



Gladman Developments Ltd

Land at Dover Road, Deal

LANDSCAPE AND VISUAL APPRAISAL

March 2017

FPCR Environment and Design Ltd

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the proposed development at Dover Road, Deal, by FPCR Environment and Design Ltd (FPCR), on behalf of Gladman Developments Ltd. The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application, Development Framework, Design and Access Statement (DAS) and accompanying reports.
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy with over 50 years' experience of architecture, landscape, ecology, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment.

Site Location

- 1.3 The site is located east of Dover Road, immediately adjacent to the southern edge of Walmer, Deal, within the Parish of Ringwoud. To the south, the landscape consists of a large area of rolling open arable fields, which meet the Kent Downs Area of Outstanding Natural Beauty (AONB) approximately 1.2km from the site. Approximately 1.16km to the east is the settlement of Kingsdown and the coastline. To the west is more rolling arable farmland.
- 1.4 Figure 1 shows the site location and wider area context and Figure 2 provides a photographic aerial view of the site.

Proposed Development

- 1.5 The proposed development consists of up to 85 new houses, including 30% affordable housing, with associated road infrastructure, which will be accessed via a new junction on Dover Road (A258). The development will be integrated within an area of existing woodland plantation, which occupies the southern and eastern perimeters of the site. This will be mostly retained and incorporated into the wider site green infrastructure (GI) proposals, which will include new planting and trees around the site boundary.
- 1.6 The green infrastructure will be multifunctional, creating new links to the existing public rights of way in the surrounding countryside, and will also create a publicly accessible open space in the form of a central play area, with a play trail around the retained plantation. Existing trees and hedgerows will be retained as far as possible and new tree planting will contribute to habitat enhancement to encourage biodiversity in the area.

2.0 METHODOLOGY

2.1 This LVA has been prepared according to the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

2.2 In summary the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.”

2.3 There are two components of LVIA:

- Assessment of landscape effects: assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

2.4 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; identification and description of likely effects arising from the proposed development; and an assessment of the significance of these effects.

2.5 In terms of baseline studies, the assessment provides an understanding of the landscape in the area to be affected, its constituent elements, character, condition and value. For the visual baseline this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

2.6 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”*. The baseline landscape is described by reference to existing landscape character assessments and by a description of the site and its context.

2.7 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements that influence character and distinctiveness of the landscape;
- Combined effects of these changes.

2.8 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.

2.9 Each effect on landscape receptors is assessed in terms of size or scale, geographical extent of the area influenced and its duration and reversibility. In terms of size or scale, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements.

2.10 The overall landscape effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described.

2.11 This appraisal describes the nature of the landscape effects. The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

2.12 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.

2.13 The first stage in the assessment is to map approximate visibility. This can be done by a computer Zone of Theoretical Visibility (ZTV), or by manual methods, using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.

2.14 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.

2.15 It is important to remember that visual receptors are all people. For each affected viewpoint the assessment considers both susceptibility to change in views and the value attached to views. The visual receptors most susceptible to change are generally likely to include:

- Residents at home;
- People engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape or particular views;
- Visitors to heritage assets or other attractions, where views of surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area.

2.16 Travellers on road, rail or other transport routes tend to fall into an intermediate category of susceptibility to change. Where travel involves recognised scenic routes, awareness of views is likely to be particularly high.

2.17 Visual receptors likely to be less sensitive to change include:

- People engaged in outdoor sport or recreation that does not involve or depend upon appreciation of views of the landscape;
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings.

2.18 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

- 2.19 In terms of size or scale, the magnitude of visual effects takes account of:
- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
 - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
 - The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpsed.
- 2.20 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 2.21 As with landscape effects, the duration of the effect could be short to long-term or permanent and the same definitions apply. The criteria used in this appraisal are included at Appendix A.

Overall Landscape and Visual Effects

- 2.22 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement involves a reasoned professional overview of the individual judgements against the criteria, to then make the overall judgement.
- 2.23 For this appraisal, the following descriptive thresholds have been used with regard to effects:-
- Major: An effect that will fundamentally change and be in direct contrast to the existing landscape or views;
 - Moderate: An effect that will markedly change the existing landscape or views but may retain or incorporate some characteristics/ features currently present;
 - Minor: An effect that will entail limited or localised change to the existing landscape/views or will entail more noticeable localised change but including both adverse and beneficial effects and is likely to retain or incorporate some characteristics/ features currently present;
 - Negligible: An effect that will be discernible yet of very limited change to the existing landscape or views.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, 2012)

- 3.1 The NPPF sets out the Government's planning policies and expectations on the relevant application of these for England. The dominant objective of the NPPF is the "*presumption in favour of sustainable development*" (para. 14) to be achieved through the planning system, and directed through economic, social and environmental planning principles. The same sustainability principles should also serve to guide local planning policies.
- 3.2 Core principles within the NPPF that are proposed to contribute towards sustainability include:
- ... *high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
 - ... *the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.* (para 17).
- 3.3 The NPPF supports good design to enhance the quality of the built and natural environment as follows:
- "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."* (para 56)
- 3.4 Within paragraph 58, the NPPF states:
- "Planning policies and decisions should aim to ensure that development:*
- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
 - *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
 - *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
 - *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
 - *are visually attractive as a result of good architecture and appropriate landscaping."*
- 3.5 The NPPF seeks to conserve and enhance the natural environment, protecting and enhancing valued landscapes, and affording great weight to the protection of areas of natural and scenic beauty, such as National Parks, the Broads and Areas of Outstanding Natural Beauty.

“The planning system should contribute to and enhance the natural and local environment by:

- *Protecting and enhancing valued landscapes, geological conservation interests and soils;”* (para 109).

“Local planning authorities should set criteria based policies against which proposals for a development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.” (para 113)

“Local planning authorities should:

- *Set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.”* (para 114)

Planning Practice Guidance (PPG, 2014)

- 3.6 The PPG came into force on the 6th March 2014 and is an online planning resource, which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision-making.

Local Planning Policy

Dover District Council Adopted Local Plan (2002) - Superseded

- 3.7 The Dover District Local Plan adopted in 2002, has now been superseded by the Local Development Framework (LDF), a portfolio of policies contained within The Core Strategy, adopted 2010, and the Land Allocations Local Plan (LALP), adopted 2015. However, a number of Local Plan policies remain saved and are considered in planning decisions within the district. One policy of relevance to the site is Policy CO8 – ‘Development which would adversely affect a hedgerow’ which states:

“Development will only be permitted if:

- i. no practicable alternatives exist;*
- ii. suitable native replacement planting is provided; and*
- iii. future maintenance is secured through the imposition of conditions or legal agreements.”*

Dover District Council Core Strategy (Adopted 2010)

- 3.8 Dover District Council Local Development Framework comprises the Core Strategy and the Land Allocations Local Plan (LALP), adopted 2015, which supersedes much of the pre-existing Local Plan (adopted in 2002).
- 3.9 The following policies are of pertinence to the site:

Policy CP7 – Green Infrastructure Network

- 3.10 The Council's Core Strategy ensures the protection and enhancement of a GI network and states that *"any development that would harm the network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects."*

Policy DM15 - Protection of the Countryside

- 3.11 This policy protects against any adverse effect on the local character or appearance of the local countryside as a result of development. To this effect, the policy specifically states:

"Development which would result in the loss of, or adversely affect the character or appearance of the countryside will only be permitted if it is:

- i. In accordance with allocations made in Development Plan Documents, or*
- ii. justified by the needs of agriculture; or*
- iii. justified by a need to sustain the rural economy or a rural community;*
- iv. it cannot be accommodated elsewhere; and*
- v. it does not result in the loss of ecological habitats.*

Provided that measures are incorporated to reduce, as far as practicable, any harmful effects on countryside character."

Policy DM16 - Landscape Character

- 3.12 This policy considers development proposals in relation to landscape character and states:

"Development that would harm the character of the landscape, as identified through the process of landscape character assessment will only be permitted if:

- i. It is in accordance with allocations made in Development Plan Documents; or*
- ii. It can be sited to avoid or reduce the harm and/or incorporate design measures to mitigate the impacts to an acceptable level."*

Other Relevant Strategies, Guidelines or DocumentsDover District Council Green Infrastructure Strategy, January 2014

- 3.13 The Dover District Green Infrastructure Strategy supersedes the previous strategy published in 2011 and sets out *"a framework for protecting, managing, enhancing and increasing the District's Green Infrastructure (GI) and for ensuring that the quality of provision is maintained and enhanced in the light of the significant housing growth forecast for the District."*

- 3.14 The strategy builds upon Core Strategy Policy CP7 and serves to further sub-categorise GI into key asset types evident across the district, including:

"Natural and Semi-natural Open Space; Accessible Green Space; Outdoor Sports Facilities; Children's Play Space; Community Gardens and Allotments; Historic Parks; Commons and Village Greens Beaches and Foreshores; and Cycle paths."

Kent Design Guide Supplementary Planning Document (SPD)

- 3.15 This SPD promotes high standards of design and construction through *“promoting a common approach to the main principles which underlie Local Planning Authorities’ criteria for assessing planning applications”*.
- 3.16 The SPD includes a number of steps, which it advises should be followed when carrying out ‘good design’. Step 1 includes the following:
“Know your site and its context: this involves understanding the local community; the local planning policies; the area’s strengths and weaknesses and the best-loved local features and buildings...”
- 3.17 Further guidance is included with reference to ‘Character Area Guidelines’, which includes ‘Coastal Towns’ and ‘Rural Areas and Villages’.
- 3.18 Within Section 2.1 ‘Understanding the Site’, the document refers to ‘Landscape Setting’ and states:
“The landscape setting of a development site should be understood, extended and enhanced within the site”.

Walmer Design Statement (2006)

- 3.19 This document was prepared to supplement the policies of the Dover District Local Plan (2002). The document aims to affirm the design characteristics of the parish in order to help guide all development in Walmer through the following objectives:
- *to focus on the special character and design features in different parts of this large and diverse parish,*
 - *to set out Design Principles that could be applied appropriately, and*
 - *to give local residents an opportunity to influence future planning decisions in a constructive way. The document prepared had to represent their vision.*
- 3.20 The document identifies five character areas for Walmer focussed mainly on the design characteristics of properties and street patterns. The area to the south west of the town includes ‘Upper Walmer Village’, ‘Modern Cul-de-sacs’ and ‘Liverpool Road Area’ character areas.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for on-going change, and a broad analysis of each area's characteristics. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.

4.2 The site lies wholly within NCA 119 'North Downs'. However, NCA 113 'North Kent Plain' lies approximately 2 km to the north of the site.

4.3 The NCA 119 'North Downs' is described as follows:

"The North Downs National Character Area (119) forms a chain of chalk hills extending from the Hog's Back in Surrey and ending dramatically at the internationally renowned White Cliffs of Dover. The settlement pattern is characterised by traditional small, nucleated villages, scattered farms and large houses with timber framing, flint walls and Wealden brick detailing. Twisting sunken lanes, often aligned along ancient drove roads, cut across the scarp and are a feature of much of the dip slope. The Kent Downs and Surrey Hills Areas of Outstanding Natural Beauty designations are testament to the scenic qualities and natural beauty of the area."

4.4 Key Characteristics of the 'North Downs' NCA are as follows:

- *Cretaceous Chalk forms the backbone of the North Downs. A distinctive chalk downland ridge rises up from the surrounding land, with a steep scarp slope to the south providing extensive views across Kent, Surrey and Sussex and across the Channel seascape to France.*
- *The broad dip slope gradually drops towards the Thames and the English Channel, affording extensive views across London and the Thames Estuary. The carved topography provides a series of dry valleys, ridges and plateaux.*
- *Chalk soils are predominant across the NCA but the upper part of the dip slope is capped by extensive clay-with-flint deposits. Patches of clay and sandy soils also occur with coombe deposits common in dry valleys.*
- *The North Downs end at the dramatic White Cliffs of Dover, one of the country's most distinctive and famous landmarks. Most of the coast between Kingsdown and Folkestone is unprotected, allowing for natural processes. The cliffs are home to internationally important maritime cliff-top and cliff-ledge vegetation.*
- *The area is cut by the deep valleys of the Stour, Medway, Darent, Wey and Mole. The river valleys cut through the chalk ridge, providing distinctive local landscapes which contrast with the steep scarp slope.*
- *The south-facing scarp is incised by a number of short, bowl-shaped dry valleys, cut by periglacial streams and often referred to as combes. The undulating topography of the dip slope has also been etched by streams and rivers, today forming dry valleys, some of which carry winterbournes that occasionally flow in the dip slope, depending on the level of the chalk aquifer.*

- *The footslope of the escarpment supports arable cropping, the dominant land use within the NCA. In the east, the richer, loamy soils of the lower dip slope support large tracts of mixed arable and horticultural production.*
- *Woodland is found primarily on the steeper slopes of the scarp, valley sides and areas of the dip slope capped with clay-with-flints. Wellwooded hedgerows and shaws are an important component of the field boundaries, contributing to a strongly wooded character. Much of the woodland is ancient.*
- *Tracts of species-rich chalk grassland and patches of chalk heath are important downland habitats and of international importance.*
- *Ancient paths, drove roads and trackways, often sunken, cross the landscape and are a distinctive feature of the dip slope. Defensive structures such as castles, hill forts and Second World War installations, and historic parks, buildings and monuments are found throughout.*
- *Small, nucleated villages and scattered farmsteads including oasts and barns form the settlement pattern, with local flint, chalk and Wealden brick the vernacular materials.*
- *In the western part of the area, around and to the west of Sevenoaks and into Surrey, there is increased urban development.*

4.5 The NCA also includes four Statements of Environmental Opportunity (SEO) of which SEO4 is of particular pertinence to the site:

- *SEO 4: Plan to deliver integrated, well-managed multi-functional green space in existing and developing urban areas, providing social, economic and environmental benefits and reinforcing landscape character and local distinctiveness, particularly on or alongside the boundaries of the designated landscapes within the North Downs.*

The Landscape Assessment of Kent (October 2004)

4.6 The Landscape Assessment of Kent was prepared for Kent County Council and is based on existing landscape character assessments of the county updated to conform with current guidance. It subdivides the landscape into 19 Character Areas. The site is entirely located within 'The East Kent Arable Belt Character Area'.

4.7 The location of this area is described as follows:

"...situated on the chalk downs outside the AONB to the south-east of Canterbury and stretches from Bekesbourne in the west, north to Eastry and south to Sibertswold and Whitfield, bounded in the south by the Kent Downs AONB boundary, and to the east by the outskirts of Deal."

4.8 The area has the following Characteristics:

- *Open, rolling landform with large arable fields and well-wooded hilltops. Simple pattern to the landscape;*
- *Narrow, winding lanes and dispersed settlement;*
- *Parkland trees and 18th century estate villages;*
- *Pine trees on field boundaries; and*
- *Disused collieries, and associated colliery villages.*

4.9 The East Kent Arable Belt Character Area is considered to be of **'good'** condition and **'moderate'** sensitivity. The strategy is to **'Conserve and Reinforce'** and includes the following action points of relevance to the site:

- *Conserve the large scale and manage the woodlands to promote wildlife interest.*
- *Upgrade the ecological value of some of the arable land by reverting selected areas to grasslands.*
- *Conserve the tranquillity and remote quality of the area.*
- *Restore and reinforce ancient features which are part of the woodland character. Manage the historic estate and parkland, re-creating the occurrences of features such as avenues to a similar frequency and using elements of estate design in new development.*
- *Conserve the remote settings of small hamlets and villages.*

Dover District Landscape Character Assessment (January 2006)

4.10 Dover District Council commissioned Jacobs Babbie to produce a landscape character assessment for Dover District (excluding the Kent Downs AONB) in order to identify and describe the characteristics of the local landscape.

4.11 The assessment identified six Landscape Character Types further sub-divided into twelve Landscape Character Areas (LCA). The site falls within Landscape Type 5 characterised by: *'free draining silty soils over chalk'*, with a *'gently undulating landform'*.

4.12 At the more detailed level, the site falls wholly within Landscape Character Area 9: 'Eastry Arable and Woodland Clumps', which is described as follows:

"Although undulating in parts, flatter areas distinguish character area. Large, open arable fields with narrow, winding lanes. Views are open across farmland from the roads with a lack of enclosure. Small network of villages, narrow roads, flint buildings, farms and large houses provide a consistent mosaic like pattern." The LCA also identifies *"some pockets of pasture [that] populate smaller, more enclosed, fields around settlements"* of which the site would be assessed to be representative.

4.13 Access across the Landscape Character Area is good and includes major routes running north-south, linking Sandwich with Dover as well as a number of roads and footpaths which follow field boundaries.

4.14 Key characteristics of the Landscape Character Area are described as follows:

- *Gentle ridge and valley topography of the Downs;*
- *Small settlements enclosed;*
- *Orchards and vineyards;*
- *Poplar shelter belts;*
- *Arable land;*
- *Rectangular fields follow north east-south west direction;*
- *Native hedgerows and isolated trees;*
- *Strong seasonal variation;*

- *Mixed building types;*
- *Light settlement;*
- *Minor roads;*
- *Footpath network.*

4.15 With relevance to the land-use pattern characteristics of the landscape in which the site is located, the report states:

“...land is used primarily for arable farming, with large open fields supporting a mix of crops...Some pockets of pasture populate smaller, more enclosed, fields around settlements. Significant blocks of native woodland break the monotony of large open fields and provide texture, variation and shelter in the landscape. Arable fields follow a notable pattern in parts (particularly around Eastry), rectangular in shape with field boundaries following a northeast-southwest direction.”

