

Landscape and Visual Promotion Report

**Land South of Halstead Road, Eight Ash Green**  
Cala Homes (North Home Counties) and Angle Homes

January 2026

Rev G

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Prepared by:	<b>Felicity Churchyard</b>
Position:	<b>Associate Chartered Landscape Planner</b>
Qualifications:	<b>CMLI, MALA BSc (Hons)</b>

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## 1 EXECUTIVE SUMMARY

- 1.1.1 Liz Lake Associates has been commissioned by Cala Homes (North Home Counties) and Angle Homes to prepare a Landscape and Visual Promotional Report for Land South of Halstead Road, Eight Ash Green, to be referred to hereafter as 'the Site'. The Site is identified within the Colchester Local Plan Review, Strategic Land Availability Assessment: Call for Sites Report (February 2024) under Site ID: 10760 and extends to 6.11ha in size. The Colchester City Council Preferred Options Local Plan Regulation 18 Consultation Draft has been prepared and does not include the Site within 'Preferred Options Residential Allocations'. The site to the north of Halstead Road (site ID: 10656) has been identified as a draft allocation within the Reg 18 consultation draft and is identified under Policy PP31: Land North of Halstead Road and East of Wood Lane, Eight Ash Green and Policy PP32: Land North of Halstead Road and West of Fiddles Wood, Eight Ash Green
- 1.1.2 This report has been prepared for the benefit of the Client and the contents should not be relied upon by others without the express written authority of Liz Lake Associates. If any unauthorised third party makes use of this report, they do so at their own risk and Liz Lake Associates owe them no duty of care or skill.
- 1.1.3 A Site visit was undertaken in January 2025 and has since been revisited in October 2025 to appraise the character and condition of the Site and the landscape context, and to identify the key visual receptors. Once the scheme had been sufficiently developed, the assessment was undertaken by an experienced Chartered Landscape Architect. The weather was bright but cloudy with good visibility for the majority of the visit.
- 1.1.4 The report identifies the existing baseline conditions and seeks to review, in broad terms the relevant landscape and visual issues applicable to the Site. All photographs were taken with a digital camera, a Canon EOS 6D (a Full Frame Sensor camera) with a 50mm Focal Length prime lens in accordance with the guidance contained within LI Technical Guidance Note 06/19.

- 1.1.5 Liz Lake Associates is a multi-disciplinary environmental and design consultancy with over 30 years' experience of master planning, landscape, ecology, urban design, heritage and environmental impact assessment. The company is a registered practice of the Landscape Institute.
- 1.1.6 The settlement of Eight Ash Green is split into two areas, each with their own settlement boundary. The Site lies to the south of Halstead Road, between the two settlement areas as defined by the Colchester Borough Local Plan, adopted July 2022. The Site is accessed from Halstead Road (A1124). A collection of residential properties and outbuildings inset into the Sites western boundary. Between the Site and residential properties along Turkey Cock Lane is a Local Wildlife Site (LWS) Co55 Seven Star Green, selected for its species-rich acidic grasslands and a small pond with surrounding scrub. Adjacent to the southern Site boundary is public footpath FP 146\_132 connecting Halstead Road to Turkey Cock Lane.
- 1.1.7 Currently the Site comprises an agricultural field which slopes gently in a northerly direction. Internally, the Site is void of structural vegetation. Boundaries of the Site are well vegetated comprising mature hedgerows and hedgerow trees, mature tree lines. A small block of woodland abuts the Sites eastern edge to the south of All Saints Church. The well vegetated boundaries of the Site, combined with the strong surrounding landscape framework, mean that visibility of the Site is limited.
- 1.1.8 At the local level, within the jurisdiction of Colchester City Council, the Site lies within the northern most part of the Easthorpe Farmland Plateau (B2) Landscape Character Area (LCA). The Great Tey Farmland Plateau (B4) LCA is situated to the north west of the Site and the Colne River Valley Slopes (A4) LCA is located to the north east of the Site. Due to the Sites proximity to LCAs B4 and A4, the Site is identified as lying within a transitional area between the three LCA's. The Landscape Strategy and Guidance for Landscape Management and Development Management have been taken into account for each LCA, which has informed the development strategy alongside the landscape and visual baseline assessment.
- 1.1.9 The Site provides good opportunities to strengthen, reinforce and enhance the key features and characteristics of the local area, as shown on the Landscape

Opportunities and Constraints Sketch in Appendix B. Key development principles for the Site include:

- Retention and protection of the majority of existing landscape features on the Sites boundaries;
- Consider the reintroduction of hedgerows along historic field boundaries to provide new green infrastructure links throughout the Site and to help break up the development into smaller parcels;
- Consider the creation of a 'village green' open space within the northern part of the Site. This space has the potential to be a multifunctional space for attenuation and recreation, providing a number of benefits for existing and future local communities, including; an area of play and a new orchard. New development should be set back from Halstead Road behind the 'village green' space to allow a continuous green frontage to Halstead Road.
- Provide a buffer to All Saints Church and Cemetery with the potential for public access enjoyment of the woodland to the south of the Church.
- Provide a landscape buffer along the western edge of the Site adjacent to Seven Star Green LWS. The buffer shall include structural native planting, native tree species and wildflower meadow mixes. The buffer has a multifunctional purpose and can mitigate harm to the setting of adjacent Listed Buildings as well as providing the ecological offset and benefits to the LWS.
- Design approach to consider a layout where development parcels are separated by strong green infrastructure linking to public open space and recreational facilities. Ensure continuation of the settlement pattern.
- Provide opportunities to connect the Site and open spaces to the existing public footpath network. This may include creating offsets from built development within green infrastructure corridors, incorporating SuDS and links to existing landscape features within the Site to improve both recreational and ecological connectivity.

- The internal street pattern should allow for the integration of planting, including tree planting to help integrate the development and soften its appearance and provide visual amenity for residents.
- Incremental tree planting throughout the proposed development to soften and break up the massing of new built form.
- Buildings, structures and hard standing should avoid tree protection areas for existing trees and hedgerows to be retained, either on or off-site.

#### 1.1.10

Overall, in carrying out this review of Land South of Halstead Road, it is clear the Site has capacity to accommodate appropriately designed residential development as proposed. This Site also has the opportunity to incorporate meaningful landscape features as part of a comprehensive landscape strategy for the Site.

## 2 LANDSCAPE REVIEW

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### 2.1 Landscape and Visual Appraisal

2.1.1 The following section forms an appraisal of the landscape and visual issues associated with the Site.

#### *Designations*

2.1.2 **Statutory:** There are no statutory designations within the Site or adjacent to the Site. The closest statutory designation to the Site is *Marks Tey Brick Pit* Site of Special Scientific Interest (SSSI), approximately 2.6km to the south west of the Site. A collection of Local Nature Reserves (LNRs) are located approximately 3km east of the Site within the Colchester settlement. **(Refer to Figure 2 Statutory Designations).**

2.1.3 **Public Rights of Way:** There is a comprehensive network of Public Rights of Way within the vicinity of the Site **(Refer to Figure 3 Environmental Context with Public Rights of Way)**. Those of relevance include;

- Public footpath Eight Ash Green 16, immediately adjacent to the southern boundary of the Site connecting Halstead Road and Turkey Cock Lane;
- Public footpath Eight Ash Green 24 and Bridleway Eight Ash Green 17, located to the north east of the Site along between Heath Road and Halstead Road;
- Public footpath Eight Ash Green 22 to the south east of the Site running parallel to the A12 and railway line, eventually connecting into Colchester town;
- Public footpath Eight Ash Green 15 to the west of the Site between Halstead road and Daisy Green Road;

The Essex Way passes approximately 2.5km to the north of the Site along the Colne Valley floor. **(Refer to Figure 3 Environmental and Cultural Context with Public Rights of Way)**.

- 2.1.4 **Cycle Routes:** National Cycle Network Route 13 passes approximately 0.5km to the north of the Site along Heath Road. The route terminates within Colchester Town where Route 1 passes through the settlement of Colchester. **(Refer to Figure 3 Environmental and Cultural Context with Public Rights of Way).**
- 2.1.5 **Environmental:** The Site is not covered by any environmental or woodland designations. There are small blocks on ancient woodland scattered through the wider landscape. **(Refer to Figure 3 Environmental and Cultural Context with Public Rights of Way).**
- 2.1.6 **Local Wildlife Sites (LWS):** Seven Star Green LWS (Co55) is located immediately adjacent to the Sites western boundary. The LWS was designated for its species-rich acidic grassland, small pond and scrub. There are a number of other LWS within the wider landscape. **(Refer to Figure 3 Environmental and Cultural Context with Public Rights of Way).**
- 2.1.7 **Heritage:** There are no Conservation areas or Registered Parks and Gardens within the Site. There are also no Listed Buildings or Scheduled Monuments, listed on English Heritage within the Site. The closest listed buildings are Malting House (List Entry Number: 1239711) located close to the south western corner of the Site and Bakery Cottage (List Entry Number: 1239673) located approximately 0.2km to the east. **(Refer to Figure 3 Environmental and Cultural Context with Public Rights of Way).**

### ***Landscape Character Assessments***

- 2.1.8 **Landscape Character Assessments:** The following Landscape Character Assessments have been reviewed:
- National Character Area (NAC) Area 111: Northern Thames Basin<sup>1</sup>

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<sup>1</sup> Natural England, 2015, National Character Area Profile 111: Northern Thames Basin, <https://publications.naturalengland.org.uk/publication/4721112340496384>

- Regional Landscape Typology (LT): Plateau Estate Farmlands<sup>2</sup>
- Essex Landscape Character Assessment: E2 South Colchester Farmlands<sup>3</sup>
- Colchester Landscape Character Assessment (LCA): B2 Easthorpe Farmland Plateau (within)<sup>4</sup>, B4 Great Tey Farmland Plateau (adjacent)<sup>5</sup>, A5 Colne River Valley Slopes (adjacent)<sup>6</sup>

***National Character Areas Profile, Natural England, 2015***

- 2.1.9 The Site is situated within National Character Areas (NCA) Profile 111: Northern Thames Basin. An area with varied landform, scattered woodland, settlements and areas of arable farmland.

