DAVID JARVIS ASSOCIATES

COUNTRYSIDE PARTNERSHIPS

LAND AT BROOK FARM, DAWS HEATH

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

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CLIENT Countryside Partnerships

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Figures:

Appendices:

1. INTRODUCTION

Name and Qualification

1.1. This report has been prepared by George Richardson CMLI of David Jarvis Associates Limited, chartered landscape architects and town planning consultants.

1.2. It concerns the predicted landscape and visual effects arising from development at Brook Farm, Daws Heath.

Scope

1.3. The landscape and visual assessment considers landscape and visual matters as separate issues. Visual impacts relate to changes in views, whereas landscape impacts relate to physical changes to the landscape, that is, changes to landscape character, the historic landscape and landscape components such as trees, landform and water courses.

1.4. Short and medium terms effects are those that are likely to arise during the construction of the proposed development, long term effects are those that are likely to occur from the operation of the proposal. In general terms it is envisaged that short- and medium-term effects could arise from the commencement of development in 2024 up to completed development in approximately 2026.

1.5. Impacts have been considered in the summer of Year 15 after completion to assess the effect of mitigation.

Site Description

1.6. The site is situated in a small pocket of farmland bounded by the urban areas of Hadleigh to the south, Daws Heath to the North and woodland associated with Belfairs Nature Reserve to the south east.

1.7. The Site comprises a series of small equestrian paddocks, totaling 18.9ha. The paddocks are generally well-defined by established hedgerows, some of which are substantial with standard trees. The site boundary to the north comprises a line of mature oaks with an inconsistent range of fencing and vegetation. Other boundaries are more substantially vegetated.

1.8. The highest point of the site is around 69m AOD at a point approximately central to the northern boundary of the site (at the boundary with 44, Fairmead Avenue). The land falls away from this point to the east, south and west towards Prittle Brook with the lowest point found in the south-eastern most part of the site at around 50m AOD.

1.9. There are no public rights of way within the site, the nearest being public bridleway BENF_80.

2. PLANNING POLICY

2.1 The site falls within the area covered by the Castle Point Adopted Local Plan 1998. A new local plan (Castle Point Local Plan 2018-2033) has been found to be sound, subject to modifications, but not yet formally adopted.

2.2 A separate planning statement has been prepared addressing the planning context of the proposals, which will therefore not be examined further in this report.

3. LANDSCAPE BASELINE

General

3.1 This section describes the prevailing landscape character and setting of the application site. It also undertakes an assessment of those matters which would determine the impact in landscape amenity terms of the proposed development.

3.2 The systematic assessment of these elements provides the baseline against which potential effects of the development can be assessed. Once this exercise has been performed, the sensitivity of the landscape to change is assessed. This is done by consideration of landscape receptors.

Published Landscape Character

3.3 A description of the landscape character of England was published by Natural England in 2014. The Character of England map and accompanying descriptions provide a national and regional framework for more detailed assessments carried out at a county, district or unitary authority level by local authorities and others. These in turn provide the background for assessment at the local or Parish scale, often carried out in relation to development and particularly in situations where the landscape is undergoing rapid change.

3.4 The landscape character context for the application site is shown on Figure LV-0003 'Landscape Character Areas'. Landscape character assessment of the application site has been carried out at national and borough level respectively by Natural England and Essex County Council.

3.5 The application site falls within:

- Natural England National Character Area[1] ' 111: Northern Thames Basin (NE466)'
- Essex Landscape Character Assessment (2002) Landscape Character Area[2] 'South Essex Coastal Towns (G3)'
- Castle Point Green Belt Landscape Assessment (2010) Area 8[3]

3.6 The national descriptions provide only a very broad framework for the more detailed borough level studies. Consequently, only the latter is referenced for the purposes of this assessment.

3.7 An extract of the district character area descriptions for the 'South Essex Coastal Towns (G3)' is provided at Appendix 3. A summary is provided below:

South Essex Coastal Towns (G3)
"Key Characteristics

- *Large areas of dense urban development.*
- *Strongly rolling hills with steep south and west facing escarpments covered by open grassland or a mix of small woods, pastures and commons.*
- *Extensive flat coastal grazing marshes in the south adjacent to the Thames Estuary.*
- *Large blocks of woodland in the centre of the area.*
- *Narrow bands and broader areas of gently undulating arable farmland, with a remnant hedgerow pattern, separating some of the towns.*
- *Particularly complex network of major transportation routes.*
- *Pylon routes visually dominate farmland in the A130 corridor.*

[1] http://publications.naturalengland.org.uk/publication/4721112340496384

[2] Chris Blandford Associates (2002) 'Essex Landscape Character Assessment'

[3] Essex Landscape Design on behalf Castle Point Borough Council (2010) 'Green Belt Landscape Assessment'

Sensitivity Evaluation

TYPE/SCALE OF DEVELOPMENT/CHANGE	KEY LANDSCAPE SENSITIVITY AND ACCOMMODATION OF CHANGE ISSUES	LANDSCAPE SENSITIVITY LEVEL
2. Major urban extensions (>5 ha) and new settlements	• Visually exposed steep escarpments. • Integrity of woodlands and hedgerow pasture fields. • High intervisibility on marshlands. • Coalescence. • Major green spaces/integrity of major green corridors. • Poor condition of some arable farmland with intrusive pylons, transportation routes. *Any new development should include strong new woodland/hedgerow framework particularly where arable farmland is in poor conditions*	M

3.8 An extract of the green belt landscape assessment is provided at Appendix 4. A summary is provided below:

Area 8

"General Description

- *The topography is gently sloping and the area comprises a mixture of woodland, pasture, housing and reservoirs. There are many dense hedges with hedgerow trees in the area, with hawthorn, blackthorn, oak and ash common.*
- *The landscape is compartmentalised with hedges and fences separating areas. Woodland is attractive and well managed with pedestrian access. The landscape generally is intimate, rural and attractive in its quality. Development is well screened by trees and hedges and roads are few, narrow and sinuous, relating well to the landform.*
- *The landscape management is reasonably good, and there are good views within the area. The landscape has a sense of history, or having retained its pattern for many years. Small fields with orchards, pasture, ponds and watercourses.*

3.9 The County character area description assesses the character as being of low sensitivity, whilst the green belt landscape assessment considers the character to be of medium sensitivity.

Local Character Assessment

3.10 A field survey carried out April 2022 confirmed that the study area is broadly consistent with the published character descriptions.

3.11 The detailed comments that follow were observed on the application site and:

- Provide a baseline against which the effects of proposed works could be assessed.
- Inform any landscape mitigation that may be required in support of the proposals, in order to prevent or reduce any adverse effects.

Landscape Features and Elements

3.12 Visually prominent eye-catching features and elements were identified during the field survey. These have been classified as attractors or detractors by DJA.

Attractors:

- Well-managed substantial hedgerows with large numbers of mature standard trees within the site.
- Areas of ancient woodland, such as that at Belfairs Nature Reserve.

Detractors:

- The urban edges of Hadleigh and Daws Heath are incoherent and intrusive.
- Daws Heath road is heavily trafficked.

Landscape Value

3.13 Landscape value relates to the value or importance society attaches to a landscape or view, which expresses national or local consensus and because of its quality, special qualities, cultural associations or ecological status. IEMA/LI guidance identifies a number of reasons why a landscape may be valued:

landscape condition: a measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
scenic quality: the term used to describe landscapes that appeal primarily to the visual senses;
rarity: the presence of rare features or elements in the landscape, or the presence of a rare landscape character type;
representativeness: whether the landscape contains a particular character and/or features or elements which are considered particularly important examples;
conservation interests: the presence of features of particular wildlife, earth science or archaeological, historical and cultural interest can add to the value of a landscape as well as having value in their own right;
recreation value: evidence that the landscape is valued for recreational activity where experience of the landscape is important;
perceptual aspects: a landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.
associations: some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

3.14 Assessment of landscape value has been based on consideration of:

- landscape designation i.e. Area of Outstanding Natural Beauty (AONB);
- nature conservation designation i.e. Site of Special Scientific Interest (SSSI);
- published literature relating to local cultural heritage, recreation and tourism;
- published landscape assessment;
- the inter-relationship of the above.

Local Landscape Condition

3.15 Hedgerows and trees within the site are an attractive feature within the site. However, the presence of the urban edge of Daws Heath and farm buildings associated with Brook Farm are a detractor. Across the wider study area, the landscape condition is variable with suburban development detracting the area whilst pockets of woodland are significant and valued. The presence of existing development reduces the susceptibility of the landscape condition to the nature of the changes proposed. Consequently, the condition is considered to be a medium value receptor with low susceptibility to the nature of change proposed and a medium-low sensitivity.

Scenic Quality

3.16 The scenic quality varies considerably within the study area. Within the site and its immediate vicinity farm buildings and the urban edges of Daws Heath and Hadleigh detract from the scenic quality. The presence of existing development reduces the susceptibility of the scenic quality to the nature of the changes proposed. Within areas of woodland, the effect of these detractors is not as significant. Consequently, the scenic quality is considered to be a medium value receptor with low susceptibility to the nature of change proposed and a medium-low sensitivity.

Tranquillity

3.17 The urban areas of Daw Heath and Hadleigh, as well as traffic on Daws Heath Road negatively impact upon the tranquillity within the site and its immediate vicinity. Tranquillity is greater within areas of woodland, such as that Belfairs Nature Reserve. Consequently, the tranquillity is considered to be of medium value, low susceptibility and medium–low sensitivity.

Rarity Value

3.18 The site does not contain any rare elements. Rare elements within the wider study area are separated from the site by a combination of built-form, vegetation and topography and are excluded from further assessment.

Landscape Designations

3.19 The site falls within the Green Belt. This is considered within the planning statement and consequently is excluded from further assessment in this report.

3.20 There are no further landscape designations within the site or the study area.

Cultural Heritage

3.21 Cultural heritage is excluded from this report as it is considered within Turley Associates' heritage statement.

Nature Conservation

3.22 Nature conservation is excluded from this report as it is considered within Southern Ecological Solutions' environmental statement.

Leisure and Tourism

3.23 There are seven public rights of way within the study area: public footpath BENF_40 and public bridleways BENF_25, BENF_77, BENF_78, BENF_79, BENF_80 and BENF_85. These are rural in character, enjoying woodland settings, increasing their value in an otherwise largely urban area. They are considered to be high value receptors with high susceptibility to the type of change proposed.

3.24 Belfairs Nature Reserve has a number of additional publicly accessible trails. As an area of ancient woodland it is similarly valued to the public rights of way. Consequently, it is considered to be a high value receptor with a high susceptibility to the type of change proposed.

Landscape Receptors

3.25 The area is perceived as a living landscape comprising agricultural, recreational, residential and transport activities.

3.26 For the purposes of assessing landscape receptor sensitivity a judgement needs to be made on the relative value or importance to society of its various aspects or components. This is a complex task as the landscape is valuable to people in different ways hence only broad judgements can be made.

3.27 Identified sensitive receptors described above are listed in Table 3.1 together with an assessment of value, susceptibility, sensitivity and rationale for the judgement.

Table 3.1 Landscape Receptor Sensitivity

Receptor	Susceptibility	Value	Sensitivity	Rationale
General				
Landscape Character	Medium	Medium	Medium	As per the published landscape character assessment.
Landscape Condition	Low	Medium	Medium - Low	The presence of existing development reduces the susceptibility to the type of change proposed.
Scenic Quality	Low	Medium	Medium - Low	
Tranquillity	Low	Medium	Medium - Low	
Rarity Value	-	-	-	-
Leisure and Tourism				
Public footpath BENF_40	High	High	High	Attractive, rural routes through woodland in an otherwise largely urban area.
Public bridleway BENF_25	High	High	High	
Public bridleway BENF_77	High	High	High	
Public bridleway BENF_78	High	High	High	
Public bridleway BENF_79	High	High	High	
Public bridleway BENF_80	High	High	High	
Public bridleway BENF_85	High	High	High	
Belfairs Nature Reserve	High	High	High	

4. VISUAL BASELINE

Visual Receptors

4.1 Three categories of Visual Receptor have been identified within the existing and predicted ZSV. These are:

1. Occupiers of residential properties.
2. Users of Public Rights of Way.
3. Users of local recreational facilities.
4. Users of roads.

4.2 People occupied at their place of work are considered to be least likely to be affected by development and have not been included.

4.3 Locations of sensitive receptor viewpoints are shown on Figure 5. These represent all of the receptor categories and at locations where it anticipated effects would be greatest. A photographic record of the broad extents of visibility is provided at Appendix 2.

