

Site reference: GB9

Landscape Sensitivity Assessment

Site Location and Description

Site GB9 is located on the north-eastern settlement edge of Hadleigh. The northern half comprises a grazing field, and the southern half is a wooded plotland identified as a Priority Habitat (Deciduous woodland).

The site is bound on all sides by established vegetation limiting views in from the surrounding landscape. Poors Lane follows the southern boundary and is identified as a linear Local Wildlife Site (LoWS). The topography of the site is generally flat plateau near a valley bottom at the end of a tributary.

A public right of way runs along the southern boundary within the LoWS, which follows Poors Lane and connects to the residential street within Hadleigh. Access is also possible from Central Avenue in the north-western corner of the site.

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

Visual Context

Views into the site from Poors Lane are generally limited owed to extensive vegetation in the southern half of the site. However, the public right of way which runs along Poors Lane on the southern boundary allows for some close range views into the site by pedestrians. The northern parcel also has well vegetated boundaries however there may be some residential views into the site from the western edge within Hadleigh.



Landscape Sensitivity Sensitivity to Built Development

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

- Extensive vegetation covering half the site
- Proximity to designated woodlands

Surrounding Land Uses

The landscape to the north comprises agricultural land segregated by hedgerows. The east and south contain Ancient Woodland Great Wood & Dodd’s Grove, Site of Special Scientific Interest (SSSI) Great Wood & Dodd’s Grove, Local Nature Reserve (LNR) Belfairs and identified as Priority Habitat (Deciduous Woodland). These areas provide a range of different recreational access routes and PRowWs.

Land to the west comprises dense residential development associated with Hadleigh, with other woodland beyond.

Site Context

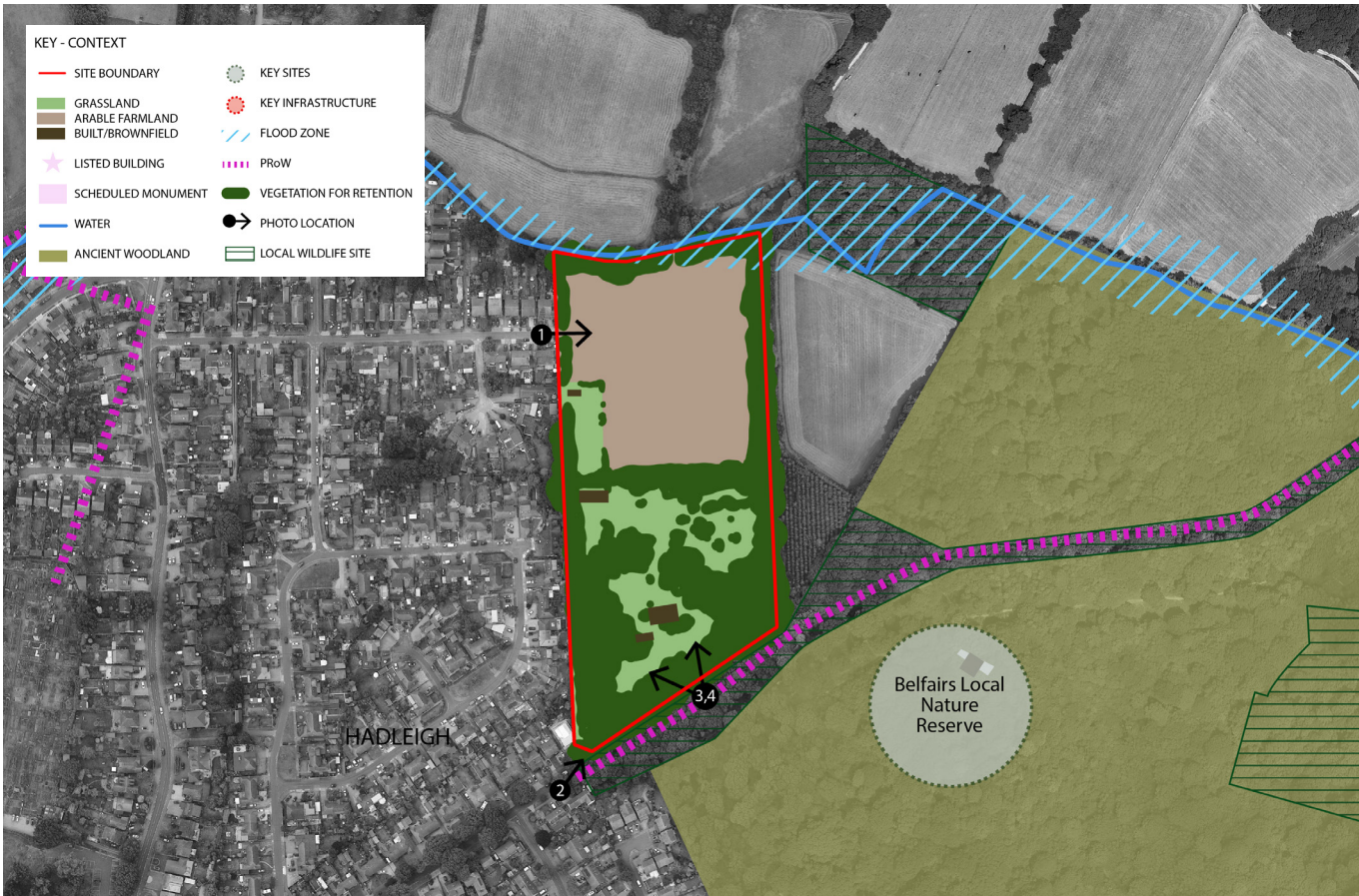


Figure 24: GB9 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 13: GB9 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 landform however contains valued woodland and remnant hedgerows.			●		
	Complexity	Small scale landscape with small number of land uses, including woodland, farmland and residential.			●		
	Enclosure by Vegetation	Very well enclosed by vegetation providing screening from surrounding landscape.					●
	Historic Character	Limited notable historic character with some remnant hedgerow pattern.				●	
	Built Development	Considerable presence of residential development to the west however areas of the site are partially contained from built area.				●	
Visual Sensitivity	Openness to Public View	Limited views into the site from public viewpoints however some views from neighbouring PRoW.				●	
	Openness to Private View	Limited views however some private views observed from first floor over vegetation into northern parcel. Dwelling within the site also contains views.			●		
	Views towards landmark buildings/ natural features	Strong views towards neighbouring woodland LoWS and Ancient Woodland site.		●			
	Perceptual Quality	Wooded boundaries provide some sense of remoteness and naturalness.			●		
	Prevention of Merging/ Coalescence	Site small in scale and connected to Hadleigh residential area.					●