***East of England Landscape Framework (Landscape East), 2010***

- 2.1.10 The East of England Landscape Framework (Landscape East) identifies a series of landscape typologies within the east of England region. The Site is situated within the Plateau Estate Farmlands Landscape Type (LT). It describes the area as “A medium to large scale, ordered, arable landscape, for the most part associated with an open, rolling plateau on sandy soils, characterised by estate farms and discrete small villages/hamlets”<sup>7</sup> The tranquillity of the LT is described as “...a tranquil rural landscape, which in places, can feel rather empty and remote.”<sup>8</sup> In terms of views, the LT states “Estate farms and parkland give rise to a visually well ordered landscape.”<sup>9</sup>

***Essex Landscape Character Assessment, 2003***

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<sup>2</sup> Landscape East, East of England Landscape Framework, 2010; Plateau Estate Farmlands, <http://landscape-east.org.uk/lct/plateau-estate-farmlands>

<sup>3</sup> Essex Landscape Character Assessment, 2003, E2 South Colchester Farmlands, pgs 134, 140-144

<sup>4</sup> Colchester Landscape Character Profiles, 2024, B2 Easthorpe Farmland Plateau, pgs 171-181

<sup>5</sup> Colchester Landscape Character Profiles, 2024, B4 Great Tey Farmland Plateau, pgs 193-203

<sup>6</sup> Colchester Landscape Character Profiles, 2024, A5 Colne River Valley Slopes, pgs 112-122

<sup>7</sup> Landscape East, East of England Landscape Framework, 2010; Plateau Estate Farmlands

<sup>8</sup> Landscape East, East of England Landscape Framework, 2010; Plateau Estate Farmlands

<sup>9</sup> Landscape East, East of England Landscape Framework, 2010; Plateau Estate Farmlands

- 2.1.11 The Essex Landscape Character Assessment identifies the Site a lying within Landscape Character Area (LCA) South Colchester Farmlands (E2) LCA which is described as “*..a gently undulating landscape of hedgerowed pasture and arable fields, bisected to the north by the narrow valley of the River Roman which has strongly wooded valleysides and small meadows and marshes in the valley bottom...Away from the edge of Colchester the area has a tranquil character.*”<sup>10</sup>
- 2.1.12 The Essex Landscape Character Assessment includes a Sensitivity Evaluation for the South Colchester Farmlands. The Site is 6.11ha and therefore, according to the criteria within the Landscape Character Assessment, the Site falls within the ‘Major urban extension (>5ha) and new settlements’ category. The Landscape Sensitivity Level is noted as ‘Moderate’<sup>11</sup>. In comparison ‘Small urban extensions (<5ha)’ are considered to have a Landscape Sensitivity Level of ‘Low’<sup>12</sup>.

***Colchester Landscape Character Profiles, November 2024***

- 2.1.13 The Site lies within Landscape Character Area B2 Easthorpe Farmland Plateau as identified by the Colchester Landscape Character Profiles. The Site is located within the northern most part of the LCA and in close proximity to the Great Tey Farmland Plateau (B4) LCA and the Colne River Valley Slopes (A5) LCA. The Site lies within a transitional area and may inherit characteristics from all three LCAs.
- 2.1.14 LCA B2 Easthorpe Farmland Plateau is described as “*...a gently undulating plateau dissected by the shallow valleys of the Roman River to the north-east and the Domsey Brook to the west. It is predominantly arable landscape featuring a pattern of medium to large scale fields interspersed with occasional woodland blocks and orchards.*”<sup>13</sup> Key characteristics of this LCA include:

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<sup>10</sup> Essex Landscape Character Assessment, 2003, E2 South Colchester Farmlands, pg 140

<sup>11</sup> Essex Landscape Character Assessment, 2003, E2 South Colchester Farmlands, pg 144

<sup>12</sup> Essex Landscape Character Assessment, 2003, E2 South Colchester Farmlands, pg 144

<sup>13</sup> Colchester Landscape Character Profiles, 2024, B2 Easthorpe Farmland Plateau, pgs 171

- *“A predominantly arable landscape organised into a mixture of medium and large fields; some smaller scale pasture fields in proximity to settlements and along valley bottoms.*
- *Field boundaries are largely defined by low trimmed hedgerows with occasional mature trees; some boundary loss evident in places.*
- *Good levels of public access via multiple public rights of way (PRoW), including the Essex Way long distance path.*
- *A sense of visual openness across much of the landscape, with some longer-range views available in places;*
- *An overriding rural character albeit with influence of modern development and adjoining urban area of Colchester to the east, the A12 and A120 to the north, and solar farm development in the south and east.”<sup>14</sup>*

#### 2.1.15

The Key Sensitivities and Values of the B2 LCA include:

- *“Ecological value and landscape diversity is provided by scattered habitats...along with acid grassland at Seven Star Green...”*
- *Sense of time-depth and historic landscape interest provided by historic settlement pattern and several historic features...*
- *Recreational value provided by a good network of public rights of way including the Essex Way.*
- *Distinctive regular network of roads and lanes which radiate from the routes of former roman roads.*
- *The rural character of much of the landscape which provides a setting for the Essex Way and other public rights of way, and settlements/villages.”<sup>15</sup>*

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<sup>14</sup> Colchester Landscape Character Profiles, 2024, B2 Easthorpe Farmland Plateau, pgs 173

<sup>15</sup> Colchester Landscape Character Profiles, 2024, B2 Easthorpe Farmland Plateau, pgs 177-178

- 2.1.16 The Landscape Strategy for the Easthorpe Plateau Farmlands is identified as *“The overall strategy for the Easthorpe Farmland Plateau LCA is to conserve and enhance the rural landscape, by increasing woodland cover, increasing the extent and quality of field boundaries and re-introducing traditional orchards. Development should be sensitivity integrated into the landscape using appropriate boundary treatments. Visually intrusive and incongruous development should be avoided, particularly in the south of the area to protect the landscape quality and tranquillity around Easthorpe.”*<sup>16</sup>
- 2.1.17 Landscape Management Guidelines for LCA B2, of relevance, include:
- *“Seek to prevent further loss or decline in the quality of remaining hedgerows and encourage their restoration/reinstatement using species appropriate to the local character and climatic conditions.*
  - *Protect the relative tranquillity of area away from urban influences, particularly in the south around Easthope and Brich Airfield.”*
- 2.1.18 Development Management Guidelines for LCA B2, of relevance, include:
- *“Any large scale or visually intrusive development would be detrimental to the rural character of the landscape; consider opportunities for the undergrounding of any proposed powerlines to avoid need for pylons with landscape features reinstated following construction.*
  - *Maintain and enhance the character of the local network of rural lanes and roads. Resist unsympathetic highway improvement that would threaten their rural character.*
  - *Ensure that new development responds to historic settlement pattern and uses materials which are appropriate to local landscape character including the local vernacular of weatherboarding and brick...*

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<sup>16</sup> Colchester Landscape Character Profiles, 2024, B2 Easthorpe Farmland Plateau, pgs 179-180

- *Encourage the integration of development into the landscape through the use of locally appropriate tree belts, hedgerows and woodlands to reflect and reinforce rural character.*<sup>17</sup>

## 2.2

### Landscape Qualities

(Note: selections highlighted in bold to form the appraisal outcome of each category using a four-point scale)	
Representativeness/consistency with wider character judgement	<ul style="list-style-type: none"> <li>- Highly Consistent</li> <li>- <b>Mostly Consistent</b></li> <li>- Mixed with some characteristics present</li> <li>- Not representative of wider character</li> </ul>
Landscape character attractiveness judgment	<ul style="list-style-type: none"> <li>- Highly attractive</li> <li>- <b>Attractive</b></li> <li>- Unremarkable</li> <li>- Not Attractive</li> </ul>
Remoteness and tranquillity judgement	<ul style="list-style-type: none"> <li>- Remote</li> <li>- Peaceful</li> <li>- <b>Some interruption</b> – Halstead Road provides a consistent source of audible disruption to the Site. Vehicular movements are visible between the branch structure of vegetation during winter months when vegetation is not in leaf. During the summer months, when vegetation is in leaf, intermittent visibility of vehicular movements will be reduced.</li> <li>- Note tranquil</li> </ul>
Landscape qualities general description	The Site forms a parcel of land to the south of Halstead Road between Turkey Cock Lane and

<sup>17</sup> Colchester Landscape Character Profiles, 2024, B2 Easthorpe Farmland Plateau, pgs 179-181

	<p>All Saints Church. The Site is currently in arable production and void of structural vegetation.</p> <p>There are a couple of small out buildings in the south western corner of the Site. Boundaries of the Site comprise mature tree lines with understorey vegetation. The northern boundary of the Site, adjacent to Halstead Road, is well vegetated with and strong hedgerow and hedgerow trees, the largest gap in this boundary vegetation is to allow farm vehicle access.</p> <p>The Site possess rural characteristics that are representative of the wider agricultural landscape. The mature woodland block adjacent to the south eastern corner of the Site are attractive features in the local landscape.</p> <p>Halstead Road has an audible presence over the Site.</p>
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2.3

Visual Qualities

(selections highlighted in bold to form the appraisal of each category)	
Visual Prominence judgement	<ul style="list-style-type: none"> <li>- High</li> <li>- Moderate high</li> <li>- <b>Low moderate</b></li> <li>- Low</li> </ul>
Nature of the urban edge judgement	<ul style="list-style-type: none"> <li>- No visible urban edge</li> <li>- Soft well vegetation urban edge limited views of principally rooflines</li> <li>- <b>Partially visible urban edge</b></li> </ul>

