

Site Assessments

Sensitivity Results

Summary of findings

The table below gives a summary of the comparative landscape sensitivity of each assessment area for built development.

Table 4: Landscape Sensitivity Assessment Summary

Site Reference	Sensitivity
GB1	Medium
GB2	High-Medium
GB3	Medium-Low
GB4	Medium-Low
GB5	Medium
GB6	Medium
GB7	High-Medium
GB8a	High
GB8b	Medium-Low
GB9	Medium-Low
GB10	Medium
GB11	Medium
GB12	High-Medium
GB13	Medium
GB14	Medium
GB15	Medium-Low
GB16	See Box 1 on page 13

Site Assessment Summary Map

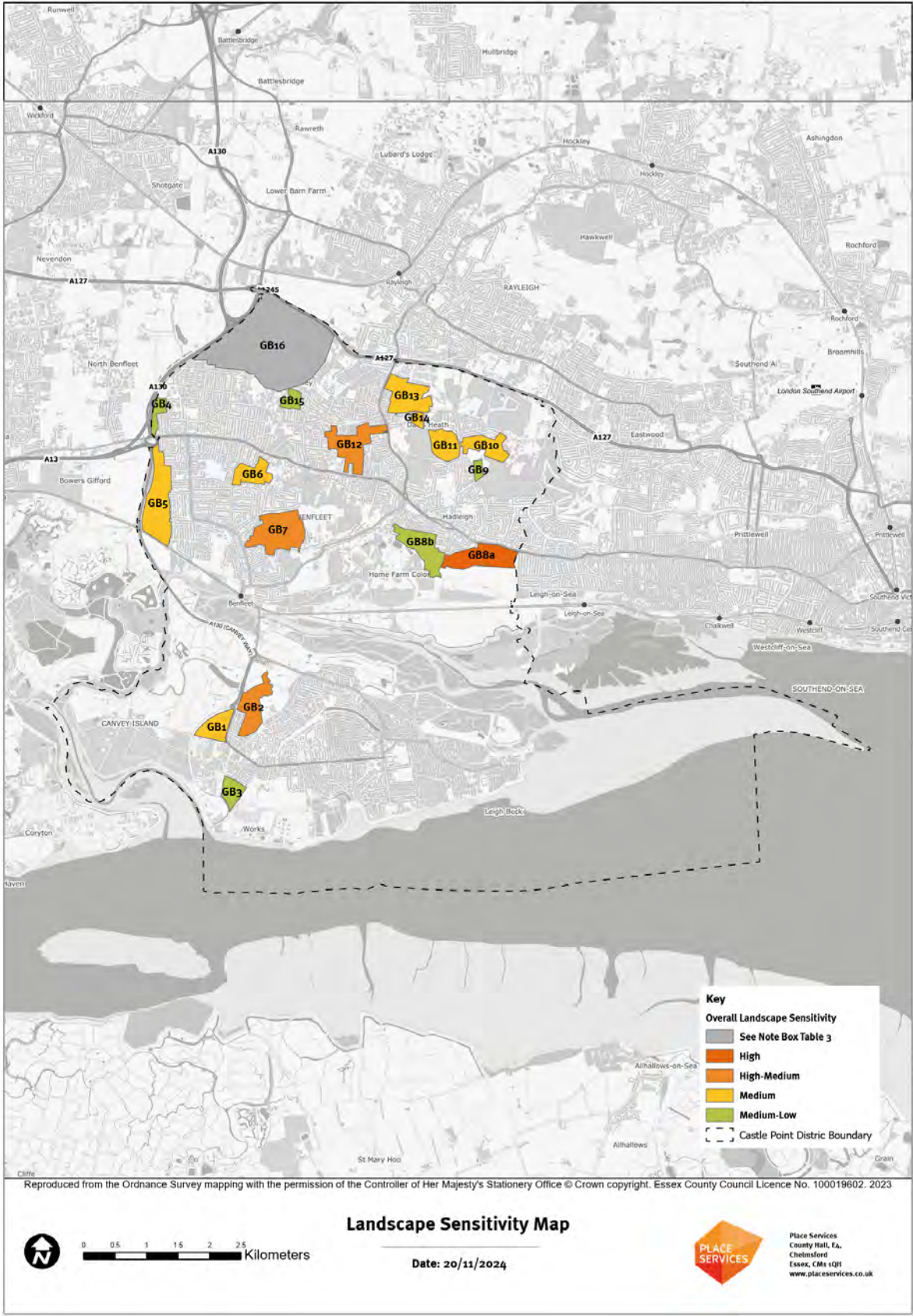


Figure 5: Site Assessment Summary Map

Site reference: GB1

Landscape Sensitivity Assessment

Site Location and Description

Site GB1 is located towards the west of Canvey Island and is bound on all sides by three roads; Roscommon Way, Canvey Road and Northwick Road. The site itself largely comprises equestrian paddocks and grassland, separated into smaller fields by large hedgerows and trees. Natural England identify the site as an Environmentally Sensitive Area (ESA). Much of the site is designated Local Wildlife Site (LoWS) and an Ancient Landscape. The boundaries are largely defined by established hedgerows and trees, notably the avenue of trees lining Roscommon Way to the north-western edge. Commercial and industrial development is noted within the site towards the south and the east, as well as a Care Home under construction in the south-east corner. The Grade II listed Dutch Cottage Museum is a notable feature within the site boundary. The sites’ field pattern is defined by historic man-made waterways associated with the historic Dutch salt industry.

Landscape Character Area (Key Characteristics Present)

G3 South Essex Coastal Towns

- Extensive flat coastal grazing marshes in the south adjacent to the Thames Estuary
- Particularly complex network of major transportation routes.
- Small irregular fields bounded by straight and winding ditches on the marshlands

Visual Context

The Site is level coastal grazing marshland with established surrounding vegetation on most boundaries which reduces the site sensitivity. There are also limited pedestrian views into the site owed to the large roads which define the boundaries. There is limited intervisibility between the site and neighbouring RSPB West Canvey Marsh due to established scrub vegetation and the extent of vegetation on both sides of Roscommon Way. There are some breaks in the boundary vegetation however these are often screened by built development.

Views from the east toward the site incorporate the Grade II listed Dutch Cottage within an undeveloped, open sky setting.



Landscape Sensitivity Sensitivity to Built Development

High	High-Medium	Medium	Medium-Low	Low
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Key Features and Characteristics

- One of two remaining original Dutch Cottages on Canvey
- Flat level equestrian paddocks enclosed by boundary vegetation
- Ongoing construction on site of care home
- Potential historic link between Dutch Cottage and landscape
- Avenue of Poplar trees along Roscommon Way
- Identified as LoWS Canvey Village Marsh and Environmentally Sensitive Area (ESA)
- Remnants of historic Dutch water management

Surrounding Land Uses

Commercial/retail use is evident to the south intensifying the urbanisation of the area. The land beyond the Dutch Village Estate to the east (built C1930) provides informal recreation space. A scheduled monument listed ‘Roman saltern 260m south east of Great Russell Head Farm, Canvey Island’ is also present here. The nature reserve RSPB West Canvey Marsh is also located to the north-west.

Site Context



Figure 6: GB1 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 5: GB1 Assessment of Landscape and Visual Sensitivity against criteria

Criteria Group	Methodology Criteria	Supporting Notes	High	High-Medium	Medium	Medium-Low	Low
Landscape Sensitivity	Landform and Landscape Features	Contains characteristic local features including the flat coastal grazing, small irregular fields, however is flat and largely featureless.			●		
	Complexity	Simple landscape with predominant equestrian paddocks use, although contains range of other uses such as residential, historic features, commercial and hedgerow field separation.			●		
	Enclosure by Vegetation	Well enclosed by surrounding trees and vegetation.				●	
	Historic Character	Grade II listed Dutch Cottage Museum is a notable feature within the site boundary and one of few historic features on Canvey Island. Located within Canvey and Hadleigh Grazing Marshes Ancient Landscape.	●				
	Built Development	Existing built development within the site and two boundaries and noted presence of Roscommon Way and surrounding road network.				●	
Visual Sensitivity	Openness to Public View	Site is well contained from public views.				●	
	Openness to Private View	Views available from few residential properties on the eastern site boundary.			●		
	Views towards landmark buildings/ natural features	Open views of the Grade II listed Dutch Cottage Museum within the site. Site itself also designated LoWS.	●				
	Perceptual Quality	Site significantly influenced by development on the south and east boundaries. Roscommon Way and surrounding road network provides disturbance.					●
	Prevention of Merging/ Coalescence	Bound by residential/ commercial area and existing road infrastructure on Canvey Island.					●

Site Analysis



Figure 7: GB1 Site Analysis Map

Summary

GB1 site comprises several features which are characteristic of the G3 LCA, including the extensive flat coastal grazing marshes and the small irregular fields bounded by straight and winding ditches on the marshlands. These features increase the sensitivity of the site to development, despite the overall landform being relatively flat and simple. A large part of the site is uncomplex, comprising mostly equestrian paddocks however built features on the southern and eastern edges contribute to the overall complexity.