Site Analysis

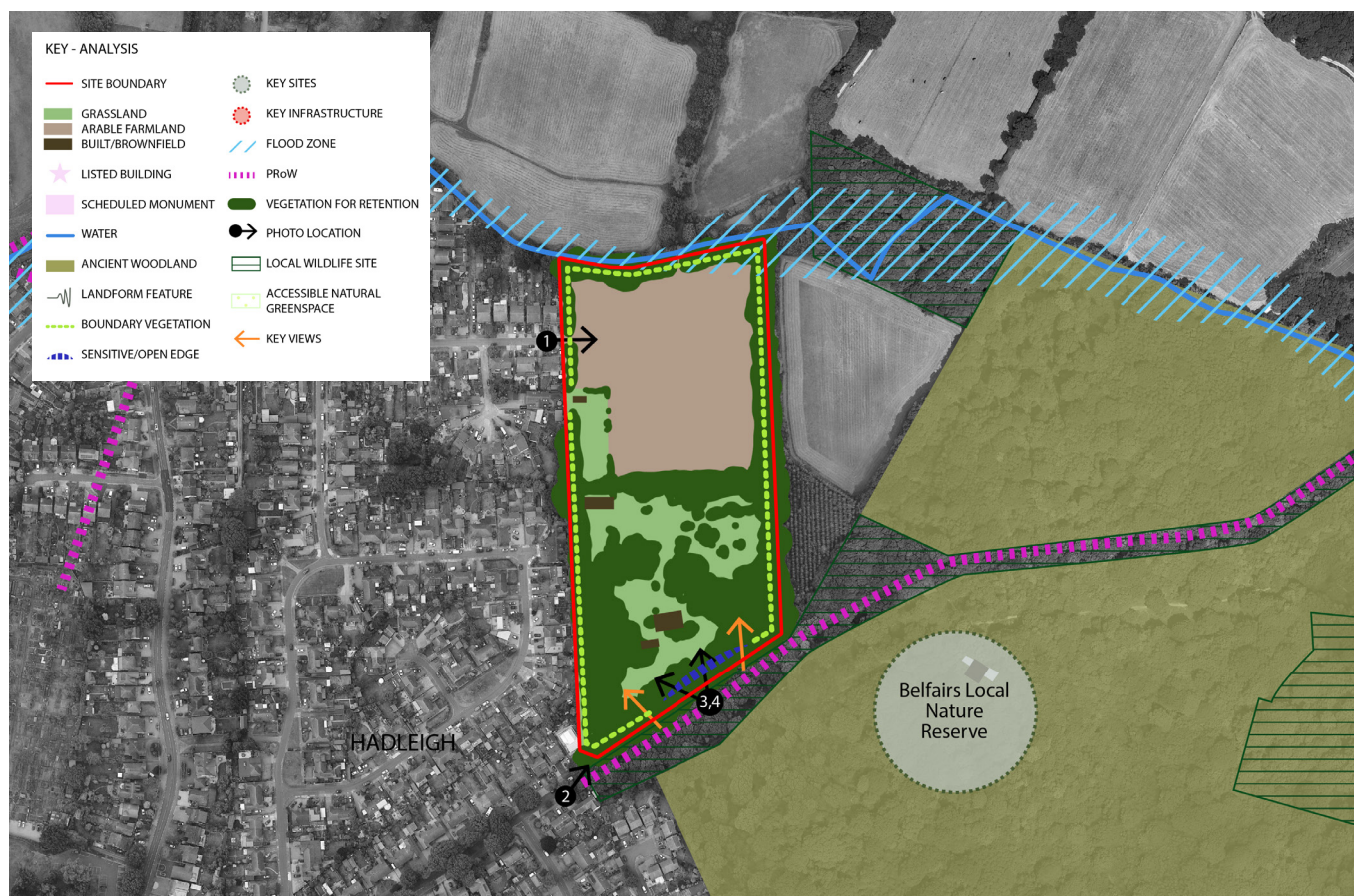


Figure 25: GB9 Site Context Map

Summary

GB9 site is located in close proximity to the urban edge of Hadleigh and therefore the presence of built development in the surrounding landscape is felt from this site. The site also benefits from well-vegetated boundaries which contributes to reducing the sensitivity by providing a sense of enclosure and limiting public and private views into the site.

The site is however located on the edge of a Local Wildlife Site, Belfairs Local Nature Reserve and Ancient Woodland. Views from the site towards natural features are therefore important and contributes to the perceptual quality of the site and the sense of naturalness. Although in close proximity, these features are located outside of the site.

Assets and features of high sensitivity are:

- The proximity to the LoWS, Ancient Woodland and Local Nature Reserve
- Public views from PROWs
- Existing vegetation and woodland

It is therefore judged that Site GB9 has a **Medium-Low** sensitivity to built development.

Site reference: GB10

Landscape Sensitivity Assessment

Site Location and Description

Site GB10 is located between Hadleigh and Daws Heath. The site is to the east of Daws Heath Road and forms part of the countryside gap between the two settlements. The site comprises a number of agricultural arable fields to the eastern half of the site with grassland fields towards the western half of the site. The fields are separated by well vegetated hedgerows.

The landform slopes north to south on a valley side with the southern edge laying close to the valley bottom of a tributary end. The boundaries are defined by vegetation with the northern boundary backing on to rear gardens. Woodlands also define part of the southern site boundary.

The surrounding landscape comprises a number of landscape designations.

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

Visual Context

The site is largely enclosed by surrounding vegetation and the rear gardens of properties which back onto the site in Hadleigh and Daws Heath. The site is therefore very well contained from surrounding views.

There are some filtered views into the site from Great Wood & Dodd's Grove to the south, and some close fleeting views possible at the access point along Daws Heath Road.



