

Chapter Three	Environment and Conservation
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Environment and Conservation

Introduction

- 3.1. The creation and protection of a high quality environment is an underlying principle of the Local Plan. The protection of natural resources and the conservation of historic and other features, such as wildlife habitats, important landscapes, historic buildings and archaeological sites, is of great concern to the Council.
- 3.2. As well as the conservation of existing environmental features, the Council is concerned that new development should achieve a high standard of design and enhance the quality of the local environment.

Objectives

1. To secure as far as possible that resources which are of particular value are conserved.
2. To protect areas of nature conservation value and the interests of wildlife.
3. To safeguard areas of valued landscape.
4. To improve landscape that has been damaged.
5. To protect the rural and undeveloped coastline.
6. To secure the continued preservation and management of woodlands, trees and hedgerows.
7. To encourage a high standard of design in respect of all new development and secure improvements to the urban environment generally.
8. To protect and enhance the special architectural and historic character of all parts of the Borough, and to ensure the retention and enhancement of all Listed Buildings and Scheduled Ancient Monuments.
9. To provide adequate opportunity for the recording of archaeological evidence.

General Policies

Environmental Assessment

- 3.3. Under the Town and Country Planning (Assessment of Environmental Effects) Regulations, 1988, development proposals which are likely to have significant effects on the environment by virtue of their nature, size or location are required to be accompanied by an Environmental Statement.
- 3.4. The Council will require major development proposals to be accompanied by an environmental statement. Smaller projects affecting environmentally sensitive areas or projects with unusually complex and potentially adverse effects will likewise be required to include a statement as part of the application. Guidance on schemes likely to require environmental assessment is contained in **Appendix 5**.

POLICY EC1 - ENVIRONMENTAL ASSESSMENT

WHEN CONSIDERING DEVELOPMENT PROPOSALS WHICH, BY VIRTUE OF THEIR NATURE, SIZE OR LOCATION ARE LIKELY TO HAVE SIGNIFICANT ENVIRONMENTAL EFFECTS, THE COUNCIL WILL REQUIRE THE SUBMISSION OF AN ENVIRONMENTAL STATEMENT IN ORDER TO IDENTIFY THOSE EFFECTS MORE PRECISELY.

Design

- 3.5. The design of the built environment , its buildings, open spaces and features has a direct impact on all those who live or work in urban areas. In a relatively densely urbanised area such as Castle Point, it is particularly important to ensure that a high quality of design is achieved in order to maintain an environment that is not only visually attractive, but which retains a sense of place and identity and which promotes comfort and ease of use.
- 3.6. The design of new development should be compatible with the form of existing buildings and the character of the area in which it is to be sited, both in terms of external design and materials. Additionally, the design of spaces between and around buildings may be equally as important to the townscape as the design of buildings themselves. Hard and soft landscaping schemes should therefore be considered an integral part of any proposal for development and will be subject to the specific approval of the Council. New development should also take account of the need to secure ease and safety of movement and access for all users.

POLICY EC2 - DESIGN

A HIGH STANDARD OF DESIGN IN RELATION TO NEW BUILDINGS AND EXTENSIONS AND ALTERATIONS TO EXISTING BUILDINGS WILL BE EXPECTED THROUGHOUT THE BOROUGH. IN PARTICULAR, WHEN CONSIDERING DEVELOPMENT PROPOSALS THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CRITERIA:

- i. THE SCALE, DENSITY, SITING, DESIGN, LAYOUT AND EXTERNAL MATERIALS OF ANY DEVELOPMENT, WHICH SHALL BE APPROPRIATE TO ITS SETTING AND WHICH SHOULD NOT HARM THE CHARACTER OF ITS SURROUNDINGS;
- ii. THE APPEARANCE AND TREATMENT OF SPACES AROUND BUILDINGS WHICH SHALL BE ENHANCED BY APPROPRIATE HARD AND SOFT LANDSCAPING;
- iii. THE NEED TO ENSURE THAT ALL MODES OF MOVEMENT ARE MADE SAFE AND CONVENIENT.

Residential Amenity

- 3.7. The effect of development on residential amenity is an important planning consideration. Uses which can cause particular conflict with residential amenity, by virtue of traffic generation, noise, fumes or other forms of disturbance, include industrial and commercial development, hot food establishments, shops and recreational uses. The need to consider the impact of such development is especially important given policies in the plan which facilitate the operation of non-residential uses in close proximity to residential uses.

- 3.8. Whilst the Local Plan contains a number of policies concerned with the protection of residential amenity in specific circumstances, such as **Policies ED8, H9 and H14 and SPG 5, 6 and 7**, there are likely to be circumstances where the effect of a development upon residential amenity is not subject to any other specific policy in the Plan. In such circumstances the Council will apply the following policy:

POLICY EC3 - RESIDENTIAL AMENITY

DEVELOPMENT PROPOSALS WHICH WOULD HAVE A SIGNIFICANT ADVERSE EFFECT UPON THE RESIDENTIAL AMENITY OF THE SURROUNDING AREA BY REASON OF TRAFFIC, NOISE, FUMES OR OTHER FORMS OF DISTURBANCE WILL BE REFUSED.

- 3.9. It is possible to negate some of the nuisances of new development by means of planning conditions or agreements, and in appropriate cases the Council will seek to impose conditions on matters such as hours of operation, emission of fumes and noise, parking and servicing, screening, and landscaping.

Pollution

- 3.10. The planning system has an important role to play in protecting the environment, local residents, businesses and the public in general from all forms of development that could give rise to pollution.
- 3.11. Pollution can take a number of forms. As well as airborne emissions, discharges into watercourses, rivers and streams, and the pollution of the land, disturbance from noise, dust, vibration, light and heat are all forms of pollution that can have a damaging effect on the environment and the public's enjoyment of it.
- 3.12. The Council will seek to control all forms of development that could result in an adverse effect on health, the environment and general amenity through the implementation of the following policy:

POLICY EC4 POLLUTION

DEVELOPMENT WHICH WOULD HAVE A SIGNIFICANT ADVERSE EFFECT ON HEALTH, THE NATURAL ENVIRONMENT, OR GENERAL AMENITY BY REASON OF RELEASES OF POLLUTANTS TO WATER, LAND OR AIR, OR BY REASON OF NOISE, DUST, VIBRATION, LIGHT OR HEAT, WILL BE REFUSED.