4.16 Local views are described as:

“...relatively open within the character area and out towards other character areas, with the slightly undulating landform giving rise to moderate views in places of open areas of arable land with little tree cover. Telegraph wires march across the open fields as a notable feature. Enclosure is notable around settlements with built fabric, narrow roads, hedgerows and mature trees. Intermittent views from settlements are relatively far reaching with a feeling of being on higher land.”

4.17 The settlement pattern of the wider landscape encompassed by the Landscape Character Area is described as:

“...isolated houses and farmsteads and small clusters of houses frequent the area, linked by a network of narrow lanes. These buildings are often of an older nature, with a dominance of flint as a building material. Several small settlements...including Great Mongeham...were developed around mining collieries, and have predominantly brick buildings. The series of small settlements with open arable land in-between form a pattern and rhythm across the landscape.”

4.18 The Dover District Landscape Character Assessment does not provide specific landscape sensitivities or provide landscape character values. However, the report makes the following judgements on visual elements within the landscape character area:

- **Topography (Insignificant):**
 - *Landform: Gently undulating to flat in parts;*
 - *Views Out: Relatively open across farmland beyond boundary;*
- **Tree cover (Apparent):**
 - *Key visual elements: Some woodland belts/tree clumps;*
 - *Views within: Open in parts. Stops at woodland clumps/settlements;*
- **Enclosure & Pattern (Apparent):**
 - *Key visual elements: Open across arable land, enclosed by villages,*
 - *Pattern: Network of roads, small villages and wide fields in-between create rhythm;*

- **Settlement & Land Use (Apparent):**
 - *Key visual elements: Telegraph wires, large fields and flint buildings*
 - *Seasonal variation: Strong-crop rotation, hedgerow leaf loss.*

The Kent Downs AONB

- 4.19 The nearest part of the Kent Downs AONB is located 1.2 km to the south of the site.
- 4.20 The characteristic dramatic and diverse topography of the Kent Downs reflects the underlying geology, which is described as follows:
- “impressive south-facing steep slopes (scarps) of chalk and greensand; scalloped and hidden dry valleys - these features are especially valued where they have a downland character; expansive open plateaux; broad, steep-sided river valleys, and the dramatic, iconic white cliffs and foreshore. Breathtaking, long-distance panoramas are offered across open countryside, estuaries, towns and the sea from the scarp, cliffs and plateaux; the dip slope dry valleys and river valleys provide more intimate and enclosed vistas. Overlying this landform are diverse natural and man-made features creating distinctiveness at a local level”*
- 4.21 The AONB is covered by the Kent Downs AONB Management Plan 2014-2019 which identifies the ‘special characteristics and qualities’ of the AONB and outlines a vision for management policies for the area.
- 4.22 The site is located outside of the AONB, is considered to be of small scale and is located on the edge of the existing settlement, with very limited intervisibility. The development proposals are therefore unlikely to result in any landscape effects on the landscape of the AONB.

Landscape Designations

- 4.23 The site is not covered by any statutory or non-statutory designations for landscape value. The Kent Downs AONB is located 1.2km south of the site from its nearest boundary. A number of other designated areas can be found in the surrounding area (see Figure 4).
- 4.24 Two scheduled monuments are located nearby, with the ruin of a medieval manor house, Walmer Court, located around 600m to the north of the site, and Walmer Castle, located approximately 1km to the north east. Walmer Castle is also located within the Walmer Castle Registered Park and Garden.
- 4.25 Conservation Areas (CA) are located within the settlements of Upper Walmer, Deal, Ripple, Ringwould and Kingsdown, in the vicinity of the site. The CA located within Upper Walmer covers an area around Dover Road. The CA informs the Walmer Design Statement village character area and is located approximately 500m from the north-west site boundary. The CA within Ripple is located on the south eastern edge of the village, around 1.4km to the west of the site. To the south, a CA is located around the central area of Ringwould around 1.3km from the site boundary, and at Kingsdown to the south east, the CA lies around 1.2km at its closest point.
- 4.26 The CAs are all located at a distance from the site and generally focussed around built areas within the settlements. Due to the distances, landform and overlapping trees and hedgerows, the CAs do not share any intervisibility with the site.
- 4.27 There are a number of listed buildings located within the CAs in the vicinity of the site. The closest are a group of listed buildings located in Upper Walmer, approximately 500m from the

site. The windmill at Ripple is a noted Grade II listed structure and serves as a local landmark that is visible from Dover Road, adjacent to the south western part of the site. The settlement of Ripple contains additional listed buildings including the Church of St Mary the Virgin, which are all however located over 2km from the site. Further listed buildings are also located within the village of Ringwould, located around 1.6km to the south of the site. Kingsdown to the south east of the site has a single listed building, Deal House, which is located within the centre of the built-up area.

- 4.28 The Dover to Kingsdown Cliffs SSSI is located approximately 1.5km to the south east of the site, and extends south along the coastline, away from the site.

Topography

- 4.29 The following should be read in conjunction with Figure 5.

Context – Landform

- 4.30 The site lies on a south west/north east ridge, along which Dover Road (A258) runs. The ridge is one of a series of ridges that run from the highest elevations in the North Kent AONB. The local landscape drops down to the east of the site to a valley, along which Glen Road runs, parallel with Sandwich Bay. The landform to the east rises before it drops more dramatically to the coast. To the north, Walmer and Deal are located on lower levels at between 30m to 5m Above Ordnance Datum (AOD).

Site - Landform

- 4.31 The site constitutes one square field parcel of 4.06 hectares, on a gentle slope that falls in a north easterly direction.
- 4.32 The site landform drops from a high point at 47.5m AOD at the south west to a point on the north east boundary of 36.5m AOD.

Site and Immediate Context

- 4.33 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.34 The site is located adjacent to the southern edge of the settlement of Walmer and Deal. The site is adjoined on three sides by housing and farm buildings. Walmer and Deal are accessed via Dover Road (A258), and form a continuous urban area.
- 4.35 The Deal to Kingsdown coastline is 1.2km south east of the site, and the sea is visible from the more elevated areas around the site. To the south and west, is a more extensive open landscape. Within the surrounding countryside, the rolling open farmland is broken up by small blocks of mostly deciduous woodland and some wooded hill tops. The fields around the site are predominately arable, medium to large in scale and create a simple pattern across the landscape, which tend towards rectangular shapes that fit between the south west to north east road network. Extensive views are not possible from the site due to existing trees which grow in a plantation block along the southern and eastern boundaries.

- 4.36 The residential area immediately to the north of the site consists of a low-density area of large single and semi-detached properties. Those located on the southern side of Thistledown have gardens which back onto the site. Adjacent to the east of these, are properties on Hawksdown, which back onto the open field, east of the site. One large property, which appears derelict, is located adjacent to the site at its north-west corner on Dover Road, screened behind vegetation and trees.
- 4.37 Along the western side of Dover Road, a number of detached and terraced properties front onto the road and face the western boundary of the site. Other properties, to the south of the site, are located on the east side of Dover Road with a west facing aspect. A small business centre, Walmer Court Farm, is located to the south-western boundary of the site, directly behind these properties.
- 4.38 Two disused reservoirs (underground) are located adjacent to the southern boundary of the site. One of these has a raised profile that is visible from Dover Road. The parcel around this raised reservoir has approved planning permission for a single dwelling. The dwelling will be located adjacent to the existing properties south of the site, and will face east.

Site Features

- 4.39 The site consists of one square field parcel, which is broken into several paddocks by wire fencing. Within the site are four wooden structures, used for storage/animal stabling. Along a large portion of the southern and eastern boundaries of the site, a wide block of woodland plantation creates an internal buffer. The majority of trees along the southern edge are young and semi-mature. Along a small part of the southern site boundary, there is no hedgerow, which creates an open corridor through to the Walmer Court Farm area to the south of the site. This corridor is located to the rear of the parcel, which has approved planning permission.
- 4.40 The site is bound to north by the rear gardens and associated boundary treatments of adjacent residential properties. Many of the rear gardens are quite open towards the site, and some have planting and young hedgerows. A brick and flint wall forms part of the existing boundary along Dover Road on the western side of the site. A substantial hedgerow forms the remainder of the road boundary.
- 4.41 A maintenance track runs along the back of the tree block. A Public Right of Way runs from Dover Road, south of the existing properties, and passes through open fields, east, towards Kingsdown.

Landscape Value

- 4.42 In terms of landscape value, it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.43 Landscape Designations: Neither the site nor its immediate landscape context (see Figure 4) are subject to any national, local or other landscape designations. The site is located in the vicinity of the Upper Walmer Conservation Area (CA) however this is separated from the site by existing built development and there is no relationship between the site and the CA. The Kent Downs

AONB lies around 1.2km to the south of the site but is also separated by distance, landform and existing vegetation and there is no relationship between the site and the AONB.

- 4.44 Landscape Quality (Condition): The site lies adjacent to open landscape to the south, east and west but external views are limited due to its generally enclosed nature and the existing tree plantation. The settlement edge location of the site, adjacent to a busy road, creates urban influences. The majority of the site is used for animal grazing. Rough grazing and open post and wire fences reduce the overall quality of the site.
- 4.45 Scenic Quality: The site is located on the residential edge of Walmer. The site boundary consists of a residential area and the road, which together with substantial areas of wood to the south and east, create visual enclosure. This enclosure and the limited views give an overall sense of common-place scenic quality.
- 4.46 Rarity and Representativeness: The site only partly reflects the character of the 'Eastry Arable and Woodland Clumps' Landscape Character Area within which it is located. It is representative of a small enclosed field adjacent to a settlement. It is considered that the site does not contain any features considered to be of importance within the local area. Positive features within the site include the woodland plantation to the south of the site although this is reasonably immature. There are no features of rarity within the site and it is therefore considered representative of the immediate local area.
- 4.47 Conservation Interest: There are no features of conservation interest within the site. From an ecological perspective, an ecological appraisal identified one hedgerow along the eastern boundary as being of moderate value but not classed as 'Important' under the Hedgerow Regulations (FPCR Ecology Appraisal 2017). The woodland contributes to ecological interest, but overall the site was found to be of low ecological value.
- 4.48 There are no heritage features found within the site.
- 4.49 Recreational Value: The site includes no Public Right of Way and is therefore considered to have limited recreational value.
- 4.50 Perceptual Aspects and Associations: The site is located next to the settlement edge of Walmer and is affected by passing local traffic. It is not, therefore, considered to be particularly tranquil.
- 4.51 There are no known associations with people or events in history, which contribute to the perceptions of the value of the site or the surrounding area.
- 4.52 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of **medium** landscape value.

Visual Baseline

- 4.53 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.54 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short

and long range views. The photographs were taken on the 5 December 2016 and seasonal differences have been taken into account when determining the visual effects on these receptors.

Photo Viewpoints

- 4.55 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the receptors and viewpoints and Figures 7-12 illustrate with photo viewpoints. They are briefly described below.

Viewpoint 1

- 4.56 This viewpoint is directed east to south east across the site from the access off Dover Road. The hedgerow and trees along the road boundary limit views into the site on either side of the current field entrance. The boundary wall is also visible, underneath vegetation. Some properties on Thistledown are visible, located adjacent to the northern site boundary.

Viewpoint 2

- 4.57 This viewpoint is located within the site and looks towards the north (this is not a public vantage point due to the location within the site). The roofs of properties on Dover Road are visible to the western side of the site and a group of trees and a hedgerow are located in the north-western corner of the site, concealing the large single property behind. The rear of properties along Thistledown are clearly visible between the tree group and the plantation along the boundary to the east. The paddock areas are also visible with areas of long grass and post and wire fencing.

Viewpoint 3

- 4.58 This viewpoint is located within the site, much closer to the northern boundary, and shows the connection between the site and properties on Thistledown (although this is not a public vantage point). Upper and lower windows can be clearly seen, indicating that views into the site will be extensive. The existing tree plantation is visible, limiting longer views.

Viewpoint 4

- 4.59 This viewpoint is located outside the site boundary to the south, and is directed across the paddocks immediately behind Walmer Court Farm, from a Public Right of Way (PROW) ref. ER3. The site can be located, however, visibility into the site is restricted by the tree planting on the southern boundary. To the north east from this viewpoint, it is possible to view the woodland on the hillside adjacent to the Hawkshill area, east of the site.

Viewpoint 5

- 4.60 This viewpoint is located further along the same PROW (ref. ER3) as it progresses east, and is directed north west towards the site. The footpath follows the boundary of the paddocks and a hedgerow. The outer south western corner of the site is visible, but views into the site are restricted by the woodland and hedgerow around the boundary. Views to the north, show glimpses of the properties along Hawksdown as the land slopes down towards the east of the site.

Viewpoint 6

- 4.61 This viewpoint is located on PROW ref. ER3 at approximately the point where it splits to PROW ER1, and is directed towards the site from the south east. From this point, it is possible to see the extent of the open arable land to the south and east of the site. To the north, properties along Hawksdown are more visible as the footpath progresses onto higher ground. The site boundary trees can be seen adjacent to Walmer Court Farm.

Viewpoint 7

- 4.62 This viewpoint is located on Glen Road, approximately 800m south east of the site, and faces north west. The site can just be located on the hillside in the distance, defined by the trees around the site boundary. A clump of trees in the centre of the view corresponds with the hedgerow along the PROW ref. ER3. The tops of trees which screen the valley of Knights Bottom are visible in the near distance. Glen Road can be seen continuing in a north-western direction, before it becomes Liverpool Road, passing the site to the east, within a valley.

Viewpoint 8

- 4.63 This viewpoint is located on Ringwould Road, which forms the boundary line of the Kent Downs AONB, and faces north west towards the site. In the near distance, properties on Glen Road can be seen facing towards the south west. The site is located in the centre of the view and can just be identified by the Walmer Court Farm barns adjacent. It is not possible to see any detail of the site from the viewpoint, however, which is approximately 1.2km in distance.

Viewpoint 9

- 4.64 This viewpoint is also located on Ringwould Road, at a point which is lower and further west than Viewpoint 8. A single dwelling, on the north side of the road opposite Woodhill Farm is visible, facing south. The approximate site location is just visible in the distance, but cannot be easily discerned from the surrounding trees and landscape. Clumps of trees set within fields in the middle distance and on lower ground are most distinct from this viewpoint.

Viewpoint 10

- 4.65 This viewpoint is located on Ringwould Road at its western end, close to the junction with Dover Road. It is directed north to north east, from approximately 1.25km south of the site. The site is not visible from this location. A clump of trees in the landscape and trees that line Dover Road dominate the view. In the distance to the north east, the hills to the east of the site are visible. The road defines the northern edge of the Kent Downs AONB.

Viewpoint 11

- 4.66 The viewpoint is directed to the north, parallel with Dover Road, from approximately 300m south west of the site. The viewpoint is located on the PROW ref. EE445, at the point at which it traverses Ripple Road. The site is discernible from its old boundary wall, and the hedgerow and trees along Dover Road at the north-western corner. Properties south west and west of the site around Dover Road are visible. Slightly to the west, to the rear of the residential area on Dover Road, is a caravan site.

Viewpoint 12

- 4.67 This viewpoint is located on Dover Road looking towards the south-western corner of the site. The brick and flint wall on the site boundary prevents clear views into the site. The raised area from the disused reservoir can be seen above the wall, adjacent to existing properties on Dover Road to the south, and adjacent to the southern site boundary. A narrow grass verge runs in front of the site boundary wall on the eastern side of Dover Road, and a footpath and pavement are provided on the western side, that leads from Ripple Road towards Walmer and Deal.

Summary of Visual Baseline

- 4.68 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- The site occupies an enclosed location due to the existing trees, boundary treatments and the presence of properties on three sides of the site.
 - The visual envelope of the site is limited and predominantly associated with adjacent properties to the north and along Dover Road to the west of the site. Properties along the northern boundary have close open views into the site from the rear. Properties located along Dover Road, to the west of the site, also have a clear view across the site facing east, although this is slightly broken up by trees and hedgerow.
 - Beyond these adjacent properties, the visual envelope encompasses roads and public rights of way. Road users have fleeting and partial views into the site, due to its small size and the existing hedgerows, wall and trees on the boundaries. Users of Dover Road approach the site in parallel with its western boundary and, therefore, do not look directly onto it until they draw level.
 - Views are possible from PROW ref. ER3 to the south, however, at lower elevations views are restricted by the woodland plantation inside the southern and eastern site boundaries. As the footpaths (ref ER3 and ER1) progress onto higher ground, views towards the site become more extensive, but are still restricted by the trees and the increase in distance.
 - Public footpath EE445 approaches the site obliquely from the same direction as Dover Road, and therefore also has an oblique view to the site, restricted by existing properties and vegetation.
 - The AONB is located at a considerable distance of 1.2km to the south with views to the site restricted by the undulating form of the landscape and groups of trees.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are fully described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important, integral part of the proposals.

Landscape Design and Green Infrastructure Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:

- Retain and enhance existing trees and hedgerows as far as possible to help create a distinct sense of enclosure and place;
- Integrate the new residential development into a multifunctional green infrastructure;
- Enhance biodiversity and ecological habitats within the site;
- Provide additional recreation facilities as part of the development proposals;
- Create opportunities to soften and improve views of the current edge of the settlement from surrounding locations;
- Improve connectivity to surrounding Public Rights of Way and local access routes;
- Manage surface water drainage through attenuation ponds to increase biodiversity of the site.

Landscape and Green Infrastructure Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary, these proposals include:
- The provision of 1.52 hectares of land dedicated to landscape, GI, public open space, play and water attenuation proposals – representing approximately 37% of the total site area;
 - The retention of trees and hedgerows to maintain a defined boundary, with only a short section of hedgerow on the western boundary being removed to accommodate the new access into the development. A section of the boundary wall will also be removed for the same access point;
 - Additional tree planting to soften views into the site and to create an attractive frontage along Dover Road;
 - The incorporation of an attenuation pond and associated wetland planting and semi-wet grassland areas, which will create new habitat and enhance biodiversity;
 - The provision of a woodland trail with play areas, which will also connect the proposed development to existing public footpaths.

