

## **4.0 COLCHESTER TO WEST BERGHOLT**

### **4.1 Landscape Context**

- 4.1.1 The medium to large-scale nucleated village of West Bergholt is situated approximately 1km to the north-west of Colchester, and the two settlements are separated by an area of open countryside (See Figure 4.1). To the south-east of this area, housing within Colchester protrudes westwards in a linear form along the B1508. Larger settled areas of Colchester lie adjacent to the A133, approximately 1.2km to the south of this built development protrusion. The A12 dual carriageway bisects the open countryside between West Bergholt and Colchester, passing north to south between the settlements broadly along the alignment of St. Botolph's Brook.
- 4.1.2 The villages of Great Horkesley and Eight Ash Green are situated approximately 1.5km to the northeast and 1.35km to the south-west of West Bergholt, respectively.

### **4.2 Baseline Review**

#### **Topography**

- 4.2.1 West Bergholt sits on a small plateau at approximately 40-53m AOD. The southern edge of the plateau descends to meet the River Colne, which meanders past West Bergholt in a northwest - southeast alignment towards the centre of Colchester (See Figure 4.2). The south-eastern and eastern edges of the plateau descend to meet St. Botolph's Brook, which drains into the River Colne along a flat, valley bottom at approximately 15m AOD.
- 4.2.2 The valleys of St. Botolph's Brook and the River Colne form a strong topographical separation between West Bergholt and Colchester. The land slopes up on the far southern and eastern sides of these valleys, to meet the plateau on which Colchester sits, with its settlement occupying an elevation of 35 to 50m AOD.

#### **Land Use**

- 4.2.3 Land use within this area of open countryside is dominated by arable agriculture but includes fields of pasture and rough grassland along the edges of West Bergholt. The corridor of St. Botolph's Brook is a notable landscape feature between the settlements.
- 4.2.4 The Colchester Golf Club occupies a large area north of Colchester's linear development along the B1508. The North Growth Area abuts the northern and eastern edges of the golf course.

The main A12 dual carriageway separates the two settlements, and a railway corridor lies 1km south of West Bergholt. A group of houses is located alongside the B1508 in the countryside between the settlements, some 300m west of the Colchester settlement edge (See Photograph 4.1).

### **Vegetation**

- 4.2.5 The two largest blocks of woodland within this area of open countryside are situated on the southern slopes of St. Botolph's Brook, to the south-east of West Bergholt. Smaller clumps of deciduous trees lie alongside the brook and also about the southern edge of West Bergholt. In addition, there are several linear belts of deciduous woodland lining parts of the A12 and the main railway line. Other roads in the area are generally lined by mature deciduous trees and/or by hedgerows.
- 4.2.6 There are medium to large-scale fields to the south of West Bergholt and these are delineated by mature deciduous hedgerows with occasional individual deciduous trees (See Photograph 4.2). Smaller-scale fields immediately adjacent to West Bergholt are also lined with mature hedgerows.
- 4.2.7 The Colchester Golf Club, to the north of housing along the B1508, contains dense blocks of mature trees between its fairways, as well as a mature tree belt surrounding much of the golf course periphery (See Photograph 4.3).

### **Settlement Edges**

- 4.2.8 The southern edges of West Bergholt are softened and substantially enclosed in views from areas to the south and from the B1508. This enclosure is provided by a combination of rear-garden vegetation, mature hedgerows along adjacent field boundaries and small pockets of woodland. Photograph 4.2 is taken from Chitt's Hill to the south of West Bergholt and illustrates glimpsed views of housing on the edge of the settlement.
- 4.2.9 The western tip of the protrusion of Colchester's built development along the B1508 is softened by a mature block of deciduous woodland and trees lining the B1508 beyond the settlement. Rear-garden vegetation softens most other edges of the settlement closest to West Bergholt and the tree belt surrounding the golf course to its north encloses the settlement in views from the north. It is assumed that a robust belt of tree/shrub vegetation would be provided along the northern edge of the North Growth Area.

## **Public Rights of Way**

- 4.2.10 There are generally few public footpaths within this area of open countryside. One footpath runs southwards from the southern edge of West Bergholt, before it turns eastwards towards Colchester. To the north-east of the area, the Essex Way connects West Bergholt with Great Horkesley and another footpath branches off this long-distance path to cross the A12 north of the Colchester Golf Club. One other footpath abuts the western edge of Colchester, to the north of the B1508, and turns east towards the Colchester Golf Club.

## **Landscape Character**

- 4.2.11 This area of open countryside is situated within the Colne River Valley Floor (A4), Colne River Valley Slopes (A5), and Colne Great Horkesley Farmland Plateau (B6) Landscape Character Areas, as identified within the Colchester Borough Landscape Character Assessment (November 2005). The key characteristics of each area are listed below:

### **Colne River Valley Floor (A4)**

- Floodplain of the Colne River – relatively narrow in the upper reaches of the river valley and broader as the River moves eastwards towards Colchester and the Colne estuary;
- Meandering River Colne is narrow in comparison with the broad spread of the floodplain across which the river flows;
- Colne River is bridged by several roads and lanes, which connect the north and south valley slopes and facilitate views along the river corridor to the east and west;
- Floodplain corridor sprinkled with mills and weirs;

### **Colne River Valley Slopes (A5)**

- Relatively steep v-shaped valley slopes facilitate attractive and open views across and along the River corridor;
- Principal road network consisting of narrow tree-lined (sometimes sunken) lanes traversing the valley sides to the north and south;
- A mosaic of medium to large-sized irregular and regular, predominantly arable fields with medium hedgerows containing semi-mature/ mature hedgerow trees;
- Some larger semi-enclosed arable fields to the west of Wakes Colne; and concentrations of smaller fields with intact hedge boundaries adjacent to settlements;
- Settlement pattern consists of small linear village settlements such as Wakes Colne and Eight Ash Green, adjacent to the north-south roads, which cross the River Valley; small hamlets and farmsteads.