Crime Prevention

- 3.13. Recent Government guidance suggests that the layout of developments can play a part in reducing the risk of criminal activity both to individuals and to property. It is important that consideration should be given to opportunities to reduce the potential for crime at the outset of the design process. Once a development has been completed, the main opportunity to incorporate crime prevention measures will have been lost.
- 3.14. Effective crime prevention measures include residential estate design which fosters a feeling of territoriality by providing an environment where residents and occupiers feel they have an influence on the area outside their property, landscaping schemes which avoid the creation of potential hiding places for intruders, adequately lit areas of public access and car parking areas located where vehicles can be kept under general surveillance from surrounding buildings.

- 3.15. Detailed advice on the way that the layout of residential developments can improve security is given in the joint Department of the Environment and Department of Transport Design Bulletin 32 “*Residential Roads and Footpaths - Layout Considerations*” and Police forces throughout the country promote the “*Secured by Design*” scheme. Design guidance on crime prevention is also contained in the Police Architectural Liaison Manual of Guidance. When considering applications for development, the Council will seek to ensure that opportunities for minimising the risk of crime and maximising security are taken into account in the design of the development.

POLICY EC5 - CRIME PREVENTION

THE COUNCIL WILL EXPECT NEW DEVELOPMENT SCHEMES TO HAVE REGARD TO THE DESIRABILITY OF MINIMISING THE RISK OF CRIME AND MAXIMISING SECURITY BY VIRTUE OF THEIR DESIGN, LAYOUT AND LANDSCAPING.

Energy Efficiency

- 3.16. The layout, design, orientation and internal services of a building can facilitate the creation of energy efficient forms of development, for example, by limiting the potential for heat loss, maximising the use of natural rather than artificial light, and maximising the potential for solar gain. The Council will expect developers to consider the energy efficiency of new development when formulating their proposals.
- 3.17. Part L of the Building Regulations 1991 requires that “*reasonable provision shall be made for the conservation of fuel and power in buildings*” and provides minimum requirements for the construction of buildings. Part 14a of the Building Regulations (Amendment) Regulations, 1994, requires applicants to submit details on energy requirements for proposals involving the creation of a dwelling.

POLICY EC6 - ENERGY EFFICIENCY

PROPOSALS FOR NEW DEVELOPMENT ARE EXPECTED TO HAVE REGARD TO ENERGY CONSERVATION IN THEIR SITING, ORIENTATION, LAYOUT AND DESIGN.

Natural and Semi-Natural Features in Urban Areas

- 3.18. It is important to retain existing features of the townscape that contribute to the identity and character of the area. Such features include not only historic or architecturally important buildings (see **Policies EC32 to EC37**) but also natural features such as trees, watercourses and open spaces. The Council supports **Policy BE13** of the County Structure Plan (Second Alteration) which states that natural features and areas of open space within towns should be safeguarded (See **Appendix 1**).

POLICY EC7 - NATURAL AND SEMI-NATURAL FEATURES IN URBAN AREAS

NATURAL FEATURES, SEMI-NATURAL FEATURES AND OPEN SPACES WITHIN URBAN AREAS SHALL BE RETAINED AND ENHANCED WHEREVER POSSIBLE IN ORDER TO SAFEGUARD THEIR PHYSICAL, VISUAL, RECREATIONAL AND WILDLIFE VALUE.

The Green Lung

- 3.19. There is a large area of open land on the south side of Canvey Island between Haven Road and Thorney Bay Caravan Site which contains semi-natural features providing important wildlife habitats and amenity space in an otherwise densely populated area. The area also serves as a buffer between the industrial installations adjacent to the Thames and the residential area of Canvey. In view of its particular importance, the site is designated as a 'Green Lung', which the Council will protect from development which would adversely affect its open character, wildlife, or amenity value. The Proposals Map defines the area of the Green Lung.

POLICY EC8 - THE GREEN LUNG

THE AREA BETWEEN HAVEN ROAD AND THORNEY BAY CARAVAN SITE, CANVEY ISLAND, IS DESIGNATED AS A "GREEN LUNG", WHICH THE COUNCIL WILL SEEK TO PROTECT FROM DEVELOPMENT THAT WOULD ADVERSELY AFFECT ITS OPEN CHARACTER, WILDLIFE, OR AMENITY VALUE.

Agriculture

Development Affecting Commercial Farmland

- 3.20. Farming is practised within the Borough and makes a significant contribution to the appearance and conservation value of the countryside. A thriving agricultural industry serves to safeguard land from unwanted development and there is generally an awareness amongst farmers of a responsibility to conserve the landscape and the need for nature conservation.
- 3.21. Part of Hadleigh Downs and Canvey Grazing Marshes fall within the Essex Coast Environmentally Sensitive Area, within which the Ministry of Agriculture, Fisheries and Food provides advice and assistance to landowners to manage their holdings in a more 'environmentally friendly' manner.
- 3.22. In order to protect the viability of existing farm holdings, the Council will not allow proposals for new development that would lead to the fragmentation of existing commercial units and will resist incremental changes of use to agricultural land or buildings that would lead to the sterilisation of areas of farmland.

POLICY EC9 - DEVELOPMENT AFFECTING COMMERCIAL FARMLAND

DEVELOPMENT WHICH WOULD CAUSE THE STERILISATION OR FRAGMENTATION OF COMMERCIAL FARMLAND WILL BE REFUSED.

Protection of High Quality Agricultural Land

- 3.23. High Quality Agricultural Land is defined by the Ministry of Agriculture, Fisheries and Food as that falling within Grades 1, 2 or 3a. Although Castle Point contains no Grade 1 or 2 land, certain areas do fall within Grade 3. Many parts of the County, including Castle Point, have not been surveyed in detail to determine whether individual areas of Grade 3 land should be classed as Grade 3a or 3b. When considering applications for development falling within areas of Grade 3 agricultural land, the Council will consult the Ministry of Agriculture, Fisheries and Food to determine the quality of the land involved. Where land is subsequently determined as falling within Grade 3a, the Council will not allow development in the interests of protecting this national resource.

POLICY EC10 - PROTECTION OF HIGH QUALITY AGRICULTURAL LAND

DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF HIGH QUALITY AGRICULTURAL LAND, AS DEFINED BY THE MINISTRY OF AGRICULTURE, FISHERIES AND FOOD, WILL BE REFUSED.

Agricultural Development

- 3.24. Under the Town and Country Planning General Development (Amendment)(No.2) Order, 1991, the development of new agricultural buildings or significant extensions or alterations to existing buildings requires the prior notification of the Council. Although it cannot refuse permission for development reasonably necessary for the purposes of agriculture, the Council is empowered to intervene on matters of siting, design and external appearance. New farm buildings are normally designed for economy and utility but, if well sited and designed, can make a positive contribution to the appearance of the countryside. Buildings should be constructed in suitable materials and should blend with the landscape. Existing tree cover or new planting should be used where possible.

