



Gladman Developments Ltd

Land at Cross Road, Deal

LANDSCAPE AND VISUAL APPRAISAL

April 2019

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the proposed development of Land at Cross 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 are 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 situated in Mill Hill, on the south-western edge of Deal, on land located to the east of Cross Road between Great Mongeham and Walmer Station. Land to the south is a mix of woodland, open farmland and villages, and approximately 2km south are the Kent Downs Area of Outstanding Natural Beauty (AONB).
- 1.4 Figure 1 shows the location and wider context of the site, Figure 2 provides the aerial view of the site.

Proposed Development

- 1.5 The proposed development consists of up to 100 new houses, including 30% affordable housing with associated road infrastructure and access via a junction from Cross Road. The development will be set within a framework of green infrastructure providing accessible public open space including buffer planting, play area and new footpaths and informal open space. Existing hedgerows will be retained wherever possible and new tree planting provided, creating a sense of place. Footpaths and cycle links will be provided, improving connectivity with the wider Public Rights of Way network and the surrounding countryside.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon 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 which 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 glimpses.
- 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, 2019)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include to protect and enhance valued landscapes and, minimising impacts on and providing net gains in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 170 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 171 advises that:
"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".
- 3.5 Paragraph 172 goes on to add:
"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues".

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 in 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

3.8 This policy considers development proposals effecting hedgerows and 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)

3.9 Dover District Council Local Development Framework comprises the Core Strategy and the Land Allocations Local Plan (LALP), which supersede much of the pre-existing Local Plan (adopted in 2002).

3.10 The following policies are of pertinence to the site:

Policy CP7 – Green Infrastructure (GI) Network

3.11 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

3.12 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

3.13 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 Documents

Dover District Council Green Infrastructure Strategy, January 2014

- 3.14 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.*”
- 3.15 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)

- 3.16 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*”.
- 3.17 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 building.”*
- 3.18 Further guidance is included with reference to ‘Character Area Guidelines’ which includes ‘Coastal Towns’ and ‘Rural Areas and Villages’.
- 3.19 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”.*

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 ongoing 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'. The NCA is briefly 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."*
- 4.3 Key Characteristics of the 'North Downs' National Character Area (119) include the following references:
- *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 fertile and lighter soils of the foot slopes and valley bottoms support arable farming.*
 - *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.*

4.4 The following Statement of Environmental Opportunity (SEO) 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)

4.5 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 located wholly within the ‘East Kent Arable Belt’ character area. This area is 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.”*

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.*

4.6 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)

4.7 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.

4.8 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’*.

- 4.9 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.
- 4.10 Access across the LCA 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.
- 4.11 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"*
- 4.12 With relevance to the land-use pattern characteristics of the landscape in which the site sits, 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."*
- 4.13 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."*
- 4.14 Settlement pattern characteristic 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.”

- 4.15 The Dover District LCA does not provide specific landscape sensitivities or provide landscape character values. However, the report makes the following judgements on aesthetic 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.”

Kent Downs AONB Landscape Character

- 4.16 The nearest part of the Kent Downs AONB is located 2 km to the south east of the site.
- 4.17 The characteristic dramatic and diverse topography of Kent Downs reflects the underlying geology, comprising: *“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”*
- 4.18 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.
- 4.19 The site is located outside of the AONB and is considered to be sufficiently small and located on the edge of the 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

- 4.20 The site is not covered by any statutory or non-statutory designations for landscape value. The Kent Downs AONB is located 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).
- 4.21 A registered Park and Garden, ‘Walmer Castle Gardens’ is located 1.2km to the east of the site.
- 4.22 Conservation Areas in the vicinity of the site are located in the surrounding settlements and include: an area around Dover Road in Upper Walmer; much of the central coastal portion of Deal; to the north of the site around Manor Road; in Great Mongeham; and, in the village of Ripple to the south.

The Conservation Area in Upper Walmer is located approximately 500m from the eastern site boundary, on the opposite side of the railway line.

- 4.23 There are a number of Listed Buildings located within the Conservation Areas found in the vicinity of the site. These include a group of Listed Buildings in Upper Walmer, approximately 500m from the site. Further groupings of Listed Buildings are located around Great Mongeham to the north-west of the site beyond the Mill Hill area. The Windmill at Ripple is a noted Grade II structure and serves as a local landmark. Ripple also contains a cluster of Listed Buildings and a church, which sit at an elevated position, evident in distant views from Ellen's Road which runs along the site's southern boundary.
- 4.24 Three Scheduled Monuments are also located in the areas surrounding the site and include: Walmer Castle, which overlooks the coast to the east; Walmer Court Ruin, located within the Upper Walmer Conservation Area, east of the site beyond the railway line; and Great Mongeham Anglo Saxon Cemetery located approximately 2km west the site.

Topography

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

Context – Landform

- 4.26 The site is located on a south-facing slope which rises from Ellen's Road towards the Mill Hill Area of Deal. Ellen's Road, along the southern boundary of the site, extends along an east-west valley. The landform rises on the southern side of Ellen's Road towards Coldblow Farm, and a minor east west ridge further south of this becomes more rolling to an elevation of 57m AOD around Ripple. Beyond Mill Hill to the north, the landform slopes down gradually within Deal towards the coast.

Site - Landform

- 4.27 The site comprises a single field parcel which lies on a generally south-westerly facing slope. Considered as a whole, landform across the site gently slopes from a high point at 30.50m AOD at the northern boundary of the site, to a low point of 18.50m AOD to the south-west corner of the site, adjacent to Ellen's Road.

Site and Immediate Context

- 4.28 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
- 4.29 The site is located on the edge of a gently rolling, and open landform, which consists of a mix of open farmland and small blocks of mostly deciduous woodland and some wooded hill tops. The fields are predominately arable, medium to large in scale and create a simple, rectangular pattern across the landscape. Countryside views are extensive from the site, rising towards the south and west, and are bounded by distant hills.
- 4.30 Immediately to the north and east of the site, lies the existing developed edge of the Mill Hill area of Deal. The mainline railway follows the coast and runs east of the site, with Walmer station located approximately 100m from the site boundary. The area immediately to the north and east of the site consists of a large suburban area of single and semi-detached one and two storey properties which back or side onto the site. These include residential properties to the south of Lydia Road;

properties to the west of Sydney Road; properties either side of Cross Road and a number of properties at the junction between Sydney Road and Ellen's Road to the south-east of the site.

- 4.31 To the west of the site, the narrow local lane 'Cross Road' runs north to south, becoming Coldblow once it crosses Ellen's Road. Ellen's Road bounds the southern edge of the site. Both roads connect to the main settlement area of Deal. A cycle route called the 'Skylark Trail' connects Deal to National Cycle Route 16 and approximately follows the route of the railway line.
- 4.32 The wider landscape surrounding Deal to the south and west is characterised by dispersed settlements and farmland.

Site Features

- 4.33 The site consists of a single field parcel, broadly rectangular, but tapering to the south. The site is bound to the north and east by the rear gardens and associated boundary treatments of adjacent residential properties comprising a mixture of hedgerow and close boarded timber fencing. The eastern boundary adjoins an access track, which runs along the back of the properties and emerges onto Sydney Road. It appears that dog walkers currently use links along the site's northern boundary from Sydney Road in the east towards the Mill Hill area in the west.

Landscape Value

- 4.34 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.
- 4.35 Landscape Designations: The site and its wider landscape context (see Figure 4) are not subject to any national, local or other landscape designations. However, it is located in the vicinity of the Upper Walmer Conservation Area and the three Scheduled Monuments (Walmer Court Ruin, Great Mongeham Anglo Saxon Cemetery and Walmer Castle).
- 4.36 Landscape Quality (Condition): The site's landscape reflects some of the features characteristic of the Local Character Area descriptions, consisting of a single large open arable field with a narrow winding lane to the west (Cross Road). The site is relatively exposed to the surrounding landscape permitting open views across surrounding farmland. The urban edge location of the site influences the character of the site. Although there are no apparent signs of degradation or dereliction, the combined elements of the site produce a landscape condition of moderate quality.
- 4.37 Scenic Quality: The site is located on the residential edge of the Mill Hill area of Deal and comprises arable land. Built form associated with the properties bounding the site to the north and east, lends the site a sense of semi-enclosure, where adjacent housing is often dominant in views. Scenic quality is provided by the extensive views towards the landscape to the south west. Overall, the scenic quality of the site is moderate.
- 4.38 Rarity and Representativeness: There are no features of rarity within the site. It is a single arable field. 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 views towards the landscape to the south and west.
- 4.39 Conservation Interest: There are no features of conservation interest within the site. Ecological interest exists in the form of existing gappy boundary hedgerows.

