



Kelvedon

Neighbourhood Plan

Regulation 14 Submission

NEIGHBOURHOOD

PLAN

Volume 2

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Neighbourhood Plan Contents Volume 2

APPENDIX A - DEVELOPMENT BRIEFS..... 3

APPENDIX B - STATEMENT OF COMMUNITY CONSULTATION 3

APPENDIX C - LOCAL GREEN SPACES..... 4

APPENDIX D - DESIGN GUIDE.....14

APPENDIX E - BUILT CHARACTER ASSESSMENT.....20

APPENDIX F - KELVEDON HERITAGE PLAN29

APPENDIX G - KEY VIEWS METHODOLOGY AND ASSESSMENT30





APPENDIX A - DEVELOPMENT BRIEFS

A Development Brief shall include all relevant information needed to facilitate an informed and effective consultation, including but not limited to:

- A site map showing the site's location and its context within its immediate neighbourhood – including any areas of Local Green Space, flood zones, the location of any SSSIs, SPAs, SACs LNR, LWSs and Listed Buildings, Local Heritage Assets, landmark buildings or Key Views
- An illustrative layout that shows how the proposed development could be accommodated on the site
- Density, mass and height of buildings
- Mix of dwelling types and tenure
- Design style and guidelines
- Proposed Improvements to infrastructure, community benefits and facilities to be provided, subject to S106/CIL agreements
- Access, parking, cycle and pedestrian ways and any required traffic congestion and parking assessments.
- Landscaping and publicly accessible open spaces
- The location of trees and an accompanying arboriculturalist's report shall be submitted detailing any that may be affected by the development and proposals to mitigate.
- An assessment of the sites water bodies, including all ditches, streams and rivers and seasonally local areas of flooding and proposals for SUDS.
- Phase 1 Habitat Surveys shall be complete and have been undertaken at species appropriate times of the year. The master plan shall show how it has taken account of the ecological requirements of the site including mitigation measures as required
- Indicative timing and phasing of the proposed development

- An analysis of how the development proposals comply with the whole policy framework including the Neighbourhood Plan

APPENDIX B - STATEMENT OF COMMUNITY CONSULTATION

An underlying principle in this Neighbourhood Plan is the active involvement of local people in ongoing consultations of important planning issues. Many of the policies expressly call for community involvement designed to understand local views about development proposals before planning applications are submitted.

Where a policy in this Plan includes a requirement for a Statement of Community Consultation to accompany a planning application, this must as a minimum, include the following:

1. An explanation of how a broad cross-section of local people, both in the immediate area likely to be affected by the development proposals and in the wider neighbourhood, were consulted on the development proposals in a timely fashion.
2. The means used to involve and engage with local people in consultation, using a range of ways in which input and comments could be provided. For example, a variety of publicity and the opportunity to provide web-based comments as well as attending events in person.
3. A record of the views expressed by local people and the Parish Council.
4. An explanation of how the proposals being submitted following this Consultation have addressed the views of and any issues or concerns raised by local people and the Parish Council.



APPENDIX C - LOCAL GREEN SPACES

ASSESSMENT OF LOCAL GREEN SPACES IN KELVEDON PARISH

1. INTRODUCTION

Kelvedon Parish Council has set out to identify important areas of Local Green Space across the parish. These are areas that hold a particular importance to the community, which if designated in the Kelvedon Neighbourhood Plan would be protected from inappropriate development.

The Braintree District Council Local Plan (BDC LP) already identifies some open space as either formal or informal 'Open Space' as well as two areas of Visually Important Spaces. A designation as a Local Green Space was introduced by the Government in 2012. The designation focusses on protecting areas which hold a particular significance to the local community. Planning Practice Guidance makes it clear that this designation should be consistent with the strategic aims of the local plan and should not be a means of preventing the wider development needs of the district.

The Kelvedon Neighbourhood Plan Steering Group has prepared this assessment to create a consistent and transparent methodology for evaluating potential Local Green Space. It forms part of the Evidence Base which has informed the production of the Neighbourhood Plan.

In order to qualify as a Local Green Space sites must pass five tests which this assessment sets out. It also demonstrates how each of the sites identified in the Kelvedon Neighbourhood Plan satisfies these tests.

2. POLICY BACKGROUND

National Planning Policy

In March 2012, the Government, through the National Planning Policy Framework (NPPF), introduced a new Local Green Space designation.

NPPF paragraph 76 allows Neighbourhood Plans and local communities, to identify areas of Local Green Space which are important to them and which should be provided special protection. It makes it clear that:

- identifying land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services; and

- Local Green Space should only be designated when a plan is prepared or reviewed and be capable of enduring beyond the end of the plan period.

NPPF §77 makes it clear that the designation will not be appropriate for most green areas or open space and should only be used:

- where the green space is in reasonably close proximity to the community which it serves;

- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

- where the green area concerned is local in character and is not an extensive tract of land.

NPPF paragraph 78 states that Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

Additional guidance on Local Green Space designation is provided in Planning Practice Guidance (PPG) ID: 37 Paragraphs 005-022. Of particular relevance to the Kelvedon Neighbourhood Plan are the following paragraphs.

- Paragraph 007 – 'Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs, and the Local Green Space designation should not be used in a way that undermines this aim of plan making [Reference ID: 37-007-20140306].'

- Paragraph 011 – 'If land is already protected by designation (e.g. AONB, conservation area), then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space [Reference ID: 37-011-20140306].'



Paragraph §013 – ‘Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis [Reference ID: 37-013-20140306].’

- Paragraph 015 – ‘Blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name [Reference ID: 37-015-20140306].’

- Paragraph 019 – ‘A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan [Reference ID: 37-019-20140306].’

- Paragraph 020 – ‘Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners [Reference ID: 37-020-20140306].’

Local Planning Policy

The Braintree District Local Plan (BDC LP) is currently at Inquiry stage. This document, when it’s finally adopted will be the ‘Local Plan’ which is used to determine planning applications in Kelvedon Parish. It sets out the basic rules which new development must follow, as well as allocating certain areas of land for new housing or employment.

BDC LP sets out the principles which should apply to new development in the area. It also establishes a ‘settlement hierarchy’ which steers future windfall development away from the open countryside and towards larger more sustainable settlements.

BDC LP identifies Kelvedon as a Key Service Village due to the range of facilities and transport infrastructure available. It goes on to clarify that although Kelvedon and Feering are two separate parishes that they are

viewed as one for functionality as one provides services for the other however the identities of each are to be preserved.

The Policies Map for the BDC LP shows the location of development boundaries for each settlement (BDC LPP 1), Conservation Areas (BDC LPP 60), and Provision for Open Space, Sport and Recreation (BDC LPP 53) throughout the parish.

Under the provisions of PPG ID: 37 Paragraph: 007, Local Green Space designation must be consistent with the above policies.

3. CRITERIA FOR ASSESSING LOCAL GREEN SPACES

The Public Open Spaces identified by Braintree District council within the Local Plan are included within the Local Green Spaces list

Wherever feasible, physical boundaries have been used to define Local Green Space. However, where no suitable boundary exists, other features have been used to demarcate the area, such as a line created by extending a neighbouring boundary.

Based on the principles established in the NPPF and PPG, five tests have been devised for identifying Local Green Space across the parish. To qualify for designation, each area should satisfy all five of the tests.

Test 1. Does the site already have planning permission, or has it been allocated for development in the BDC LP?

- The first stage in the assessment will be to review the planning history of each site to ensure that it is not subject to an extant planning permission and that it has not been allocated for development under a local plan.
- The Local Green Space designation will rarely be appropriate where land already has planning permission, or where it has been allocated for development under the local plan.
- An exception to this may be where it can be demonstrated that the Local Green Space designation would be compatible with the planning permission / local plan allocation, or where the planning permission / local plan allocation is no longer capable of being implemented.



Test 2. Is the site reasonably close to the community it serves?

- The NPPF states that to be designated as a Local Green Space, an area should be in reasonably close proximity to the community which it serves. Sites which are isolated from the community will not be considered.
- PPG requires that if public access is a key factor, then the Local Green Space should normally be within easy walking distance of the community served. As a guide, the Parish Council has defined 'easy walking distance' as being within 5 minutes' walking time of the nearest settlement boundary.
- It is recognised that some discretion may be needed depending on the topography of the area, the mobility and size of the community, and the size and function of the Local Green Space itself.

Test 3. Is the site local in character and not an extensive tract of land?

- The NPPF states that the area to be designated should be local in character and not an 'extensive tract' of land. No definition is provided for this term within the Framework. Oxford Dictionaries define 'extensive' as 'covering or affecting a large area'; and 'tract' as 'an area of land, typically a large one'.
- Whilst there is no absolute size threshold proposed for an area of Local Green Space, the Parish Council considers that any site of more than 13 hectares (which equates to 1% of the Neighbourhood Plan Area) might reasonably be interpreted as an 'extensive tract' within the parish context.
- PPG states that 'blanket' designation of open countryside adjacent to settlements is not appropriate. No definition is provided for the term within the guidance. Oxford Dictionaries define 'blanket' as 'covering all cases or instances; total and inclusive'. It would not therefore be appropriate to designate an unbroken belt of countryside adjacent to a settlement as Local Green Space.

Test 4. Is the site capable of enduring beyond the end of the plan period?

- The NPPF makes clear that Local Green Space should be capable of enduring beyond the end of the Neighbourhood Plan period.
- Planning Practice Guidance does not clarify how 'capable of enduring' should be interpreted. However, it can be assumed that the special character

and significance for which an area is designated should not be temporary in nature and should be capable of persisting in the longer term.

Test 5. Is the site demonstrably special to the local community and does it hold a particular local significance?

The designation of Local Green Space must be based on evidence which demonstrates why the area is special to the local community and holds a particular local significance. To pass this test, an area must be of particular local significance in one of the following categories.