The Site benefits from extensive surrounding boundary vegetation which provides enclosure and also restricts both public and private views into the site. The sense of development and human presence is very much apparent within the site, owed to Roscommon Way, other surrounding roads and the commercial/ residential development on two of the site boundaries. This contributes to reducing the overall sensitivity to development.

There are elements that contributes to landscape sensitivity such as the Grade II listed Dutch Cottage Museum, the Canvey and Hadleigh Grazing Marshes Ancient Landscape designation and the Local Wildlife Site (LoWS) designation. Assets and features with high sensitivity are:

- The setting of Grade II listed Dutch Cottage Museum
- Existing field pattern and boundary vegetation
- Views to and from the Dutch Cottage
- Remnant features of the historic water management system

It is therefore judged that Site GB1 has a **Medium** sensitivity to built development.

Site reference: GB2

Landscape Sensitivity Assessment

Site Location and Description

Site GB2 is located on the western settlement boundary of Canvey Island and is bound by established mature scrub vegetation along the eastern and western extents of the site. The northern point of the site is defined by vegetated ditches and visually open to the wider landscape. The southern boundary is open to the residential development and Northwick Park Primary and Nursery Academy.

The site comprises several grassland fields covered with natural and man-made drainage channels that result in a unique organic field pattern, these interrupt the level plateau landform. The historic waterways are associated with the historic water management and the Scheduled Monument ‘Roman saltern 260m south east of Great Russell Head Farm, Canvey Island’, which is located within the centre of the site. Natural England identify the site as an Environmentally Sensitive Area (ESA).

The wider landscape is bound by Canvey Road to the west with open landscapes associated with RSPB West Canvey Marsh. Waterside Farm Leisure Centre is located to the north and residential settlement to the east and south.

Landscape Character Area (Key Characteristics Present)

G3 South Essex Coastal Towns

- Large areas of dense urban development.
- Extensive flat coastal grazing marshes in the south adjacent to the Thames Estuary.

Visual Context

The flat topography of the site is well contained from views where vegetation is present on the west and eastern boundaries. The northern boundary is open to views to and from the leisure centre and associated outdoor space. Views to the northeast from the centre of the site of the Water Tower on the B1014 at the Essex Way/Benfleet Road corner (approx. 2.6km). The open boundary to the south offers intervisibility between the site and residential development.

While there are little remains of the Scheduled Monument visible above ground, there are a number of earthworks with buried remains associated with the saltern landscape.



Landscape Sensitivity Sensitivity to Built Development

High	High-Medium	Medium	Medium-Low	Low
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Key Features and Characteristics

- Scheduled Monument ‘Roman saltern 260m south east of Great Russell Head Farm, Canvey Island’ on site
- Parts of the site are identified as Accessible Natural Green Space by Castle Point Open Space Study 2023
- Notably well established Green Infrastructure in the form of a wide ‘thicket’
- Views toward Water Tower
- Remnants of historic water management forming a unique field pattern.
- Identified an Environmentally Sensitive Area (ESA).

Surrounding Land Uses

Dense urban development to the east and south is notable in the surrounding landscape. Castle Point Golf Course is located beyond the northern boundary and ‘Hadleigh Ray’ further. Remnants of historic salt industry landscape are located to the west. The marshland associated with the Thames Estuary is a key feature in the surrounding landscape and influences the character of the site itself.

Site Context

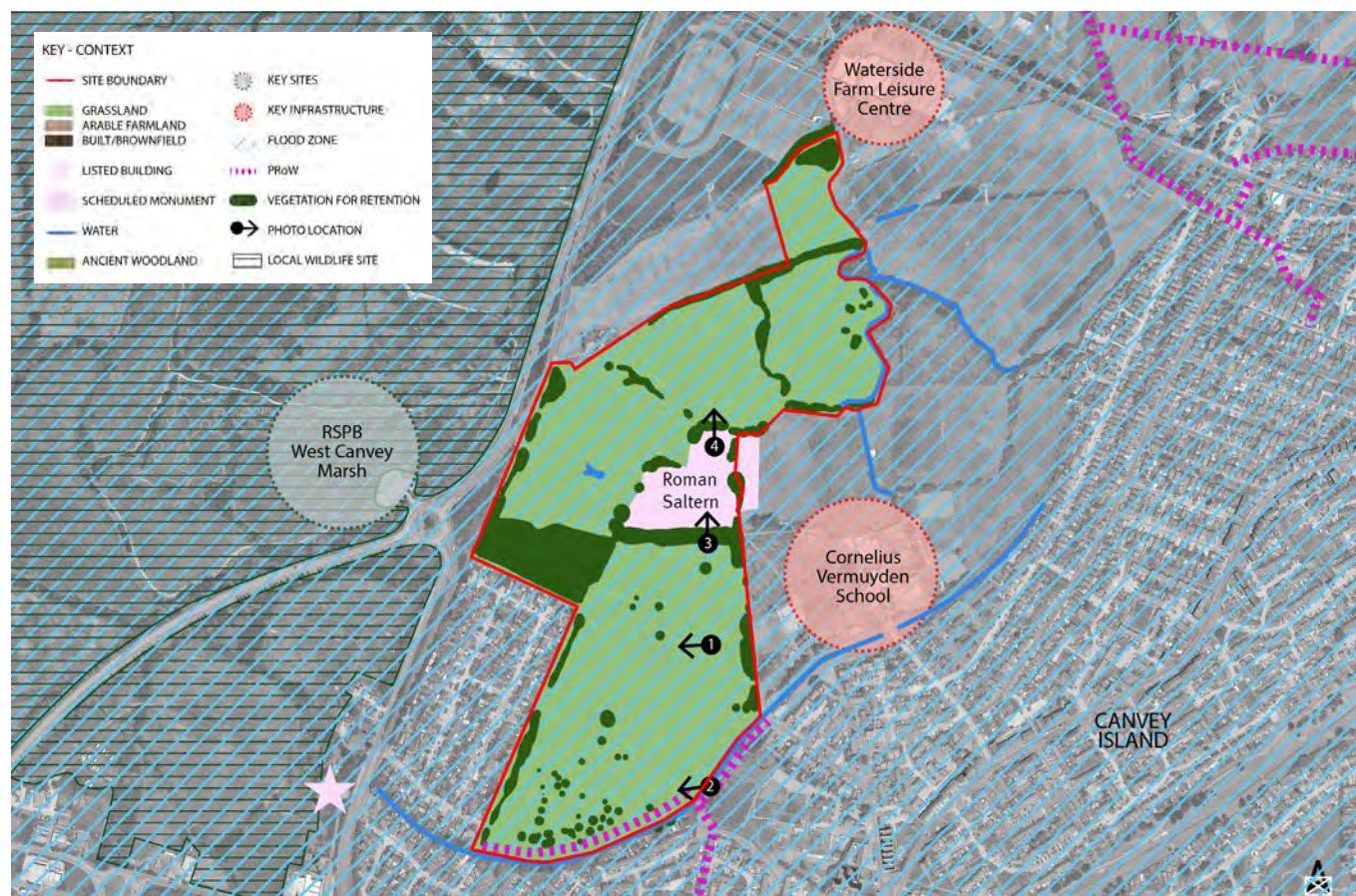


Figure 8: GB2 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 6: GB2 Assessment of Landscape and Visual Sensitivity against criteria