	- Hard urban edge with limited screening
Settlement setting and views of settlement judgement	<ul style="list-style-type: none"> <li>- Attractive features or views</li> <li>- Some attractive features or views</li> <li>- <b>Few attractive features or views</b></li> <li>- No attractive features or views</li> </ul>
Public accessibility within and immediately surrounding the potential development parcel judgement	<ul style="list-style-type: none"> <li>- Many public views</li> <li>- Some public views</li> <li>- <b>Limited public views</b></li> <li>- No public views</li> </ul>
Visual qualities general description	<p>Vegetation on the Sites boundaries combines with vegetation within the wider landscape and limits the visibility of the Site from the wider area (refer: reciprocal photographs A-E <b>Figure 7</b>). There is a slight dome to the topography of the Site that reduces visibility to and across the agricultural landscape to the south of the Site, although these views are intermittent and only afforded in small breaks in the vegetation on the northern boundary of the Site, notably, where field access is located. The strength of vegetation the northern boundary limits opportunities for views of the agricultural landscape to the north of the Site from both within the Site and along public footpath Eight Ash Green 16.</p> <p>From public footpath Eight Ash Green 24, to the north of the Site, there are glimpsed views of the Site through vegetation on the northern Site boundary (refer: <b>Figure 7 Photo Locations 1 and 2</b>). Further north the existing landscape framework and built form screened views of the</p>

	<p>Site (refer: <b>Figure 7 Photo Locations 15 and 16</b>).</p> <p>From the south, in close proximity views of the Site are possible through vegetation on the Sites southern boundary (refer: <b>Figure 7 Photo Location 3 - 7</b>). Views further south from public footpath Eight Ash Green 22 are limited by the existing intervening landscape framework. Trees on the Sites boundaries combine with intervening vegetation and create a wooded backdrop (refer: <b>Figure 7 Photo Location 17</b>). Views further south are screened by the railway embankments and A12 and its associated vegetation.</p> <p>From the west, along Turkey Cock Lane, glimpsed views of the Site are possible between gaps in boundary vegetation (refer: <b>Figure 7 Photo Location 9 - 12</b>). From further west views of the Site are limited by intervening built form on Turkey Cock Lane.</p> <p>From the east, the existing settlement of Eight Ash Green intervenes and screens the majority of views (refer: <b>Figure 7 Photo Location 2</b>).</p> <p>Partial views of the Sites frontage are possible along Halstead Road (refer: <b>Figure 7 Photo Locations 2, 13 &amp; 14</b>). The Site nor the landscape beyond are readily visible from Halstead Road and the Site does not contribute</p>
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	to the perceived gap between the two settlement areas of Halstead Green.
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## 2.4

### Scope for Mitigation and Recommendations

- Consider the reintroduction of hedgerows along historic field boundaries to provide new green infrastructure links throughout the Site and to help break up the development into smaller parcels;
- Consider the creation of a 'village green' open space within the northern part of the Site. This space has the potential to be a multifunctional space for attenuation and recreation, providing a number of benefits for existing and future local communities, including; an area of play and a new orchard. New development should be set back from Halstead Road behind the 'village green' space to allow a continuous green frontage to Halstead Road.
- Provide a buffer to All Saints Church and Cemetery with the potential for public access enjoyment of the woodland to the south of the Church.
- Provide a landscape buffer along the western edge of the Site adjacent to Seven Star Green LWS. The buffer shall include structural native planting, native tree species and wildflower meadow mixes. The buffer has a multifunctional purpose and can mitigate harm to the setting of adjacent Listed Buildings as well as providing the ecological offset and benefits to the LWS.
- Design approach to consider a layout where development parcels are separated by strong green infrastructure linking to public open space and recreational facilities. Ensure continuation of the settlement pattern.
- Provide opportunities to connect the Site and open spaces to the existing public footpath network. This may include creating offsets from built development within green infrastructure corridors, incorporating SuDS and links to existing landscape features within the Site to improve both recreational and ecological connectivity.

- The internal street pattern should allow for the integration of planting, including tree planting to help integrate the development and soften its appearance and provide visual amenity for residents.
- Incremental tree planting throughout the proposed development to soften and break up the massing of new built form.
- Buildings, structures and hard standing should avoid tree protection areas for existing trees and hedgerows to be retained, either on or off-site.
- Retention and protection of existing landscape features along the boundaries of the Site, including hedgerows, structural vegetation and trees to provide a mature landscape structure and framework for the development to help break up the development into smaller parcels and screen built form from views, particularly along Halstead Road to the north and the public right of way to the south.

## 2.5 Landscape Capacity

Given the nature of the Site, its character, containment and its proximity to the settlement edge of Eight Ash Green, it is considered that the Site has capacity to accommodate carefully designed change (as proposed) with very limited harm to the Site and its surroundings. This Site also has the opportunity to incorporate new meaningful landscape features as part of a comprehensive landscape strategy for the Site.

## 2.6 Response to Pre App comments, 26<sup>th</sup> August 2025

2.6.1 As part of the Pre-Application submission made to Colchester City Council, Liz Lake Associates prepared a Landscape and Visual Promotion Report which has been reviewed by Place Services, on behalf of Colchester City Council. The pre landscape responses were received on 26<sup>th</sup> August 2025. This section sets out and responds to the landscape comments provided. Overall, the response was positive with a few points for clarification, discussed below.

2.6.2 Place Services comment: *“The report fails to mention that a large areas of the site (as shown within Figure 1 [of the pre application response] is designated as Priority Habitat Inventory Traditional Orchard. LCA B3: Easthorpe Farmland Plateau in which*

*the site sits states that the overall landscape strategy is to “...conserve and enhance the rural landscape, by increasing woodland cover, increasing the extent and quality of field boundaries and re-introducing traditional orchards.” One of the landscape management guidelines for the LCA is also to “Conserve and enhance the existing traditional orchards and seek to reintroduce theme more widely within the landscape.”*

- 2.6.3 LLA response: The revised Site Feasibility Layout, includes a new area of orchard in the north western corner of the Site. Locating the new orchard within the area of public open space allows for both the existing and future residents of Eight Ash Green to benefit from the new orchard provision.
- 2.6.4 Place Services Comment: *“Viewpoints 4-7 show that the site is open to views from the PRoW along the southern boundary from large breaks between vegetation, therefore we would expect the treatment of the southern area of the site to be carefully considered to mitigate visual impact.”*
- 2.6.5 LLA Response: Vegetation along the southern boundary of the Site will be infilled and enhanced with native species to infill gaps in the southern boundary vegetation. Small gaps within the new vegetation will allow for pedestrian connections on the public right of way adjacent to the southern boundary.
- 2.6.6 Place Services Comment: *“We have some concerns that the perceived gap between the village boundary of Eight Ash Green and the area of Seven Star Green will be compromised if the site were to be developed. Therefore, we would recommend that the proposals carefully consider this.”*
- 2.6.7 LLA Response: The layout of the Site has been carefully developed to respect the perceived gap between the settlement areas. The substantial existing vegetation along the Sites northern boundary will be retained. This existing boundary reduces the visibility of the Site. The setting back of the proposed development behind a new ‘village green’ has been designed to respect the existing settlement pattern.

2.6.8 Place Services Comment: *“Whilst we welcome the reintroduction of historic hedgerows to the site, we would advise that this if this is approach is taken then they should be reintroduced in full.”*

2.6.9 LLA Response: The historic field pattern has been designed into the framework of the proposed development. The field pattern will be partially reintroduced through the use of green streets, verges and new trees of varying stock and sizes. This will create new green corridors through the Site linking between the Seven Star Green Local Wildlife Site and the woodland block to the immediate south of All Saints Church, whilst creating a narrative of the previous Site layout and uses.

2.6.10 Place Services Comment: *“...we would advise that care is also taken towards the residential dwelling to the southwest as this is a Grade II Listed Building. If the site were to be developed a wide planted landscaped buffer is suggested along the length of the western boundary to maintain visual separation from the existing dwellings and ensure the character of Turkey Cock Lane is maintained. It is not clear from the current plan what is proposed in terms of buffer zones at the perimeter...”*

2.6.11 LLA Response: The landscape buffer along the western edge of the Site will extend to 10-15m in width and include wildflower meadows, new native tree groupings, areas of native scrub and scattered tree planting.

## 2.7 **Response to Pre App comments, 21<sup>st</sup> November 2025**

2.7.1 As part of the Pre-Application submission made to Colchester City Council, Liz Lake Associates prepared an initial Landscape and Visual Impact Assessment (LVIA) with the purpose of setting out the baseline conditions and providing a general overview of the proposals, a response to pre app comments received 26<sup>th</sup> August (as set out above) and a summary of the key landscape and visual issue arising from the proposed development. The pre landscape response was received on 21<sup>st</sup> November 2025. Overall, the response was positive with a few points for clarification, discussed below. Additional photography has been requested and shall be included within the LVIA. The Pre App response received, responds to the comments provided by Liz Lake Associates (as above in section 2.6 of this report) and seemed to be broadly in agreement with the commentary provided by Liz Lake Associates, with the exception

of the Sites contribution to the gap between the two settlement areas of Eight Ash Green. Further discussion is provided below, along with the revised intentions of the proposed development along the southern edge of the Site.

2.7.2 Place Services Comment: *“We note vegetation along the northern boundary will contribute to the perceived gap in visual terms. However, this is not the case for the visual gap note from the south.*

*Furthermore, in landscape character terms, the site does contribute towards the separation of between Eight Ash Green and Seven Star Green. It also contributes towards prevention of the two distinct settlement boundaries of Eight Ash Green”*

2.7.3 LLA Response: There are very few receptors to the south of the Site where the Site would be seen in views, limiting the perception closing the gap between the two defined settlement areas of Eight Ash Green. Properties along Turkey Cock Lane at Seven Star Green are not included within the defined settlement areas of Eight Ash Green. The proposals seek to further set back development from the southern edge of the Site behind a green corridor, including scattered tree planting to soften built form. Enhancements to the existing mature hedgerow along the southern edge of the Site are proposed to infill gaps and bolster the vegetation. A management and maintenance plan shall be provided to ensure establishment of new planting and the maintenance of existing planting.

