

The London Resort
Landscape and Visual Impact Assessment, Technical Appendix 11.3
Schedule of Effects: Operation

Table A11.3.1: Landscape Resource Schedule of Effects during Operation

Landscape Resource	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Kent Project Site							
Cultural Associations and Historic Landscape	Medium	High	Moderate Beneficial Permanent Significant	<p>The marshland history of the Kent Project Site will be celebrated through the retention and enhancement of the Black Duck and Botany Marshes and the Broadness Salt Marsh where existing and additional access will be provided for recreational purposes, whilst information boards, viewing platforms and boardwalks will be strategically located throughout. The fluvial nature of the landscape will be reflected throughout the completed Project Site, from the Leisure Core to the back-of-house facilities and arrival terminals.</p> <p>The chalk cliffs will be retained and celebrated where possible.</p> <p>The Pilgrim's Way will be retained and views opened, removing overgrown vegetation, allowing for panoramic views over the Resort Area from near the Visitors' Centre.</p> <p>Industrial relics rendered obsolete within the existing landscape will be re-used where possible to tell the story of the Project Site within the local landscape.</p>	High	Moderate Beneficial Permanent Significant	There is no change to the assessment findings after 15 years, albeit the Proposed Development would be mature and have become an established part of the landscape.
Topography, geology and soils	Medium	High	Moderate Adverse Permanent Significant	<p>The topography of the Kent Project Site will be altered to accommodate development on 'plateaus' that limit the disturbance of contaminated material. It is estimated that there will be over 5m of cut in some areas and over 5m of fill in others to provide a level and stable base for development and drainage features within the wider marsh landscape. Once complete, the level changes will not be incongruous in the local landscape.</p> <p>The existing flood defence around the Swanscombe Peninsula will be raised to a new crest level approximately 1m higher</p> <p>The chalk cliff at the southern end of the Swanscombe Peninsula, on which Galley Hill Road is elevated, will be cleaned and managed to remain as an exposed chalk face, proving a striking backdrop to the resort, a guide to orientation and a strong sense of place.</p> <p>Soils across the whole Project Site will be cleaned and re-used wherever possible</p>	Medium	Moderate/Minor Adverse Permanent Not Significant	After 15 years, the topographical changes will be less noticeable as they will be integrated into the local landscape as planting matures.

Landscape Resource	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Hydrology and Water Features	High	Medium	Moderate Beneficial Permanent Significant	<p>There would be a net gain in water-bodies throughout the Kent Project Site as a series of new ponds, attenuation features, swales and ditches are proposed to replace the water-bodies that would be removed to facilitate the development.</p> <p>The surface water drainage system which does not currently function well due to artificial changes in topography and poor leachate management would be re-designed with new drainage channels, reed beds and leachate treatment prior to discharge into the River Thames.</p> <p>The River Ebbsfleet would be retained on its existing course but would experience some changes to the hydrological regime as a result of increased surface water run-off from the resort access road.</p> <p>Amenity water features would be introduced throughout the Project Site to celebrate the connection with the River Thames and the marshes, provide active connection with water and provide additional blue infrastructure connectivity.</p>	Medium	Moderate Beneficial Permanent Significant	Over time the reedbed systems, replacement water-body within Bamber Pit and the ponds, swales, ditches and attenuation basins located throughout the Proposed Development will have established, providing a beneficial change and enhancement to the hydrological and water feature component of the Kent Project Site.
Habitats and Planting	High	High	Major/Moderate Adverse Permanent Significant	<p>There would be some direct loss of scrub, woodland, grazing marsh, semi-improved grassland, semi-improved neutral calcareous grassland, and open mosaic on previously developed land, salt marsh and reed beds.</p> <p>Upon completion of the Proposed Development at the Kent Project Site, the existing habitats to be retained will be enhanced to maximise the biodiversity potential and new habitats will be created including: the planting of approximately 6000 trees as individuals, copses and woodlands; creation of meadow grassland, reedbeds and wet grassland; and creation of rain gardens, ponds and swales and green and brown roof habitats.</p> <p>Scrub management within the marshes and pits will increase biodiversity and maximise the potential of the area for wildlife over time.</p> <p>The salt marsh fringing the Thames will be extended through the creation of naturalised 'ebayments'.</p> <p>Bamber Pit will become a nature reserve with new water-body.</p> <p>Off-site land will also be enhanced to create habitats with higher biodiversity value and a biodiversity net gain overall.</p> <p>At year one, effects will be adverse</p>	High	Major/Moderate Beneficial Permanent Significant	After 15 years, the habitat plantings and enhancements including the retained marshland, development areas and off-site areas will have matured, providing net ecological benefit and biodiversity

Landscape Resource	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Built Features	Low	High	Moderate/Minor Adverse Permanent Not Significant	<p>The majority of the existing buildings within the Kent Project Site will be demolished to facilitate the development with the exception of Ebbsfleet International Station which will be retained and altered to accommodate the new people mover interchange.</p> <p>New buildings and structures such as rides will form the focus of the development, architectural quality being key as well as the integration of the buildings and structures into the landscape through use of green roofs and walls as well as ground level planting.</p> <p>A number of the buildings and structures will be designed to create 'landmark' features in the local landscape, riverscape and townscape.</p>	High	Moderate/Minor Adverse Permanent Not Significant	There is no change to the assessment findings after 15 years.
Perceptual and Sensory Aspects	Medium	Medium	Moderate/Minor Beneficial Permanent Not Significant	<p>Across the Swanscombe Peninsula there would be a notable introduction of development that would form the London Resort, including hotels, conferention centre, multi-storey car park, a welcome plaza, theme park worlds and rollercoasters. These will cement the resort as a visual landmark destination within the surrounding area.</p> <p>For some, the 'spectacle' and activity of the resort would be overwhelming whilst for others it would bring a certain sense of fascination, pride and awe.</p> <p>With the increased activity would be an increase in sound that will travel no more than a couple of hundred metres from the Resort boundary. It should be noted that whilst the Swanscombe Peninsula currently does not feature the volume of Proposed Development, industrial noise from the nearby CEMEX and Britannia Steel plants to the east of the Kent Project Site can be heard over the eastern parts of the peninsula. Similarly, the Manor Way Business Park at the southern end of the peninsula exerts a baseline murmur of industrial noise over the area. Some noise can also be heard from the industrial areas on the nearby northern bank of the Thames across the peninsula as well as traffic and trains on the local networks.</p> <p>The marshland areas across the peninsula will be retained and offer green and relatively tranquil natural areas with recently completed information boards, observation platforms and boardwalks. Management of the marshes for both wildlife and people will be done in such a way as to provide a greater sense of security and ownership for locals and visitors to the area.</p>	Medium	Moderate/Minor Beneficial Permanent Not Significant	There is little change to the assessment findings after 15 years, although the Proposed Development would be mature and have become a more established part of the landscape.

Landscape Resource	Sensitivity	Year 1			Year 15		
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Essex Project Site							
Cultural Associations and Historic Landscape	High	Medium	Moderate Beneficial Permanent Significant	The listed Riverside Station at Tilbury within the Essex Project Site would be refurbished and available to resort visitors using the Ferry Terminal. Fencing would be removed and the frontage of the former station building would be opened up to allow visitors to appreciate the building and its setting, and connect safely to onward travel. Historical information relating to the importance of the building and its cultural heritage includes the arrival of the SS Empire Windrush in 1948.	Medium	Moderate Beneficial Permanent Significant	There is no change to the assessment findings after 15 years.
Topography, geology and soils	Low	Very Low	Negligible Neutral Permanent Not Significant	The topography, geology and soils would largely remain unaffected as a result of the Proposed Development at the Essex Project Site with only minor changes to levels to facilitate development and surface water run-off and any material excavated to be cleaned and re-used as appropriate.	Very Low	Negligible Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
Hydrology and Water Features	Low	No Change	No Effect Neutral Permanent Not Significant	Other than the River Thames, which would remain unaltered from a hydrological perspective, there are no water features on the Essex Project Site to be considered as part of this assessment. An amenity water feature and rain gardens would form part of the public realm design in front of the Ferry Terminal building linking to the water and estuarine landscape associations throughout the resort landscape.	No Change	No Effect Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
Habitats and Planting	Low	Low	Minor/Negligible Beneficial Permanent Not Significant	Verges along the approaches on Fort Road and Tilbury Docks Road will be enhanced with avenue of trees and swathes of wildflower meadow and bulb planting. The multi-storey car park would have a green roof whilst blank façades to large buildings can have integrated cable systems to grow vines and climbing plants.	Low	Minor/Negligible Beneficial Permanent Not Significant	There is no change to the assessment findings after 15 years.
Built Features	High	Medium	Moderate Beneficial Permanent Significant	The listed Riverside Station would be retained and refurbished upon completion and a new multi-storey car park with Green Roof would be operational on the former railway land to the north	Medium	Moderate Beneficial Permanent Significant	There is change to the assessment findings after 15 years.
Perceptual and Sensory Aspects	Low	Medium	Minor Beneficial Permanent Not Significant	The Tilbury Terminal would act as a key gateway for visitors arriving from the north side of the river in Essex, and will include a new multi-storey car park with green roof, and a walkway to transfer on foot directly to the ferry concourse. An enhanced arrival experience at the Ferry Terminal would include public realm improvements with tree planting, outdoor seating and water features set around the waiting areas designed as part of the fluvial concept to provide a sense of connection with the landscape of the Resort. These built and public realm enhancements would improve the amenity value of the Essex Project Site increasing feelings of well-being and personal security when in the space.	Medium	Minor Beneficial Permanent Not Significant	There is no change to the assessment findings after 15 years.