Landscape Sensitivity Sensitivity to Built Development

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

- Undulating agricultural land
- Hedgerow pattern
- Surrounding landscape designations

Surrounding Land Uses

Dense residential development is present to the northwest at Daws Heath and southwest at Hadleigh. The site forms a landscaped 'gap' between the two settlements. Ancient Woodland and Local Wildlife Site Pound Wood are located to the north of the site beyond the residential area in Daws Heath.

Landscape to the south-east contains Ancient Woodland Great Wood & Dodd's Grove which, in turn, contains Site of Special Scientific Interest (SSSI) Great Wood & Dodd's Grove, Local Nature Reserve (LNR) Belfairs and identified as Priority Habitat (Deciduous Woodland).

Site Context



Figure 26: GB10 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 14: GB10 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 down to the southern tributary, with some valued features including hedgerows and trees.			●		
	Complexity	Largely comprises arable farmland and grassland however is broken up into smaller fields and also includes some industrial development.			●		
	Enclosure by Vegetation	Very well enclosed by vegetation on most boundaries.				●	
	Historic Character	Limited notable historic character.					●
	Built Development	Western edge of the site has strong presence of built development from internal yard, with Daws Heath and Hadleigh residential to north and south. Eastern edge separated from development, particularly close to the woodland.			●		
Visual Sensitivity	Openness to Public View	Few public views into the site, limited to views from woodland paths to the south.				●	
	Openness to Private View	Some private views from dwellings surrounding western parcels and internal yard.			●		
	Views towards landmark buildings/ natural features	Strong views towards Great Wood & Dodd's Grove on the southern boundary.		●			
	Perceptual Quality	Strong human influences towards western parcels and arable farmland influence, however more naturalness close to southern woodlands.				●	
	Prevention of Merging/ Coalescence	Potential for coalescence of Daws Heath and Hadleigh.		●			

Site Analysis

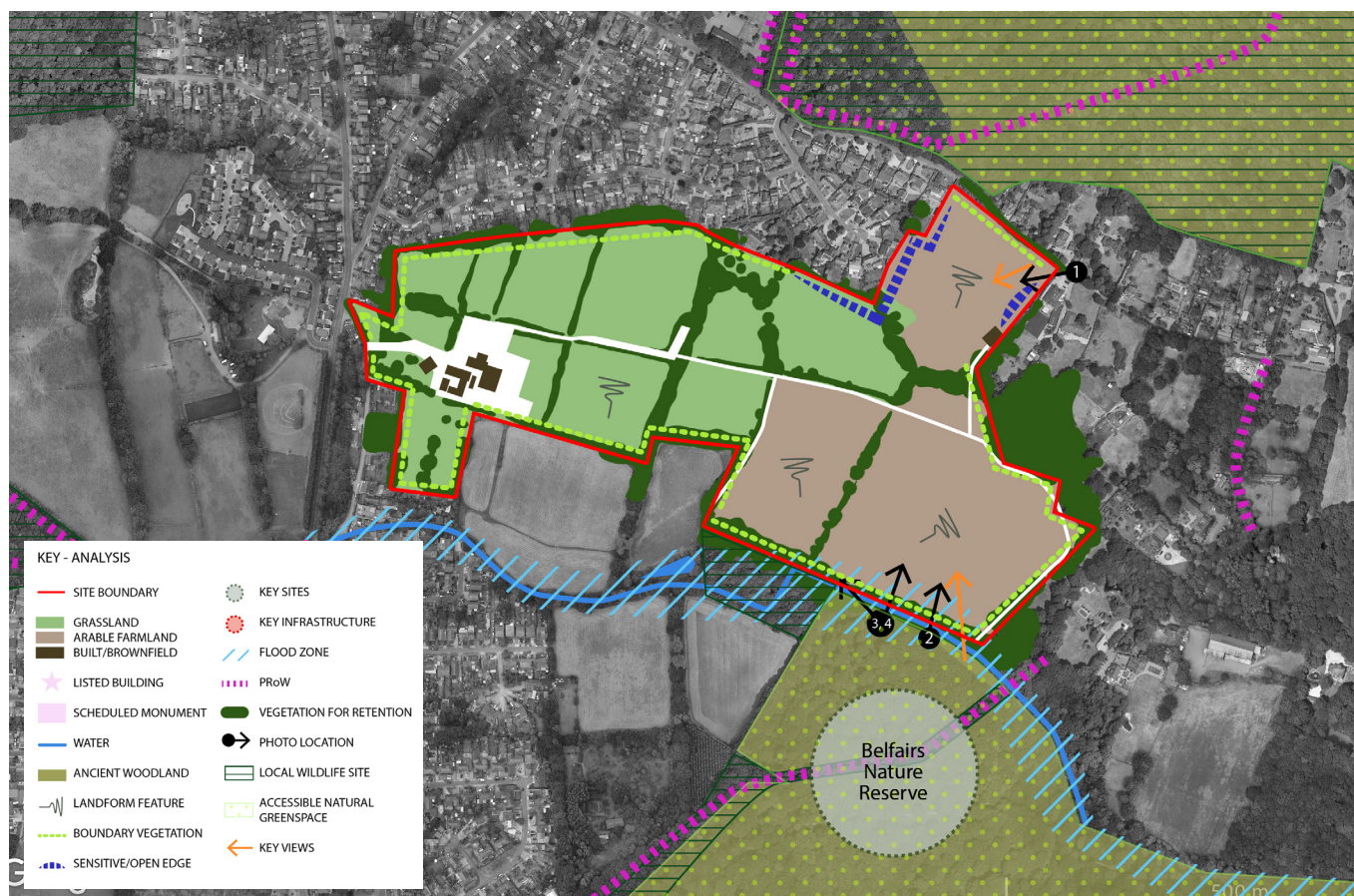


Figure 27: GB10 Site Context Map

Summary

Site GB10 is located close to the existing settlement areas of Daws Heath and Hadleigh and therefore built development presence is notable in the surrounding landscape. However, the site functions as a ‘gap’ between these two settlements which contributes to preventing coalescence, increasing the overall sensitivity.

The landform is undulating with some important features including the well vegetated hedgerows and surrounding vegetation, which increases the overall site sensitivity. It is however largely uncomplex with predominant arable and grassland uses, and some industrial to the west.

Views into the site are limited, particularly from public receptors. Views are obtained from the southern woodland paths which increases the sensitivity within the south-east parcels particularly. Filtered views are available through vegetation from the rear gardens in Daws Heath and Hadleigh.