-
- 5.4 The landscape and GI proposals will integrate an attractive residential development into the existing landscape setting on the settlement edge of Walmer and Deal, which demonstrate sensitive consideration for the surrounding countryside context.

Landscape Management

- 5.5 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan, to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices C and D respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 6.2 All construction works would be carried out in accordance with best practice procedures to minimise effects on landscape character. Appropriate methods will be adopted to protect trees and vegetation during the construction phase based upon guidance contained within BS 58376.
- 6.3 There will be an initial disruption on the site's landscape during the construction phase, which will include the erection of site hoarding and protective fencing for retained hedgerows and trees and the removal of a section of hedgerow and boundary wall to accommodate the new access point.
- 6.4 It is assessed that the effects during the construction phase would be over a relatively short duration (c. 2-3 years) and consequently, there would be a short-term effect as a result. Effects during the construction stage are judged to be **Minor Adverse** for the wider landscape but **Major Adverse** for the site within the immediate context and would directly affect the landscape of the site.

Operation (following Completion)

- 6.5 The impacts of the proposed development on the landscape and the consequential landscape effects have been assessed. It is considered that the landscape of the site is one that could accommodate change as presented by the Development Framework Plan. The consequential landscape effects of the proposed development would not result in any unacceptable harm to landscape character. This conclusion is reached by the following:
1. The site is not covered by any designation for landscape value at a national or local level in terms of landscape quality;
 2. The landscape value of the site has been assessed as being medium, and the susceptibility to change is not considered to be high;
 3. The landscape of the site is not considered to be particularly distinctive or noteworthy and does not contain any rare or unusual landscape features or have any cultural associations;
 4. Positive characteristics of the site, such as the existing hedgerows and plantation will be retained as far as possible and incorporated into the wider GI proposals for the development;
 5. The local landscape character area has been assessed as being capable of absorbing change. Changes to the landscape due to the development will have minimal effects on the local landscape character area of the 'Eastry Arable and Woodland Clumps';
 6. The development proposals include the provision of additional trees and enhanced landscape boundary treatments. The proposal also includes an attenuation pond, which will allow additional habitat creation and will serve to enhance the overall biodiversity of the site.

- 6.6 The following provides a summary of the landscape effects assessment included at Appendix C.

National Character Area (NCA)

- 6.7 The site is located within NCA 119 'North Downs', which covers a large swathe of landscape extending from the Hog's Back in Surrey to the White Cliffs of Dover. SEO 4 refers to delivering integrated, well-managed multi-functional green space in existing and developing urban areas, providing social, economic and environmental benefits and reinforcing landscape character and local distinctiveness, particularly on or alongside the boundaries of the designated landscapes within the North Downs.
- 6.8 This opportunity is reflected in the GI proposals for the site which retain existing features and provides additional multi-functional green areas. The sensitivity and value of the landscape will vary across this large area and, as the site occupies a very small area of this large NCA, landscape effects are considered to be **Negligible** on completion and at year 10 once the development matures.

The Landscape Assessment of Kent (2004)

- 6.9 This county-wide study identifies 19 relatively large Landscape Character Areas (LCA) with the site located within the 'East Kent Arable Belt' LCA. This area stretches across a large area from Bekesbourne, located north west of the site, across to Deal within the wider North East Kent area.
- 6.10 The site forms a very small part of the wider LCA and is enclosed by woodland and development and does not reflect the key characteristics of the LCA description which refers to "*open, rolling landform with large arable fields*", "*parkland trees and 18th century estate villages*" and "*disused collieries...*".
- 6.11 The proposed development will cause some effects to the site parcel, however, effects will be localised due to the enclosure. The development proposals will include the retention of the existing positive landscape features including the woodland and hedgerows which will be incorporated into the wider GI. This relates to the '*Conserve and Reinforce*' landscape strategy for the LCA. Overall, landscape effects for the LCA are considered to be **Negligible** at the county scale on completion and at year 10.

Dover District Landscape Character Assessment

- 6.12 The site is located within Landscape Type 5, and within the 'Eastry Arable and Woodland Clumps' (9) Landscape Character Area. The LCA is a relatively extensive area within the Dover District landscape, and includes a number of small settlements and the landscape in between. The site does not directly reflect the broader aspects of local character, which are described as: "*large, open arable fields...views are open across farmland with a lack of enclosure...*" however the site does relate to the description of "*some pockets of pasture [that] populate smaller, more enclosed, fields around settlements...*"
- 6.13 The landscape effects of the proposed development will be localised only, due to the existing enclosure and the wider open character of landform with small settlements. The mosaic pattern of the landscape will not be altered by the development on the existing urban edge. The development will retain the landscape features of woodland and hedgerow with some additional

enhancements through the provision of additional planting and habitat creation. Landscape effects are considered to be **Minor Adverse** on completion and **Negligible** at maturity at year 10.

Site and Immediate Context

- 6.14 The site itself consists of one field parcel, bounded to the south and east by a young, semi-mature woodland plantation. The field includes an area of paddock with internal post and wire fencing. Visibility is restricted by boundary treatments including an old brick and flint wall, hedgerow and trees and the woodland plantation. The site is not representative of the wider character area and is influenced by the adjacent residential development and the busy road. The site is assessed as having a medium landscape sensitivity to change and a medium landscape value. Long-term, the proposed residential development will result overall in a landscape effect of medium magnitude.
- 6.15 The proposed development will inevitably result in the loss of open land to built development, although approximately 37% of the site will be retained and used for GI with an area of Public Open Space, a woodland play trail and an attenuation pond. The sense of enclosure within the site will be retained and the development will form a minor extension of the existing settlement edge. Landscape effects on the site within its local context are considered to be **Moderate Adverse** on completion and **Moderate/Minor Adverse** at year 10, once new planting has matured.

Site Landscape Features

- 6.16 Although some localised levelling will be required to accommodate development platforms, overall the existing landform will remain evident on completion and at maturity.
- 6.17 The existing hedgerows and plantation trees on site add to the enclosure of the site and will be retained as far as possible. Some minor tree removal will be required to accommodate development and a short section of hedgerow on the western boundary will be removed to create the road access. New tree planting will however be carried out to further define and soften the site boundaries, with additional planting around the attenuation pond. The pond will provide opportunities for habitat creation to increase biodiversity on the site through the creation of wetland planting and semi-wet grassland areas.
- 6.18 The development will inevitably result in the loss of an open field to development, however the development will allow increased access to the site with local amenity facilities in the form of a play trail around the woodland and linking to public footpaths.
- 6.19 Overall, landscape effects for the features of the site are considered to be **Moderate Adverse** on completion, reducing to **Moderate/Minor Adverse** once the scheme matures.

Visual Effects

Visual Envelope (VE)

- 6.20 A representative VE of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible (see Figure 6: Visual Appraisal). The VE is not, however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.

- 6.21 Further opportunities for views of the proposed development may potentially occur outside the VE, although it is considered the built form would be difficult to distinguish on account of intervening screening elements and overall distance which would reduce perceptibility. It is considered that these views, within the overall LVA process, would not give rise to any major change such that it would result in any marked adverse effects on these receptors.
- 6.22 Views are restricted from the north and west by the developed areas of Walmer and Deal. Longer views from the south and east are possible from higher elevations on local hills but with much reduced perceptibility. Closer to the site, trees and vegetation restrict visibility as the landform is either slightly lower or at the same elevation as the flat site area.
- 6.23 Ringwould Road is the boundary of the Kent Downs AONB, located at 1.2km south of the site, and whilst the site can be located from a restricted number of locations along the road, only the trees on the edge of the existing development can be seen and it is unlikely that the new development will be discernible within the wider views at this distance.

Construction

- 6.24 All construction works will be carried out in accordance with best practice procedures to protect and to minimise, as far as practicable, adverse impacts on visual amenity.
- 6.25 During the construction phase, adverse effects upon the local visual resource will occur, however, this depends on the actual extent of visibility of the site for receptors. Inevitably those visual receptors in closest proximity – residents along Thistledown and on Dover Road who face onto the site and users of the public footpaths south of the site – will experience construction activity that will include vehicles and associated machinery, site compounds and earthworks.
- 6.26 The visual effects during the construction phase would be over a relatively short duration (c. 2-3 years) and consequently there would be short-term effects as a result. Construction effects for sensitive receptors adjacent to the site are considered to be **Major Adverse**, however, for less sensitive receptors and those at a distance from the site, effects are considered to be **Moderate-Minor Adverse** with some **Negligible** effects for receptors on the edge of the visual envelope.

Operation (following Completion)

- 6.27 The following provides a summary of the visual effects assessment included at Appendix D.

Residential Properties and Settlement

- 6.28 Residents of properties located along Dover Road to the west, have views towards the site, although these are largely screened by a tall hedgerow. Three of the dwellings have direct views into the site through the existing site access, across the site plane towards the plantation at the eastern boundary. Views are close-ranging, from between 15m to 30m from the site boundary. Views are judged to be partial from lower windows to potentially full from upper windows, depending on each property. Following completion, views will comprise predominantly of built development, although new buildings will be set back from the boundary with green frontages. New trees are to be planted along the frontage and access road, which will help to soften views over time. Visual effects are considered to be **Major/Moderate Adverse** on completion and **Moderate Adverse** at year 10.

- 6.29 Residents of around 10 properties located on Thistledown, adjacent to the northern site boundary. All of these properties have rear windows and relatively short gardens with some open boundaries and views are therefore possible across the site area at close range. On completion, new properties will back onto the northern boundary and views will comprise of new rear gardens with the built development set back from the boundary. The proposed attenuation pond and associated planting will provide some softening of the views to the north-east site corner. Visual effects are considered to be **Major Adverse** on completion reducing to **Moderate Adverse** at year 10 as the new planting within the site matures.
- 6.30 Residents of properties on Hawksdown, adjacent to the north-east corner of the site, have south-facing windows and gardens, which look across the fields east of the site. These have an oblique view towards the site boundary, but views into the site are restricted by the woodland on the eastern boundary. One or two of the properties closer to the boundary may have partial views into the site area. On completion, built development and gardens may be glimpsed and partially visible at an oblique angle, adjacent to the northern boundary although the built development will be set back from the boundary by the retained woodland. Visual effects are considered to be **Minor Adverse** on completion and at year 10.
- 6.31 Residents in a small group of around 5 properties located to the south of the site along Dover Road face west and therefore not directly towards the site. The dwelling closest to the site has a small, north facing window from which the site may be visible. The remainder of the properties have rear gardens from which views towards the site may be possible. Existing trees and the raised areas around the disused reservoirs are likely to restrict views into the site area. On completion, partial views of the built development are likely, however they will be filtered by the retained boundary planting. It is proposed that the existing woodland area is extended along the southern site boundary and this will further filter views once it matures. Visual effects are considered to be **Minor Adverse** at completion, reducing to **Minor Adverse/Negligible** at year 10.
- 6.32 A single dwelling, currently unbuilt, but with approved planning permission, is to be located on the land parcel of the western reservoir, adjacent to the south-western site boundary. This development is to be orientated east, towards the sea however, residents may have some views towards the site from the property and potentially from a garden/terrace. Once complete, the new development will be partially visible through the retained trees. The woodland will however continue to mature, further softening views over time and visual effects are considered to be **Moderate/Minor Adverse** on completion and **Minor Adverse** at year 10.

Public Rights of Way (PRoW) and Other Footpaths

- 6.33 Views towards the site will be possible for users of Public Footpath ref. ER3, which progresses north west to south east to the south of the site, and footpath ref. ER1, which splits off ER3 and turns east. Views will however vary as users progress east. Close to Dover Road, views are not possible due to existing built development. However, as the footpath enters open fields, views north towards the site are possible to the woodland plantation along the southern boundary. Views into the site are therefore mostly restricted by the existing woodland. As the footpath rises up the hill towards the east, views become progressively more distant, and the site is perceived primarily as the group of trees around the southern boundary. Further east, the footpath drops downhill towards Knights Bottom from where the site is not visible.

- 6.34 At completion, users on parts of the footpath (ref. ER3) closest to the site, are likely to be able to view built development that will be higher than the plantation tree line. Views at completion from the distant parts of the paths (refs. ER3 and ER1), may also include glimpses of rooftops and development through the plantation trees, especially during winter months. This will however be viewed in the context of other properties along the existing development edge, particularly Hawksdown. At maturity, as additional boundary tree planting matures, visibility of the development will be further reduced. Due to the glimpsed and distant nature, visual effects of the development are considered to be **Minor Adverse** on completion reducing to **Negligible** at year 10.
- 6.35 Users on public bridleway ref. ER20, which becomes ER21, travel from Ringwould Road, north to Glen Road, at between 800m to 1km south east of the site. Views towards the site are possible, however the plantation trees on the boundary and the distance of the views cause the site to be difficult to distinguish from the existing residential development. At completion, it is likely that rooftops from the new built development may just be seen, but within the context of the existing settlement edge. Views are unlikely to change further on maturity from this distance. Visual effects are considered to be **Minor Adverse to Negligible** at completion reducing to **Negligible** at year 10.

Road Users

- 6.36 Users of Dover Road (A258) are considered to be predominantly drivers, with some pedestrians. Dover Road passes north to south adjacent to the western site boundary. Views towards the site vary as users progress, but direct views to the site boundary are limited to a short section between the junction with Ripple Road and an area of substantial hedge and trees, which forms the north western corner of the site, from where the road curves away. Views to the site are limited to oblique views of the boundary treatment, which currently consists of hedgerows, some trees and a wall, although visibility increases at the current field access. A short section of boundary hedgerow and the wall will be removed to allow site access, allowing further views into the site area. Once complete, the new development will be visible for road users where they pass the site, but not at further extents. The development will be viewed within the context of leaving or arriving into the residential edge of Walmer and will form an extension to the existing built form. At maturity, trees and enhanced hedgerow planting on the Dover Road site boundary will further soften views of the development. The overall visual effects are considered to be **Minor Adverse** on completion and at maturity.
- 6.37 Glen Road is a narrow lane which runs downhill from Kingsdown before turning north east along Knights Bottom following a valley which runs parallel with the site's eastern boundary. At its closest point along the valley, the site is not visible to road users although the tops of the trees on the site boundary are visible from the point at which Glen Road turns towards Kingsdown. The trees are seen within the context of the agricultural buildings of Walmer Court Farm, visible on the horizon to the south of the site, and the trees around Hawksdown, which are taller than the plantation on the site. On completion, the rooftops of the built development may just be visible above the existing plantation trees, but will be seen as part of the existing settlement edge and tree line. The visual effects for users of Glen Road are considered to be **Negligible** at completion and at maturity.
- 6.38 Ringwould Road is located 1.2km to the south and forms the northern boundary of the Kent Downs AONB. Users of the road may have greater sensitivity towards the surrounding landscape

within this context. Views towards the site vary along the road, but are extremely limited at this distance. To the west, close to the junction with Dover Road, the site is not visible, however it can just be located as a small group of trees on the horizon, as the road progresses east. Users are unlikely to be able to perceive changes within the site from this distance, and visual effects are considered to **Negligible** at completion and at year 1

Other

- 6.39 Business residents including a farm shop, are located within three large agricultural buildings located adjacent to the southern site boundary and the disused reservoir. Partial views towards the site are possible from the yard area and any north facing windows via an open section in the site boundary. Views into most of the site are however restricted by the woodland plantation. On completion, the partial views will be filtered by new tree planting along the site boundary, which will mature and further screen much of the built development. Some upper floors and roofs may continue to be visible above the trees however receptors at a place of work are considered of low sensitivity as they are expected to be focussed on their work and less focussed on the surrounding area. Visual effects are considered to be **Minor Adverse** at completion, reducing to **Negligible** at year 10.

Night-time Visual Effects

- 6.40 The proposed development will follow the latest best practice guidance on lighting installations to minimise lighting emissions and pollution on the surrounding landscape and on the night time skies. The development proposal will include an appropriate mitigation lighting strategy and this, combined with the retention of the existing woodland and boundary trees, as well as the introduction of new green infrastructure planting, will absorb some of the lighting effect. The development is located adjacent to the existing settlement edge and forms an enclosed, minor addition to the settlement. It is therefore considered that the development will not cause any undue harm to the night skies or surrounding receptors, with localised effects only.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 This LVA has assessed landscape character and visual amenity, and the resulting landscape and visual effects of the proposed development on the receiving landscape and visual resource. The landscape and visual effects have been considered in relation to the proposed land uses and the parameters that are defined on the application's Development Framework Plan.
- 7.2 The Development Framework Plan has been sensitively designed with consideration given to the baseline information and findings of the LVA. The layout has been designed to ensure that the development is set within robust green infrastructure, incorporating existing boundary vegetation and providing further perimeter boundary planting. An area of public recreation space is also provided with an equipped area of play and a play trail. In combination, these will break up and soften the features of the built development.
- 7.3 The site covers an area of 4.06 hectares and is located adjacent to the existing settlement edge of Walmer, on the southern edge of Deal. The site consists of one square field parcel, divided into paddocks with internal post and wire fencing. The site is bounded by residential development to the north; Dover Road and several dwellings along the western boundary; arable farm land adjacent to the eastern boundary; and, a small group of buildings and dwellings with open fields beyond, to the south. Within the site to the south and east, a woodland plantation extends around the boundary occupying the south and eastern edges of the site.
- 7.4 Whilst there are individual elements of landscape value within the site and the immediate surroundings, such as the existing woodland plantation and hedgerow network, the site is not assessed as being one that is particularly distinctive in landscape terms. It is assessed that the site and the immediate landscape is of medium landscape value.
- 7.5 The site is located within the NCA 119 'North Downs' which includes reference to Deal, the chain of chalk hills associated with the White Cliffs of Dover, the small nucleated villages, scattered farms and the characteristic dip slope associated with the Kent Downs AONB.
- 7.6 The proposals aim to address some aspects of SEO4 of the NCA profile, namely: '*Plan to deliver integrated, well-managed multi-functional green space in existing and developing urban areas, providing social, economic and environmental benefits and reinforcing landscape character and local distinctiveness, particularly on or alongside the boundaries of the designated landscapes within the North Downs.*'
- 7.7 The site is located entirely within 'The East Kent Arable Belt' Landscape Character Area, from the Landscape Assessment of Kent. As the site forms only a small part of the larger Landscape Character Areas at the national and county level, landscape effects arising from the proposed development are considered to be **Negligible**.
- 7.8 On a local level, the site is located entirely within the 'Eastry Arable and Woodland Clumps' landscape character area of the Dover District Council Landscape Character Assessment. The LCA is characterised as: undulating in parts with flatter areas; large open arable fields; narrow winding lanes; views across farmland; and a general lack of enclosure. The LCA also identifies "*some pockets of pasture [that] populate smaller, more enclosed, fields around settlements*" of which the site would be more representative. The site is located adjacent to the settlement edge of Walmer and is enclosed by the existing woodland plantation. The general open character, landform, the pattern of small settlements as well as the mosaic landscape pattern will not be affected by the proposals. The development proposals will retain the existing structural landscape

features with additional GI enhancements, which will form a minor extension to the settlement edge of Walmer. Therefore, overall landscape effects on the district LCA are considered to be **Minor Adverse**, reducing to **Negligible** in the long-term.