- **Beauty** – This relates to the visual attractiveness and aesthetic value of the site, and its contribution to the street-scape, landscape, character or setting of a settlement. To qualify, the site should contribute significantly to local character, for example by defining a sense of place, or by helping to define the physical form of a settlement.
- **Historic significance** – This relates to the historic importance a site holds for the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It could also be because the site holds cultural associations which are of particular significance to the local community. Where the site is already protected by a designation (e.g. AONB), consideration should be given as to whether any additional benefit would result from designation as Local Green Space.
- **Recreational value** – In order to qualify, sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities.
- **Tranquillity** – In order to qualify, sites would need to be viewed by local people as important for the tranquillity they provide, offering a place for reflection and peaceful enjoyment.
- **Richness of wildlife** – A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, be home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals such as mistletoe. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to



whether any additional benefit would result from designation as Local Green Space.

- Other reason – Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.

This assessment is published on Kelvedon Parish Council's website as part of the Neighbourhood Plan Evidence Base, where it can be viewed and commented on by all those taking part in consultations on the Neighbourhood Plan.

The views of parish residents were sort in July 2017 when a provisional list was included in a consultation event concerning draft policies. There was support in favour for the proposed local green spaces.

4. CONSULTATION

The Parish Council will invite all known landowners to make representations about proposals to designate any part of their land as Local Green Space. Wherever land was registered to at the outset of the Regulation 14 consultation period, the landowners have been written to at the address held by the Land Registry.

In the light of responses received from consultees and interested parties, the Parish Council will revise its selection criteria for Local Green Space and review each proposed area according to the updated criteria. The Parish Council will be particularly mindful of the need for designated areas to comply with the requirements of the NPPF, and to adhere to additional guidance set out in PPG.

Table A below provides information about each of the sites identified as Local Green Space in the Kelvedon Parish Neighbourhood Plan. These have each been assessed against the five tests set out above.

5. AREAS IDENTIFIED AS LOCAL GREEN SPACES

The following pages contain the assessment tables for the proposed Local Green Spaces.



Location	LGS1- Stoney Flint Allotments
Current use	Allotment
Existing Designations	BDC Local Plan Allotments
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	Within 100m of Village Development Boundary
Test 3 Extent of area Ha/ % of parish	2.15ha / 0.16%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	The Stoney Flint Allotments are on land leased from the Chelmsford Diocese. An association deals with the day to day running of the site. The allotments are located to the west of the railway crossing on the edge of a rise in the fields with an informal car-park area accessed from Church Hill.



Location	LGS2- Glebe Road Play Space
Current use	Amenity and Local Area of Equipped Play
Existing Designations	None
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	Within the Churchfields Estate
Test 3 Extent of area Ha/ % of parish	0.0945ha / 0.007%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	<p>The space serves the local Churchfields estate providing a local area of equipped play including climbing frame and basketball hoop. The play equipment was installed in 200? and replaced xx.</p> <p>The space is land locked with only pedestrian access to it.</p>





Location	LGS3- Junction of Church Street and Thorne Road
Current use	Amenity Area
Existing Designations	Visually Important Space
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	Within the Churchfields Estate
Test 3 Extent of area Ha/ % of parish	0.88ha / 0.006%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	The place provides an all area of amenity green space to the front of St Marys the Virgin Church.



Location	LGS4- Brockwell Lane
Current use	Amenity Area
Existing Designations	Informal POS
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	Close to PROW 92-14
Test 3 Extent of area Ha/ % of parish	0.1236ha / 0.009%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	An amenity place around which is a collection of bungalows. PROW 92-14 passes alongside it.





Location	LGS5- Scout Hut off St Mary's Road
Current use	Amenity Area associated with use of the Scout Hut
Existing Designations	None
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	Within the centre of the village and close to PROW 92-14
Test 3 Extent of area Ha/ % of parish	0.2136ha / 0.016%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	The Scout Hut and its associated open space is a highly regarded village facility in the centre of the village. During the week numerous sessions are held for Beavers, Cubs, Scouts and Guides and every year it hosts the annual Scout Carnival and fete.



Location	LGS6- Link between Riverside and Brockwell Meadows
Current use	Amenity Area
Existing Designations	None
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	Within the Riverside Estate
Test 3 Extent of area Ha/ % of parish	0.1865ha / 0.014%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	The amenity space provides a link to the Brockwell Meadows to complete a circular walk. The Space includes mature hedgerows and trees and a ditch



Location	LGS7- Teal Way
Current use	Amenity Area
Existing Designations	None
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	Within the Riverside Estate
Test 3 Extent of area Ha/ % of parish	0.10ha / 0.0077%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	A triangular space which provides a small area of amenity at the entrance to Brockwell Meadows LNR. It is surrounded by houses on two sides





Location	LGS8 Heron Road-Curlew Close
Current use	Amenity Area
Existing Designations	None
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	Between the Heron Road and Riverside estates
Test 3 Extent of area Ha/ % of parish	0.0563ha / 0.004%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	The space provides a small area of amenity green space that allows local children the opportunity for play. Many people pass through it on their way to and from the station as it provides a lit path at night and an alternative to the PROW 92_14.



Location	LGS9- Kingfisher Way amenity space
Current use	Amenity Area
Existing Designations	None
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	Between the Heron Road
Test 3 Extent of area Ha/ % of parish	0.0521ha / 0.004%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	The space is a landlocked amenity space that has the potential to provide a valuable useful recreational space being located adjacent to a much used footpath (PROW 92-14) and close to the rear access gate to Kelvedon St Mary's School..



Location	LGS10- Swan Street
Current use	Amenity Area
Existing Designations	None
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	On the edge of the river Blackwater
Test 3 Extent of area Ha/ % of parish	0.0140ha / 0.001%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	A highly valued spot on the edge of the river that provides access to the waters edge and enables the community to interact with the wildlife..





Location	LGS11-Trews Gardens
Current use	Amenity Area
Existing Designations	None
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	Within the Trews Gardens estate
Test 3 Extent of area Ha/ % of parish	0.0294ha / 0.002%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	The space provides a small area of amenity green space that allows local children the opportunity for play being some distance from the main Kelvedon Recreation ground.



Location	LGS12- High Street
Current use	Amenity Area
Existing Designations	None
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	On the High Street
Test 3 Extent of area Ha/ % of parish	0.0317ha/ 0.002%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	The area provides a welcome greenspace and includes some mature trees along the otherwise built up High Street. The space is also home to the Village notice board and Village sign and the focus for the Christmas Lights celebration.



Location	LGS13- Church Road
Current use	Informal POS
Existing Designations	None
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	Church Road Estate
Test 3 Extent of area Ha/ % of parish	0.2472ha / 0.019%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	This area of POS consists of grass and a distinctive stand of Scott's Pine trees along its southern edge. Its surrounded on three sides by houses & bungalows and on the fourth by the telephone exchange building. The area allows children to play





Location	LGS14- Greys Orchard
Current use	Wildlife area and tree plantation
Existing Designations	None
Test 1- existing planning permissions or allocation	None
Test 2-distance to edge of development boundary	Close to PROW 92-14
Test 3 Extent of area Ha/ % of parish	0.2472ha / 0.019%
Test 4 capable of enduring plan	Yes
Test 5 demonstrably special/ local significance/ beauty/historic significance/recreational value/ tranquillity/richness of wildlife/other	A privately owned area which has been used for plantation willows adjacent to the river bank. PROW 92-14 passes nearby.





APPENDIX D - DESIGN GUIDE

INTRODUCTION

The Objectives in this chapter and from these, the developed design guide Statements, are to provide guidance and direction to all those involved in the planning, design and development control of sites. They are intended for both house-owners and developers alike, within the Plan area, including BDC's allocated site and any subsequent speculative developments. These statements should also be read in conjunction with BDC's relevant policies, which are listed at the end of the chapter, as well as the recently revised Essex Design Guide and any other technical guidance for such topics as road design and SuDS etc.

As a part of the Kelvedon Community Survey in 2016 we asked for 'any other comments', and together with comments received via consultations with other village groups and at local events it became apparent that the community are concerned that the village could lose its sense of place, its uniqueness, its 'genius loci' as a result of the extent of development being proposed.

There were strong feelings that future development in the village would be of poor quality, inappropriate design, that it would be allowed to 'sprawl', lose its identity to nationwide 'identi-kit' housing designs and that it would lose its village feel.

The objectives and statements are intended to inform rather restrict design; with innovative new designs to be encouraged that reflects and refers to existing details but without being a pastiche.

OBJECTIVE 1:

Development to make a positive contribution towards the distinctive character and form of the Village and to relate well to its surroundings.

Although there are many different areas within the village reflecting the various phases of building, it is the historic core along the High Street that is the most cherished with its variety of house types, sizes and ages. It is not the intention of this Objective to generate a pastiche of this historic core but that new development responds positively to local context, character and form, recognising both positive and negative attributes of these areas to ensure that positives are strengthened and if possible that weaknesses are addressed.

STATEMENTS

- Buildings should reflect the richness of the historic core and other areas; quality of design must ensure that new buildings positively contribute to the character of the village. Designs that do reflect the historical details, must be correctly proportioned and detailed; materials should be appropriate so that the result is of harmony and reflected character rather than an inferior facsimile.
- Applicants are to demonstrate through the Design and Access Statement (DAS) and accompanying documents, how the proposed development complements and enhances the built characters, forms and qualities of Kelvedon. The DAS and accompanying drawings must provide sufficient detail for proposals to be properly understood. The statement must clearly explain how the design of the proposals has been influenced by an assessment of the surrounding built form and character areas of Kelvedon. It is an opportunity for applicants to show their commitment to good quality design and an understanding of the context in which their proposals sit.
- Drawings submitted must include all layouts, roof plans and elevations and at least two long sections illustrating how the site interacts with its neighbours. Additional drawings such as street frontages and street sections, rendered elevations showing the palette of materials and pertinent details should be supplied for proposals affecting listed buildings and the Conservation Area.



OBJECTIVE 2

Development proposals, in particular at the edge of the Village, must maintain a visual connection with the countryside.