## Colne Great Horkesley Farmland Plateau (B6)

- Small to medium scale arable fields with concentrations of mature trees at field boundaries;
- Interesting field pattern consisting of small, regular fields to the south of Boxted and also to the east of Great Horkesley;
- Farmland plateau crossed in a north-south direction by two straight roads, which connect with Colchester's northern settlement fringe. Linear settlement pattern extends from the layout of these roads;
- A network of narrow lanes (sometimes sunken), which are lined by trees and hedges connect the remainder of the character area with the two main north south roads;
- Hedgerows are diverse and well managed/ clipped in most places.

4.2.12 The character of the landscape between the settlements has been examined in further detail as part of this study to ascertain the degree to which variation in landscape character contributes to the separation of settlements. The area predominantly comprises a patchwork of medium to large-scale arable fields, which have a variable sense of enclosure as a result of mature field boundary hedgerows of varying robustness. Both the River Colne corridor and the smaller-scale, more intimate and well-vegetated St. Botolph's Brook corridor are strongly recognisable features within this landscape. The degree of enclosure provided by trees alongside the A12 is such that the highway does not detract from the strong rural character within this area. The robust tree belts on the periphery of the golf course contribute to the strength of rural character.

### **Inter-visibility**

4.2.13 There is little inter-visibility between Colchester and West Bergholt. At the western tip of Colchester, where housing protrudes outwards along the B1508, views out towards West Bergholt are substantially enclosed by the blocks of mature deciduous woodland on the eastern edge of the A12. These woodland blocks enclose views from West Bergholt to Colchester.

4.2.14 Inter-visibility is further restricted by a group of houses and associated trees in the open countryside, located to the south of the B1508 and west of the A12, some 300m west of Colchester. The hedgerows that delineate the fields around this housing also help enclose views between West Bergholt and Colchester.

### **Intra-visibility**

- 4.2.15 Intra-visibility (i.e. the ability to see both settlement edges from a single point) is difficult to perceive from most areas between West Bergholt and Colchester due to the screening effect of woodland, tree belts, field boundary hedgerows as well as the intervening landform.
- 4.2.16 Although the southern edges of West Bergholt are visible from points along the B1508 to the west of the A12, views of Colchester are difficult to obtain from these and other points along the road because of vegetation along the A12 embankment and the woodland blocks east of the A12.

## **4.3 Evaluation**

- 4.3.1 When travelling westwards out of Colchester along the B1508, there is a distinct sense of leaving the settlement and entering a rural landscape on account of the woodland along the settlement edge and the subsequent sudden descent from the plateau edge to a relatively open agricultural landscape. The lack of inter-visibility and general lack of intra-visibility between the settlements contributes to a strong sense of settlement separation. Vegetation plays a primary role in restricting visibility between West Bergholt and Colchester. The topographical variation and senses of distance and openness provided by the St. Botolph's Brook valley increases the perception of settlement separation.
- 4.3.2 The contribution made by various areas of land between Colchester and West Bergholt to the separation of settlements has been assessed below according to whether they provide a high, medium, or low contribution. These assessment findings have been mapped on Figure 4.3.

### **High Contribution**

- 4.3.3 The locations of the two settlements close to the edges of the plateaux overlooking the St. Botolph's Brook valley are such that there is a relatively high potential for visual coalescence of settlements. Heading westwards out of Colchester along the B1508, there is a fairly abrupt transition between the Colchester built-up area and the countryside beyond, with views of the countryside only opening up once past the tree belts alongside the A12.
- 4.3.4 There is an almost continuous belt of arable fields between the A12 and the south-eastern edge of West Bergholt. This belt of agricultural land, together with associated woodland, tree belts and hedgerows, provides a strong sense of rural character. The group of houses located some 300m west of the Colchester settlement edge are generally perceived as buildings in the open countryside on account of views obtained of nearby arable fields and their location away from

Colchester on the far western side of St. Botolph's Brook valley. However, the presence of these houses set amongst trees on the valley side slopes does weaken the strength of rural character and the sense of having departed from Colchester for people travelling between the settlements.

- 4.3.5 It is the strong rural character of the land between these settlements, the topographical variation, the distinct sense of departure and arrival at the settlement edges and the lack of intra-visibility and inter-visibility between the settlements that results in this land having a high overall contribution to the separation of settlements.

#### **Medium Contribution**

- 4.3.6 None of the land assessed is considered to provide a medium contribution to the separation of settlements.

#### **Low Contribution**

- 4.3.7 Adjacent to the northern edge of Colchester, there is a group of small fields that have a closer visual and physical relationship with the built-up edge of Colchester than with the open countryside located further away from the settlement. The fields abut residential properties on their southern sides. The peripheral tree belts associated with Colchester Golf Club abut the northern side of these fields, and the woodland on the eastern side of the A12 abuts the westernmost field. These fields do not contribute to any inter-visibility or intra-visibility and have a reduced sense of rural character on account of their close proximity to existing buildings. Overall, they are considered to provide a low contribution to the separation of these settlements.