- 7.9 With regard to the character of the site itself, the proposals will ultimately result in the replacement of an area of pastoral land with new housing and associated open space. The site is located adjacent to the existing settlement edge of Walmer and is influenced by adjacent properties and roads and the proposed residential development will result in an overall long-term medium magnitude of landscape effect.
- 7.10 The proposed development will inevitably result in the loss of open land to built development, although landscape features such as the existing woodland plantation will be retained, and incorporated into the proposed GI. Further GI proposals include an area of Public Open Space, a woodland play trail and an attenuation pond creating opportunities for biodiversity enhancements. Overall, public access and tree cover will be increased as a result of the development and the enclosed aspect of the field parcel will be retained and enhanced. As such, long-term landscape effects on the site and immediate context are considered to **Moderate to Minor Adverse**.
- 7.11 The visual envelope of the site is reasonably localised, with visual receptors primarily limited to those in the immediate context of the site, although some views are possible from certain more distant locations.
- 7.12 Sensitive visual receptors in close proximity to the site predominately consist of the residents of properties immediately adjacent to the site, notably those on Thistledown and those on Dover Road. Close range views of the proposed development will be immediately apparent to these receptors, resulting in **Major to Moderate Adverse** visual effects overall.
- 7.13 Sensitive receptors further from the site include residential properties to the east on Hawksdown, and a number of properties to the south on Dover Road. These residents have partial and oblique views of the site, screened by hedgerows or other properties. Once the proposed internal and perimeter planting matures, long-term visual effects for these receptors would be **Minor Adverse**.
- 7.14 Users of the PROW network surrounding the site would have partial views of the new development experienced at a distance and perceived in the context of the existing residential edge of Walmer. Much of the site is screened by the woodland plantation around its southern and eastern perimeter. Sensitive visual receptors would be users of public footpath ref. ER3 and ER1 which leads through fields to the south of the site however views of the new development would be limited by the existing woodland. Overall, therefore, long-term visual effects for these receptors are assessed as being **Negligible**.
- 7.15 Dover Road passes along the site boundary, and road users will experience partial views of the new development, comprising oblique views at the outer extents, restricted views through hedgerow and a more open view through the site access. Initially, the development would be perceived as an extension of the existing residential context as users enter or leave the Walmer area. As planting matures, visual effects arising from the proposals will become less noticeable, reducing to **Minor Adverse** in the long-term.
- 7.16 Other road users in the local area have very limited visibility of the site with the new development seen within wider views of the existing context of the edge of Walmer. Visual effects for these receptors are considered to be **Negligible** or **None**.

- 7.17 Employment users located to the south of the site have partial or glimpsed views from external locations. Perimeter planting and screening will mature and further filter views. Receptors in this place of work are of low sensitivity and long-term visual effects are considered to be **Negligible** as the planting matures.
- 7.18 In conclusion, whilst there would inevitably be some adverse landscape and visual effects at completion, it is considered that the effects of the proposed development would be localised and limited in their physical extent. It is considered that the site and local landscape have the capacity to accommodate development of the scale and nature proposed. The proposed development of up to 85 dwellings and associated GI would be appropriate within the landscape context adjacent to the existing settlement edge. The effects arising from the proposed development would not give rise to any unacceptable long-term landscape or visual harm.

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Figures

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client
Gladman Developments Ltd

project
Dover Road,
Deal

drawing title
SITE LOCATION

scale
1:12,500 @ A3

drawn
MST

issue date
27 February 2017

rev
A

Figure 1

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AERIAL PHOTOGRAPH

scale
NTS@ A3


drawn
MST

issue date
27 February 2017

rev

Figure 2

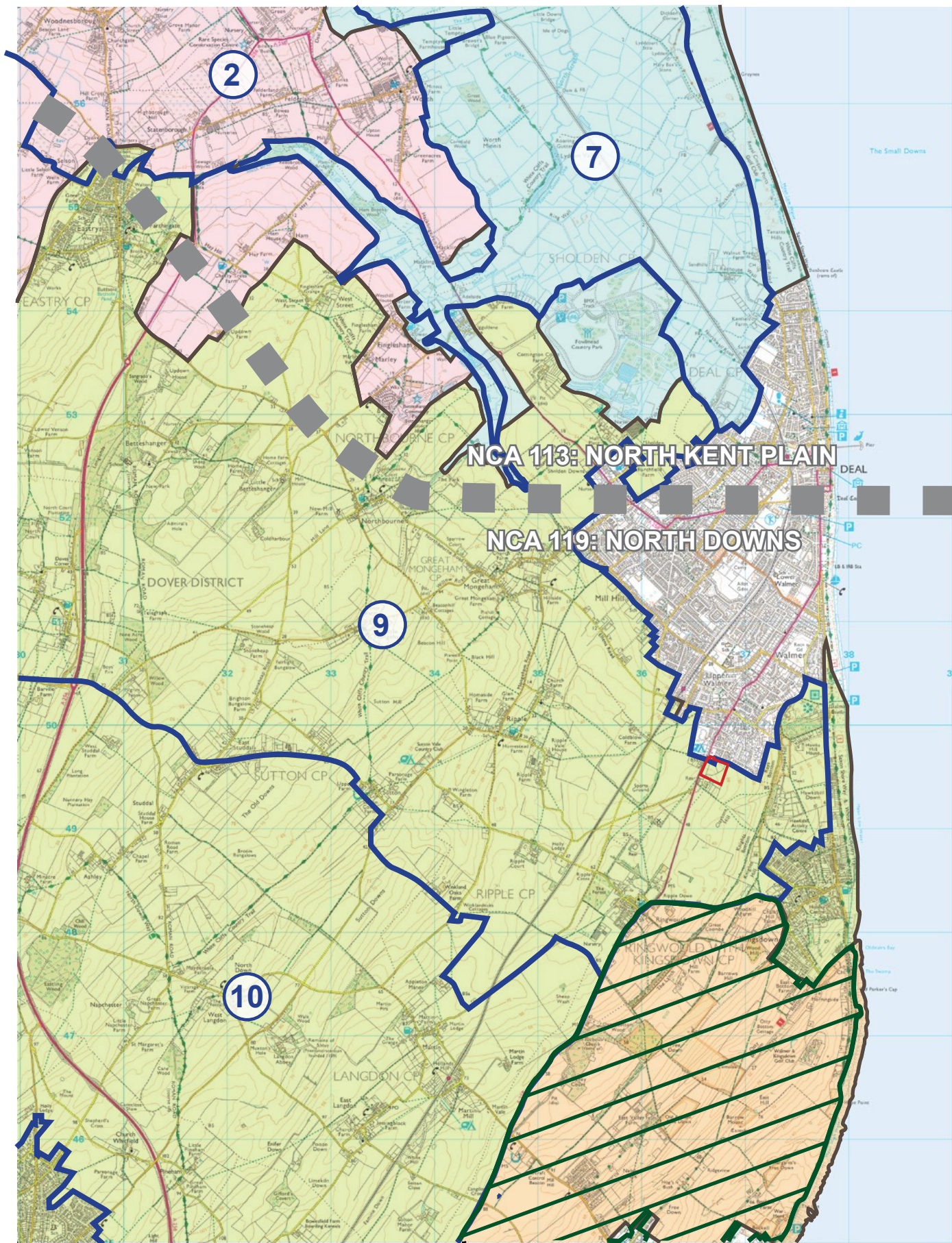
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500m 1000m

-  Site Boundary
-  National Character Area (NCA) Boundary
- The Landscape Assessment of Kent October 2004**
 -  East Kent Arable Belt
 -  East Kent Horticultural Belt
 -  South Foreland
 -  The Wantsum and Lower Stour Marshes
- Dover District Landscape Character Assessment January 2006**
 -  Local Landscape Character Area Boundary
 -  Preston and Ash Horticultural Belt
 -  Lydden Valley
 -  Eastry Arable and Woodland Clumps
 -  Eythorne Arable Mosaic with Parkland
 -  Kent Downs Area of Outstanding Natural Beauty (AONB) Boundary

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project
Dover Road,
Deal

drawing title
LANDSCAPE CHARACTER

scale
1:50,000 @ A3



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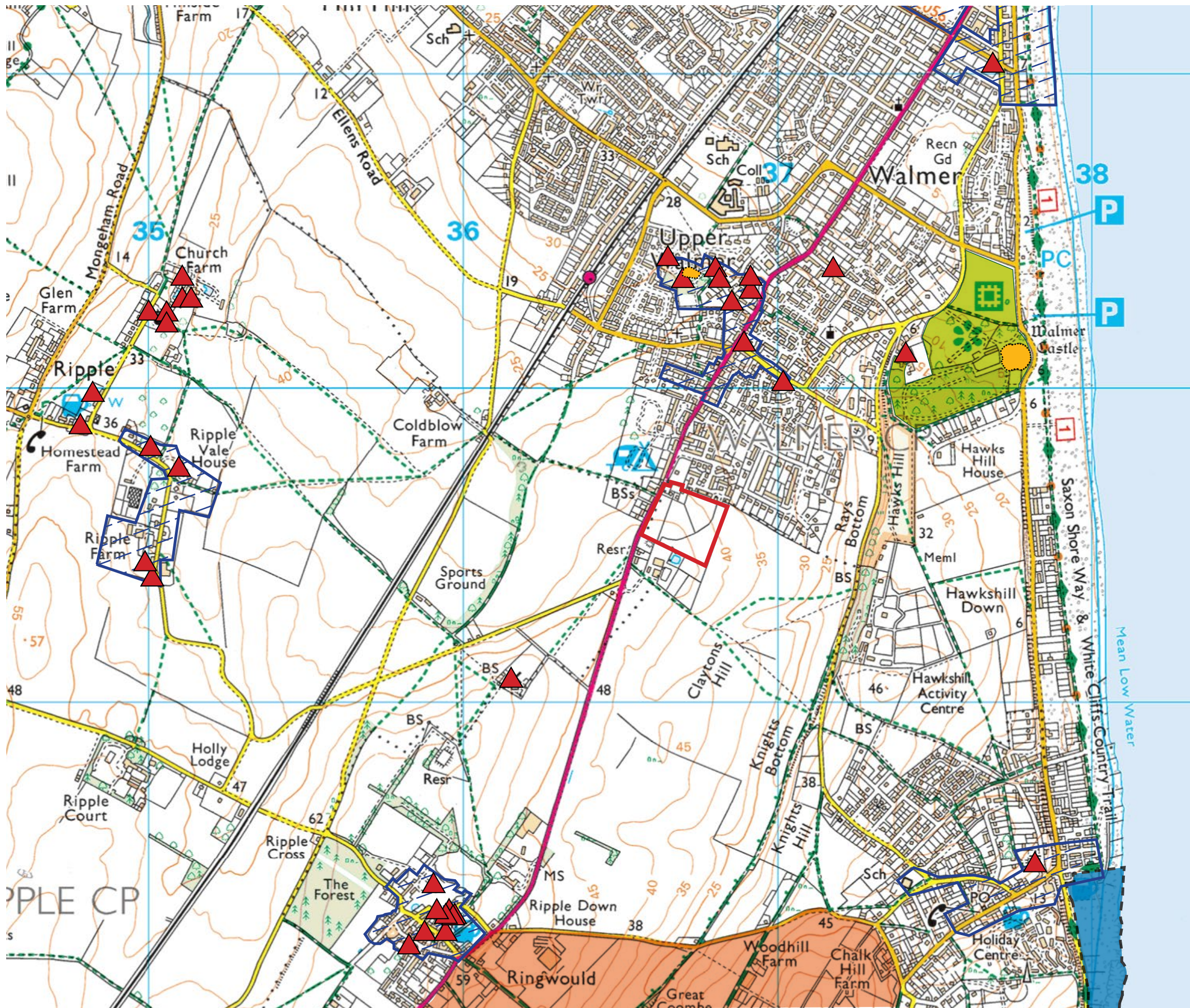
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Figure 3

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-  Site Boundary
-  Listed Building
-  Scheduled Monument
-  Registered Parks and Gardens
-  Conservation Area
-  SSSI Dover to Kingsdown Cliffs
-  Kent Downs Area of Outstanding Natural Beauty (AONB)

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DESIGNATIONS

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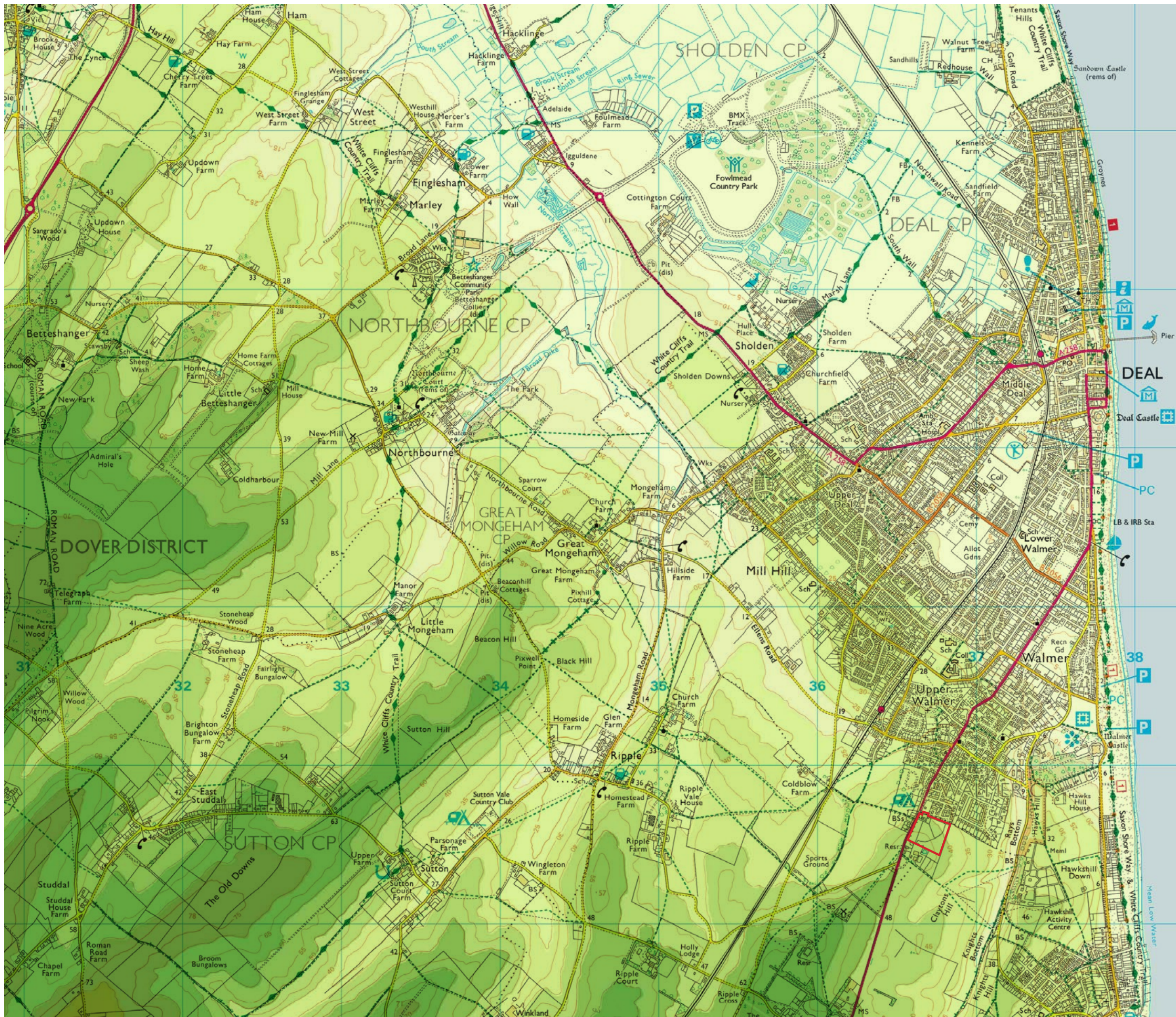
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Figure 4