4.4 Receptor sensitivity is described in Table 4.1. The sensitivity of visual receptors varies according to category and the context of the view as described above.

Visual Value

4.5 In order to determine the sensitivity of representative viewpoints the value of each view should be established. Viewpoints are valued in different ways depending upon the expectations of the viewer. The LI/IEMA guidelines[4] currently provide examples of broad categories including recreation, residence, employment or passing through on roads or other modes of transport. The guidelines stress that these are only examples and that every project will require its own set of criteria and thresholds.

4.6 Visual receptor value criteria are set out in Appendix 1 Table APP 1.6.

Visual Susceptibility

4.7 The degree by which a visual receptor is judged to be sensitive however also depends on the actual quality of the existing view and its susceptibility to change. Accordingly, when the sensitivity to the change actually being proposed is assessed, matters such as the context and extent of existing view as well as the proximity of the receptor to the proposed development need to be considered.

4.8 An example could be provided by two identical residential properties. The occupier of property A could have open views across a National Park while B may overlook heavy industrial areas on the urban fringe. Whilst both parties could be regarded as inherently highly sensitive to visual change the actual situation would be that the occupier of property A would be regarded as highly sensitive to change relative to built development in the context of the view, whilst the party at property B as of medium or low sensitivity.

4.9 Visual receptor susceptibility criteria are set out in Appendix 1 table 2.7.

[4] Institute of Environmental Management and Assessment and the Landscape Institute (2013) 'Guidelines for Landscape and Visual Impact Assessment, Third Edition'

Visual Sensitivity

4.10 To determine the sensitivity of the representative visual receptors the value of each should be considered in relation to its susceptibility. The sensitivity matrix is set out in Appendix 1 table 1.4. The sensitivity criteria are set out in Appendix 1 table 1.8. The sensitivity of each representative viewpoint is explained in table 4.1 below.

Table 4.1 Selected Representative Visual Receptors

Reference	Receptor and location	Susceptibility	Value	Sensitivity	Rationale
Residential Areas (Community) and Occupiers of individual residential properties					
1	View from Daws Heath Road at entrance to Brook Farm	High	Low	Medium	No through road Used as pedestrian route Rural character – well treed Some restricted views of urban edge of Daws Heath Main road affects tranquillity
5	View from opposite 16, Fairmead Avenue	Medium	Low	Medium-Low	Suburban view dominated by properties on Fairmead Avenue.
6	View from Fairmead Avenue at junction with Moorcroft Avenue	Medium	Low	Medium-Low	Suburban view dominated by properties on Fairmead Avenue.
7	View from opposite 62, Fairmead Avenue	Medium	Low	Medium-Low	Suburban view dominated by properties on Fairmead Avenue.
8	View from opposite 32, Haresland Close	Medium	Low	Medium-Low	Suburban view dominated by properties on Haresland Close.
9	View from Bramble Road	High	Low	Medium	Tranquil rural lane enclosed by vegetation.
10	View from entrance to 149, Bramble Road, Daws Heath	High	Low	Medium	Tranquil lane with front gardens to north and poorly managed but substantial hedgerow to south. Lighting columns, telegraph poles and overhead wires noticeable in view.
11	View from entrance to 174, Bramble Road, Daws Heath	High	Low	Medium	Tranquil lane bounded by substantial front gardens and modern residences. Lighting columns, telegraph poles and overhead wires noticeable in view.
12	View from entrance to 6, Southfield Drive, Hadleigh	Medium	Low	Medium-Low	Suburban view dominated by properties on Southfield Drive.
12	View from entrance to 6, Southfield Drive, Hadleigh	Medium	Low	Medium-Low	Suburban view dominated by properties on Southfield Drive.
13	View from entrance to 3, Southfield Close, Hadleigh	Medium	Low	Medium-Low	Interrupted views into farmland in otherwise suburban view dominated by properties on Southfield Drive.

Reference	Receptor and location	Susceptibility	Value	Sensitivity	Rationale
14	View from entrance to 59, Central Avenue, Hadleigh	Medium	Low	Medium-Low	Restricted views into farmland in otherwise suburban view dominated by properties on Southfield Drive.
20	View from public bridleway BENF_25 (Poors Lane)/Poors Lane North	High	Low	Medium	View of residential properties and woodland.
21	View from Bramble Road, Daws Heath at entrance to public bridleway BENF_77	High	Low	Medium	Tranquil lane bounded by substantial front gardens and modern residences. Lighting columns, telegraph poles and overhead wires noticeable in view.
Users of Public Rights of Way					
15	View from public bridleway BENF_25 (Poors Lane) in Belfairs Nature Reserve, part of 'Saffron Trail' long-distance trail	High	High	High	Bridleway enclosed by woodland with no distance views.
16	View from public bridleway BENF_25 (Poors Lane) in Belfairs Nature Reserve, part of 'Saffron Trail' long-distance trail	High	High	High	Bridleway enclosed by woodland with no distance views.
20	View from public bridleway BENF_25 (Poors Lane)/Poors Lane North, part of 'Saffron Trail' long-distance trail	High	High	High	View of residential properties and woodland
21	View from Bramble Road, Daws Heath at entrance to public bridleway BENF_77	Medium	High	Medium-High	Tranquil lane bounded by substantial front gardens and modern residences. Lighting columns, telegraph poles and overhead wires noticeable in view.
23	View from public bridleway BENF_25 (Poors Lane) in Belfairs Nature Reserve, part of 'Saffron Trail' long-distance trail	High	High	High	Bridleway enclosed by woodland with no distance views.
Recreational Facilities					
17	View from Dodds Grove, Belfairs Nature Reserve	Medium	Medium	Medium	View from woodland in nature reserve with interrupted views of farmland. Chain-link fencing a detractor.
18	View from Dodds Grove, Belfairs Nature Reserve	Medium	Medium	Medium	View from woodland in nature reserve with views of farmland.
19	View from Dodds Grove, Belfairs Nature Reserve	Medium	Medium	Medium	View from woodland in nature reserve with views of farmland.

Reference	Receptor and location	Susceptibility	Value	Sensitivity	Rationale
Users of Local Roads					
1	View from Daws Heath Road (no-through road section) at entrance to Brook Farm	Medium	Medium	Medium	No through road Used as pedestrian route Rural character – well treed Some restricted views of urban edge of Daws Heath Main road affects tranquillity
2	View at pedestrian link at end of Daws Heath Road (no-through road section) opposite end of public bridleway BENF_85	Medium	Low	Medium-Low	No through road Main road affects tranquillity New dwelling under construction dominant in view as is lighting column and telegraph pole
3	View from Daws Heath Road (main section)	Low	Low	Low	Substantial vegetation to the east directs views along the road. Busy main road but with speed restricted to 30mph. Urban area of Daws Heath visible.
4	View from Daws Heath Road (main section) at entrance to Solby Wood Farm, Daws Heath	Low	Low	Low	Substantial vegetation to the east directs views along the road. Busy main road but with speed restricted to 30mph. Urban area of Daws Heath dominant.
5	View from opposite 16, Fairmead Avenue, Daws Heath	Low	Low	Low	Suburban view dominated by properties on Fairmead Avenue.
6	View from Fairmead Avenue at junction with Moorcroft Avenue	Low	Low	Low	Suburban view dominated by properties on Fairmead Avenue.
7	View from opposite 62, Fairmead Avenue, Daws Heath	Low	Low	Low	Suburban view dominated by properties on Fairmead Avenue.
8	View from opposite 32, Haresland Close, Daws Heath	Low	Low	Low	Suburban view dominated by properties on Haresland Close.
9	View from Bramble Road	Medium	Medium	Medium	Tranquil rural lane enclosed by vegetation.
10	View from entrance to 149, Bramble Road, Daws Heath	Medium	Medium	Medium	Tranquil lane with front gardens to north and poorly managed but substantial hedgerow to south. Lighting columns, telegraph poles and overhead wires noticeable in view.

Reference	Receptor and location	Susceptibility	Value	Sensitivity	Rationale
11	View from entrance to 174, Bramble Road, Daws Heath	Medium	Medium	Medium	Tranquil lane bounded by substantial front gardens and modern residences. Lighting columns, telegraph poles and overhead wires noticeable in view.
12	View from entrance to 6, Southfield Drive, Hadleigh	Low	Low	Low	Suburban view dominated by properties on Southfield Drive.
13	View from entrance to 3, Southfield Close, Hadleigh	Medium	Low	Medium-Low	Interrupted views into farmland in otherwise suburban view dominated by properties on Southfield Drive.
14	View from entrance to 59, Central Avenue, Hadleigh	Medium	Low	Medium-Low	Restricted views into farmland in otherwise suburban view dominated by properties on Southfield Drive.
20	View from public bridleway BENF_25 (Poors Lane)/Poors Lane North, part of 'Saffron Trail' long-distance trail	Medium	Medium	Medium	View of residential properties and woodland.
21	View from entrance to 195, Bramble Road, Daws Heath	Medium	Medium	Medium	Tranquil lane bounded by substantial front gardens and modern residences. Lighting columns, telegraph poles and overhead wires noticeable in view.
22	View from entrance to 174, Bramble Road, Daws Heath	Medium	Medium	Medium	Tranquil lane bounded by substantial front gardens and modern residences. Lighting columns, telegraph poles and overhead wires noticeable in view.

5. PROPOSED DEVELOPMENT AND MITIGATION MEASURES

General

5.1 Those aspects of development which are relevant to the assessment of landscape and visual effects are described below.

Description

5.2 The proposals comprise the construction of 173 new dwellings including public open space, landscaping, access, drainage, parking, servicing, utilities and all associated infrastructure and ancillary buildings.

5.3 The key aspects of development relevant to the consideration of landscape and visual effects are as follows:

- The visible extents of the proposals.
- The effects of the proposed development on the wider context including local footpaths and recreational facilities.

Landscape Strategy – Recommended Mitigation Measures and Enhancements

5.4 Recommended mitigation measures to address adverse effects arising from the development are shown below in Table 5.1.

Table 5.1 Landscape Strategy

Mitigation	Purpose
Primary Mitigation (Inherent)	
Existing boundary vegetation retained where possible	To maintain existing screening, landscape character and biodiversity of the site.
Additional tree planting on the western and southern edges of proposals	To increase enclosure of the site and improve biodiversity.
Secondary Mitigation (Foreseeable)	
The use of a consistent palette of street trees and hedgerows within the development.	To help soften the appearance of the development, provide a high-quality environment for residents and enhance biodiversity.
Sympathetic use of locally appropriate building materials and colours.	To create a consistency with the existing buildings within the local area and within the LCA.
Carefully designed lighting restricted to the minimum.	To reduce or prevent light spillage onto adjacent areas and limit the night time effect on the open landscape.
Enhancements	
Creation of new footpaths, public open space and play facilities	To improve and provide facilities for new and existing residents.

6. PREDICTED LANDSCAPE EFFECTS

General

6.1 For the purposes of assessing the potential impact the proposed development would have on the landscape value within the study area the long-term effects have been assessed at the completion + 15 years of the proposed development.

6.2 The effects on landscape receptors are summarised in table 6.1.

At Completion + 15 Years – Assessment of Effects

Effects on Landscape Character

6.3 The site forms only a small part of the character area and is well enclosed. The proposals do not add any elements into the landscape that are not already present. The effects of the development are isolated from the wider study area through a combination of built form, vegetation and topography. Consequently, it is considered that there will be only a minor negative change resulting from the proposals.

Local Landscape Condition

6.4 The site is in poor condition and the proposals do not add any elements into the landscape that are not already present. The effects of the development are isolated from the wider area through a combination of built form, vegetation and topography. Consequently, it is considered that there will be only a minor negative change resulting from the proposals.

Scenic Quality

6.5 The scenic quality within the site is poor due to presence of a number of detractors. The proposals do not add elements that are not already present within the immediate vicinity. The effects of the development are isolated from the wider area through a combination of built form, vegetation and topography. Consequently, it is considered that there will be only a minor negative change resulting from the proposals.

Tranquillity

6.6 The proposals do not add detractors that are not already present in the immediate vicinity. As such, the magnitude of change is low and the effect of minor significance.

Leisure and Tourism

6.7 The effect on the public rights of way within the study area are considered to be negligible as the effects of the development are isolated from these receptors through a combination of built form, vegetation and topography.