### **4.4 Conclusions**

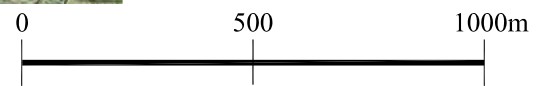
- 4.4.1 Any new built development, as defined, on the land identified as providing a high contribution to the separation of settlements is likely to seriously undermine the sense of settlement separation and the strong rural character of this predominantly arable landscape. Any new development to the west of the A12 is likely to result in visual coalescence with the existing houses located some 300m west of Colchester and would result in a diminished sense of leaving Colchester and entering West Bergholt for people travelling along the A134.
- 4.4.2 There is one parcel of land on the northern edge of Colchester, identified as providing a low contribution to the separation of settlements, and this has the most potential in relative terms to accommodate new built development, as the land has a high degree of visual enclosure and

has a strong physical and visual relationship with existing housing in Colchester. Any new built development in this land parcel would not diminish the sense of separation between the settlements or the rurality of the remaining undeveloped land.





North Growth Area



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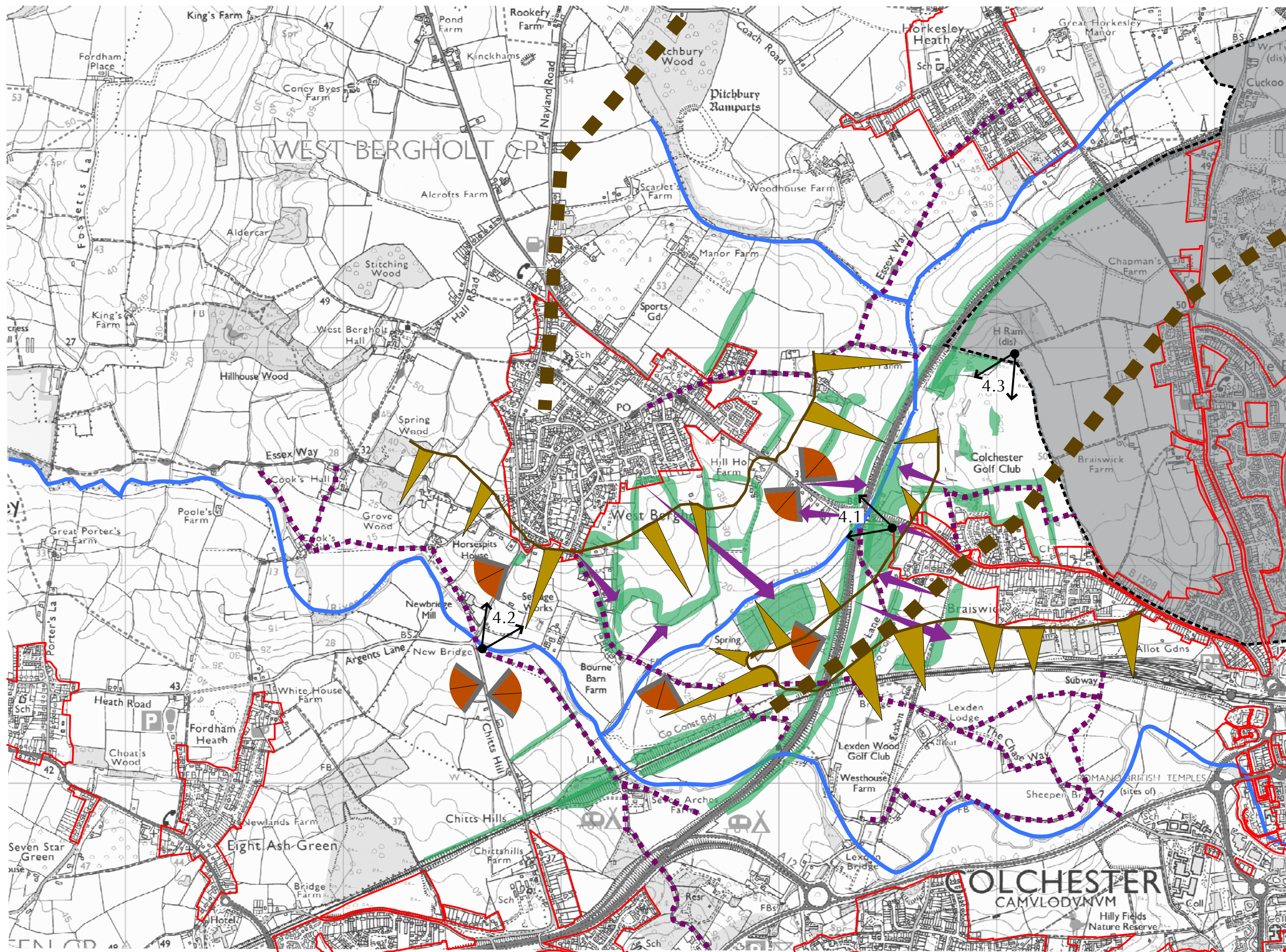
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April 2009