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project
Dover Road,
Deal

drawing title
TOPOGRAPHY PLAN

scale
1:25,000 @ A3

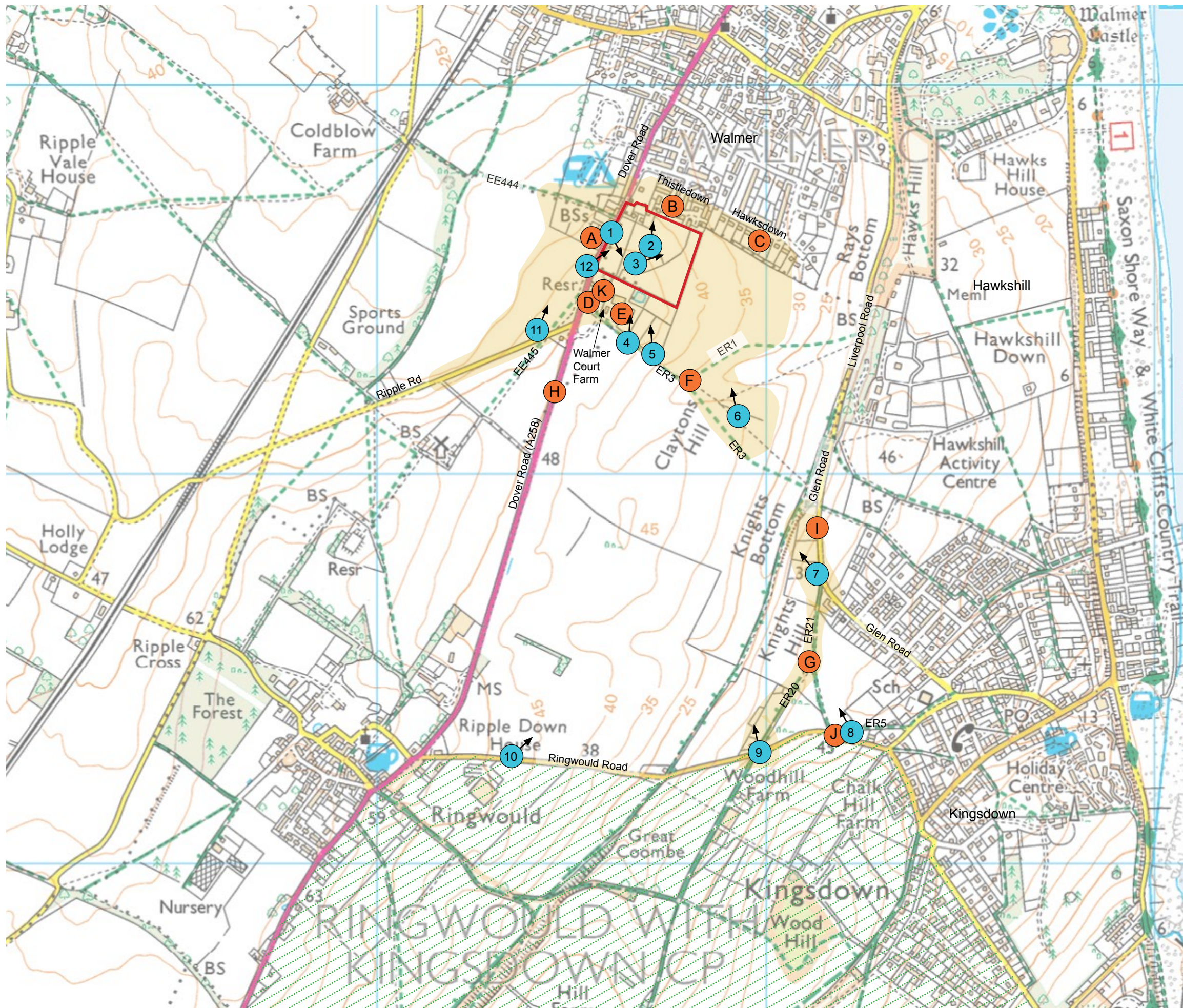
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issue date
27 February 2017

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






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-  Site Boundary
-  Photo Viewpoint Location
-  Receptors
-  Public Right of Way Reference
-  Approximate Visual Envelope
-  Kent Downs AONB

Note:-

The Visual Envelope (VE) provides a representative boundary and representative area of visual influence.

Within the VE, existing landscape and / or physical features such as woodland planting and topography, provide localised screening effects.

Further distant views may occur outside the VE boundary, although the significance of these views is considered to be negligible as a result of the distance and intervening screening effects.



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project
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Deal

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VISUAL APPRAISAL

scale
1:10,000 @ A3

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27 February 2017

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Figure 6

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Approximate site extents

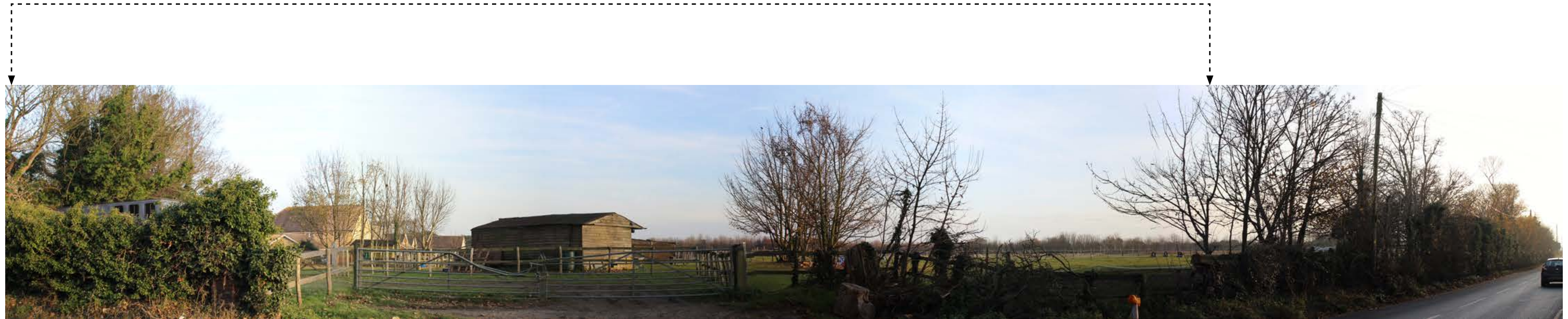


PHOTO VIEWPOINT 1: View east to south east from Dover Road

Approximate site extents



PHOTO VIEWPOINT 2: View north from within the site

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project Dover Road, Deal
drawing title PHOTO VIEWPOINTS 1 & 2
scale NTS @ A3 drawn BMB issue date 27 February 2017
drawing / figure number **Figure 7** rev **A**

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PHOTO VIEWPOINT 3: View north east from within the site

Approximate site extents

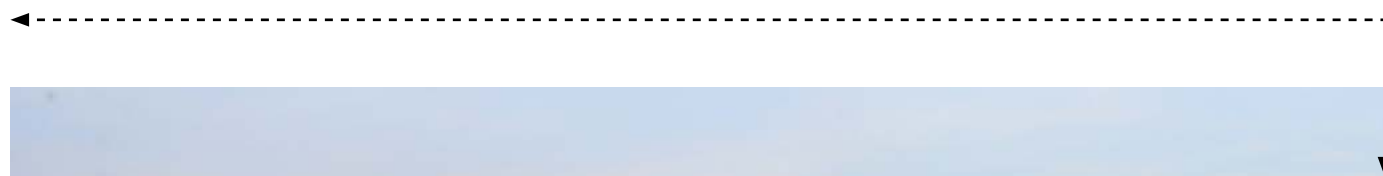


PHOTO VIEWPOINT 4: View north from Public Footpath (Ref ER3)

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project Dover Road, Deal
drawing title PHOTO VIEWPOINT 3 & 4
scale NTS @ A3 drawn BMB issue date 27 February 2017
drawing / figure number **Figure 8** rev **A**

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Approximate site extents



PHOTO VIEWPOINT 5: View north from Public Footpath (ref ER3)

Public Footpath Ref ER3
Walmer Court Farm

Approximate site extents

Properties on Hawksdown



PHOTO VIEWPOINT 6: View north from path near Public Footpath ER3

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project Dover Road, Deal
drawing title PHOTO VIEWPOINT 5 & 6
scale NTS @ A3 drawn BMB issue date 27 February 2017
drawing / figure number **Figure 9** rev **A**

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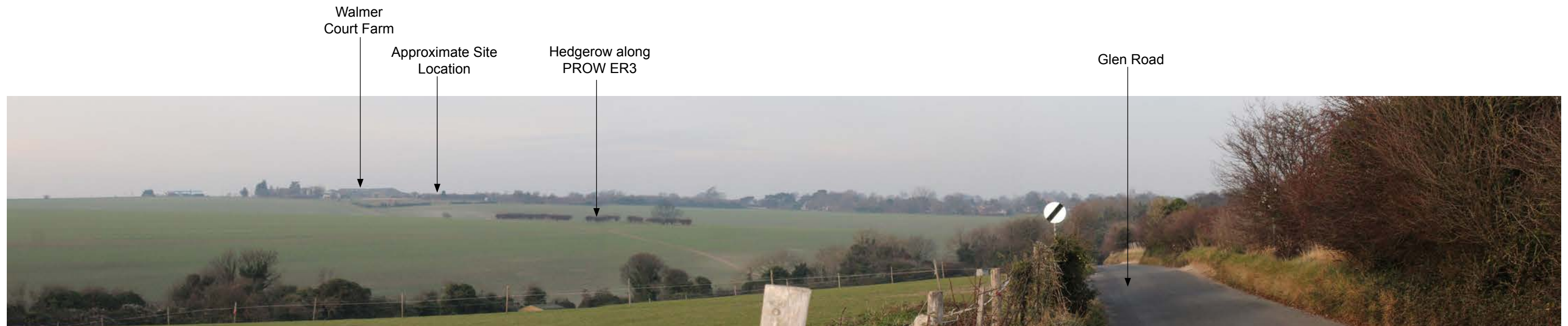



PHOTO VIEWPOINT 7: View north west from Glen Road



PHOTO VIEWPOINT 8: View north west from Public Footpath ER5


 client
 Gladman Developments Ltd
 project
 Dover Road,
 Deal
 drawing title
 PHOTO VIEWPOINTS 7 & 8
 scale
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 drawing / figure number
Figure 10
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 issue date
 27 February 2017
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PHOTO VIEWPOINT 9: View north from Ringwoud Road



PHOTO VIEWPOINT 10: View north east from Ringwoud Road


 client Gladman Developments Ltd
 project Dover Road, Deal
 drawing title PHOTO VIEWPOINTS 9 & 10
 scale NTS @ A3
 drawn BMB
 drawing / figure number **Figure 11**
 issue date 27 February 2017
 rev **A**

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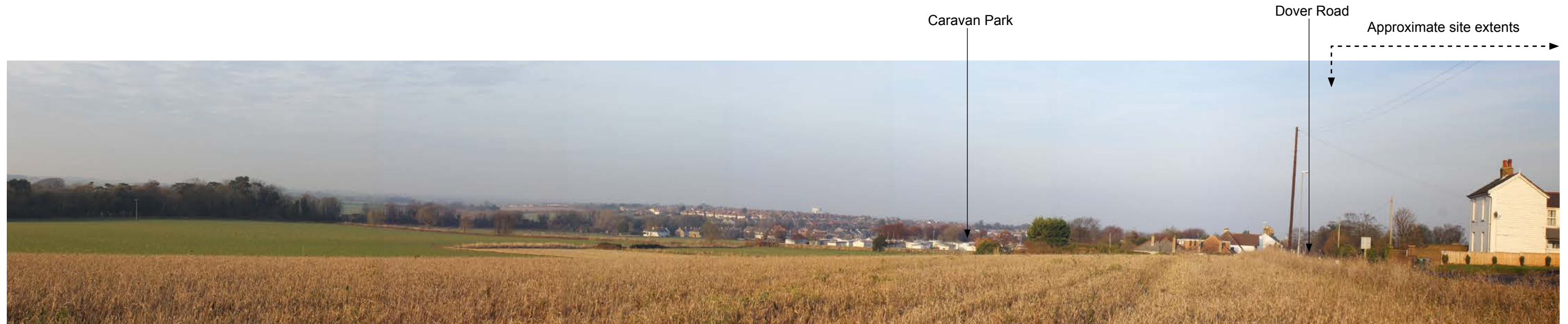


PHOTO VIEWPOINT 11: View north from Public Footpath (Ref EE445)



PHOTO VIEWPOINT 12: View north east from Dover Road

client
Gladman Developments Ltd

project
Dover Road,
Deal

drawing title
PHOTO VIEWPOINT 11 & 12

scale
NTS @ A3

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BMB

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27 February 2017

rev
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Figure 12

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Appendix A

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Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

The methodology for the landscape and visual appraisal undertaken for the proposed development is detailed in the appraisal report. The following information should be read in conjunction with this methodology.

As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.

Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement will be described as High/ Medium or Minor/ Moderate etc. This indicates that the receptor is assessed to lie between the respective definitions or to encompass aspects of both.

Landscape

Landscape Sensitivity

Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.

There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 Box 5.1 Page 84).

- Landscape quality (condition)
- Scenic quality
- Rarity

- Representativeness
- Conservation interest
- Recreation value
- Perceptual aspects
- Associations

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations. Limited potential for substitution.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations. Capable of substitution.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations. Potential for landscape improvement and creation.

Landscape Susceptibility to Change

This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the proposed development without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features and no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape

	features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or major alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way and footpaths where attention is focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way and footpaths where attention is not focussed on the landscape and/ or particular views. Travellers on road, rail or other transport with a focus on the landscape.

Low	<p>Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches).</p> <p>Travellers on road, rail or other transport where views are primarily focussed on the transport route.</p> <p>People at their place of work where views of the landscape are not important to the quality of the working life.</p>

Value of Views

The value attached to a view takes account of any recognition attached to a particular view and/or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (eg. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the view will be permanent or transient are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more

	recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement involves a reasoned professional overview of the individual judgements against the criteria, to then make the overall judgement.

Whilst GLVIA3 notes at paragraph 5.56 that there are no hard and fast rules about the level of effects, the criteria adopted for this landscape and visual appraisal are defined as follows:

- Major: An effect that will fundamentally change and be in direct contrast to the existing landscape or views;
- Moderate: An effect that will markedly change the existing landscape or views but may retain or incorporate some characteristics/ features currently present;
- Minor: An effect that will entail limited or localised change to the existing landscape/ views or will entail more noticeable localised change but including both adverse and beneficial effects and is likely to retain or incorporate some characteristics/ features currently present;
- Negligible: An effect that will be discernible yet of very limited change to the existing landscape or views.

Appendix B

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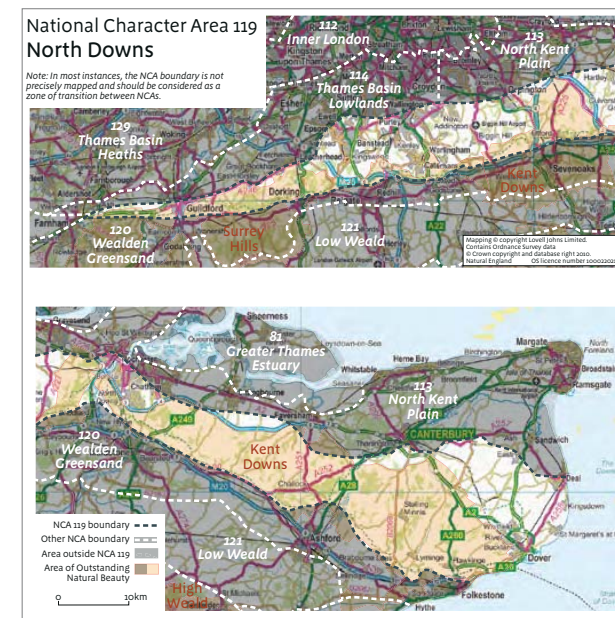
Summary

The North Downs National Character Area (NCA) forms a chain of chalk hills extending from the Hog's Back in Surrey and ending dramatically at the internationally renowned White Cliffs of Dover. The settlement pattern is characterised by traditional small, nucleated villages, scattered farms and large houses with timber framing, flint walls and Wealden brick detailing. Twisting sunken lanes, often aligned along ancient drove roads, cut across the scarp and are a feature of much of the dip slope. The Kent Downs and Surrey Hills Areas of Outstanding Natural Beauty designations are testament to the scenic qualities and natural beauty of the area.

Agriculture is an important component of the landscape, with variations in soils supporting mixed farming practices where arable, livestock and horticulture have co-existed for centuries. The woodlands, many of which are ancient, are a prominent feature of the landscape, yet their ecological value has suffered in recent years due to a reduction in active management, particularly of mixed coppice, since the 1990s. Two Special Areas of Conservation (SAC) are designated for their rare woodland compositions. Chalk grassland is particularly notable, with seven SAC designated for chalk grassland interest including outstanding assemblages of rare orchids. The chalk downland habitats support rare species, including the late spider orchid – wholly restricted to Kent – and the black-veined moth and straw belle moth which are currently found only within the North Downs.

The North Downs are cut by the valleys of the Stour, Medway, Darent, Wey and Mole with their associated wetland habitats. The chalk aquifer of the North Downs is important for supplying water within Kent and to London.

The coast is of international significance with an SAC designation due to the presence of rare maritime cliff communities found within the cliff face and on cliff-tops. Two stretches of the coast are recognised as Heritage Coast: South Foreland and Dover to Folkestone. An outstanding range of historical and geological features are found along the coast, including Dover Castle and the White Cliffs with their strong cultural associations. Other historical features, including numerous Scheduled Ancient Monuments and buildings dating from the medieval period, are scattered throughout.



Click map to enlarge; click again to reduce.