Criteria Group	Methodology Criteria	Supporting Notes	High	High-Medium	Medium	Medium-Low	Low
Landscape Sensitivity	Landform and Landscape Features	Contains valued local features including the flat coastal grazing, small irregular fields and LoWS, all contributing to the character of the Thames Estuary and LCA.	●				
	Complexity	Predominantly grassland however occupies different uses including accessible greenspace and grassland, described as organic and with a variety in pattern.			●		
	Enclosure by Vegetation	Well enclosed towards the centre of the site however very open with minimal vegetation along residential edges to the south and close to leisure centre.			●		
	Historic Character	Scheduled Monument 'Roman saltern 260m south east of Great Russell Head Farm' on site. Adjacent Canvey and Hadleigh Grazing Marshes Ancient Landscape.	●				
	Built Development	Residential development overlooks southern parcels, with leisure centre and transport routes evident towards north. Occasional sense of limited surrounding development towards site centre.			●		
Visual Sensitivity	Openness to Public View	Very open from PROWs to the south and the Accessible Greenspace within the site. Views from the leisure centre and Canvey Road.		●			
	Openness to Private View	Extensive open private views overlooking the southern parcel.		●			
	Views towards landmark buildings/ natural features	Views of water tower and undulating landscape to the north. Some above ground landform features of Scheduled Monument site.	●				
	Perceptual Quality	Sense of remoteness with little human disturbance towards centre of site, with perceived naturalness and scenic value. Lower quality to edges of the site close to development.		●			
	Prevention of Merging/ Coalescence	Bound by transport routes and residential edge of Canvey, with large gap to any nearby development.				●	

Site Analysis

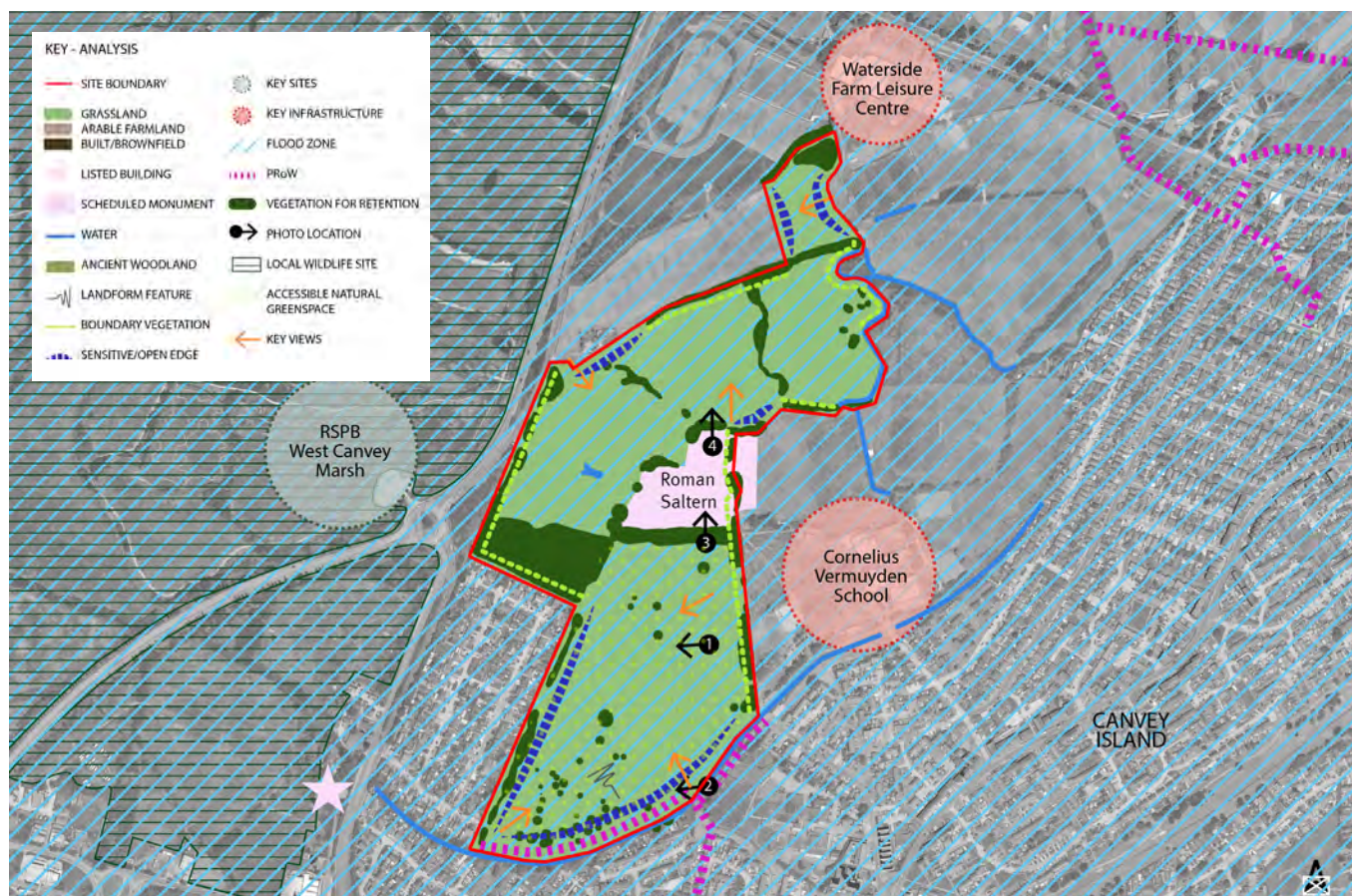


Figure 9: GB2 Site Analysis Map

Summary

GB2 site predominantly comprises extensive flat coastal grazing marshes which are key characteristics of the G3 LCA, and are therefore also important to the Environmentally Sensitive Area (ESA) of the Essex Coast. Although separated from the wider coastal marshland to the west by Canvey Road, the site strongly resembles these valued features. This character and the perceived perceptual quality in some areas of the site contributes to landscape sensitivity.

The southern parcel of the site is classed as Accessible Natural Greenspace and is utilised by local residents. PRow and neighbouring roads also allow strong views into and across the entire site, increasing sensitivity to public views. Private views from properties directly overlook the site, however this is largely limited to the southern parcels with few private view from the leisure centre and dwellings to the north. From within the site, the undulating landform to the north with landmark water tower are notable features in the view. Views are also obtained of the coastal channels and planting which define much of the site boundaries to the north. Historical character influences are also noted in the Scheduled Monument within the centre of the Site.

The Site has strong recreational importance to the local community, with the added quality of resembling the valued coastal grassland landscape which is a strong identifier of the Thames Estuary. These characteristics increase the overall sensitivity of the Site. Assets and features with high sensitivity are:

- Existing organic field pattern
- Existing vegetation
- Remnant features of the historic water management system
- Remnant features of the Scheduled Monument and associated earthworks

It is therefore judged that Site GB2 has a **High-Medium** sensitivity to built development.

Site reference: GB3

Landscape Sensitivity Assessment

Site Location and Description

Site GB3 is located to the southwest point of settlement of Canvey Island in close proximity to Holehaven Creek and the Thames Estuary. The site comprises plateau marshland and is very flat. The site is open to the wider landscape on the north, south and western boundaries, and the eastern boundary is largely defined by mature vegetation.

The site contains a natural water channel that loops into the site. Roscommon Way intersects the northern extent of the site forming a narrow wedge of vegetation to the north.

Thamesview 130 industrial estate is located to the west and Oikos Storage Ltd located to the east. The surrounding landscape is largely residential to the north and industrial to the east and west.

The sea wall to Holehaven Creek is located close by which is also the route for the England Coast Path.

Landscape Character Area (Key Characteristics Present)

- G3 South Essex Coastal Towns**
- Large areas of dense urban development.
 - Extensive flat coastal grazing marshes in the south adjacent to the Thames Estuary.

Visual Context

The site is largely open to public views owed to little vegetation in the surrounding landscape and on the site boundaries. There are also views from within the site owed to Roscommon Way and adjacent footpath which runs through the site separating the northern and southern parcel. Fragmented vegetation on the eastern boundary restricts some views in. A key vantage point on the seawall to the south offers wide views of the site in its entirety and the surrounding landscape. Views from all potential vantage points are increased owed to the flat nature of the site and the minimal internal landscape features which could reduce visibility.



Landscape Sensitivity Sensitivity to Built Development

High	High-Medium	Medium	Medium-Low	Low
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Key Features and Characteristics

- Views from the seawall
- Notable industrial development
- Identified as LoWS Canvey Village Marsh and Environmentally Sensitive Area (ESA).
- Flat level landscape with limited vegetation

Surrounding Land Uses

Industrial development is prevalent in the surrounding landscape, with the Thamesview 130 industrial estate located to the west and Oikos Storage Ltd located to the east. Residential development is present to the north of the site however also adjoins other industrial development. Other areas surrounding the site also resemble the marshland landscape associated with the Thames, forming a flat open landscape. The Thames Estuary is also a notable landscape feature close to the site.