6.8 The proposals affect views out of the Belfairs Nature Reserve nature reserve – adding visually pleasing elements to its setting. As this effect is restricted to the periphery of the Reserve, it is considered to be of low magnitude. Consequently, the effect is minor and beneficial.

6.9 The site currently has no public access. The proposals introduce a number of enhancements to the leisure value of the site: footpaths, public open space and play areas. This is a positive impact on leisure within the area. The presence of similar elements in the immediate vicinity results in the sensitivity to change being considered as low, whilst the magnitude of change is high resulting in a beneficial effect of moderate significance.

Table 6.1: Predicted Landscape Effects

Receptor	Sensitivity	Magnitude	Nature	Significance	Rationale
General					
Landscape Character	Medium	Low	Adverse, permanent	Minor	The proposals affect only a small area of the landscape character area and do not add elements that are not already present in the immediate vicinity.
Landscape Condition	Medium - Low	Low	Adverse, permanent	Minor	The proposals do not add elements that are not already present in the immediate vicinity. Change from pasture to meadow, ponds and additional tree planting across much of the site reduces the magnitude of the adverse effects of the additional built form.
Scenic Quality	Medium - Low	Low	Adverse, permanent	Minor	
Tranquillity	Medium - Low	Low	Adverse, permanent	Minor	The proposals do not add elements that are not already present in the immediate vicinity.
Leisure and Tourism					
Public footpath BENF_40	High	Negligible	Neutral	Negligible	The effects of the development are isolated from the receptor a combination of built form, vegetation and topography.
Public bridleway BENF_25	High	Negligible	Neutral	Negligible	
Public bridleway BENF_77	High	Negligible	Neutral	Negligible	
Public bridleway BENF_78	High	Negligible	Neutral	Negligible	
Public bridleway BENF_79	High	Negligible	Neutral	Negligible	
Public bridleway BENF_80	High	Negligible	Neutral	Negligible	
Public bridleway BENF_85	High	Negligible	Neutral	Negligible	
Belfairs Nature Reserve	High	Low	Beneficial, Permanent	Moderate	Change from pasture to meadow, ponds and additional tree planting.
Site	Low	High	Beneficial, Permanent	Moderate	Addition of footpaths, public open space and play areas.

Predicted Potential Cumulative Effects

6.10 There are no predicted cumulative effects.

Duration and Reversibility

6.11 The proposed development represents a permanent and irreversible change in the landscape.

7. PREDICTED EFFECTS ON VISUAL AMENITY

General

7.1 Predicted visual impacts are described below in relation to the sensitive receptors described in Table 4.1 and proposed development described in section 5.

7.2 The magnitude of change is defined in Appendix 1 Table APP 2.9.

Effects on Visual Amenity

7.3 A detailed analysis of the likely predicted effects of the proposed development on views in relation to the sensitive receptor locations is described in Table 7.1 below.

7.4 Residential receptors at viewpoint 1 as well as those on Fairmead Avenue and Haresland Close are the most affected by the proposals. The proposals will result in a high magnitude of change, from a rural outlook to a suburban outlook, resulting in moderate adverse effects on these receptors. It should be noted that only those properties bounding the site will experience these effects, as they screen the site from receptors further to the north.

7.5 Residential receptors on Bramble Drive will experience a minor benefit from the additional tree planting and wildflower meadow proposed.

7.6 Residential receptors on Southfield Close will experience minor adverse effects (the significance being reduced by the effect of mitigation planting). All other residential receptors will experience negligible changes as the site is not visible to them.

7.7 Effects on users of the public right of ways are negligible as the site is not visible to them.

7.8 Recreational users of Belfairs Nature Reserve will experience beneficial effects (where the site is visible) due to the proposals adding visually attractive features to the landscape (additional tree planting, meadows and ponds).

7.9 Users of roads generally experience negligible or minor adverse effects as a result of the proposals, due to no/limited views of the site. Only those at Viewpoint 1 experience moderately adverse effects. Those on Bramble Drive with views will experience minor beneficial effects due to the additional tree planting and wildflower meadow proposed.

7.10 Generally, the site is well contained within the landscape and screened by existing built form, vegetation and topography. This results in only those receptors closest to the site being affected. Overall, it is considered that proposals will result in a minor adverse effect on visual amenity.

Table 7.1 - Predicted Effects on Visual Amenity at Completion + 15 years

Reference	Receptor and location	Sensitivity	Magnitude	Nature	Significance	Rationale
Residential Areas (Community) and Occupiers of individual residential properties						
1	View from Daws Heath Road at entrance to Brook Farm	Medium	Medium	Adverse, Permanent	Moderate	The proposals do not introduce elements that are not already present in the view, reducing the magnitude of the effect.
5	View from opposite 16, Fairmead Avenue	Medium-Low	High	Adverse, Permanent	Moderate	Change from a rural to a suburban outlook.
6	View from Fairmead Avenue at junction with Moorcroft Avenue	Medium-Low	High	Adverse, Permanent	Moderate	Change from a rural to a suburban outlook.
7	View from opposite 62, Fairmead Avenue	Medium-Low	High	Adverse, Permanent	Moderate	Change from a rural to a suburban outlook.
8	View from opposite 32, Haresland Close	Medium-Low	High	Adverse, Permanent	Moderate	Change from a rural to a suburban outlook.
9	View from Bramble Road	Medium	Low	Beneficial, Permanent	Minor	Change from view of pasture to wildflower meadow, site visibility restricted.
10	View from entrance to 149, Bramble Road, Daws Heath	Medium	Low	Beneficial, Permanent	Minor	Change from view of pasture to wildflower meadow, site visibility restricted.
11	View from entrance to 174, Bramble Road, Daws Heath	Medium	Low	Beneficial, Permanent	Minor	Change from view of pasture to wildflower meadow, site visibility restricted.
12	View from entrance to 6, Southfield Drive, Hadleigh	Medium-Low	Negligible	Neutral	Negligible	Site not visible.
13	View from entrance to 3, Southfield Close, Hadleigh	Medium-Low	Low	Neutral	Minor	Magnitude reduced due to limited visibility of proposals and effect of mitigation (tree planting).
14	View from entrance to 59, Central Avenue, Hadleigh	Medium-Low	Negligible	Neutral	Negligible	Site not visible.
20	View from public bridleway BENF_25 (Poors Lane)/Poors Lane North	Medium	-	-	-	Site not visible.
21	View from Bramble Road, Daws Heath at entrance to public bridleway BENF_77	Medium	-	-	-	Site not visible.

Reference	Receptor and location	Sensitivity	Magnitude	Nature	Significance	Rationale
Users of Public Rights of Way						
15	View from public bridleway BENF_25 (Poors Lane) in Belfairs Nature Reserve, part of 'Saffron Trail' long-distance trail	High	-	-	-	Site not visible.
16	View from public bridleway BENF_25 (Poors Lane) in Belfairs Nature Reserve, part of 'Saffron Trail' long-distance trail	High	-	-	-	Site not visible.
20	View from public bridleway BENF_25 (Poors Lane)/Poors Lane North, part of 'Saffron Trail' long-distance trail	High	-	-	-	Site not visible.
21	View from Bramble Road, Daws Heath at entrance to public bridleway BENF_77	Medium-High	-	-	-	Site not visible.
23	View from public bridleway BENF_25 (Poors Lane) in Belfairs Nature Reserve, part of 'Saffron Trail' long-distance trail	High	-	-	-	Site not visible.
Recreational Facilities						
17	View from Dodds Grove, Belfairs Nature Reserve	Medium	-	-	-	Site not visible.
18	View from Dodds Grove, Belfairs Nature Reserve	Medium	Medium	Beneficial, permanent	Moderate	Change from pasture to meadow, ponds and additional tree planting.
19	View from Dodds Grove, Belfairs Nature Reserve	Medium	Medium	Beneficial, permanent	Moderate	Change from pasture to meadow, ponds and additional tree planting.
Users of Local Roads						
1	View from Daws Heath Road (no-through road section) at entrance to Brook Farm	Medium	Medium	Adverse, Permanent	Moderate	The proposals do not introduce elements that are not already present in the view, reducing the magnitude of the effect.
2	View at pedestrian link at end of Daws Heath Road (no-through road section) opposite end of public bridleway BENF_85	Medium-Low	Negligible	-	-	-

Reference	Receptor and location	Sensitivity	Magnitude	Nature	Significance	Rationale
3	View from Daws Heath Road (main section)	Low	-	-	-	Site not visible.
4	View from Daws Heath Road (main section) at entrance to Solby Wood Farm, Daws Heath	Low	Low	Adverse, Permanent	Minor	The proposals do not introduce elements that are not already present in the view, reducing the magnitude of the effect.
5	View from opposite 16, Fairmead Avenue, Daws Heath	Low	-	-	-	Site not visible.
6	View from Fairmead Avenue at junction with Moorcroft Avenue	Low	-	-	-	Site not visible.
7	View from opposite 62, Fairmead Avenue, Daws Heath	Low	-	-	-	Site not visible.
8	View from opposite 32, Haresland Close, Daws Heath	Low	-	-	-	Site not visible.
9	View from Bramble Road	Medium	Low	Beneficial, Permanent	Minor	Change from view of pasture to wildflower meadow, site visibility restricted.
10	View from entrance to 149, Bramble Road, Daws Heath	Medium	Low	Beneficial, Permanent	Minor	Change from view of pasture to wildflower meadow, site visibility restricted.
11	View from entrance to 174, Bramble Road, Daws Heath	Medium	Low	Beneficial, Permanent	Minor	Change from view of pasture to wildflower meadow, site visibility restricted.
12	View from entrance to 6, Southfield Drive, Hadleigh	Low	-	-	-	Site not visible.
13	View from entrance to 3, Southfield Close, Hadleigh	Medium-Low	Low	Adverse, Permanent	Minor	Magnitude reduced due to limited visibility of proposals and effect of mitigation (tree planting).
14	View from entrance to 59, Central Avenue, Hadleigh	Medium-Low	-	-	-	Site not visible.
20	View from public bridleway BENF_25 (Poors Lane)/Poors Lane North, part of 'Saffron Trail' long-distance trail	Medium	-	-	-	Site not visible.
21	View from entrance to 195, Bramble Road, Daws Heath	Medium	-	-	-	Site not visible.
22	View from entrance to 174, Bramble Road, Daws Heath	Medium	-	-	-	Site not visible.

Predicted Potential Effects on Artificial Lighting

7.11 Lighting will be carefully designed lighting and restricted to the minimum in order to reduce or prevent light spillage onto adjacent areas and limit the night time effect on the open landscape.

7.12 The scale of the lighting associated with the proposals will not extend the illuminated areas in the landscape and would be consistent to that of the existing settlement. It would not be readily discernible at night from that of the existing settlement at moderate distances.

Predicted Potential Cumulative Effects

7.13 There are no predicted cumulative effects.

Duration and Reversibility

7.14 The proposed development represents a permanent and irreversible change to the visual amenity of the site.

8. SUMMARY AND CONCLUSIONS

8.1 This assessment has identified the sensitive landscape features and the potential impacts on those features by the proposals at completion +15 years, including the effects of proposed mitigation measures.

8.2 The proposals are permanent and irreversible in their nature and consequently so too are their residual landscape and visual effects.

8.3 The site is not subject to any landscape quality, nature conservation or heritage designations. The site is in poor condition and with a low amenity value.

8.4 There would be a minor adverse effect on local character, landscape condition, scenic quality and tranquillity as a result of the proposals.

8.5 The addition of footpaths, public open space and play facilities increase the leisure value of the site.

8.6 The site is enclosed by the urban areas of Daws Heath and Hadleigh and by woodland to the south and west. Effects of the development will be highly localised and seen within the context surrounding development in all views.