POLICY EC11 - AGRICULTURAL DEVELOPMENT

HIGH STANDARDS OF LAYOUT AND DESIGN FOR FARM BUILDINGS IN THE GREEN BELT WILL BE REQUIRED IN ORDER THAT NEW BUILDINGS AND EXTENSIONS OR ALTERATIONS TO EXISTING BUILDINGS COMPLEMENT THE CHARACTER OF THE GREEN BELT IN WHICH THEY ARE TO BE SITUATED.

Nature Conservation

- 3.25. Castle Point contains numerous areas of wildlife importance ranging from the ancient woodlands in the Daws Heath area, the unique landscape of the 'plotland' farm holdings of Thundersley and Benfleet, the hill-slope grasslands of South Benfleet and the grazing marshes, mudflats and salt marshes around Canvey Island. Each of these distinct habitats supports a complex and rich variety of flora and fauna.

Sites of Special Scientific Interest

- 3.26. The coastal areas of the Borough are of particular wildlife importance. The Benfleet and Southend Marshes Site of Special Scientific Interest (SSSI) is of international significance due to its importance for numerous over-wintering species of wildfowl and waders. In recognition of its conservation value, a significant proportion of the site has additionally been designated as a Wetland of International Importance (Ramsar site) and is a Special Protection Area (under the European Community Wild Birds Directive).
- 3.27. In total, the Borough contains five SSSIs and these are shown on the Proposals Map. The Council supports the protection of notified SSSIs and when considering development proposals which fall within or might otherwise adversely affect these statutorily defined sites, the Council will consult English Nature and will apply the following policy:

POLICY EC12 - SITES OF SPECIAL SCIENTIFIC INTEREST

DEVELOPMENT WHICH WOULD ADVERSELY AFFECT NOTIFIED SITES OF SPECIAL SCIENTIFIC INTEREST OR NATIONAL NATURE RESERVES WILL BE REFUSED. WITHIN SITES OF SPECIAL SCIENTIFIC INTEREST AND NATIONAL NATURE RESERVES, THE COUNCIL WILL ENCOURAGE PROPER MAINTENANCE AND MANAGEMENT IN THE INTERESTS OF PROTECTING AND ENHANCING THEIR NATURE CONSERVATION VALUE.

- 3.28. Where development is exceptionally permitted, the Council will use appropriate conditions or planning agreements to minimise the impact of the development.

Protection of Wildlife and their Habitats

- 3.29. As well as statutorily defined sites, Castle Point contains a number of additional important wildlife habitats, both within the urban areas and the surrounding countryside. Many of these habitats have been identified by the Essex Wildlife Trust and have been included in a schedule of Sites of Importance for Nature Conservation , (SINC's, See **Appendix 6**). Where development proposals fall within defined SINC's or might otherwise have a significant adverse effect on the interests of wildlife, particularly those species of flora and fauna protected under Part 1 of the Wildlife and Countryside Act, 1981, and its subsequent amendments, the Council will take account of representations made by the appropriate wildlife and conservation bodies and will apply the following policy:

POLICY EC13 - PROTECTION OF WILDLIFE AND THEIR HABITATS

THE COUNCIL WILL REFUSE DEVELOPMENT WHICH IS PREJUDICIAL TO THE INTERESTS OF ALL WILDLIFE AND THE RETENTION AND MANAGEMENT OF IMPORTANT HABITATS

- 3.30. Where a development scheme likely to have a significant adverse impact on wildlife interests is exceptionally permitted, the Council will require by condition that important habitats are protected on site.

Creation of New Wildlife Habitats

- 3.31. The Essex Structure Plan encourages proposals for the creation of new nature reserves as well as the protection of existing reserves. Currently, the Borough contains one statutory Local Nature Reserve at Great Wood, (managed by Southend-on-Sea Borough Council), and a further non-statutory reserve at Pound Wood, (managed by the Essex Wildlife Trust). The Council will encourage proposals for further nature reserves in appropriate locations. It will also promote the creation of new wildlife habitats within new developments wherever possible, particularly where these adjoin existing important sites for nature conservation where wildlife could be disturbed by the encroachment of the built environment.

POLICY EC14 - CREATION OF NEW WILDLIFE HABITATS

THE COUNCIL WILL ENCOURAGE PROPOSALS FOR FURTHER NATURE RESERVES. IT WILL ALSO PROMOTE THE CREATION OF NEW WILDLIFE HABITATS IN CONJUNCTION WITH DEVELOPMENT PROPOSALS. IN CONSIDERING PLANNING APPLICATIONS, THE COUNCIL WILL TAKE INTO ACCOUNT THE POTENTIAL FOR THE CREATION OF WILDLIFE HABITATS, PARTICULARLY WHERE THESE WOULD ENHANCE AND COMPLEMENT EXISTING ELEMENTS OF NATURE CONSERVATION ON ADJOINING LAND.

Control of Permitted Development In Sensitive Areas

- 3.32. The ecology of many wildlife habitats is extremely fragile and can be upset by various human activities, many of which are beyond the scope of normal planning controls. For example, unsympathetic farming practices, temporary uses or inappropriate recreational activities in sensitive areas can be detrimental to the objectives of the above policies which seek to secure nature conservation interests within the Borough. In circumstances where the Council considers that the exercise of permitted development rights might result in undue damage or disturbance to wildlife or their habitats the following policy will apply:

POLICY EC15 - CONTROL OF PERMITTED DEVELOPMENT IN SENSITIVE AREAS

THE COUNCIL WILL SEEK A DIRECTION UNDER ARTICLE 4 OF THE TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT ORDER, 1995, WHERE IT IS CONSIDERED THAT ANY AREA OF ANCIENT WOODLAND, SITE OF SPECIAL SCIENTIFIC INTEREST OR SITE OF IMPORTANCE FOR NATURE CONSERVATION WOULD BE DAMAGED BY THE EXERCISE OF THOSE PERMITTED DEVELOPMENT RIGHTS IDENTIFIED BY THE COUNCIL IN **APPENDIX 7**.