### 3 REVIEW OF COLCHESTER LOCAL PLAN REVIEW: STRATEGIC LAND AVAILABILITY ASSESSMENT (SLAA)

#### 3.1 Colchester Local Plan Review, Strategic Land Availability Assessment (SLAA): Call for Sites Report, February 2024

3.1.1 The SLAA Call for Sites Report, 2024 identifies potential Sites for development put forwards by the public, Member, landowners, developers and other stakeholders.

3.1.2 Those within and surrounding Eight Ash Green and identified for residential development are shown on **Figure 5: Call for Sites, February 2024 – Eight Ash Green** and are identified in the table below. This section of the report provides a high-level review of the draft allocated site within Policy PP31 and PP32.

Site ID	Review of Site
PP31: Land North of Halstead Road and East of Wood Green Lane, Eight Ash Green	<p>Location: Located to the north of Halstead Road. Adjacent to the western edge of the settlement boundary of Eight Ash Green.</p> <p>Southern boundary of the parcel is indented by a single residential property. Land slopes in a northerly direction.</p> <p>Current Land Use: Agricultural</p> <p>Boundary Strength / Condition: Other than a small belt of structural vegetation on the western edge of the northern boundary, boundaries of the parcel are generally void of vegetation other than occasional sporadic tree small trees and a mature hedgerow defining the curtilage of the inset residential property. The site frontage onto Halstead Road is completely open allowing for attractive views in a northerly direction across the wooded sloping landscape.</p> <p>Access: No public access. Public footpath Eight Ash Green 24 is located along the eastern edge of the parcel.</p>

Site ID	Review of Site
	<p>Settlement Connection: Situated on an agricultural field between the eastern defined settlement limits and a collection of properties off Halstead Road. Open views northwards across the valley due to a lack of vegetation on the southern edge abutting Halstead Road. Development at this site would reduce the visual and physical gap between the two defined settlement areas of Eight Ash Green and would introduce new built form along a typically rural gap.</p>
<p>PP32 Land North of Halstead Road and West of Fiddlers Wood, Eight Ash Green</p>	<p>Location: The parcel forms a packet of green space between residential properties off Halstead Road (Nimrod Cottage) and residential properties off Choats Wood.</p> <p>Current Land Use: Agricultural / Pastoral</p> <p>Boundary Strength / Condition: The northern edge of the parcel abuts Choat's Wood. A mature hedgerow exists along the remaining boundaries of the parcel.</p> <p>Access: There is not public access to the parcel, nor are there any PRow that connect to the parcel.</p> <p>Settlement Condition: Situated on an agricultural/pastoral field between the western defined settlement limits and a collection of properties off Halstead Road (Nimrod Cottages). There are limited views across the parcel due to the existing hedgerow on the southern edge, views further afield are limited by Choat's Wood. Development at this site would reduce the visual and physical gap between the two defined settlement areas of Eight Ash Green and would infill a small green gap between the western settlement of Eight Ash Green and Nimrod Cottages.</p>

3.1.3

It should be noted that development of both PP31 and PP32 would close the gap between the two defined settlement areas of Eight Ash Green and would limit opportunities for views northwards across the vegetated valley and to the countryside beyond.

## 4 CONCLUSION

- 
- 4.1.1 The settlement of Eight Ash Green is split into two areas, each with their own settlement boundary. The Site lies to the south of Halstead Road, between the two settlement areas as defined by the Colchester Borough Local Plan, adopted July 2022. The Site is accessed from Halstead Road (A1124).
- 4.1.2 There are no landscape or townscape designations within the Site. Seven Star Green Local Wildlife Site is located to the immediate west of the Site. There is no public access to the Site, although public footpath Eight Ash Green 16 is located to the immediate south of the Site. There is a comprehensive network of public rights of way that traverse the landscape.
- 4.1.3 At the local level, the Site lies within B2 Easthorpe Farmland Plateau Landscape Character Area and adjacent to B4 Greate Tey Farmland Plateau and A5 Colne River Valley Slopes, within the Colchester Landscape Character Assessment.
- 4.1.4 The Sites boundaries are well defined by vegetation, particularly along the Halstead Road frontage where there are limited opportunities for views into the Site. The maturity of vegetation coupled with local topography reduce views across the agricultural landscape to the south of the Site. Additionally, views from within the Site and along public footpath Eight Ash Green 16, looking northwards, are limited due to the existing vegetation on the Sites northern boundary and the existing landscape framework beyond the Sites boundaries.
- 4.1.5 Key principles for the development proposals at the Site, should the Site be developed for residential development include:
- Retention of existing landscape features within the Site, including hedgerows, structural vegetation and trees to provide a mature landscape structure and framework for the development to help break up the development into smaller parcels.

- Development within the Site should be set back from Halstead Road, allowing a continuation of a 'village green' aesthetic to tie in with the adjacent Local Wildlife Site at Seven Star Green.
- A landscape buffer should be provided along the western edge of the Site offsetting the Proposed Development from the Local Wildlife Site and residential properties on the eastern edge of Turkey Cock Lane.
- Reintroduction of historic hedgerow patterns will help to provide greater visual separation of development parcels within the Site. These will also help to improve the ecological connections throughout the Site.
- Incremental tree planting should be provided throughout the development to soften the Proposed Development and break up the massing of new built form.
- The height of new buildings, colours and material finishes can be controlled to help assimilate the built form into the contained Site.
- Buildings, structures and hard standing should avoid tree protection areas for existing trees and hedgerows to be retained, either on or off-site.

4.1.6 Incorporating the key principles above will mitigate substantial effects on receptors to the south of the Site. Overall, in carrying out this review of Land South of Halstead Road, it is clear the Site has capacity to accommodate appropriately designed development, with very limited harm to landscape character and visual amenity.

4.1.7 This Site also has the opportunity to incorporate new meaningful landscape features as part of a comprehensive landscape strategy for the Site that benefit both biodiversity with links to the adjacent Seven Star Green Local Wildlife Site and for existing and future communities by providing a substantial area of new public open space.