# ASSESSMENT OF OPEN COUNTRYSIDE BETWEEN SETTLEMENTS IN BOROUGH OF COLCHESTER

COLCHESTER - WEST BERGHOLT  
FIGURE 4.1 : LANDSCAPE CONTEXT PLAN



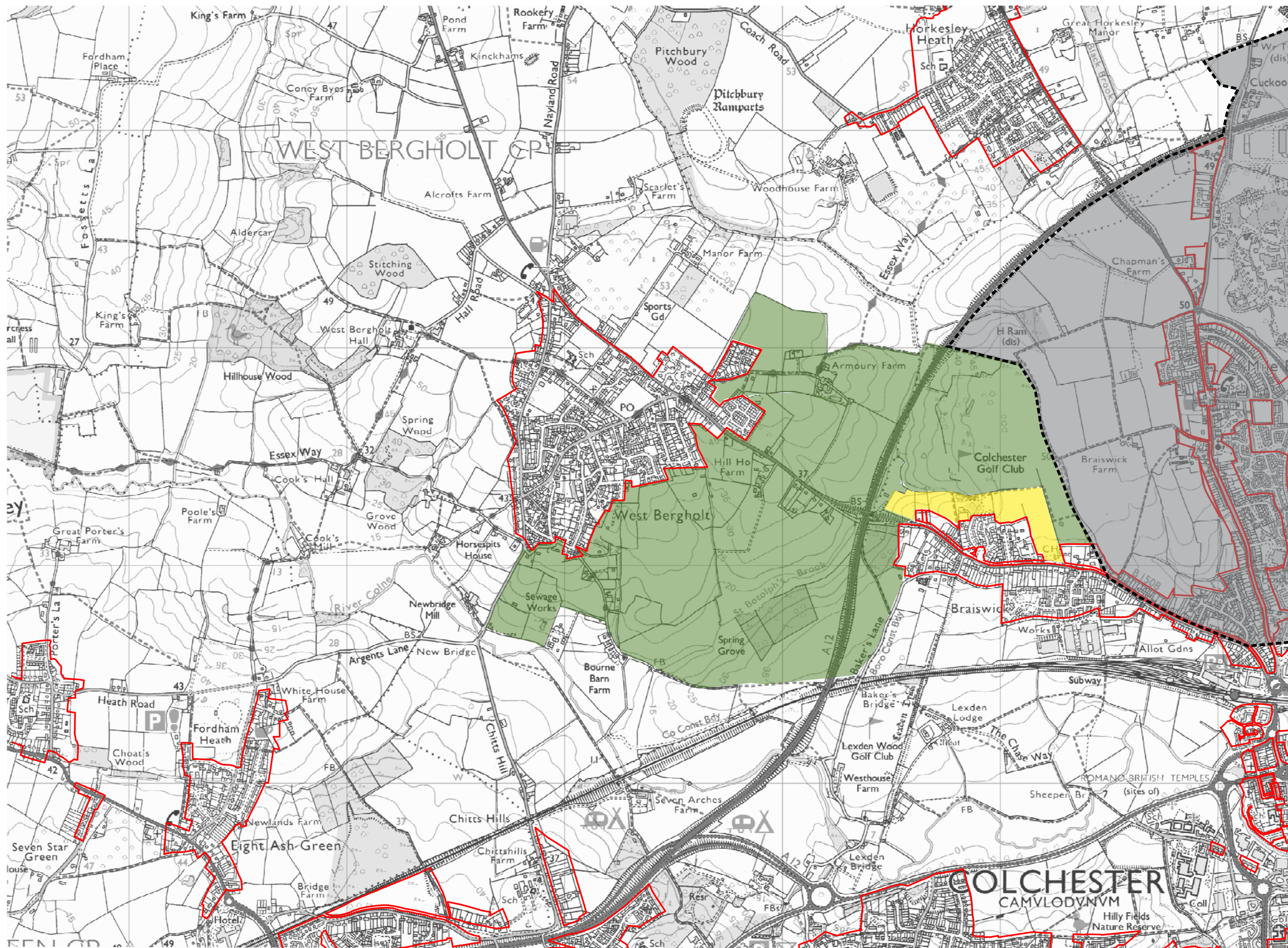


- LEGEND**
- Local Plan Residential Boundary
  - - - Ridgelines
  - Watercourses
  - ▲ Prominent Slopes
  - Visually Significant Vegetation
  - - - Public Right of Way
  - ↖ Truncated Views
  - ◌ Open Views
  - North Growth Area
  - ↖ Photograph Viewpoint Locations

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## LEGEND

- Local Plan Residential Boundary
- North Area Growth
- High
- Medium
- Low

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## ASSESSMENT OF OPEN COUNTRYSIDE BETWEEN SETTLEMENTS IN BOROUGH OF COLCHESTER

## COLCHESTER - WEST BERGHOLT FIGURE 4.3 : CONTRIBUTION TO SEPARATION OF SETTLEMENTS PLAN





**Photograph 4.1**  
View westward from edge of B1508 towards houses located 300m west of Colchester.



**Photograph 4.2**  
View from Chitts Hill illustrating typical slopes on outer edge of West Bergholt.



**Photograph 4.3**  
Typical filtered view of golf course through treebelt surrounding Colchester Golf Club.



## **5.0 STANWAY TO COPFORD**

### **5.1 Landscape Context**

- 5.1.1 The small village of Copford is situated approximately 750m to the west of the Stanway Growth Area. The two settlements are separated by an area of open countryside (See Figure 5.1). In addition to the land allocated for the growth area, large-scale commercial development abuts the Colchester western settlement edge in the Stanway area. Scattered buildings line the B1408 road that runs east to west, connecting Copford to Stanway. Church Lane connects the western edge of Colchester with the central part of the B1408 (see Figure 5.2). The A12 dual carriageway is located approximately 100m to the north of Copford, passing the settlement in a north-east to south-west alignment. Whilst Copford is centred on the B1408, there is a southward linear extension along School Road. This road continues to Copford Green, some 0.4km further south.

### **5.2 Baseline Review**

#### **Topography**

- 5.2.1 Copford and the western parts of Stanway both lie on flat to gently undulating plateaux, which are separated by the Roman River valley. Colchester and Stanway lie on the eastern-most plateau at approximately 35-40m AOD. Copford lies on the western-most plateau at approximately 30-37m AOD.
- 5.2.2 The Roman River valley runs in a north to south direction between the two settlements, passing approximately 400m to the east of Copford (See Figure 5.2). The valley sides are fairly steep on both sides of the river, with the floor of this narrow valley falling below 25m AOD.

#### **Land Use**

- 5.2.3 Land uses are dominated by agricultural land, although there is significant built development along the B1408 corridor, including a group of houses, an industrial estate, a large garden centre, a rural church, a school and a public house. These are interspersed amongst arable fields alongside the road.
- 5.2.4 Relatively large areas of previously quarried land abut the western edge of Stanway and Colchester.