Landscape

Protection Of Landscape

- 3.33. Despite its relatively small physical area, Castle Point contains a variety of interesting land forms, ranging from the wooded countryside to the north-east, the open prospect of the Downs in the centre of the Borough and the coastal landscape to the south. In order to protect the visual amenity of the countryside and preserve the diversity of landscape types and features found in the Borough, it is important to ensure that new development proposals are acceptable in terms of their impact on the landscape. Development that is likely to be of undue prominence by virtue of its scale, siting, or external materials, will not be allowed.
- 3.34. Development on the edges of existing settlements can be of particular visual prominence, and sensitive development schemes are needed to ensure a 'smooth' transition between town and country. In many cases, the prominence of a development may be lessened by appropriate landscaping which would reduce its impact to an acceptable level. Detailed landscaping schemes are an integral part of all new development proposals and will continue to be the subject of specific approval by the Council.
- 3.35. In some areas, the nature of the terrain and vegetation cover afford long, uninterrupted views across open countryside. Development which would significantly detract from these views will not be allowed. In particular, development upon ridgelines and prominent hillsides will not be permitted.
- 3.36. The rural areas of the Borough contain a variety of landscape features, such as earthworks, ponds, verges etc. which the Council considers it would be desirable to protect in order to retain the diversity and interest of the countryside. Such features are often of historic or wildlife value, but are not covered by any special designation. The Council would expect to see such features retained in development schemes wherever possible.
- 3.37. Development of a temporary nature may be equally detrimental in terms of its landscape impact, and will also be judged in relation to the following policy:

POLICY EC16 - PROTECTION OF LANDSCAPE

DEVELOPMENT WHICH WOULD HAVE A SIGNIFICANT ADVERSE VISUAL IMPACT ON THE SURROUNDING LANDSCAPE WILL NOT BE PERMITTED. WHEN ASSESSING THE IMPACT OF A DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO:

- (i) THE PROMINENCE OF THE DEVELOPMENT IN TERMS OF ITS SCALE, SITING AND EXTERNAL MATERIALS;
- (ii) THE VISUAL RELATIONSHIP OF THE DEVELOPMENT TO THE OPEN COUNTRYSIDE.

(Contd)

PLANNING PERMISSION FOR POTENTIALLY OBTRUSIVE DEVELOPMENT UPON RIDGELINES OR PROMINENT HILLSIDES WILL BE REFUSED.

Special Landscape Area

- 3.38. Hadleigh Marshes have been designated as a Special Landscape Area by virtue of their particular landscape quality, offering a wide range of attractive scenery over a small area. Within the defined boundary, as shown on the Proposals Map, it is intended to protect the area from unsympathetic forms of development that would detract from its character or appearance. Development which is outside the defined boundary, however, can still

adversely affect the adjacent landscape and hence the following policy will be applied to any development proposal within or affecting the Special Landscape Area.

POLICY EC17 - SPECIAL LANDSCAPE AREA

DEVELOPMENT WITHIN THE HADLEIGH MARSHES SPECIAL LANDSCAPE AREA WILL BE REFUSED UNLESS ITS LOCATION, SITING, DESIGN, MATERIALS AND LANDSCAPING ACCORD WITH THE CHARACTER AND APPEARANCE OF THE AREA IN WHICH THE DEVELOPMENT IS PROPOSED. DEVELOPMENT WHICH IS OUTSIDE THE SPECIAL LANDSCAPE AREA BUT WHICH WOULD BE LIKELY TO BE DETRIMENTAL TO ITS CHARACTER OR APPEARANCE WILL ALSO BE REFUSED.

Permitted Development in the Special Landscape Area

- 3.39. Some uses, minor operations or other developments which would, under normal circumstances, be beyond the scope of planning control, can nevertheless have an adverse effect on the appearance and character of an area that relies upon visual amenity for its importance. Where the Council considers the appearance or character of the Special Landscape Area may be damaged by permitted development, the approval of the Secretary of State will be sought to serve an Article 4 Direction to remove permitted development rights.

POLICY EC18 - PERMITTED DEVELOPMENT IN THE SPECIAL LANDSCAPE AREA

THE COUNCIL WILL SEEK A DIRECTION UNDER ARTICLE 4 OF THE TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT ORDER, 1995, WHERE IT IS CONSIDERED THAT LANDSCAPE MAY BE DAMAGED BY THE EXERCISE OF THOSE PERMITTED DEVELOPMENT RIGHTS IDENTIFIED BY THE COUNCIL IN **APPENDIX 7**.

Ancient Landscapes

- 3.40. Ancient Landscapes have been defined by Essex County Council as areas containing a significant assemblage of visible features, both man-made and semi-natural, of pre 1600 origin. Ancient Landscapes are the 'living' elements of the countryside, where the landscape has evolved and adapted over the course of millennia. These areas are consequently of great historic importance and interest in their own right, although frequently they coincide with areas of high nature conservation value and visual amenity as well. Castle Point contains two physically distinct landscapes that have been identified as being of ancient origin: Daws Heath Woods and Canvey and Hadleigh Grazing Marshes.
- 3.41. Daws Heath contains a number of ancient woodlands connected by a network of hedgerows enclosing small farmland plots, many of which have the irregular appearance of medieval enclosures. The surviving field system charts the process of 'assarting' (woodland clearance) for agriculture and deer parks from a very early age. Indeed, a length of the boundary of Rayleigh Park (founded before the 12th Century) is still preserved in the hedgerows and woodland edges of this area. The combination of these features is a landscape of ancient woods, hedgerows and fields, mostly of pre 1600 origin, which are of great historic value and interest.
- 3.42. During the course of the Middle Ages, much of Canvey Island was enclosed by sea walls to protect the marshlands, then used extensively as sheep pastures, from rising sea levels. It is from this time that the present pattern, of 'inmed' land or grazing marsh protected by sea walls, with salt marsh beyond, developed. The irregular pattern of small fields reflects the pattern of creeks and rills that existed before enclosure, although there have been some modifications in the form of straightened drains. Thus although no longer teeming with

sheep, the irregular pattern of fields derived from saltings created in the Middle Ages still characterises this landscape today. On the mainland a small area of grazing marsh still survives to the south of Hadleigh Downs. A recent survey by the Essex Wildlife Trust, however, suggests that 82% of grazing marsh in Essex has been lost over the past 50 years. Both areas of Grazing Marsh fall within the Essex Coast Environmentally Sensitive Area, within which the Ministry of Agriculture, Fisheries and Food provides advice and assistance to landowners to manage their holdings in a more 'environmentally friendly' manner.

- 3.43. Both Ancient Landscapes are shown on the Proposals Map. In recognition of their historic value and interest it is intended to protect these areas from development that would affect their nature and physical appearance. The co-operation of landowners will be sought to ensure the continuation and, where appropriate, promotion of their beneficial management.