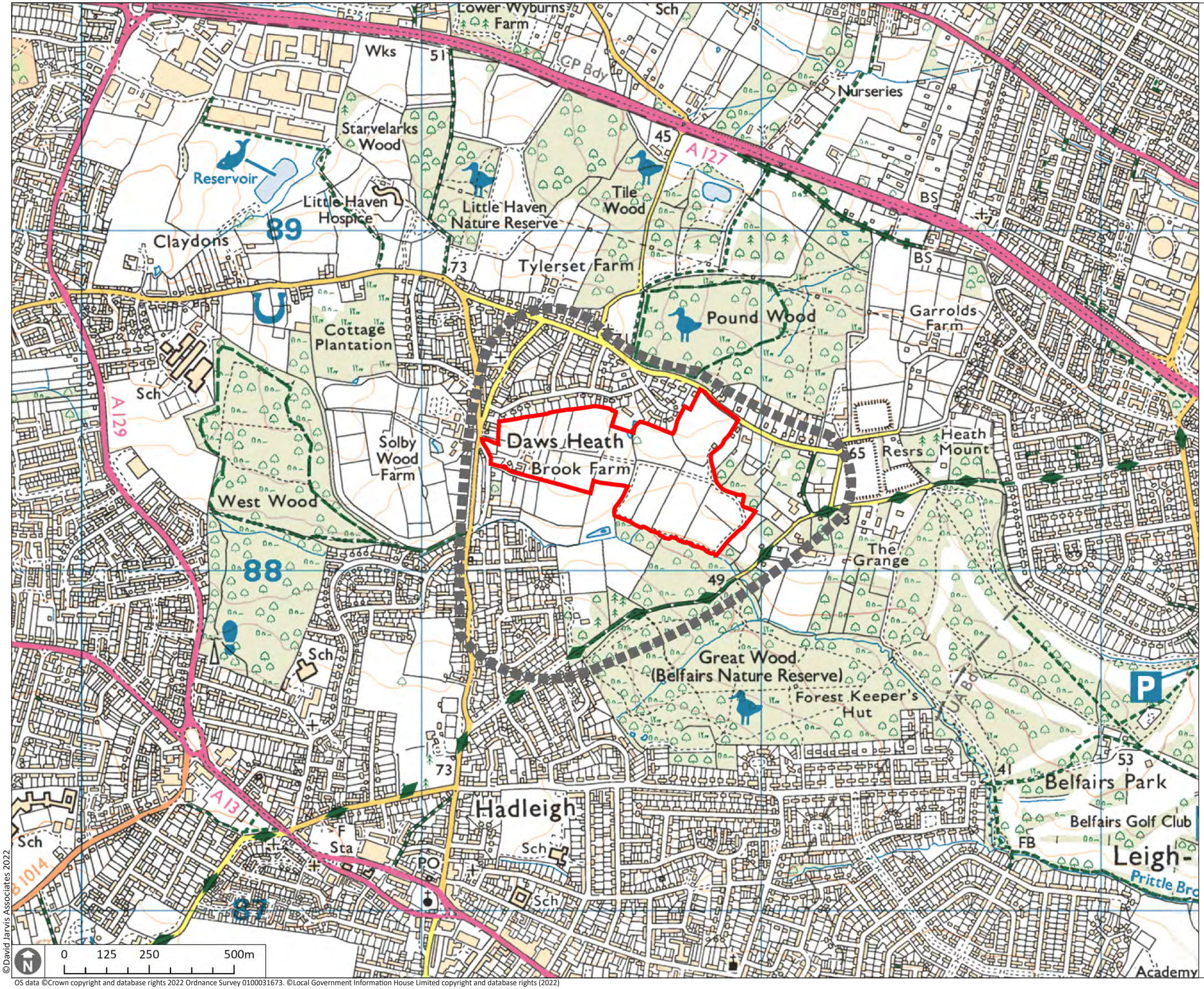
8.7 Only viewpoints immediately adjacent to the development will experience moderate adverse effects, all others are assessed as experiencing negligible or minor effects.

8.8 Illumination within the proposed development would be seen within the context of the existing and under-construction development and illumination.

8.9 All viewpoints that would have a view of the site would see a reduction in significance of effect in summer months and over time as the proposed landscape planting matures.

Table 8.1 - Summary of Residual Landscape and Visual Effects

Description of Impact/Effect	Geographical Level of Importance of Issue					Impact (Positive/ Negative/ Neutral)	Nature (Permanent/ Temporary. Reversible/Irreversible)	Significance
	I	N	R	D	L			
Completion + 15 years								
Effects on Landscape Character					●	Negative	Permanent, Irreversible	Minor
Local Landscape Condition					●	Negative	Permanent, Irreversible	Minor
Scenic Quality					●	Negative	Permanent, Irreversible	Minor
Tranquility					●	Negative	Permanent, Irreversible	Minor
Leisure and Tourism					●	Positive	Permanent, Irreversible	Moderate
Visual Effects					●	Negative	Permanent, Irreversible	Minor



KEY

- Boundary: Proposed Site
- Boundary: Study Area

Status

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COUNTRYSIDE PARTNERSHIPS

Project

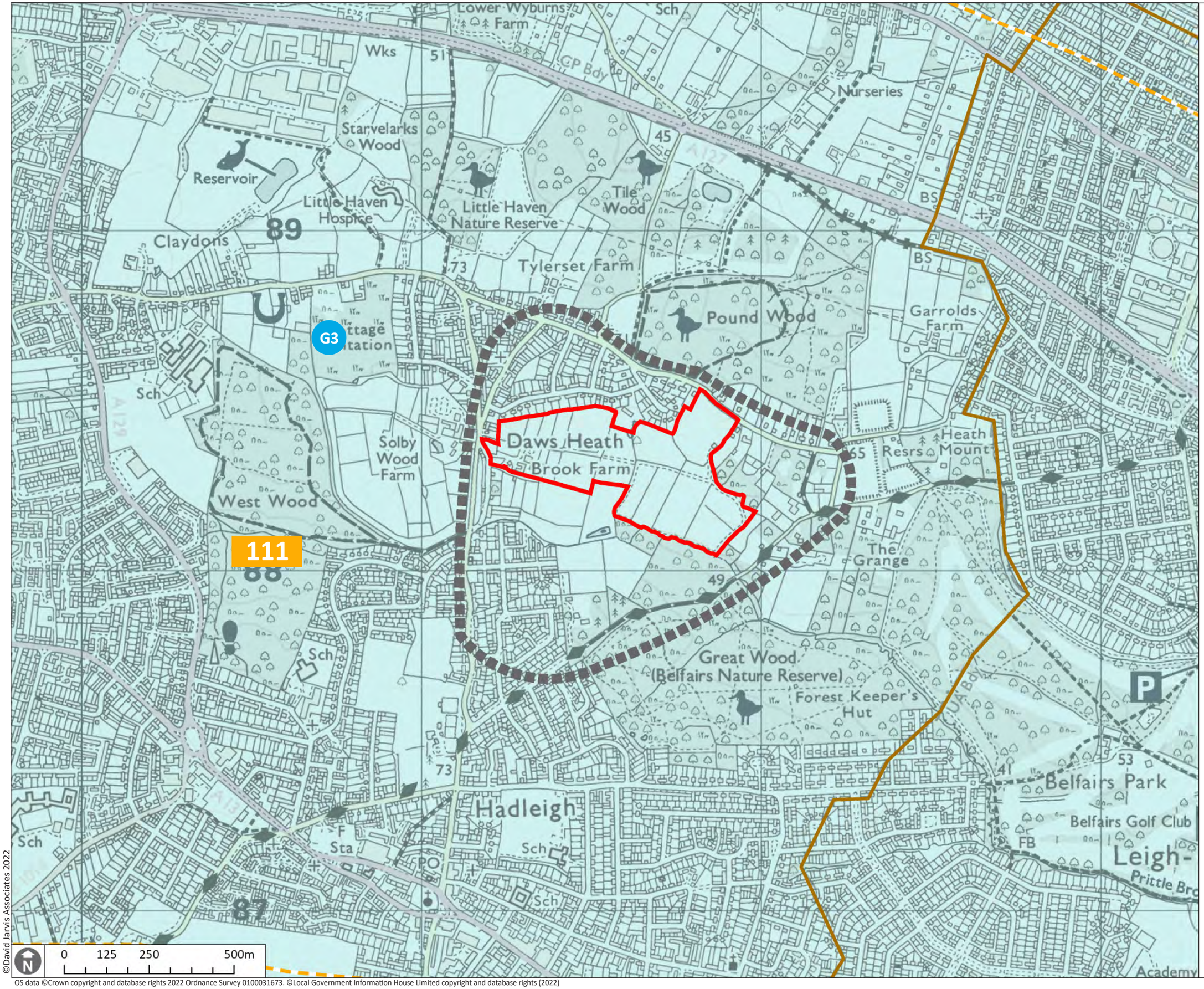
BROOK FARM, DAWS HEATH

Drawing Title

SITE LOCATION

Scale	Sheet Size	Date
1:10,000	A3	May 2022

Client Ref.	Drawing Ref.	Drawing No.	Version
-	3062-4-4-4	LV-0001	S4-P1



KEY

Boundary: Proposed Site

Boundary: Study Area

National Landscape Character
© Natural England 2022

81 National Character Area
81: Greater Thames Estuary (NE473)
111: Northen Thames Basin (NE466)

County Boundary

Landscape Character Types
(Source: Essex County LCT)

Urban Landscapes

Landscape Character Areas
(Source: Essex County LCA)

G3 South Essex Coastal Towns

Status
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BROOK FARM, DAWS HEATH

Drawing Title
LANDSCAPE CHARACTER

Scale	Sheet Size	Date
1:10,000	A3	May 2022

Client Ref.	Drawing Ref.	Drawing No.	Version
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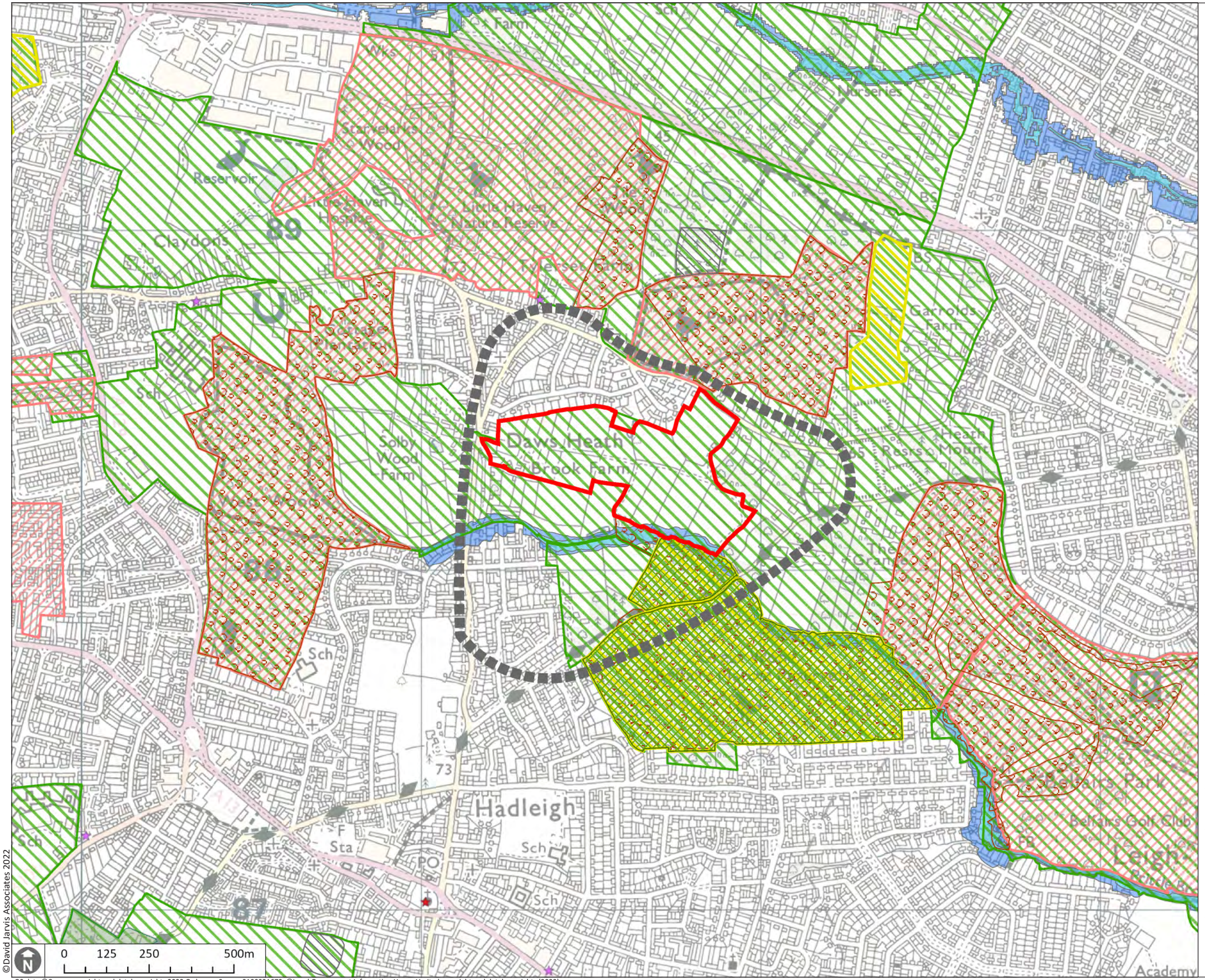