Landscape Resource	Sensitivity	Year 1			Year 15		
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Local Landscape Character Areas (LLCA)							
1. Marshland LLCA	Medium	High	Moderate Adverse Permanent Significant	<p>There would be a high magnitude of change over the Marshland LLCA which makes up the majority of the Swanscombe Peninsula area. Completed components of the entertainment resort would be experienced throughout the LLCA with the central parts experiencing the direct and wholesale change from recolonised industrial land and agricultural marshland to an operational entertainment resort comprising hotels, rides, buildings, landscaping plazas and car parks. The elevation of much of the entertainment resort would perceptually be experienced from the surrounding parts of the LLCA.</p> <p>It should be noted that areas of ecological value such as Botany Marshes, Black Duck Marsh and Broadness Salt Marsh are to be retained and enhanced both for wildlife and managed public access. Newly diverted/realigned PRoW routes would have been created through parts of the Marshland LLCA. In addition, there would be recently installed wildlife hides, boardwalks, information boards and viewing platforms, whilst new areas of habitat such as saltmarsh would be created but not yet established.</p>	High	Moderate Beneficial Permanent Significant	<p>Whilst areas of the LLCA are permanently lost to the Proposed Development, only one area remained as an historic marsh, the rest is all previously developed and made ground with considerable contamination.</p> <p>Areas previously contaminated will have undergone extensive remediation works that will ensure long term success of retained and enhanced habitats.</p> <p>Retained and enhanced areas of ecological value such as Botany Marshes, Black Duck Marsh and Broadness Salt Marsh would have continued to mature and establish. Newly diverted/realigned PRoW routes would have matured through parts of the Marshland LLCA. In addition, there would be established wildlife hides, boardwalks, information boards and viewing platforms, whilst areas of habitat such as saltmarsh would have had time to establish.</p> <p>The built structures in the resort and Green infrastructure planting would all have had an opportunity to mature and integrate into the landscape.</p>
2. Chalk Pits LLCA	Low	High	Moderate/Minor Adverse Permanent Significant	The vast majority of the Chalk Pits LLCA would be affected by development. In particular there would be operational staff accommodation, back-of-house and the resort access road within the pits although the distinctive quarried chalk cliffs and some of the colonising vegetation would remain. Development in chalk pits is very much part of the character of the wider area. The 'abandoned character' of the three chalk pits within the Project Site would be replaced with positive active development.	High	Moderate/Minor Beneficial Permanent Not Significant	Once the development has 'bedded in' to the chalk pits and planting has matured the pits will again develop their own special character and vegetation.
3. International LLCA	Low	Medium	Minor Neutral Permanent Not Significant	The resort access road, people mover route and changes to Ebbsfleet International Station would be largely in-keeping with the road and rail interchange infrastructure already present within this LLCA	Medium	Minor Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider LLCA.
4. Northfleet LLCA	Very Low	Very Low	Negligible Beneficial Permanent Not Significant	No completed works associated with the Kent Project Site are located within the LLCA, whilst newly operational elements associated with the main resort within the LLCA would be apparent and could have a beneficial influence on the area. However, the key characteristics of the LLCA would remain on operation of the Proposed Development.	Very Low	Negligible Beneficial Permanent Not Significant	There is no change to the assessment findings after 15 years.

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5. Northfleet Industrial LLCA	Very Low	Medium	Minor/Negligible Beneficial Permanent Not Significant	The completed resort access road, back-of-house areas, car parks, gate 2 of the resort, plaza area and visitors' centre would result in a wholesale change to the western extent of the LLCA, whilst the eastern area along the Thames Bank would largely be unaffected by the Proposed Development. The changes would be beneficial bringing a 'designed masterplan' with enhanced access and public amenity.	Low	Negligible Beneficial Permanent Not Significant	There is change to the assessment findings after 15 years, as the development would be mature and have become an established part of the wider LLCA.
6. Northfleet Suburbs LLCA	Very Low	No change	No effect Neutral Permanent Not Significant	There would be no change to this LLCA as a result of the completion of the Proposed Development.	No change	No effect Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
7. Swanscombe LLCA	Very Low	Very Low	Negligible/None Adverse Permanent Not Significant	No operational elements of the Kent Project Site will be present within the LLCA. Nearby operational components within the Swanscombe Peninsula and the Kent Project Site will be apparent. However, the key characteristics of the LLCA would remain during operation of the Proposed Development.	Very Low	Negligible/None Adverse Permanent Not Significant	There is no change to the assessment findings after 15 years.
8. Swanscombe Heritage Park LLCA	Medium	Very Low	Minor/Negligible Adverse Permanent Not Significant	The key characteristics of the LLCA would remain during operation of the Proposed Development; however, the operational entertainment resort at Swanscombe Peninsula would be perceptible from this LCA.	Very Low	Minor/Negligible Adverse Permanent Not Significant	There is no change to the assessment findings after 15 years.
9. Ingress Park LLCA	Low	Low	Minor/Negligible Adverse Permanent Not Significant	No operational elements of the Kent Project Site will be present within the LLCA. Nearby operational components within the Swanscombe Peninsula and the Kent Project Site will be apparent. However, the key characteristics of the LLCA would remain during operation of the Proposed Development.	Low	Minor/Negligible Adverse Permanent Not Significant	There is no change to the assessment findings after 15 years.
10. Greenhithe Village LLCA	Very Low	No change	No effect Neutral Permanent Not Significant	There would be no change to this LLCA as a result of the completion of the Proposed Development.	No change	No effect Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
11. Knockhall LLCA	Very Low	No change	No effect Neutral Permanent Not Significant	There would be no change to this LLCA as a result of the completion of the Proposed Development.	No change	No effect Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
12. Stone Town LLCA	Very Low	No change	No effect Neutral Permanent Not Significant	There would be no change to this LLCA as a result of the completion of the Proposed Development.	No change	No effect Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
13. Stone Marshes Riverside and Crossways Business Park LLCA	Very Low	No change	No effect Neutral Permanent Not Significant	There would be no change to this LLCA as a result of the completion of the Proposed Development.	No change	No effect Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.

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14. Gravesend Town Centre and Riverside LLCA	Medium	No change	No effect Neutral Permanent Not Significant	There would be no change to this LLCA as a result of the completion of the Proposed Development.	No change	No effect Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
15. Gravesend Victorian/Edwardian Suburbs LLCA	Very Low	No change	No effect Neutral Permanent Not Significant	There would be no change to this LLCA as a result of the completion of the Proposed Development.	No change	No effect Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
16. Gravesend Inter/Post War Suburbs LLCA	Very Low	No change	No effect Neutral Permanent Not Significant	There would be no change to this LLCA as a result of the completion of the Proposed Development.	No change	No effect Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
17. Gravesend Modern Suburbs LLCA	Very Low	No change	No effect Neutral Permanent Not Significant	There would be no change to this LLCA as a result of the completion of the Proposed Development.	No change	No effect Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
18. Gravesend Southern Fringe LLCA	Very Low	Very Low	Negligible/None Neutral Permanent Not Significant	Any changes to the highway infrastructure would be very minor and would not be unusual for a main transportation route. The key characteristics of the LLCA would remain during operation of the Proposed Development.	Very Low	Negligible/None Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
19. Springhead LLCA	Very Low	Very Low	Negligible/None Neutral Permanent Not Significant	No completed works associated with the Kent Project Site are located within the LLCA, whilst newly operational elements associated with the main resort and upon the resort access road will be apparent. However, the key characteristics of the LLCA would remain on operation of the Proposed Development.	Very Low	Negligible/None Neutral Permanent Not Significant	There is limited change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider LLCA.
20. Wombwell Park LLCA	Low	Very Low	Negligible Neutral Permanent Not Significant	Completed upgrade works associated with the Pepper Hill electricity substation. The changes would be very minor and would not be unusual given the substation's existing nature. The key characteristics of the LLCA would remain during operation of the Proposed Development.	Very Low	Negligible/None Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
21. Southfleet and Istead Arable Lands LLCA	Medium	Very Low	Minor/Negligible Neutral Permanent Not Significant	Any changes to the highway infrastructure would be very minor and would not be unusual for a main transportation route. The key characteristics of the LLCA would remain during operation of the Proposed Development.	Very Low	Negligible/None Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
22. Darenth Downs LLCA	Medium	Very Low	Minor/Negligible Neutral Permanent Not Significant	Any changes to the highway infrastructure would be very minor and would not be unusual for a main transportation route. The key characteristics of the LLCA would remain during operation of the Proposed Development.	Very Low	Minor/Negligible Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.