Site Context



Figure 10: GB3 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 7: GB3 Assessment of Landscape and Visual Sensitivity against criteria

Criteria Group	Methodology Criteria	Supporting Notes	High	High-Medium	Medium	Medium-Low	Low
Landscape Sensitivity	Landform and Landscape Features	Flat level plateau with few valued landscape features.				●	
	Complexity	Large simple landscape with single use and little enclosure.					●
	Enclosure by Vegetation	Very open boundaries with very limited surrounding vegetation, providing minimal screening of the site.	●				
	Historic Character	Limited historic features within the site.					●
	Built Development	Notable presence of industrial development on three sides of the site, with residential development also to the northern boundary. Also impacts on landscape by Roscommon Way transport link.					●
Visual Sensitivity	Openness to Public View	Very open views from Roscommon Way and adjacent footpath located within the site. Minimal vegetation restricting views from other public receptors, including from the England Coast Path.	●				
	Openness to Private View	Views from private industrial areas and from residential development to the north.		●			
	Views towards landmark buildings/ natural features	No views towards notable landmark features or natural features, however presence of the River Thames noted owed to the adjacent sea wall.					●
	Perceptual Quality	Industrial development and Roscommon Way provide sense of human influence and detract from potential scenic value or rurality.					●
	Prevention of Merging/ Coalescence	Any coalescence would be between residential areas on Canvey Island, however may connect northern residential area to Haven Quays southern development.			●		

Site Analysis



Figure 11: GB3 Site Analysis Map

Summary

GB3 site is a notably flat and level plateau which is characteristic of the G3 LCA, which notes the extensive flat coastal grazing marshes. Although characteristic, there are few landform and landscape features which are valued within the site which therefore reduces the overall site sensitivity to built development. The site is also very uncomplex with limited uses.

The very limited vegetation on the site boundaries increases the sensitivity to development, owed to the increased intervisibility from the surrounding landscape and from public and private receptors, including from the sea wall, from residential properties and from Roscommon Way.

The industrial presence in the surrounding landscape does however contribute to reducing the sensitivity, and also the perceived perceptual quality of the site. Assets and features with high sensitivity are:

- The northern edge which forms an effective green corridor
- Remnant features of the historic water management system
- Existing vegetation

It is therefore judged that Site GB3 has a **Medium-Low** sensitivity to built development.

Site reference: GB4

Landscape Sensitivity Assessment

Site Location and Description

Site GB4 is located on the western settlement edge of Benfleet, north of London Road and adjacent to the A130 to the west. The site comprises three grassland fields of varying sizes however are all located on a coaxial field pattern which is evident in the surrounding landscape. Two internal hedgerows with hedgerow trees separate the fields within the site. The site is also flat and level.

The closest listed building is Sadlers Hall Farmhouse (listing no. 1122233) located southwest across Sadlers Farm Roundabout. The western boundary forms part of the administrative boundary between Castle Point Borough Council and Basildon Borough Council with maturing vegetation along the A130. The remainder of the site is enclosed by vegetation and domestic/security fencing.

The site is publicly inaccessible despite being surrounding by residential development, education facilities and transport routes on all sides.

Landscape Character Area (Key Characteristics Present)

G3 South Essex Coastal Towns

- Large areas of dense urban development.
- Particularly complex network of major transportation routes.
- Pylon routes visually dominate farmland in the A130 corridor.

Visual Context

The site is largely enclosed by vegetation where views are restricted to the southern boundary where intermittent views are possible through security gates. Gaps in vegetation combined with the elevated A130 allows for some fleeting views from the A130 to the west. Rear gardens for properties on Ivy Road and Sadlers restrict public views into the site, however may be visible from private dwellings.



Landscape Sensitivity Sensitivity to Built Development

High	High-Medium	Medium	Medium-Low	Low
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Key Features and Characteristics

- Specimen Oak trees in the hedgerows.
- Agricultural grassland
- Priority Habitat of deciduous woodland is located on the north boundary.

Surrounding Land Uses

Montgomerie Primary School and Glenwood School are located on the northern boundary of the site. Dense residential development is located along the extent of the eastern boundary where rear gardens back onto the site. The south is largely dominated by major road infrastructure such as Sadlers Farm roundabout and the A130. Sadlers Farm roundabout boot sale field is located southwest beyond the roundabout. The western extent falls within Basildon Borough Council and comprises agricultural fields with small settlement Bowers Gifford beyond.

Site Context



Figure 12: GB4 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 8: GB4 Assessment of Landscape and Visual Sensitivity against criteria

Criteria Group	Methodology Criteria	Supporting Notes	High	High-Medium	Medium	Medium-Low	Low
Landscape Sensitivity	Landform and Landscape Features	Flat level landform with some valued features including specimen trees in hedgerows.				●	
	Complexity	A uncomplex coaxial landscape with a single land use, however includes some feature trees and hedgerows.				●	
	Enclosure by Vegetation	Well vegetated boundaries on most boundaries with sparse vegetation on the residential boundary.			●		
	Historic Character	Limited notable historic character.					●
	Built Development	Built development is present along the immediate eastern boundary and is evident from within the site. The road network also defines the other boundaries.				●	
Visual Sensitivity	Openness to Public View	Very limited opportunities for public views into the site owed to boundary vegetation and built development along one boundary.				●	
	Openness to Private View	Private views from the east owed to residential development along extent of one boundary.			●		
	Views towards landmark buildings/ natural features	Site bound by road network and residential development on all sides with boundary vegetation, reducing opportunity for views.					●
	Perceptual Quality	Low perceptual quality owed to A130 presence notable and residential development along one side.					●
	Prevention of Merging/ Coalescence	Site bound by A130 reducing the likelihood of coalescence.				●	

Site Analysis



Figure 13: GB4 Site Analysis Map

Summary

GB4 site is flat and level with few characteristics that are valued within G3 LCA. Although the site possesses some important landscape features such as feature trees and hedgerows, the majority of the site comprises an uncomplex coaxial grassland landscape.

Located adjacent to the settlement western edge of Benfleet, the sensitivity to built development is reduced. This also reduces the sites perceptual quality considering the notable human influence, in combination with the presence of the A130 on the western boundary.

Boundary vegetation forming a sense of enclosure reduces the opportunity for public views into the site. Subsequently, views out from the site towards landmarks or landscape features are also reduced. However, private views are possible from the residential development on the eastern boundary which increase the sensitivity of the site.

The extent of built development to the east and the presence of the A130 which defines the western boundary also reduces the likelihood of coalescence. Assets and features with high sensitivity are:

- Existing boundary vegetation which contributes screening
- Elevated land to the west where views are open to the adjacent road

It is therefore judged that Site GB4 has a **Medium-Low** sensitivity to built development.

Site reference: GB5

Landscape Sensitivity Assessment

Site Location and Description

Site GB5 is located on the western settlement edge of South Benfleet. It comprises a number of linear fields separated by hedgerows and copses. The northern portion of the site is a relatively flat plateau containing allotments and Arthur Stevens’ recreation ground while the southern parcels fall away quickly towards East Haven Creek and comprises grazing land and associated farmstead.

Other features include a small scale industry and farmyard and a covered reservoir to the centre.

Boundaries to the east of the site are largely defined by residential rear gardens. The southern boundary is defined by scrub vegetation and ‘London, Tilbury and Southend Railway’ beyond. The west is bound by maturing vegetation and the A130 beyond.

Landscape Character Area (Key Characteristics Present)

G3 South Essex Coastal Towns

- Large areas of dense urban development.
- Particularly complex network of major transportation routes.
- Pylon routes visually dominate farmland in the A130 corridor.
- Strongly rolling hills with steep south and west facing escarpments covered by open grassland or a mix of small woods, pastures and commons.

Visual Context

Public access opens the site up to extensive public views in many areas, particularly to the north within the recreation ground. Views of structures at the docklands to the south are possible from the southern aspect of the site as are the coastal grazing marshes. Notable infrastructure networks are visible from the southern extent of the site including pylons, railway and road. The residential development to the east likely gains views across the recreation ground and grazing fields.