KEY

- Boundary: Proposed Site
- Boundary: Study Area

Landscape Designations
© Historic England 2022

Listed Buildings
- Grade I
- Grade II
- Scheduled Monument

Landscape Designations
© Natural England 2022
- Ancient & Semi-Natural Woodland
- Sites of Special Scientific Interest
- Local Nature Reserves
- Country Parks
- Green Belt Boundaries

Local Authority Designations
(Source: Castle Point Borough Local Wildlife Sites Review 2012, prepared by Essex Ecology Services Ltd)
- Local Wildlife Sites

Flood Zones
© Environment Agency 2016
- Flood Zone 2
- Flood Zone 3

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BROOK FARM, DAWS HEATH

Drawing Title
LANDSCAPE DESIGNATIONS

Scale	Sheet Size	Date
1:10,000	A3	May 2022

Client Ref.	Drawing Ref.	Drawing No.	Version
-	3062-4-4-4	LV-0003	S4-P1

KEY

- Boundary: Proposed Site
- Boundary: Study Area

Public Rights of Way

- Public Bridleway
- Public Footpath
- BOAT

Status

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Project
BROOK FARM, DAWS HEATH

Drawing Title
PUBLIC RIGHTS OF WAY (PRoW)

Scale	Sheet Size	Date
1:10,000	A3	May 2022

Client Ref.	Drawing Ref.	Drawing No.	Version
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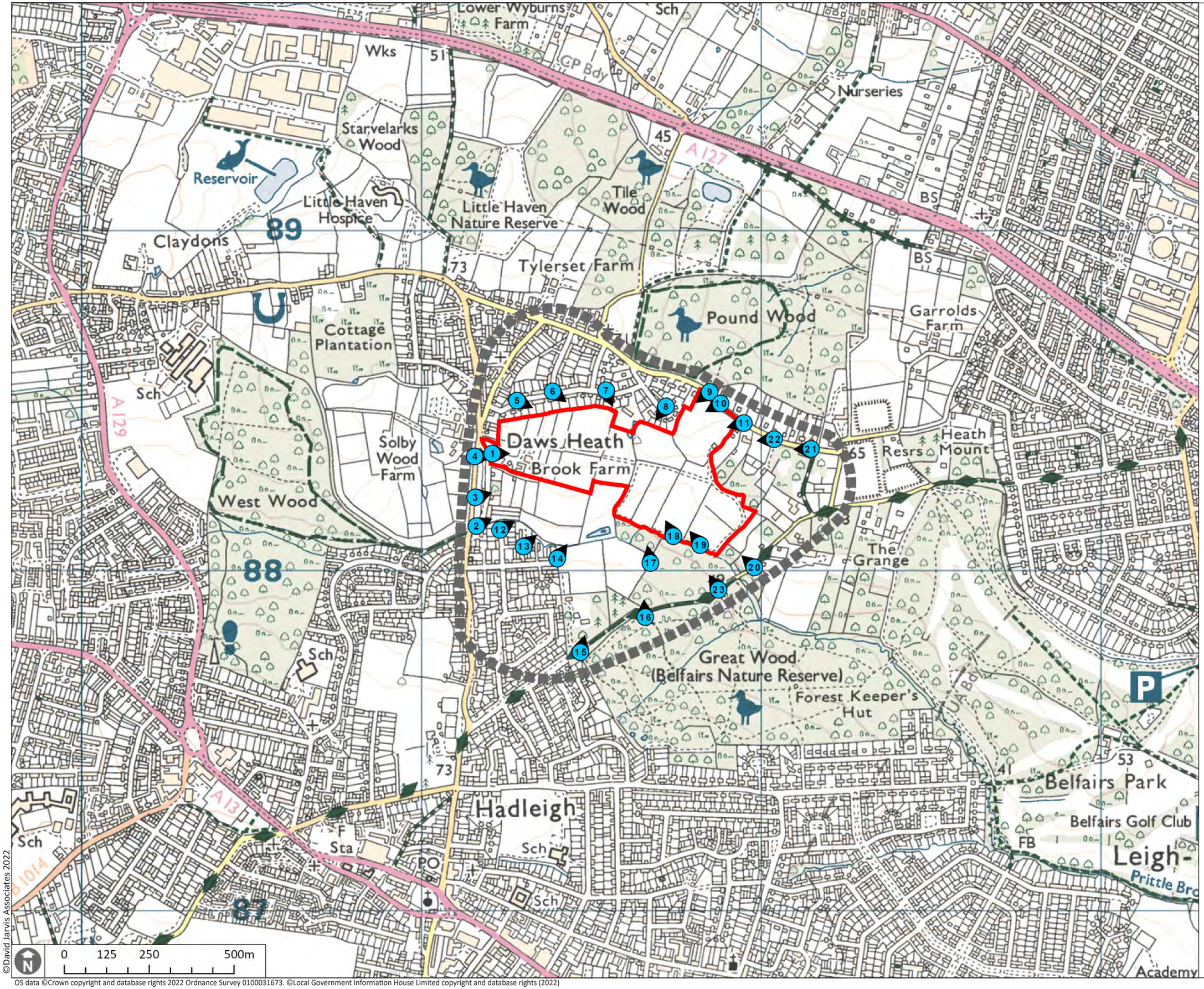

KEY

Boundary: Proposed Site

Boundary: Study Area

Viewpoint Locations

1 Field Survey Viewpoint Location

Status

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Project
BROOK FARM, DAWS HEATH

Drawing Title
REPRESENTATIVE VIEWPOINT LOCATIONS

Scale	Sheet Size	Date
1:10,000	A3	May 2022

Client Ref.	Drawing Ref.	Drawing No.	Version
-	3062-4-4-4	LV-0005	S4-P1

WILDFLOWER MEADOW

ORCHARD

LEAP

ORCHARD

POND

MEADOW PARKLAND

WOODLAND EDGE

N

0 20m 40m 60m 80m 100m

KEY

- APPLICATION BOUNDARY
- MEADOW GRASSLAND
- POND
- PARKLAND TREES
- ORCHARD TREE
- STREET TREE
- FOOTPATH
- EXISTING CONTOURS
- LEAP
- EXISTING VEGETATION

Drawing Revision

Rev.	Date	Description	Drawn	Checked
P3	31/05/2022	Trees added alonf southern boundary.	JB	PG
P2	24/05/2022	Second draft.	JB	PG
P1	11/05/2022	First draft issued to client.	MO	PG

CONCEPT IMAGES






Status

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Project

BROOK FARM, DAWS HEATH

Drawing Title

LANDSCAPE AND OPEN SPACE STRATEGY

Scale	Sheet Size	Date Plotted
1:1250	A1	01/06/2022

Client Ref.	Drawing Ref.	Drawing No.	Version
-	3062-5-1	LV-0006	S3-P2

Appendix 1

Methodology and Glossary of Terms

Methodology

1.1 The following section provides a description of the survey and assessment methods used within this LVIA.

Assessment Terminology

1.2 Whilst the process of assessment is referred to as landscape and visual impact it is important to note the difference between 'impact' and 'effect'. The impact is what will happen i.e. the permanent loss of trees and hedgerows. The effect is the result of the impact i.e. opening of new views or a change in the perception of the local landscape character.

1.3 The term 'Study Area' relates to the area of land that has been described and assessed as part of this LVIA. The term 'Development' or 'Proposals' refer to all the elements of the proposed development. The term 'Site' refers to the area that contains the existing elements such as hedgerows, fields etc within the planning application boundary. A full glossary of the terms used in this assessment is provided at the end of this appendix.

Guidance and Approach

1.4 This assessment has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition)[5] and other guidance produced by the Countryside Agency[6] and the former Department of the Environment, Transport and the Regions (DETR)[7]. Guidance emphasises the responsibility of the landscape professional carrying out the assessment to ensure that the approach and methodology adopted is appropriate for the particular development to be assessed.

Overview of the Assessment Process

1.5 Professional judgement is a very important part of the LVIA process at every stage of assessment. That said, it is also important that professional judgement is exercised within an overall assessment framework which transparently sets out the steps in the assessment process which have resulted in the final assessment of the level of effects.

1.6 In accordance with the above guidance, the preparation of this assessment involved the following key stages:

- **Establishment of the landscape baseline** - through identification of the physical and perceptual landscape characteristics within the site and surrounding study area (in the form of landscape character assessment) and the relative value that is attached to the landscape by way of detailed desk-based study (to identify relevant landscape designations and related planning policy) and site field work.

5 Institute of Environmental Management and Assessment and the Landscape Institute – 'Guidelines for Landscape and Visual Impact Assessment' Third Edition 2013.

6 Countryside Agency and Scottish Natural Heritage – 'Landscape Character Assessment' 2002.

7 Department of the Environment, Transport and the Regions- 'Lighting in the Countryside: Towards Good Practice'.

- **Establishment of the visual baseline** – through identification and analysis of the existing visual resource that may be affected including the extent and nature of principal views to the proposed development from visual receptors in the study area.

- **Identification of Potential effects** - The broad design parameters of the project were established at the time of commission in terms of the nature of the development. This provided sufficient information to identify the likely scale and nature of the changes to landscape characteristics and value as well as changes affecting visual amenity.

- **Identification of landscape and visual receptors** – These are assessed and assigned their sensitivity to change. The sensitivity of landscape and visual receptors is determined by a combination of their value, and their susceptibility to change. (i.e. their ability to accommodate the proposed change without resulting in overly negative effects).

- **Identification of mitigating measures** – Iterative development of the proposals and/ or mitigation measures to avoid, reduce or offset identified adverse effects. Mitigation measures have been considered in relation to 'Primary' measures (inherent) which form part of the design process and 'Secondary' measures (foreseeable) designed to address any residual adverse effects of development.

- **Assessment of the final scheme design** – Assessment of the magnitude and significance of the effects of the proposals during the construction stage, during operations and completion (restoration).

Extent of Study Area

1.7 The definition of a Study Area is an important part of a landscape and visual impact assessment as it describes the predicted maximum geographical extents within which potential environmental effects may occur and which are assessed for their significance.

1.8 For the Site, the study area is shown on figure 1 and covers an area of approximately 85.4 hectares.

Site Surveys

1.9 The Site and surrounding area were visited on 14th April 2022 in order to inform the LVIA and gather photography.

1.10 A total of 23 locations were selected and used as representative viewpoints. These were points both within the site and the surrounding landscape with potential views. They represent a range of potential visual receptors.

Assumptions and Limitations

Assessment of Landscape Effects

Landscape Baseline

1.11 The landscape baseline is the description of the existing environmental qualities of the landscape receptors and the landscape as a whole against which any future changes can be measured or landscape effects predicted and assessed.

1.12 The landscape baseline is established by considering both a desk study of existing sources and field work to identify and record the character of the landscape and the existing elements and features as well as the perceptual and aesthetic factors which contribute to it.

1.13 Landscape character and value are separately identified. This is done in order to distinguish between the ability of a landscape to physically accommodate a development in terms of landform, landcover and landuse, as opposed to consideration of effects on valued aspects of the landscape which are more subjective in nature.

Landscape Character

1.14 Existing Landscape Character Assessments are critically judged for their applicability to the application site and wider study area.

1.15 Typically, the landscape baseline will identify and describe the elements that make up the landscape in the study area, namely:

- **Physical Influences:** Geology, Landform/ Topography, Soils, Drainage.
- **Land Cover:** Vegetation, Tree Cover, Built Form.
- **Human Influences:** Land use and Management, Field Pattern, Method of Enclosure, Settlement Character, Building Character.

Landscape Value

1.16 As part of describing the landscape baseline the value of the potentially affected landscape is established. This is done on an element by element basis within the assessment.

1.17 Existing landscape designations are an indication of higher landscape value and are identified through desk study. It should be noted that a lack of formal designation does not immediately make the value of a landscape of low importance.

1.18 The value for both designated and undesignated landscapes is assessed during the field work stage. Box 5.1 of GLVIA3 guidance is used as the basis of the assessment of landscape value.

1.19 Value is presented on a three-point scale of High, Medium, and Low. Split grades may be possible where resulting value falls between two grade levels. Table APP 1.1 below gives an indication of the value assigned to various landscape designations.