- 4.40 Recreational Value: The site has no public access, however, there appears to be unauthorised use of the northern boundary of the site, connecting with Sydney Road. The 'Skylark Trail' cycle route passes along Coldblow and Station Rd at the southern site boundary.
- 4.41 Perceptual Aspects and Associations: The site is located beyond the developed edge of Deal and is predominantly affected by passing local traffic along the adjacent narrow lanes.
- 4.42 The site sits at the existing settlement edge on gently sloping ground descending towards Ellen's Road, beyond which lies farmland. Views over rolling agricultural land lend the site a moderate sense of tranquillity. There is occasional noise from the road corridors that border the site as well as noise arising from the nearby railway.
- 4.43 There are no associations with people or events in history which contribute to the perceptions of the value of the site or the immediate surrounding area.
- 4.44 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

- 4.45 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.
- 4.46 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 28th March 2019 and seasonal differences have been taken into account when determining the visual effects on these receptors.

Photo Viewpoints

- 4.47 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 Photo Viewpoints and Figure 7-15 illustrates the photo viewpoints. They are briefly described below.

Viewpoint 1

- 4.48 This viewpoint is located on Cross Road, as it leaves residential development to the north of the site and is directed south. At this point, properties' hedgerow boundaries obscure direct views of the site. Coldblow Farm is visible to the north.

Viewpoint 2

- 4.49 This viewpoint looks east from the western edge of Cross Road. This area is slightly raised, as Cross Road itself is sunken within the landscape and views are therefore restricted by a combination of topography and the existing very gappy hedgerow. This path is used informally by walkers and has more elevated views of the site.

Viewpoint 3

- 4.50 This viewpoint looks east towards the site from Ellens Road and represents the views of vehicular and cyclist users of the road. A lack of hedgerow along the south western edge of the site means that there are clear views across the site towards the rear of properties on Sydney Road.

Viewpoint 4

This viewpoint looks north from Ellens Road immediately adjacent to the site. The Semi-detached hipped roof and white rendered properties that back onto the site on Lydia Road are clearly visible from this viewpoint on the skyline beyond the site. Properties on Sydney Road to the immediate east of the site are partially visible beyond rear hedgerows and trees that flank the rear access track to the properties.

Viewpoint 5

- 4.51 This viewpoint is located within the north-east corner of the site, facing south west, on the access track, which runs along the rear of properties on Sydney Road. Vegetation along the field boundary encloses the pathway, and views east are blocked by properties. Views south, to the middle-distance focus on the landscape north of Coldblow, and further west, the hills towards Ripple can be seen.

Viewpoint 6

- 4.52 This viewpoint is located on Sydney Road, facing west towards the site. The entrance to the access track can be seen, and an area of skyline above the site is visible through the gap behind.

Viewpoint 7

- 4.53 This viewpoint is located on Coldblow, the lane that continues south from Cross Road. The lane is elevated to a similar level to the site, which is visible across the valley. A cluster of rooftops are visible to the east of the view, which includes the riding school, properties on Station Road, and some properties on Sydney Road. Trees and vegetation to the east screen the railway line which passes north east to south west.

Viewpoint 8

- 4.54 This viewpoint looks west from footpath EE444 adjacent to the Caravan Park west of Dover Road. The site is predominantly screened by trees within the valley alongside the railway line, although housing to the north of the site is visible on higher ground.

Viewpoint 9

- 4.55 This viewpoint is located just under 1km south east of the site, and faces north west from Ripple Road opposite the petrol station. The site is minimally visible to the south of the visible roofline of the white rendered properties on Lydia Road. Housing within Deal is visible to the east of the site and the Caravan Park is visible on the edge of the settlement around Dover Road. Beyond the settlement of Deal, the Coast (Sandwich Bay) is visible.

Viewpoint 10

- 4.56 The viewpoint is directed north from the footpath which leads to Ripple Windmill to the south side of Ripple Lane. A large bank of woodland dominates the near centre of the view, and filters views towards the site, which is located in the distance behind the trees. The water tower can be seen, and the settlement of Deal, with coastline beyond. The Caravan Park is approximately 700m north east of the windmill and visible in the near distance.

Viewpoint 11

- 4.57 This viewpoint is located along Ripple Road, close to the railway line, which runs behind the hedgerow and trees on the east. Facing across agricultural land towards the north east, the view towards the site is considerably restricted by a line of trees, which lie to the south of Coldblow Farm. The property at the Coldblow railway crossing is just visible in the distance.

Viewpoint 12

- 4.58 This viewpoint is located on the public footpath (Ref EE436) that crosses fields north west to south east to the south side of Coldblow Farm. The farm in the foreground is set within a cluster of trees, which in Summer will restrict views of the site. The ploughed field of the site is however visible in winter through gaps in existing trees, as are the existing properties on Lydia Road. The contours of the landscape to the south limits any more distant views from this direction.

Viewpoint 13

- 4.59 This viewpoint is located further north west along the same public footpath (Ref EE436) where the landscape allows a more open view to the north. The site area is clearly visible, in the middle distance, at an area just south of the existing settlement edge.

Viewpoint 14

- 4.60 This viewpoint is located further west on this footpath on the edge of the village of Ripple. The viewpoint illustrates that there are only minimal glimpses of the site from this point, as the topography of the landscape drops beyond a minor ridge.

Viewpoint 15

- 4.61 This viewpoint is located to the west of the proposed site, on a public footpath (Ref EE433). This location is at a relative high point locally, which enables views across the fields to Deal to the north east. The site is only partially visible on the edge of the settlement.

Viewpoint 16

- 4.62 This viewpoint is located to the west of the proposed site on elevated ground, on the minor road that leads to Beacon Hill. The site is visible at approximately 2km distance, along with the adjacent settlement. The village of Ripple is visible on a minor ridge in the middle distance.

Viewpoints 17 & 18

- 4.63 These viewpoints are from footpath EE421 west of Black Hill. There are views towards the site at approximately 2km distance, set below the existing settlement on the elevated part of Deal. As the

footpath leads south west, planting along the ridge to the north west of Ripple screens views of the site.

Summary of Visual Baseline

- 4.64 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- In the immediate vicinity of the site, the zone of visibility is limited to receptors along the adjacent roads. These include: residents of properties which border the site along Cross Road, Sydney Road, Lydia Road and Station Road; road users of Cross Road, Ellen's Road, and Station Road; users of the local riding centre;
 - From the south and south-west, the site has an extensive zone of visibility with views of the site from receptors located around the site boundary and extending as far as the elevated ridge to the south of Coldblow Farm and to the ridge to the south west on Beacon Hill/Black Hill.
 - Views from the south-east are restricted to mainly glimpses from the Caravan Park adjacent to Dover Road and road users of Ripple Road and Dover Road to the south-east and east of the site.
 - Views towards the site for receptors within the landscape to the north are limited owing to the combination of sloping landform and built form. The current housing on Lydia Road stands out along the skyline due to its white colour and settlement edge location.

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, 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 integral to the proposals.

Landscape Design and Green Infrastructure Objectives

- 5.2 The following describe the key objectives of the landscape and GI proposals for the scheme:
- Retain and enhance existing hedgerows and trees, serving to set development within a robust landscape framework and create a sense of place;
 - Provide areas of new Green Infrastructure as part of the proposals;
 - Enhance biodiversity and ecological habitats throughout the site;
 - Increase accessibility across the site and provide an area of equipped play; and
 - Provide a substantial area of Public Open Space, set new development back from its southern boundary.

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, the proposals include:
- The provision of 1.20 hectares of GI, including: Public Open Space; equipped play; new tree and shrub planting; attenuation areas; and habitat creation, representing approximately 30% of the total site area;
 - Retention of existing tree and hedgerow planting comprising site boundaries.
 - Provision of an area of Public Open Space located to the south west of the site, which includes amenity space and an area of equipped play;
 - Provision of attenuation features and associated wetland planting, serving to create new habitats and increase biodiversity across the site;
- 5.4 The landscape and GI proposals will serve to integrate the development within the wider landscape context and provide open space, and play for new residents and the local community as well as enhancing biodiversity across the site.
- 5.5 The Development Framework has been defined by landscape and visual constraints, and includes appropriate mitigation measures. The proposed public open space to the south west will create an attractive landscape buffer for the proposed built form.

Landscape Management

- 5.6 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 (LMP), 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 the proposed development. The likely landscape and visual effects for each receptor identified are included in Appendices C and D and inform 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 short section of hedgerow to accommodate the new access points.
- 6.4 It is assessed that the effects during the construction phase would be over a relatively short duration (c3-5 years) and consequently, there would be a short-term effect as a result. Landscape effects at the construction stage are judged to be **Negligible** for the wider landscape but **Moderate Adverse** for the site within the immediate context and would directly affect the sites landscape.

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 site's landscape is one that could accommodate change as presented by the Masterplan, and the consequential landscape effects as a result 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 not been assessed as being high, nor is the susceptibility to change considered to be high. The site has few features of value and also some influence from the adjacent residential areas.
 3. The landscape value of the site is not considered to be a 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 gappy hedgerows will be retained wherever possible and incorporated into the 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 and wider landscape character areas.
 6. The development proposals include the provision of a structural landscape with enhanced boundary treatments, attenuation features, footpath corridors and an area of open space in the south western area of the site. This will enhance biodiversity across the site and create new habitats.

