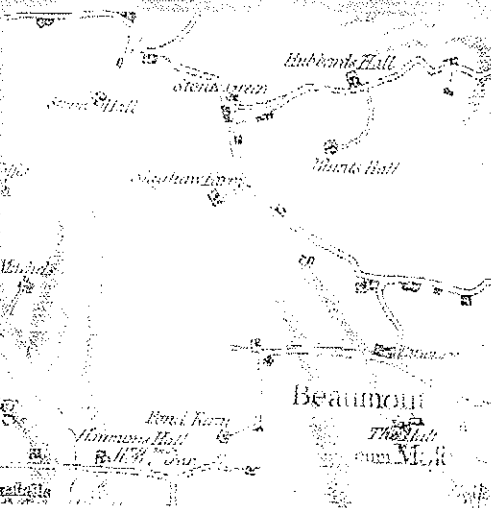
Ancient settlement pattern of scattered farmsteads and villages.

Villages are typically focussed around greens, although many greens have been infilled by housing.

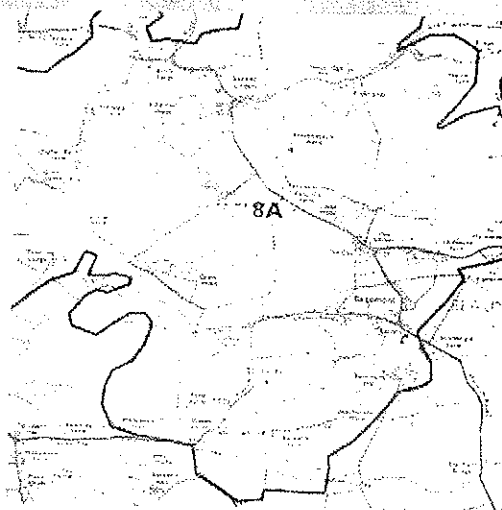
Network of narrow lanes connects the scattered farms and villages.

Views of church towers and spires across the landscape.

SETTLEMENT CHARACTER



Extract from Chapman and Andre 1777



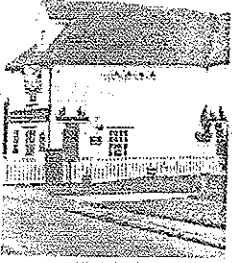
Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368



The settlement pattern is essentially an ancient pattern of isolated farms, hamlets and villages. The scattered halls are typically large, ornate country houses which have been remodelled on the sites of former manorial halls. Farmsteads are often large and have extensive outbuildings. Also characteristic of this area are rural village streets where a number of cottages line a short stretch of road, sometimes just on one side of the street with views out over the landscape. Examples include Tendring, Beaumont and Wrabness. Village greens are also a feature of the area and would have formed a focus for the villages of Tendring Green, Stones Green and Goose Green. Many of these greens have subsequently been infilled by housing or have been eliminated by road widening, although they have retained their names. Wix is the largest village in the character area, developing from a crossing of two roads at 'Wick's Cross' close to the medieval monastic settlement of Wix Abbey.

BUILT CHARACTER

Beaumont Hall is a characteristic example of Essex brick architecture of the mid 17th century and Roydon Hall exhibits 16th century features including turrets and pinnacles associated with the west gable. These manorial halls are agricultural settlements and often have large agricultural outbuildings of local interest which incorporate red brick, black clapboard with red clay tile roofs in their design. They tend to be long and low lying and sometimes exhibit diverse roof structures including half-hipped designs. The rural village streets and villages contain cottages, typically of a simple design and set directly onto the street. They are often plastered and painted light colours or clad in weatherboard. The roofs are typically steeply pitched and traditionally clay tiled. The roofscape is enlivened by dormer windows and chimneys. In addition the area contains some more recent development as infill on village greens, or scattered at low density along rural lanes.



Village greens have been left.



Rural business parks.

GUIDANCE

This area has maintained a rural settlement pattern. The landscape strategy should be to conserve the low density, rural settlement pattern characterised by manor halls, hamlets and village greens and ensure that this provides the framework for any new development. The plateau edges are particularly sensitive to development.