Table APP 1.1 Landscape Receptor Value

Designations	Description	Value
• National Landscape Designations • National Heritage Designations	Areas by virtue of their attractive landscape have national importance and or national heritage assets that either themselves or via their setting have natural links to the landscape.	**High** – due to national importance.
• Regional Landscape Designations • Regional Heritage Designations	Areas designated at a county or local level on the basis of the quality of the landscape to the region and or the basis of the heritage importance including matters of setting and views.	**High/Medium** Due to regional/ local importance.
• Local Landscape Designations	Area designated at a local level to reflect the importance of a landscape and or area at a local level.	**High/Medium/Low** Subject to their assessed importance within the locality.
• No Formal Designation	Local importance of undesignated land judged as part of assessment process.	**High/ Medium/Low** subject to their assessed importance locally.

Landscape Susceptibility

1.20 Landscape Susceptibility is the ability of an identified landscape receptor to accommodate the proposed development without undue consequences on the baseline conditions of that individual receptor.

1.21 Susceptibility of a landscape receptor to change is specific to the type of development being proposed in that particular area to ensure relevancy to the assessment. Where noted, the definition for the grades of susceptibility is described in Table APP 1.2 below.

Table APP 1.2 Landscape Receptor Susceptibility

Grade	Description
High	Little or no ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline.
Medium	Some ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline.
Low	An ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline.

1.22 It should be noted that the relationship between susceptibility to change and value can be complex and is not linear. For example, a highly valued landscape (such as an AONB) may have a low susceptibility to change due to both the characteristics of the landscape and/or the nature of the proposed change.

Landscape Sensitivity

1.23 Landscape sensitivity is derived from combining the judgements on landscape value and landscape susceptibility together. It is itself then carried forward to determine the significance of effect.

1.24 The assessment provides a clear rationale for both the landscape receptor's existing value and its susceptibility to change arising from the type of development proposed. The rationale is the record of why a receptor's sensitivity has been graded in a particular way.

1.25 The determination of sensitivity is based on professional judgement, however, high value/ high susceptibility receptors are likely to be highly sensitive to change, with lower value and/or low susceptibility receptors being likely to be of low sensitivity to change. A three-point scale is used to define landscape receptor sensitivity. Split grades are used when resulting sensitivity falls between two grades. Table APP 1.3 provides a description of the grades of sensitivity along with examples of typical indicators.

Table APP 1.3 Landscape Receptor Sensitivity

Grade	Description	Typical indicators
High	A landscape area with a particularly distinctive character and sense of place. Landscape characteristics that make a notable contribution to a landscape area.	• Highly valued for its scenic quality. • Highly valued for its landscape character. • Designed landscape of historical importance. • Strong heritage or cultural associations. • Appreciated as a recreational resource. • Landscape characteristics that cannot be readily replaced. • Landscape in good condition.
Medium	A landscape area with some distinctive sense of place and character but not nationally rare. Landscape characteristics that make a positive contribution to a landscape area.	• Some scenic quality with some discordant scenic elements. • Recognisable landscape character that has value. • A recognisable area/ tract of designed landscape. • Some heritage and/or associations. • Some tolerance of the type of proposed development. • Some appreciation as a recreational recourse. • Landscape elements than could be replaced. • Landscape in reasonable conditions.
Low	A landscape area with no distinctive sense of place or notable character and not locally rare. Landscape characteristics that make a limited positive contribution to a landscape area.	• Limited or no scenic quality. • Landscape character is ordinary or weak. • Tolerance to the type of development. • Not a recognisable designed landscape. • No known heritage or cultural associations. • No obvious appreciation as recreational resource. • Landscape characteristics could be readily replaced. • Landscape in poor condition.

1.26 To allow easier inspection and review of the assessment process Table APP 1.4 below is used to aid consistency in the definition of sensitivity.

Table APP 1.4 Sensitivity Matrix

Category		Susceptibility				
		High	**Medium High**	**Medium**	**Medium /Low**	**Low**
Value	**High**	High	High	Medium/High	Medium	Medium
	Medium/ High	High	Medium/High	Medium	Medium	Medium/Low
	Medium	Medium/High	Medium	Medium	Medium/Low	Medium/Low
	Medium/ Low	Medium	Medium	Medium/Low	Medium/Low	Low
	Low	Medium	Medium/Low	Medium/Low	Low	Low

Magnitude of Landscape Effects

1.27 The magnitude of effect on landscape receptors is assessed by considering a number of factors. The factors considered are listed below and include:

1. Size or scale of the proposed development;
2. Geographical extent of the effect;
3. Contrast or integration with the existing landscape character;
4. Duration of effects; and
5. Reversibility.

1.28 The size or scale of the magnitude of landscape effects relates to the loss or addition of features to the particular landscape receptor likely to be caused by the development. The assessment takes into account:

- The extent/proportion of the landscape element that is lost or added;
- The contribution of that element to the character of the landscape;
- The revised setting of the landscape or landscape element resulting from the development;
- The degree to which aesthetic or perceptual aspects of the landscape receptor are altered; and
- Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.

1.29 The geographical extent over which the landscape effects occur is distinct from the size or scale. For example, large scale effects may be limited to the immediate site area. The geographical extent, where noted, is defined as:

- Wide - Influencing several landscape character areas.
- Medium - Landscape character area in which the site lies.
- Local - The Site and immediate surrounds.
- Site - Site level of the development itself.

1.30 The duration of effects is classified as short, medium or long term. Unless otherwise stated the durations are defined as:

- Short term: 0-5 years
- Medium term: 5 – 15 years
- Long term: beyond 15 years

1.31 Reversibility is different from duration and passes a judgement about whether the landscape effect is reversible or not. It is judged on a scale of: reversible, partially reversible and permanent.

1.32 The above factors are considered together to derive an overall magnitude of change for each receptor, which is determined by the use of professional judgement. The magnitude of effect is presented on a three-point scale of High, Medium and Low. Split grades may be possible where resulting magnitude falls between two grade levels. A description of the magnitude categories is described below in Table APP 1.5.

Table APP 1.5 Magnitude of Change for Landscape Receptors

Grade	Description
High	The development would result in a substantial alteration to the key landscape character or characteristics of the receptors.
Medium	The development would result in a partial loss of or alteration to key landscape character or characteristics of the receptor
Low	The development would result in a minor alteration to landscape character or characteristics of the receptor.

Assessment of Visual Effects

Visual Baseline

1.33 The visual baseline is the description of the existing qualities of views and visual amenity for the individual visual receptors against which any future changes can be assessed or visual effects predicted and assessed.

1.34 The visual baseline is established by considering both a desk study of existing sources such as landscape character assessments and OS mapping to identify prominent or promoted views and field work to identify and record the character and extent of the views and the features and aesthetic and perceptual factors which contribute to the general visual amenity.

Value attached to views and visual amenity

1.35 The assessment considers the interest or reason a receptor has in experiencing a view and the value that they can reasonably attach to it.

1.36 The value attached to views is described as either High, Medium, or Low. Split grades may be possible where resulting value falls between two grade levels. Table APP 1.6 below gives an indication of the value assigned to views and visual amenity.

Table APP 1.6 Visual Receptor Value

Grade	Description
High	Views from and/or visual amenity associated with viewpoints of regional or national importance, popular visitor attractions where views and visual amenity form a key part of the attraction or route. Inclusion within guidebooks or cultural references.
Medium	Views from and/or the visual amenity associated with viewpoints of district or local importance, local visitor attractions or public open spaces and routes where views and visual amenity form an integral part of the attraction.

Low	Views from and/or visual amenity associated with every day locations or routes that do not benefit from any designation or cultural associations.

1.37 Existing landscape designations are a general indication of visual value but this cannot be assumed and must be confirmed by assessment. Likewise, the lack of an existing designation does not mean a view is without value. Value for designated and undesignated views is assessed during the field survey.

Susceptibility of visual receptor to change

1.38 Susceptibility of visual receptors to change in views and visual amenity is derived from the consideration of:

1. The occupation or reason why one is experiencing the view or area; and
2. The amount of interest or attention one may have in the view and appearance of the area.

1.39 Judgements on visual susceptibility are presented on a three-step scale of Low, Medium or High. Split grades may be possible where resulting value falls between two grade levels. A description and indication of typical receptors associated with the grades of visual susceptibility are described in Table APP 1.7 below.

Table APP 1.7 Visual Receptor Susceptibility

Scale	Description of susceptibility	Typical Receptors
High	Little or no ability to accommodate change caused by development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity.	• Residential occupiers • People who are engaged in outdoor recreation whose attention is on the view e.g. walkers, visitors to heritage attractions, public park users, travellers on recognised scenic routes. • Communities where setting of an area contributes to general visual amenity.
Medium	Some ability to accommodate change caused by development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity.	• Users of transport routes; and • People who are engaged in outdoor recreation where the view is not the primary focus of attention.
Low	An ability to accommodate change caused by development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity	• People at work; or • Going about business that is not focussing on the views or general visual amenity.

Visual Sensitivity

1.40 Visual Sensitivity is derived from combining the judgements of value of a view or visual amenity and susceptibility of the visual receptor together. It is itself carried forward to determine the significance of visual effect.

1.41 The assessment provides a clear rationale for both the existing value of the view or visual amenity and its susceptibility to change arising from the type of development proposed. The rationale is the record of why a visual receptor's sensitivity has been graded in a particular way.

1.42 Determination of sensitivity is based on professional judgement, however, high value/high susceptibility receptors are likely to be highly sensitive to change, with lower value and/or low susceptibility receptors being likely to be of low sensitivity to change. A three-point scale is used to define visual receptor sensitivity. Split grades are used when resulting sensitivity falls between two grades. As with the determination of landscape sensitivity, to allow easier inspection and review of the assessment process, the sensitivity matrix at Table 2.4 is used to aid consistency in the definition of visual sensitivity. Table APP 1.8 below provides a description of the grades of visual sensitivity along with typical indicators.

Table APP 1.8 Visual Receptor Sensitivity

Grade	Description	Typical Indicator
High	A highly attractive view or area with an obvious attraction and lack of discordant features.	• Highly valued for its scenic quality • Low tolerance to the type of proposed development. • Designed landscape of historical importance. • Strong heritage /cultural associations. • Focus of a recreational resource. • Views and amenity that cannot be readily replaced. • Potentially benefiting from a national regional or local landscape designation.
Medium	An attractive view or area with some attraction and limited discordant features.	• Some scenic quality • Some tolerance to the type of proposed development. • A recognised area or piece of designed landscape. • Some heritage and/or cultural associations. • Some appreciation as a recreational resource. • Views and amenity can be recreated. • Potentially benefiting from regional or local landscape or heritage designation.
Low	An ordinary view with no distinguishing visual character or an area with a general lack of positive visual features.	• Limited or no particular scenic quality or elements. • Tolerance to the type of proposed development. • Not a recognised designed landscape. • No known heritage or cultural associations. • No obvious appreciation as a recreational resource. • Views and amenity that can be readily replaced or recreated. • Unlikely to be subject to landscape or heritage designation.

Viewpoint Selection

1.43 Viewpoints are selected to illustrate the views and visual amenity experienced by the different visual receptors. In selecting the viewpoints, the following factors are taken into account:

- Viewing distance and direction – short, medium, long distance or oblique;
- The nature of the viewing experience – static views, views along a route;
- The type of view- glimpsed, panorama, screened, partial; and

- The potential for cumulative views in conjunction with other existing and proposed development.

Visual Presentation Methods

1.44 Presentation methods for the visual impact assessment comprise panoramic photography consisting of a series of stitched single shot photographs.

1.45 All photographs are taken using a 20-megapixel full-frame Canon EOS 6D with a fixed 50mm lens as recommended by Landscape Institute Technical Guidance Note 06/19 – 'Visual Representation of Development Proposals'.

1.46 Photographs are taken in landscape format with sufficient overlap for stitching. Where it has been necessary to raise or lower the horizon line by cropping, this has been stated. A minimum of three clear reference points are included in each panoramic view to enable the accurate production of the photomontage. GPS co-ordinates for each photomontage viewpoint are taken.

1.47 Photographs are stitched by hand in cylindrical projection. Once stitched the resulting panoramic image may be scaled down 50% before the preparation of the photomontage was started but only if the file size was unmanageable. The images have not been cropped. The 3D model used for the photomontage, whether produced in SketchUp or LSS, is output at a 50mm equivalent focal length. The 3D model includes a minimum of 3 clear reference points in the view to fix the position of the proposals. Vertical height data is based on OS data, which may include some inherent inaccuracies, or survey data. An eye height of 1.6m is used.