National Character Area (NCA)

- 6.6 The site lies wholly 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. The proposals address SEO 4, which refers to delivering an 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. As the site occupies a relatively small area of the wider NCA, landscape effects are considered to be **Negligible** on completion and at year 10.

The Landscape Assessment of Kent (2004)

- 6.7 This county-level 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.
- 6.8 The site forms a small part of the wider LCA. The site's landscape reflects some of the features characteristic of the wider Character Area descriptions, consisting of a single open arable field. The description refers to 'open, rolling landform with large arable fields', 'parkland trees and 18th century estate villages' and 'disused collieries'.
- 6.9 The proposals will entail the replacement of an area of agricultural land with new residential development and associated Public Open Space. However, as the site forms only a small part of the larger LCA and as the proposals include the retention wherever possible of the existing positive landscape features such as hedgerows, it is considered that the proposals will have a **Negligible** landscape effect at completion and at year 10.

Dover District Landscape Character Assessment

- 6.10 The site is located within Landscape Type 5, and within the 'Eastry Arable and Woodland Clumps' (9) Landscape Character Area. This refers to a relatively extensive local area within the Dover District landscape, which includes a number of small settlements and the landscape between. The site reflects some aspects of the landscape character, specifically 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.*"
- 6.11 The overall open character, landform, settlement and mosaic landscape pattern will not be significantly affected by the proposals. The site will provide an opportunity to address the landscape strategy, namely 'enhance' and 'create' through the provision of additional boundary hedgerow and tree planting, which will serve to integrate new built form within the landscape as well as enhance biodiversity across the site. However, the development will result in the replacement of a small area of agricultural land at the southern edge of Deal with new residential development and associated POS, equipped play, new tree planting, attenuation features, footpaths and cycleways. Landscape effects are therefore considered to be no more than **Minor Adverse** on completion, reducing to **Negligible** at year 10.

Site and Immediate Context

- 6.12 The site consists of a single arable field which relates closely to the residential development, which bounds the field's north and east edges. Properties and boundary treatments on Lydia Road (to the north) overlook the field, and the rear gardens and relatively dense vegetation of properties on Sydney Road, enclose the field from the eastern edge.
- 6.13 Beyond the site's immediate surrounding agricultural context, the site faces undulating landscape with vegetated field boundaries, tree clumps and distant glimpses of hills to the south west.
- 6.14 The proposed development will inevitably result in the replacement of an area of agricultural land with new built development and GI. Approximately 30% of the site will be used for GI which will include Public Open Space (POS) within the southern portion of the site, new tree planting, water attenuation area and new footpaths and cycleways. Boundary hedgerows will be retained and supplemented, with built form set back from the boundary with the wider countryside to the south beyond a landscape buffer.
- 6.15 Landscape effects on the site are therefore considered to be **Moderate Adverse** on completion and reduced to **Moderate to Minor Adverse** once new planting and green infrastructure has had a chance to mature.

Site Landscape Features

- 6.16 The gently sloping landform is a characteristic feature of the site and although some localised levelling will be required during site enabling and construction, overall there will not be significant effects upon the landform.
- 6.17 Existing vegetation and hedgerow boundaries will be retained and enhanced where possible and new tree and shrub planting is proposed within areas of POS. This will serve to set development within a robust landscape framework. In addition, new planting is proposed in association with the attenuation area which will serve to provide opportunities for habitat creation and increase biodiversity across the site. A small section of hedgerow along Cross Road will be removed to accommodate the access road. However, this will be compensated for by new tree planting elsewhere within the site.
- 6.18 The proposals will result in the replacement of an area of agricultural land with new residential built form, associated access roads as well as open space and GI. The proposals will serve to increase access across the site through the incorporation of new footpath and cycleways as well as providing new areas of Public Open Space, and play.
- 6.19 Therefore, the overall landscape effects are considered to be **Moderate Adverse** on completion, reducing to **Minor Adverse** once the scheme matures.

Visual Effects

Visual Envelope (VE)

- 6.20 A representative VE (Figure 6 – 'Visual Appraisal') of the site identifies the surrounding landscape from which views towards the proposals are likely to be perceived. However, the VE does not serve as an indicator of the effect of the proposed development on the view but rather the extent to which it is visible in the surrounding landscape.

- 6.21 Further opportunities for views of the proposals may potentially occur outside the VE, although it is considered that the new built form would be difficult to discern in the view on account of intervening screening elements and overall distances perceived. As such, it is unlikely that where views of the site occur, significant adverse effects on receptors identified would result.
- 6.22 Views towards the site for receptors to the south are predominantly defined by the elevated ridge of landform to the south of Coldblow, between Ripple and the railway line. Views from the north are generally restricted to residents of the properties associated with the development edge of Deal, with some distant views permitted along road corridors leading towards the site. To the south-east, vegetation associated with the railway embankment restricts views towards the site.
- 6.23 There are long distance views towards the site from users of the footpaths on the elevated land of Black Hill, approximately 2km to the west of the site, and receptors within the agricultural landscape to the south-west. The Kent Downs AONB is located approximately 2km to the south of the site from its nearest boundary. Long distance views of the site and the proposals may be permitted for receptors at elevated positions within the designated landscape however, it is highly 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, visual receptors in close proximity to the site, such as residents along Lydia Road and Cross Road will experience construction activity that includes 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. 3-5 years) and consequently there would be short term effects as a result. Construction effects for sensitive receptors adjacent to the site are therefore considered to be **Major Adverse**. However, for less sensitive receptors and those at a distance from the site, effects are considered to be no greater than **Minor Adverse**.

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 Approximately 18 two-storey properties are located on Lydia Road immediately adjacent to the site's northern boundary. These properties have rear windows and short gardens, which face directly onto the site, permitting close range views of the site boundaries and over the ground plain. Boundary treatments vary and serve to filter views of the site. However, there are likely to be close range views of the proposals from the upper floors of rear elevations. On completion, there will be close range views of new housing set beyond the rear gardens associated with the existing properties as well as those associated with the new housing, filtered by intervening boundary vegetation. New tree and shrub planting along the site boundaries as well as within the development parcels, will serve to soften the appearance of built form in views from these

- properties. Therefore, visual effects are considered to be **Major Adverse** on completion, reducing to **Moderate Adverse** at year 10.
- 6.29 There are approximately 4 properties located along Cross Road, north west of the site which back onto the countryside to the west of the site. These properties are single storey bungalows orientated away from the site, and visual effects are therefore considered to be **Minor Adverse** on completion and within 10 years.
- 6.30 Residents associated with the two and two-and-a-half storey properties located at the southern end of Sydney Road back onto the site's eastern boundary, set back beyond rear gardens and an access track. Views of the site are restricted to upper floor rear facing windows and comprise partial views of the site and its boundaries, filtered through intervening vegetation and boundary features. Once complete, where views of the proposals occur, these will comprise close range views of new built form set beyond the retained access track and filtered by boundary vegetation. Therefore, visual effects are considered to be **Moderate Adverse** overall.
- 6.31 A small group of approximately 8 properties located along Station Road to the south-east of the site are afforded oblique views of the site, comprising partial to glimpsed views of the site's eastern boundary hedgerow. On completion, where views of the proposals occur, these will comprise views of new housing set beyond retained and proposed boundary vegetation, and the existing tree plantation. Further to this, new built form will be set back from the southern boundary beyond a generous strip of POS, which will serve to soften the appearance of built form in views at maturity. Where views of new housing occur, this will be perceived in the context of the existing built edge associated with Deal. Overall visual effects are considered to be **Moderate to Minor Adverse** at completion, reducing to **Minor Adverse** at year 10 as planting matures.
- 6.32 A small group of properties on Ellen's Road are located to the west of the site. Views are predominantly restricted to glimpsed views through vegetation. Where views of the proposals occur, these will comprise glimpsed views of new housing and associated rooflines, seen through breaks in the tree plantation. Visual effects are considered to be **negligible at completion and year 10**.
- 6.33 Coldblow Farm and two other residential properties are located to the south of the site approximately 600m from its nearest boundary. There are medium distance views of the site and the existing settlement edge of Deal from these properties. Where views of the site occur, these comprise partial to glimpsed views through breaks in the large group of trees around Coldblow Farm and adjacent properties. Once complete, medium distance views of new housing will be possible, located adjacent to the existing developed edge of Deal, located within a well vegetated GI framework with a generous area of POS. Overall visual effects are considered to be **Minor Adverse** at completion and at year 10.
- 6.34 A number of residential properties within Ripple are located approximately 1.5km south-west of the development site. Intervening landform and vegetation prevent views towards the site. Therefore, overall it is considered that there will be **no visual effects** arising from the proposals.
- 6.35 A number of residential properties lie adjacent to Ripple Windmill located at an elevated position between Dover Road and Ripple Road, approximately 1.25km to the south of the site. Intervening vegetation associated with the large woodland bank prevents views towards the site from these properties. However, where views of the site occur these are seen in the context of rooftops associated with the existing settlement edge north of the site. As such, views of the proposals will

comprise distant glimpses of rooflines associated with new housing within the site, perceived in the context of the existing developed edge. Overall, visual effects arising from the proposals are be considered **Negligible**.