## **Vegetation**

- 5.2.5 Copford is surrounded by small to medium sized arable and pastoral fields. These extend both northwards and southwards from the edge of the B1408. Some of these fields are lined with mature hedgerows, particularly to the north of the B1408.
- 5.2.6 Belts of linear deciduous woodland line the Roman River to the south of the B1408 (see Photograph 5.3). To the south of Copford, several large woodland copses lie between the river and the settlement. In addition to this, smaller copses of woodland are scattered within the landscape to the north and south of the B1408, and a woodland / tree belt lies between Copford and the A12.
- 5.2.7 There are numerous mature trees near the eastern edge of Copford, particularly near the Roman River. Some of these trees are visible over a long distance from the B1408 road corridor to the east, where located on sloping land to the west of the river valley. East of the Roman River, there is a general absence of woodland up to the western edge of Stanway and Colchester.
- 5.2.8 Houses along the B1408 typically have dense garden vegetation shielding them from the road, some of which has a clipped and manicured character. Front garden trees give a well-treed character to the road in places. Other roadside developments, such as the garden centre, have dense trees and/or hedgerows to enclose views of them from the road.
- 5.2.9 Field boundary hedgerows are not a strong feature over much of the area, as many hedgerows have been removed, particularly to the south of the B1408. The hedgerow pattern is generally stronger within the small fields immediately to the north and south of the B1408, compared to the larger fields further away from the road.

## **Settlement Edges**

- 5.2.10 There is a moderate amount of tree/shrub vegetation along the western edge of Colchester and this serves to soften the appearance of the existing settlement edge. The commercial shopping centre at Stanway has many large-scale buildings and parking areas that are not generally screened or softened by vegetation (See Photograph 5.1).
- 5.2.11 To the west of Stanway, large-scale buildings in an industrial estate on the southern side of the B1408 appear visually harsh in places, in spite of peripheral tree/shrub vegetation, when seen from the B1408, from Church Lane (See Photograph 5.2) or from public footpaths across adjacent fields to the west and south. These buildings are generally not screened by mature

vegetation, and they are large in scale in comparison to the surrounding landscape features and built environment.

- 5.2.12 Pockets of linear development alongside the B1408 also have a visually harsh edge when seen in northward views from Church Lane.
- 5.2.13 In contrast, the edges of Copford are generally softened and enclosed by mature deciduous trees in rear gardens and by hedgerows within fields to the east of the village although glimpsed views of houses may be seen along its southern edge (see Photograph 5.5).

### **Public Rights of Way**

- 5.2.14 A network of public rights of way permeates this area of open countryside, connecting Stanway and Colchester with buildings along the B1408 and with Copford to the west. Two footpaths extend out from the western edge of Colchester to meet the B1408 near the industrial estate. Several footpaths connect Church Lane with the Roman River. Another footpath leads south from the southern edge of Copford, running parallel to the Roman River. It then separates into two paths, with one branch connecting with Copford Green and the other continuing southwards and parallel to the Roman River. The footpaths all pass through woodland copses along their route.

### **Landscape Character**

- 5.2.15 This area of open countryside is situated within the Wooded Roman River Valley (A2), Easthorpe Farmland Plateau (B2), Easthorpe Farmland Plateau Sub-Area (B2a), and Southern Colchester Farmland Plateau (B3) Landscape Character Areas, as identified within the Colchester Borough Landscape Character Assessment (November 2005). The key characteristics of each area are listed below:

#### **Wooded Roman River Valley (A2)**

- Relatively steep and wooded slopes of narrow v-shaped Roman River valley (tributary of the Colne River);
- Large areas of deciduous and coniferous (mixed) woodland on the valley slopes (e.g. Donyland Wood, Friday Wood and Chest Wood);
- Small patches of ancient woodland on the valley sides;
- Large regular fields on northern valley slopes with a concentration of smaller irregular fields at High Park Corner;
- Several areas of historic parkland, often associated with halls, overlooking the valley floor;



- Views across and within the valley restricted by large woodland areas.

#### Easthorpe Farmland Plateau (B2)

- Raised farmland plateau, dissected by the wooded Roman River valley in the east;
- A mixture of small, medium and large irregular, predominantly arable fields;
- Small patches of deciduous woodland and several ponds/ reservoirs;
- Area crossed by a network of narrow, sometimes winding lanes;
- Airfield, surrounded by large open fields has a dominant influence on the landscape character in the south of the area;
- Settlement pattern consists of small villages and hamlets with scattered farmsteads amongst predominantly arable agricultural land.

#### Easthorpe Farmland Plateau Sub-Area (B2a)

- Linear settlement corridor extending from the western edge of Colchester Urban Area, including the western edges of Colchester, Copford village and Marks Tey in the west;
- Northern boundary delineated by main A12 and railway corridor which is a dominant visual feature within the character area;
- Visually dominant major road junctions/ roundabouts within the character area;
- Landscape character is disturbed by the visual, movement and noise intrusion of cars on the A12 and also by frequent trains on the main railway line.

#### Southern Colchester Farmland Plateau (B3)

- An area of sloping farmland plateau (with a mixture of small, medium and large predominantly arable fields) bordered by Colchester settlement fringes to the north and the wooded Roman River Valley to the south;
- Several large patches of woodland extend from the northern slopes of the Roman River valley, onto the plateau;
- Several small lakes and ponds, within disused sand and gravel works;
- Character area provides physical and visual separation between Colchester urban area and the Roman River Valley;
- Fragmented and sometimes chaotic landscape structure with numerous unrelated land uses.