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23. Ebbsfleet LLCA	Very Low	No Change	No effect Neutral Permanent Not Significant	The key characteristics of the LLCA would remain during operation of the Proposed Development.	No Change	No effect Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
24. Bluewater LLCA	Very Low	No Change	No effect Neutral Permanent Not Significant	The key characteristics of the LLCA would remain during operation of the Proposed Development.	No Change	No effect Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
25. Long Reach and Fiddler's Reach LLCA	Low	Medium	Minor Adverse Permanent Not Significant	Given the urbanised context on the northern and southern banks of the Thames, including commercial units at Greenhithe and Stone, factories and commercial units dominating the riverbanks at West Thurrock and residential development at Grays, Greenhithe and Ingress Park, the changes would not be unusual. However, perceived change at the Swanscombe Peninsula in the Kent Project Site would result in further urbanisation of a stretch that from the river has appeared as a relatively 'green' break from built form along the reach. As such it is considered there would be a medium magnitude of change.	Low	Minor/Negligible Adverse Permanent Not Significant	There is change to the assessment findings after 15 years as planting and the development would be mature and have become an established part of the reach.
26. Northfleet Hope Reach LLCA	Low	Medium	Minor Adverse Permanent Not Significant	The change to the Northfleet Hope Reach experienced following completion would primarily comprise the extension to the Cruise Terminal at the Essex Project Site, whilst completed built form may be visible at both the Essex and Kent Project Sites. Given the urbanised context on the northern and southern banks of the Thames, including the existing crane movements associated with Tilbury Docks, the changes would not be unusual, however perceived change at the Swanscombe Peninsula in the Kent Project Site would result in further urbanisation of a stretch that from the river has appeared as a relatively 'green' break from built form along the reach. As such it is considered there would be a medium magnitude of change.	Low	Minor/Negligible Adverse Permanent Not Significant	There is change to the assessment findings after 15 years as planting and the development would be mature and have become an established part of the reach.
27. Gravesend Reach LLCA	Low	Low	Minor/Negligible Adverse Permanent Not Significant	The change to the Gravesend Reach experienced during completion would primarily comprise the extension to the Cruise Terminal at the Essex Project Site, whilst completed built form may be visible at both the Essex and Kent Project Sites. Given the urbanised context on the northern and southern banks of the Thames, including the existing crane movements associated with Tilbury Docks, the changes would not be unusual, and as such merit a low magnitude of change.	Very Low	Negligible Adverse Permanent Not Significant	There is change to the assessment findings after 15 years as planting and the development would be mature and have become an established part of the reach
28. Tilbury Marshes LLCA	Medium	Very Low	Minor/Negligible Neutral Permanent Not Significant	There will be no direct change to this LLCA as a result of the completion of the Proposed Development. However, there is the potential for perceptual indirect effects due to the Essex Project Site being in close proximity. These are however considered to be limited to the very south-western extents of the LLCA, and of a very low magnitude, with the character of the LLCA remaining intact.	Very Low	Minor/Negligible Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.

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29. Tilbury Urban Area LLCA	Very Low	Very Low	Negligible/None Neutral Permanent Not Significant	There will be no direct change to this LLCA as a result of the completion of the Proposed Development. However, there is the potential for perceptual indirect effects due to the Essex Project Site in close proximity. These are however considered to be limited to the very south-western extents of the LLCA, and of a very low magnitude, with the character of the LLCA remaining intact	Very Low	Negligible/None Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
30. Tilbury Docks LLCA	Very Low	Low	Negligible Beneficial Permanent Not Significant	Within the Essex Project Site, it is expected there will be low change, and negligible effect on the character of the Tilbury Docks LLCA upon completion, which will mainly comprise an extended Ferry Terminal, upgraded terminal building and new car park.	Very Low	Negligible/None Beneficial Permanent Not Significant	There is change to the assessment findings after 15 years as planting and the development would be mature and have become an established part of the Tilbury Docks LLCA.
31. Grays/Chadwell St Mary Urban Area LLCA	Very Low	Very Low	Negligible/None Neutral Permanent Not Significant	There will be no direct change to this LLCA as a result of the completion of the Proposed Development. However, there is the potential for cross-water perceptual indirect effects from the Kent Project Site. These are however considered to be limited to the very southern extents of the LLCA, and of a very low magnitude, with the character of the LLCA remaining intact.	Very Low	Negligible/None Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
32. West Thurrock LLCA	Very Low	Very Low	Negligible/None Neutral Permanent Not Significant	There will be no direct change to this LLCA as a result of the completion of the Proposed Development. However, there is the potential for cross-water perceptual indirect effects from the Kent Project Site. These are however considered to be limited to the very southern extents of the LLCA, and of a very low magnitude, with the character of the LLCA remaining intact.	Very Low	Negligible/None Neutral Permanent Not Significant	There is no change to the assessment findings after 15 years.
Kent Landscape Character Assessment							
Western Thames Marshes LCA	Medium	High	Moderate Adverse Permanent Significant	This LCA comprises a few areas of isolated marshes separated and fragmented by urban and industrial development. The Kent Project Site occupies much of the Swanscombe Peninsula, which is one of these LCA areas. Therefore, as a result of the completed development there will be a high magnitude of change to this part of the LCA, whilst the other areas of the Western Thames Marshes will remain unaffected.	High	Moderate Adverse Permanent Significant	There is no change to the assessment findings after 15 years.
Dartford and Gravesend Fringes LCA	Low	Medium	Minor Adverse Permanent Not Significant	The Dartford and Gravesend Fringes are described as “pockets of land that have become isolated from the wider countryside to the south by the A2 and which are now sandwiched between the road and the extensive urban edges of Dartford and Gravesend and have become influenced, to varying degrees, by urban fringe land uses and features. Although the land uses vary, these areas have in common the A2 route corridor which forms the southern boundary, containment by hard urban edges on all other boundaries and strong urban influences both within and/or on their peripheries”. The completed works to the A2 would result in little change to the character of the LCA. With regard to the completed resort access road and upgrades to Ebbsfleet International Station, there would be a medium magnitude of change.	Medium	Minor Adverse Permanent Not Significant	There is no change to the assessment findings after 15 years.

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Darenth Downs LCA	Medium	Very Low	Minor/Negligible Adverse Permanent Not Significant	Any changes to the highway infrastructure would be very minor and would not be unusual for a main transportation route. The key characteristics of the LCA would remain during completion of the Proposed Development.	Very Low	Minor/Negligible Adverse Permanent Not Significant	There is no change to the assessment findings after 15 years.
Southfleet Arable Lands LCA	Medium	Very Low	Minor/Negligible Adverse Permanent Not Significant	Any changes to the highway infrastructure would be very minor and would not be unusual for a main transportation route. The key characteristics of the LCA would remain during completion of the Proposed Development.	Very Low	Minor/Negligible Adverse Permanent Not Significant	There is no change to the assessment findings after 15 years.
Gravesham Landscape Character Assessment							
Botany Marshes LCA	High	High	Major/Moderate Adverse Permanent Significant	Invariably, a mixed-use development on a scale such as the Proposed Development across the DCO area will result in the unavoidable (at least partial) removal of landscape features at a level which materially alters the character of the receiving environment. The eastern part of the marshes will remain whilst Botany Marsh West will be lost to development.	Medium	Moderate Adverse Permanent Significant	After 15 years, management of habitats on Botany Marsh to maximise biodiversity potential and opportunities for wildlife and the public would have had time to establish and reap rewards to partially mitigate for the loss of Botany Marsh west within the landscape.
Gravesend Southern Fringe LCA	Low	Very Low	Negligible Adverse Permanent Not Significant	Any changes to the highway infrastructure would be very minor and would not be unusual for a main transportation route. The key characteristics of the LCA would remain during completion of the Proposed Development.	Very Low	Negligible Adverse Permanent Not Significant	There is no change to the assessment findings after 15 years.
Istead Arable Farmland	Medium	No change	No effect Neutral Permanent Not Significant	There would be no change to this LCA as a result of the completion of the Proposed Development.	No change	No effect Not Significant	There is no change to the assessment findings after 15 years.
Gravesham Townscape Appraisal							
Industrial Hinterland TCA	Very Low	Low	Negligible Adverse Permanent Not Significant	Completed upgrade works to the electricity substation would be present within this TCA. The presence of further operational activity at the Swanscombe Peninsula and the resort access corridor in relation to the Kent Project Site would also be experienced from the edges of the TCA. That being said, the key characteristics of the TCA would largely remain unaffected following completion of the Proposed Development.	Very Low	Negligible/None Adverse Permanent Not Significant	There would be some change to the assessment findings after 15 years as planting and the development would be mature and have become an established part of the wider TCA..
Northfleet TCA	Low	Very Low	Negligible Adverse Permanent Not Significant	No completed works associated with the Kent Project Site will be present within the TCA. although nearby operational parts of the Proposed Development may be perceptible from within this TCA. The key characteristics of the TCA would remain during operation of the Proposed Development.	Very Low	Negligible Adverse Permanent Not Significant	There would be no change to the assessment findings after 15 years.
Modern Suburbs TCA	Low	No change	No effect Neutral Permanent Not Significant	There would be no change to this TCA as a result of the completion of the Proposed Development.	No change	No effect Neutral Permanent Not Significant	There would be no change to the assessment findings after 15 years.