Landscape Sensitivity Sensitivity to Built Development

High	High-Medium	Medium	Medium-Low	Low
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Key Features and Characteristics

- Priority Habitat of deciduous woodland on site along western boundary.
- Recreation Ground Arthur Stevens’ Fields
- Allotments
- Long distant views across the equestrian grazing, coastal and salt marshes towards the docklands

Surrounding Land Uses

The north is largely dominated by major road infrastructure such as Sadlers Farm roundabout and the A130. Sadlers Farm roundabout boot sale field is located northwest across the A130. Land to the east is densely populated by residential development within South Benfleet. Land to the south is dominated by coastal grazing marshes, salt marshes and mudflats identified by Natural England as Environmentally Sensitive Areas (ESA). Land to the west falls within Basildon Borough Council and largely comprises arable farmland.

Site Context



Figure 14: GB5 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 9: GB5 Assessment of Landscape and Visual Sensitivity against criteria

Criteria Group	Methodology Criteria	Supporting Notes	High	High-Medium	Medium	Medium-Low	Low
Landscape Sensitivity	Landform and Landscape Features	Contains some valued features of the LCA and has an undulating landform that falls towards the south. Some landscape features include the woodland and hedgerow boundaries.			●		
	Complexity	Site separated by hedgerows between fields, with range of land uses including allotments, grazing, recreation, grassland, industrial and farmyard, woodland and reservoir.		●			
	Enclosure by Vegetation	Well enclosed on three boundaries however is open along the eastern residential boundary.			●		
	Historic Character	Limited notable historic character.					●
	Built Development	Urban built edge on the eastern boundary which is noted from within the site. One parcel to the west of the Arthur Stevens' field has no noticeable built development presence in the surrounding.				●	
Visual Sensitivity	Openness to Public View	Extensive public views from PRoW on southern boundary, from internal road, from allotments and Arthur Stevens' recreation ground in the site.		●			
	Openness to Private View	Open private views from residential edge within South Benfleet.		●			
	Views towards landmark buildings/ natural features	Views towards priority habitat woodland to the north and long distance views from within the site towards the estuary in the south.			●		
	Perceptual Quality	Some perceptual quality in places however presence of Benfleet urban edge noticeable and A130 to the west. Other features within the site such as paddock fencing, allotments and central yard also reduce sense of rurality.			●		
	Prevention of Merging/ Coalescence	Located adjacent to urban edge of South Benfleet and contained on the opposite edge by the A130.					●

Site Analysis



Figure 15: GB5 Site Analysis Map

Summary

GB5 site is complex with a range of different land uses and features including equestrian grazing, industrial and farmyard site, reservoir, recreation grounds, grassland, allotments and woodland. Whilst the northern parcels are flat, the south of the site falls away opening up long views to the south. These characteristics contribute to increasing the overall site sensitivity.

There are public views of the site from within and from outside the site, including from roads, PRoWs and public facilities such as the recreation ground and allotments. Long views are also available from the A130 which is elevated above the site along the western boundary. In combination with the open private views occurring owed to the extent of development on the eastern edge, the site is very visible which increases the sensitivity to development.

The perceptual quality associated with the site is reduced owed to the number of transport routes on the site peripheries and the residential development on the east. Assets and features with high sensitivity are:

- Arthur Steven's Field
- The woodland and allotments
- Open views to the south
- Rural edge to the west

It is therefore judged that Site GB5 has a **Medium** sensitivity to built development.

Site reference: GB6

Landscape Sensitivity Assessment

Site Location and Description

Site GB6 is located on the eastern settlement edge of South Benfleet and contributes towards the notable wooded green link separating Benfleet and Thundersley. A large part of the site comprises wooded plotland type settlement within a number of individual Priority Habitats (deciduous woodland).

Essex Local Wildlife Site (LoWS) Kents Hill Wood is located within the site to the northeast. Beyond the northern boundary is Ancient Woodland and LoWS Coombe Wood.

The roadways are unmaintained and a number of Public Rights of Way (PRoW) intersect the site. The western extent contains Kents Hill Junior School and associated playing fields. Mature woodland defines the boundaries with occasional residential rear gardens to the east. The western boundary is defined by managed hedgerow associated with the school. The site is elevated to the north and falls away sharply toward the south forming part of the valley side.

Landscape Character Area (Key Characteristics Present)

G3 South Essex Coastal Towns

- Large areas of dense urban development.
- Narrow bands and broader areas of gently undulating arable farmland, with a remnant hedgerow pattern separating some of the towns.
- Patchwork of small woods, including woods on former plotlands and small pastures.

Visual Context

The site is well contained from external views from the north, south and east owed to the extent of existing vegetation within the site. The wooded enclosure of the site allows only short distance views within the site and a sense of intimacy. Views are obtained into the site from the west owed to the fenced boundary to Kents Hill School. Other views into the site are from the PRoWs and roadways which run through the site and provide access to a large portion of the woodland.



Landscape Sensitivity Sensitivity to Built Development

High	High-Medium	Medium	Medium-Low	Low
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Key Features and Characteristics

- Wooded plotlands
- Priority Habitat on site
- LoWS Kents Hill Wood on site
- Ancient woodland to the northeast
- Kents Hill School
- Contributes toward green link running north-south

Surrounding Land Uses

Ancient woodland and LoWS ‘Coombe Wood’ is located to the northeast across London Road (A13). The east continues in a similar settlement pattern to the site extending into the green link. The south and west are dense residential areas within South Benfleet, and other residential areas are located to the east in Thundersley. Villa Road Recreation Ground is also located to the west.

Site Context



Figure 16: GB6 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 10: GB6 Assessment of Landscape and Visual Sensitivity against criteria

Criteria Group	Methodology Criteria	Supporting Notes	High	High-Medium	Medium	Medium-Low	Low
Landscape Sensitivity	Landform and Landscape Features	Undulating landform and patchwork woodland with defining plotland landscape.		●			
	Complexity	Complex mix of woodland, PRoWs, residential plots with gardens, unmade roads and Kents Hill School.			●		
	Enclosure by Vegetation	Very well enclosed by woodland within the site.					●
	Historic Character	Limited notable historic character.					●
	Built Development	Surrounding landscape is very developed within residential areas of Thundersley and Benfleet. Residential plots and school development within the site.					●
Visual Sensitivity	Openness to Public View	Number of PRoWs and unmade roads within the site provide views through the woodland landscape. Some views from the west into the school site.		●			
	Openness to Private View	Number of residential plots throughout the site provide views throughout the woodland landscape. Residential views from properties on Kents Hill Road.		●			
	Views towards landmark buildings/ natural features	Number of views towards and through woodland landscape which occupies a large part of the site.		●			
	Perceptual Quality	Some areas of the woodland have stronger sense of rurality and naturalness however regular residential plots increase sense of human influence.			●		
	Prevention of Merging/ Coalescence	Site connects Thundersley to the east and Benfleet to the west. The site also forms part of the notable green link which extends north-south through the Borough.		●			

Site Analysis



Figure 17: GB6 Site Analysis Map

Summary

GB6 site is a complex and intimate wooded landscape which is disconnected by residential plotlands and unmade roads, with a variety in pattern, texture and scale which is an identified feature of the G3 LCA. The distinct woodland feature contributes positively to the character of this area and therefore increases the overall sensitivity to development.

The site does however benefit from good enclosure owed to the extent of internal vegetation within the site, which reduces the intervisibility into the site from surrounding public and private receptors. However, the number of unmade roads and PRoWs which run through the site provide extensive short-distance public and private views throughout.

The site is located in close proximity to a large areas of urban development, however the location of the site contributes to the coalescence of Thundersley and Benfleet. It also forms part of the green link which runs from the north to the south of the Borough comprising woodland and open grassland. The woodland context of the site which is highly accessible increases the sensitivity of perceptual quality and views towards natural features. Assets and features with high sensitivity are:

- Existing vegetation
- Wooded character
- Contribution toward green corridor
- Public Rights of Way

It is therefore judged that Site GB6 has a **Medium** sensitivity to built development.

Site reference: GB7

Landscape Sensitivity Assessment

Site Location and Description

Site GB7 is located to the east of South Benfleet, with the residential area defining the western boundary. The site contributes towards the notable wooded green link separating South Benfleet and Thundersley.

The site comprises of undulating managed landscape currently occupied and used by Boyce Hill Golf & Country Club. Fragmented vegetation throughout comprises a combination of naturalised and well manicured planting.

There are a number of Priority Habitats (Deciduous woodland) throughout the site. The boundaries are well vegetated for the most part with some fragmentation and mostly abutted with rear gardens. Topographically, the site forms the end of a prominent ridgeline heading west resulting in an elevated southern boundary of the site.