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More urban-fringe influence and modern development is associated with the land fringing Croydon, Purley and south London in the western part of the downs, with Dorking, Redhill and Guildford located on the fringes of the NCA. In the east, Dover is the main settlement, but the Medway towns of Rochester and Chatham and the town of Folkestone also lie on the periphery of the NCA. Other towns, including Maidstone, Ashford and Sevenoaks,

and the city of Canterbury, although within adjacent NCAs, lie close to the boundary. Views from the eastern scarp are dominated by generally undeveloped landscapes much valued by visitors, with outstanding views across the Vale of Holmesdale to the Weald and from many parts of the downs to France. These views are affected to varying degrees by the Channel Tunnel terminal development and the M25 and M20 corridors.



Chalk grassland is an important component of the North Downs NCA supporting a range of wildlife.

Development pressures and agricultural practices continue to be forces for change throughout the NCA; high-quality and well managed green infrastructure both within and surrounding the NCA could help to service the demands of a growing population, a changing climate and increased pressures on natural resources, including the chalk aquifer, critical for water provision. Opportunities to create more robust and resilient ecological networks across the agricultural landscape should be maximised, working in partnership to secure positive environmental outcomes. The natural and cultural assets of the NCA support food production, regulation of water and soils, biodiversity, recreation, tranquillity, sense of place and sense of history.

Statements of Environmental Opportunity

- **SEO 1:** Manage, conserve and enhance the distinctive rural character and historic environment of the North Downs, including the long-established settlement pattern, ancient routeways and traditional buildings. Protect the tranquillity of the landscape and sensitively manage, promote and celebrate the area's rich cultural and natural heritage, famous landmarks and views for future generations.
- **SEO 2:** Protect, enhance and restore active management to the diverse range of woodlands and trees of the North Downs, for their internationally and nationally important habitats and species, cultural heritage and recreational value and to help to deliver climate change mitigation and adaptation. Seek opportunities to establish local markets for timber and biomass to support the active management of local woods, while recognising their contribution to sense of place, sense of history and tranquillity.
- **SEO 3:** Manage and enhance the productive mixed farming landscape of the North Downs and the mosaic of semi-natural habitats including the internationally important chalk grassland. Promote sustainable agricultural practices to benefit soils, water resources, climate regulation, biodiversity, geodiversity and landscape character while maintaining food provision.
- **SEO 4:** Plan to deliver integrated, well-managed multi-functional green space in existing and developing urban areas, providing social, economic and environmental benefits and reinforcing landscape character and local distinctiveness, particularly on or alongside the boundaries of the designated landscapes within the North Downs.



Children enjoy the extensive views from Wye NNR across adjoining NCAs. The NCA offers opportunities for access and education.

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Physical and functional links to other National Character Areas

The North Downs National Character Area (NCA) borders the Wealden Greensand NCA to the south, while to the north it borders the Thames Basin Lowlands NCA between Farnham and Purley, and the North Kent Plain NCA in west, mid and east Kent. The scarp forms a defining feature along the length of the NCA and panoramic views provide links with adjoining NCAs and beyond. Views across London, the Thames Estuary and to the south help provide the context and setting of this NCA.



The steep scarp slope provides extensive views over adjacent NCAs as shown here in Surrey.

The catchments of the rivers Wey, Mole and Darent drain through valleys dissecting the downs from the Wealden Greensand in the south to the Thames in the north, while further east the River Medway runs north to the Thames Estuary and the Stour runs north-east to the Kent coastline. Flooding is an issue along localised stretches of the rivers and activities within the NCA may have the potential to exacerbate or alleviate downstream flooding in adjacent NCAs. The chalk bedrock supports a principal aquifer which supplies water to both London and Kent. Spring flow from the Chalk is an important feed for the internationally designated habitats of the north Kent marshes and the Thames Estuary.

Coastal processes link NCAs and the construction of harbours at Dover and Folkestone has prevented any continuing sediment transport around South Foreland, but there is a moderate northwards movement of shingle into the North Kent Plain NCA coast. The role of this sediment supply in the development and denudation of beaches has a critical influence on the rate of coastal erosion. The proximity of this NCA to mainland Europe is notable, with the significant activity at the Port of Dover allowing for the passage of goods and people between England and the rest of Europe.

The M20 runs from Folkestone and Ashford along the southern boundary of the NCA until it cuts across to London. The M2/A2 skirts the northern boundary, connecting Dover and Canterbury to Chatham and south and east London. High Speed 1 (the Channel Tunnel Rail Link) has reduced the travel time by rail between Dover and London.

Key characteristics

- Cretaceous Chalk forms the backbone of the North Downs. A distinctive chalk downland ridge rises up from the surrounding land, with a steep scarp slope to the south providing extensive views across Kent, Surrey and Sussex and across the Channel seascape to France.
 - The broad dip slope gradually drops towards the Thames and the English Channel, affording extensive views across London and the Thames Estuary. The carved topography provides a series of dry valleys, ridges and plateaux.
 - Chalk soils are predominant across the NCA but the upper part of the dip slope is capped by extensive clay-with-flint deposits. Patches of clay and sandy soils also occur with coombe deposits common in dry valleys.
 - The North Downs end at the dramatic White Cliffs of Dover, one of the country's most distinctive and famous landmarks. Most of the coast between Kingsdown and Folkestone is unprotected, allowing for natural processes. The cliffs are home to internationally important maritime cliff-top and cliff-ledge vegetation.
 - The area is cut by the deep valleys of the Stour, Medway, Darent, Wey and Mole. The river valleys cut through the chalk ridge, providing distinctive local landscapes which contrast with the steep scarp slope.
- The south-facing scarp is incised by a number of short, bowl-shaped dry valleys, cut by periglacial streams and often referred to as combes. The undulating topography of the dip slope has also been etched by streams and rivers, today forming dry valleys, some of which carry winterbournes that occasionally flow in the dip slope, depending on the level of the chalk aquifer.



The fertile and lighter soils of the footslopes and valley bottoms support arable farming.

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- The footslope of the escarpment supports arable cropping, the dominant land use within the NCA. In the east, the richer, loamy soils of the lower dip slope support large tracts of mixed arable and horticultural production.
- Woodland is found primarily on the steeper slopes of the scarp, valley sides and areas of the dip slope capped with clay-with-flints. Well-wooded hedgerows and shaws are an important component of the field boundaries, contributing to a strongly wooded character. Much of the woodland is ancient.
- Tracts of species-rich chalk grassland and patches of chalk heath are important downland habitats and of international importance.
- Ancient paths, drove roads and trackways, often sunken, cross the landscape and are a distinctive feature of the dip slope. Defensive structures such as castles, hill forts and Second World War installations, and historic parks, buildings and monuments are found throughout.
- Small, nucleated villages and scattered farmsteads including oasts and barns form the settlement pattern, with local flint, chalk and Wealden brick the vernacular materials.
- In the western part of the area, around and to the west of Sevenoaks and into Surrey, there is increased urban development.

Statements of Environmental Opportunity

SEO 1: Manage, conserve and enhance the distinctive rural character and historic environment of the North Downs, including the long-established settlement pattern, ancient routeways and traditional buildings. Protect the tranquillity of the landscape and sensitively manage, promote and celebrate the area's rich cultural and natural heritage, famous landmarks and views for future generations.

For example, by:

- Conserving the downland settlement pattern of nucleated villages, irregular fields and scattered farmsteads linked by a network of narrow, winding lanes and characteristic sunken 'hollow ways' through appropriate planning policies and development management, and in particular promotion of Kent Downs and Surrey Hills Area of Outstanding Natural Beauty (AONB) design guides.
- Protecting from damage the rich and varied heritage of historic buildings, settlements and sites dating from the prehistoric period onwards, including iron-age hill forts, defensive coastline installations and traditional farmsteads, and improving management, access to and sensitive interpretation of historic features.
- Improving management of historic parklands and any associated key habitats such as ancient and veteran trees, ancient woodland and species-rich grassland. Works such as successional planting, coppicing or reversion of arable back to grassland should be prioritised and informed by assessment of the historic design and significance of parkland.

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The NCA has a number of heritage assets including the megalithic remains at Kit's Coty as shown here.

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- Conserving and appropriately managing ancient trackways such as the North Downs Way National Trail which links Dover and Guildford, and the Pilgrims' Way which links Canterbury and Winchester; and working across sectors to promote and strengthen the network through high-quality interconnecting routes, increasing the benefits of these routes for biodiversity, health and local businesses.
- Using AONB design guidance and understanding of the area's traditional and historic architecture, and its distinct local materials (flint, chalk, brick, timber and tiles) and patterns of settlement, to inform appropriate conservation and use of historic buildings, and to plan for and inspire any new development which makes a positive contribution to local character.
- Seeking opportunities to minimise the impact of new developments, including visual intrusion, disturbance and noise, on the tranquillity and beauty of the countryside. Green infrastructure planning should be maximised for its multiple benefits and best practice should be shared locally.
- Working in partnership with Kent Downs and Surrey Hills Areas of Outstanding Natural Beauty to identify management opportunities in accordance with their respective management plans¹².
- Seeking to increase awareness and maximising the potential of the various historic, natural and cultural assets, improving access to and interpretation of sites and features, including the world-renowned White Cliffs of Dover, as a platform for enhanced education and to enthuse local communities, linking them with their local geology, wildlife and cultural and historic environments. At the same time there is a need to recognise and manage the impact of increased visitor numbers on sensitive sites.

¹² Surrey Hills Area of Outstanding Natural Beauty Management Plan 2009–2014, Surrey Hills Board (2009); Kent Downs Area of Outstanding Natural Beauty Management Plan 2009–2014, Kent Downs AONB Unit (2009)

SEO 2: Protect, enhance and restore active management to the diverse range of woodlands and trees of the North Downs, for their internationally and nationally important habitats and species, cultural heritage and recreational value and to help to deliver climate change mitigation and adaptation. Seek opportunities to establish local markets for timber and biomass to support the active management of local woods, while recognising the contribution to sense of place, sense of history and tranquillity.

For example, by:

- Supporting the sustainable re-establishment of coppice management to appropriate areas of woodland, where this will improve biodiversity interest while providing a local resource including wood fuel.
- Seeking to work in partnership to aid co-ordinated conservation management, particularly where there are woodlots. Managing all woodlands as single entities aimed at benefiting the whole wood, its biodiversity, its contribution to landscape character, and the provision of community and other benefits where appropriate.
- Supporting existing markets and encouraging new markets for the products of native woodland underwood and timber. This will provide the market driver to encourage and maintain viable and sustainable woodland management.
- Encouraging the positive management of open habitats and spaces, such as rides and glades, for their landscape, biodiversity and cultural benefits, especially where they will support rare species, such as Duke of Burgundy fritillary. Maintaining an appropriate balance of well-structured woodland and transitional and open habitats will produce a mixed structure of tree species and stand age, benefiting biodiversity.
- Working to increase public understanding and appreciation of the importance of woodlands, including the impacts of harmful activities and inappropriate management. Utilising the woodland resource for education, appropriate recreation and research, furthering our understanding of the role of woodlands in a changing climate.
- Ensuring that the North Downs Woodland and Mole Gap to Reigate Escarpment Special Areas of Conservation attain and retain favourable conservation status as an element of the Natura 2000 network. Also, ensuring that the woodland Sites of Special Scientific Interest are in favourable condition and that local sites are in positive management.
- Protecting and expanding the existing urban tree resource, recognising its multiple benefits, including its role in climate change mitigation.
- Targeting the expansion and re-linking of existing semi-natural woodland, benefiting biodiversity and landscape, where it can re-connect isolated woodland blocks and help to prevent soil erosion and nutrient run-off (where this does not result in loss of existing important habitats such as chalk grassland). Taking into account future climate change, looking to enhance the coherence and resilience of woodlands, hedgerows, trees and other habitats to create robust networks of woody and open semi-natural habitats.
- Creating new areas of broadleaved woodland, where it accords with the landscape character of the area, helping to maintain tranquillity while providing a local recreational resource and further source of wood fuel and high-quality timber products.
- Encouraging conservation management of game woodlands as promoted by the British Association for Shooting and Conservation and sharing best practice locally, as shown in the Kent Downs AONB game management guidance.

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SEO 2: Protect, enhance and restore active management to the diverse range of woodlands and trees of the North Downs, for their internationally and nationally important habitats and species, cultural heritage and recreational value and to help to deliver climate change mitigation and adaptation. Seek opportunities to establish local markets for timber and biomass to support the active management of local woods, while recognising the contribution to sense of place, sense of history and tranquillity.

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- Recognising and managing the risks of tree diseases and woodland pests, taking co-ordinated conservation action to safeguard the woodland resource, and considering the close vicinity to the continent from where diseases can spread.
- Conserving ancient and veteran trees within the landscape for the benefit of species that depend upon them, and for their heritage value and contribution to a sense of place. Planning and implementing a programme to develop the next generation of hedgerow trees and future veterans, choosing appropriate species and taking into account their resilience to climate change.
- Ensuring that populations of deer are managed to reduce the damage caused to the natural regeneration of woodland (and woodland flora). High populations will have major impacts on ancient woodland flora and coppice management.



Wood chipping in action. The woodland resource provides an excellent opportunity for biomass energy in the form of wood chip.

SEO 3: Manage and enhance the productive mixed farming landscape of the North Downs and the mosaic of semi-natural habitats including the internationally important chalk grassland. Promote sustainable agricultural practices to benefit soils, water resources, climate regulation, biodiversity, geodiversity and landscape character while maintaining food provision.

For example, by:

- Working with farmers, land managers and communities to positively shape the agricultural landscape while preserving and enhancing ecological and cultural assets.
- Restoring and strengthening the mosaic of connecting landscape and habitat features including the patchwork of smaller downland banks, hedgerows, unimproved hay meadows, pockets of heath and acid grassland, flower-rich roadside verges and uncultivated field corners, field margins and woodlands.
- Managing and restoring existing chalk grassland habitats. Seeking to integrate chalk grassland management into the farming business to allow for extensive grazing, promoting initiatives which allow for the sustainable management of chalk grassland and help to secure best practice management of this internationally important habitat type.
- Working with landowners to seek opportunities for arable reversion to chalk grassland in locations with the highest potential for the re-creation of this habitat and in areas where it will bring the greatest benefits. Considering arable reversion to chalk grassland where it will bring particular benefits for aquifer recharge and to assist in water quality regulation, looking for locations that maximise these benefits along with benefits for biodiversity and the landscape.
- Conserving and appropriately managing associated chalk habitats that include rare chalk scrub and heath and calcareous flushes at the foot of the scarp, strengthening the overall mosaic of chalk downland habitats and benefiting their dependent species.
- Working in partnership to enable the restoration of chalk grassland at a landscape scale, seeking to secure grazing where required on difficult sites, identifying and linking green hay donor and recipient sites and piloting restoration techniques. Supporting research to increase our understanding of chalk grassland habitats and species and to advance our knowledge of what is needed to create coherent and resilient ecological networks within the chalk landscape and the multiple benefits this may provide, including enhancement of landscape character.
- Restoring and planting new hedgerows to reinforce historic field boundary patterns, especially where they: run across slopes to provide a buffer to soil erosion and nutrient run-off (important in the Great Stour Priority Catchment); follow parish boundaries or long-established rights of way (especially historic drove ways) or otherwise support the distinctive character of the landscape; and provide a link between isolated habitats.
- Creating wide grassland buffer strips across steeper slopes and alongside hedgerows, rivers and other watercourses, particularly in areas of arable farmland, to help to prevent soil erosion and nutrient run-off and to enhance the habitat network.

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- Working with landowners to integrate arable habitats into the farming system. Encouraging the uptake of measures such as conservation headlands, low-input cereals and grassland buffer strips to optimise the multiple benefits for biodiversity, water, soil regulation and pollination services while conserving, enhancing and expanding the range of arable wild flowers. In particular, maximising opportunities for providing high-quality nesting and feeding habitat for farmland birds such as corn bunting and grey partridge.
- Conserving and enhancing traditional orchards of the National Character Area (NCA), seeking new markets for their products and exploring potential for community orchards.
- Working with landowners to integrate any new and novel crops into the NCA as a result of market or climatic drivers, promoting sustainable management and integrating the crops into the landscape appropriately. Seeking to monitor the impacts of changing farming practices.
- Sympathetically managing soil and water resources to ensure the long-term productivity and economic viability of agriculture and increasing the ability of agricultural systems to withstand extreme weather and adapt to and mitigate climate change, improving water and soil quality.
- Managing land in a way that retains the legibility of the dry valleys and associated geomorphology and seeks to retain and improve the network of geological exposures in disused pits and quarries across the area.

SEO 4: Plan to deliver integrated, well-managed multi-functional green space in existing and developing urban areas, providing social, economic and environmental benefits and reinforcing landscape character and local distinctiveness, particularly on or alongside the boundaries of the designated landscapes within the North Downs.

For example, by:

- Creating high-quality, well-managed accessible natural green space within and surrounding urban areas as part of comprehensive green infrastructure planning, providing significant local recreational opportunities that meet the Accessible Natural Greenspace Standard (ANGSt) while benefiting health and wellbeing and providing habitats and green space linkages, increasing the permeability of the urban landscape to biodiversity and building on existing networks.
- Improving water quality by careful design to address the potential issues of pollution and contamination by run-off and leakage through water pathways. Creating new wetlands as part of sustainable drainage systems, helping to provide flood alleviation. In addition, creating extensive reedbeds where potentially polluted waters enter these wetlands to filter out pollutants and provide benefits for water quality.
- Promoting the use of London's existing frameworks to inform the design of new landscapes associated with new development and green infrastructure within Greater London, including implementation of the All London Green Grid.
- Maintaining the existing downland character as a setting for new development (where allocated and approved), ensuring that this does not impact adversely on the special qualities of the designated landscapes, conserving the tranquillity and geodiversity of the area through planning and sympathetic design, in particular minimising light spill and traffic noise to retain the 'undisturbed' feel of parts of the NCA and enhancing local landscape character.
- Promoting the use of sustainable and locally sourced materials, vernacular building techniques and styles, and existing landscape character to inform design and ensure integration with the surrounding landscape.
- Targeted planting of woodland and trees surrounding existing and new development and major transport corridors where appropriate within the existing context, helping to provide climate change adaptation and mitigation, flood alleviation, landscape character and biodiversity benefits.
- Identifying opportunities for community involvement in projects through design and implementation to foster ownership, involvement and support of local communities and to help to create environments which improve the lives, livelihoods and health of local people and communities.
- Planning schemes which connect to or incorporate an existing or planned low carbon transport network, such as walking and cycling routes.
- Developing a strategic approach to green infrastructure across the NCA and its boundaries to take account of the existing urban areas and proximity of the NCA to areas of growth, planning a network of green spaces in the urban and urban fringe areas and adjacent countryside.