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Thurrock Landscape Capacity Study							
Tilbury and Docks Urban Area LCA	Very Low	Low	Negligible Neutral Permanent Not Significant	Within the Essex Project Site, it is expected there will be low change, and negligible effect on the character of the Tilbury and Docks Urban Area as a result of the completed highway improvements at the Asda roundabout.	Very Low	Negligible/None Neutral Permanent Not Significant	There would be some change to the assessment findings after 15 years as planting and the development would be mature and have become an established part of the wider LCA
Tilbury Marshes LCA	High	Low	Moderate/Minor Beneficial Permanent Not Significant	Within the Essex Project Site, it is expected there will be low change, and moderate/minor effect to the character of the Tilbury Marshes on completion of the development at Tilbury Ferry Terminal.	Low	Moderate/Minor Beneficial Permanent Not Significant	There would be limited change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider LCA.
Thames Strategy East							
Long Reach and Fiddler's Reach RCA	Low	Medium	Minor Adverse Permanent Not Significant	Given the urbanised context on the northern and southern banks of the Thames, including commercial units at Greenhithe and Stone, factories and commercial units dominating the riverbanks at West Thurrock and residential development at Grays, Greenhithe and Ingress Park, the changes would not be unusual. However, perceived change at the Swanscombe Peninsula in the Kent Project Site would result in further urbanisation for a stretch that from the river has appeared as a relatively 'green' break from built form along the reach. As such it is considered there would be a medium magnitude of change.	Low	Minor/Negligible Adverse Permanent Not Significant	There would be some change to the assessment findings after 15 years as planting and the development would be mature and have become an established part of the wider reach.
Northfleet Hope Reach RCA	Low	Medium	Minor Adverse Permanent Not Significant	The change to the Northfleet Reach experienced following completion would primarily comprise the extension to the Cruise Terminal at the Essex Project Site, whilst completed built form may be visible at both the Essex and Kent Project Sites. Given the urbanised context on the northern and southern banks of the Thames, including the existing crane movements associated with Tilbury Docks, the changes would not be unusual, however perceived change at the Swanscombe Peninsula on the Kent Project Site would result in further urbanisation for a stretch that from the river has appeared as a relatively 'green' break from built form along the reach. As such it is considered there would be a medium magnitude of change.	Low	Minor/Negligible Adverse Permanent Not Significant	There would be is some change to the assessment findings after 15 years as the development would be mature and have become an established part of the wider reach.
Gravesend Reach RCA	Low	Low	Minor/Negligible Adverse Permanent Not Significant	The change to the Gravesend Reach experienced during completion would primarily comprise the extension to the Cruise Terminal at the Essex Project Site, whilst completed built form may be visible at both the Essex and Kent Project Sites. Given the urbanised context on the northern and southern banks of the Thames, including the existing crane movements associated with Tilbury Docks, the changes would not be unusual, and as such merit a low magnitude of change.	Low	Minor/Negligible Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the reach.

Table A11.3.2: Visual Amenity Schedule of Effects during Operation

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP1: Footpath DS1 Swanscombe Peninsula	High	High	Moderate/Major Adverse Permanent Significant	<p>Due to the close proximity of views from this route, the Proposed Development at Swanscombe Peninsula in the Kent Project Site would represent a considerable change.</p> <p>The view would change from predominantly open marshland (albeit with past presence of industrial influences) to that of views of a large entertainment resort comprising hotels, rides and entertainment resort features, albeit with Black Duck Marsh and tree planting being largely retained as the foreground to the view.</p>	High	Major/Moderate Adverse Permanent Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering, softening and screening of the development at Year 15 with greater integration into landscape of the peninsula.
PVP2: Footpath DS1, Black Duck Marsh	High (PRoW users and residential receptors)	Very High	Major Adverse Permanent Significant	<p>There would be a considerable change to the view from this route. The completed Proposed Development would comprise a notable visible change across the much of the view and would primarily comprise a large entertainment resort comprising hotels, rides and entertainment resort features contained within a secured site. These components would appear centrally and to the right of the view, beyond the immediate Black Duck Marsh.</p> <p>Also within the view would be completed improvements to the Black Duck Marsh area, including provision of bird hide platforms, information boards and observation decks close to the marsh edges. The realigned route of DS1 would also be apparent, with a new area of saltmarsh created between the existing raised bank and water's edge.</p>	High	Major/Moderate Adverse Permanent Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering, softening and screening of the development at Year 15 with greater integration into landscape of the peninsula.
PVP3: Footpath DS1 and NU1, Green Manor Way	High	Very High	Major Adverse Permanent Significant	<p>The Proposed Development would result in wholesale change, as the viewpoint is located within Gate 1 and would no longer be a publicly accessible viewpoint.</p> <p>In line with the proposed PRoW strategy (Appendix 11.9), it is proposed to divert the route of DS1 around Gate 1 such that it continues to provide recreation access from the west to east side of the Swanscombe Peninsula.</p> <p>Alignment of the diverted DS1 footpath is to connect from the flood defence at Bell's Wharf to the pylon and then continue inland, parallel to the resort edge and adjacent to a newly constructed reedbed and swale system where new views will be available across the new reedbeds and resort.</p>	Very High	Major Adverse Permanent Significant	<p>The magnitude of change is expected to remain very high by year 15 as publicly accessible views would not be available from this location.</p> <p>As mentioned previously, in line with the proposed PRoW strategy, the route of DS1 is proposed to be retained but moved outside the resort, such that it continues to provide recreation access from the west to east side of the Swanscombe Peninsula.</p> <p>Alignment of the diverted DS1 footpath is to connect from the flood defence at Bell's Wharf to the pylon and then continue inland, parallel to the resort edge and adjacent to a newly constructed reedbed and swale system.</p>

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP4: Footpath DS2, Swanscombe Peninsula	High	Very High	Major Adverse Permanent Significant	<p>The Proposed Development would result in wholesale change as the viewpoint is located within Gate 1 and would no longer be a publicly accessible viewpoint.</p> <p>In line with the proposed PRoW strategy, it is proposed to divert the route of DS2 along the proposed resort road, such that it continues to provide recreational access from the north to the south side of the Swanscombe Peninsula.</p>	High	Major/Moderate Adverse Permanent Significant	<p>The magnitude of change is expected to remain very high by year 15 as publicly accessible views would not be available from this location anymore.</p> <p>As mentioned previously, in line with the proposed PRoW strategy, the route of DS2 is proposed to be retained but diverted along the proposed resort road, such that it continues to provide public recreational access from the north to south side of the Swanscombe Peninsula. Thus, a new public view in a position close to the original viewpoint would allow views of the resort and the route of the Pilgrim's Way as well as associated planting and water features.</p>
PVP5: Galley Hill Road opposite Grade II* Listed Former Church of All Saints	High (Residential receptors and Pedestrians at viewpoint) Low (Road users)	Very High	Major Beneficial Permanent Significant Moderate Adverse Permanent Significant	<p>The Proposed Development would result in evident change across the view with the Visitor Centre replacing the residential property at the top of Pilgrim's Road in the western extent of the view and the entertainment resort, particularly Gate 1, the arrival plaza and transport interchange with car parks forming a focus to the view to the north. Improvements to Galley Hill Road including upgrading this viewpoint and the bus stops will have a beneficial effect, giving the opportunity for wider panoramic views to be enjoyed.</p>	High	Major/Moderate Beneficial Permanent Significant Moderate/Minor Adverse Permanent Not Significant	<p>There is some change to the assessment findings after 15 years as the development would be mature and have become an established part of the wider landscape</p>
PVP6: St Peter and St Paul Church Swanscombe	High (Residential receptors) Medium (Public Open Space)	Low	Moderate/Minor Adverse Permanent Not Significant Minor Adverse Permanent Not Significant	<p>The view looks in the direction of the Swanscombe Peninsula in the Kent Project Site. Taller elements of the Proposed Development at this location would be filtered by mature vegetation, whilst the majority of the Kent Project Site would be screened by existing built form within Swanscombe.</p>	Very Low	Minor Adverse Permanent Not Significant Minor/Negligible Adverse Permanent Not Significant	<p>In consideration of the further maturation of existing mature vegetation within the landscape and the general acceptance of the Proposed Development over this timeframe, the magnitude of change would further reduce as the proposals become assimilated into the landscape.</p>
PVP7: Leonard Avenue, Swanscombe	High	High	Major/Moderate Adverse Permanent Significant	<p>This funnelled view looks in the direction of the Swanscombe Peninsula in the Kent Project Site. Taller elements of the Proposed Development at this location would be visible above the nearby built form, whilst the majority of the lower-lying completed elements of the Kent Project Site would be screened by existing built form within Swanscombe.</p>	Medium	Moderate Adverse Permanent Significant	<p>In consideration of the further maturation of existing mature vegetation within the landscape that would provide some minor filtration, and the general acceptance of the Proposed Development over this timeframe, including the weathering of materials, the magnitude of change would further reduce as the proposals become assimilated into the landscape.</p>