5.2.16 The character of the landscape between the settlements has been examined in further detail as part of this study to ascertain the degree to which variation in landscape character contributes to the separation of settlements. The area between Stanway and Copford has a complex landscape character, transitioning from an area with an urban fringe character (large-scale commercial industrial buildings, disused sand and gravel works and recent road building

within the Growth Area) and on westwards through to an agricultural landscape with a strongly rural character. The small settlement of Copford lies within this agricultural landscape, occupying an elevated plateau above the well-wooded valley of the Roman River. The village is surrounded on all sides by a mixture of small, medium and large agricultural fields, with the A12 dual carriageway passing just north of the village. Built development extends along long sections of the B1408 between Stanway and Copford. However, it is, in many places, only a narrow belt of built development and is surrounded by agricultural fields, with occasional glimpsed views out across these fields from the road.

### **Inter-visibility**

- 5.2.17 There is no inter-visibility between Stanway and Copford. The long distance between the two settlements, combined with intervening landform, buildings, trees and hedgerows, serve to visually separate the two settlements.
- 5.2.18 Looking eastwards from Hall Road, views towards Stanway and Colchester are enclosed by the upper eastern slopes of the Roman River Valley (See Photograph 5.3) and their associated mature trees. Views eastwards towards Stanway and Colchester from Turkey Cock Lane to the north of the B1408 are limited by the gently rolling landform, field boundary hedgerows and groups of trees in the intervening landscape (See Photograph 5.4).
- 5.2.19 Looking westwards from Church Lane towards Copford, views of the settlement edge are enclosed by the cumulative screening effects of landform, trees and mature hedgerows in the landscape between the lane and the Roman River.
- 5.2.20 Views between Copford and the western edge of Stanway are completely enclosed by the housing and industrial buildings alongside the B1408 and by intervening landform and trees.

### **Intra-visibility**

- 5.2.21 Intra-visibility (i.e. the ability to see the edges of Stanway and Copford from a single point) is difficult to perceive, due to the distance between the settlements and the screening effect of woodland, landform and field boundary hedgerows.
- 5.2.22 There is, however, some visual coalescence between groups of buildings in the open countryside alongside the B1408 and Copford, and also some between other buildings alongside the B1408 and Stanway.

## 5.3 Evaluation

- 5.3.1 Land near the western edge of Stanway is under a strong urban influence. In views from Church Lane, there are open views of commercial development at Stanway (see Photograph 5.1) and this type of view is likely to increase with additional development within the growth area. In addition, there are partial views of industrial development on the southern edge of the B1408 (see Photograph 5.2). Once past the growth area, the predominately rural character of the landscape between the settlements rapidly becomes apparent as one approaches the western parts of Church Lane, and on towards Copford.
- 5.3.2 There is a sense of ribbon development or coalescence of built development when moving westwards from the edge of Stanway along the B1408.
- 5.3.3 To the west of the industrial estate, the character of the road changes and glimpsed views of agricultural fields may be obtained both to the north and south of the road, providing a sense of rural character. The presence of the old church near the junction with Church Lane enhances this sense of being in a rural landscape, in spite of sporadic groups of houses alongside the B1408.
- 5.3.4 Continuing westwards, there are distant glimpsed views of houses in Copford, along the axis of the road, seen amongst mature tree growth on the western side slopes of the Roman River valley. There is also a sense of ribbon development or coalescence of built development as one heads westwards past the garden centre and adjacent housing, before descending to a relatively low level on the floor of the Roman River valley where there is a collection of residential and commercial buildings opposite Turkey Cock Lane near the eastern edge of Copford. The amount of mature tree growth alongside the road increases significantly as one approaches Turkey Cock Lane and this, together with roadside buildings, provides a strong sense of departure from the predominantly rural land to the east. The density of trees abruptly declines and the density of roadside housing abruptly increases as one ascends into Copford along the B1408 from the floor of the valley. In spite of the built development within the open countryside alongside the B1408, there is a strong sense of transition along the B1408 road corridor, from Stanway, through a rural area, and on into Copford.
- 5.3.5 The contribution made by various areas of land between Stanway and Copford to the separation of settlements has been assessed below according to whether they provide a high, medium, or low contribution. These assessment findings have been mapped on Figure 5.3.



### **High Contribution**

- 5.3.6 Land from the eastern edge of Copford to the western edge of the growth area, including the corridor of the Roman River valley, is considered to provide a high contribution to settlement separation. Fields and woodland associated with the river valley provide a well-treed setting to Copford. They help enclose views eastwards towards Stanway and Colchester and glimpsed views of arable fields, seen in gaps between roadside buildings, contribute to this sense of settlement separation. Furthermore, the topographical variation provided by the Roman River valley heightens the sense of physical separation between the two settlements. Elsewhere, the fields, hedgerows and trees contribute to a strong rural character, which starkly contrasts with the built-up nature of the nearby settlements.

### **Medium Contribution**

- 5.3.7 None of the land assessed is considered to provide a medium contribution to the separation of settlements.

### **Low Contribution**

- 5.3.8 None of the land assessed is considered to provide a low contribution to the separation of settlements.

## **5.4 Conclusions**

- 5.4.1 There is a sense of ribbon development or coalescence of built development along long sections of the B1408 between Copford and Stanway. However, it is only a narrow belt of built development in many places, with agricultural fields located to the rear. There are occasional glimpsed views of these fields obtained out from the road, seen through gaps between the buildings. The presence of an old church near the junction with Church Lane enhances the sense of being in a rural landscape, in spite of sporadic groups of roadside houses.
- 5.4.2 The land between these settlements is particularly sensitive to any new built development, as defined, as there is a risk that new development may undermine an already precarious sense of settlement separation. The land provides a high contribution to settlement separation and any new development in this area is likely to result in visual coalescence with the existing houses alongside the B1408 and reduce the sense of passing through a predominantly agricultural landscape when travelling along roads and public rights of way between settlements.