In addition to the above, strong views are obtained across the site towards the neighbouring Ancient Woodland which increases the sensitivity. Assets and features of high sensitivity are

- Contribution toward prevention of coalescence
- Proximity to the Ancient Woodland
- Existing vegetation within the site

It is therefore judged that Site GB10 has a **Medium** sensitivity to built development.

Site reference: GB11

Landscape Sensitivity Assessment

Site Location and Description

Site GB11 is located between Hadleigh and Daws Heath. The site sits to the west of Daws Heath Road and forms part of the countryside gap between the two. The site comprises a number of grazing fields separated by hedgerows. The boundaries are well vegetated with mature hedgerows and/or woodland edge.

The north-eastern boundary backs onto rear residential gardens within Daws Heath settlement. Topographically, the site is elevated in the north-western corner and falls toward the south-eastern corner where a valley bottom is located at a tributary end. The surrounding landscape comprises a number of landscape designations.

A new development has been built within the north-eastern corner of the site.

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

Visual Context

The woodland edge which defines a large portion of the site boundaries restricts most public views into the site. The footpaths throughout the woodland are note located particularly close to the woodland edge and therefore views remain restricted from the west.

Filtered views through the tree line along Daws Heath Road to the east. There are also views obtained from the new development which is located within the site.



Landscape Sensitivity Sensitivity to Built Development

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

- Ancient Woodland and Local Wildlife Site, West Wood abuts the western boundary
- Organic and historic field pattern
- SuDS basin along Daws Heath Road
- Recent residential development present

Surrounding Land Uses

Dense urban residential development is present to the north and south of the site at Daws Heath and Hadleigh respectively. The west is dominated by Ancient Woodland and Local Wildlife Site (LoWS) ‘West Wood’ and Hadleigh beyond. Landscape to the east comprises arable fields towards Eastwood which forms part of the wider separation between Hadleigh and Daws Heath.

Site Context



Figure 28: GB11 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 15: GB11 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	The landform falls to the south-east corner and is separated into parcels by well vegetated boundaries.			●		
	Complexity	Comprises predominantly grassland however also contained well-vegetated boundary hedgerows and a new development.			●		
	Enclosure by Vegetation	Very well enclosed by vegetation.					●
	Historic Character	Remnant historic field pattern.			●		
	Built Development	Strong presence of built development to the north and south, notably from Daws Heath Road to the east. Western parcels have separation from development close to woodland.			●		
Visual Sensitivity	Openness to Public View	Restricted views owed to well-vegetated boundaries with some views from the woodland path and new development.				●	
	Openness to Private View	Open views only from the new development within the site.			●		
	Views towards landmark buildings/ natural features	Strong views towards the Ancient Woodland on the western site boundary.		●			
	Perceptual Quality	Some sense of naturalness close to the Ancient Woodland to the west.			●		
	Prevention of Merging/ Coalescence	Potential coalescence between Daws Heath and Hadleigh along Daws Heath Road.		●			

Site Analysis



Figure 29: GB11 Site Context Map

Summary

GB11 site is located between the settlement areas of Daws Heath and Hadleigh and forms part of the connection between the two areas. The sensitivity of the site is therefore increased owed to the likelihood of coalescence by developing the entire site. The area does however have a strong presence of other built development which reduces the sensitivity, particularly noting the new development located within the site to the north-east.

The landform falls to the south-east and contains well-vegetated hedgerows which are a remnant historic field pattern. The extent of on site and surrounding vegetation provides a sense of enclosure and restricts wider public and private views into the site. Whilst private views are obtained from the new development on the site, the hedgerows within the site limit full intervisibility from this development.

The Ancient Woodland defines the western site boundaries. Also, historic remnant hedgerow patterns are apparent across the site which also increases the overall sensitivity. These features also contribute to the perceptual quality within the site.

Assets and features of high sensitivity are:

- Proximity to the Ancient Woodland
- Historic field pattern formed by hedgerows
- Contribution toward prevention of coalescence

It is therefore judged that Site GB11 has a **Medium** sensitivity to built development.

Site reference: GB12

Landscape Sensitivity Assessment

Site Location and Description

Site GB12 is located in the centre of the dense urban development area between Thundersley, Benfleet and Hadleigh and contains two Local Wildlife Sites (LoWS); The Chase Paddocks to the west and Thundersley Plotlands to the south and east.

The site also comprises playing fields, scattered residential plotlands, Cedar Hall School, public parks and grazing fields. Broadly, the site is located on an elevated plateau with a small portion falling towards Rayleigh road to the east. The boundaries are a combination of hedgerows with some fragmented, and back on to residential rear gardens in most directions.

Some PRoWs run through the site with other areas of public access owed to recreation nature of some of the land uses.

Landscape Character Area (Key Characteristics Present)

- G3 South Essex Coastal Towns**
- Large areas of dense urban development.

Visual Context

The high level of public uses to the site offer extensive close range views throughout the site internally. Views are available from the PRoWs, public open space, pitches and informal roads.

Long distance views from outside the site are limited due to dense residential development surrounding the site. There are also small woodland copses within the site that also provide some visual containment from the surrounding area. The flat topography also limits views into the site.



Landscape Sensitivity Sensitivity to Built Development

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

- PRoWs through the site
- Public Open Space
- Complex number of land uses
- Local Wildlife Sites: The Chase Paddocks and Thundersley Plotlands

Surrounding Land Uses

The surrounding landscape is dominated by dense urban development of Thundersley to the north, Benfleet to the south-west and Hadleigh to the south-east. Areas of woodland are also located in the surrounding area however are disconnected from the site itself. Seevic College and Runnymede Leisure Centre are also located to the south-western edge of the site.

