

WEST MERSEA

Your Neighbourhood Plan



APPRAISAL OF
IMPORTANT VIEWS
WEST MERSEA TOWN COUNCIL

FEBRUARY 2021



West Mersea

Planning for Mersea's future

Introduction

As part of the preparation of the Neighbourhood Plan, an assessment of important views was undertaken. The findings of this assessment are contained in this report, which forms a supporting document for the West Mersea Neighbourhood Plan. Policy WM22 of the Neighbourhood Plan refers to the information contained in this document, which should be taken account of in considering development proposals.

Context

The landscape of the island, outside the built-up area of West Mersea, is summarised in the Colchester Landscape Appraisal (2005) as:

- Flat, low-lying predominantly arable farmland;
- Mixture of small, medium and large arable fields with hedged field boundaries (gappy in places);
- Small fields generally located in close proximity to small farmsteads;
- Network of drainage ditches traversing the island;
- Lack of woodland cover, however several mature
- trees present in hedgerow field boundaries;
- Views of sea restricted by domed landform of the island.

The Appraisal also noted that there are open views of Langenhoe Coastal Farmland visible on the skyline to the north of the island while views of open sea are restricted by the dome shaped landform of the island.

At the time, the Appraisal noted that the key planning and land management issues were:

- Pressure from expansion of the settlement edges of West Mersea and around East Mersea;
- Potential for the introduction of visually intrusive agricultural buildings within the coastal farmland landscape, which would be visible from several surrounding character areas;
- Vulnerable to sea-level rise and the potential effects of global warming;
- Pressure on minor roads, especially during peak tourist periods;
- Visually intrusive caravan parks along the edges of Mersea Island;
- Continuing loss of hedges and field boundary vegetation.

Development that does not have regard to its potential impact on the landscape and the views within it could have a significant detrimental impact on the setting of the village.

Maps in this document are reproduced from the Ordnance Survey Map.

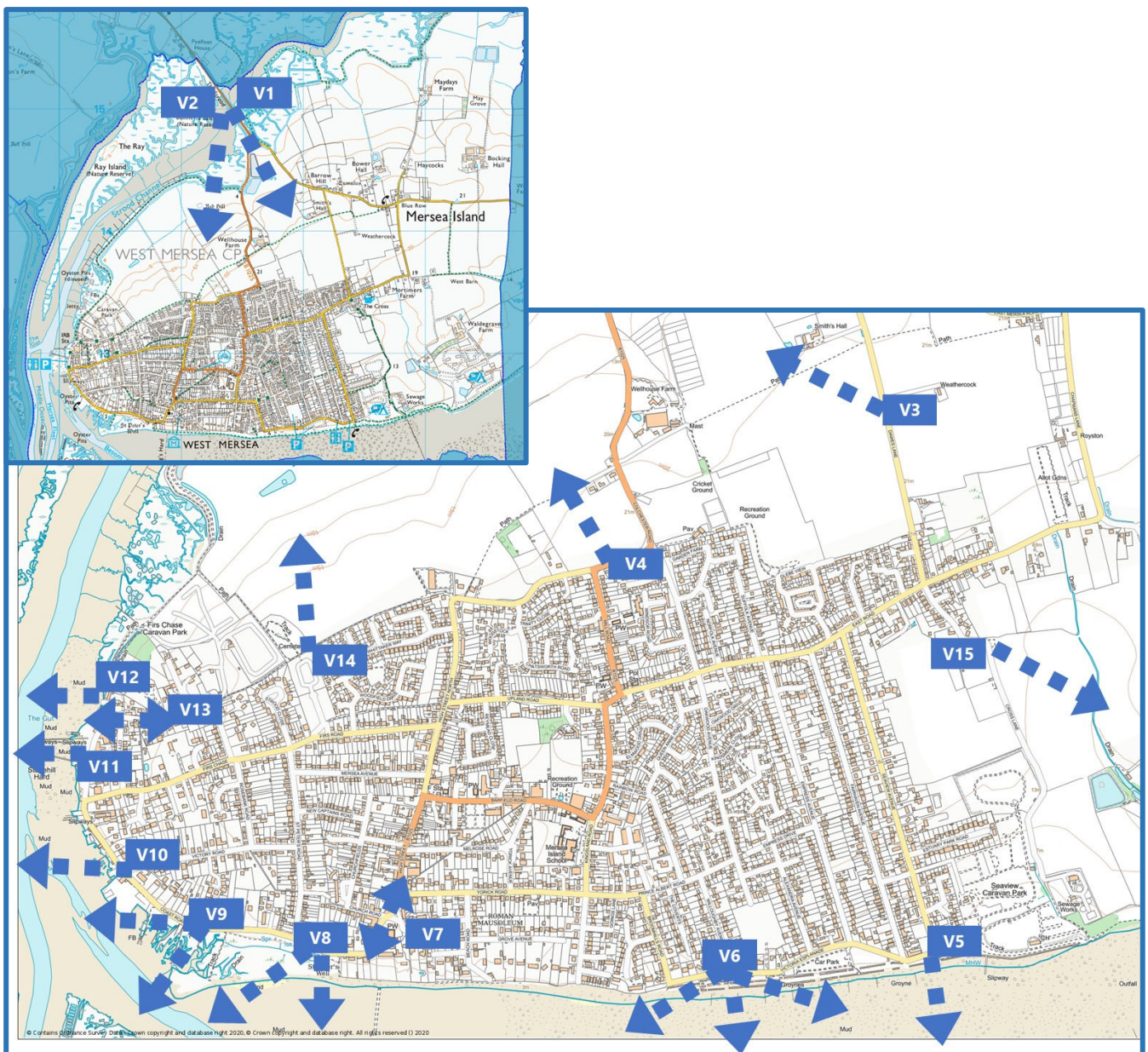
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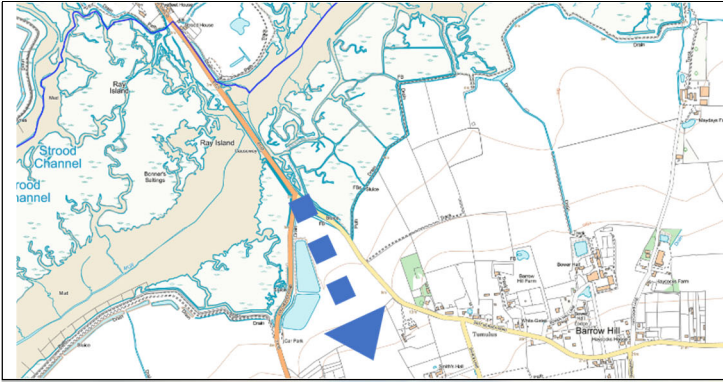
Identifying Important Views