Landscape Character Area (Key Characteristics Present)

G3 South Essex Coastal Towns

- Large areas of dense urban development.
- Narrow bands and broader areas of gently undulating arable farmland, with a remnant hedgerow pattern separating some of the towns

Visual Context

The topography of the site and the surrounding landscape results in some longer distance views into the site from areas to the north such as Hill Road. Undulation throughout the centre of the site presents views of the surrounding residential developments.

From the elevated southern side of the site, long distance views are possible to the south towards East Haven Creek. Views from Vicarage Hill to the south are limited due to boundary vegetation.



Landscape Sensitivity Sensitivity to Built Development

High	High-Medium	Medium	Medium-Low	Low
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Key Features and Characteristics

- Boyce Hill Golf & Country Club
- Manicured landscape
- Undulating ridge formation
- Long distance views in and out
- Contributes toward green link running north-south

Surrounding Land Uses

Land to the east extends the green link with grazing fields and hedgerows. Dense residential settlement envelopes the site to the south-west, west and north, associated with South Benfleet. A thin ribbon settlement extends along the southern boundary along Vicarage Hill connecting South Benfleet and Hadleigh.

Hadleigh Castle and Country Park are located close to the south-east of the site.

Site Context



Figure 18: GB7 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 11: GB7 Assessment of Landscape and Visual Sensitivity against criteria

Criteria Group	Methodology Criteria	Supporting Notes	High	High-Medium	Medium	Medium-Low	Low
Landscape Sensitivity	Landform and Landscape Features	Dramatic undulating landform with areas of characteristic woodland and copses on the ridgeline.		●			
	Complexity	Single use golf course landscape although is broken up by woodland copses and trees.				●	
	Enclosure by Vegetation	Good boundary vegetation on all sides however little sense of enclosure owed to topography.				●	
	Historic Character	Limited notable historic character.					●
	Built Development	Extensive urban development in South Benfleet on the western edge of the site.				●	
Visual Sensitivity	Openness to Public View	Very open to public views from the surrounding roads owed to the dramatic topography which allows views into the site. PRoW crosses through the site providing open views.		●			
	Openness to Private View	Topography allows open views of the site across the valley from many residential properties. Views from golf course users also.	●				
	Views towards landmark buildings/ natural features	Long distance views to the south from the ridgeline over East Haven Creek. Internal views of woodlands and copses.		●			
	Perceptual Quality	Limited perceptual quality owed to strong views of surrounding residential urban development. Site itself is very manicured with strong sense of human influence.				●	
	Prevention of Merging/ Coalescence	Development would connect residential areas across South Benfleet and would also reduce the gap to Thundersley. Site is located within the green link located north-south through the Borough.		●			

Site Analysis



Figure 19: GB7 Site Analysis Map

Summary

GB7 site is occupied by a single use: Boyce Hill Golf and Country Club. However, within the golf course there are a number of features including the clubhouse and mix of woodland, grassland and channels which form some variety in the landscape. However, it is largely manicured and open which reduces its complexity and perceptual quality. The dramatic undulating landform and presence of woodland copses does however increase the sensitivity in terms of landform and landscape features.

The undulating landform within and surrounding the site allows open private views from the urban edge of South Benfleet. Public views are also obtained from a PRow which runs through the centre of the site, which also benefits from expansive views to the south once the PRow users reach the southern ridge of the site.

Although there are vegetated boundaries and woodland copses within the site, these do not provide a strong sense of enclosure due to the dramatic landform.

The strong north-south green link sits to the east of the site, increasing the sensitivity of the site. In this location, there is a likelihood of coalescence which would reduce the gap between South Benfleet and Thundersley. Assets and features with high sensitivity are:

- Elevated land to the south
- Public Rights of Way
- Blocks of woodland copses

It is therefore judged that Site GB7 has a **High-Medium** sensitivity to built development.

Site reference: GB8a

Landscape Sensitivity Assessment

Site Location and Description

Site GB8a is located between Hadleigh Country Park and the southern edge of the Hadleigh settlement area. The site is to the east of Castle Lane. The site comprises several arable fields on the level plateau adjacent to Hadleigh, although the land drops away to the south within the Thames Estuary valley. Hadleigh Castle is located close to the south of the site connecting to the associated Country Park and Bike Park. The Salvation Army ‘Hadleigh Farm’ which has a Rare Breeds Centre, Training Centre and Tearoom is located to the west. Whilst the land to the north and east consists of urban development, the south and west are defined by open landscapes associated with the Thames Estuary.

Landscape Character Area (Key Characteristics Present)

G3 South Essex Coastal Towns

- 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.
- Narrow bands and broader areas of gently undulating arable farmland, with a remnant hedgerow pattern, separating some of the towns.

Visual Context

The lower topography to the south allows for panoramic views of the site from notable raised vantage points including Hadleigh Castle and Sandpit Hill. The lack of vegetation also allows for uninterrupted views of the site. These long distant views include those from the south including from vantage points on Canvey Island across Hadleigh Ray.

This area is largely unvegetated with little enclosure, reflecting the coastal landscape adjacent to the Thames Estuary which allows for more open views and strong views of Hadleigh Castle. Some rurality is felt owed to the expanse of open countryside perceived.



Landscape Sensitivity Sensitivity to Built Development

High	High-Medium	Medium	Medium-Low	Low
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Key Features and Characteristics

- Panoramic views of the Thames Estuary with Hadleigh Castle in the foreground.
- Strong views of the plateau ridgeline from Hadleigh Castle and Sandpit Hill to the south.
- The Salvation Army Rare Breeds centre and Tearoom.
- Flat level plateau of arable farmland.
- Well used recreation route along the southern boundary connecting to the Country Park and Bike Park.
- Links to the coastal path
- Limited vegetation or hedgerows.

Surrounding Land Uses

Dense urban development is evident within Hadleigh which defines the northern and eastern boundaries. Other arable fields and noted in the surrounding area however the coastal marshland associated with the Thames is a defining feature. Recreation spaces within Hadleigh Country Park and links to surrounding routes are key to the character of this area.