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP8: Rear of Leonard Avenue, Swanscombe	Low	Low	Minor/Negligible Adverse Permanent Not Significant	Due to a combination of gently undulating topography and vegetation, the majority of the completed highways works would be screened from view, whilst some signage may creep into view <u>Night time:</u> There will be little change to the baseline scenario as a result of completion of the Proposed Development from this location.	Very Low	Negligible Adverse Permanent Not Significant	There would be some change to the assessment findings after 15 years as the development would be mature and have become an established part of the wider landscape
PVP9: Swanscombe Heritage Park	High	High	Major/Moderate Adverse Permanent Significant	This elevated view looks in the direction of the Swanscombe Peninsula in the Kent Project Site. Taller elements of the Proposed Development at this location would be visible above vegetation and existing built form, whilst the majority of the lower lying completed elements of the Kent Project Site would be screened by existing built form within Swanscombe.	Medium	Moderate Adverse Permanent Significant	In consideration of the further maturation of existing mature vegetation within the landscape that will provide some additional filtration, and the general acceptance of the Proposed Development over this timeframe, including the weathering of materials, the magnitude of change would further reduce as the proposals become assimilated into the landscape.
PVP10: Outside Grade II Listed 1, Knockhall Road	Low	Low	Minor/Negligible Adverse Permanent Not Significant	The view looks in the direction of the Swanscombe Peninsula in the Kent Project Site and despite the close proximity to the main body of completed built form, the vast majority would be screened by a combination of intervening built form, topography and mature vegetation.	Very Low	Negligible Adverse Permanent Not Significant	In consideration of the further maturation of existing mature vegetation within the landscape that would provide some additional filtration, and the general acceptance of the Proposed Development over this timeframe including the weathering of materials, the magnitude of change would further reduce as the proposals become assimilated into the landscape.
PVP11: Ingress Abbey	High (Residential Receptors) Medium (Public Open Space)	High	Major/Moderate Adverse Permanent Significant Moderate Adverse Permanent Significant	This view looks in the direction of the Swanscombe Peninsula in the Kent Project Site although the focus of view from Ingress Abbey itself is directly north to the River Thames, away from the Project Site. Taller elements of the Proposed Development at this location would be visible above built form, whilst the majority of the lower-lying completed elements of the Kent Project Site would be screened by existing built form within Swanscombe.	Medium	Moderate Adverse Permanent Significant Moderate/Minor Adverse Permanent Not Significant	There is some change to the assessment findings after 15 years as the development would be mature and have become an established part of the wider landscape

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP12: Greenhithe Riverfront, Sara Crescent	High	High	Major/Moderate Adverse Permanent Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site, which extends out into the Thames. From this location the main body of proposed built form including vertical elements such as hotels, rides and entertainment resort features would be noticeably visible and represent a significant change to views in this direction. <u>Night time:</u> The baseline view looks towards the Swanscombe Peninsula in the Kent Project Site. The super-pylon safety lights, the CEMEX plant and Tilbury docks are the notable light sources at present. Whilst there are considerable sources of light nearby within industrial and residential areas, the additional high level lighting within the resort would create a noticeable change to the night-time view.	Medium	Moderate Adverse Permanent Significant	There is change to the assessment findings after 15 years as planting and the development would be mature and have become an established part of the wider riverscape.
PVP13: A2260 looking south	Low	High	Moderate/Minor Adverse Permanent Not Significant	Following completion, there would be close range views of the completed access corridor between the main body of the entertainment resort and the A2.	Medium	Minor Adverse Permanent Not Significant	There would be change to the assessment findings after 15 years as the development would be mature and have become an established part of the wider landscape
PVP14: A2260 looking north	Low	High	Moderate/Minor Adverse Permanent Not Significant	Following completion, there would be close range views of the completed access corridor between the main body of the entertainment resort and the A2.	Medium	Minor Adverse Permanent Not Significant	There would be change to the assessment findings after 15 years as the development would be mature and have become an established part of the wider landscape.
PVP15: Bakers Hole SSSI and Scheduled Monument near Ebbsfleet International	Very Low	Very High	Moderate/Minor Adverse Permanent Not Significant	Following completion, there would be close range views of the completed access corridor and interchange deck between the main body of the entertainment resort and the A2.	High	Minor Adverse Permanent Not Significant	There would be change to the assessment findings after 15 years, as the development would be mature and have become an established part of the wider landscape.
PVP16: Ebbsfleet International Car Park	Very Low	Very High	Moderate/Minor Adverse Permanent Not Significant	Following completion, there would be close range views of the completed access corridor between the main body of the entertainment resort and the A2.	Very High	Moderate/Minor Adverse Permanent Not Significant	There would be no change to the assessment findings after 15 years.
PVP17: Rosherville Quays, Gravesend Riverfront	High (Residential receptors)	Low	Moderate/Minor Adverse Permanent Not Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site. At this distance, the taller elements such as hotels rides and entertainment resort features would be visible, represent a noticeable change to views in albeit the changes would be seen in the context of numerous industrial and commercial uses along the banks of the Thames.	Low	Moderate/Minor Adverse Permanent Not Significant	There would no change to the assessment findings after 15 years
	Medium (NCR users)		Minor Adverse Permanent Not Significant			Minor Adverse Permanent Not Significant	

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP18: North Kent Avenue	High	Low	Moderate/Minor Adverse Permanent Not Significant	The view looks in the direction of the A2 and proposed transport corridor for the Kent Project Site. Due to the low-lying nature of resort access corridor, the route would be difficult to distinguish from this location due to distance and screening by existing built form. However, there is potential for some elements such as overbridges, signage and interchange deck at Ebbsfleet International to be seen.	Low	Moderate/Minor Adverse Permanent Not Significant	There would be no change to the assessment findings after 15 years
PVP19: Footpath NU3/NU42 within former Northfleet Cement Works	Medium (PRoW users)	Low	Minor Adverse Permanent Not Significant	The view looks in the direction of the Swanscombe Peninsula in the Kent Project Site. Low-level components of the entertainment resort would not be seen from this location due to distance and screening by existing built form. However, there is potential for some elements of taller park components such as rides, hotels and the various entertainment resort areas, to be visible, albeit with very reduced adverse effect due to intervening built elements.	Low	Minor Adverse Permanent Not Significant	There would be no change to the assessment findings after 15 years.
	Very Low (Places of Work)		Negligible Adverse Permanent Not Significant			Negligible Adverse Permanent Not Significant	
PVP20: London Road viewpoint opposite Rosherville Primary School	High (Residential receptors)	Low	Moderate/Minor Adverse Permanent Not Significant	The view looks in the direction of the Swanscombe Peninsula in the Kent Project Site. Low-level components of the entertainment resort would not be seen from this location due to distance and screening by existing built form. However, there is potential for some elements of taller park components such as rides, hotels and the various entertainment resort areas, to be visible, albeit with reduced adverse effect due to intervening built elements.	Low	Moderate/Minor Adverse Permanent Not Significant	There would be no change to the assessment findings after 15 years.
	Low (Road receptors)		Minor/Negligible Adverse Permanent Not Significant			Minor/Negligible Adverse Permanent Not Significant	
PVP21: Stonebridge Road B2175	Low	Low	Minor/Negligible Adverse Permanent Not Significant	This funnelled view looks in the direction of the Swanscombe Peninsula in the Kent Project Site. All low-level components of the entertainment resort would not be seen from this location due to distance and screening by existing built form. However, elements of taller park components such as rides, hotels and the various entertainment resort areas will be partly visible above the existing industrial form, albeit with reduced adverse effect due to intervening built elements and distance. <u>Night time:</u> The completed resort would result in a lit, landmark feature by night within views. Lighting would be directed inwards, lighting up key features of the resort.	Low	Minor/Negligible Adverse Permanent Not Significant	There would be no change to the assessment findings after 15 years.