The community of Kelvedon feel very strongly that they are a village, and not a town and that in particular they are a village in the countryside. The visual and physical links to the landscape beyond are very important and therefore new development must respect these connections and must be considered in proposals.

STATEMENTS

- The visual impact of new development on the countryside, and on views from the countryside must be enhancing. Where possible open views to the countryside and across existing open spaces must be maintained. An Assessment of views into and out of a development proposal must be included in the DAS together with a statement as to how these views can be enhanced through the design approach. These visual and physical links can be created through the layout, buildings and landscape treatments, in particular how links are to be created at the very edges of development sites. Where there is the opportunity, views should be created along new streets and open spaces to the countryside beyond.
- Policy NE6 Protection of Key Views, details those views that are highly cherished by the community and particular attention must be paid to development within these areas.

OBJECTIVE 3

Achieve high quality public spaces

Kelvedon's greatest asset is its High Street, the historic setting that it gives the village. Residents fear that increases in traffic and the loss of shops will degrade this asset and the sense of community that it fosters.

It is hoped that the proposed remodelling of the A12 will certainly alleviate some of the through traffic and the issues that that brings. This would enable a greater ease of movement from one side of the village to the other as well as encouraging people back to the High Street and allowing it to thrive. It is the objective of Policy HE1 The High Street to achieve this through public realm improvements.

However, new housing development can also provide a high quality public realm which not only helps to integrate new areas of development into the fabric of the village, but leads to greater socialisation and pedestrian movement.

STATEMENTS

- The form and structure of new development must ensure that a sense of place is created. Streets within new developments must be pleasant places to be, encouraging social interaction as well as encompassing the Active Design Principles as set out in the Essex Design Guide republished in 2018.
- In order to encourage the use of sustainable modes of transport, pedestrian and cycle routes through new developments should have equal emphasis for design as for vehicular modes. Pedestrian and cycle networks should feel safe and where segregated routes are unavoidable, these should be alongside the carriageway to ensure good visibility. Secure cycle parking must be provided at key locations such as healthcare and education facilities, as well as formal public open spaces and retail centres
- Quieter streets should be capable of a variety of uses including social interaction and children's play- within 'Homezones' and shared surfaces. To maximise the pedestrian experience and quality of the public realm,



consideration must be given to shared surfaces as an integral element within the design of new residential developments. Cul-de-sacs should be avoided as these reduce the opportunity for social interaction; other means can be used to control vehicular movements.

- A reduced speed of 20mph will be the maximum design speed for new residential developments with less than 10mph for shared surface zones. Traffic calming features as proposed more fully in the Manual for Streets 2007 and the Essex design Guide shall be considered from the outset of the design process. Such features could include

Physical features involving vertical and horizontal deflection.

changes in priority to interrupt the flow of traffic

the dimensions of street widths

reduced forward visibility as a means of reducing speed.

- The selection of street furniture within new development must be comprehensive to ensure a common complementary language throughout. Products must be high quality and durable. Its positioning on the street should be such that it creates a clear corridor for the elderly and visually impaired. Street furniture provides the opportunity for Public Art which can be incorporated into the public realm in so many different ways.
- Paving materials and other treatments must be suitable for the intended usage, able to withstand loadings, thus reducing repairs and replacements.
- Development layouts and the design of the public realm including the selection of street furniture and way marking shall be suitable for the visually and physically impaired including wheelchair and pushchair users. These elements shall be considered from the beginning of the design process. With an aging population, the design of new developments shall be dementia friendly providing legible layouts with a hierarchy of streets, distinctive landmarks for way finding, services and facilities which are accessible to the community with a variety of physical needs. The

public realm shall be comfortable by reducing street clutter but providing opportunities to rest. Surfaces and lighting shall be safe.

- Pedestrian and cycle links must link together potential destinations such as the centre of the Village, school and railway station. Within larger new developments such pedestrian and cycle links could utilise new green open spaces away from distributor roads, giving careful consideration to the visibility of users. Alternatively, dedicated cycle lanes could be incorporated into the distributor roads.
- Within new developments new public spaces should be identified early in the design process to ensure a successful and robust master plan. Ideally these should be linked by pedestrian footpaths to other amenities within the site and beyond. Open green spaces including for play and general amenity should be distributed throughout larger developments as well as providing links to the countryside beyond via green infrastructure. Green infrastructure elements should not be isolated but connected.

OBJECTIVE 4

Incorporate high quality Place Making and Design

The form and structure of new development must ensure that a sense of place is created, demonstrating the highest standards of urban design which respect its context, setting local townscape and landscape character. The historic core of the Village has a rich and diverse palette of house types and materials reflecting the long period of evolution of the village. Whilst new development and especially those of the past 40 years have been designed 'of their time' and reflect the architectural styles prevalent then, in doing so they do not reflect the elements that are held dear – the variety and richness of the High Street frontages.

There is therefore a wide range of styles and materials and juxtapositions for new developments to draw upon, to provide inspiration for new developments to be commensurate with the best of the village



STATEMENTS

- The use of continuous frontages is encouraged wherever appropriate but must be carefully considered to ensure that the street is suitably varied and that in conjunction with heights and street widths, that such an alignment is not oppressive. Perimeter blocks may be used to give a looser structure, particular at the edge of developments closer to open countryside. Here consideration should be given to boundary treatments and landscape features to 'close the gaps'.
- Buildings should be positioned and articulated to overlook and present active façades to semi-private and public spaces and thoroughfares.
- Identifiable landmarks both within new development and beyond to existing external village landmarks should be utilised if possible. The highest standards of urban design with respect to its context, setting, village and landscape character should be clearly identifiable from new development proposals.
- The design of new buildings should draw from and enhance the character form and identity of Kelvedon through high quality bespoke responses which are specific to the site and Kelvedon.
- The design of boundaries between private and public areas must be considered within the design of the house and shown on the submitted plans. Kelvedon's character areas generally have medium sized front gardens either enclosed by privet hedges or they are 'open plan'. Few are enclosed by brick walls or palisade fences. The High Street has a variety of boundary treatments, garden depths or buildings lines to the back of pavement resulting in a varied building line along the High Street.
- Blank flank walls to the public realm should be avoided. Preferably public spaces should be overlooked by habitable rooms. If this is not possible, then such elevations should include windows, feature brickwork or architectural detailing to animate the elevation.
- Key buildings in key locations- gateways, entrances to public spaces and the termination of vistas, should be identified on submitted plans. These buildings should be somehow identifiably different from those adjacent to enable orientation and provide interest to the street-scene.
- Materials within new development must complement the architectural character and qualities of the Kelvedon central core. These include smooth orange-red brick, painted render, exposed timber frame and jetted first floors. There is some horizontal timber cladding in the central core but it is not extensively used, although over recent years and with architectural fashions changing, this has become more prevalent within the village as a whole as a means to clad new build or to change the appearance of renovated properties.
- Design of new buildings must incorporate a varied roofline. Design of new buildings should incorporate roofing materials and patterns that complement Kelvedon's historic central core.
- The scale and massing of all new buildings must be informed by and sensitive to local topography, the surrounding landscape character, adjacent townscape and the wider setting of the development to the village. The requirements associated with protecting the key components of Key Views identified by Policy NE6 shall be shown to have been carefully considered and appropriate design solutions proposed.
- The residential density of new development must be informed by and sensitive to local character as well as site specifics.
- New development is to include the 'forgotten elements' of refuse and storage, meter boxes, flues and ventilation ducts, guttering and rainwater down pipes from the start of the design process. Such storage solutions are to be in accordance with the character of Kelvedon and not be allowed to dominate the public realm or semi-private spaces. Meter boxes, flues and ventilation ducts should be considered so as to respond to the buildings materials, and be as unobtrusive as possible.



OBJECTIVE 5

Incorporate the principles of Sustainable Design

With the ever increasing pressures on natural resources and improvements in technology, consideration to sustainable methods of construction, the handling of excess water and waste and digital technology should be considered early in the design stage.

With an aging population the need for fuel efficient homes is more apparent than ever before. Improvements in sustainable modes of transport from electric cars and car share schemes to the encouragement of cycling support such intentions for sustainability design.

STATEMENTS

- New houses should be built to a BRE Home Quality Mark of 4 Stars- 'Excellent' or above
- The design of new development must reflect the increasing importance of sustainable design including grey water recovery and recycling within new buildings to comply with Building Regulations Part G 36 2b which states that the potential consumption of water per day per person to be 110 litres. In addition, as far as possible with regard to ground conditions, a fully integrated SUDS system including rainwater gardens, swales and flood attenuation ponds are to be included. Flood attenuation ponds are also to provide a valuable year-round aquatic habitat as well as being positive landscape features integrated into the public open space system; they should not be green, over engineered 'quarries'. Parking areas, both public and private, should be constructed of permeable surfaces.
- New developments, in particular those including bungalows but also those with houses and flats shall comply with Building Regulation M4 (2) for accessibility arrangements. Those units intended for shared ownership shall comply with M4(3) for wheelchair users.

OBJECTIVE 6

Discreet Parking Management

Car ownership has increased exponentially and such pressures to accommodate them can lead to conflicts. The lack of space at the Railway station car park and the expense of paid parking has led to an increase of commuter parking on any available road that is not controlled by parking restrictions.

The design of car parking in new developments will have an effect upon the quality of the development. Car parking should not be visually intrusive be that on the street, alongside homes or within car parking courts. Streets should incorporate parking but not at the expense of creating a sense of place. Parking should be safe and convenient.

STATEMENTS

- Car parking is to be designed to be on plot, within garages or carports that are suitably sized and appropriately designed with space for a second or third car on the driveway as appropriate for the size of the dwelling; a minimum of one car parking space per bedroom. Car parking solutions are not to dominate the street scene and therefore garages and driveways should be suitably set back from the street and should be to the side rather than the front of houses.
- If parking has to be to the front of houses, then ensure that the visual impact of cars is reduced through appropriate soft landscaping between spaces.
- Provision shall be made for the charging of electric cars or other emerging prevalent mode of sustainable transport within new housing developments
- New housing developments must enable Car Sharing through a management company. Car sharing is to be actively promoted and easily accessible to encourage its use.
- Rear parking courts are not prevalent in the Village and therefore such



parking arrangements should be in small groups (to serve no more than 5 units) that are not overly dominate and fit in with the character of the proposed development. Ideally these spaces should be visible from the houses to improve security. If required such areas should be broken up to reduce dominance and the 'void' that they create in layouts.