Site Context



Figure 30: GB12 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 16: GB12 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	Landform is generally flat. There are a number of valued landscape features including specimen trees , woodland and public open space.			●		
	Complexity	The site comprises many different land uses including residential, grazing, arable and educational.	●				
	Enclosure by Vegetation	Semi-enclosed by vegetation with some open/fragmented boundaries.		●			
	Historic Character	Limited notable historic character.					●
	Built Development	Considerable presence of built development in the surrounding landscape already that have a significant affect the character of the area on the edges. Impact less so in some areas of open space.				●	
Visual Sensitivity	Openness to Public View	Open views from PRoWS, roads and POS within the site.		●			
	Openness to Private View	Views from surrounding and internal residential areas, some areas are screened from private views.		●			
	Views towards landmark buildings/ natural features	Views towards natural features including specimen trees and woodland within some areas of the site.			●		
	Perceptual Quality	Area is significantly influenced by development and human activity owed to different land uses on the site.					●
	Prevention of Merging/ Coalescence	Site separates urban areas of Thundersley where development would form coalescence of surrounding settlements. The site also forms a central green core within the urban areas.	●				

Site Analysis



Figure 31: GB12 Site Context Map

Summary

GB12 site is located between Thundersley, Benfleet and Hadleigh and forms a central 'green core' providing valuable open space for surrounding residents. The sensitivity of the site is therefore increased owed to the risk of coalescence by developing the entire site and the complexity regarding the number of land uses within the site. The area does however have a strong presence of other built development which reduces the sensitivity, particularly noting the new development located within the site.

The landform is generally plateaued falling gently to the east with semi-enclosed boundaries. The fragmented boundaries increase the sensitivity, particularly the dense residential development backing onto the site increasing sensitivity to private views. While the extent of on-site and surrounding vegetation provides a sense of enclosure in some areas, this is limited and wider public and private views throughout and into the site are readily available increasing public views.

Local Wildlife Sites (LoWS) within the site increase the sensitivity in conjunction with noted specimen trees and woodland. Surrounding dense development drastically reduces the perceptual quality of the site and therefore reducing the overall sensitivity. Assets and features of high sensitivity are:

- Contribution toward prevention of coalescence
- Existing vegetation and woodlands
- Public Rights of Way within the site

It is therefore judged that Site GB12 has a **High-Medium** sensitivity to built development.

Site reference: GB13

Landscape Sensitivity Assessment

Site Location and Description

Site GB13 is located to the north-eastern settlement edge of Thundersley and to the south of Rayleigh Weir Trading Estate. The site is located close to the administrative boundary edge of Castle Point Borough at the A127.

Local Wildlife Site (LoWS) and Nature Reserve ‘Little Haven/ Tile Wood Complex’ is located to the east abutting the sites’ boundary. The site comprises a number of agricultural and equestrian fields predominantly grassland, separated by mature hedgerows and tree lines. Some rear residential gardens to the south are included within the site.

Existing commercial development is present in the north-western corner. A majority of the sites boundaries are vegetated with hedgerows, however the southern boundary is fragmented and open owed to the back gardens included within the site. Hedgerows along Daws Heath Road to the south are fragmented. Topography of the site is undulating with elevated points in the south-western and south-eastern corners.



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

Visual Context

Hedgerows along Daws Heath Road to the south are fragmented and allow views into the site across grazing fields. Views from the northern boundary are gained from the Public Right of Way (PRoW) through fragmented hedgerow. While intervisibility between the site and Little Haven Nature Reserve is limited, this relies heavily on boundary vegetation.

Key Features and Characteristics

- Historic and organic field pattern
- Strong relationship with neighbouring Nature Reserve and LoWS

Surrounding Land Uses

Rayleigh Weir Trading Estate is located to the north and forms the administrative boundary to Castle Point Borough at the A127. Local Wildlife Site (LoWS) ‘Little Haven/ Tile Wood Complex’ is located to the east abutting the site boundary and comprises grassland and large hedgerows. Landscape to the south-west is dominated by residential development while surrounding landscape to the east is largely agricultural and open countryside.

Site Context



Figure 32: GB13 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 17: GB13 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	Gently undulating with some distinct landform features within it including hedgerows, hedgerow trees and grassland. Historic field boundaries.		●			
	Complexity	Medium scale fields with some variation in land uses including grazing, grassland, arable, industry and residential.		●			
	Enclosure by Vegetation	Semi-enclosed by vegetation with moderate hedgerows with hedgerow trees. Fragmented and open on some boundaries.				●	
	Historic Character	The eastern parcel is located within Daws Heath Woods Ancient Landscape.		●			
	Built Development	Combination of densely built development (residential/ commercial) on three boundaries and undeveloped land to the east.				●	
Visual Sensitivity	Openness to Public View	Public views are increased along PRoW adjacent to industrial estate to the north. Views from the main road to the south are also possible.			●		
	Openness to Private View	Private views from residential development to the south which back onto the site.			●		
	Views towards landmark buildings/ natural features	Potential intervisibility with Nature Reserve to the east. Views towards hedgerow field boundaries.			●		
	Perceptual Quality	Some sense of rurality, but with some modern elements and human influences such as the industrial estate.			●		
	Prevention of Merging/ Coalescence	Development would impact on separation between Thundersley and Daws Heath.	●				

Site Analysis



Figure 33: GB13 Site Context Map

Summary

GB13 site is located between the settlement areas of Thundersley and Daws Heath, contributing towards the green connection between the two. The sensitivity of the site is therefore increased owed to the risk of coalescence by developing the entire site. There is however a strong presence of built development in the surrounding area which reduces the sensitivity, particularly noting the new commercial and residential development located within the site.

The landform falls to the north-east towards the reservoir with elevated, fragmented boundaries. Whilst this increases the sensitivity on the edges, the extent of on-site and internal vegetation restricts wider public and private views. Private views are obtained from residential and commercial development, while public views are gained from the PRoW located on the northern boundary and Daws Heath Road. There are a number of various land uses within the site including grazing, commercial and residential within a medium scale, organic pattern landscape. These factors contribute toward an increased overall sensitivity.

Little Havens' Nature Reserve defines the sites' eastern boundary which increases the sensitivity of the site. Daws Heath Wood Ancient Landscape also encompasses the eastern parcel. Intervisibility is limited owed to mature specimen trees and hedgerows which reduces sensitivity. Assets and features of high sensitivity are:

- Contribution toward prevention of coalescence between Thundersley and Daws Heath
- Existing vegetation, woodlands and historic field boundaries
- Ancient Landscape Area to the east
- Views from Public Rights of Way

It is therefore judged that Site GB13 has a **High-Medium** sensitivity to built development.

Site reference: GB14

Landscape Sensitivity Assessment

Site Location and Description

Site GB14 is located to the east of Thundersley and is currently being utilised by Ragwood Riding Centre.