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP22: Footpath NU1 Botany Marshes near Britannia Refined Metals Ltd	High	Very High	Major Adverse Permanent Significant	There will be a considerable change to the view from this route. The completed Proposed Development would comprise a notable visible change across the much of the view and would primarily comprise a large entertainment resort comprising hotels, rides and entertainment resort features contained within a secured site. These components would appear centrally in mid distance. <u>Night time:</u> The completed resort would result in a lit, landmark feature by night within views. Lighting would be directed inwards, lighting up key features of the resort and resulting in minimum light spill to surrounding areas. The marsh areas will be maintained as dark corridors.	High	Major/Moderate Adverse Permanent Significant	The view at year 15 is likely to be similar to year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the development, reducing the magnitude of change to high.
PVP23: Footpath NU1, Botany Marshes near CEMEX	High	Very High	Major Adverse Permanent Significant	There will be a considerable change to the view from this route. The completed Proposed Development would comprise a notable visible change across the much of the view and would primarily comprise a large entertainment resort comprising hotels, rides and entertainment resort features contained within a secured site. These components would appear centrally in mid-distance.	High	Major/Moderate Adverse Permanent Significant	The view at year 15 is likely to be similar to year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the development, reducing the magnitude of change to high.
PVP24: Thames Path Promoted Route near Charles Park	High	Low	Moderate/Minor Adverse Permanent Not Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site, which extends out into the Thames. From this location the main body of proposed built form including vertical elements such as hotels, rides and entertainment resort features will be partially visible.	Low	Moderate/Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP25: High House, Production Park, Purfleet	Low	Low	Minor/Negligible Adverse Permanent Not Significant	The view looks in the direction of the Swanscombe Peninsula in the Kent Project Site. Low-level park elements such as plazas, car parks and back-of-house operations would not be seen or would be very hard to distinguish from this location due to distance and screening by existing built form. However, there is potential for taller elements such as rides, hotels and the various entertainment resort areas, to be visible, albeit with a much-reduced adverse effect due to distance intervening mature vegetation and built elements.	Low	Minor/Negligible Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP26: Footpath 170 south of Proctor and Gamble	Medium	Medium	Moderate/Minor Adverse Permanent Not Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site, which extends out into the Thames. From this location the main body of proposed built form including vertical elements such as hotels, rides and entertainment resort features would be noticeably visible and represent a medium change to views in this direction.	Medium	Moderate/Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP27: Footpath 141 Stone Ness	Medium	Medium	Moderate/Minor Adverse Permanent Not Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site, which extends out into the Thames. From this location the main body of proposed built form including vertical elements such as hotels, rides and entertainment resort features will be noticeably visible and represent a medium change to views in this direction.	Medium	Moderate/Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP28: Opposite Devonshire Place, Devonshire Road	Low	Low	Minor/Negligible Adverse Permanent Not Significant	This elevated view from Devonshire Road looks in the direction of the Swanscombe Peninsula in the Kent Project Site. Low-level park elements would not be seen, although there is potential for some taller elements such as rides, to be visible, albeit with a much-reduced adverse effect due to distance intervening mature vegetation and built elements.	Low	Minor/Negligible Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP29: The Promenade, Grays	High (Residential Receptors) Medium (PRoW users)	High	Major/Moderate Adverse Permanent Significant Moderate Adverse Permanent Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site, which extends out into the Thames. From this location the main body of proposed built form including vertical elements such as hotels, rides and entertainment resort features will be noticeably visible and represent a high change to views in this direction. <u>Night time:</u> The completed resort would result in a lit, landmark feature by night. Lighting would be directed inwards, lighting up key features of the resort and resulting in minimum light spill to surrounding areas. The river would be maintained as a dark corridor, as will the marsh areas surrounding the completed resort area. Strategic lighting would be used on the wharf and jetties to ensure safety and have minimal interference with river navigation and wildlife.	High	Major/Moderate Adverse Permanent Significant Moderate Adverse Permanent Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP30: Timber Court and Coal Court	High (Residential Receptors) Medium (PRoW users)	High	Major/Moderate Adverse Permanent Significant Moderate Adverse Permanent Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site, which extends out into the Thames. From this location the main body of proposed built form including vertical elements such as hotels, rides and entertainment resort features would be noticeably visible and represent a very high change to views in this direction.	High	Major/Moderate Adverse Permanent Significant Moderate Adverse Permanent Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP31: South of Footpath 177, and Grays Beach Riverside Park	Medium	Medium	Moderate/Minor Adverse Permanent Not Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site, which extends out into the Thames. From this location the main body of proposed built form including vertical elements such as hotels, rides and entertainment resort features would be noticeably visible and represent a medium change to views in this direction.	Medium	Moderate/Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP32: Footpath 186, Tilbury and Grays	Medium	Very Low	Minor/Negligible Adverse Permanent Not Significant	Following completion, there would be a low change to the view as the Proposed Development at the Essex Project Site would be primarily screened from view by existing built form. There may be some distant fragmented views towards the Swanscombe Peninsula in the Kent Project Site, however due to distance and intervening features, the change would appear low.	Very Low	Minor/Negligible Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP33: B149, Chadwell Bypass	High (Residential receptors) Low (Road users)	Low	Moderate/Minor Adverse Permanent Not Significant Minor/Negligible Adverse Permanent Not Significant	Following completion, there would be a low change to the view as the Proposed Development at the Essex Project Site would be primarily screened from view by existing built form. There will be distant views towards the Swanscombe Peninsula in the Kent Project Site, where vertical elements such as hotels, rides and entertainment resort facilities would extend upwards into the view around where the super pylon is located. However due to distance and intervening features, as well as the presence of industrial building, chimneys and cranes which are closer to the view, the change would appear low. <u>Night time:</u> The completion of the Essex Project Site would likely result in little change to the night time scenario. Filtered views towards the Kent Project Site will comprise the completed resort at the Swanscombe Peninsula, which will have its own illuminated character at night, featuring as a landmark in the distance against a backdrop of well-lit urban areas.	Low	Moderate/Minor Adverse Permanent Not Significant Minor/Negligible Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP34: South of Thames View, Chadwell St Mary	High (Residential Receptors) Medium (Public Open Space)	Very Low	Minor Adverse Permanent Not Significant Minor/Negligible Adverse Permanent Not Significant	The completion of the Essex Project Site is unlikely to be noticeable within the view due to intervening built form and the limited nature of the works. The completed development at the Kent Project Site would be visible, albeit at a distance and in the abundance of built form present within the view.	Very Low	Minor Adverse Permanent Not Significant Minor/Negligible Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP35: South of Coalhouse Fort on circular path	High	Very Low	Minor Adverse Permanent Not Significant	Due to intervening mature vegetation, topography and built form, there may be very distant, fragmented views towards the Kent Project Site from this area, which may include the entertainment resort features, rides and hotels in and around the super pylon located on site. There would be no change experienced in relation to the completed proposals at the Essex Project Site.	Very Low	Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP36: Footpath 68, West Tilbury	High	Very Low	Minor Adverse Permanent Not Significant	Due to intervening mature vegetation, topography and built form, there would be very distant, fragmented views towards the Kent Project Site from this area, which may include the entertainment resort features, rides and hotels in and around the super pylon located on site. There would be no change experienced in relation to the completed proposals at the Essex Project Site.	Very Low	Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP37: Byway 98, Tilbury Fort	Medium	Medium	Moderate/Minor Adverse Permanent Not Significant	There would be a noticeable close-range change to the view associated with the completed works for the Essex Project Site, but this would be seen in the context of existing development and in character with the area.	Medium	Moderate/Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP38: Fort Road, Tilbury	Medium	Low	Minor Adverse Permanent Not Significant	Due to intervening mature vegetation, topography and built form, there would be distant, fragmented views towards the Kent Project Site from this area, which may include the entertainment resort features, rides and hotels in and around the super pylon located on site. Views towards the Essex Project Site would comprise the recently completed car park facility, the majority of which would be screened from view.	Low	Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP39: Sea Wall, Fort Road, Tilbury	Very Low (Boat terminal users)	High	Moderate/Minor Adverse Permanent Not Significant	Due to intervening mature vegetation, topography and built form, there would be distant, fragmented views towards the Kent Project Site from this area, which may include the entertainment resort features, rides and hotels in and around the super pylon located on site. Views of the Essex Project Site where the viewpoint has been taken would include the recently completed car park facility and overbridge which would extend across the view.	Medium	Minor Adverse Permanent Not Significant	There is change to the assessment findings after 15 years, as the development would be mature and have become an established and assimilated part of the docklands landscape.
PVP40: Railway Street, Northfleet	High (residential receptors)	Low	Moderate/Minor Adverse Permanent Not Significant	The vertical elements of the Proposed Development at the Kent Project Site at the Swanscombe Peninsula would be noticeable within the view. Some residential properties in the area with public rooms orientated towards the Swanscombe Peninsula would experience noticeable change, whilst others, depending on orientation would experience less or no change to views.	Low	Moderate/Minor Adverse Permanent Not Significant	There is little change to the assessment findings after 15 years, although the Proposed Development would be mature and have become an established and assimilated part of the local landscape.
PVP41: Footpath NS177, Cobham, Kent Downs AONB	Very High	Very Low	Moderate/Minor Adverse Permanent Not Significant	Due to distance, intervening topography and mature vegetation, the Proposed Development would form a extremely minor component that would barely be perceptible even with hotels, rides and entertainment resort features at the Swanscombe Peninsula in the Kent Project Site even during winter views . As such, as there would be a change (albeit extremely limited) the magnitude of change is considered to be the lowest possible (very low). In reality the effects would be so minimal, they would likely go unnoticed by the average person. <u>Night time:</u> Due to distance, topography and mature vegetation, as well as the abundance of baseline illumination in the context of the Project Site, there would be very little change experienced as a result of lighting of the Proposed Development from this location.	Very Low	Moderate/Minor Adverse Permanent Not Significant	The view at year 15 is likely to be similar to year 1. However, the continued growth of the intervening vegetation would lead to further filtering and screening of the development.
PVP42: A227 Wrotham Road	Low	Very Low	Negligible Adverse Permanent Not Significant	Due to distance, intervening topography and mature vegetation, the Proposed Development would form a extremely minor component that would barely be perceptible even with hotels, rides and entertainment resort features at the Swanscombe Peninsula in the Kent Project Site. The effects would be so minimal, they would likely go unnoticed by the average person.	Very Low	Negligible Adverse Permanent Not Significant	The view at year 15 is likely to be similar to year 1. However, the continued growth of the intervening vegetation would lead to further filtering and screening of the development.