- On-street parking is to be provided for deliveries and similar short term visitors but to dissuade 'all day' commuter parking through management. Otherwise parking provision is to be arranged as such with the layout of the house so as to encourage homeowners to use it rather than parking cars on roads or blocking footpaths due to narrow road widths.

The BDC Local Plan includes the following policies which have particular regard to proposed developments. In particular, policies:

- LPP 33 Affordable Housing
- LPP 34 Affordable housing in Rural Areas
- LPP 35 Specialist Housing
- LPP 37 Housing Type and Density
- LPP 38 Residential Alterations, Extensions and Outbuildings
- LPP 39 Replacement Dwellings in the Countryside
- LPP40 Rural Workers Dwellings in the Countryside
- LPP42 Conversion of Buildings in Countryside
- LPP 43 Garden Extension
- LPP 44 Sustainable Transport
- LPP 45 Parking Provision
- LPP 49 Broadband
- LPP 50 Built and Historic Environment
- LPP51 Inclusive environment

- LPP 55 Layout and Design of Development
- LPP 56 Conservation Areas
- LPP 67 Natural Environment and Green Infrastructure
- LP 69 Tree Protection
- LPP 71 Landscape Character and Features
- LPP 74 Climate Change
- LPP 75 Energy Efficiency
- LPP77 Renewable Energy within new developments
- LPP 78 Flooding Risk and Surface Water Drainage
- LPP 79 Surface Water Management Plan
- LPP 80 Sustainable Urban Drainage Systems
- LPP 81 External Lighting

There are two area specific policies in the Local Plan that affect the Kelvedon Plan area:

- LPP 4 Kelvedon Park and
- LPP5 Allshot's Farm



APPENDIX E - BUILT CHARACTER ASSESSMENT

SECTION 1

Overview

The analysis of the built form of an area, such as Kelvedon, enables the key physical features and characteristics to be identified and its unique identity, its *genus loci* to be described and understood. The built form character assessment will form apart of the evidence base for the Kelvedon Neighbourhood Plan and support the planning policies and design guide within it.

Local distinctiveness and responding to the character of existing places through new development is an important part of the NPPF. Development shouldn't be a slavish pastiche of the existing, but a complementary response that reinforces local distinctiveness:

‘Poorly designed development proposals are often the result of a lack of understanding of, or in some cases a disregard for, the character, feel and appearance of the local area. Such proposals can fail to conserve or enhance the unique qualities of the local area for which they are proposed and may harm and erode the existing character.

Conversely, good design, that is both visually attractive and functional, stems from having an understanding of the development's setting and the character of the local area. This understanding can help to ensure that new development proposals are of an appropriate design, one that respects and compliments the existing local character’.

‘How to prepare a character assessment to support design policy within a Neighbourhood Plan’ - Planning Aid England

The need for good design is of paramount importance today with the increasing requirements for higher density developments, new modes of living, moving about and changes in society occurring at greater speeds than ever before. It has been widely acknowledged that poor design choices in the recent past have sometimes ignored local characteristics and failed

to protect the local visual amenity resulting in developments that are perhaps considered eye sores today. Therefore it is the intention of this assessment, to be read in conjunction with the Kelvedon Design Guide and the Essex Design Guide, to inform designers, developers and the local planning authority that good quality design should be informed by the area's distinctive characteristics.

The assessment describes how the village has broadly evolved, although there are greater in-depth publications that detail the history of the village, and of course, the details of individual Listed Buildings.

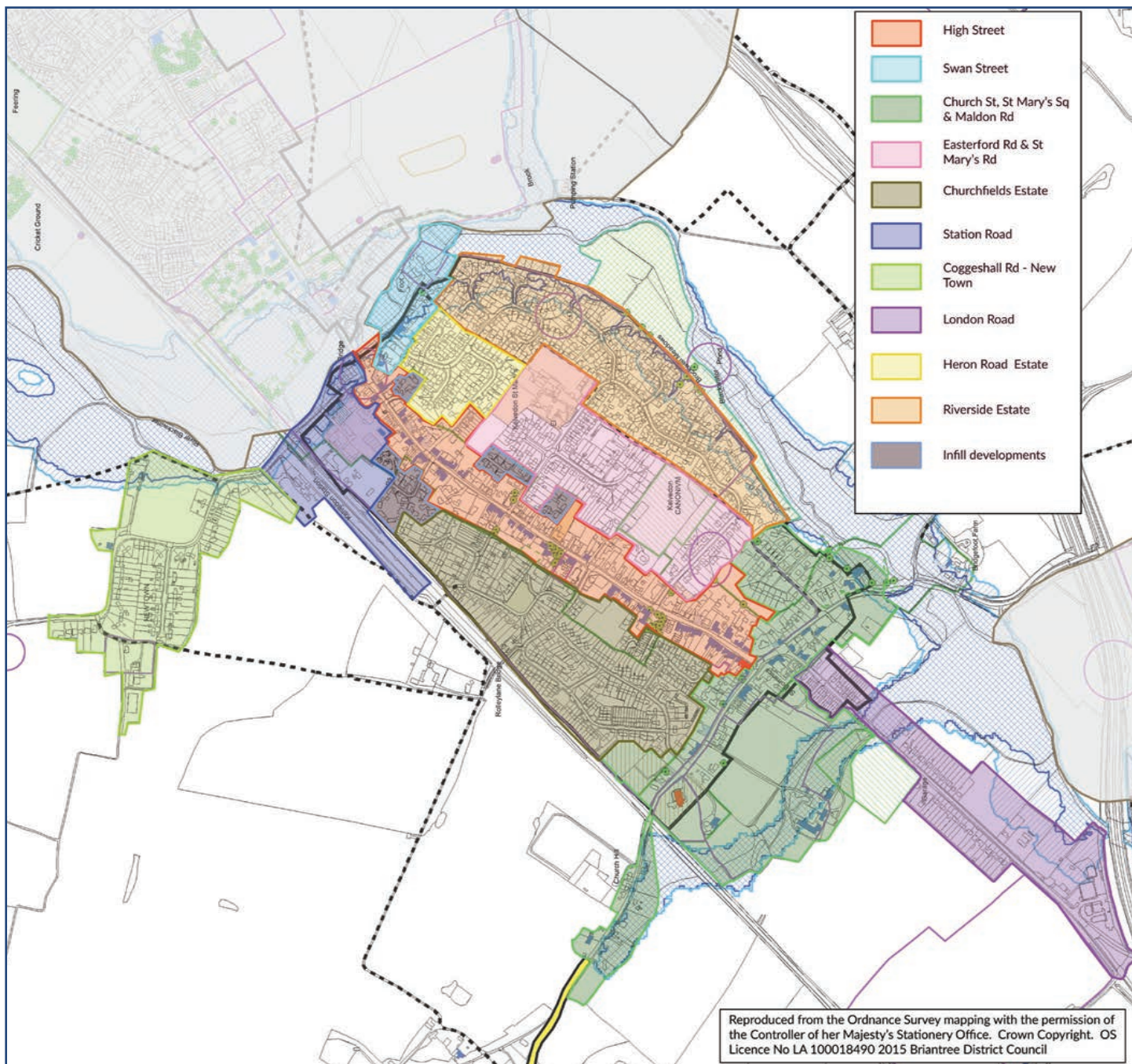
Method

The Study was undertaken in the winter and spring of 2016. Following guidance notes from Planning Aid England to producing Character Assessments a KNP sub group identified using a 1/5,000 at A1 plan of the village envelope, broad areas based upon similar age of buildings, road layout, architectural style, size and type of garden, means of enclosure and parking arrangements.

Once these areas had been broadly identified on the plan, the sub group subsequently visited them to further refine the boundaries between areas and to note the various defining characteristics of each. The group identified eleven character areas which are listed below. These character areas are summarised within Section 2, whilst detailed tables and additional photos for each form a part of the Evidence Base.

The High Street has been identified as one Character Area, being a single road and the acknowledged ‘historic core’ of the village. It is acknowledged that although it does have a multitude of ages and architectural styles along its length which can be well documented, what unites it is the near continuous frontage of built form to the main street which no other character area has. It also forms the majority of the Conservation Area planning designation within the village.

These identified areas are listed in broadly chronological order of the development of the village, reflecting the architectural styles prevalent at the times.



Built Form Character Assessment Map



The areas identified were:

1. High Street
2. Church Road/St Mary's Square/Maldon Road
3. Swan Street
4. Station Road
5. Churchfields
6. St Mary's Rd/Easterford Rd
7. Coggeshall Road
8. London Road
9. Heron Road/Kingfisher Way
10. Riverside Way
11. Infill developments such as Trews Gardens, Bellingham Place, Argyll Court.

SECTION 2

1. High Street

Early development of the village was centred on St Mary's Church, St Mary's Square and the water pump that stood in the centre of the square. At the northern end of the village, a second centre of activity developed around the Pack Bridge and the River Blackwater; a river crossing used since Roman times. This arrangement of the two 'centres' survives to this day.



High Street looking north
from St Mary's Square circa
1880

In time, development has occurred from either end along the High Street to meet in the middle at the now perceived centre of the village around the Co-Op and the Labour Club. The High Street therefore reflects the evolution of the village over the past 800 years. Subsequent development has tended to radiate to the west and east away from the length of the High Street. The majority of this lateral development occurred in the mid to the late 20th century.

The High Street illustrates such a range of built styles, ages, materials and types of building that it is difficult to convey the variety, other than this is typical of such an historic village. Invariably the oldest buildings front directly onto the back edge of the pavement, whilst the youngest; Victorian to mid and late 20th Century buildings, tend to have a front garden. Some of the oldest and largest properties such as Ormond House and Lawn House are set within walled front gardens.