POLICY EC19 - ANCIENT LANDSCAPES

DEVELOPMENT PROPOSALS WHICH WOULD ADVERSELY AFFECT THE NATURE AND PHYSICAL APPEARANCE OF ANCIENT LANDSCAPES WILL BE REFUSED.

Landscape Improvement Area

- 3.44. Castle Point contains a large tract of landscape in the north west of the Borough, as shown on the Proposals Map, that has been designated as a Landscape Improvement Area (LIA). Within this area, the quality of the landscape has deteriorated and there is a particular need to consider the impact on the landscape of new forms of development or new land uses as well as to encourage positive measures that would lead to restoration or enhancement. The LIA is allocated as Green Belt and hence new development will be strictly controlled in accordance with **Policy GB1** (Chapter 1).
- 3.45. Within the LIA, the Council will seek the undergrounding of cables and powerlines and the removal of redundant equipment in accordance with **Policy CF12** (Chapter 9).
- 3.46. Any development within or otherwise affecting the LIA will be required, where appropriate, to incorporate extensive landscaping in order to minimise its visual impact. Encouragement will be given to appropriate schemes of indigenous tree planting that would help to restore areas of denuded landscape and screen existing development (see **Policy EC23**). Development schemes that would result in the further loss of existing trees, hedgerows or areas of woodland will not be permitted.

POLICY EC20 - LANDSCAPE IMPROVEMENT AREA

WITHIN THE GREAT BURCHES LANDSCAPE IMPROVEMENT AREA, THE COUNCIL WILL:

- (i) ENCOURAGE MEASURES THAT WOULD AID RESTORATION AND ENHANCEMENT OF THE LANDSCAPE;
- (ii) REFUSE DEVELOPMENT PROPOSALS THAT WOULD LEAD TO THE FURTHER DETERIORATION OF THE LANDSCAPE EITHER DUE TO THEIR LOCATION AND SITING OR DUE TO THE REMOVAL OF EXISTING LANDSCAPE FEATURES;
- (iii) REQUIRE WHERE NECESSARY THAT NEW DEVELOPMENT WITHIN, OR OTHERWISE PROMINENT FROM WITHIN, THE LANDSCAPE IMPROVEMENT AREA BE APPROPRIATELY SCREENED.

Trees and Woodlands

- 3.47. The Borough contains a number of large ancient woodlands (See **Appendix 8**), along with substantial areas of recent secondary woodland which are important not only in terms of their nature conservation value but also in terms of their visual and recreational amenity. Individual trees are also important visual elements of the landscape generally, but numbers have declined in recent years. In order to prevent further losses, the Council will encourage the appropriate management of woodland areas, and will support the Essex Wildlife Trust in their efforts to acquire and manage ancient woodlands in the Borough
- 3.48. The Council will also continue to protect specific trees and areas of woodland through the use of Tree Preservation Orders and where appropriate will require existing trees, hedgerows and woods to be retained and protected in all development schemes.

POLICY EC21 - WOODLAND MANAGEMENT AND TREE PRESERVATION ORDERS

THE COUNCIL WILL ENCOURAGE THE MAINTENANCE OF EXISTING WOODLANDS THROUGH APPROPRIATE MANAGEMENT. THIS OBJECTIVE WILL BE PURSUED THROUGH LIAISON AND MANAGEMENT AGREEMENTS WITH LANDOWNERS. TREE PRESERVATION ORDERS WILL BE MADE TO PROTECT TREES AND WOODLAND WHERE APPROPRIATE.

POLICY EC22 - RETENTION OF TREES, WOODLAND AND HEDGEROWS.

IN SCHEMES FOR NEW DEVELOPMENT, EXISTING TREES, HEDGEROWS AND WOODS SHALL BE RETAINED WHEREVER POSSIBLE. WHERE DEVELOPMENT TAKES PLACE, LOSS OF EXISTING TREE COVER AND HEDGEROWS SHALL BE KEPT TO A MINIMUM. ALL TREES AND SHRUBS TO BE RETAINED AFTER DEVELOPMENT SHALL BE SUITABLY PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.

- 3.49. The retention of existing landscape features must be complemented by the provision of sympathetic new features in areas of damaged landscape. Indigenous trees and shrubs should be used to support wildlife and maintain the traditional character of the countryside. Planting in field corners and along streams, the screening of prominent buildings and the retention and enhancement of hedges and copses will form part of this approach.

POLICY EC23 - TREE AND SHRUB PLANTING

IN ORDER TO IMPROVE THE PHYSICAL ENVIRONMENT, ENCOURAGEMENT WILL BE GIVEN TO THE PLANTING OF NATIVE TREES AND SHRUBS IN APPROPRIATE CASES.

- 3.50. Detailed landscaping schemes should be an integral part of all new development proposals and will continue to be the subject of specific approval by the Council.

The Undeveloped Coast

- 3.51. It has long been the policy of Essex County Council to control development along the coast and estuaries to safeguard their natural attractions. Much of the rural coastline is important in terms of landscape and nature conservation, but in addition to these qualities, the Council recognises that undeveloped coastline is a unique, finite and irreplaceable resource that must be protected in its own right.

- 3.52. Development which is exceptionally permitted within the Coastal Protection Belt is likely to consist only of minor development, extensions or alterations to existing buildings or changes in the use of land of an open and rural nature.
- 3.53. The Council supports **Policy NR18** of the County Structure Plan (See **Appendix 1**) and within the defined Coastal Protection Belt will apply the following policy:

POLICY EC24 - COASTAL PROTECTION

THERE SHALL BE THE MOST STRINGENT RESTRICTIONS ON DEVELOPMENT ON THE RURAL AND UNDEVELOPED COASTLINE OUTSIDE BUILT-UP AREAS AND ANY DEVELOPMENT WHICH IS EXCEPTIONALLY PERMITTED SHALL NOT ADVERSELY AFFECT THE OPEN OR RURAL CHARACTER OR WILDLIFE OF THE AREA.

The Conservation Areas

- 3.54. Under the Town and Country Planning (Listed Buildings and Conservation Areas) Act, 1990, local authorities are empowered, where appropriate, to designate Conservation Areas. These are defined as “*areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance*”. Although normally centred upon listed buildings, Conservation Areas may also be based upon attractive groups of unlisted buildings, open spaces, trees, historic street patterns or features of archaeological interest. The Council will continue to keep under review the possibility of designating further Conservation Areas within the Borough.
- 3.55. In 1988, a Conservation Area was designated in South Benfleet based upon the medieval settlement that grew up around the Parish Church of St. Mary the Virgin. This area retains an identifiable ‘village’ character and contains a number of buildings of architectural and historic merit including the Church itself which is a Grade 1 Listed Building.
- 3.56. A further Conservation Area was designated at Florence Gardens, Hadleigh, in 1997, centred around a group of bungalows associated with the Salvation Army Home Farm Colony.