1.48 The final photomontage is produced in Photoshop. The resulting photomontage is then cropped to a 90-degree view angle, up to an ideal maximum of 120 degrees. This is a guide and the proposals, and its relevant landscape, will determine the horizontal field of view from any given viewpoint.

1.49 Photomontage sheets are produced in Illustrator using a 400mm viewing distance at A1. Guidance allows between 300mm to 500mm but recommends all montages prepared for a given site should be represented using the same viewing distance, where this is possible.

1.50 Information listed on each sheet included:

- Camera, lens focal length and horizontal field of view;
- Date, time and direction of view;
- The viewpoint's height above ground level and OS grid coordinates;
- Recommended Viewing Distance; and
- Viewpoint Co-ordinates e.g. Eastings and Northing.

Magnitude of Visual Effects

1.51 The magnitude of visual effect is assessed by considering a number of factors. These typically include:

- **Size and scale of the change in view** – considering the loss or addition of features, changes in composition and consideration of the proportion of view occupied by the proposed development
- **Geographical extent of the effect-** angle of view, distance of the receptor to the development and the extent over which the changes would be visible.
- **Contrast or integration with the existing visual character** – possible areas of consideration include form, scale and mass, skyline effects, height, colour and texture.

- **Duration of visual effects**- 0-5 years short term, 5-15 years medium term and 15 years onwards long term.
- **Reversibility**.

1.52 The above factors are considered together to derive an overall magnitude of change for each receptor, which is determined by the use of professional judgement. The magnitude of visual change is categorised as either High, Medium or Low. Split grades between these categories can be used where the magnitude fits neither category. A description of the visual magnitude categories is shown in Table APP 1.9 below.

Table APP 1.9. Magnitude of Change for Visual Receptors

Grade	Description
High	The development would result in a substantial alteration to the identified view or visual amenity of an area, largely affect key visual features in the view or introduce new prominent features within the scene or alter the general composition and character of the view.
Medium	The development would result in a partial alteration to the identified view or visual amenity of an area, moderately affect key visual features in the view or introduce new features within the scene or alter some part of the composition and character of the view.
Low	The development would result in a minor alteration to the identified view or visual amenity of an area, may affect key visual features in the view or introduce new prominent features within the scene or alter some small part of the composition and character of the view.

Significance and nature of Effect on Landscape and Visual Receptors

1.53 The assessment of the significance of effect is derived by combining the judgements of sensitivity and magnitude of effect for each landscape and visual receptor along with a clear narrative of the reasoning behind the assessment. The significance of an effect can be beneficial, adverse or neutral, permanent or temporary.

- **Adverse effects** are those that would be damaging to the key characteristics arising from either their loss, reduction or introduction of uncharacteristic elements so as to degrade the quality and integrity of the landscape and or visual resource.
- **Beneficial effects** are those that would result in an improvement in the key characteristics arising from improvement or introduction of new positive elements so as to improve the quality and integrity of the landscape and/or visual resource.
- **Neutral effects** are those effects that would maintain, on balance, the key characteristics and existing levels of the quality and integrity of the landscape and/or visual resource.

1.54 To aid consistency and allow easier inspection and review of results checklists, tables and matrices have been employed. These include the use of matrices for the determination of significance thresholds, whereby the predicted magnitude of an effect is assessed against the sensitivity of a given receptor. This provides an indication of the level or significance of an effect (see Table APP 1.10 below).

1.55 It should be noted that the table is only used as a 'guide' and never used to replace professional judgement, particularly in instances when assessing the nature of an effect (i.e. adverse, neutral or beneficial). Its purpose is solely to ensure consistency of approach and results.

Table APP 1.10 Significance of Effects Matrix

Category		Receptor Sensitivity			
		High	**Medium**	**Low**	**Negligible**
Magnitude of Effect	**High**	Substantial	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

1.56 The intermediary categories of Minor Negligible, Minor Moderate and Moderate Major will be used where the significance of effect falls between the broad definitions outlined in Table APP 1.11 below.

Table APP 1.11 Significance of Effect

Significance of effect	Landscape	Visual
Substantial	The proposals will result in a total change in the key characteristics of the receptor or alterations to the quality and integrity of the landscape receptor such that the proposals are the dominant element markedly altering the baseline landscape context.	The proposals will result in a total change in view or introduce/ alter elements, features or characteristics where the baseline visual context markedly alters with the proposals becoming the dominant visual element.
Major	The proposals will result in a prominent change in the key characteristics of the receptor or alterations to the quality and integrity of the landscape receptor such that the proposals are one of the principle elements altering the baseline landscape context.	The proposals will result in a large change in view or introduce/ alter elements, features or characteristics where the baseline visual context alters with the proposals being one of the principal visual elements.
Moderate	The proposals will result in a notable change in the key characteristics of the receptor or partial alterations to the quality and integrity of the landscape receptor but where the baseline landscape context remains.	The proposals will result in a noticeable change in view or introduce/ alter elements, features or characteristics but where the baseline visual context remains.
Minor	The proposals will result in a small change in character of the receptor that is discernible but does not alter its key characteristics or will alter the quality and integrity of the landscape receptor in a small way.	The proposals will result in a small change in view/ areas of visual amenity or introduce/ alter elements, features or characteristics but where the change is not prominent.
Negligible	No discernible change in the key characteristics of the landscape or alterations to the quality and integrity of the landscape receptor.	The proposals will result in some very small change in view/ areas visual amenity or introduce/ alter elements, features or characteristics in a barely perceptible way.

Glossary of Terms

(Derived from current IEMA/LI Guidelines with additional glossary)

Access land	Land where the public have access either by legal right or by informal agreement.
Baseline studies	Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.
Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character.
Compensation	Measures devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.
Competent authority	The authority which determines the application for consent, permission, licence or other authorisation to proceed with a proposal. It is the authority that must consider the environmental information before granting any kind of authorisation.
Consultation bodies	Any body specified in the relevant EIA Regulations which the competent authority must consult in respect of an EIA, and which also has a duty to provide a scoping opinion and information.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Development	Any proposal that results in a change to the landscape and/or visual environment.
Direct effect	An effect that is directly attributable to the proposed development.
'Do nothing' situation	Continued change or evolution in the landscape in the absence of the proposed development.
Ecosystem services	The benefits provided by ecosystems that contribute to making human life both possible and worth living. The Millennium Ecosystem Assessment (www.unep.org/maweb/en/index.aspx) grouped ecosystem services into four broad categories: 1. supporting services, such as nutrient cycling, oxygen production and soil formation – these underpin the provision of the other 'service' categories; 2. provisioning services, such as food, fibre, fuel and water; 3. regulating services, such as climate regulation, water purification and flood protection; 4. cultural services, such as education, recreation and aesthetic value.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.
Environmental Impact Assessment (EIA)	The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.
Environmental Statement	A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church

	towers or wooded skylines OR a particular aspect of the project proposals.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Heritage	The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.
Historic Landscape Characterisation (HLC and Historic Land-use Assessment (HLA)	Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land cover	The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCAs)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment (LCA)	The process of identifying and describing variation of the character of the landscape and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.
Landscape Character Types (LCTs)	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Landscape classification	A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.
Landscape effects	Effects on the landscape as a resource in its own right.
Landscape features	A prominent eye-catching element, e.g. wooded hill top and church spire.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape strategy	The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.
Landscape value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception	Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Receptors	See Landscape receptors and Visual receptors.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Seascape	Landscapes with views of the coast or seas, and coasts and adjacent marine environments with cultural, historical and archaeological links with each other.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Stakeholders	The whole constituency of individuals and groups who have an interest in a subject or place.
Strategic Environmental Assessment (SEA)	The process of considering the environmental effects of certain public plans, programmes or strategies at a strategic level.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Time depth	Historical layering – the idea of landscape as a 'palimpsest', a much written-over manuscript.
Townscape	The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.

Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of the development.
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.
Zone of Significant Visibility (ZSV)	Area within a ZTV from which a proposed development is likely to draw the eye of a casual observer, based on field observations.

Appendix 2

Photographic Field Survey Record

Appendix 3

Essex Landscape Character Assessment 2002 (Extract)

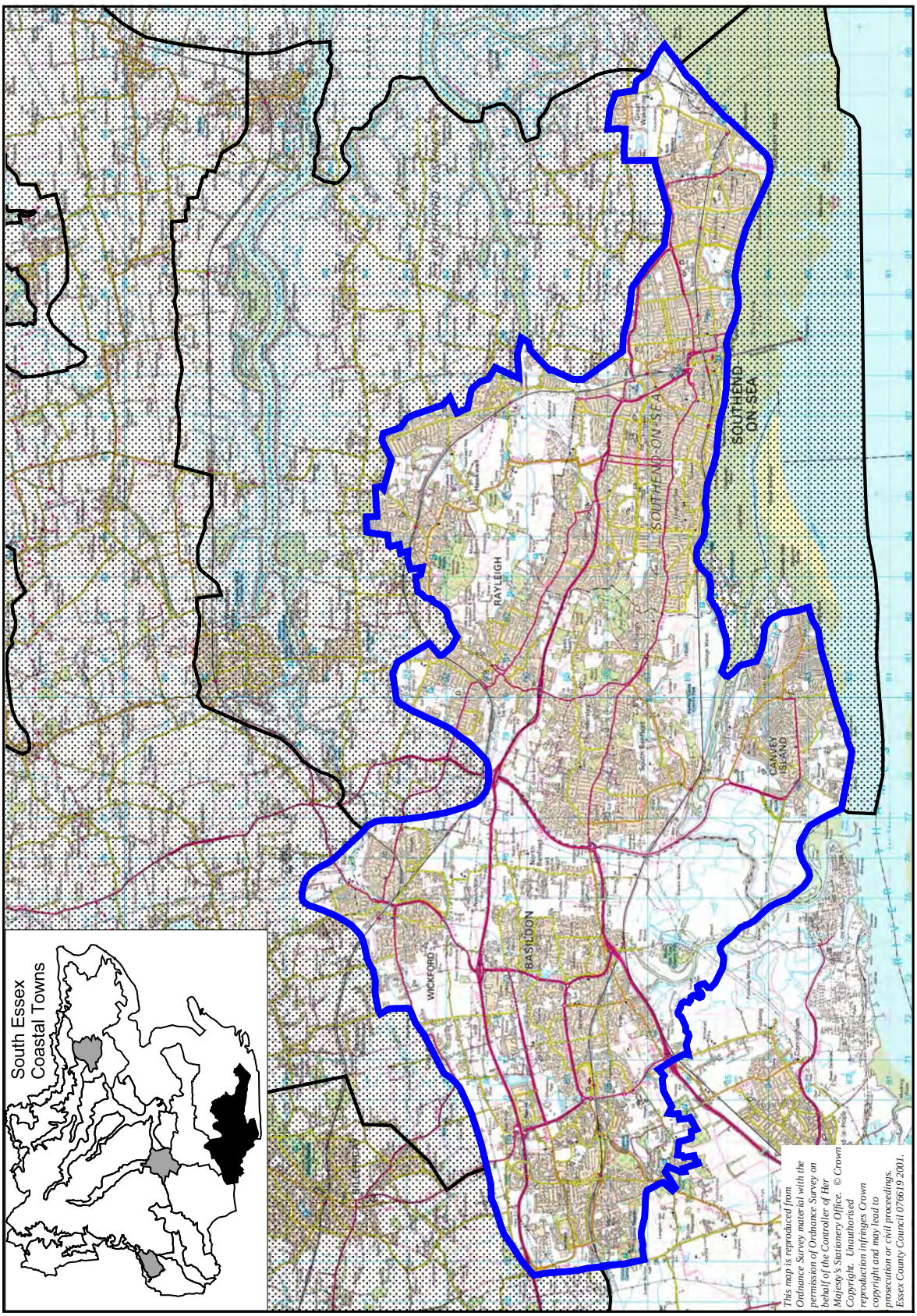
4.8.6 *South Essex Coastal Towns (G3)*

Key Characteristics

- Large areas of dense urban development.
- Strongly rolling hills with steep south and west facing escarpments covered by open grassland or a mix of small woods, pastures and commons.
- Extensive flat coastal grazing marshes in the south adjacent to the Thames Estuary.
- Large blocks of woodland in the centre of the area.
- Narrow bands and broader areas of gently undulating arable farmland, with a remnant hedgerow pattern, separating some of the towns.
- Particularly complex network of major transportation routes.
- Pylon routes visually dominate farmland in the A130 corridor.