113-117 High St circa 1905



113 High St circa 1980's

Regardless of the buildings that define the space, the cross section of the road from elevation to elevation varies enormously along its length. From the narrowest cross section around the Victorian terraces near the Fish and Chip shop in the north to the wider expanses near the Old Bank and again around St Mary's Square to Elizabeth House. This varying cross section of the street-scape is part of Kelvedon's appeal. This however has led to issues of traffic flow and congestion which has been noted not only on this assessment but also through the comments received as a part of the Village Survey conducted in May 2016. In addition, there are long curves which draw the eye onwards, adding interest and surprise as views open up and change.



The public realm of the High Street; the road and kerbs, pavements, street furniture, incidental spaces and highways signage, are generally in good repair and satisfactory. However, with the input of good quality urban design and the use of appropriate materials, an improved layout of the High Street's public realm could possibly alleviate some of the issues that have been raised whilst creating a sense of place to the three local areas to enhance the setting of businesses and improve the experience for residents and visitors alike.



At the northern end of the High Street, the road falls gently to towards the river and the long view up Feering Hill across the bridge. Here there is an even mix of medieval and Victorian houses. The street widens as it meets Station Road and Swan Street and is overlooked by the Railway Tavern's gable elevation. Adjacent to the river, views across the water meadows from the High Street are curtailed by a range of new terraced houses which are a sensitive development compared to the former reclamation yard that they replaced.

The staggered shop fronts, which replaced the Britannia Inn, on the corner of Station Road now look out of place with their flat projections and roofline compared to the high-pitched roofs and brick work of the adjacent houses. With the broad road section, awkward junctions and poor sight-lines over the bridge and the badly positioned bus stops, the area would benefit from in-depth urban design consideration.



Looking north towards Feering and the bridge over the River Blackwater. Britannia Inn to the left and Bridge House to the right

2. Church Road, St Mary's Square & Maldon Road

These three roads provide the 'east to west cross roads' at the southern end of the village. Church Street dates from the early Saxon times and as one of the oldest streets in Kelvedon contains a variety of houses from across the intervening centuries. Compared to the variable cross section of the adjacent High Street, Church Street is of a more even width, whilst Maldon Rd is



The original Angel PH and former water pump



narrower.

The majority of the houses along Church Road, regardless of age, tend to be close to the road with either short or no front gardens. The larger houses such as the original and current Vicarage houses and Lapwings are the exception being set within large garden plots set back from the road. Other notable houses along this road reflect the various building styles and materials available at the time of development from the imposing Georgian 'The Red House' to the Almshouse cottages and the more recent infill development within the former garden of the Red House.

The road broadens out into St Mary's Square, where the High Street 'dog legs' around the Angel Public House- a well known landmark of the village. To the southside of St Mary's Square the former St Dominic's convent building dominates the elevation with its window detailing, brick and roof line. From the north, this building terminates the view in the High Street. A continuous line of cottages defines the southern edge of the square which coupled with the Templars cottages on the west elevation, St Mary's house and the former Toll house on the east elevation, defines this square very successfully. Due to the sharpness of the bends, the pedestrian pavements around the square are narrow and separated by railings, allowing the road to dominate the space.

To the east side of the St Mary's square, Maldon Road drops down towards the River Blackwater and the Grey Mills water mill (now converted to a series of private residences) and Bridgefoot Farm. Maldon Road is a narrow lane leading to Bridgefoot Bridge, a narrow brick structure downstream of the Mill. The first village school was established by Thomas Aylett in 1632, in what is now the village library and museum with its own car parking area. Adjacent and behind the library is the depot for Foster surfacing contractor; its lorries, tankers and plant machinery have to negotiate the on-street parked cars and the narrow road. Subsequent development around Maldon Road and Brockwell Lane has occurred in the latter half of the 20th Century. The Council developed some bungalows arranged around an open space on Brockwell Lane in 1950's whilst chalet style bungalows were developed in the 1960 and 70's.

3. Swan Street

At the northern end of the village alongside the river, Swan Street follows the river to the Mill at the end. Here there are a collection of medieval and more recent infill houses. These new houses make reference to the medieval ones with jetted first floors, clay tiled roofs and rendered finishes. The cross section of the street is narrow; the buildings define the edge of the street to the southside whilst the river is to the north with barely enough room for two cars to past. The view along the street is one of tranquillity. The area is highly regarded by the community due to the ducks that live there and the views across the river to the restored Pack horse bridge and wildlife open space



Swan Street

The junction with Heron Road is somewhat ambiguous with no white lining to define one road from the other, poor forward sight lines for vehicles especially if cars are parked on the corner of Heron Road. There is a bench that over looks the river but it's difficult to access due to the river bank path and railings. The area would benefit from a review in terms of junction arrangement and layout.

4. Station Road

Station Road and beyond to Coggeshall Road provides the connection between Kelvedon and Coggeshall alongside the River Blackwater. Along Station Road there are a variety of uses both on the road frontage itself and via access points to 'hinterland' at the rear. This area can also be accessed via the High Street although the entire area is not completely permeable as land-ownerships restrict access from one part to another but the area appears as one. There is no public access across the site. There are a number of uses on the site including light industrial, service garages, bus and coach depots, all of



Station Road

which reflect the area's industrial historical connections. Derelict land to the south, close to the Saxon Place, provides ad-hoc car parking for commuters. Other uses are accommodated in a variety of 'crinkly tin' industrial buildings. On the edge of the site is the Quaker Meeting house, a listed building. In the centre are two semi-detached cottages which were associated with the former gas works and are now surrounded by these industrial sheds. The road surfaces are a mixture of loose stone fill, poured concrete and tarmac. Boundary treatments where these exist are metal chain-link or palisade security fencing. A row of terraced Victorian cottages close to the High Street junction is in two lots, broken up by a second hand van garage. These are typical of the period of two up, two down with minimal front garden space which is fenced. The pavement width is very narrow at this point.

Deals garage occupies a large frontage plot closest to the railway station with its show room to the front and its servicing and paint spraying workshop to the rear.

5. Churchfields & 6. St Mary's Road/Easterford Road

The first major form of development beyond the High Street's core occurred on two new roads to the east side of the High Street at St Mary's and Easterford Roads. This consisted of Social Housing undertaken by Braintree District Council between 1934 and 1948. Post War, in 1955, the Churchfields Estate was developed to the west of the High Street, comprising

of Thorne, Glebe, Croft, Church and New roads, and was again undertaken by Braintree District Council for social housing.

The layout of both developments consists of broad sweeping roads, with a building line that is set back from the road behind relatively large front gardens and hedged boundaries. There is no hierarchy to the roads; side roads and closes tend to be the same broad cross section. Street trees and grass verges are not a feature of these developments – there are a few small garden trees that have been planted in front gardens which do provide interest.

The earlier development styles used a mixture of brick, or brick and half height render or all render. The post war Churchfields estate reflects the post war austerity period with the use of PRC forms of construction as well as brick and render. The building forms built either side of the war are however very similar; wide fronted semi detached houses with hipped gables, projecting covered porches and wide windows typical of the 'Council House' style prevalent at the time.

Within both developments are groups of bungalows arranged in clusters. These tend to be semi detached of either brick or rendered and also with hipped roofs. The earlier houses and bungalows tend to have slightly more contrast brick detailing compared to the post war developments.

Car-parking on both developments is provided either alongside the house, some have timber or prefabricated garages, or on the road. Plots also tend to be quite long to allow for allotment gardening. Front gardens are relatively long- 5-7m and many were enclosed by privet hedges – some of which are still in evidence today. Otherwise they tend to be open.



St Mary's Road



Western House, Church Road



The Churchfields estate has undergone further development in the 1970's and 1980's with the building of houses, flats and town houses primarily on Glebe Road. Each of these forms reflects the building styles prevalent at the time. Regeneration work continues into 2017, where certain sub-standard and under developed areas of the Churchfields estate are undergoing redevelopment via Greenfields Housing Association. Once completed in 2020 it will provide 40 replacement dwellings and an additional 24 houses to re-provide for existing families and for new residents.

7. Coggeshall Road- New Town

Beyond the railway viaduct bridge, a ribbon of development along the Coggeshall Road contains a variety of mid to late 20th century individual houses and bungalows associated with the 'New Town' development. These tend to be set back from the road and take advantage of the change in level to be raised above the level of the Coggeshall Road which helps to avoid flooding as the river is still relatively close to the road along this section.



Coggeshall Road, New Town

There are a variety of materials within these individual houses of red brick, render and window detailing. Front gardens tend to be open plan or retained with brick walls due to the steep changes in level at some points. Interspersed with these are social housing bungalows and houses developed by BDC. Further westwards, the 'Newtown' development along the main road and Observer Way consists of mainly semi detached wide fronted social housing of similar architectural detailing to those on the Easterford Road with rendered brick work, large windows, hipped roofs and large front gardens. Due to the nature of this busy road, the majority of the gardens along the road are either fenced or hedged rather than open plan.

8. London Road

London Road is a long straight road following the alignment of the Roman road from the A12 junction to St Mary's Square. Houses are set well back from the road to create a broad avenue. The majority of the houses were built by Braintree District Council as social housing in 1930s in a similar style to those in Easterford Road as semi-detached, wide fronted houses with brick and render details and hipped roofs. Front gardens, with their side access for cars are large and tend to be fenced or hedged. At either end of these 'council houses' are individually designed and built detached villas, representing a variety of styles from the late Victorian/Edwardian houses through to inter-war period and the odd 1960/70's – predominately brick and render detailing. These tend to be in large plots set well back from the road with enclosed front gardens.



London Road

The London Road Garage occupies a plot in the centre of the road with its distinctive corrugated iron workshop. The driveway access to Church Hall Farm leads through the surrounding arable fields to the farmstead. Beyond the church of St Mary's is visible above the trees.