The site comprises a number of small grazing paddocks separated by fencing and hedgerows. The north and western boundaries are defined by a combination of fencing and hedgerow with hedgerow trees.

The Ancient Woodland and Local Wildlife Site (LoWS) ‘West Wood’ is located to the east and south defining the boundary with mature woodland edge. Topographically, the site is a flat plateau.

Landscape Character Area (Key Characteristics Present)

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

Visual Context

The open nature of the northern boundary allows for uninterrupted close views across the entirety of the site. Limited vegetation is located on the northern and western boundaries which allows close range public and private views into the site.

Sequential views are also gained from the public footpath along Daws Heath Road. Views from within West Wood are available across the site to Daws Heath Road from the Public Right of Way to the south. The woodland surrounding two boundaries does limit some of the potential surrounding views.



Landscape Sensitivity Sensitivity to Built Development

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

- Adjacent Ancient Woodland and LoWS West Wood
- Small historic field pattern

Surrounding Land Uses

Ragwood Riding Centre is located immediately east of the site and uses the site itself for paddocks. Residential properties and associated gardens are also located in the surrounding area along Daws Heath Road.

The Ancient Woodland and Local Wildlife Site (LoWS) ‘West Wood’ is located to the east and south, providing recreation and walking opportunities. Landscape to the north is dominated by open countryside. Residential development is located to the east and west of the site, at Daws Heath and Thundersley respectively.

The Deanes School and grounds are also located to the south-west.

Site Context



Figure 34: GB14 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 18: GB14 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	Featureless landform with limited landscape features that are characteristic or valued.					●
	Complexity	Single land use and small in scale.				●	
	Enclosure by Vegetation	Enclosed on one side by ancient woodland. Open to main road and residential on other boundaries.		●			
	Historic Character	Limited notable historic character.					●
	Built Development	Some built development features within the surrounding area along Daws Heath Road, within Thundersley.			●		
Visual Sensitivity	Openness to Public View	Public views from all boundaries into and through most of the site.		●			
	Openness to Private View	Private views limited to residential development located on opposite edge of Daws Heath Road and two neighbouring properties.			●		
	Views towards landmark buildings/ natural features	Very open intervisibility with West Wood ancient woodland which wraps around the southern edge of the site.	●				
	Perceptual Quality	Some sense of rurality owed to partial enclosure within Ancient Woodland, but with some modern elements and human influences notably towards the north.				●	
	Prevention of Merging/ Coalescence	Development would impact on separation between Thundersley and Daws Heath.		●			

Site Analysis



Figure 35: GB14 Site Context Map

Summary

GB14 site is located between the settlement areas of Thundersley and Daws Heath, contributing towards the green gap between the two settlements. The sensitivity of the site is therefore increased owed to the likelihood of coalescence by developing the entire site. The area does however have a single simple land use with limited landscape features within it, which reduces the sensitivity.

The landform is generally plateaued with fragmented open boundaries to the northern edge. Private views are obtained from residential development along Daws Heath Road and from the east and west boundaries. Public views are also gained from the road to the north and the PRow located within West Wood ancient woodland. These factors contribute towards an increased overall sensitivity.

West Wood Ancient Woodland defines the sites' southern boundary which increases the sensitivity of the site. Intervisibility is present owed to the lifted canopy of the woodland and limited site vegetation which increases sensitivity. Presence of the road and small scale of the site reduces perceptual quality of the site and reduces overall sensitivity. Assets and features of high sensitivity are:

- Contribution toward prevention of coalescence
- Existing vegetation
- West Wood Ancient Woodland
- Views from Public Rights of Way

It is therefore judged that Site GB14 has a **Medium** sensitivity to built development.

Site reference: GB15

Landscape Sensitivity Assessment

Site Location and Description

Site GB15 is located on the north-eastern settlement edge of Thundersley and contributes towards the green link which runs through the Castle Point Borough from north to south.

The site comprises a number of grazing fields separated by fencing and scattered vegetation throughout. The boundaries are well-vegetated with some small copses throughout. Topographically, the site is located on a ridge side, with the elevated landform sharply falling to the northwest.

A PRow runs through the centre of the site. A building associated with the grazing is also located within the site towards the east.

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.
 - Pylon routes visually dominate farmland in the A130 corridor.

Visual Context

Dense vegetation and woodland within and surrounding the site limits views into the site. There are however a number of public views within the site owed to the PRow which runs through the centre of the site. The close proximity of residential properties also provides some close range views through the site.

Along the Public Right of Way to the south where landform is elevated, there are long distance views across the site, over the A1245 toward North Benfleet. This view includes a combination of residential, pylons and treed ridge line in the distance.



Landscape Sensitivity Sensitivity to Built Development

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

- Undulating hillside
- Densely vegetated on the boundaries
- Contributes toward green link running north-south

Surrounding Land Uses

The surrounding landscape to the east and south is dominated by dense urban residential development within Thundersley. The urban area of Benfleet is also located close to the west of the site.

Landscape to the north and west comprise of scattered development within open countryside and contribute toward the green link which runs through the Borough from north to south.

Site Context



Figure 36: GB15 Site Context Map



Assessment of Landscape and Visual Sensitivity

Table 19: GB15 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 some distinct landform features within it including woodland trees and hedgerows.		●			
	Complexity	Small to medium scale landscape with limited land uses comprising mainly grassland and grazing.			●		
	Enclosure by Vegetation	Enclosed by mature vegetation and woodland on all boundaries.				●	
	Historic Character	Limited notable historic character.					●
	Built Development	Built residential development to the south and east in Thundersley have an impact on the landscape.				●	
Visual Sensitivity	Openness to Public View	Public views from the central PRow and from Grasmere Road, otherwise partially contained.			●		
	Openness to Private View	Limited to some private views from residential properties neighbouring the site.				●	
	Views towards landmark buildings/ natural features	Views towards natural features within the site including specimen trees and hedgerows. Open views from the south over the undulating landscape providing long distance vistas.			●		
	Perceptual Quality	Some sense of rurality, but with some modern elements and human influences owed to residential properties.			●		
	Prevention of Merging/ Coalescence	Development would impact on separation between Benfleet and Thundersley if the entire site was developed.			●		

Site Analysis



Figure 37: GB15 Site Context Map

Summary

GB15 site is located in close proximity to the urban edge of Thundersley and therefore the presence of built development in the surrounding landscape is noted from this site. The site also benefits from well-vegetated boundaries and internal vegetation which contribute to reducing the sensitivity by providing a sense of enclosure and limiting public and private views into the site.