Principles of Control

- 3.57. It is the Council’s aim to preserve and enhance the historic character, layout and fabric of the Conservation Areas. The Council will use its development control powers to protect the Conservation Areas from unsympathetic forms of development (see **Policy EC26**). Subject to the availability of financial resources, limited grant aid may be provided to preserve buildings that make a significant contribution to the character of the Conservation Areas, (see **Policy EC36**). Encouragement will be given to schemes for the improvement of buildings, sites, street furniture and the townscape, for the suitable re-use of buildings and sympathetic redevelopment of appropriate vacant or under-utilised sites. The Council will also encourage the undergrounding of electricity and telecommunications cables within the Conservation Areas (see **Policy CF12**, Chapter 9).
- 3.58. The character of the Conservation Area is created as much by the open spaces within them as by the buildings they contain. The open spaces make a significant contribution to the arcadian setting of the Conservation Areas which the Council wishes to retain. The following policy will apply:

POLICY EC25 - PRINCIPLES OF CONTROL

IN EXERCISING ITS DEVELOPMENT CONTROL FUNCTIONS WITHIN THE CONSERVATION AREAS THE COUNCIL WILL PAY SPECIAL ATTENTION TO THE DESIRABILITY OF PRESERVING OR ENHANCING THE CHARACTER OR APPEARANCE OF THE CONSTITUENT BUILDINGS, OPEN SPACES, TREES, VIEWS AND OTHER ASPECTS OF THE ENVIRONMENT OF THE CONSERVATION AREAS.

Design and Development

- 3.59. There is a particular need to ensure that any new development or redevelopment proposals affecting the Conservation Areas achieve the highest standards of design and detailing in order that the character and appearance of these areas is not only preserved, but where possible, enhanced. The design of new buildings or extensions or alterations to existing buildings should be such that their mass, proportions, siting, materials and detailing harmonise with their immediate surroundings and the character of the Conservation Areas as a whole

POLICY EC26- DESIGN AND DEVELOPMENT

WHEN ASSESSING APPLICATIONS FOR DEVELOPMENT OR REDEVELOPMENT AFFECTING THE CONSERVATION AREAS, THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING DESIGN CRITERIA:

- (i) THE DESIGN AND SITING OF NEW BUILDINGS SHALL PRESERVE OR ENHANCE THE TOWNSCAPE CHARACTER.
- (ii) ARCHITECTURAL DETAILING SHOULD BE USED TO REINFORCE THE CHARACTER OF THE CONSERVATION AREAS. EXISTING ARCHITECTURAL DETAILS SHOULD NORMALLY BE RETAINED AND CARRIED THROUGH IN NEW DEVELOPMENT;
- (iii) EXTERNAL MATERIALS SHALL BE APPROPRIATE TO, AND SYMPATHETIC WITH, THE PARTICULAR CHARACTER OF THE AREA;
- (iv) THE MASS OF NEW DEVELOPMENT SHALL BE IN SCALE AND HARMONY
(Contd)
WITH ADJOINING BUILDINGS AND THE AREA AS A WHOLE. THE PROPORTIONS OF THE PARTS OF NEW DEVELOPMENT SHOULD RELATE TO EACH OTHER AND ADJOINING BUILDINGS.

Planning Applications

- 3.60. A high standard of design and materials may only be achieved by controlling the details of development schemes. Outline planning permission will not therefore be granted in the Conservation Areas. All development will have to satisfy the design criteria specified in **Policy EC26** to ensure development of a scale, character and form compatible with the character of the area.

POLICY EC27 - PLANNING APPLICATIONS

PLANNING APPLICATIONS IN THE CONSERVATION AREAS SHALL BE IN THE FORM OF DETAILED PROPOSALS, INCLUDING ELEVATIONS WHICH SHOW THE PROPOSED DEVELOPMENT IN ITS SETTING AND THE MATERIALS AND COLOURS TO BE USED ON EXTERNAL SURFACES.

Restrictions on Permitted Development

- 3.61. The character and appearance of the Conservation Areas can be prejudiced by inappropriate or poor quality developments carried out under 'permitted development' rights. Where the quality of the Conservation Areas is threatened, the approval of the Department of the Environment will be sought to serve an Article 4 Direction to limit permitted development rights, in order to preserve the character of the areas from piecemeal deterioration.

POLICY EC28 - RESTRICTIONS ON PERMITTED DEVELOPMENT

THE COUNCIL WILL SEEK A DIRECTION UNDER ARTICLE 4 OF THE TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT ORDER, 1995, WHERE IT IS CONSIDERED THAT THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA WOULD BE DAMAGED BY THE EXERCISE OF THOSE PERMITTED DEVELOPMENT RIGHTS IDENTIFIED BY THE COUNCIL IN **APPENDIX 9**.

Control of Demolition

- 3.62. Demolition of a property will often have an adverse effect on the character of a Conservation Area. Consent for such demolition will be refused if it appears to the Council that the building contributes to the character or appearance of the area or if the site would be likely to remain vacant for a lengthy period. Any demolition permitted must be set in the context of the redevelopment of the site and will be the subject of an agreement specifying the date by which development will commence .

POLICY EC29 - CONTROL OF DEMOLITION

WITHIN THE CONSERVATION AREAS CONSENT WILL BE REFUSED FOR THE DEMOLITION OF ANY BUILDING WHICH IT IS CONSIDERED CONTRIBUTES TO THE CHARACTER, HISTORIC INTEREST OR APPEARANCE OF THE CONSERVATION AREA. WHERE CONSENT IS EXCEPTIONALLY GRANTED, SUCH CONSENT SHALL BE SPECIFICALLY RELATED TO A DETAILED SCHEME FOR THE REDEVELOPMENT OF THE SITE WHICH HAS PREVIOUSLY BEEN GRANTED PLANNING PERMISSION AND IS THE SUBJECT OF A SIGNED AGREEMENT FOR THE ERECTION OF A NEW BUILDING OR BUILDINGS.