Site Context

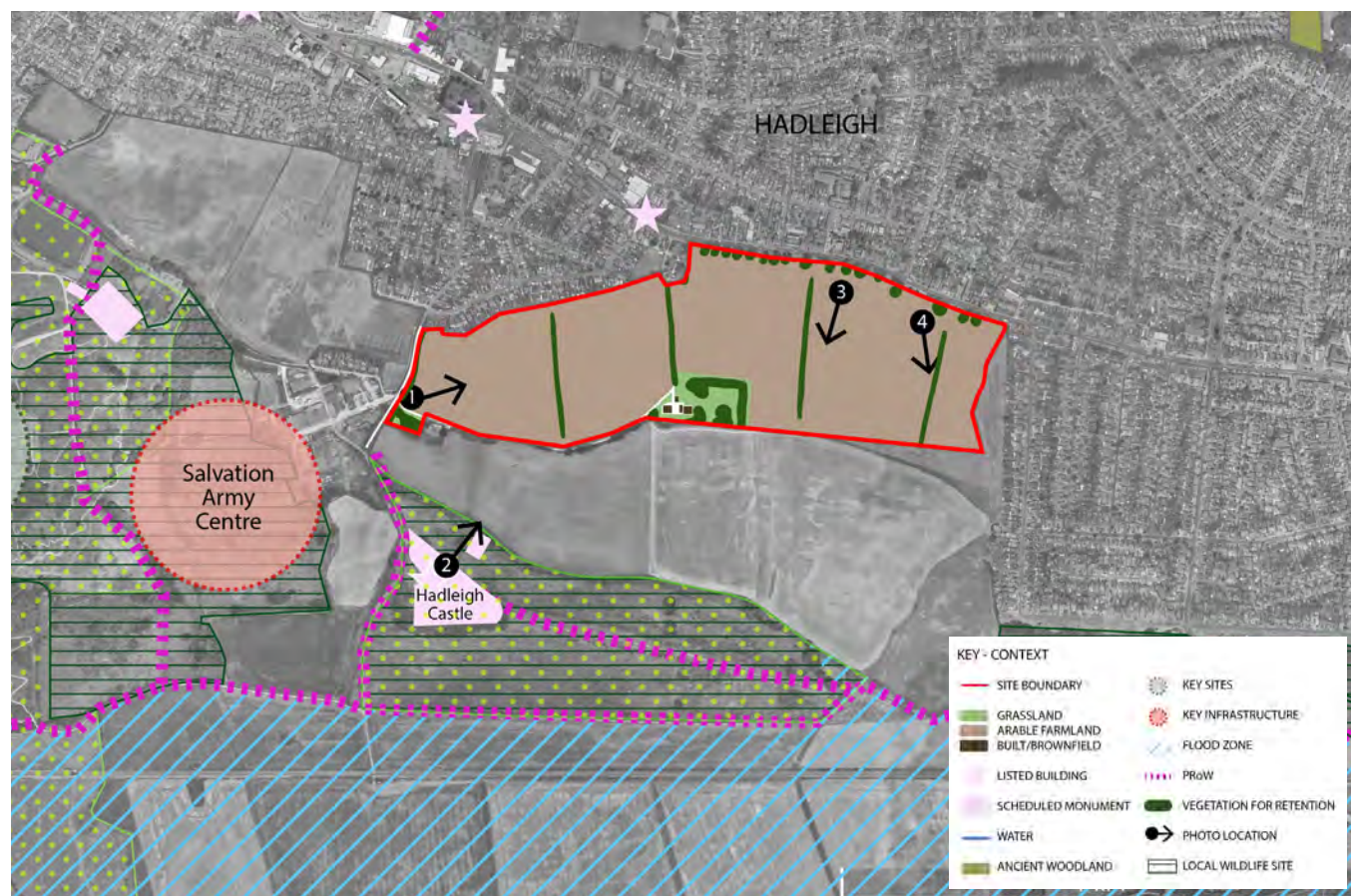


Figure 20: GB8a Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 12: GB8a Assessment of Landscape and Visual Sensitivity against criteria

Criteria Group	Methodology Criteria	Supporting Notes	High	High-Medium	Medium	Medium-Low	Low
Landscape Sensitivity	Landform and Landscape Features	Large featureless landform which is flat and level, however this is important to the coastal character of the area.		●			
	Complexity	Simple large landscape of arable farmland use.				●	
	Enclosure by Vegetation	Very limited surrounding vegetation with some sparsely vegetated edges along the southern boundaries.	●				
	Historic Character	Close proximity with Hadleigh Castle Scheduled Monument site.			●		
	Built Development	Built urban edge to Hadleigh along the northern boundary of the site although more separated towards the south.				●	
Visual Sensitivity	Openness to Public View	Very open to public views owed to important PRoWs to the south through the Hadleigh Castle site, Country Park and Thames Estuary PRoWs. Strong views from permissive footpaths within the site, and from surrounding roads including the A13.	●				
	Openness to Private View	Open views from residential properties to the north and the east.	●				
	Views towards landmark buildings/ natural features	Strong views of Hadleigh Castle in the foreground and the Thames Estuary in the background.	●				
	Perceptual Quality	Perceived sense of rurality when viewing towards the south owed to the presence of the Thames Estuary. Large areas of the site farmed reduced sense of naturalness.		●			
	Prevention of Merging/ Coalescence	Forms connection between areas of Hadleigh on two sides and also isolated settlement to the south-west.			●		

Site Analysis



Figure 21: GB8a Site Context Map

Summary

GB8a site is an uncomplex gently sloping arable landscape with few notable landscape features, located on a level plateau on the edge of the Thames Estuary valley. The site is also bound to the north by built development which would also contribute to reducing the sensitivity of the site to development. Whilst the attributes within the site boundaries are judged to be of low sensitivity, the setting of the site alongside the surrounding constraints contribute heavily to increasing the overall sensitivity to development.

The vegetation to the boundaries surrounding the site are sparse and open in places providing clear public and private views into the site. Notable receptors with clear views into the site include the residential properties on Tattersall Gardens to the east, public receptors from A13 London Road to the north, from Hadleigh Castle.

The site contributes to the setting of Hadleigh Castle which is an important historic asset within the district. The increased sensitivity of the site is owed to its proximity to the Scheduled Monument and the potential impacts on its setting and the experience of the surrounding landscape. The Site also contributes to open views to and from the Thames Estuary. Assets and features with high sensitivity are:

- Views and setting of Scheduled Monument Hadleigh Castle
- Existing vegetated field boundaries
- Open and long distance views across the estuary

It is therefore judged that Site GB8a has a **High** sensitivity to built development.

Site reference: GB8b

Landscape Sensitivity Assessment

Site Location and Description

Site GB8b is located between Hadleigh Country Park and the southern edge of the Hadleigh settlement area. The site is to the west of Castle Lane. The site comprises two large arable fields on the level plateau adjacent to Hadleigh and one smaller field comprising the Scheduled Monument ‘Roman Fort at Hadleigh’. Hadleigh Castle is located close to the south-eastern corner of the site connecting to the associated Country Park and Bike Park.

Within the site sits the Salvation Army ‘Hadleigh Farm’ which has a Rare Breeds Centre, Training Centre and Tearoom. Boundaries to the south and west are largely well vegetated while the north and eastern boundaries are defined by built development. Whilst the land to the north consists of urban development, the south and west are defined by open landscapes associated with the Thames Estuary.



Landscape Sensitivity

Sensitivity to Built Development

High	High-Medium	Medium	Medium-Low	Low
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Landscape Character Area (Key Characteristics Present)

- G3 South Essex Coastal Towns**
- 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.
 - Narrow bands and broader areas of gently undulating arable farmland, with a remnant hedgerow pattern, separating some of the towns.

Visual Context

Vegetation along the southern boundary restricts long distant views to the south. However, some filtered views are possible of the site from Sandpit Hill and the bike park through fragmentation of vegetation towards the western side. Some rurality is felt owed to the expanse of open countryside perceived to the south.

Key Features and Characteristics

- Views of the plateau ridgeline from Sandpit Hill to the south.
- The Salvation Army Rare Breeds centre and Tearoom.
- Flat level plateau of arable farmland.
- Well used recreation route along the southern boundary connecting to the Country Park and Bike Park.
- Links to the coastal path
- Fragmented vegetation or hedgerows.
- Scheduled Monument ‘Roman Fort at Hadleigh’

Surrounding Land Uses

Dense urban development is evident within Hadleigh which defines the northern and eastern boundaries. Other arable fields and noted in the surrounding area however the coastal marshland associated with the Thames is a defining feature. Recreation spaces within Hadleigh Country Park and links to surrounding routes are key to the character of this area.