The site is located within a notable green link which runs from north to south through the Borough. This, in combination with the number of valued landscape features within the site, contributes to the sensitivity of the landscape. Views from the site towards the woodland and trees are important to the wooded nature of the surrounding landscape, increasing the perceptual quality of the site and the sense of naturalness.

Within the site itself, the wooded nature dispersed throughout the site in combination with the well vegetated boundaries and undulating landform increase the complexity of the site and add to the number of landform features which increase the sensitivity. However, these features are well contained and are only located within parts of the site. Assets and features of high sensitivity are:

- Contribution toward the green link
- Existing vegetation within the site
- Views from Public Rights of Way
- Contribution toward prevention of coalescence

It is therefore judged that Site GB9 has a **Medium-Low** sensitivity to built development.

Site reference: GB16

Landscape Sensitivity Assessment

Site Location and Description

Site GB16 is located on the northern administrative boundary of Castle Point Borough and abuts key transportation routes A130, A1245 and A127.

The site comprises scattered plotlands throughout, some commercial development to the north (including Brickfields Industrial Estate) and public open spaces to the south. Contrary to typical field pattern evolution, the historic larger single fields have since been sub-divided to form the plotlands present today.

The site is bound by vegetation for the most part with the west and north confined by the A1245 and A127 respectively. The site is generally flat plateau with some elevated landform to the east. The site contributes toward the green link which runs north-south through the Borough. Small copses and woodlands are located throughout the site. There are also a number of PRoWs which run throughout 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.
- Pylon routes visually dominate farmland in the A130 corridor.

Visual Context

Distance views within the site are limited due to intervening vegetation which defines many of the field and plot boundaries. Some long distance views of the wooded ridgeline to the east are possible. From the elevated eastern edge, some gaps in the hedgerows allow long distance views to the north-west. The extent of access owed to PRoWs, industrial, roads, open space and residential allows views through most of the site.



Landscape Sensitivity Sensitivity to Built Development

Please see Box 1 on page 13. As a result, the overall sensitivity for this site has been omitted.

Key Features and Characteristics

- Plotland settlements
- Dense vegetation and woodland
- Contributes toward green link running north-south

Surrounding Land Uses

Landscape to the west and north over the main transportation routes are located within Basildon Borough Council and Rochford Borough Council respectively and land use comprises mainly agricultural arable land. The land to the east and south are dominated by dense urban residential development within Benfleet, Thundersley and Rayleigh. Key transportation routes are also located in the surrounding area.