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP43: New Barn Road, Scadbury Manor	Low	Very Low	Negligible Adverse Permanent Not Significant	Due to distance, intervening topography and mature vegetation, the Proposed Development would form a extremely minor component that would barely be perceptible even with hotels, rides and entertainment resort features at the Swanscombe Peninsula in the Kent Project Site. The effects would be so minimal, they would likely go unnoticed by the average person.	Very Low	Negligible Adverse Permanent Not Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation would lead to further filtering and screening of the development.
PVP44: Footpath DR126, Park Corner Road, Northend	Low (road users) High (PRoW users)	Very Low	Negligible Adverse Permanent Not Significant Minor Adverse Permanent Not Significant	Due to distance, intervening topography and mature vegetation, the Proposed Development would form a minor component that would barely be perceptible even with hotels, rides and entertainment resort features at the Swanscombe Peninsula in the Kent Project Site. The completed works to the A2 and resort access corridor would also form a minor, filtered and partially screened component in views.	Very Low	Negligible Adverse Permanent Not Significant Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established and assimilated part of the wider landscape.
PVP45: Restricted Byway DR129	High	Low	Moderate/Minor Adverse Permanent Not Significant	Due to distance, intervening topography and mature vegetation, the Proposed Development would form a minor component that would barely be perceptible even with hotels, rides and entertainment resort features at the Swanscombe Peninsula in the Kent Project Site. The completed works to the A2 and resort access corridor would also form part of the view which would be filtered.	Very Low	Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established and assimilated part of the wider landscape.
PVP46: Candy Dene, Castle Hill, Ebbsfleet	High (Residential receptors) Low (Road users)	Very Low	Minor Adverse Permanent Not Significant Negligible Adverse Permanent Not Significant	The completed works to the resort access corridor would form a very limited part of the view which already comprises transport routes and large areas of recently completed residential built form. As such, the magnitude of change is considered to be medium. <u>Night time:</u> There would be little change to the baseline scenario as a result of completion of the Proposed Development from this location, with the newly constructed resort link road passing through the view.	Very Low	Minor Adverse Permanent Not Significant Negligible Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established and assimilated part of the wider landscape.
PVP47: Hall Road Bridge, B262	Very Low	Very Low	Negligible/None Adverse Permanent Not Significant	The view looks in the direction of the A2 junction with the A2260 and the proposed transport corridor for the Kent Project Site. Once complete, the junction improvements would form part of the existing highway infrastructure and will be barely noticeable.	Very Low	Negligible/None Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established and assimilated part of the wider landscape.
PVP48: A2260 at junction with International Way	Very Low	Low	Negligible Adverse Permanent Not Significant	Most of the completed bridge works, highway upgrades, resort access road and interchange deck at Ebbsfleet International would be screened from view from this location.	Low	Negligible Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established and assimilated part of the wider landscape.

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP49: Windmill Hill Park, Gravesend	Low	Very Low	Negligible Adverse Permanent Not Significant	This view is taken from elevated ground in Gravesham and provides filtered views in the direction of Swanscombe Peninsula at the Kent Project Site, and Tilbury Docks at the Essex Project Site. Completed works would be barely visible at both locations, primarily comprising upper levels of the Proposed Development such as rides and entertainment resort features at Swanscombe Peninsula although these would be filtered and distant. Closer completed works at the Essex Project Site would be seen in the context of existing dense urban form, including large commercial elements, which screen parts of the Essex Project Site. <u>Night time:</u> The completion of the Essex Project Site would likely result in little change to the night time scenario. Filtered views towards the Kent Project Site would comprise the completed resort at the Swanscombe Peninsula, which would have its own illuminated character at night and may be discernible within the context and backdrop of well-lit urban areas.	Very Low	Negligible Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established and assimilated part of the wider landscape.
PVP50: Between Gravesend and Tilbury	Low	Very Low	Negligible Adverse Permanent Not Significant	This view is taken from between Gravesend and Tilbury and looks cross-water towards the Essex Project Site and the International Cruise Terminal. The extended pontoon and car park would be visible but is very much in character and scale with the existing development.	Very Low	Negligible Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established and assimilated part of the wider landscape.
PVP51: Gravesend Promenade/Saxon Shore Way/- Wealdway	High	Very Low	Minor Adverse Permanent Not Significant	Following completion, development at the Essex Project would be visible (when not obscured by a Cruise Liner) and with little change to the baseline scenario. The majority of the Kent Project Site would be screened by intervening built form.	Very Low	Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established and assimilated part of the wider landscape.
PVP52: Footpath N129/Wealdway	High	Very Low	Minor Adverse Permanent Not Significant	Due to distance, intervening topography and mature vegetation, the Proposed Development would form an extremely minor component in the view. The effects would be so minimal, they would likely go unnoticed by the average person.	Very Low	Minor Adverse Permanent Not Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation would lead to further filtering and screening of the development.
PVP53: Undesignated path within south Botany Marsh	High	Very High	Major Adverse Permanent Significant	There will be a limited change given the orientation of this view away from the Leisure Core and towards the northern undeveloped marshes. The completed Proposed Development would be visible about the vegetation line only in the far western edge of the view.	High	Major/Moderate Adverse Permanent Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the development, reducing the magnitude of change to high.
PVP54: Undesignated path within west Botany Marsh	High	Very High	Major Adverse Permanent Significant	There would be considerable change to the view from this route. The completed Proposed Development would create a notable visible change across the much of the view with hotels, rides and entertainment resort features being the focus of the skyline. These components would appear centrally in mid-distance.	High	Major/Moderate Adverse Permanent Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the development, reducing the magnitude of change to high.