General

- Maintain the low density, dispersed settlement pattern of hamlets, villages and scattered farmsteads and the identity of individual villages. Incremental linear development along roads would disrupt this pattern.
- The plateau edges form a skyline e.g. to the Stour Estuary/Hamford Water. Any development in this location has the potential to be highly visible.
- The rural village streets often have houses on one side of the street only, for example Goose Green and Wrabness. If the other side of the street were to be developed, this would alter the character of the street and obstruct open views across the landscape.
- Visual impact and the effects of light pollution on night skies are important consideration in this rural area.
- High density or mass produced housing designs would be unsuitable in this rural environment, but there may be opportunities for small scale developments of well deigned village streets. Properties should be simple in design and set directly onto the street.
- The scattered woodland resource suggests that new native planting should be considered in relation to any development.
- Existing key views and landmark buildings should be identified and respected by any new proposed development scheme within/adjacent to the existing settlements.
- The character of the rural historic lanes should be conserved. Road widening, kerbing, lighting etc. will produce a more urban character.

Local References

- Plastered and light painted finishes and weatherboard are suitable in the hamlets and villages.
- Roofs are typically steeply pitched and tiled in clay effect tiles of muted colours. Simple dormer windows and chimneys help to enliven the roofscape.
- Roofs of agricultural barns and other low buildings are critical to the appearance of that building.

8B CLACTON AND THE SOKENS

Gently undulating agricultural plateau, drained by the *Holland Brook Valley System*, in the south-east of Tendring.



Underlain by a solid geology of London Clay which gives rise to slowly permeable, seasonally waterlogged clayey soils and standing water.

Low, gappy hedgerows with occasional hedgerow trees divide arable fields.



Remnants of ancient oak and sweet chestnut coppice woodland, including Weeleyhall Wood, one of the finest woods within the district.

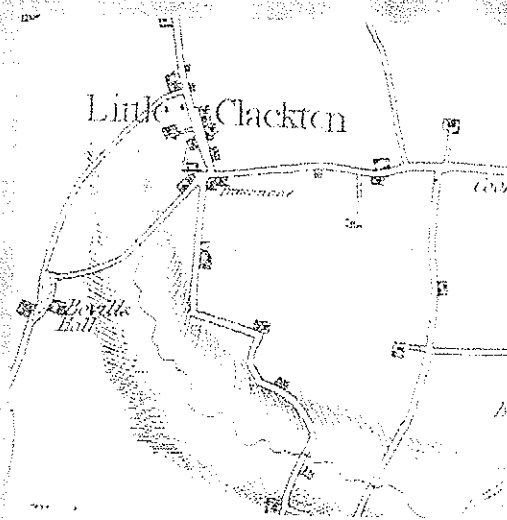
Good access provided by the A133, B1033 and B1441 which form a backbone for the ribbon development that dominates the areas around Clacton and Frinton.



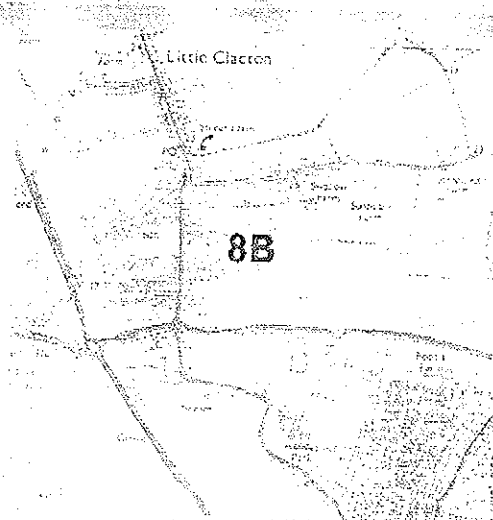
Urban fringe character enhanced by presence of nurseries, caravan parks, paddocks, holiday parks and industrial estates on the edges of Clacton and Frinton.

Thorpe-le-Soken is a rural settlement, important in medieval times, and has a wealth of historic buildings.