The assessment of important views has been guided by The Landscape Institute's Technical Guidance Note "Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)" January 2020

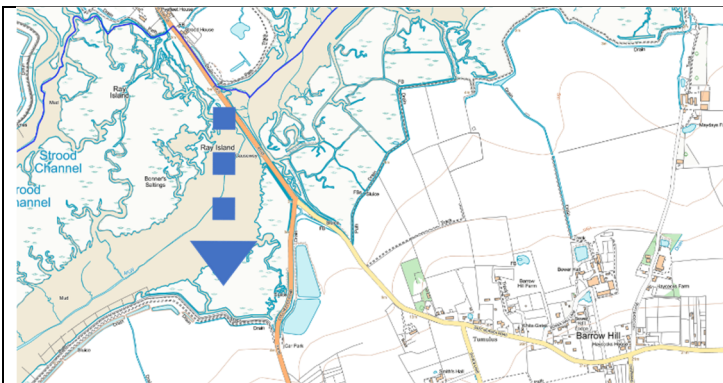
Important viewpoints from publicly accessible locations were identified and these are identified on the map below.

Within the built-up area of the village, the importance of views has been considered having regard to the natural and built features. The views illustrated below are referred to in the Neighbourhood Plan and identified on the Policies Map. In all instances development in the field of view could, without appropriate mitigation, have a significant detrimental impact on the key features of the identified views. The Neighbourhood Plan makes provision for how development proposals within the view should be considered.





View 1
 Long view south-east from the Strood towards West Mersea settlement.



View 2
 View from The Strood south across Strood Channel towards West Mersea settlement.



View 3
 View north-west from Dawes Lane.



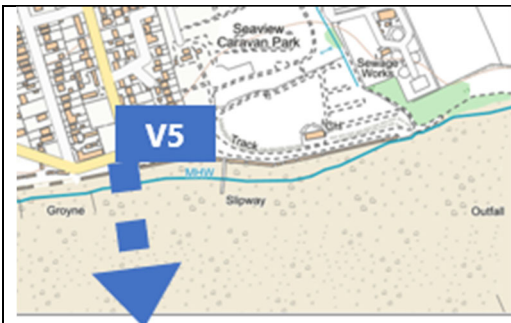


View 4

View east from Colchester Road towards Peldon.



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View 5

View out to sea from Seaview Avenue / Esplanade junction



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View 6

Views out to sea from Esplanade.

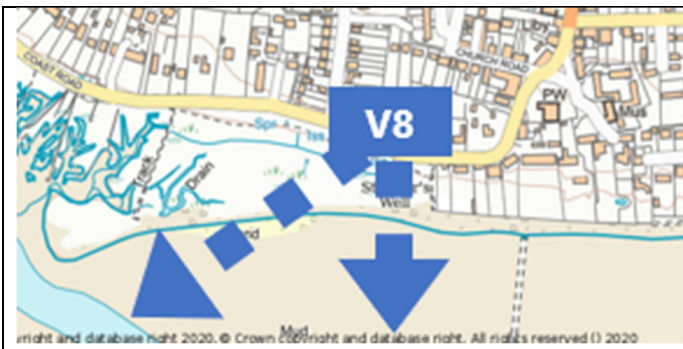


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View 7

View north and south along High Street/Coast Road



View 8

View out to sea from Coast Road





View 9

View from Coast Road south-west and west



View 10

View west from Coast Road



View 11

From Coast Road the view over the old oyster beds opposite 100 Coast Road, north of Duke's Bar.





View 12

From Coast Road behind the Dabchicks Sailing Club the view over the saltings and creeks.



View 13

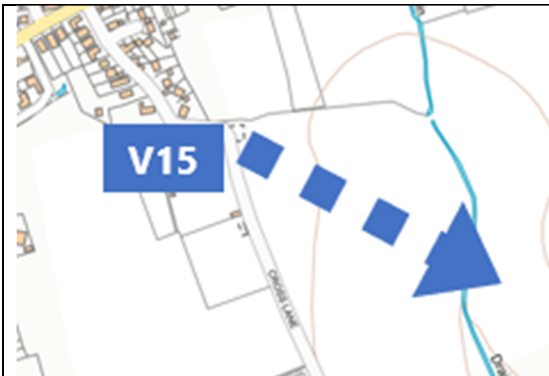
From Coast Road the view up the Lane and from the other end of the Lane above the "Nutshell".





View 14

From Firs Road Cemetery, where the footpath joins the Feldy natural burial ground



View 15

From Cross Lane looking south-east towards Waldegraves and coast