Additional opportunities

1. Conserve and enhance important geological sites and exposures of international importance, inland and along the coastline, including the White Cliffs of Dover, in order to maintain and enhance their geodiversity and biodiversity interest, cultural significance and sense of place.

For example, by:

- Protecting, conserving and enhancing important inland geological exposures, for their geological, cultural and biological interest. In particular, raising awareness of the geological, ecological and cultural interest within the rich heritage of abandoned chalk pits and quarries throughout the area, providing links to the area's cultural history.
- Planning for and managing the effects of coastal change, by allowing the operation of natural coastal processes and improving the sustainability of current management practices, allowing for maintenance of the geological interest of the highly distinctive chalk cliff coastline. This will benefit the maritime cliff-ledge plant communities and breeding bird colonies, while maintaining the dramatic landscape which provides a powerful sense of place.
- Promoting continued research into coastal geology, helping to inform future decision making.
- Maximising the opportunities presented by the geodiversity of the NCA for education, research and tourism, in particular seeking to use the assets to engage with local communities. The geological features are an international scientific resource and can help people to appreciate the evolution of the landscape, its habitats and wildlife. Awareness of this value should be promoted, including the interrelationships between geology, wildlife and human activity, with improved access and interpretation where appropriate to inspire and enthuse.

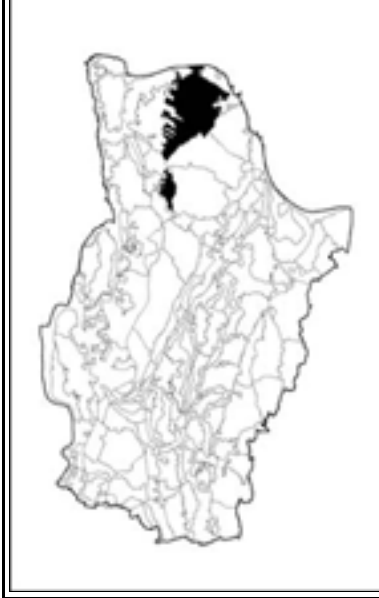
Additional opportunities continued

2. Protect the important water resources of the NCA, including the North Downs chalk aquifer, rivers and associated wetlands, to safeguard the quality and quantity of public, private and agricultural water supplies and to bring about benefits for biodiversity, water quality and regulation of flooding.

For example, by:

- Protecting the chalk aquifer by promoting good agricultural and land management practices, helping to bring improvements to groundwater quality. Further, promoting sustainable use of water resources across sectors, protecting the aquifer from over-abstraction and safeguarding the water supply which is derived from the aquifer.
- Adopting a landscape-scale approach and working at the catchment scale to safeguard the surface water resources of the NCA, especially those failing to meet Water Framework Directive objectives for good ecological status. Working in partnership across sectors and NCA boundaries to tackle the challenges associated with flood risk, pollution and low flows.
- Managing, restoring and expanding the wetland habitats of the valley floors of the rivers Mole, Darent, Medway and Great Stour. Affording priority to flood meadows, flood plain grazing marsh, fen and reedbeds, and intertidal mudflats such as on the River Medway, and optimising opportunities for restoring natural river geomorphology where this is of particular benefit to biodiversity but is designed to meet the challenges of low flow conditions, and bringing rivers back into continuity with their flood plains to help to sustain these habitats for the benefit of biodiversity and the alleviation of downstream flooding.
- Identifying opportunities for research that improves our understanding of how to respond to and plan for climate change impacts and future consumer demands, and the interrelationships between supply and demand in adjoining NCAs, including the impacts of water availability on key biodiversity sites.
- Drawing on best practice principles such as those established under catchment sensitive farming and building on and supporting existing stakeholder groups to help to deliver a good water environment across the North Downs, benefiting biodiversity and local communities.
- Improving linear and car-free access along river corridors where appropriate, increasing opportunities for enhanced access, recreation and community engagement.

EAST KENT ARABLE BELT



The East Kent Arable Belt is a large character area situated on the chalk downs outside the AONB to the south-east of Canterbury. It stretches from Bekesbourne in the west, north to Easry and south to Sibertswold and Whitfield, bounded in the south by the Kent Downs AONB boundary, and to the east by the outskirts of Deal. The land rises from 20 metres at its junction with the lower, flatter Tertiary Beds up to 120 metres in the south-east as it bounds the AONB, not in an even manner but, as elsewhere in the Downs, in a distinct series of dry valleys. The soils are generally well-drained chalky, loamy soils over the chalk, being variously shallow or deep soils in places. Traditionally these good quality soils of the open downs and valleys supported winter cereals, or cereal and grassland in rotation and occasional horticultural crops. Otherwise, fine soils, sometimes flinty, over clay with slight seasonal waterlogging are found associated with the clay with flints in the south and south-east of the character area. Cereals, permanent grassland and deciduous woodland are all traditional on these poorer quality soils of the higher ridges.

Typical of the open downs country is the ploughed landscape of the Adisham Downs which gives long, rural views. This picture is repeated throughout this character area, being most extreme in the far east of the Downs, on Sutton Downs, for instance, where the open, remote, rural landscape, whilst simple, can be awesome. Less extreme are the open landscapes south of Northbourne with its empty, winding lanes, quiet but for the wind and the skylarks. South of Easry too are wide views but with blocks of woodland and hedgerows scattered in them, providing greater visual interest and variety. The narrow network of winding lanes, so characteristic of the Downs, must have arisen from the trodden paths that led between one pasture or farmstead and another, either in pre-Norman times or after the Conquest. When they joined up to form major roadways they continued to follow their original sinuous pattern. Occasionally, as at Betteshanger, they follow a Roman road or prehistoric trackway. The dualling of the A256 near Betteshanger has now severed the Roman road there, as the creation of the estate in a previous century had already started to do. Betteshanger is one of many old parklands in this part of the Downs that provide distinctive features within the otherwise open landscape.

Betteshanger Park was once a sub-manor of nearby Northbourne Court. The new park may date from the rebuilding of the house in 1733 but it was Lord Northbourne who invited George Devey to enlarge the existing house and create the rambling mansion now used as a school. Many of the parkland trees survive although the playing fields now occupy the parkland grazing land, and much of the parkland to the east of the Roman Road has been ploughed for. The higher ground on all sides is thickly wooded and includes such species as Scot's pine, larch, yew and Holm oak. It is very wooded around Betteshanger with one boundary of the estate being marked by a spectacular avenue of Holm oaks. The parkland at Fredville is very handsome; a secluded park near Snowdown Colliery with a drive leading through beech clumps and chestnuts to the wilderness on the top of the hill and then through pastures to a thatched lodge cottage in the south. Although set in a generally arable landscape, this encompasses a mix of large and smaller fields divided by hedgerows and shaws, through which the winding lanes meander. The estate itself is in part wooded.

Another group of parks is scattered across the Downs east of the A2, many of which were visited by Jane Austen in the 18th century. The best example is perhaps Goodnestone; a neat estate village developed around a medieval core and standing at the gates of Goodnestone Park. The house is predominantly 18th century but with additions set amongst terraced gardens. A similar pattern of mansion and church and cul-de sac is found at Knowlton, but here there is no village, just a cluster of farm buildings and estate cottages. The gardens here were laid out by Sir Reginald Blomfield, set amongst parkland, broadleaf and mixed woodland. The use of pine trees planted along field boundaries seems to have been a fairly common feature of this and many other estates. Many of these estates became marked by the colliery winding gear of the Kent coalfields through the early and middle 20th century, the earliest pit being sunk in 1896. At Tilmanstone, the mine was set amongst the parkland and woodlands of Dane Court. The 18th century house is hidden by woodland with pastures to the north but to the south the parkland has not survived. The partly walled form of Waldershare Park, between Eythorne and the recently dualled A256 likely to be a survivor of one of the fourteen deer parks in the county and covers more than 500 acres. It was established in its current form in the early 18th century with a house to a design by Inigo Jones. Waldershare means literally, 'a share of the forest', with the boundary of the three sharing parishes meeting in the park.

Many place-names in the Downs date from the 13th century, and those incorporating 'Wald' are particularly common in east Kent. This includes Walderchain, Womenswold ('the woodland of the estate of Wingham'), Sibertswold as well as Waldershare, Waltham, Ringwoud, East Studdal, West Studdal, and Waddling Wood. These all bear evidence of present or past extensive woodland. Altogether place names with 'wood' in them, in various local forms, appear fifteen times in this small stretch of the east Kent Downs. Taken with the surviving woodland in this part of the Downs and the AONB, they contribute to the theory of one great forest at one time that stretched from above Wye to the outskirts of Deal and the cliffs above Dover. Although substantially removed many hundreds of years ago, the extent of woodland and parkland has declined in this part of Kent, as elsewhere, over the last 30 years. In the 1960s there were some large blocks of broadleaf woodland at Betteshanger, as at Easry Woods, in association with coniferous and mixed woodland. By this current decade, the woodland and parkland had been fragmented, partly due to 1987 storm damage, notably at Fredville Park and Waldershare.

Although a large percentage of the countryside here was arable by the 1960s, there was a substantial scattering of pasture at Knowlton Court, Nonington and north-west of Adisham. By the 1990's some of the large areas of pasture had been fragmented but in contrast other larger blocks had been created, as at Uffington Court. The orchards which developed around Matmain's Farm, Eythorne and Ratling Court have now been removed. The pattern of historic small villages, such as Barrestone, Ratling, Frogham and Eythorne has been changed by the additions of the colliery villages at Aylesham and Elvington. The small, dispersed settlements with the older houses built in brick and tile or occasionally stone or knapped flints, contrast strangely with the bleak and regular forms of the mining villages.

The dramatic steep slopes of the Lydden Valley (north-west of Dover) are a classic grazed landform which is characteristic of the adjacent downland in the 'East Kent Downs' character area of the Kent Downs AONB. This isolated area is dominated by a long, steep scarp and narrow valley, but is excluded from the AONB which follows the boundary of the railways line.

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EAST KENT ARABLE BELT

PHOTOGRAPH



CHARACTERISTIC FEATURES

Open, rolling landform with large arable fields and well-wooded hilltops. Simple pattern to the landscape.
 Narrow, winding lanes and dispersed settlement.
 Parkland trees and 18th century estate villages.
 Pine trees on field boundaries.
 Disused collieries, and associated colliery villages.

LANDSCAPE ANALYSIS

Condition

This is a simple, unified landscape with long views and relatively few detracting features - some of which are associated with the former collieries and the redevelopment of colliery sites. The area also comprises the gently rolling dip slope of the North Downs to the south of Canterbury. Large blocks of broadleaf woodland, grassland and frequent copses provide a strong ecological framework for the large arable fields. To the south of Canterbury, remnant shelterbelts are apparent in the large arable fields. Estate landscapes contribute some localised detail, such as conifer and parkland trees. These provide a more recent historical dimension which are in accord with the large scale of the rural and natural elements. This area is considered to be in good condition.

Sensitivity

The intermittent views within the rolling landscape contribute to a high sensitivity, despite the presence of large, occasional blocks of woodland. It is the ancient nature of the tranquil landscape, overlain with parkland features such as avenues of holm oak, which makes this a very distinct and unique landscape, sensitive to change. The large scale of the landform, and the tiny scattered hamlets where flint is much in evidence as a building material, link with more recent historical changes such as the Light Railway and the colliery buildings which are now an intrinsic part of the area's character.

LANDSCAPE ACTIONS

Conserve the large scale and manage the woodlands to promote wildlife interest.
 Upgrade the ecological value of some of the arable land by reverting selected areas to grasslands.
 Conserve the tranquility and remote quality of the area.
 Restore and reinforce ancient features which are part of the woodland character. Manage the historic estate and parkland, re-creating the occurrences of features such as avenues to a similar frequency and using elements of estate design in new development.
 Conserve and interpret the heritage of colliery sites
 Conserve the remote settings of small hamlets and villages.

CONTEXT

Regional: North East Kent

Condition

good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	CREATE	RESTORE & CREATE	RESTORE

low moderate high

Sensitivity

SUMMARY OF ANALYSIS

Condition

Good.

Pattern of elements: Unified.

Detracting features: Few.

Visual Unity: Strongly Unified.

Cultural integrity: Variable.

Ecological integrity: Moderate.

Functional Integrity: Coherent.

Sensitivity

Moderate.

Distinctiveness: Characteristic.

Continuity: Historic.

Sense of Place: Moderate.

Landform: Apparent.

Extent of tree cover: Intermittent.

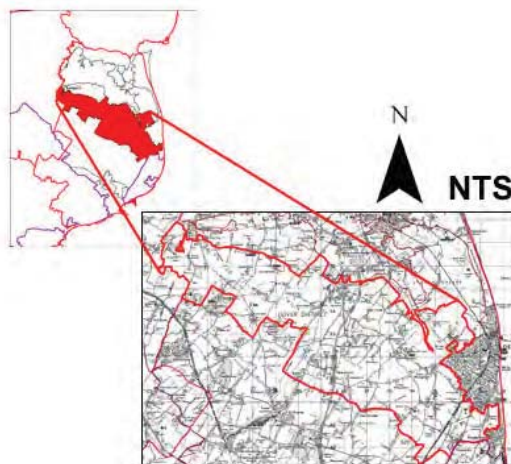
Visibility: Moderate.

SUMMARY OF ACTIONS

CONSERVE AND REINFORCE.

Conserve large blocks of broadleaf woodland, allowing no fragmentation of woodland areas.
 Reinforce the ancient characteristics of the woodland
 Conserve tranquil, open views across the rural landscape
 Conserve pastures and unimproved grasslands, linking with other such areas on adjacent Downs
 Conserve and reinforce the characteristics of narrow roads
 Conserve features associated with historic parkland
 Conserve remote village settings
 Conserve historic colliery sites

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Eastry Arable and Woodland Clumps

The Eastry Arable and Woodland Clumps character area encompasses a large swathe of land central to the study area, stretching from east to west.

The topography is more undulating than that to the north. The landform rises and becomes more varied towards the south, with a distinct pattern of ridges and valleys developing. Settlements tend to be located on the higher ridges, giving way to wider views across open mixed farmland. The geology of the area reflects its location on the Downs, with bands of head brickearth lying in a northeast-southwest direction upon upper chalk. Narrow ribbons of dry valley nailbourne deposits lying in the same direction reflect the ridge and valley formation of the Down's topography. Soils are generally well drained calcareous and silty. It is deeper in the valley bottoms and shallower on valley sides in places. Some aeolian silty drift with deep, silty, stoneless, well drained soils lie in patches to the north.

Land is used primarily for arable farming, with large open fields supporting a mix of crops with linseed, wheat, barley and oil seed rape. Some pockets of pasture populate smaller, more enclosed, fields around settlements. Significant blocks of native woodland break the monotony of large open fields and provide texture, variation and shelter in the landscape. Arable fields follow a notable pattern in parts (particularly around Eastry), rectangular in shape with field boundaries following a northeast-southwest direction. Field pattern is less obvious to the west of the area north of Goodnestone.

Tree cover is apparent with wide native woodland belts and blocks. Species include ash, hawthorn, elder and oak. Seasonal variation is strong, with changes in woodland due to leaf loss during the winter months increasing potential for views, and foliage in summer increasing enclosure. Tree cover may appear less apparent and significant during winter months with more skeletal forms, revealing a more open unenclosed character. Cycles in crop growth may cause changes in colour and texture, with open expanses of brown ploughed land during the winter months.

Isolated houses and farmsteads and small clusters of houses frequent the area, linked by a network of narrow lanes. These buildings are often of an older nature, with a dominance of flint as a building material. Several small settlements lie within the boundary including Chillenden, Northbourne, Great Mongeham, Tilmanstone, Betteshanger, East Studdal and Ringwoud. Timanstone and Betteshanger were developed around mining collieries, and have predominately brick buildings. The series of small settlements with open arable land in-between form a pattern and rhythm across the landscape. The slightly larger settlement of Eastry is located north central to the site and contains a mix of building types and houses, with some recent housing developments fitting in with the older fabric of flint buildings and large farm houses. Windmills have been built within some developed areas and out in the open farmland, providing distinct landmark features unique to the area.

Narrow roads connect the small scattered settlements, running along field boundaries in a dominant northeast-southwest direction in co-ordination with the contour pattern.

Views are relatively open within the character area and out towards other character areas, with the slightly undulating landform giving rise to moderate views in places of open areas of arable land with little tree cover. Telegraph wires march across the open fields as a notable feature. Enclosure is notable around settlements with built fabric, narrow roads, hedgerows and mature trees. Intermittent views from settlements are relatively far reaching with a feeling of being on higher land.