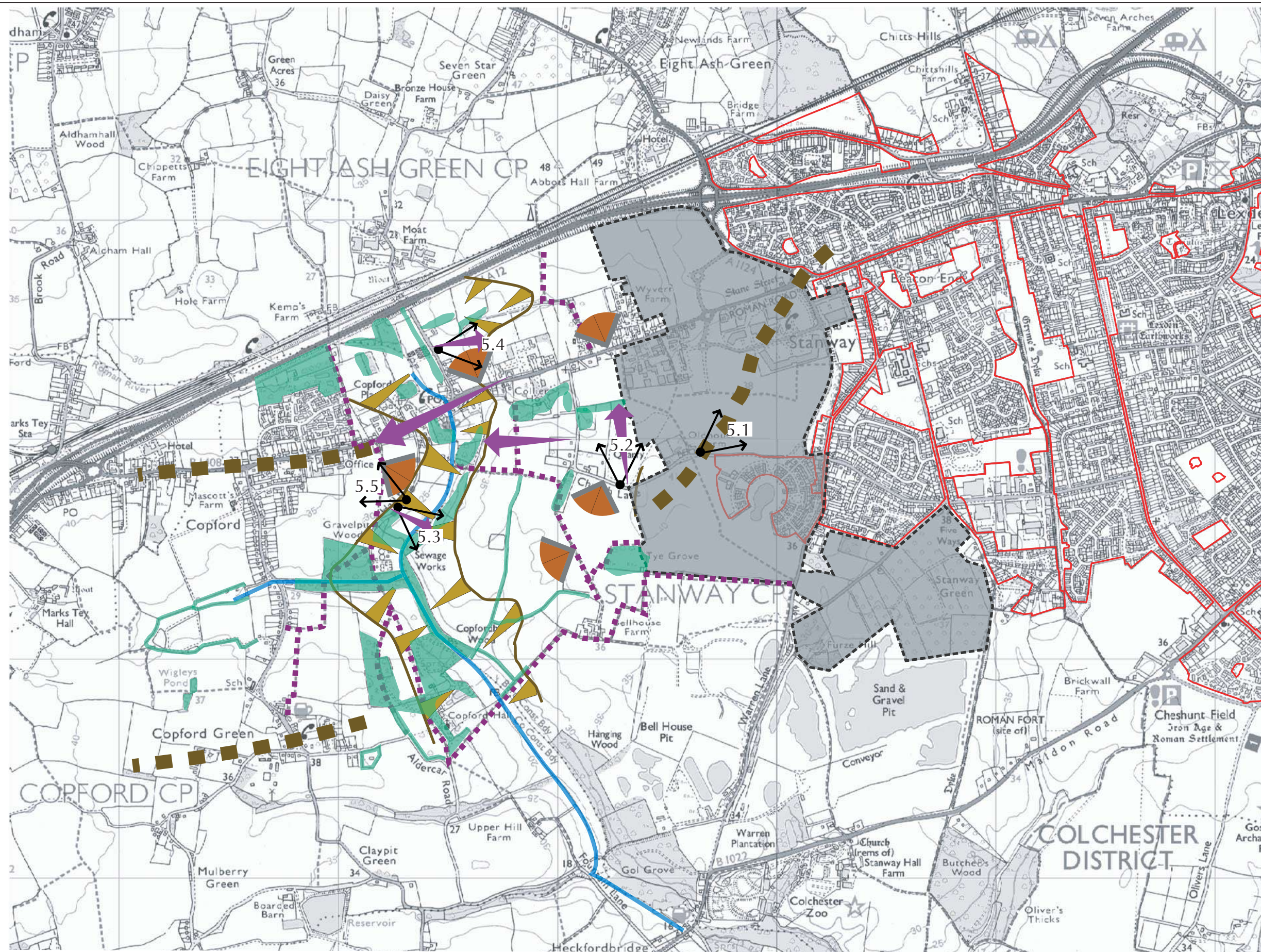


 Stanway Growth Area

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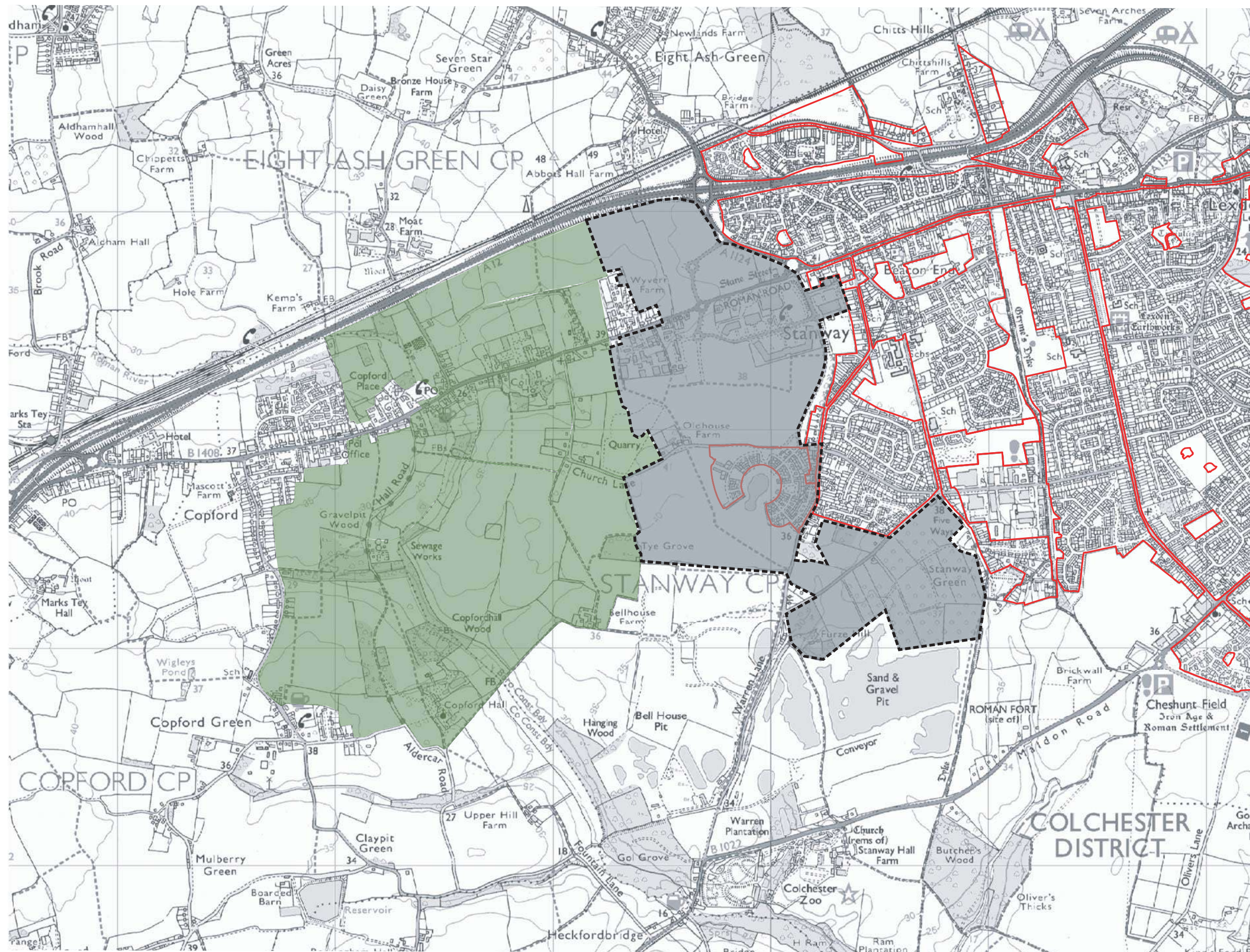


- ### LEGEND
- Local Plan Residential Boundary
  - Ridgelines
  - Watercourses
  - ▲ Prominent Slopes
  - Visually Significant Vegetation
  - Public Right of Way
  - ↖ Truncated Views
  - ◌ Open Views
  - Stanway Growth Area
  - ↖ Photograph Viewpoint Locations

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## LEGEND

- Local Plan Residential Boundary
- Stanway Growth Area
- High
- Medium
- Low



500

1000m

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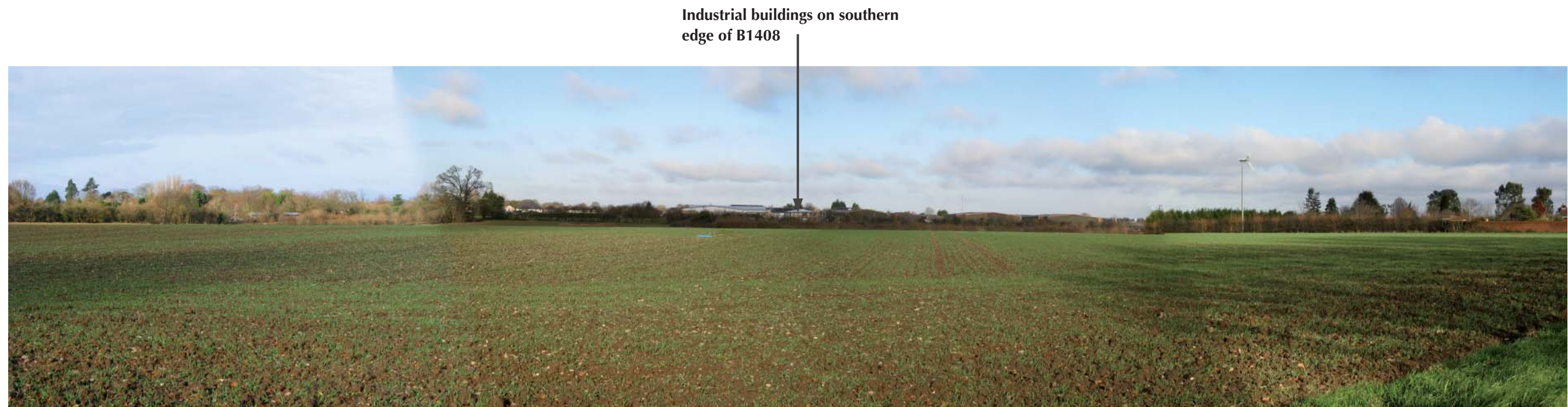
**ASSESSMENT OF OPEN COUNTRYSIDE BETWEEN  
 SETTLEMENTS IN BOROUGH OF COLCHESTER**

**STANWAY - COPFORD  
 FIGURE 5.3 : CONTRIBUTION TO SEPARATION OF SETTLEMENTS PLAN**





**Photograph 5.1**  
View from Church Lane east of Oldhouse Farm looking north towards Stanway



**Photograph 5.2**  
View from Church Lane west of Oldhouse Farm looking north towards the B1408.





**Photograph 5.3**  
View from Hall Road south of Copford looking east towards the Roman River.



**Photograph 5.4**  
View from Turkey Cock Lane looking east towards Stanway.



**Photograph 5.5**  
View from Hall Road looking north westwards to Copford