As London Road passes over a tributary to the River Blackwater, it's at this point that the character changes from the large wide fronted 'council houses' to the smaller Victorian terraces. These have been mirrored on the opposite side of the road at The Cloisters. St Mary's House and 'Fabia' in St Mary's Square are clearly visible from the southern end of London Road almost half a mile away and terminate this vista as you approach the village. Prior to the inter war ribbon development of London Road, the view of these buildings and the enclosing nature of the adjacent Toll House would have made an impressive 'entrance' to the village, especially with the sharp left hand turn into St Mary's Square.



9. Heron Road

Development commenced again in earnest in the early 1970's with the Heron Road estate, off of Swan Street. This was the beginning of a period of private house building in the village undertaken by smaller land owners and larger national house builders. The Heron Road estate continued the established layout of broad sweeping roads without hierarchy, deep front gardens and relatively wide frontages. A mixture of detached and semi detached houses, with very wide or floor to ceiling windows are typical of house styles at the time. Developers also introduced new materials with quarter tile hanging and timber cladding. Garages are to the side and tend to be 'pushed back'. Front gardens are still a car's length deep, however they are all 'open plan' due to a restrictive covenant placed on house owners.



Heron Road estate

10. Riverside Way

The 1980's saw the development of the Riverside estate to the east on fields towards the river almost along the entire length of footpath 14. The estate joined up the existing roads of St Mary's-Docwra Road with Easterford Road. New development also extended the existing Heron Road estate towards the new Riverside Estate, although there isn't a direct road link but there is a footpath link. The new 1980's layout was a departure from the previous styles, with narrower roads with more bends and shorter forward sight-lines. The housing density is much greater here than in other parts of the village. The earlier phases closer to Easterford Road and Heron Road tend to have the larger houses in more generous plots whilst those towards the 'centre' of the Riverside estate, typified by Dunlin Court, Widgeon Place and Wagtail Place are much denser and tend to be arranged around mews courtyards and



Riverside Way

shared surfaces. The layout is therefore a significant departure from earlier developments with many more 'cul-de-sacs' and 'mews court' arrangements with shared surfaces.

Houses are closer to the road with either very little or no front garden space. Being so small, front gardens tend to be planted rather than open plan and laid to grass, but still without a fenced formal boundary treatment. Parking tends to be arranged to the side of plots with garages and space for one car on the driveway. Garages tend to be 'pushed back' into rear garden spaces, rather than forward with the front elevation of house.

The architectural style of the Riverside Estate is of detached, narrow fronted houses, rather than wide, with some 'gable-ended' roof lines. In terms of materials there is a dominance of feature render panels, brick and some black timber cladding. Window frames tend to be dark brown rather than white and with much smaller openings. As a layout and building style, it is very typical of the 'Essex Design Guide' that was emerging at the time.



11. Trews Gardens and Infills

Along the High Street, smaller infill developments have occurred such as Ratcliffe Court, Rolley Lane, Trews Gardens, Saxon Place, Bellingham Place and Argyll Court. These tend to be small pockets of development that have occurred in the last few decades of the 20th century.

Due to their close proximity to the High Street and its Conservation area, these new developments tend to reflect the older architectural styles of render, steep roof pitches, jetted first floors, sash windows etc.



Bellingham Place



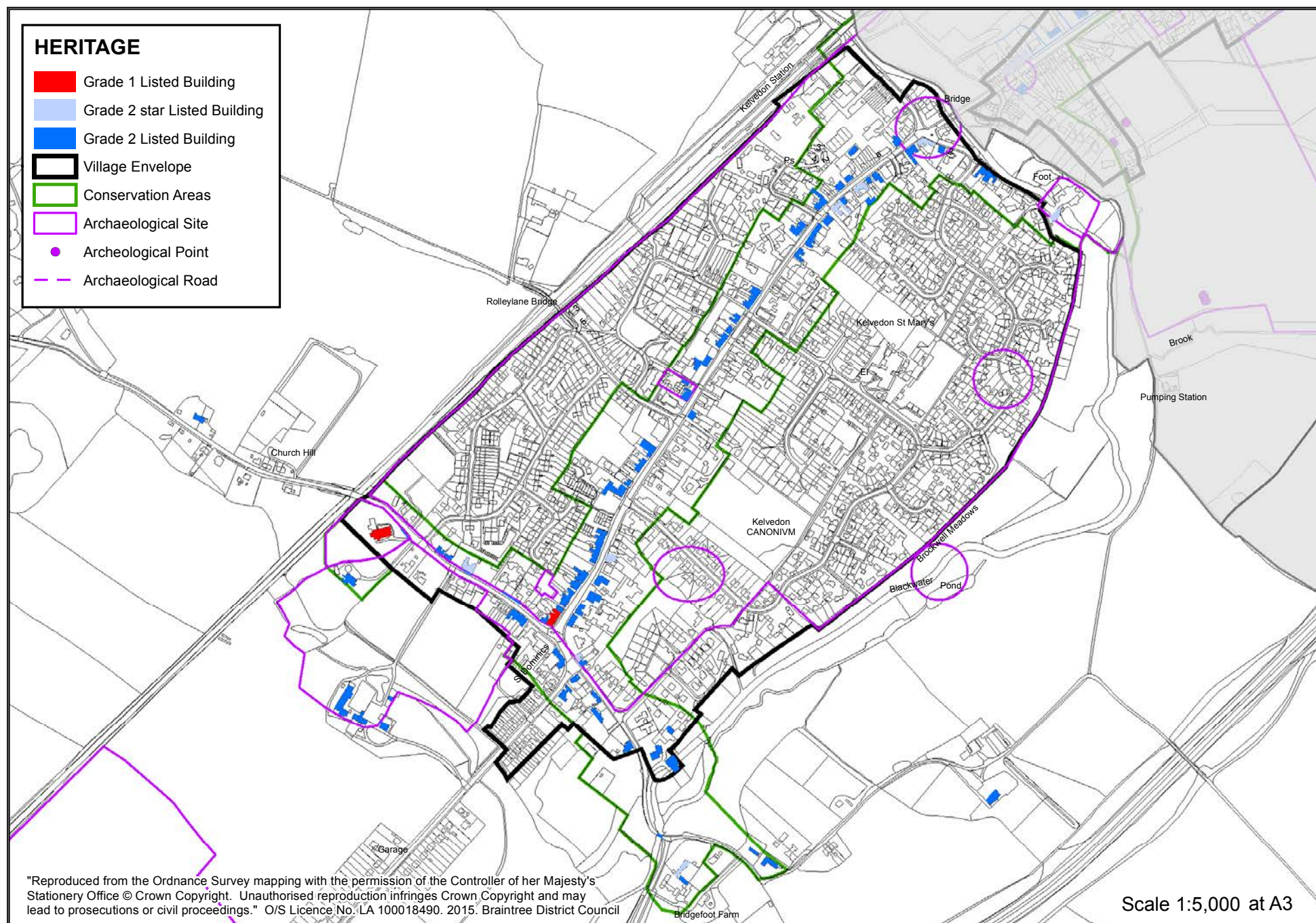
Argyll Court

Key Built Features

Across the village there are some unifying features:

- Red brick and smooth plaster/render are the dominate elevational treatments in the village.
- Roof lines tend to be gabled or full hip
- Although there are Medieval buildings within the village and in particular along the High Street, many of these have been 'resurfaced' with brick or render façades in the late 17th and early 18th century, hiding the original structure beneath.
- The High Street and the historic core of the village is a near continuous frontage of wide Georgian merchant's and gentry houses and smaller cottages of various ages including long sections of mixed terraces.

- Semi detached and detached houses are the most common house type of the late twentieth century.
- Bungalows were built primarily in the 1950's by the local council. Few have been built before or since.
- There are very few purpose built flats - Glebe Road and Weston House (warden supported for the elderly). The former St Mary's Church Hall and the Kings warehouse- Meadow Court, opposite the train station and some other buildings have been converted into one bedroom flats.
- Houses have small to medium front gardens which are either 'open plan' (late 20th century developments) or enclosed by hedges (Mid Century 'Council Houses').
- Off street parking alongside the property is dominate, rather than in mews/garage courts behind. Most properties have access to such parking, however two car households has resulted in on street parking. Those properties that are directly on the High Street have either off street parking if the property is large enough or on-street parking only.
- Most properties are two storey, with occasional dormer attic windows. Most properties do not include a cellar and so entrances are at street level- some older properties on the High Street do contain cellars and so entrances might be elevated by one or two steps.





APPENDIX G - KEY VIEWS METHODOLOGY AND ASSESSMENT

INTRODUCTION

Much of the rural character of Kelvedon village derives from views towards it from the surrounding countryside. In recognising this, Kelvedon Neighbourhood Plan Steering Group (KNPSG) has set out to identify 'Key Views' across the parish which are considered to have local value and importance, and which should be afforded additional protection under the Kelvedon Neighbourhood Plan, following results gained from the Kelvedon Community Survey of 2016.

KNPSG has prepared this assessment to create a consistent and transparent methodology for evaluating potential Key Views. It forms part of the Evidence Base which has informed the production of the Neighbourhood Plan.

It is recognised that the value of a view will always be somewhat in the eye of the beholder. However, every effort has been made throughout this assessment to apply common standards to the evaluation of views in order to minimise subjectivity.

POLICY BACKGROUND

National Planning Policy

The National Planning Policy Framework (NPPF) §17 sets out twelve core land-use planning principles. Four of these have relevance for the purpose of identifying Key Views under the neighbourhood planning framework.

Bullet 1-planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.

Bullet 5 – planning should take account of the different roles and character of different areas... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

Bullet 6 – planning should contribute to conserving and enhancing the natural environment and reducing pollution.

Bullet 10 – planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations

NPPF §109 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

NPPF §183 states that Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications.

NPPF §184 states that Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

NPPF §185 establishes that outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.

Local Planning Policy

The Braintree District Council Local Plan has been submitted to the Planning Inspectorate and a response is awaited. At this stage there is a degree of certainty with regards to the intention and details of the policies. When formally adopted, this will be the 'Local Plan' which will be used to determine planning applications in the District. It sets out the basic rules which new development must follow, as well as allocating certain areas



of land for new housing or employment.

