



CANVEY GREENBELT CAMPAIGN

**Submission on the
Green Belt Landscape Assessment
September 2010
CP/ADD_EV/005**

The Canvey Green Belt Campaign welcomes this overdue report and notes the high value generally attributed to Canvey Island Green Belt by the independent compilers.

We question the reasoning behind the Castle Point Council Cabinet and Officers decision to return to the Planning Inspector a basically unchanged proposal to develop Canvey Island Green Belt within the 2010 version of their Core Strategy.

Area 26 is earmarked as land to be developed with housing plus leisure and healthcare facilities. A small part of Area 23 is also earmarked for development.

There are, unfortunately, errors and omissions in this report.

Page 105

Area 26 receives a ***Landscape Sensitivity assessment of High***. However when the Sensitivity Mapping is referred to on Page 115, it is shown incorrectly coloured as only ***Medium to High****.

also,

Area 26 receives a ***Visual Sensitivity assessment of High***. However when the Sensitivity Mapping is referred to on Page 116, it is incorrectly coloured as only ***Medium to High****.

*In both instances it can be shown that in other land parcels there is the option to both describe and correctly colour the maps as ***“Medium to High”***.

There is no mention of the field directly North of the Dutch Village Estate.

This three-acre field should have been recognised as being of distinctly different quality to the rest, as it is densely covered in hedgerow bushes to a height of fourteen feet and above. The plants in this area have been developing undisturbed for some thirty-four years. Animals and birds now find sanctuary here on a generally over-developed, urbanised Island.

Area 26's description should have also reflected upon the area centrally within its boundary known as Great Russell Head Farm.

Here lies an important historical mound, a Roman Red Hill.

The Heritage Conservation Group at Essex County Council comment thus:-

“Trial trenches around the edge of a low mound proved it to be an intact Red Hill with overlying medieval occupation.

Well preserved, the only known surviving monument of this type on Canvey Island. Ploughing is to be avoided as the upper Roman and medieval layers would be destroyed.”

Also Landscaping of grounds within the Cornelius Vermuyden School should take into account a right upstanding mound against the west perimeter fence.

It is recommended that serious consideration be given to public acquisition of the site for permanent preservation.”

The field patterns included within Areas 23 and 26, edged by dykes and drains, were created by Dutch engineers during the early 1600's, although only Area 26 is not recognised as Ancient Landscape.

Obviously Area 26, given the proposals for the area within the TE2100, scheme will become one of the few sensitive and historically important areas remaining on the urbanised area of Canvey Island.

The compiler of the report is to be commended as the document disagrees with current Council value of the site thus,

“overall the area appears to be a valuable amenity and to have an attractive landscape quality, close to large areas of housing.”

Once again we iterate that there is a general presumption against inappropriate development in the Green Belt and we submit the Council have not proved the necessary exceptional circumstances required to release Canvey Island land from the Green Belt.