Shopfront Design

- 3.63. Within the South Benfleet Conservation Area a number of small shops exist, the appearance of which contributes to the character and interest of the Conservation Area. The existing traditionally styled shopfronts are key features of the Conservation Area which the Council will seek to protect from unsympathetic alterations. New shopfronts or alterations to existing shopfronts will be required to respect the overall character of the building and surrounding area, to reflect traditional design concepts where appropriate and to relate in particular to upper floors in terms of structural concept, proportion, scale, and vertical alignment. Encouragement will be given to proposals meeting the above criteria which would replace existing obtrusive or 'alien' designs.

POLICY EC30 - SHOPFRONT DESIGN

A HIGH STANDARD OF SHOPFRONT DESIGN RELATING TO THE CHARACTER OF THE BUILDING AND THE SURROUNDING AREA WILL BE REQUIRED.

Advertisements

- 3.64. A profusion of unsympathetic advertisements would detract from the pleasant character of the South Benfleet Conservation Area and will be resisted. All proposals for advertisements

will be considered in the light of **Policies S12 to S15** (see Chapter 6) and **Policy EC31** below.

- 3.65. Lettering and signing on the exterior of buildings is an important element of the street scene and when appropriately designed and sited, trade advertisements can positively enhance the character of the built environment.
- 3.66. Within the South Benfleet Conservation Area, wooden fascia, hanging sign boards and wall signs will be preferred, suitably framed and in the case of hanging signs, supported by brackets of appropriate design and construction. These should be sited so as to reflect the horizontal and vertical emphasis of the existing elevation and should not be over dominant in terms of size. Lettering should either be hand-painted or consist of cut-out lettering of an appropriate material.
- 3.67. Neon signs, illuminated letters and internally illuminated box signs will not be considered appropriate. Where illuminated signs are exceptionally permitted, this should be achieved by static concealed top light tubes or carefully positioned static spotlights and will usually only be considered appropriate on premises conducting business after daylight hours, such as dispensing chemists, public houses and restaurants.

POLICY EC31 - ADVERTISEMENTS

IN ALL PROPOSALS FOR ADVERTISEMENTS WITHIN THE CONSERVATION AREA, THE COUNCIL WILL APPLY **POLICIES S12 TO S15** OF THE LOCAL PLAN AND WILL STRICTLY CONTROL THE SITING, DESIGN MATERIALS AND USE OF ADVERTISEMENTS.

WITHIN THE SOUTH BENFLEET CONSERVATION AREA, WOODEN HANGING SIGN BOARDS, WALL SIGNS AND FASCIAS WILL BE PREFERRED. THESE SHALL BE SUITABLY FRAMED AND IN THE CASE OF HANGING SIGNS, SUPPORTED BY BRACKETS OF APPROPRIATE DESIGN AND CONSTRUCTION. THE ADVERTISEMENTS SHALL BE SITED SO AS TO REFLECT THE HORIZONTAL AND
(Contd)

VERTICAL EMPHASIS OF THE EXISTING ELEVATION. LETTERING SHALL BE EITHER HAND PAINTED ON TIMBER FASCIAS AND SIGN BOARDS, OR CONSIST OF CUT OUT LETTERING OF AN APPROPRIATE MATERIAL.

NEON SIGNS, ILLUMINATED LETTERING AND INTERNALLY ILLUMINATED FASCIAS AND PROJECTING BOX SIGNS WILL NOT BE PERMITTED. ANY ILLUMINATED SIGNS WHICH ARE PERMITTED SHALL BE LIMITED TO THE FORM OF STATIC SPOTLIGHTING OR CONCEALED STATIC TOP TUBE LIGHTING.

Listed Buildings

- 3.68. The Borough contains a number of buildings of architectural or historic interest which not only make a valuable contribution to the character of the area but which also have an intrinsic value as individual buildings. Many of these buildings have been statutorily designated as Listed Buildings (see **Appendix 10**). Listed Building consent is needed for the demolition of a Listed Building or for any extension or alteration, whether external or internal, which would affect its character as a building of special architectural or historic interest.
- 3.69. When considering an application for Listed Building consent, or an application for planning permission which affects a Listed Building or its setting, local planning authorities are

required to have special regard to the desirability of preserving the building, its setting and its features of special architectural or historic interest.

Protection From Demolition

- 3.70. Only under very exceptional circumstances, where it can be proved to the satisfaction of the Council that a building cannot be retained in an appropriate alternative use or that it is beyond structural restoration, will consent be granted for the demolition, in part or whole, of a Listed Building.

POLICY EC32 - PROTECTION FROM DEMOLITION

THE COUNCIL WILL HAVE SPECIAL REGARD TO THE DESIRABILITY OF SECURING THE RETENTION, RESTORATION, MAINTENANCE AND CONTINUED USE OF LISTED BUILDINGS WITHIN THE BOROUGH. CONSENT FOR THE DEMOLITION OF A LISTED BUILDING WILL BE REFUSED EXCEPT WHERE IT CAN BE DEMONSTRATED THAT:

- (i) THE BUILDING IS STRUCTURALLY INCAPABLE OF BEING RESTORED; OR
- (ii) A SUITABLE ALTERNATIVE USE FOR THE BUILDING CANNOT BE FOUND AND

THE FREEHOLD OF THE BUILDING HAS BEEN ADEQUATELY ADVERTISED FOR SALE ON THE OPEN MARKET AT A REASONABLE PRICE¹, FOR A REASONABLE PERIOD¹ AND NO REASONABLE OFFERS¹ HAVE BEEN MADE.

¹In the context of this policy, 'reasonable price' and 'reasonable offer' would be that determined by a suitably qualified, independent valuer, at the time of the application given the condition and special status of the building and the prevailing market conditions. 'Reasonable period' would be assessed by a suitably qualified, independent Estate Agent, given the condition and status of the property prevailing market conditions. Similarly, 'structural capability to be restored' should be determined by a suitably qualified and independent structural engineer/surveyor.

Alterations To Listed Buildings

- 3.71. Alterations to Listed Buildings must be of the highest standard in order to avoid damage to historic structures, to ensure that any additions are in keeping with other parts of the building and that any new external or internal features harmonise with their surroundings. Fixed interior features should not be removed or altered.

POLICY EC33 - ALTERATIONS TO LISTED BUILDINGS

ADDITIONS OR ALTERATIONS WILL NOT BE PERMITTED IF THEY WOULD ADVERSELY AFFECT THE CHARACTER, SETTING, ARCHITECTURAL OR HISTORIC INTEREST OF A LISTED BUILDING.