Overall Character

The South Essex Coastal Towns is an area of very mixed character, but unified by the overall dominance of urban development, with frequent views of an urban skyline. The major towns spread over gently undulating or flat land, but locally extend over prominent ridgelines and hillsides as well. A distinctive steep sided south facing escarpment between Hadleigh and Basildon retains significant areas of open grassland, as well as a patchwork of small woods, including woods on former plotlands and small pastures. Contrasting flat coastal grazing marsh lies to the south. In some parts such as south of Hadleigh, and around Hockley, the urban form is softened by very large woodlands and the Roach Valley is largely undeveloped.


South Essex
Coastal Towns
RAYLEIGH
SOUTHEND-ON-SEA
SOUTHEND ON SEA
CANVEY ISLAND
BASILDON
WICKFORD
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Essex County Council 076619 2001.

However, many residential and industrial edges with areas of adjacent open arable farmland are hard and abrupt with few hedgerows and woodlands remaining.

Character Profile

Geology

- Claygate and Bagshot Beds, Sands and Gravels, Brickearths and Loams, Alluvium

Soils

- Slowly permeable clayey soils. Fine silty and fine loamy soils. Deep stoneless alluvial soils.

Landform

- Very varied topography.
- Flat low lying land south east of Basildon, around Canvey Island and Rochford, and east of Southchurch.
- Steep south and west facing ridges/escarpments from Leigh on Sea to Benfleet extending around to Rayleigh/Hockley, tailing out towards Southminster. Moderate to steep escarpment south and south east of Basildon.
- Gentle-moderately undulating land in the remainder of the area.

Semi-natural vegetation

- Coastal grazing marshes, reedbeds marsh, extensive areas of ancient woodland including sessile oak woods, some unimproved meadows.

Pattern of field enclosure

- Varied field pattern.
- Small irregular fields bounded by straight and winding ditches on the marshlands.
- Small to medium size semi-regular hedged fields, sometimes bounded by woodland, in South Benfleet, Hadleigh, Daws Heath, Hockley areas. Some parts with larger fields where hedgerow pattern has been lost.
- Regular large size fields with fragmented hedgerow pattern north of Basildon and in the Wickford and Rochford areas.

Farming pattern

- Arable farmland associated with flat to gently undulating land, pasture more common on steeper slopes.
- Extensive coastal grazing marsh between Canvey and Basildon.

Woodland/tree cover

- High concentration of woodland in the Thundersley/South Benfleet, Daws Heath and Hockley areas and around the Langdon Hills, including small and large blocks of interlocking deciduous woodland. Some secondary woodland associated with previous plotland asreas.
- Absence of woodland/trees on the flat low lying marshes.
- Small, very dispersed woods and copses in the west of the area.
- Southend has many avenue trees. Basildon New Town has extensive landscaping.

Settlement pattern and built form

- Urban settlements cover a very large area.
- Basildon New Town occupies gently undulating land to the south and east of the steeper Langdon Hills. Distinct pattern of compact residential neighbourhoods, industrial areas, town centre interspersed with broad corridors of green space along the roads, and a number of large parks and playing fields.
- Southend on Sea, and its associated neighbourhoods is the largest urban area with a dominant grid pattern of streets running parallel and at right angles to the contours. Dense urban form, but with some large parks and open spaces.
- Rayleigh, Hockley and Wickford are principally dormitory towns with a more varied urban form, and street pattern. Housing areas sometimes are visually prominent wrapping over hillsides and valleysides.
- Canvey Island is on flat low lying land and has a grid street pattern, with a network of draining dykes within the built form.

Other landscape features

-- Rayleigh and Hadleigh Castles.
- Pylons and overhead lines are visually prominent between Basildon and Benfleet, Wickford and Rayleigh, and Rayleigh and Rochford.
- Oil storage depots, landfill sites near Canvey Island.
- Southend Airport.
- A number of golf courses.

Landscape Condition

- The condition of the settlement is very mixed. Poor quality intrusive commercial 'shed' development is common within the area.

- The condition of the woodlands and hedgerows is moderate.

Past, Present and Future Trends for Change

- The area has been subject to very significant change in the 20th Century, with massive expansion of urban areas, and urban development pressure is likely to be a significant ongoing trend.

- Areas where traditional landscape character survives well, such as the Upper Roach Valley, the Crouch Valley, the Thames Marshes, Langdon Hills and Dunton Ridges need particular protection from landscape or development change.

- Recreational pressures are also likely to be considerable.

SOUTH ESSEX COASTAL TOWNS (G3)
SENSITIVITY EVALUATION

TYPE/SCALE OF DEVELOPMENT/CHANGE	KEY LANDSCAPE SENSITIVITY AND ACCOMMODATION OF CHANGE ISSUES	LANDSCAPE SENSITIVITY LEVEL
1. Major urban extensions (>5 ha) and new settlements	• Visually exposed steep escarpments. • Integrity of woodlands and hedgerow pasture fields. • High intervisibility on marshlands. • Coalescence. • Major green spaces/integrity of major green corridors. • Poor condition of some arable farmland with intrusive pylons, transportation routes. *Any new development should include strong new woodland/hedgerow framework particularly where arable farmland is in poor condition.*	M
2. Small urban extensions (<5 ha)	• Visually exposed steep escarpments. • Integrity of woodlands, hedgerow field pattern. • High intervisibility on marshlands. *Opportunities to improve some existing harsh urban edges.*	L
3. Major transportation developments/improvements	• High intervisibility of marshlands. • Landform character.	M
4. Commercial/warehouse estate/port development	• Visually exposed steep escarpments. • Integrity of woodlands and hedgerow field pattern. • High intervisibility on marshlands. • Poor condition of some arable farmland at the edges.	M
5. Developments with individual large/bulky buildings	• Visually exposed steep escarpments. • High intervisibility on marshlands.	L
6. Large scale 'open uses'	• Visually exposed steep escarpments. • Integrity of coastal grazing marsh. *Opportunities to improve areas in poor condition.*	M
7. Mineral extraction/waste disposal	• High intervisibility on marshlands. • Landform character.	M
8. Incremental small scale developments	• Strong urban character.	L
9. Utilities development, i.e. masts, pylons	• Visually exposed steep escarpments. • High intervisibility on marshlands. • Low capacity for further change.	H
10. Decline in traditional countryside management	• Woodland and hedgerow and unimproved grassland condition.	H

Table to be read in conjunction with paragraphs 1.4.15 – 1.4.17

Appendix 4

Castle Point Green Belt Landscape Assessment 2010 (Extract)

3.8 Area 8

Location

This area adjoins greenbelt areas 4,5 and 9 and residential areas of Daws Heath and Hadleigh.

Area Description

- The topography is gently sloping and the area comprises a mixture of woodland, pasture, housing and reservoirs. There are many dense hedges with hedgerow trees in the area, with hawthorn, blackthorn, oak and ash common.

- The landscape is compartmentalised with hedges and fences separating areas. Woodland is attractive and well managed with pedestrian access. The landscape generally is intimate, rural and attractive in its quality. Development is well screened by trees and hedges and roads are few, narrow and sinuous, relating well to the landform.

- The landscape management is reasonably good, and there are good views within the area. The landscape has a sence of history, or having retained its pattern for many years.

Historic Landscape Character

The area lies within the Hadleigh Great Wood Historic Character Area, which has the following historic landscape character:

> 'Much of the zone consists of an ancient field system of small enclosures, based around a dispersed settlement pattern of historic farmsteads. In the south is a tract of ancient woodland known as Great Wood, now a nature reserve. The woodlands preserve earthwork woodland banks and other earthwork features. There are three 19th century covered reservoirs in the east of the zone built to serve the expanding population of Southend, which borders the zone to the east. The modern conurbation of Hadleigh surrounds the zone to the south and west.' (Essex County Council, 2007)

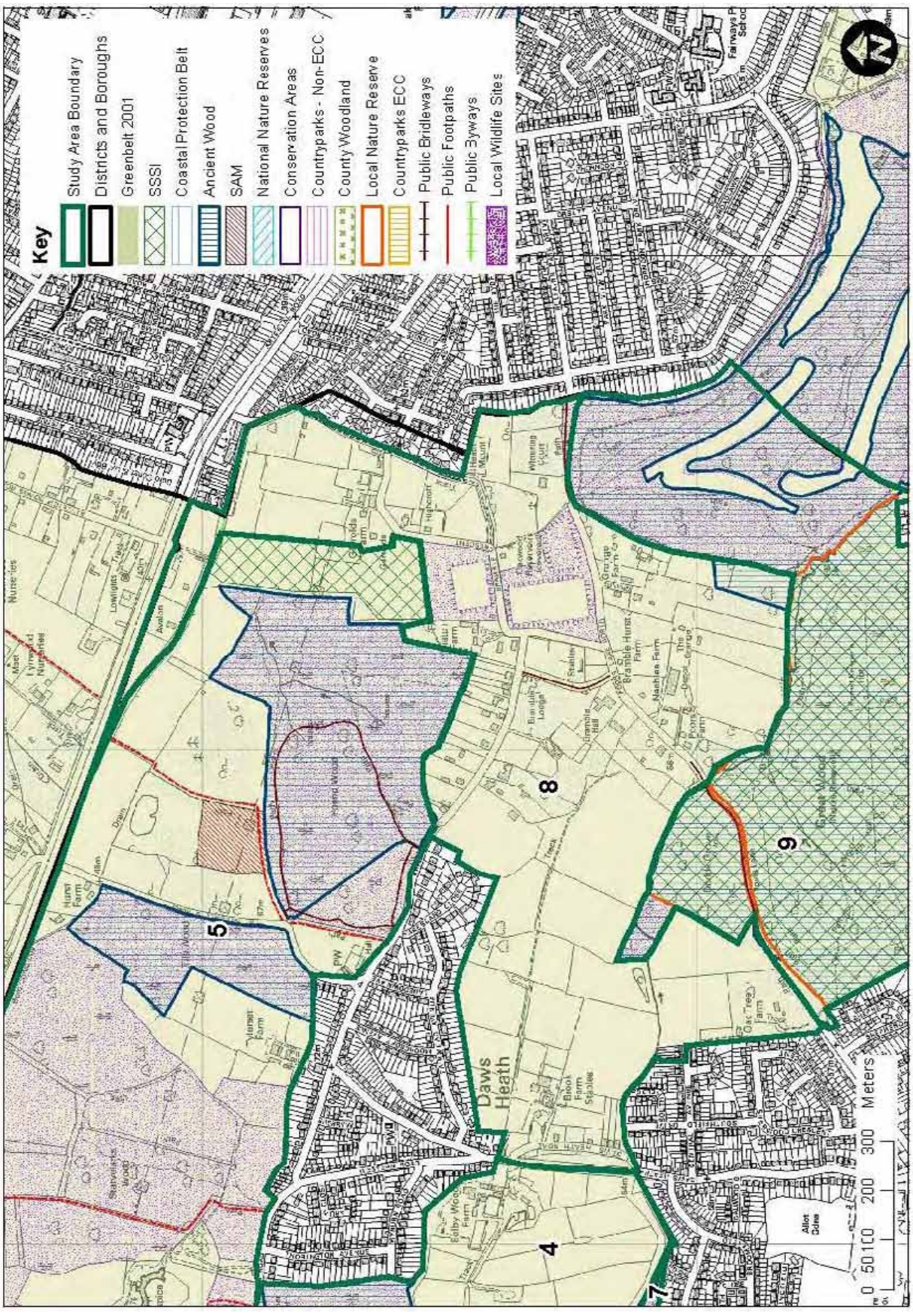


Figure 3.8: Environmental Designations

Landscape Assessment

Landscape Sensitivity	High
Natural Factors	Attractive mixture of woodland and pasture with old hedgerows
Cultural Factors	Pattern of landscape and settlement is long established and compartmentalised
Aesthetic Factors	High visual quality of woodland and contrasts in land uses.
Quality/Condition	Good condition with cared for appearance.

Visual Sensitivity: Medium to High

- General Visibility: Area is at present generally enclosed by woodland, hedges and other vegetation.
- Population: There are views into the area from properties in Daws Heath, and turnings off Daws Heath Road.
- Mitigation: Mitigation should concentrate on protection of woodland and retention of rural character of the area

Opportunities and constraints

- Opportunities to reinforce and strengthen existing landscape character.
- Constraints to development are substantial due to the designated landscape and high landscape sensitivity and integrity of the historic landscape. Development is also constrained by visual sensitivity.