Site Context

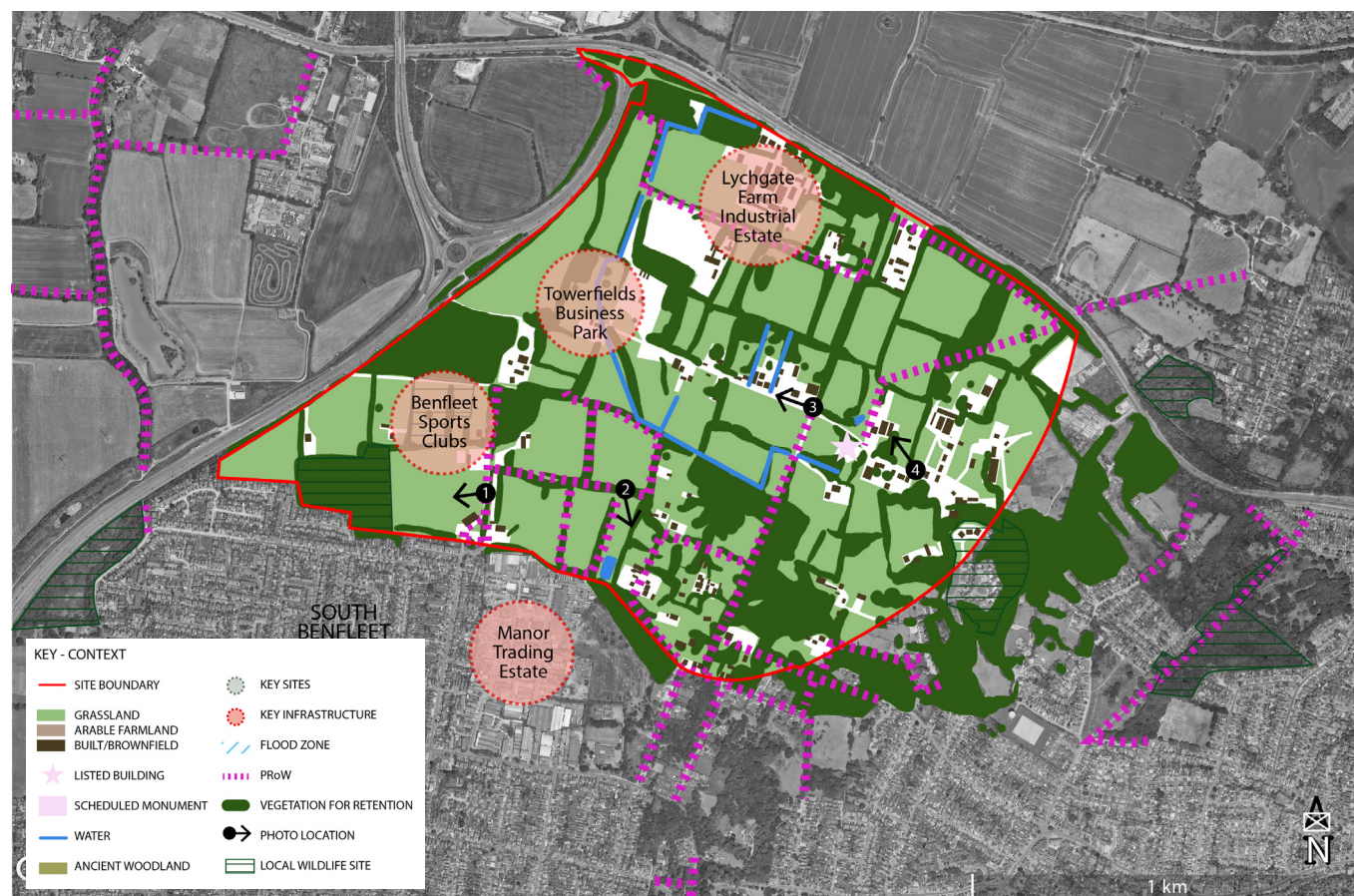


Figure 38: GB16 Site Context Map



Site Analysis

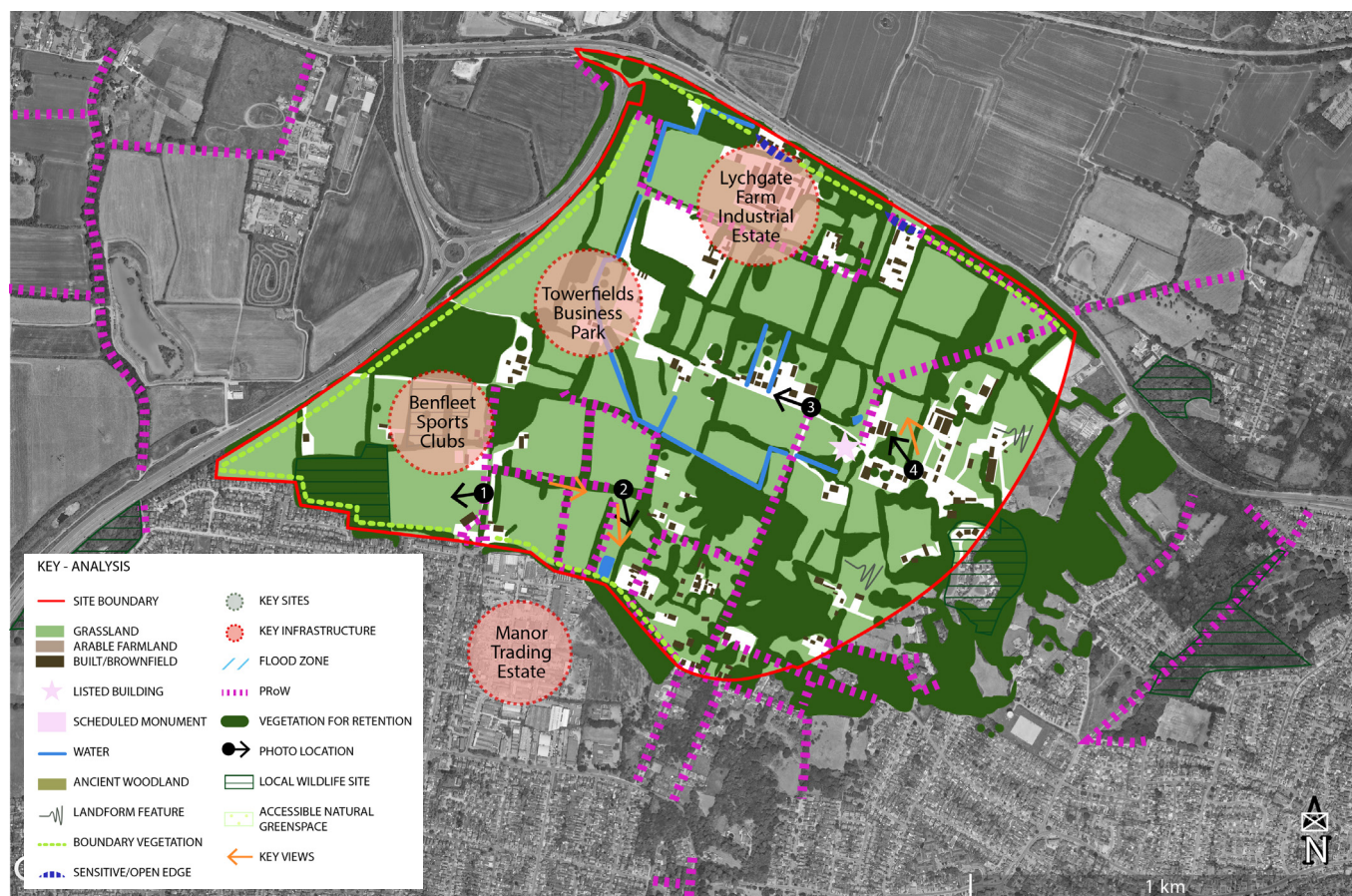


Figure 39: GB16 Site Context Map

Summary

GB16 site is a large complex site with a range of land uses and features. The hedgerows, woodlands, PRowS, plotland settlement, listed building and recreation facilities all contribute to increasing the sensitivity of this site.

The site is located within a notable green link which runs from north to south through the Borough. In combination with the number of valued landscape features within the site, this contributes to increasing sensitivity.

The wooded nature of the surrounding landscape reduces some intervisibility from the surrounding landscape, however there are a large number of public and private views from within the site owed to it being largely accessible by road, PRowS, public open space, recreation, industry and residential. This increases the overall sensitivity of the site.

The surrounding settlements and extension to the boundary perimeter of Castle Point Borough also increases the likelihood of coalescence. Assets and features of high sensitivity are:

- Contribution toward the green link
- Existing vegetation within the site
- Views from Public Rights of Way
- Contribution toward prevention of coalescence
- Unique plotland settlement pattern

The site demonstrates a complex array of constraints, intrinsic characteristics, and features that exceed the limitations of this methodology, we recommend further work, separate to this assessment, be undertaken to comprehensively evaluate the landscape sensitivities and impacts. This could involve a masterplanning exercise, though not explicitly.

Glossary

Abbreviation	Term	
ESA	Environmentally Sensitive Area	Agricultural area which needs special protection because of its landscape, wildlife or historical value.
LNR	Local Nature Reserve	A statutory designation for places with wildlife or geological features that are of special interest locally.
LoWS	Local Wildlife Site	Areas of known wildlife rich habitat that are designated as non-statutory protected sites.
POS	Public Open Space	Open land with both green space and hard space with public access.
PRoW	Public Right of Way	Linear routes which are protected and accessible to all. Includes footpaths, bridleways, byways and restricted byways.
RSPB	Royal Society for the Protection of Birds	Nature conservation charitable organisation registered in England and Wales.
SSSI	Site of Special Scientific Interest	Conservation designation denoting protected areas notified for their biological or geological interest.



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