Policy LPP 1 Development Boundaries sets out the principles which should apply to new development in the District. It also establishes a Spatial Hierarchy which steers future windfall development away from the open countryside and towards larger more sustainable settlements, such as the main towns of Braintree Witham and Halstead, the proposed new Garden Communities and the A12-Great Eastern Mainline corridor. It also lists the Key Service Villages, of which Kelvedon with Feering is one such village.

Key Service Villages are defined as villages that serve a wider rural hinterland, with the ability to provide education facilities, primary healthcare, convenience shopping facilities, local employment opportunities and links to public transport and roads to larger towns.

LPP 17 allocates land for up to 300 homes on land to the west of the station, otherwise known as Monks Farm in Kelvedon– predominately aimed at meeting locally identified housing need.

SOURCES OF INFORMATION AND GUIDANCE

This assessment has included a desktop study of the following sources of information and guidance:

- Landscape Institute and the Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment, Third Edition - 'GLVIA3' (2013)
- ECC/BDC Landscape Character Assessment 2006 produced by Chris Blandford Associates
- BDC Settlement Fringe Landscape Capacity Study- Kelvedon November 2007

BDC Kelvedon Settlement Fringes Landscape Area Evaluation June 2015 THE GUIDELINES FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENT

The Guidelines for Landscape and Visual Impact Assessment (Third Edition) published jointly by the Landscape Institute and the Institute of

Environmental Management and Assessment (GLVIA3) advise in paragraph 6.31:

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

Paragraph 6.37 of GLVIA3 further advises

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

LANDSCAPE CHARACTER ASSESSMENTS

The whole of England has been subject to a landscape character assessment which divides the country into 159 distinct National Character Areas (NCAs). Natural England revised the NCA profiles in 2012. Each NCA provides a contextual description of the wider landscape, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Kelvedon Parish falls wholly within NCA 86 South Suffolk and North Essex Clay-land, whose key characteristics are:

- An undulating chalky boulder clay plateau
- Gentle slopes in the lower wider valleys
- Windy watercourses support wet fen-type habitats, grazing marsh and blocks of Cricket Bat willows, poplars and old willow pollards
- Lowland pasture and ancient woodland support the dormouse and a rich diversity of flowering plants on the clay plateau
- Large often ancient hedgerows link woods and copses, forming wooded skylines
- Predominately arable agricultural landscape, some pasture on valley floor,



Irregular field patterns

- Ancient field patterns survive in much of the area
- Roman sites, medieval monasteries and ancient woodlands contribute to archaeology.
- Impressive churches, large barns and substantial country house estates dot the landscape
- Dispersed settlement pattern of scattered farmsteads
- Traditional timber frame with exposed timbers, colour wash render and steeply pitched roofs with peg tiles.
- Winding narrow and sometimes sunken lanes... a strong network of public rights of way.

NCA provides a broad framework for more detailed and localised landscape character assessments. Braintree District Council's Landscape Character Assessment 2006 produced by Chris Blandford Associates (CBA) provides another layer of detail to the NCAs. It places Kelvedon Parish into the River Valley Landscape Types which it describes as:

- V shaped or u-shaped landform which dissects Boulder Clay/Chalky Till plateau
- Main river valley served by several tributaries
- Flat or gently undulating valley floor
- Intimate character places
- Wooded character in places

Kelvedon, on the banks of the River Blackwater, is therefore within Landscape Character Type A9 which is described as:

- Shallow valley with gently sloping sides
- Predominately arable farmland

- Overall strong sense of place and tranquillity away from the main settlements of Braintree, Witham and Maldon and the A120 A12 and the railway line.

The report goes on to detail the Key Planning and Land Management issues for the Type which includes:

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

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

It goes on to suggest Landscape Strategy Objectives to conserve, to seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures. It also suggests landscape planning guidelines for the A9 Landscape Type of:

- Ensure that new built development is in keeping landscape character.
- Conserve and enhance the landscape setting of settlements.
- Enhance the screening of the A12 and the railway line.

And finally, guidelines for land management:

- Conserve and enhance the existing hedgerow pattern and strengthen through planting where appropriate to local landscape character.
- Conserve and manage the ecological structure of hedges and ditches within the character area.
- Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.



In November 2007 CBA published a further study for Braintree 'Settlement Fringes Landscape Capacity Analysis for Kelvedon'. The objectives of this settlement fringes assessment were to:

1. provide a consistent and objective assessment of the sensitivity and capacity of the areas around eight settlements, including Kelvedon and Feering to accommodate new development, and
2. to identify areas where new development could best be accommodated without unacceptable adverse landscape and visual impacts.

The analysis of each identified area was undertaken in terms of Landscape Character, Visual characteristics and Landscape value. The area surrounding both Kelvedon and Feering was divided into four areas of Landscape Settings based upon their characteristics. The extent of these landscape setting areas is broadly the visual extent that the periphery of the villages can be seen from. Areas K1, K2 and K3 cover the areas from the north west-to west, south-west to south and south east around Kelvedon village respectively. (K4 is to the north and north-east of Feering). Following the assessment of the various qualities of the landscape character and visual sensitivity, the areas were also assessed for their landscape Capacity to accept new forms of development. 'These capacity levels are indicators of the likely amount of change in terms of built development, which a particular landscape setting area can accommodate without having unacceptable adverse effects on the character of a landscape, or the ways that it is perceived, and without compromising the values attached to it.'

The study identifies K1 to the northwest of the Village as being of Medium to High landscape character sensitivity to development as it provides a strong contribution to the setting of the village with its strong rural character. Visually, the area is also of Medium to High visual sensitivity due to the open nature of views within the area and intervisibility with the upper north facing slopes, particularly to the northern parts. Whilst closer to the village there is reduced visual sensitivity due to the railway line and its associated pylons and movement. The area has a landscape capacity of Low to Medium

Study area K2 lies to the west and south-west of Kelvedon. The study defines the area as being of high landscape character sensitivity due to its

structure of semi natural vegetation and its historic relationship to the setting of Kelvedon. The Visual sensitivity of K2 area is described as Medium overall due to the open nature of many views but with limited visibility from the wider landscape. The overall landscape value is described a Medium to High due to proximity to the Conservation Area and the numerous listed buildings which are visually prominent within the area. The area has a Low Landscape Capacity

Area K3 extends south and eastwards from the River Blackwater to the A12 embankments and beyond. It is described as having Medium to High landscape character sensitivity due to its rural river setting and its strong rural character. The visual sensitivity is again described as Medium to High as the area is visually prominent in the wider landscape. The area has a landscape capacity of Low to Medium.

The 2007 'Settlement Fringes' study was further refined by the 'Evaluation of Landscape Capacity Analysis for Kelvedon and Feering' published in June 2015. It takes the large areas identified previously and subdivides them into parcels depending upon landform, landscape designations, hydrology, landscape scale, vegetation cover, land uses, pattern of settlement, presence of views and landscape features and communications.

These elements within the parcels were then assessed against a criteria based upon whether that element is permanent or a 'primary' element such as landform or more subject to change or enhancement such as the condition of the landscape which was described as a 'secondary' element. Primary and secondary scores were weighted.

As with the previous assessment, Landscape Value was added to Landscape Sensitivity to give an overall Landscape Capacity. Landscape Value is described as being a statutory landscape designation such as an AONB, other ecological or heritage designations and local perceived value. Unfortunately, the study didn't consult the community and so the landscape Value took its value from landscape designations, the presence of a Conservation Area, Listed building, the extent of Public Rights of Way and the perception of scenic beauty. All elements that were assessed for each parcel started with a baseline of mid way between A-E and were then compared and adjusted up and down this 5 point scale. Once the weightings were applied



for each element, the scores for each parcel gave an Overall Capacity Profile ranging from Low, Medium-Low, Medium, Medium- High to High Landscape Capacity. Those parcels that have a Medium, Medium-High or High Landscape capacity are considered to be the most suitable locations for development.

The analysis of the landscape capacity around the edges of Kelvedon concludes that:

“wider landscape to the north, west and south-west of the settlement has Medium to Low capacity to accommodate development, given the more elevated ground away from the valley landscape of the River Blackwater and corresponding visibility in both close and distant views.

To the southern fringe of Kelvedon and surrounding Easterford mill the landscape capacity for parcels 3h and 3g is also medium Low. This is on account of the location partly within the floodplain of the river Blackwater and the valued and sensitive features of the landscape and built form. These include the Kelvedon Conservation Area and its setting, listed buildings, some intact historic field enclosures, a local wildlife site and the good condition and strong character of the valley landscape.

To the west of Kelvedon the landscape has an overall rural character with strong bands of vegetation that frame the edge of the settlement. The Conservation Area and large numbers of listed buildings line the settlement edge. A strong band of vegetation following a tributary streams forms a well-integrated settlement edge and enhances the setting of the historic core of the settlement. The steeple of St Mary the Virgin Church is a landmark feature in the area. Developments to this side of the village would be fairly prominent due to the declining field structure in parcels 2a and 2B and have an adverse impact on the existing rural setting to the settlement.”

METHODOLOGY FOR ASSESSING KEY VIEWS

Within the Kelvedon Community Survey of 2016, the residents were asked a number of questions concerning their perceptions of Kelvedon and which views and open spaces were important to them. With regards to their

perceptions of Kelvedon and how they would like to be able to describe it in 15 year-time, residents were asked to pick their 5 most important descriptive words from a choice of twenty-two which covered a range of topics. The highest scoring response with 360 was for ‘Village’, the next physical descriptive word was 180 responses for ‘Rural’, followed by 157 for ‘Conserving the Natural Habitat’ and 110 for ‘Tranquil’ and 94 for ‘Attractive’.

Further questions asked whether it was important to prevent coalescences with neighbouring villages. Of the responses, 92% said that it was important. A subsequent question asked in which direction is it important to keep as open countryside and protect from development. Four choices were given relating to north south east and west of the village. The highest score of 36% was to protect the open countryside to the south towards Rivenhall, whilst 23% west towards Coggeshall, 22% east towards Tiptree and 19% North towards Feering.