## APPENDIX A

Figures 1 - 6

Figure 1: Site Location

Figure 2: Statutory Designations

Figure 3: Environmental and Cultural Context with Public Rights of Way

Figure 4: Published Landscape Character Assessments

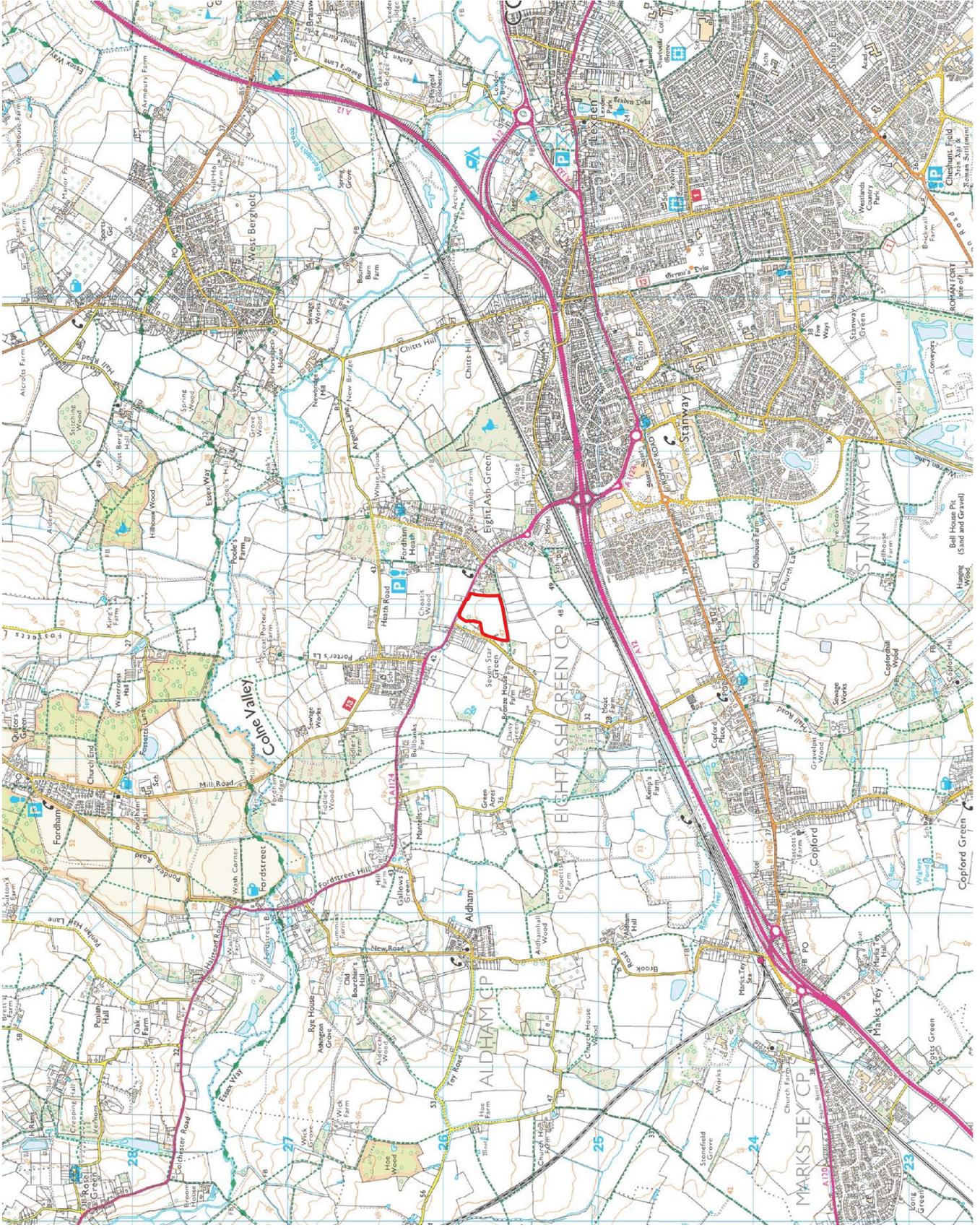
Figure 5: Photo Location Plan

Figure 6: Photographic Sheets

**KEY**



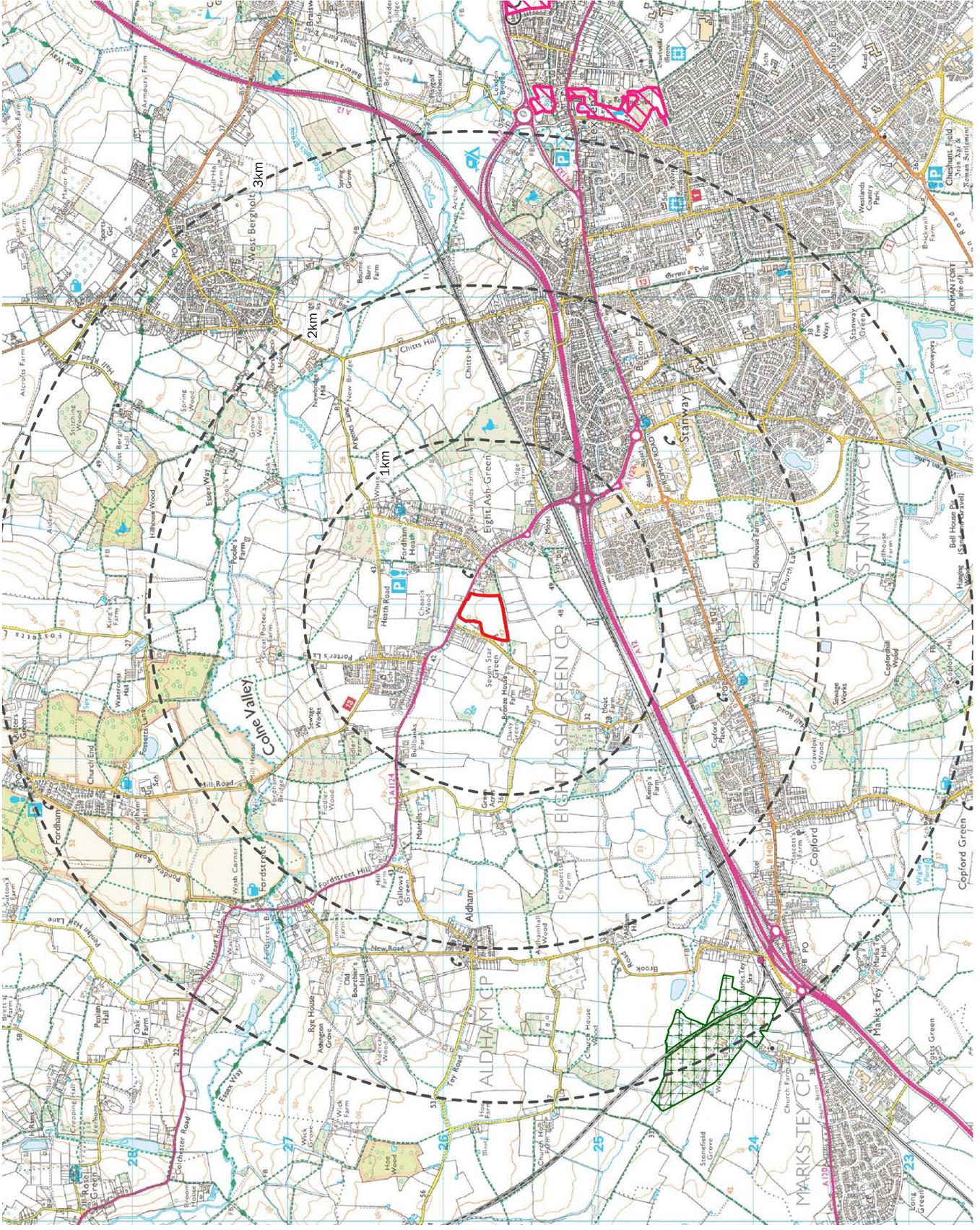
Site Boundary



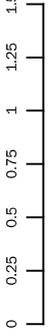

0 0.25 0.5 0.75 1 1.25 1.5 km

Project: Halstead Rd, Eight Ash Green  
Client: Cala Homes (North Home Counties) and Angle Homes  
Date: May 2025  
Scale: 1:25,000  
Status: FINAL

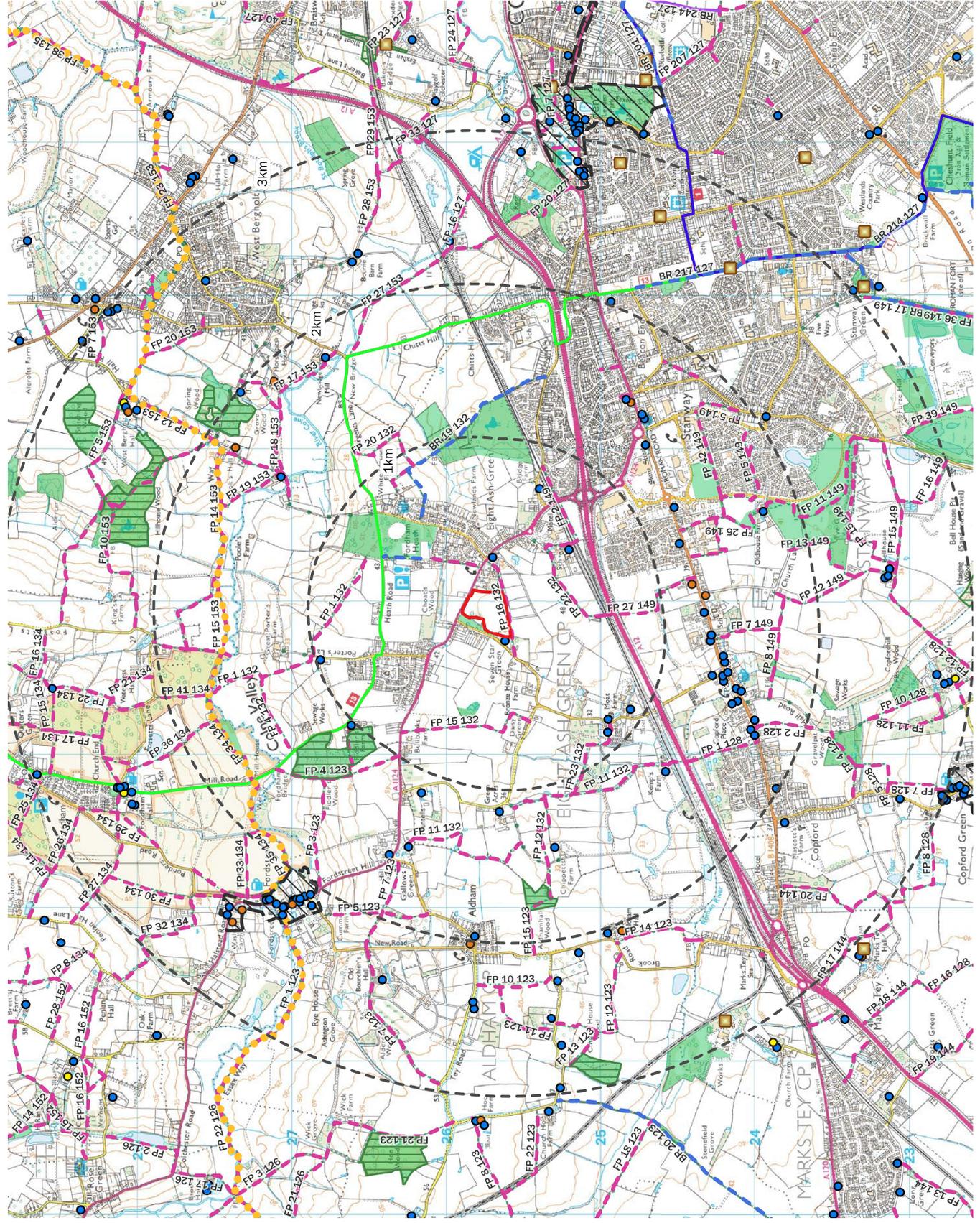
- KEY**
- Site Boundary
  - Statutory Designations**
  - Local Nature Reserves (LNR)
  - Sites of Special Scientific Interest (SSSI)



Project: Halstead Rd, Eight Ash Green  
Client: Cala Homes (North Home Counties) and Angle Homes  
Date: May 2025  
Scale: 1:25,000  
Status: FINAL

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**KEY**



- Heritage Designations
- Scheduled Monuments
  - Grade I Listed Buildings
  - Grade II\* Listed Buildings
  - Grade II Listed Buildings



- Woodland Designations
- Ancient & Semi-Natural Woodland

- Sites of Importance for Nature Conservation
- Local Wildlife Sites

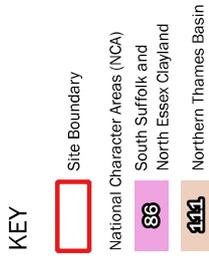
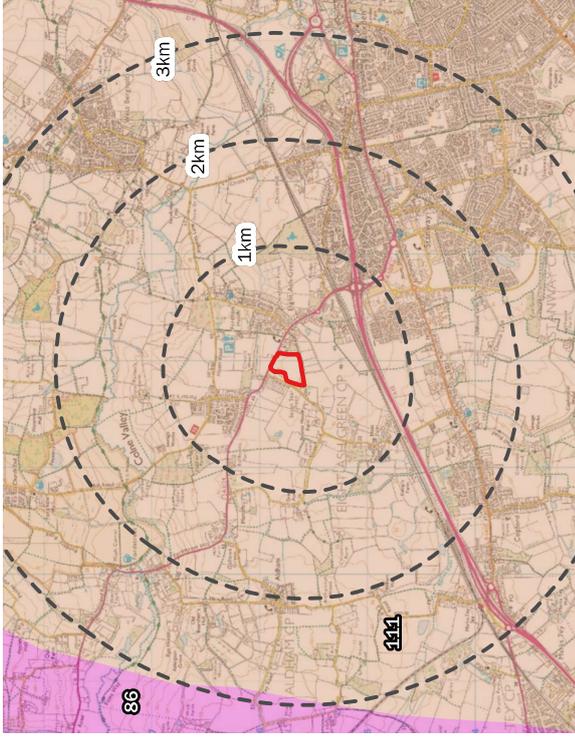
- Public Rights of Way (PROW)
- Footpath
  - Bridleway
  - Restricted Byway