Public Rights of Way (PROW) and Other Footpaths

- 6.36 Two Public Rights of Way pass north to south to the west of the site between Ellen's Road and Ripple. They run along the gently undulating landform, parallel with Mongeham Road. Views to the site are restricted to glimpses at the point at which the two paths connect and comprise distant views of the site and towards the existing developed edge. Views of the site are limited by intervening vegetation along Ellen's Road as well as the existing tree plantation to the south west of the site. Where views of the proposals occur, these will comprise glimpsed views of new built form perceived at a distance through breaks in the intervening vegetation, set within a well vegetated framework. Therefore, overall visual effects arising from the proposals are considered **Negligible**.
- 6.37 PROW EE436 runs parallel with the southern edge of the site, and retains considerable intervisibility with the site at its western end. Views towards the site from along the PROW vary due to intervening elements within the landscape. Woodland planting adjacent to Coldblow Farm filters views towards the site from this location, however, views towards the site are permitted as the PROW ascends the steadily rising landform. Where views of the proposals occur, these will comprise medium distance glimpses of new built form perceived in the context of existing built edge of Deal, and set back with new tree planting. Overall, visual effects arising from the proposals are considered **Moderate Adverse** to **Minor Adverse**.
- 6.38 Footpath EE421 runs along elevated ground at Beacon Hill, approximately 2km to the south west of the site. Views of the site are seen in the context of the adjacent settlement. Effects are considered to be **Minor Adverse**.
- 6.39 Public footpath ref EE439 runs south-west between the railway crossing and Coldblow Farm. The tree belt adjacent to Coldblow Farm and the railway line prevent views towards the site. Therefore, overall visual effects are considered **Negligible**.

Road Users

- 6.40 Cross Road runs along the western edge of the site, running north to south between the residences adjacent to the site's northern boundary to Ellen's Road, at which point it connects with Coldblow to the south. There are full views over the site's ground plain from the road as it passes the site. However, in mitigation, the development will be pulled back from the road edge and intervening vegetation to the north of the road as it meets the housing adjacent to the site's northern boundary, will restrict views towards the site. Once complete, there will be close to medium range views of new housing and associated access road, extending the existing residential character southwards along the road corridor. New housing will be set back beyond a strip of POS and proposed planting, serving to retain the green lane character of the road as it passes adjacent to the site. Further to this, views of built form will be softened over time as proposed planting within the POS and development parcels matures. Therefore, visual effects are considered to be **Moderate Adverse** on completion reducing to **Minor Adverse** once planting matures.
- 6.41 Ellen's Road/Station Road run parallel to the site's southern boundary. Views of the site vary along the road corridors. For instance, views for users of Ellen's Road as it passes adjacent to existing

properties to the south-west of the site, are prevented by substantial vegetation to the south-west of the site. The existing tree plantation to the south-west of the site, serves to screen views over the site's ground plain from the road as it passes adjacent to this point. Once complete and as the additional boundary planting matures, views of new built form will be further softened and screened from the road corridor. Overall, the visual effects are judged to be **Moderate Adverse to Minor Adverse** at year 10.

- 6.42 Views towards the site for users along Ripple Road are mostly prevented due to intervening landform and woodland vegetation. Glimpsed views of the site are possible at the junction where Ripple Road joins Dover Road to the south-east of the site. From this point, glimpsed views of the site are possible, partially screened by vegetation associated with the Railway and a large area of woodland buffer planting. Where views of the proposals occur, these will comprise distant glimpses of rooftops associated with new housing within the site and perceived in the context of the existing developed edge. Overall, visual effects are considered to be **Negligible to None**.
- 6.43 The Skylark Trail Cycle Route runs along Coldblow and onto Station Road, adjacent to the southern site boundary, continuing into Deal. Views of the site and the proposals will be similar to those experienced by road users along Coldblow and Station Road. However, effects arising from the proposals may be greater as cyclists are generally moving slower through the landscape with more focus directed towards the surrounding landscape. As the proposal amounts to the addition of a very small amount of built form in the overall views along the trail, visual effects arising from the proposals are considered to be **Minor adverse** at completion falling to **Negligible** at year 10 once the wide buffer of structural landscape planting has matured along the southern boundary.

Other visual receptors

- 6.44 The Riding centre is located to the south of Ellen's Road/ Station Road, to the south-east of the site. Although views towards the site are partially prevented by intervening vegetation associated with the surrounding road network, the sloping landform comprising the site's ground plain is perceivable from this location. As such, where views of the proposals occur these will comprise full to partial views of new built form set beyond retained and proposed boundary vegetation, and a generous area of POS perceived in the context of the existing developed edge. Visual effects are considered to be **Minor Adverse, reducing to Negligible** at year 10 once planting has matured.
- 6.45 The Caravan Park lies adjacent to the residential area off Dover Road, to the south-west of the site. Views towards the site from the Caravan Park are restricted by existing properties on Mayer's Road and Station Road. However, some properties to the south of the Caravan Park may have views towards the site from windows facing north. On completion, visual effects are considered **Minor adverse to Negligible**, perceived in the context of the existing developed edge. At 10 years, visual effects would be considered **Negligible** as planting within the site and to its boundaries matures.
- 6.46 A scrap yard and car garage are located on Ellen's Road to the south west of the site. The tree plantation to the south-west side of the site restricts views from these locations towards the site. Overall visual effects would be considered to be **Negligible**.

Night – time Visual Effects

- 6.47 The impact and the consequential effects of the proposed development with regard to lighting and illumination has been explored and assessed. The site lies alongside the southern edge of the Mill

Hill area of Deal and the baseline night time landscape includes light spill and illumination from surrounding residential areas.