Setting of Listed Buildings

- 3.72. The setting of a Listed Building is often an essential feature of its character. In addition, many attractive areas owe their character not so much to individual buildings of merit but to the harmony created by a range or complex of buildings. The setting of a Listed Building is established by its position within its own grounds and the street in which it is located, its relationship to outbuildings, adjoining properties, trees, lakes or other manmade or natural features and the wider relationship with the townscape or landscape of which it forms a part. Where the setting of a Listed Building would be adversely affected by the location or nature of a proposed development the following policy will apply:

POLICY EC34 - SETTING OF LISTED BUILDINGS

CONSENT WILL NOT BE GRANTED FOR NEW DEVELOPMENT WHICH WOULD HAVE AN ADVERSE EFFECT ON THE SETTING OF A LISTED BUILDING.

Re-Use Of Listed Buildings

- 3.73. The continued preservation of a historic building may often be dependant upon securing a suitable use that would allow the building to retain a practical function. Where it can be shown that a Listed Building has reached the end of its useful life in its current use and is at risk from neglect or disrepair, the conversion of that building to a suitable alternative use that would retain its character, structure, setting and features and extend its usable life will be given sympathetic consideration, subject to the prior negotiation with the Council of a detailed scheme for its refurbishment.

POLICY EC35 - RE-USE OF LISTED BUILDINGS

THE COUNCIL WILL GIVE SYMPATHETIC CONSIDERATION TO THE CONVERSION OF LISTED BUILDINGS TO APPROPRIATE ALTERNATIVE USES WHERE THIS WOULD RESULT IN THE EXTENSION OF THE USABLE LIFE OF A BUILDING OTHERWISE AT RISK, SUBJECT TO THE RETENTION OF THE CHARACTER, STRUCTURE, SETTING AND FEATURES OF THE BUILDING THAT LED TO ITS LISTING.

Grant Aid

- 3.74. Because of their importance both historically and in terms of townscape it is essential that Listed Buildings, particularly within the Conservation Area, be kept in a good state of repair. To this end the local authority may consider providing limited grant aid for essential works.

POLICY EC36 - GRANT AID

THE COUNCIL MAY CONSIDER PROVIDING GRANT AID TO PRESERVE BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST SUBJECT TO THE AVAILABILITY OF FINANCIAL RESOURCES.

Local List of Buildings of Architectural or Historic Interest

- 3.75. The Borough contains a number of buildings which have not been statutorily listed but which are of considerable local historic or architectural interest. It is intended to protect the character and setting of these buildings as far as possible, both for their individual merit and for their contribution to the special character of the Borough.

POLICY EC37 - LOCAL LIST OF BUILDINGS

PROPOSALS WHICH WOULD ADVERSELY AFFECT, TO A SIGNIFICANT DEGREE, THE CHARACTER OR SETTING OF ANY BUILDING CONTAINED WITHIN THE LOCAL LIST OF BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST WILL BE REFUSED.

- 3.76. **Appendix 11** contains a list of those buildings included in the Local List of Buildings of Architectural or Historic Interest.

Archaeology

- 3.77. Archaeological remains are a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. In particular, care must be taken to ensure that archaeological sites and monuments are not needlessly destroyed.

- 3.78. Only a small number of archaeological sites are protected as Scheduled Ancient Monuments under the 1979 Ancient Monuments and Archaeological Areas Act. The majority of sites have no statutory protection and must rely on the sympathetic application of planning and management policies for their survival and protection.
- 3.79. Four Scheduled Ancient Monuments and some 196 known archaeological sites are located within the Borough. In accordance with the provisions of Planning Policy Guidance Note 16 the desirability of preserving archaeological sites and monuments and their setting will be a material consideration in the determination of planning applications whether those sites are scheduled or unscheduled.
- 3.80. If preservation "*in situ*" is not possible or feasible, archaeological investigation and recording may be in acceptable alternative. The Council will secure provision for archaeological investigation and recording either through conditions, a planning agreement under Section 106 of the Town and Country Planning Act, 1990, or similar powers.
- 3.81. The Council may consider refusing planning permission in cases where developers do not seek to protect or accommodate archaeological remains.
- 3.82. It is recommended that developers hold early discussions with the Council and the County Archaeological Officer on the possible archaeological implications of their proposed development.
- 3.83. The Council recognises the requirement, under Article 10 of the General Permitted Development Order, 1995, to consult English Heritage on development proposals likely to affect the site of a Scheduled Ancient Monument.

POLICY EC38 - ARCHAEOLOGICAL SITES AND MONUMENTS

- (i) WHERE IMPORTANT ARCHAEOLOGICAL SITES AND MONUMENTS, BOTH SCHEDULED AND UNSCHEDULED, AND THEIR SETTINGS ARE AFFECTED BY A PROPOSED DEVELOPMENT, PRESERVATION IN SITU WILL BE SOUGHT.
- (ii) IF THERE IS EVIDENCE THAT ARCHAEOLOGICAL REMAINS EXIST, THE EXTENT AND IMPORTANCE OF WHICH IS UNKNOWN, THE COUNCIL WILL REQUIRE DEVELOPERS TO ARRANGE FOR AN ARCHAEOLOGICAL FIELD ASSESSMENT TO BE CARRIED OUT BEFORE THE PLANNING APPLICATION CAN BE DETERMINED IN ORDER TO INFORM THE PLANNING DECISION.
- (iii) WHERE PRESERVATION IS NOT POSSIBLE OR FEASIBLE THEN THE COUNCIL WILL NOT ALLOW DEVELOPMENT TO TAKE PLACE UNTIL SATISFACTORY PROVISION HAS BEEN MADE FOR A PROGRAMME OF ARCHAEOLOGICAL INVESTIGATION AND RECORDING PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

Seafront Entertainment Area

- 3.84. A number of leisure facilities exist on the seafront on Canvey Island which form an important focal point for people on the Island as well as providing an important destination for day-trippers to the area. The Council considers that it would be desirable to retain the current uses in this area and to encourage additional facilities as appropriate. Development which would lead to the loss of existing facilities will not be allowed. Development on the south side of Eastern Esplanade will not be permitted.
- 3.85. The Seafront Entertainment Area is defined on the Proposals Map.

POLICY EC39 - SEAFRONT ENTERTAINMENT AREA

WITHIN THE SEAFRONT ENTERTAINMENT AREA, THE COUNCIL WILL ENCOURAGE THE PROVISION OF ADDITIONAL LEISURE FACILITIES. THE COUNCIL WILL REFUSE DEVELOPMENT WHICH WOULD LEAD TO THE LOSS OF EXISTING FACILITIES.