Site Context

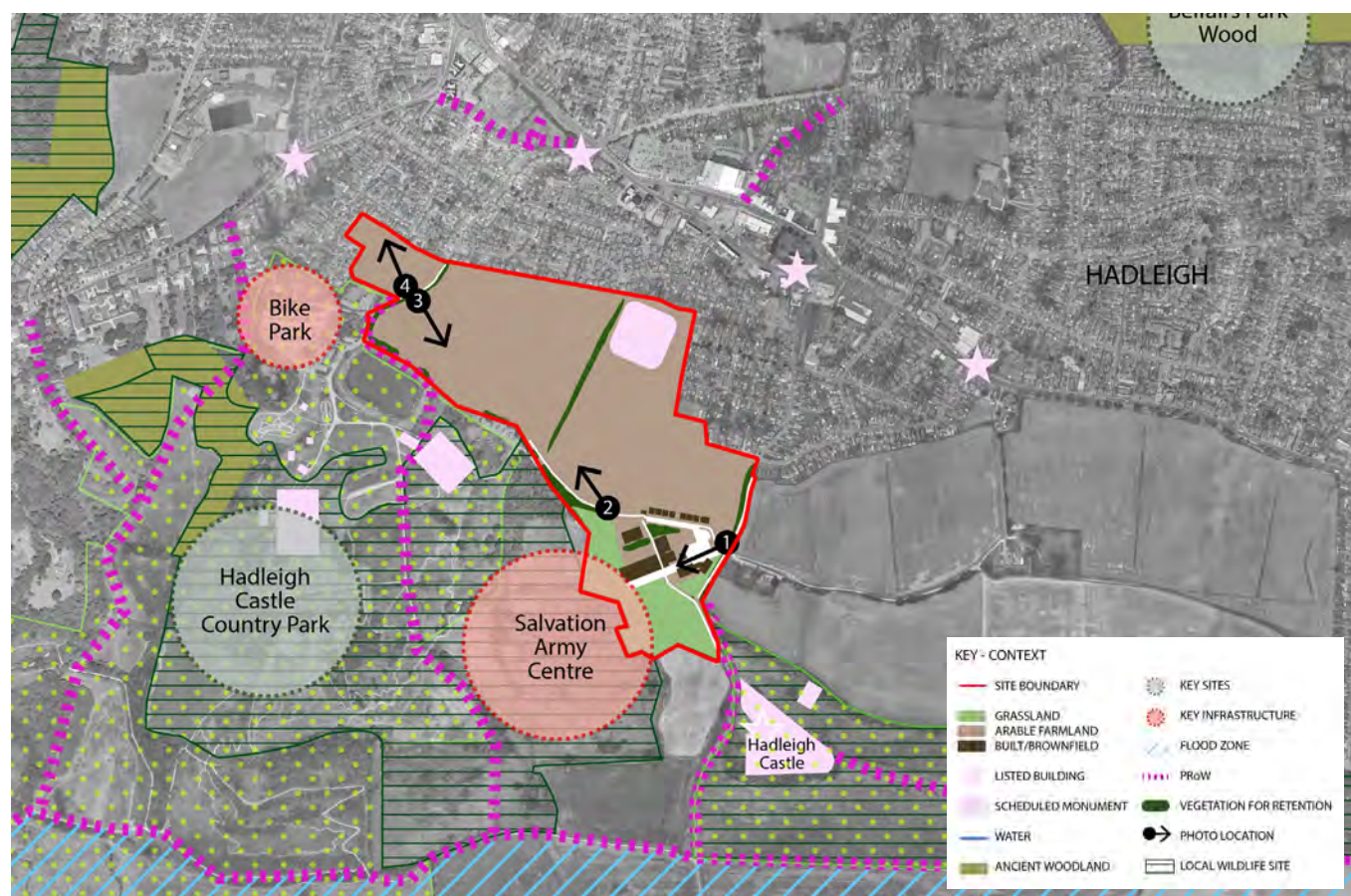


Figure 22: GB8b Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 12: GB8b Assessment of Landscape and Visual Sensitivity against criteria

Criteria Group	Methodology Criteria	Supporting Notes	High	High-Medium	Medium	Medium-Low	Low
Landscape Sensitivity	Landform and Landscape Features	Large featureless landform which is flat and level, however contains some dividing hedgerows.				●	
	Complexity	Simple large landscape of arable farmland use. Some complexity surrounding the Salvation Army Centre.				●	
	Enclosure by Vegetation	Some vegetated edges towards the west and along the southern boundaries.		●			
	Historic Character	Close proximity with Hadleigh Castle Scheduled Monument. Scheduled Monument 'Roman Fort at Hadleigh' within the site but not visible.			●		
	Built Development	Built urban edge to Hadleigh along the northern boundary of the site.					●
Visual Sensitivity	Openness to Public View	Very open to public views owed to important PROWs to the south through the Country Park and Thames Estuary PROWs. Views from permissive footpaths within the site.		●			
	Openness to Private View	Open views from residential properties to the north and the east.	●				
	Views towards landmark buildings/ natural features	Fleeting views of the Thames Estuary in the background.			●		
	Perceptual Quality	Perceived sense of rurality when viewing towards the south owed to the presence of the Thames Estuary. Large areas of the site farmed reduced sense of naturalness.			●		
	Prevention of Merging/ Coalescence	Adjacent to Hadleigh town on three boundaries so reduced likelihood of coalescence.				●	

Site Analysis

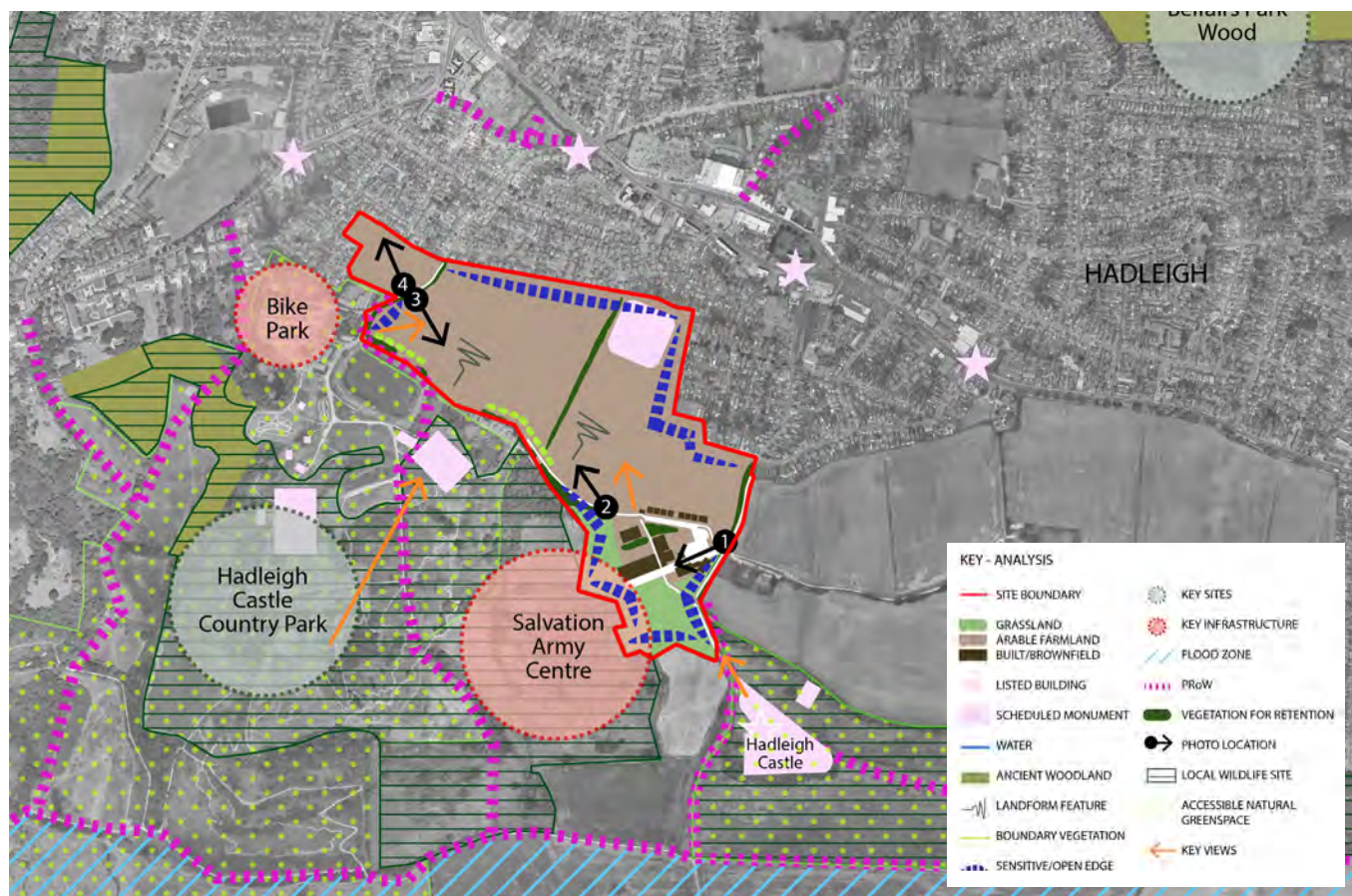


Figure 23: GB8b Site Context Map

Summary

GB8b site is a relatively uncomplex flat arable landscape with few notable landscape features, located on a level plateau on the edge of the Thames Estuary valley. The Site is also bound to the north by built development which would also contribute to reducing the sensitivity of the site to development. Whilst the attributes within the site boundaries are judged to be of low sensitivity, the setting of the site alongside the surrounding constraints contribute to increasing the overall sensitivity to development.

The vegetation to the southern boundaries surrounding the site are well established in places restricting views to and from the south. Footpath along the southern boundary provides clear public views into the site and the enclosure by built development increases private views from the north. Notable receptors with clear views into the site include the residential properties to the north, public receptors from Sandpit Hill and from the footpath which runs along the southern boundary.

The overall sensitivity of the site is increased owed to the presence of the Scheduled Monument 'Roman Fort at Hadleigh' within the site and the potential for development to adversely impact the setting although this is limited. The Site is also in close proximity to the Thames Estuary with some open views available from the site. Assets and features with high sensitivity are:

- Scheduled Monument 'Roman Fort at Hadleigh'
- Existing boundary vegetation

It is therefore judged that Site GB8b has a **Medium-low** sensitivity to built development.