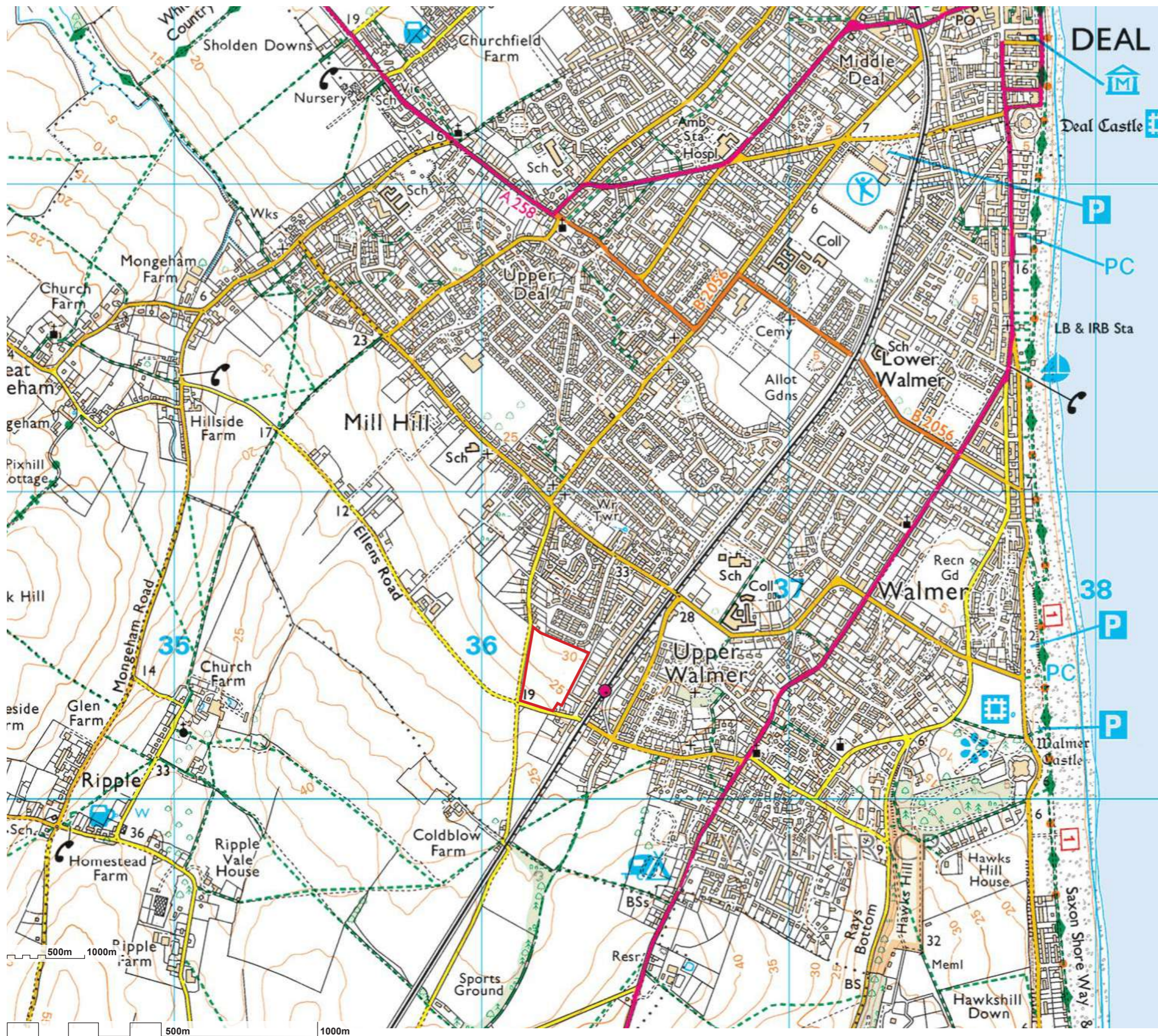
- 6.48 It is expected that the proposed development will follow the latest best practice guidance on lighting installations to minimise light emissions and pollution on the surrounding landscape.
- 6.49 Therefore, it is considered that whilst there would be some illumination from the proposed development (as there inevitably would be for any new development) it would be observed in the wider context of Deal, which is lit. The perimeter framework of hedges and trees within and to the perimeter of the site would help to reduce illumination and light spill.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The site is located adjacent to an existing residential area and comprises a single agricultural field to the east of Cross Road. The site is partly bounded by a gappy hedgerow to the west, and housing to the north and east.
- 7.2 The site is located within the NCA profile 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. The proposals address 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.'*
- 7.3 At the county level, the Landscape Assessment of Kent locates the site wholly within 'The East Kent Arable Belt' character area. This area is 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."*
- 7.4 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** for both.
- 7.1 At the local level, the Dover District Council Landscape Character Assessment locates the site wholly within the 'Eastry Arable and Woodland Clumps' landscape character area, characterised by: undulating parts with flatter areas; large open arable fields; narrow winding lanes; views across farmland; and a general lack of enclosure. The landform and pattern of small settlements as well as the mosaic landscape pattern will not be affected by the proposals located adjacent to the existing built edge of Deal. The development will provide an opportunity to address the landscape strategy, namely 'enhance' and 'create' through the retention and provision of additional boundary hedgerow and tree planting, which will serve to set new built form within a robust vegetated framework. Therefore, overall landscape effects upon the 'Eastry Arable and Woodland Clumps' character area, are considered to be **Minor Adverse**, reducing to **Negligible** in the long-term.
- 7.2 The Development Framework has been defined by landscape and visual constraints to propose appropriate mitigation measures. With regards to the character of the site itself, the proposals will ultimately result in the replacement of an area of agricultural land with new housing and associated open space. Approximately 30% of the site will be used for GI, which will include Public Open Space (POS), new tree planting, a water attenuation area and new footpaths. Boundary hedgerows will be retained wherever possible and supplemented. Overall public access and tree cover will be increased as a result of the development. As such, long-term landscape effects on the site and immediate context are considered to **Moderate to Minor Adverse**.
- 7.3 Sensitive visual receptors in close proximity to the site predominately consist of the residents of properties immediately adjacent to the site. Close range views of the proposals will be immediately apparent to these receptors, resulting in **Major adverse** visual effects reducing to **Moderate adverse** at 10 years.
- 7.4 Sensitive receptors further from the site include residential properties and footpath users to the south of the site at Coldblow and a number of properties to the south-west along Ellen's Road and

to the south-east along Station Road. These receptors have partial and oblique views of the site, screened to some extent by intervening vegetation. Once the proposed internal and perimeter planting matures, long-term visual effects for these receptors would be **Minor Adverse** to **Negligible**.

- 7.5 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 Deal. Therefore, overall visual effects are assessed as being no more than **Moderate Adverse** in both the short and long-term.
- 7.6 Users of Cross Road as it passes the site will experience full views of the proposals, comprising close range views of built form set beyond a strip of POS and buffer planting. Initially, the development would be perceived as an extension of the existing residential context. As planting matures visual effects arising from the proposals will reduce resulting in **Minor Adverse** visual effects in the long term.
- 7.7 Views of the proposals from places of employment along Ellen's Road are glimpsed and are experienced in the context of existing developed edge. Overall visual effects are considered to be no more than **Minor Adverse or Negligible** as planting to boundaries and within the development area matures.
- 7.8 Users of the Riding School located to the south of the site would experience views towards built form along the southern edge of Deal, serving to extend the perception of built form southwards slightly in the view from the existing settlement edge. However, new built form will be set back beyond retained and supplemented site boundaries and beyond an area of POS and tree planting serving to soften views of built form from the riding school. Overall, visual effects are assessed as **Minor Adverse** reducing to **Negligible** at 10 years.
- 7.9 Users of the Skylark Trail Cycle Route pass adjacent to the site. Although there will be full views of new housing within the site perceived as an extension to the adjacent residential edge, these views will be seen from a relatively short section of the route and softened as proposed planting to the site boundaries and within the POS matures. Long-term visual effects would therefore be **Negligible**.
- 7.10 In conclusion, whilst there would inevitably be some adverse landscape and visual effects at completion, 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 100 dwellings and associated GI, would be appropriate within this landscape context adjacent to the existing settlement edge and the effects arising from the proposed development would not give rise to any unacceptable landscape and visual harm.



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 Site Boundary

client
Gladman Developments Ltd

project
Cross Road,
Deal

drawing title
SITE LOCATION

scale
1:12,500 @ A3
drawing / figure number

drawn
KMN

issue date
30 April 2019
rev

Figure 1

C



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Site Boundary

client
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project
Cross Road,
Deal

drawing title
AERIAL PHOTOGRAPH



scale
NTS @ A3
drawing / figure number

drawn
BMB

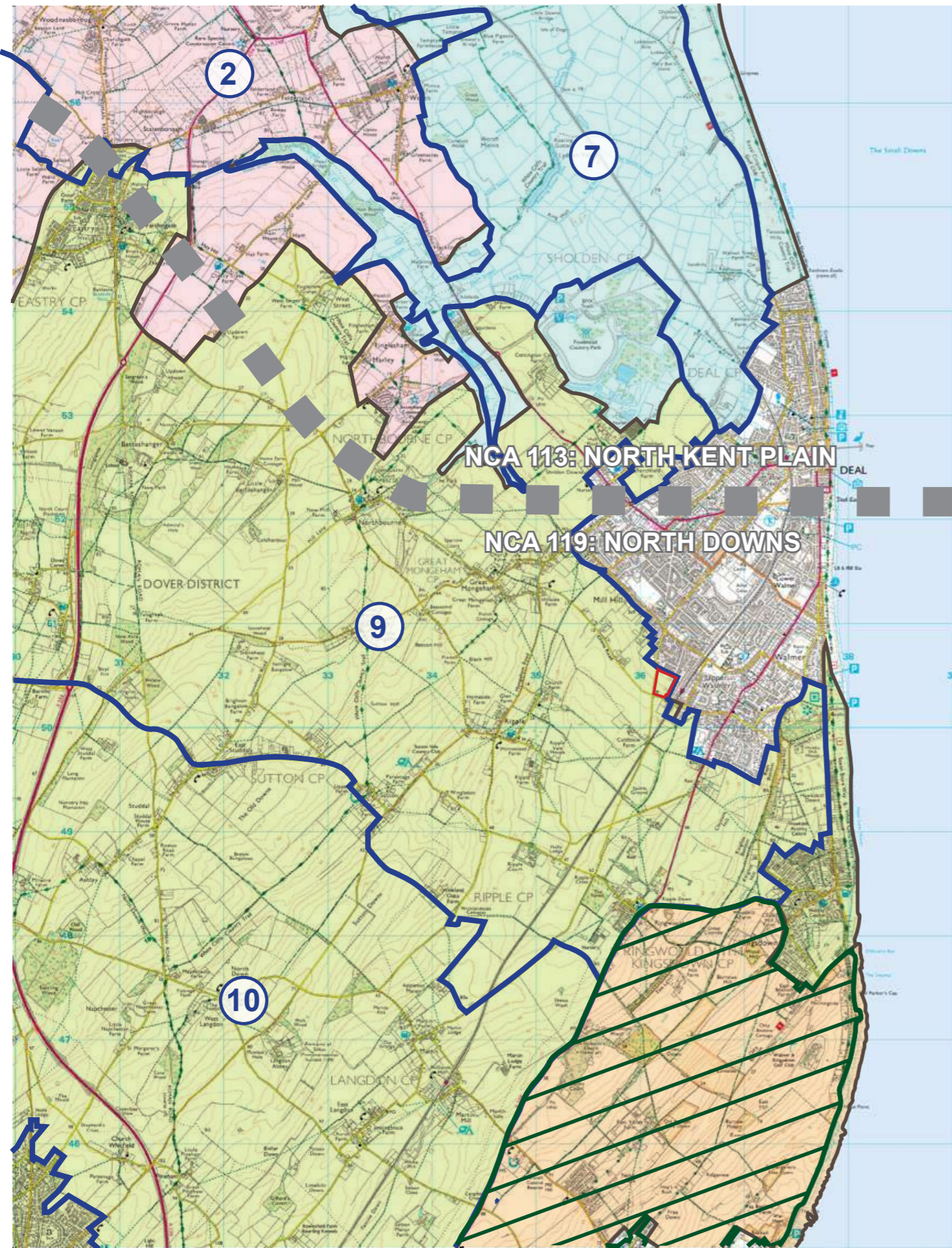
issue date
30 April 2019



Figure 2

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-  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