- Long Distance Routes
- Essex Way

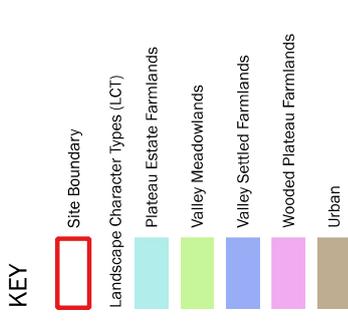
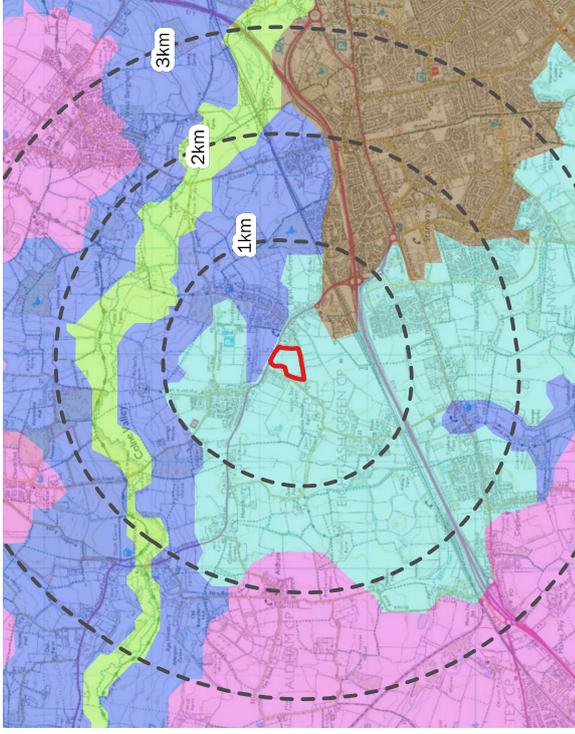
- National Cycle Network
- Route 1
  - Route 13

Project: Halstead Rd, Eight Ash Green  
Client: Cala Homes (North Home  
Counties) and Angle Homes  
Date: May 2025  
Scale: 1:25,000  
Status: FINAL

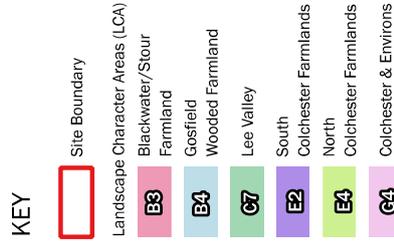
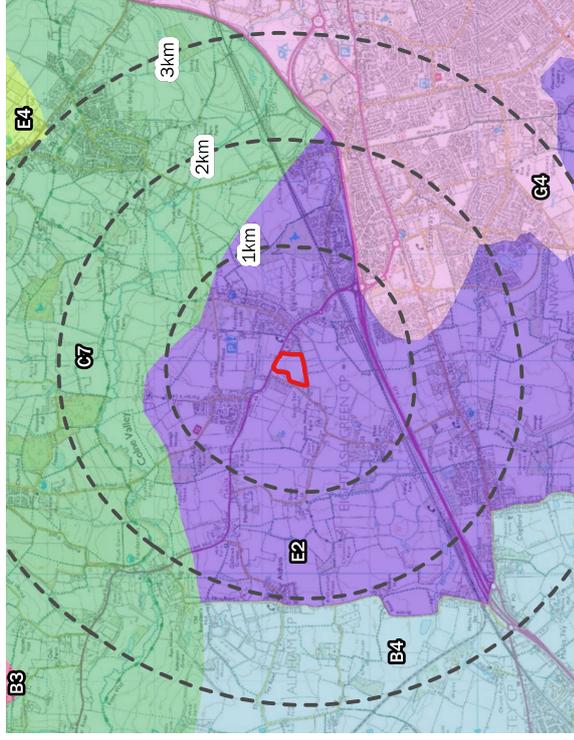




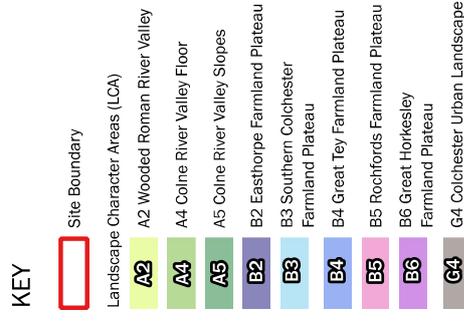
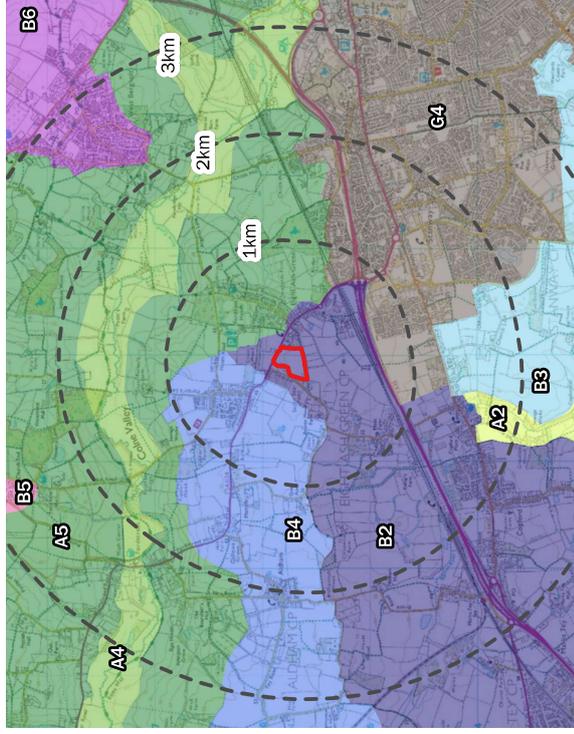
National Character Area Profile (2015)



East of England Landscape Framework (2010)



Essex Landscape Character Assessment (2003)



Colchester Borough Landscape Character Assessment (2024)



Project: Halstead Rd, Eight Ash Green  
Client: Cala Homes (North Home Counties) and Angle Homes  
Date: May 2025  
Scale: 1:50,000  
Status: FINAL



Existing built form within the Site



**Photo Location A:** View looking south from within the Site

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:38  
Looking direction: south  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 40 degrees  
Enlargement Factor: 150% @ A3

Existing built form within the Site



**Photo Location B:** View looking north west from within the Site

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:17  
Looking direction: north west  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 90 degrees  
Enlargement Factor: 150% @ A3

PROW FP 16 132



**Photo Location C:** View looking north west from within the Site

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:19  
Looking direction: north west  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 90 degrees  
Enlargement Factor: 150% @ A3

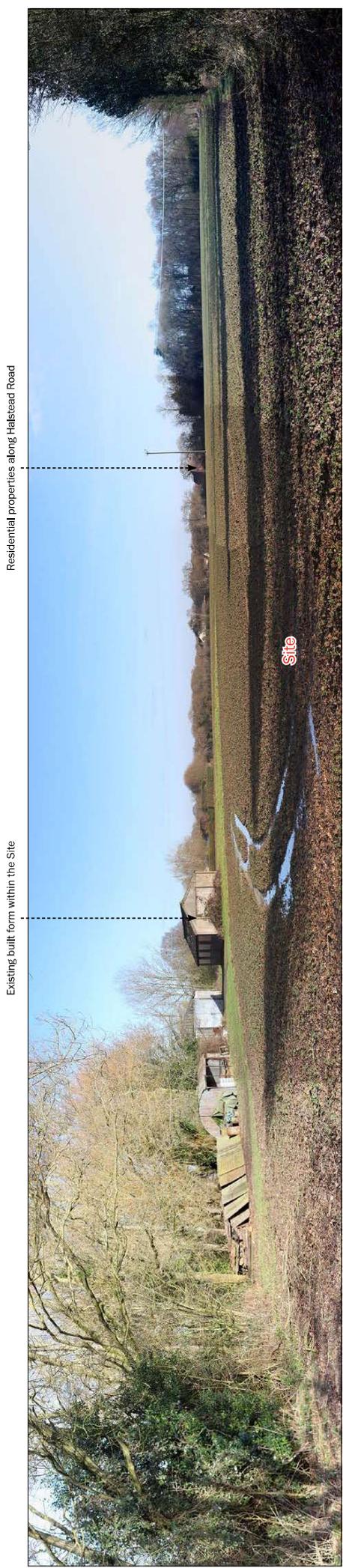
Residential properties along Halstead Road

PROW FP 16 132



**Photo Location D:** View looking north east from within the Site

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:19  
Looking direction: north east  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 70 degrees  
Enlargement Factor: 150% @ A3



**Photo Location E:** View looking north east from within the Site

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:24  
Looking direction: north east  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 90 degrees  
Enlargement Factor: 150% @ A3



**Photo Location 1:** View looking south west towards the Site from PRow FP 24\_132

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:09  
Looking direction: south west  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 90 degrees  
Enlargement Factor: 150% @ A3