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP55: Footpath DS17, HS1 overbridge	Medium	Medium	Moderate/Minor Adverse Permanent Not Significant	Following completion, there would be close range views of the completed access corridor between the main body of the entertainment resort and the A2, albeit the low-lying nature of the route would be partially screened by mature vegetation. The completed back-of-house buildings in Bamber Pit would also be glimpsed through the railings and higher level buildings and rides within the Leisure Core visible above the treeline and North Kent Line overbridge to the north.	Medium	Moderate/Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP56: Footpath DR1 near Dartford Crossing	High	Low	Moderate/Minor Adverse Permanent Not Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site, which extends out into the Thames. From this location, the main body of proposed built form including vertical elements such as hotels, rides and entertainment resort features would be visible but seen very much at a distance and in the context of existing buildings, pylons and cranes.	Low	Moderate/Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP57: High Street, Swanscombe, looking north	Low	High	Moderate/Minor Adverse Permanent Not Significant	On completion, the visitor centre and landmark feature would be the focus of the view at the end of the road, detracting from the current view of the former church. The majority of the completed development would not be seen due to screening by existing built form and topography.	High	Moderate/Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP58: Galley Hill Road	Low	Medium	Minor Beneficial Permanent Not Significant	The view looks in the direction of the Training Centre, Staff Accommodation and the Visitor Centre on London Road. These facilities would be evident within the view as an enhancement to the existing urban form. Bus-stop and pedestrian amenity upgrades would also improve the visual amenity of the road. Lower level development within the Leisure Core on the wider Swanscombe Peninsula would not be seen due to topography and screening. However, there is potential for taller structures to be seen above the vegetation.	Medium	Minor Beneficial Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP59: Footpath NG1/Saxon Shore Way	High	Very Low	Minor Adverse Permanent Not Significant	This view looks cross-water towards the direction of the Project Site. To the right of the image (north) the Essex Project Site is visible comprising the existing International Cruise Terminal with the Swanscombe Peninsula in the background. Completed works would be visible at both sites. Whilst development at the Essex Project Site is likely to be more noticeable given the closer proximity, it sits within the existing character and context of the Tilbury Docks and Cruise Terminal and would therefore be barely noticeable.	Very Low	Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established and assimilated part of the wider landscape.
PVP60: Footpath DS12/Pilgrim's Way	High	Very High	Major Adverse Permanent Significant	The completed Proposed Development would comprise a notable visible change across the much of the view and would primarily comprise a large entertainment resort comprising hotels, rides and entertainment resort features contained within a secured site.	Very High	Major Adverse Permanent Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established and assimilated part of the wider landscape
PVP61: Footpath DR26 near Bean	High	Very Low	Minor Adverse Permanent Not Significant	Due to intervening mature vegetation, topography and built form, there would be very distant glimpsed views towards the Kent Project Site from this area, which may include the entertainment resort features, rides and hotels in and around the super pylon located on site. There would be no change experienced in relation to the completed proposals at the Essex Project Site.	Very Low	Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP62: View from A2 flyover Wrotham Road (A227)	Very Low	Very Low	Negligible/None Adverse Permanent Not Significant	Due to intervening mature vegetation, topography and highway infrastructure there would be glimpsed views towards the Kent Project Site. Any changes would be extremely limited to very distant high level structures on the peninsula or foreground changes in the highway infrastructure. There would be no change experienced in relation to the completed proposals at the Essex Project Site.	Very Low	Negligible/None Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP63: Bean Junction, B255/A296 slip road	Very Low	Low	Negligible Adverse Permanent Not Significant	The super pylon and tips of the wind turbines at Tilbury are currently visible above the tree line. Any change in view as a result of the completed development would be limited to high level buildings and rides, which may also break the tree line in places. However, development on intervening land in Ebbsfleet in the interim may preclude even these glimpsed and distant views. There would be no change experienced in relation to the completed proposals at the Essex Project Site.	Low	Negligible Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP64: Anchor Field Park, Tilbury	High (Residential Receptors) Medium (Public Open Space users)	Very Low	Minor Adverse Permanent Not Significant Minor/Negligible Adverse Permanent Not Significant	A combination of buildings, topography and vegetation largely screens views towards the completed proposals both within the Kent and Essex Project Sites although there may be glimpsed views of higher level structures above the roof line given the Tilbury Dock wind turbines can currently be seen.	Very Low	Minor Adverse Permanent Not Significant Minor/Negligible Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years.
PVP65: King George's Playing Field, Tilbury	High (Residential Receptors) Medium (Public Open Space users)	Very Low	Minor Adverse Permanent Not Significant Minor/Negligible Adverse Permanent Not Significant	A combination of buildings, topography and vegetation largely screens views towards the completed proposals both within the Kent and Essex Project Sites although there may be glimpsed views of higher level structures within the Kent Project Site above the roof line given that the Tilbury Dock wind turbines and cranes can currently be seen.	Very Low	Minor Adverse Permanent Not Significant Minor/Negligible Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years.
PVP66: River Thames, South of Stone Ness	High (recreational river users) Low (workplace/commuting river users)	High	Major/Moderate Adverse Permanent Significant Moderate/Minor Adverse Permanent Not Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site, which extends out into the Thames. From this location, the Leisure Core, Ferry Terminal and Wharf including vertical elements such as hotels, rides and entertainment resort features would be noticeable and represent a change to views in this direction, the focus being on the peninsula instead of the Tilbury Docks beyond.	High	Major/Moderate Beneficial Permanent Significant Moderate/Minor Beneficial Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape. In the case of those using the Thames for recreational purposes, the completed London Resort would have established itself as a landmark feature along the Thames as a focal and talking point. The architectural merit and unusual nature could be considered as a beneficial effect.

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP67: River Thames, South of Tilbury Docks	High (recreational river users)	Low	Moderate/Minor Adverse Permanent Not Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site. From this location, higher vertical elements such as hotels, rides and entertainment resort features would be noticeable visible although set within the context of existing foreground industrial units, the super pylons and other infrastructure.	Low	Moderate/Minor Beneficial Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
	Low (workplace/commuting river users)		Minor/Negligible Adverse Permanent Not Significant			Minor/Negligible Beneficial Permanent Not Significant	
PVP68: River Thames, North of Broadness Salt Marsh	High (recreational river users)	Very High	Major Adverse Permanent Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site, which extends out into the Thames. From this location, the Leisure Core, Ferry Terminal and Wharf in particular including vertical elements such as hotels, rides and entertainment resort features will be noticeable and represent a very high change to views in this direction..	High	Major/Moderate Beneficial Permanent Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
	Low (workplace/commuting river users)		Moderate Adverse Permanent Significant			Moderate/Minor Beneficial Permanent Not Significant	
PVP69: River Thames, Gravesend Reach	High (recreational river users)	Low	Moderate/Minor Adverse Permanent Not Significant	Following completion, the closest element of the Proposed Development at the Essex Project would be visible but with little change to the baseline scenario, whilst the majority of the Kent Project Site would be screened by intervening built form.	Very Low	Minor Adverse Permanent Not Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
	Low (workplace/commuting river users)		Minor/Negligible Adverse Permanent Not Significant			Negligible Adverse Permanent Not Significant	
PVP70: River Thames, Northfleet Hope	High (recreational river users)	High	Major/Moderate Adverse Permanent Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site. From this location, the Leisure Core in particular including vertical elements such as hotels, rides and entertainment resort features would be noticeable and represent a very high change to views in this direction..	High	Major/Moderate Beneficial Permanent Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
	Low (workplace/commuting river users)		Moderate/Minor Adverse Permanent Not Significant			Moderate/Minor Beneficial Permanent Not Significant	

Photoviewpoints	Sensitivity	Year 1			Year 15		
		Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP71: River Thames, Fiddler's Reach	High (recreational river users)	Very High	Major Adverse Permanent Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site. From this location the Leisure Core, Ferry Terminal and Wharf in particular including vertical elements such as hotels, rides and entertainment resort features would be noticeable and represent a very high change to views in this direction.	High	Major/Moderate Beneficial Permanent Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
	Low (workplace/commuting river users)		Moderate Adverse Permanent Significant			Moderate/Minor Beneficial Permanent Not Significant	
PVP72: Footpath 117, Tilbury Docks	Medium	Very High	Major/Moderate Adverse Permanent Significant	The view looks cross-water in the direction of the Swanscombe Peninsula in the Kent Project Site. From this location the Leisure Core including vertical elements such as hotels, rides and entertainment resort features will be noticeably visible and represent a very high change to views in this direction.	High	Moderate Adverse Permanent Significant	There would be little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
PVP73: Pedham Place Golf Centre	Very High	No Change	No effect Neutral Permanent Not Significant	The Project Site is very unlikely to be visible in this view. <u>Night time:</u> No change	No Change	No effect Neutral Permanent Not Significant	The view at year 15 is likely to be similar to year 1. However, the continued growth of the intervening vegetation would lead to further filtering and screening of the development.
PVP74: Layby on Camer Road, Kent Downs AONB	Very High	Very Low	Moderate/Minor Adverse Permanent Not Significant	Due to distance, intervening topography and mature vegetation, the Proposed Development would form a minor component that would barely be perceptible even with hotels, rides and entertainment resort features. In reality, the effects would be so minimal, they would likely go unnoticed by the average person. <u>Night time:</u> Due to distance, topography and mature vegetation, as well as the abundance of baseline illumination in the context of the Project Site, there will be very little change experienced as a result of lighting of the Proposed Development from this location.	Very Low	Moderate/Minor Adverse Permanent Not Significant	The view at year 15 is likely to be similar to year 1. However, the continued growth of the intervening vegetation would lead to further filtering and screening of the development.