client
Gladman Developments Ltd

project
Cross Road,
Deal

drawing title
LANDSCAPE CHARACTER

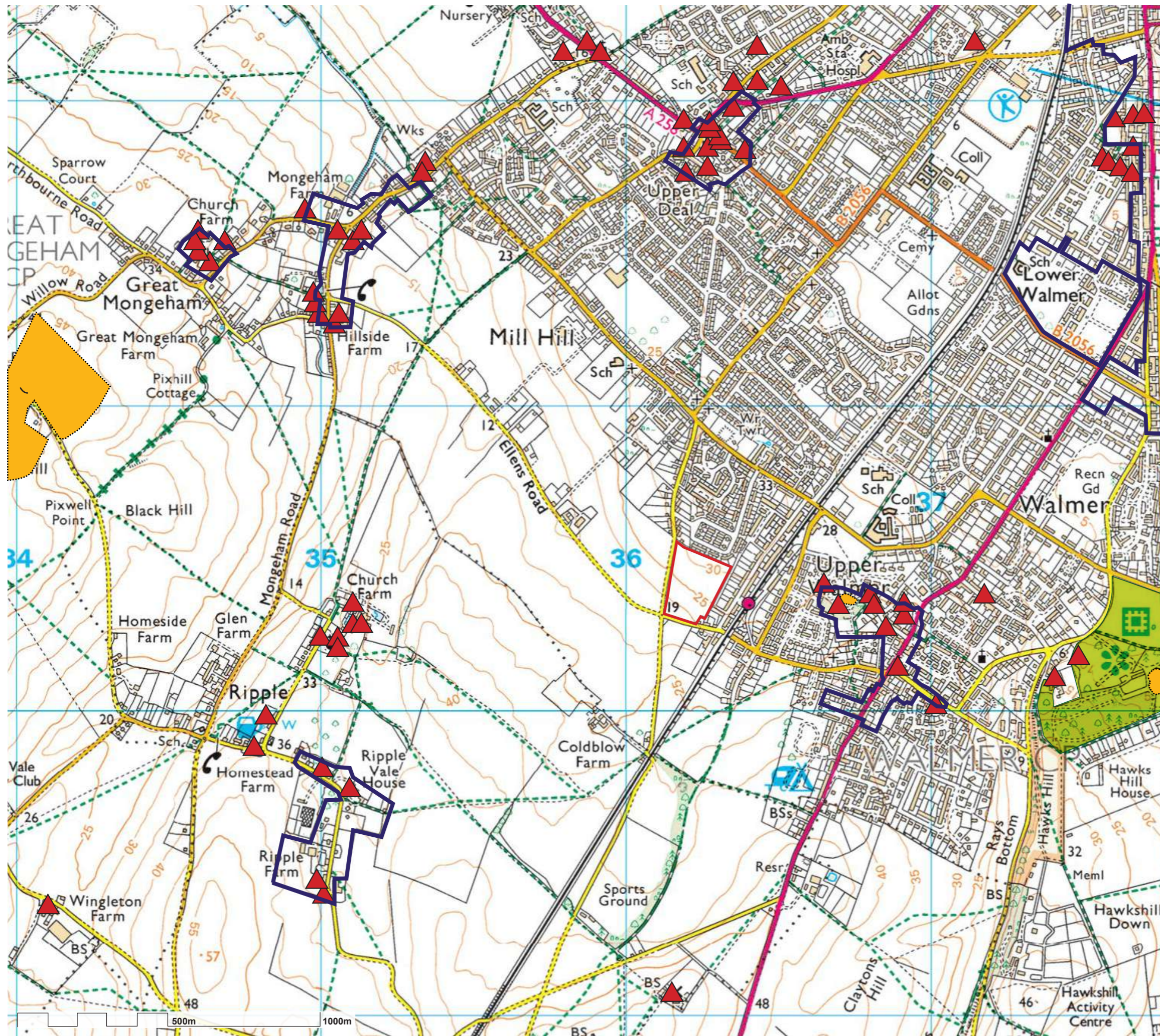
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drawn
MST

issue date
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rev
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-  Site Boundary
-  Listed Building
-  Scheduled Monument
-  Registered Park and Garden
-  Conservation Area

client
Gladman Developments Ltd

project
Cross Road,
Deal

drawing title
DESIGNATIONS

scale
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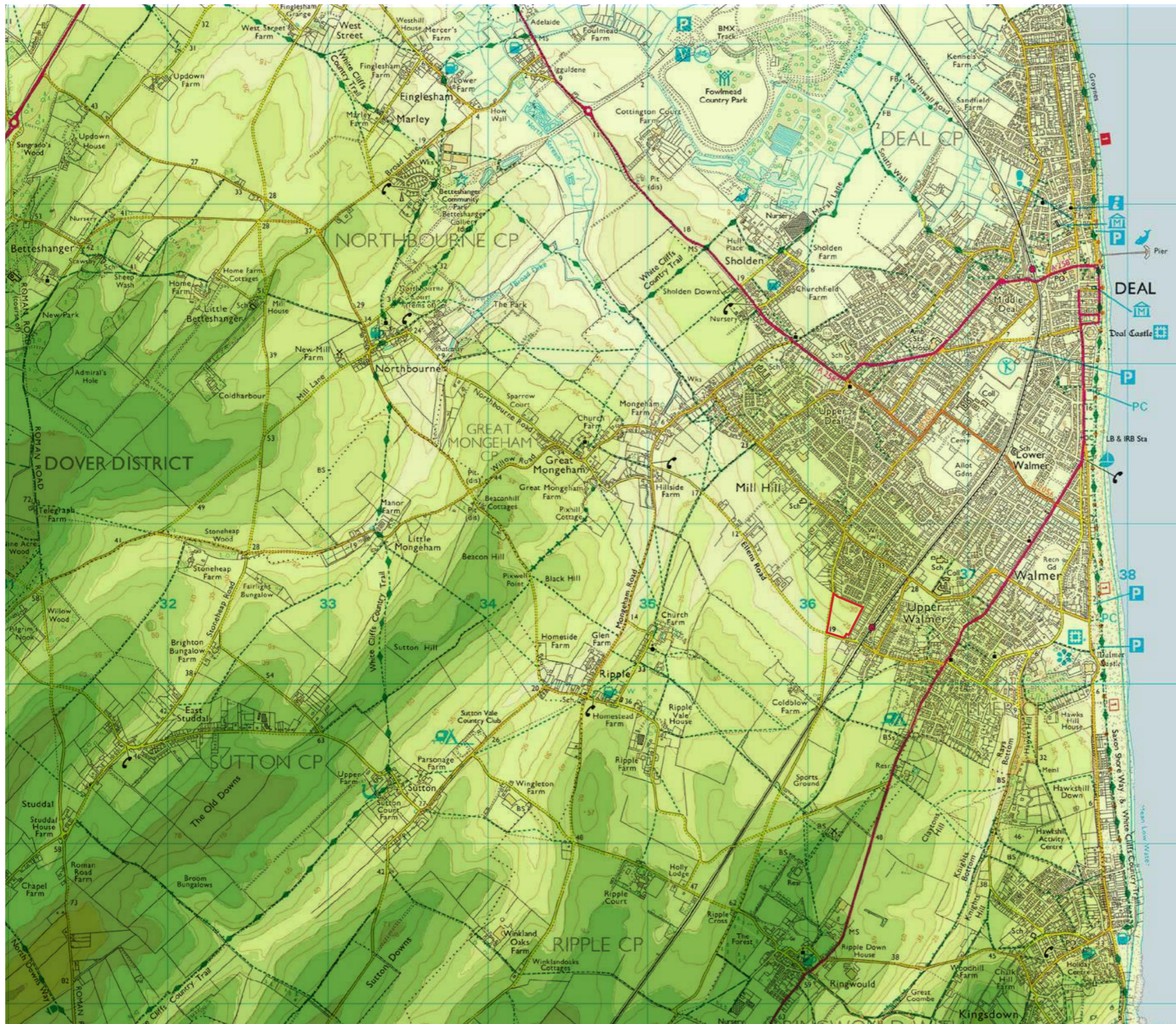
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rev
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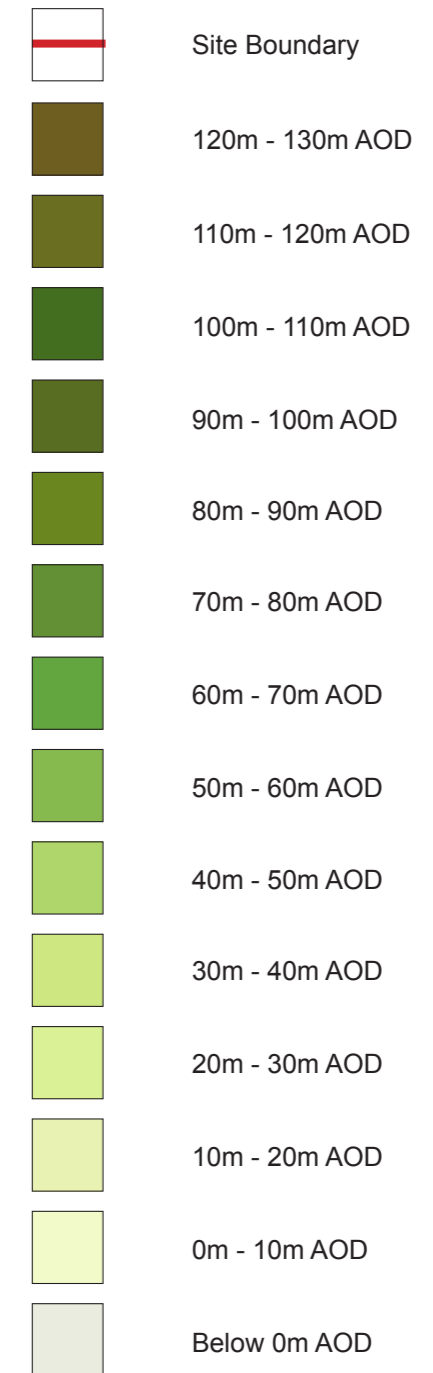