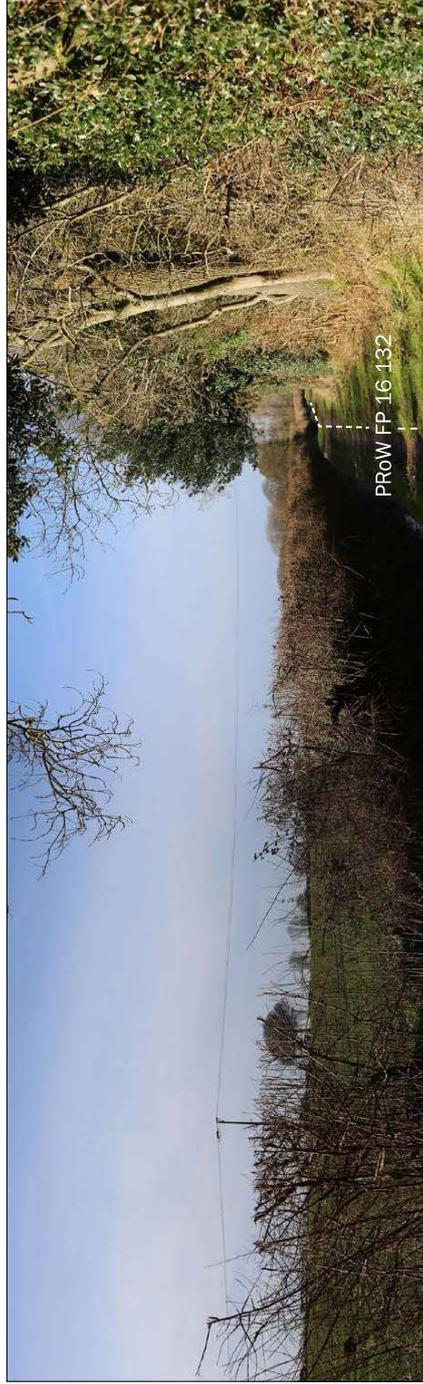
Approximate Extent of Site  
Residential properties along Halstead Road



**Photo Location 2:** View looking east towards the Site from the end of PRoW FP 24.132 along Halstead Road

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:12  
Looking direction: east  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 80 degrees  
Enlargement Factor: 150% @ A3

Approximate Extent of Site



**Photo Location 3:** View looking east along PRoW FP 16.132

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:15  
Looking direction: east  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 60 degrees  
Enlargement Factor: 150% @ A3

Approximate Extent of Site

Residential properties along Halsted Road



**Photo Location 4:** View looking east towards the Site from PPOW FP 16.132

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:18  
Looking direction: east  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 90 degrees  
Enlargement Factor: 150% @ A3

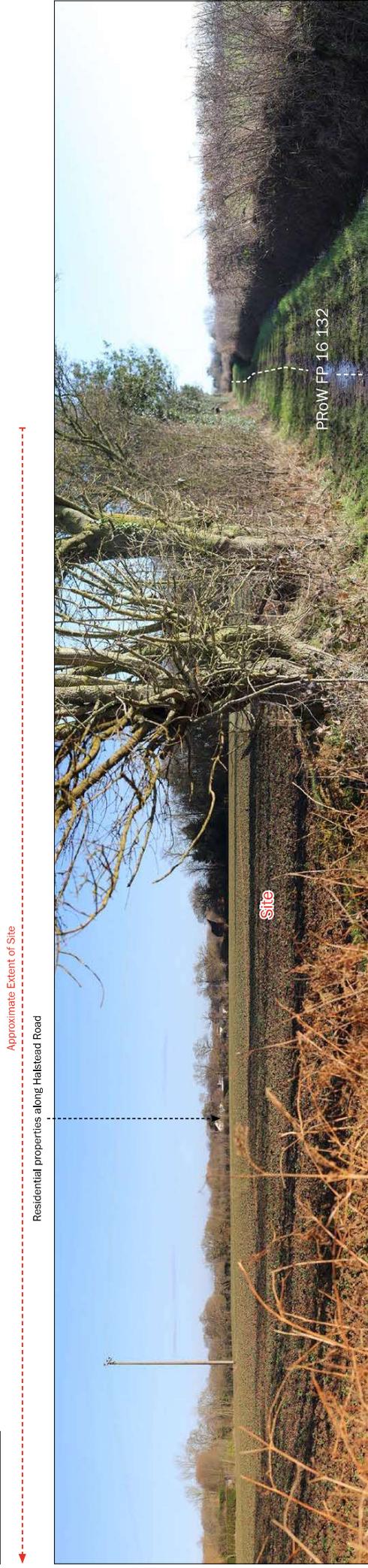
Approximate Extent of Site

Residential properties along Turkey Cock Lane



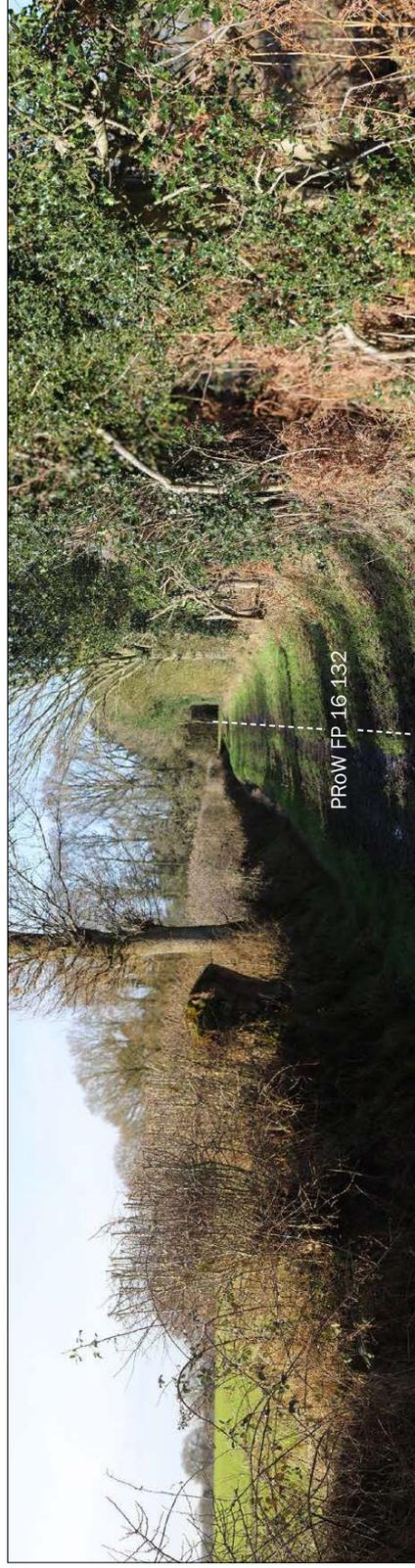
**Photo Location 5:** View looking west towards the Site from PPOW FP 16.132

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:18  
Looking direction: west  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 75 degrees  
Enlargement Factor: 150% @ A3



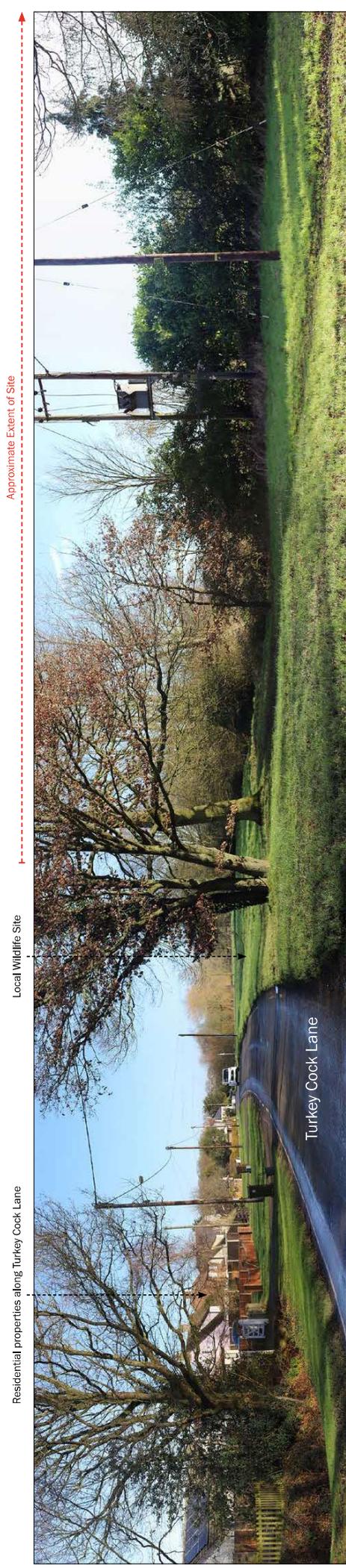
**Photo Location 6:** View looking east towards the Site from PRoW FP 16 132

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:22  
Looking direction: east  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 90 degrees  
Enlargement Factor: 150% @ A3



**Photo Location 7:** View looking west towards the Site from PRoW FP 16 132

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:22  
Looking direction: west  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 70 degrees  
Enlargement Factor: 150% @ A3



**Photo Location 8:** View looking north east towards the Site from along Turkey Cock Lane

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:28  
Looking direction: north east  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 90 degrees  
Enlargement Factor: 150% @ A3



**Photo Location 9:** View looking south towards the Site along Turkey Cock Lane

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:31  
Looking direction: south  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 85 degrees  
Enlargement Factor: 150% @ A3

Residential properties along Turkey Cook Lane



**Photo Location 10:** View looking north east towards the site from along Turkey Cook Lane

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:31  
Looking direction: north east  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 90 degrees  
Enlargement Factor: 150% @ A3

Local Wildlife Site

Approximate Extent of Site

Local Wildlife Site

Residential properties along Turkey Cook Lane



**Photo Location 11:** View looking south towards the Site from along Turkey Cook Lane

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:32  
Looking direction: south  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 90 degrees  
Enlargement Factor: 150% @ A3