A final question concerning the village setting asked residents to choose broadly the direction of their favourite views into and out of the village. The view from Brockwell Meadows to the east scored the highest with 29% of the vote closely followed by the view of St Mary’s church from London Road with 28%. Views northwards towards Coggeshall from Observer Way scored 14%, whilst westwards towards Felix hall from Rolleybridge scored 13% and southeast towards Greys Mill across Bridgefoot bridge 12%.

From the above results it was decided to consider the views at the following locations:

- Eastwards from Brockwell Meadows
- Westwards from Rolley bridge towards Felix Hall and
- Eastwards from the turn in PROW 11 towards the southern end of the village and the spire of St Mary the Virgin Church
- Northwards from the A12 off-slip ramp towards the village and the spire of St Mary the Virgin Church
- North from near to Observer Way towards Coggeshall



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

The table provides the following information:

- the location of viewpoints. For the most part, viewpoints are publicly accessible (e.g. roads, footpaths, bridleways or public open spaces), as these have more frequent usage than viewpoints on private land.
- Any designation applying to land where the viewpoint is located (e.g. Conservation Area, LNR)
- The height of viewpoints. Height estimates have been derived from Ordnance Survey map contours and have been given in metres above ordnance datum (sea level).
- The type of viewpoint, ie: Movement corridor and whether road, footpath, cycle trail
- The number of viewpoint users (many / moderate / few), as well as the type of users (e.g. vehicle, pedestrian, cyclist).

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

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

Special viewpoints include historic sites of national importance (Conservation

Areas, Grade II listed buildings); and sites where viewers have opportunities to appreciate views – for example, approach roads and well established/used footpaths leading to the village within markedly tranquil settings.

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

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

Views have also been evaluated visually on the ground from the identified viewpoints. The table includes a description of each view, which records characteristics such as:

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



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

- features that positively contribute to the importance, distinctiveness and attractiveness of a view (e.g. the river);
- iconic features (e.g. Listed buildings);
- the degree of containment;
- the rural setting;
- detractors in view (e.g. busy transport corridors, overhead powerlines, largescale/extensive development).

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

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

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

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

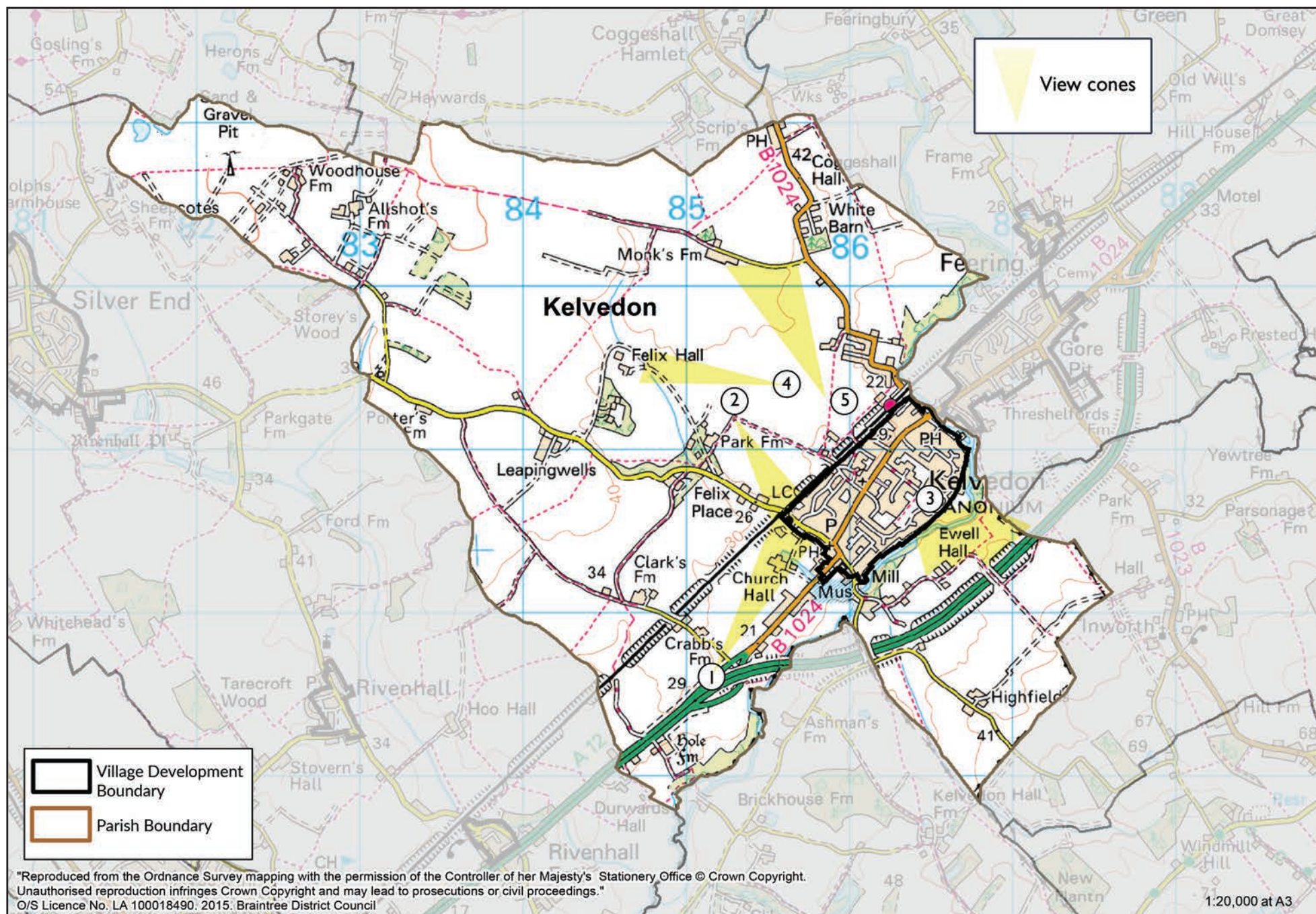
Representative views might include narrow or glimpsed views; they might be marred by the presence of negative features which detract from the quality of the experience; or they might be typical views which are replicated elsewhere.

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

Of those views listed above, it was decided that only those that were rated overall as 'special' or 'exceptional' would be included in the NE6 Policy Protection of Key Views and have been included in the Kelvedon Neighbourhood Plan 'Regulation 14' version.

This assessment will be published on Kelvedon Parish Council's website as part of the Neighbourhood Plan Evidence Base. The views of parish residents and external organisations will be sought through the consultations on the Regulation 14 version of the Neighbourhood Plan.

The table below provides information about each of the views that has been assessed including those that have been included within the NE6 Policy identified in the Kelvedon Parish Neighbourhood Plan Regulation 14 version. The Key Views identified by this assessment should not be considered a comprehensive list of every important view within Kelvedon Parish. However, all of the Key Views identified should be considered to have local value and importance.





View point reference	Location of Viewpoint	Designation (CA or LNR)	Height of Viewpoint (AOD)	Type of Viewpoint	Number and type of Viewpoint users	Direction of view	Description of View	
1	A12 north bound off highway road	None	32m	Movement corridor- main road	Many vehicles, as well as some cyclists, few pedestrians	N	Open panoramic view of St Mary's Church tower, spire and flag pole visible above mature tree line beyond the fields defining edge of the village. View is framed by vegetation	
2	Junction of PROW 92-11 towards Village	None	37m	Movement corridor-footpath	A well used footpath as a part of a circular route	SE	Open panoramic rural view of St Mary's Church tower and spire and flag pole within mature tree line defining western edge of village The railway line is partially evident in front of the church but the mature hedgerows in front of it partially screen the movement of trains and the overhead wires thus reducing the distraction	
3	East from Brockwell Meadow	LNR	20m	Recreation	Many pedestrians as a well used area for a variety of activities	E	Panoramic view across the water meadows, river and up towards the rise in the land with Ewell Hall farm just visible. Including river valley, willow plantations. Occasional glimpsed views of high sided vehicles on A12	
4	From permissive footpath towards Felix Hall	None	36m	Movement corridor-footpath	Moderate pedestrians	NW	Glimpsed views of the recently renovated C18th Grade II listed Felix Hall, mature tree'd setting within rural agricultural setting	
5	From PROW 92-21 near Observer Way	None	34m	Movement corridor-footpath	Moderate pedestrian use	N	Arable fields, Layers of hedgerows in the foreground rising to arable fields to the skyline. The buildings of Kings Seeds are just visible in the winter with no longer distance views available beyond the ridgeline	

Key to table text

Importance of View

Designation

E

Exceptional

CA Conservation Area

S

Special

LNR Local Nature Reserve

R

Representative



	Key Components of View	Psychological experience of view	Importance		
			View- points	View	Over-all
	St Mary's Church spire, mature belt of trees include distinctive pine trees, panoramic view of rural setting to the entrance to the village, Hedgerows in the foreground, glimpsed view of Church Hall Farm in front of trees and distinctive Poplars	As a gateway to the village, it signifies 'home'	S	E	E
	St Mary's Church tower and spire, mature belt of trees, panoramic view of rural setting to the western entrance to the village, including hedgerows and fields, railway line is glimpsed and heard. Telegraph poles detract from the view. Hills towards Tiptree and Braxted are visible on the sky line Layers of vegetation	Panaoramic view of the rural setting of the village which is still discernible in the summer through trees	S	E	E
	Open informal POS, Willow plantation and established hedgerows, river, steeply rising fields which frame the view	A picturesque view of river valley and rural setting	S	S	S
	Felix Hall, mature parkland, arable fields, driveway	An impressive sight of the white stucco building against the trees within its rural setting	S	S	S
	Broad views of open arable fields, rising land, hedgerows and warehouses/farm buildings	Open country side and reminders of past extensive seed production in the area	R	R	R



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5

Kelvedon Neighbourhood Plan

Volume 2