Figure 4



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client
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project
Cross Road,
Deal

drawing title
TOPOGRAPHY PLAN

scale
1:20,000 @ A3

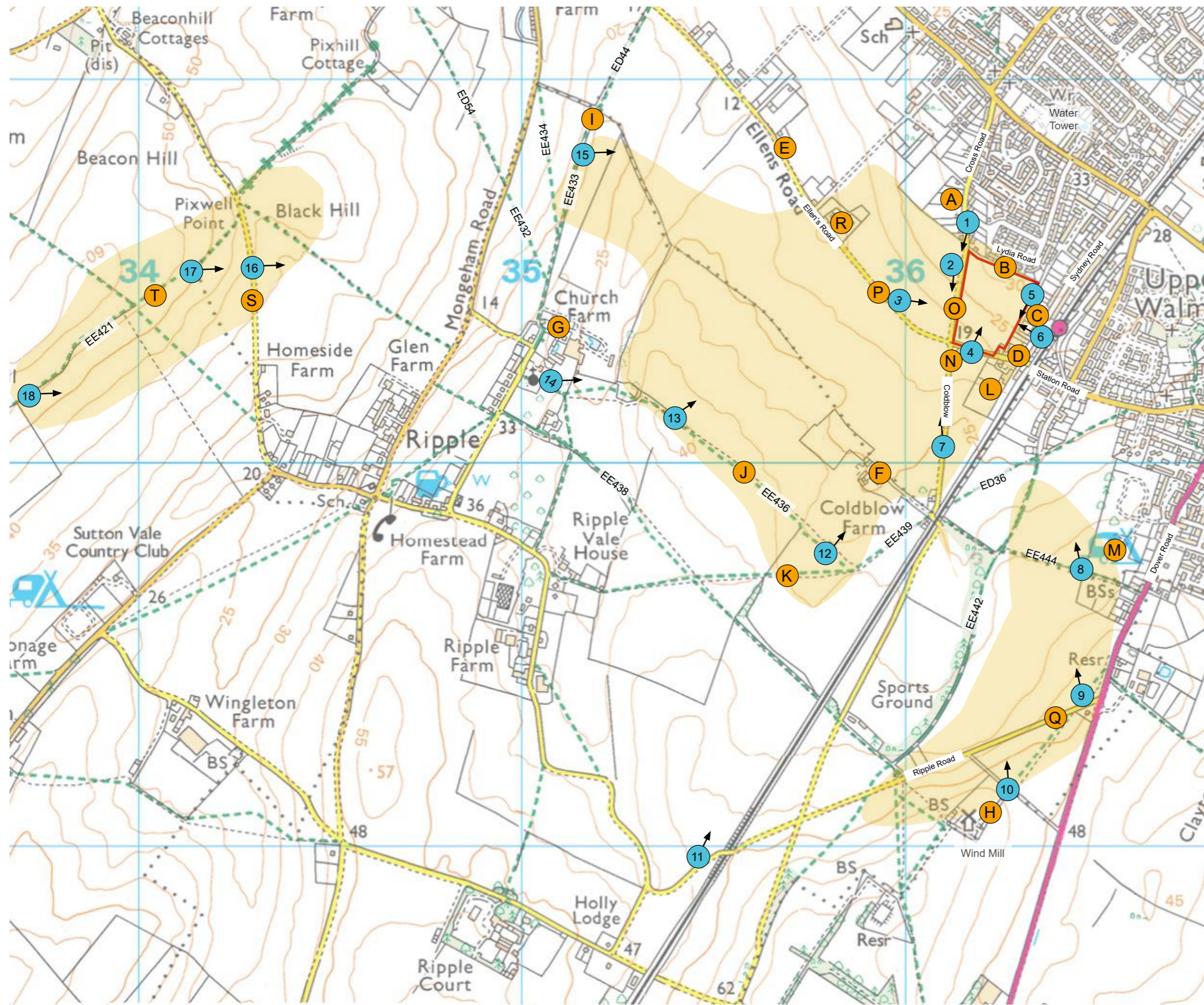
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





500m 1000m



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

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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Gladman Developments Ltd

project
Cross Road,
Deal

drawing title
VISUAL APPRAISAL

scale
1:10,000 @ A3

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C



Figure 6



PHOTO VIEWPOINT 1: View south west from Cross Road within residential area



PHOTO VIEWPOINT 2: View west from Cross Road

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project
Cross Road,
Deal

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PHOTO VIEWPOINTS 1 & 2

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Figure 7

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PHOTO VIEWPOINT 3: View East from Ellens Road



PHOTO VIEWPOINT 4: View North from Ellens Road

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project Cross Road, Deal
drawing title PHOTO VIEWPOINTS 3 & 4
scale NTS @ A3 drawn KMN issue date 30 April 2019
drawing / figure number **Figure 8** rev **C**