Approximate Extent of Site

Local Wildlife Site



**Photo Location 12:** View looking south towards the Site from Halstead Road and Turkey Cock Lane junction

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:33  
Looking direction: south  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 90 degrees  
Enlargement Factor: 150% @ A3

Approximate Extent of Site

Residential properties along Halstead Road

Local Wildlife Site

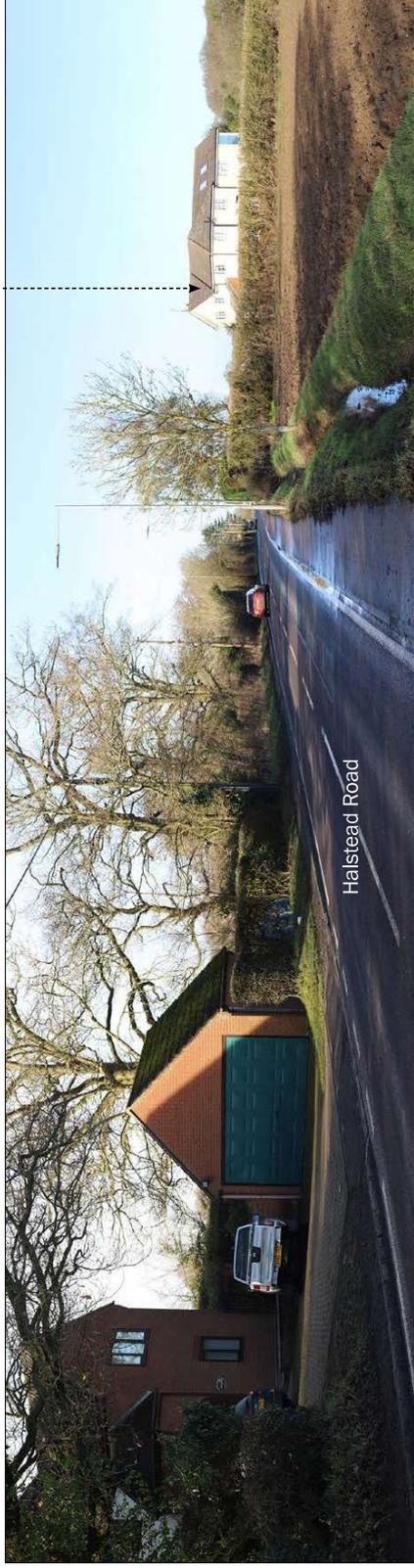


**Photo Location 13:** View looking south towards the Site from Turkey Cock Lane Bus Stop

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:35  
Looking direction: south  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 60 degrees  
Enlargement Factor: 150% @ A3

Approximate Extent of Site

Residential properties along Halstead Road



**Photo Location 14:** View looking west towards the Site from along Halstead Road

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:41  
Looking direction: west  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 70 degrees  
Enlargement Factor: 150% @ A3

Approximate Extent of Site

Residential properties along The Bridleway

Choat's Wood



**Photo Location 15:** View looking south towards the Site from Heath Road

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:56  
Looking direction: south  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 70 degrees  
Enlargement Factor: 150% @ A3



**Photo Location 16:** View looking south east towards the Site from Fordham Heath

Visualisation Type: Type 1  
Date: 29.01.25  
Time: 10:52  
Looking direction: south east  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 85 degrees  
Enlargement Factor: 150% @ A3



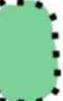
**Photo Location 17:** View looking north west towards the Site from PROW FP 22 132

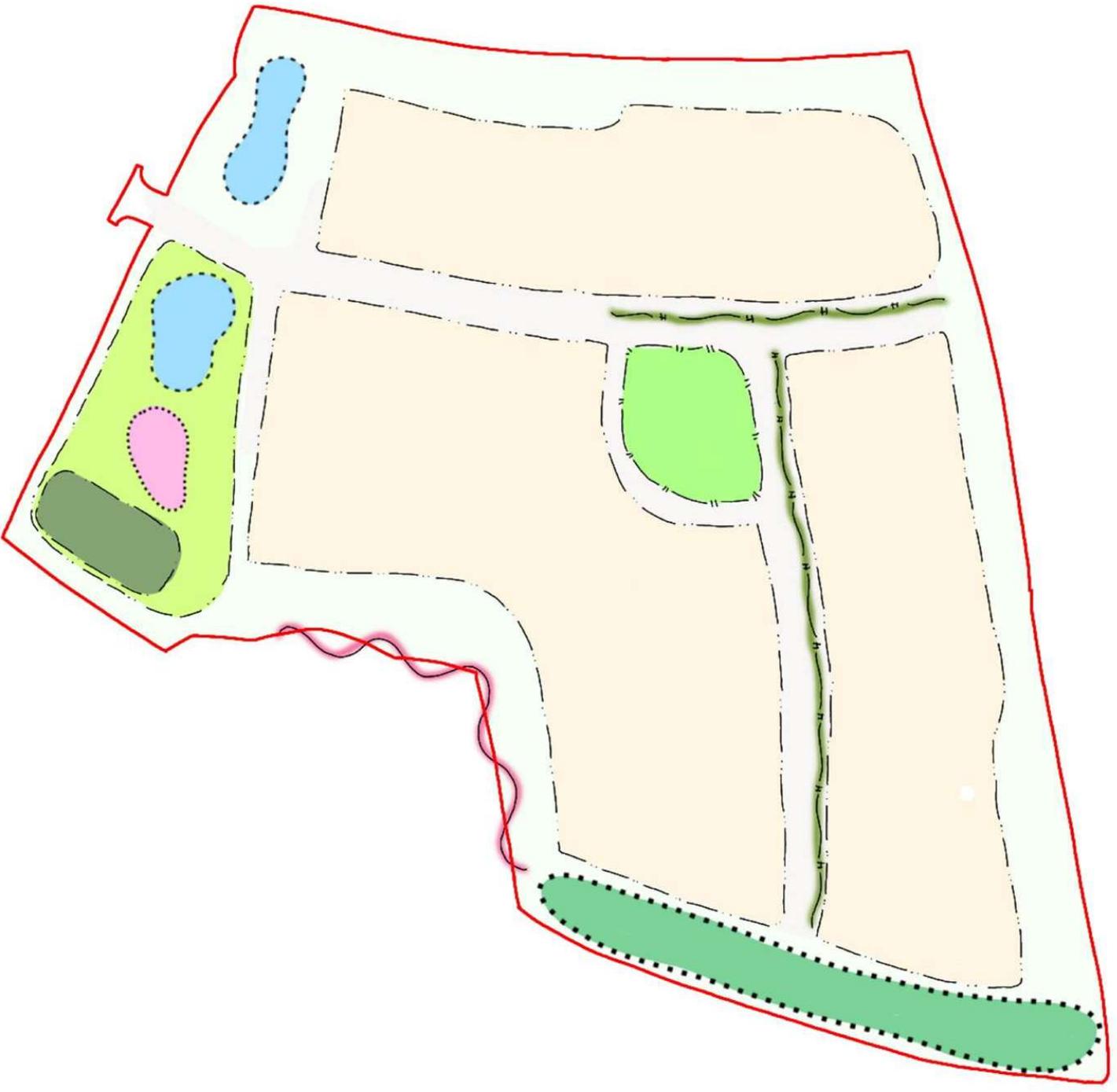
Visualisation Type: Type 1  
Date: 29.01.25  
Time: 11:05  
Looking direction: north west  
Projection: Planar  
Camera: Canon 6D FFS  
Focal length: 50mm  
Approx. HFOV: 90 degrees  
Enlargement Factor: 150% @ A3

## APPENDIX B

### Landscape Opportunities and Constraints Plan

LEGEND

-  indicative development parcels
-  indicative central open space
-  suggested community orchard
-  indicative subs basins
-  indicative area of play
-  area of multifunctional open space
-  sensitive residential edge
-  historic irrageline
-  local wildlife site landscape buffer



P02	14.01.26	Revision of development areas	FC
FINAL	05.02.25	First Issue	FC
Rev	Date	Description	Drn

**Title:** Landscape Opp and Cons  
**Project:** Halstead Rd, Eight Ash Green  
**Client:** Cala Homes (North Home Counties) and  
 NTS  
**Date:** January 2026  
**Scale:** NTS @ A3  
**Drawing No:** 2854-LLAZZZ-DR-L-0001  
**Revision:** P02  
**Suitability:** Planning  
**Project No:** | 2854

T: +44 (0)1279 647044    E: office@lizlake.com    www.lizlake.com  
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 accuracy should be verified on site.

**LIZ LAKE ASSOCIATES**  
**LANDSCAPE ARCHITECTS**

## APPENDIX C

### Draft Allocations



KEY

- Site Boundary
- - - Draft Allocation - Preferred Options Residential Allocations

Rev	Date	Description	Drn
		Draft Allocations	

**Title:** Draft Allocations  
**Project:** Halstead Rd. Eight Ash Green  
**Client:** Cala Homes (North Home Counties) and  
 Angles Homes  
**Date:** Jan 2026  
**Scale:** NTS @ A3  
**Drawing No:** 2854-LLA-ZZZ-DR-L-0002  
**Revision:** FINAL  
**Suitability:** Planning  
**Project No.:** 2854

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Unit 1, The Exchange,  
9 Station Road,  
Stansted,  
CM24 8BE

t +44 (0)1279 647044  
e [office@lizlake.com](mailto:office@lizlake.com)  
[www.lizlake.com](http://www.lizlake.com)

**LIZ LAKE**  
**ASSOCIATES**  
LANDSCAPE ARCHITECTS

- Landscape Design
- Urban Design
- Residential
- Public Realm
- Masterplanning
- Landscape Planning
- Heritage Landscapes
- Gardens and Estates
- Restoration and Conversion
- Places of Worship
- Expert Witness
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- Retail / Office
- Community
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- 3D / Graphic Design