Key Characteristics

- Gentle ridge and valley topography of the Downs
- Small settlements enclosed
- Orchards and vineyards
- Poplar shelter belts
- Arable land
- Rectangular fields follow northeast-southwest direction
- Native hedgerows and isolated trees
- Strong seasonal variation
- Mixed building types
- Light settlement
- Minor roads
- Footpath network



Appendix C

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APPENDIX C: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character								
Natural England, National Character Area Profile (NCA) 119: North Downs	There will be variation to susceptibility to change across the NCA. It is considered to be Medium at a local scale as there are no landscape designations on the site itself.	There will be variations in the landscape value across the NCA but it is considered to be Medium at the local scale	Negligible (Due to the scale of the development within the large NCA. No key characteristics of the area will be lost).	No	<ul style="list-style-type: none"> The site and the study area lie within NCA119. The NCA covers a strip of land between the Hog's Back in Surrey to the White Cliffs of Dover to the east. The Kent Downs Area of Outstanding Natural Beauty lies to the south west of the area, located 1.2km from the site at Deal. The North Downs is a distinctive National Character Area within which the site forms a very small part. An area of enclosed field, currently used as a paddock, will be lost to development however the retention and enhancement of trees and hedgerows will retain the field structure. The site landform is flat and will not be affected by the development. The overall magnitude of landscape effects on the NCA are considered to be Negligible (i.e., overall landscape receptor will be minimally changed). 	Negligible for the NCA as a whole	Negligible for the NCA as a whole	Negligible for the NCA as a whole

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Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?				
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
Landscape Character Assessment (LCA): County:								
The Landscape Assessment of Kent, (2004). Landscape Character Area (LCA): 'East Kent Arable Belt'.	There will be variation to susceptibility to change across the LCA. It is considered to be Medium at a county scale as there are no landscape designations on the site itself.	There will be variations in the landscape value across the LCA but it is considered to be Medium at the county scale	Low to Negligible (Due to the scale of the development within the overall LCA area. No key or rare characteristics of the area will be lost).	No	<ul style="list-style-type: none"> The site is located wholly within The East Kent Arable Belt LCA and forms a small parcel of land within the area, located on the settlement edge. The site is on a flat, enclosed field and does not reflect the Characteristics of the LCA which refer to 'open, rolling landform with large arable fields', 'parkland trees and 18th century estate villages' and 'disused collieries...' as included within the description of the character area. The landscape strategy of the LCA is to 'Conserve and Reinforce' which will be reflected within the proposals by retaining the existing woodland plantation and hedgerows, and creating a structure of GI within the development. Further biodiversity enhancements will be created with grassland and wetland areas associated with the attenuation pond. The overall magnitude of change is considered to be Negligible (i.e. overall landscape receptor will be minimally/imperceptibly changed). 	Negligible for the LCA as a whole	Negligible for the LCA as a whole	Negligible for the LCA as a whole

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Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years post Completion	
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?					
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	
Landscape Character Assessment (LCA): District:									
Dover District Landscape Character Assessment, (2006). Landscape Type 5. Landscape Character Area (LCA) 9: 'Eastry Arable and Woodland Clumps'.	There will be variation to susceptibility to change across the LCA. It is considered to be Medium at a local scale as there are no landscape designations on the site itself.	There will be variations in the landscape value across the LCA but it is considered to be Medium at the local scale	Low to Negligible (Due to the scale of the development within the overall LCA area. No key or rare characteristics of the area will be lost).	No	<ul style="list-style-type: none"> The site occupies a small part of the wider LCA and does not reflect the description of the LCA which refers to 'large, open arable fields...views are open across farmland with a lack of enclosure...' however the site does relate to the description of "some pockets of pasture [that] populate smaller, more enclosed, fields around settlements". Due to the enclosure of the site within the otherwise open landscape character, the broader landscape character will not be affected by development on the site, at the existing settlement edge, and landscape effects will be localised only. The development will result in the loss of a field currently used as a paddock and enclosure of the site will be retained with additional boundary tree planting contributing to the overall green infrastructure of the development. 	Minor Adverse	Minor Adverse	Negligible	
'North Downs' Area of Outstanding Natural Beauty (AONB)	There will be variation to susceptibility to change across the AONB, but overall, sensitivity is considered to be High	There landscape value across the AONB will vary however is generally considered to be High.	Negligible- None (Due to the scale of the development and its distance from the AONB, no characteristics of the area will be altered or lost.	No	<ul style="list-style-type: none"> The site is located approximately 1.2km from the AONB north of its boundary. The site occupies a very small part of the local landscape context and due to the distance involved and the lack of visibility of the site from the AONB, indirect landscape effects will be non-discernible on the character of the AONB. 	Negligible	None	None	

APPENDIX C: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character: Site and Immediate Context								
Site and Immediate Context	Medium	Medium	Construction: High/Medium Completion: High/Medium Year 10: Medium	No	<ul style="list-style-type: none"> The site itself consists of a small field adjacent to the settlement edge of Walmer and Deal, which is enclosed by woodland plantation, hedgerows and development. The site does not have any clear visibility to the east or south towards the coast and the AONB. The site includes an area of paddocks with open post and wire fences. It is also influenced by adjacent settlement features, which include overlooking dwellings and roads. The proposed development will inevitably result in the loss of open land to built development, however, existing structural landscape features such as the tree planting on the south-eastern corner will be retained and incorporated into the green infrastructure (GI) of the proposed development. The scale of the field pattern will be retained and the development will form a minor extension to the existing settlement edge landscape. 	Major Adverse	Moderate Adverse	Moderate/ Minor Adverse

APPENDIX C: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site Landscape Features/ Characteristics								
Landform Woodland, Trees, Hedgerows and Vegetation Water Features and Watercourses Land Use and Open Space	Medium	Medium	Medium	No	<p><i>Landform</i></p> <ul style="list-style-type: none"> Whilst some localised levelling will be required to accommodate development platforms, the overall generally flat landform will still be evident on completion and at maturity. The low point of the site is utilised for the provision of an attenuation pond. <p><i>Woodland, Trees, Hedgerows and Vegetation</i></p> <ul style="list-style-type: none"> A small area of the existing plantation trees will be removed to accommodate development and a short section of hedgerow will be removed to allow for access, however the majority of the trees and existing hedgerows on site will be retained and enhanced as far as possible to maintain the field boundary. New planting will further define and soften the site boundaries. There will be some disruption during construction due to the removal of some trees and hedgerows to create the new access points. <p><i>Water Features and Watercourses</i></p> <ul style="list-style-type: none"> An attenuation pond will be created within the natural low point of the site which will accommodate surface water runoff and will also give opportunities for habitat creation to improve biodiversity on the site. <p><i>Land Use and Open Space</i></p> <ul style="list-style-type: none"> The development will result in the loss of an open field to development, however the proposed development will enable increased public access to the area through the addition of pedestrian links and will provide increased accessibility to the woodland. 	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse

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Appendix D

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APPENDIX D: VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type and Location <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 10 Years post Completion
		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None	Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial	
A	<p>Residential</p> <p>Properties adjacent to west of site, including Dover Road</p> <p>Approx. 16 dwellings</p> <p>(VP1)</p>	High	Medium	15-30m	Partial to Full	Permanent	<p>Construction: High</p> <p>Completion: Medium</p> <p>Year 10: Medium/Low</p>	<ul style="list-style-type: none"> This receptor refers to properties along the west side of Dover road, which face the western boundary of the site. Views of the site are possible however are restricted by the roadside hedgerow and existing buildings within the site. 3 dwellings have views across the site via the existing access. During construction machinery, construction traffic, cranes and work is likely to be visible from upper windows, although will be restricted from lower floors by site hoardings. On completion, views across the site are likely to be possible from upper windows although will be partially filtered by the retained hedgerow. Changes to Dover Road to incorporate new access to the site will be immediately evident with parts of the hedgerow located opposite properties and some trees to be removed, opening up the views into the site. On maturity, new planting along the Dover Road boundary will mature and will contribute to softening views over the long term. 	Major Adverse	Moderate to Major Adverse	Moderate Adverse
B	<p>Residential</p> <p>Properties adjacent to north of site, along Thistledown</p> <p>Approx. 10 dwellings</p> <p>(VP2 & 3)</p>	High	Medium	10-30m	Full	Permanent	<p>Construction: High</p> <p>Completion: High/Medium</p> <p>Year 10: Medium</p>	<ul style="list-style-type: none"> This receptor refers to a series of large detached properties, which have gardens that back onto the northern boundary of the site. Views into the site are possible and very partially filtered by immature boundary vegetation, and trees. Views are more likely from upper windows, but are possible from some lower floors. During construction, machinery and construction activity will be visible due to the close proximity of works to the boundary. On completion, new properties will be located with rear gardens adjacent to the northern boundary and some development will be set back from the boundary due to the attenuation pond. Dwellings, however, will still be visible. Although views across the site do not extend beyond the southern boundary, the nature of the development will permanently shorten the view south for these receptors. Once the associated GI matures combined with planting within rear gardens, views of the dwellings will soften. 	Major Adverse	Major Adverse	Moderate Adverse

<p>C</p>	<p>Residential</p> <p>Properties adjacent to north east of site, along Hawksdown</p> <p>Approx.15 dwellings</p>	<p>High</p>	<p>Medium</p>	<p>70-300m</p>	<p>Partial</p>	<p>Permanent</p>	<p>Construction: Medium Completion: Medium Year 10: Low</p>	<ul style="list-style-type: none"> • This receptor refers to properties, which have gardens that back onto the large field east of the site, which therefore look obliquely onto the site from rear gardens. • The site will be visible from rear gardens however most of the properties have large hedges and trees as boundary treatments which will restrict views. It is however possible that partial views of the site are possible from upper windows towards the south west. • Existing trees will screen most views to the south and western parts of the site. • During construction, machinery is likely to be visible behind hoarding although will partially filtered by the retained trees. • Once complete, the development will be largely screened by the trees although partial views may be possible, especially during winter months with low leaf cover. • As the retained trees continue to mature, visibility will continue to reduce. 	<p>Moderate Adverse</p>	<p>Minor Adverse</p>	<p>Minor Adverse</p>
<p>D</p>	<p>Residential</p> <p>Properties adjacent to the south of site.</p> <p>Approx. 5 properties</p> <p>(VP 12 & 4)</p>	<p>High</p>	<p>Medium</p>	<p>45-130m</p>	<p>Partial</p>	<p>Permanent</p>	<p>Construction: Medium Completion: Medium Year 10: Low</p>	<ul style="list-style-type: none"> • This receptor forms a group of properties located on the east side of Dover Road, to the south of the site, which do not look directly onto the site. • Partial to glimpsed views may be possible from rear gardens, looking north, and from any upper north facing windows. • During construction, visual effects will be influenced by machinery and cranes on site behind hoardings. • Changes to Dover Road for access may have cause some visual effects for views towards the north, however views are oblique reducing visibility. • Once the associated GI matures, views will continue to soften. 	<p>Moderate Adverse</p>	<p>Minor Adverse</p>	<p>Minor Adverse to Negligible</p>
<p>E</p>	<p>Residential</p> <p>Property with planning permission on Dover Road adjacent to south site boundary</p> <p>(VP 12 & 4)</p>	<p>High</p>	<p>Medium</p>	<p>15-50m</p>	<p>Partial/ Glimpse</p>	<p>Permanent</p>	<p>Construction: Medium Completion: Medium Year 10: Low</p>	<ul style="list-style-type: none"> • This property has planning permission however has not yet been constructed. It will be located adjacent to the south western corner of the site, on the boundary with Dover Road. • The property does not face the new development, but is likely to have upper floors which may have views facing north towards the site. • Views noted from the available plans, are focused east and west (towards the coast). • Existing trees on the site, will provide screening at the lower floors, however, construction machinery and cranes may be visible from the garden area as glimpses above hoardings. • On completion, some development may be visible from upper floors, but will be heavily filtered by existing boundary trees. • Views will be further reduced as the trees continue to mature. 	<p>Moderate Adverse</p>	<p>Moderate/Minor Adverse</p>	<p>Minor Adverse</p>
<p>F</p>	<p>Users of PROW</p> <p>to south east of site, including footpath ref ER3 and ER1</p> <p>(VP 4 & 5)</p>	<p>High</p>	<p>Medium to high</p>	<p>150m +</p>	<p>Partial</p>	<p>Transient</p>	<p>Construction: Medium Completion: Medium/Low Year 10: Low</p>	<ul style="list-style-type: none"> • This public right of way (PROW Ref ER3) extends from Dover Road, south of the site and the group of buildings including Walmer Court Farm, towards the east. • From Dover Road the path slopes down, which restricts visibility to the site as it is viewed across other paddocks and is then screened by trees within the site. 	<p>Minor Adverse</p>	<p>Minor Adverse</p>	<p>Negligible</p>

								<ul style="list-style-type: none"> As the PROW continues east, it slopes uphill, and splits into another PROW (ref ER1). ER3 continues behind field hedging and ER1 turns slightly north east. Views from both PROWs as the path splits are at least 300m from the site, which affects perception. The bank of trees around the south and eastern edge of the site limit views into the proposed development area. Users of the PROW are likely to be focused predominantly on the wider views to the east and west along the extent of the path which will not be affected by the development. Construction activity is likely to be mostly screened by the trees within the site, although some tall machinery may be visible above the tree line. On completion, there are likely to be some partial views of the development in the form of rooftops viewed through and above the existing trees. At maturity, views will be softened by further growth of the existing trees and additional trees planted along the site boundary and within the development area which will continue to mature. 			
G	<p>Users of PROW</p> <p>Bridleway Ref ER20 and ER21</p> <p>(VP 7, 8 & 9)</p>	High	Medium	800m+	Glimpse	Transient	<p>Construction: Medium</p> <p>Completion: Low/Negligible</p> <p>Year 10: Negligible</p>	<ul style="list-style-type: none"> These receptors refer to users of a bridleway which follows high ground to the south east of the site, on Knights Hill. The Bridleway progresses south to north. The site is just locatable within views although from a considerable distance of between approximately 800m to 1km. The site is viewed against the developed edge of Walmer and Deal and is hard to distinguish. During construction, it is likely that some evidence of machinery will be visible above the trees on site although this will be mostly screened by the retained trees. At this distance, the site forms a very small part of the overall wide view and on completion, rooftops may just be visible in the distance, but will be difficult to distinguish from existing development edge. As the existing trees continue to mature, views will be further screened. 	Minor Adverse	Minor Adverse/Negligible	Negligible
H	<p>Road users</p> <p>Users of A258 Dover Road</p> <p>(VP 12)</p>	Medium/Low	Medium	5m +	Glimpse to partial	Transient	<p>Medium to Low</p> <p>Construction: Medium</p> <p>Completion: Medium/Low</p> <p>Year 10: Low</p>	<ul style="list-style-type: none"> Glimpsed views of the site are currently possible from Dover Road through the hedgerows and trees as it runs along the site boundary. During construction, a short section of hedgerow and trees will be removed to accommodate the new site access which will open up views into the site. Once complete, the new development will be visible for road users along the short section that passes the site, but views will be restricted by existing buildings and vegetation at further extents along Dover Road. The site will be viewed by road users passing through the landscape and within the context of approaching or leaving the existing settlement of Walmer. The proposed development will therefore form an extension of this context. 	Moderate to Minor Adverse	Minor Adverse	Minor Adverse

								<ul style="list-style-type: none"> Once the road side planting has matured, views will be softened with the development assimilating into the existing context. 			
I	<p>Road users</p> <p>Users of Glen Road</p> <p>(VP 7)</p>	Medium/ Low	Medium	450m+	Glimpse	Transient	<p>Construction: Low</p> <p>Completion: Low</p> <p>Year 10: Negligible</p>	<ul style="list-style-type: none"> Glen Road passes in a north south direction to the east of the site. At its closest point, the road runs along a valley at Knights Bottom which is set into a belt of trees from where the site cannot be seen. As the road rises up further south, distant views of the site are possible however it is mostly screened from the road by trees and the rising landform. Some tall machinery may just be glimpsed during construction, but views will be mostly screened at a distance of 700m at a minimum and receptors will be moving through the landscape. Once complete, the new development may just be visible beyond the existing trees on the site although will be viewed at a distance. Once mature, the development will not be discernible from this road, as traffic will be passing along at speed and the development will have matured into its context. 	Minor Adverse	Negligible	Negligible
J	<p>Road users</p> <p>Users of Ringwould Road</p> <p>(VP 10 & 12)</p>	Medium	Medium	1.2km+	Glimpse	Transient	<p>Construction: Negligible</p> <p>Completion: Negligible</p> <p>Year 10: Negligible</p>	<ul style="list-style-type: none"> Ringwould Road runs along the boundary of the AONB approximately 1.2km south of the site. The road is elevated to approximately the same level as the site, however there is an area of slightly higher ground in between, which limits some of the view across the open landscape. Views are also restricted by groups of trees to the west. The location of the site can only just be glimpsed along a short section of the road towards the east, as it rises up towards the Kingsdown area. It is unlikely that any construction or development will be discernible due to the distance and landform between the two locations and on completion, the development will be screened by the existing trees and landform. 	Negligible	Negligible	Negligible
K	<p>Employment</p> <p>Walmer Court Farm Shop and Kingsdown Water, on Dover Road</p>	Low	Medium/ Low	45m	Partial	Permanent	<p>Construction: Low</p> <p>Completion: Low</p> <p>Year 10: Low/Negligible</p>	<ul style="list-style-type: none"> To the south of the site, Walmer Court Farm consists of two large agricultural buildings and a yard area, which house a farm shop and a mineral water producer. Views are possible to the north towards the site, although these are partial, restricted by the existing trees on site. During construction, it will be possible to view hoarding and activity within the site although views are only likely to be possible from the yard area. On completion, the development will be partially visible to the south west corner of the site, although new tree planting will filter views. Views will be further restricted as the GI within the site matures. Due to the business nature of the receptor, the focus of users is likely to be on the work and less on the adjacent site area. 	Moderate to Minor Adverse	Minor Adverse	Negligible