SETTLEMENT CHARACTER



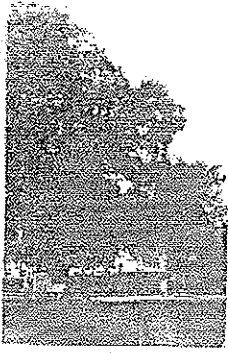
Extract from Chapman and Andre 1777



Reproduced from Ordnance Survey 1:25 000 scale raster map with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright Land Use Consultants Licence Number ALD 852368

This area is densely settled as a result of the popularity of seaside resorts of Clacton and Frinton during the early and mid 19th century and the good access provided by the A133, B1033 and B1441. The roads form the backbone for development today and the original village centres are often hidden within built development, for example Great Clacton. Ribbon development along the B1441 has almost joined the settlements of Great Clacton, Little Clacton and Weeley while ribbon development along the B1033 has merged Frinton with Kirby Cross. The landscape has a distinct urban fringe character with large scale modern residential estates on the edges of Clacton, Frinton and Walton as well as nurseries, caravan parks, paddocks, holiday parks and industrial estates. Despite the recent development, there are still signs of the historic settlement pattern, for example at Great Holland.

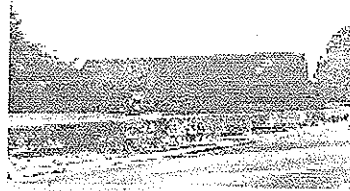
BUILT CHARACTER



The Saxon settlements of the Bovills and the Engaines (Gidea Hall and Bovill's Hall) stand in close proximity on the ancient road to Little Clacton. These, and other manorial halls in the area, are agricultural settlements and often have large agricultural outbuildings of local interest which incorporate red brick, black clapboard with red clay tile roofs in their design. They tend to be long and low lying and simple in design. The rural villages contain cottages and larger houses, set directly onto the street. They are often plastered and painted light colours or partially clad in weatherboard. The roofs are typically steeply pitched, sometimes mansard, and traditionally clay tiled. The roofscape is enlivened by dormer windows and chimneys. These older properties are often surrounded by inter-war and post-war development, either as ribbon development or in large residential estates, where mass produced materials bear little relation to local character. Thorpe-le-Soken was an important settlement in medieval times and has a wealth of historic buildings.



Vernacular architecture.



Agricultural buildings are long and low.

GUIDANCE

This area has been densely settled and the underlying rural character eroded by modern suburbs and linear development. The strategy should be to conserve the low density settlement pattern in rural areas, maintain the distinctive identity of individual settlements, and enhance the character of the urban fringe. There may be some opportunity for development adjacent to existing settlements in line with the following guidance:

General

- The strategic gaps between adjacent settlements such as Clacton-on-Sea and Little Clacton, Kirby-le-Soken and Frinton, and Great Holland and Kirby Cross are important to maintain their individual identities.
- Native planting proposals should form an integral part of any development proposal to help integrate the buildings into the landscape. There are considerable opportunities for new woodlands to enhance the character of the urban fringe around Clacton.
- Any development on the urban fringe should seek to enhance landscape character by promoting positive landscape management - it should not result in the severance/neglect of agricultural land.
- The plateau edges frequently form a skyline/setting for low lying areas and are very sensitive to built development.
- The historic settlement pattern included small villages set around greens - this could provide a template for new residential areas.
- Important views should be considered when designing the location and layout of new built development - these include views to and from the rural, agricultural hinterland and views to important landmarks.
- Employment sites should be well located in relation to existing settlements. Redundant agricultural buildings may provide an opportunity for re use to accommodate new business and employment sites.

Local References

- Red brick, coloured plaster and weatherboard (black or white) form the finished face of residential dwellings. Weatherboarding is common on agricultural buildings.
- Roofs are typically steeply pitched and tiled in clay effect tiles of muted colours. Simple dormer windows and chimneys help to enliven the roofscape.
- Roofs of agricultural barns and other large, low buildings are critical to the appearance of the building.



Regeneration, Planning and Community Services

Council Offices, Weeley, Clacton-on-Sea, Essex CO16 9AJ
Tel: 01255 256148 Fax: 01255 256114 Website: www.tendringdc.gov.uk