PHOTO VIEWPOINT 5: View from Sydney Road towards site at rear

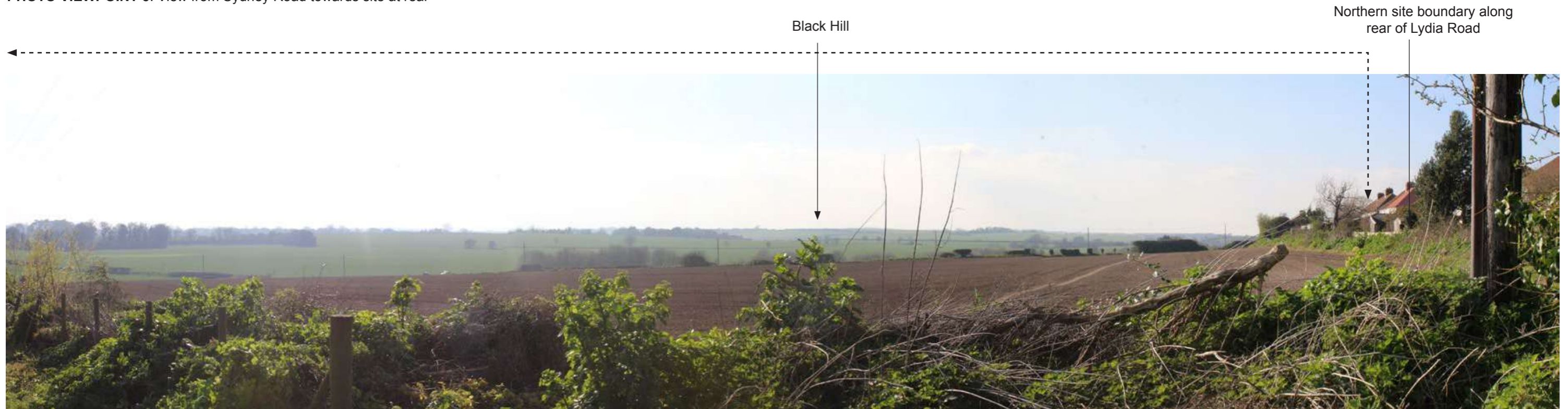


PHOTO VIEWPOINT 6: View south west from north east corner of site

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Cross Road,
Deal

drawing title
PHOTO VIEWPOINTS 5 & 6

scale
NTS @ A3

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KMN

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30 April 2019

rev

Figure 9

C

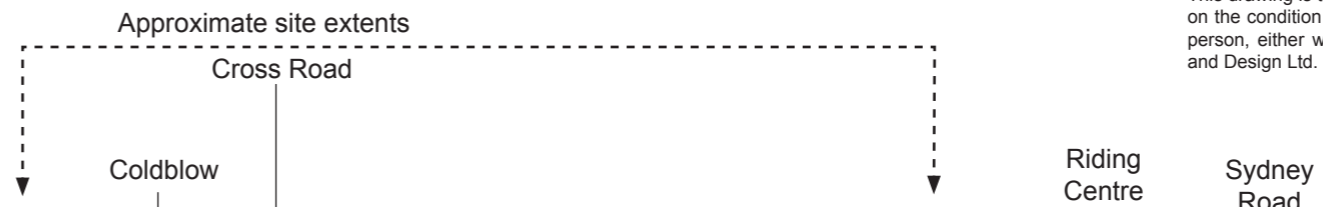


PHOTO VIEWPOINT 7: View north from Coldblow

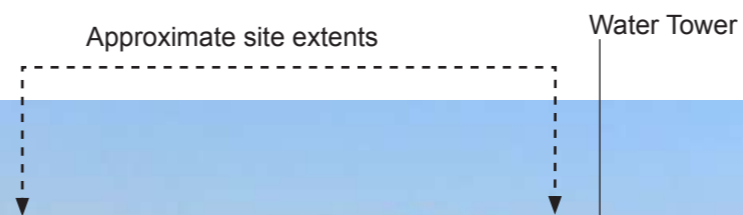


PHOTO VIEWPOINT 8: View north from footpath EE444 west of the Caravan Park

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PHOTO VIEWPOINTS 7 & 8

scale
NTS @ A3

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Figure 10

C

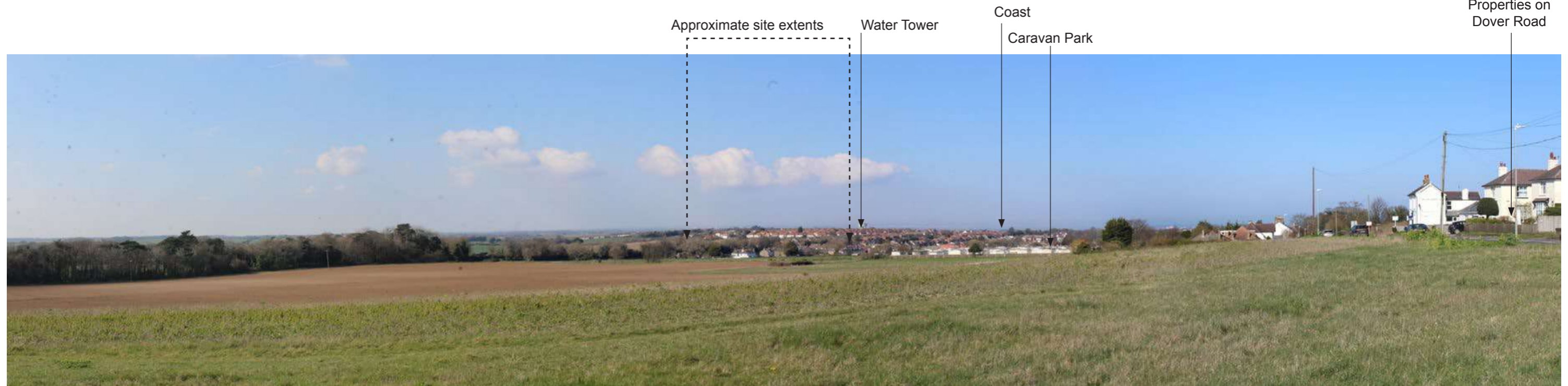


PHOTO VIEWPOINT 9: View north from Ripple Road, opposite petrol station



PHOTO VIEWPOINT 10: View north from footpath to Ripple Windmill

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PHOTO VIEWPOINTS 9 & 10

scale
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Figure 11

rev
C



PHOTO VIEWPOINT 11: View north east from Ripple Road



PHOTO VIEWPOINT 12: View north east from footpath EE436



 client
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 project
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 drawing title
 PHOTO VIEWPOINTS 11 & 12
 scale
 NTS @ A3
 drawing / figure number
Figure 12
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 KMN
 issue date
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C



PHOTO VIEWPOINT 13: View north east from footpath EE436



PHOTO VIEWPOINT 14: View north east from footpath EE436 adjacent to Ripple Church

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project Cross Road, Deal
drawing title PHOTO VIEWPOINTS 13 & 14
scale NTS @ A3 drawn KMN issue date 30 April 2019
drawing / figure number **Figure 13** rev **C**

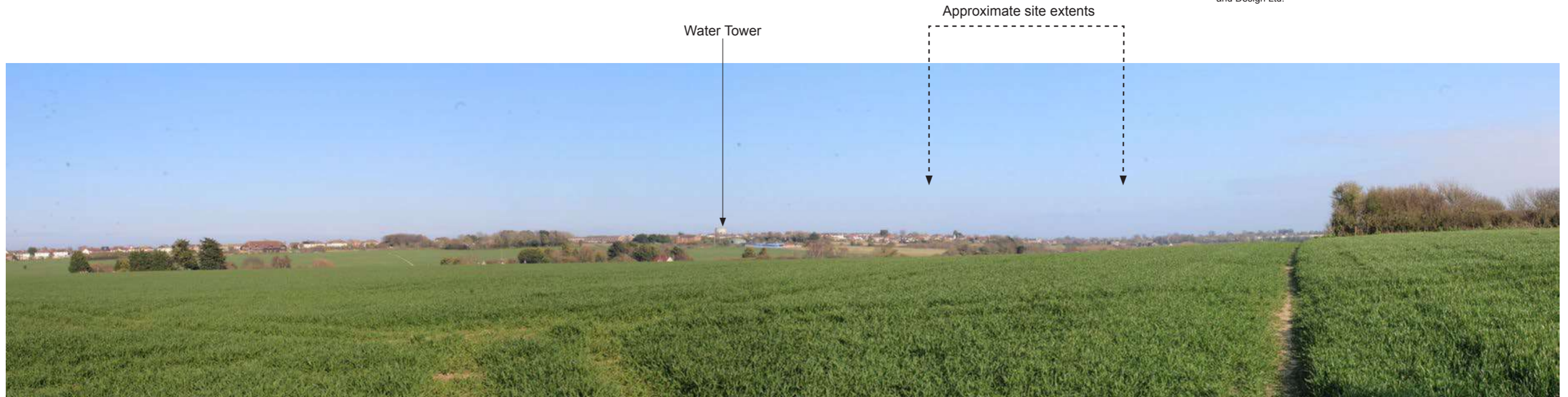


PHOTO VIEWPOINT 15: View east from footpath EE433

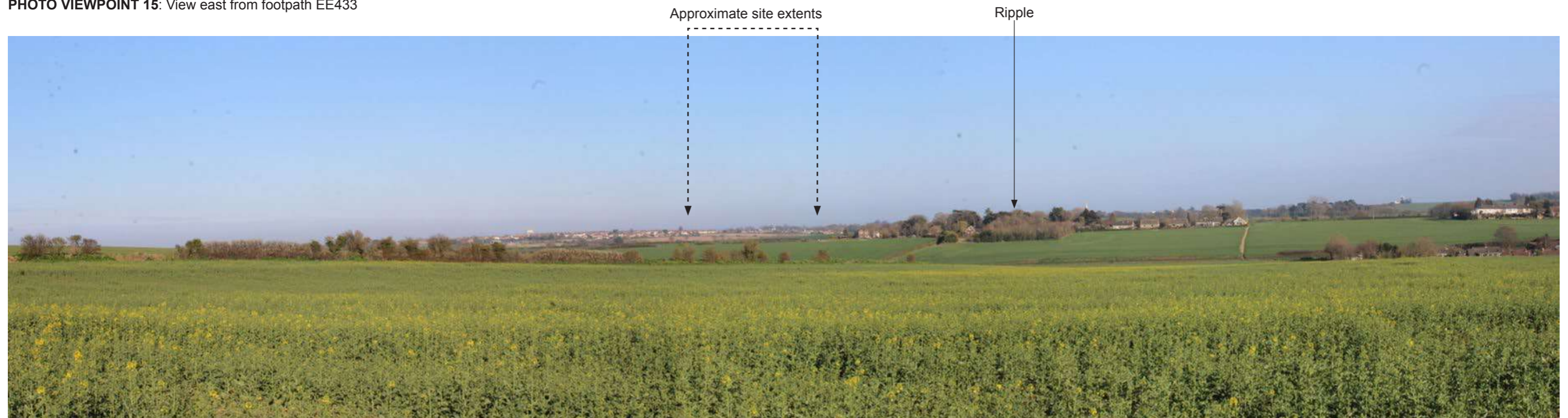


PHOTO VIEWPOINT 16: View east from road to Beacon Hill/Black Hill

fpcr client Gladman Developments Ltd
project Cross Road, Deal
drawing title PHOTO VIEWPOINTS 15 & 16
scale NTS @ A3 drawn KMN issue date 30 April 2019
drawing / figure number **Figure 14** rev **C**

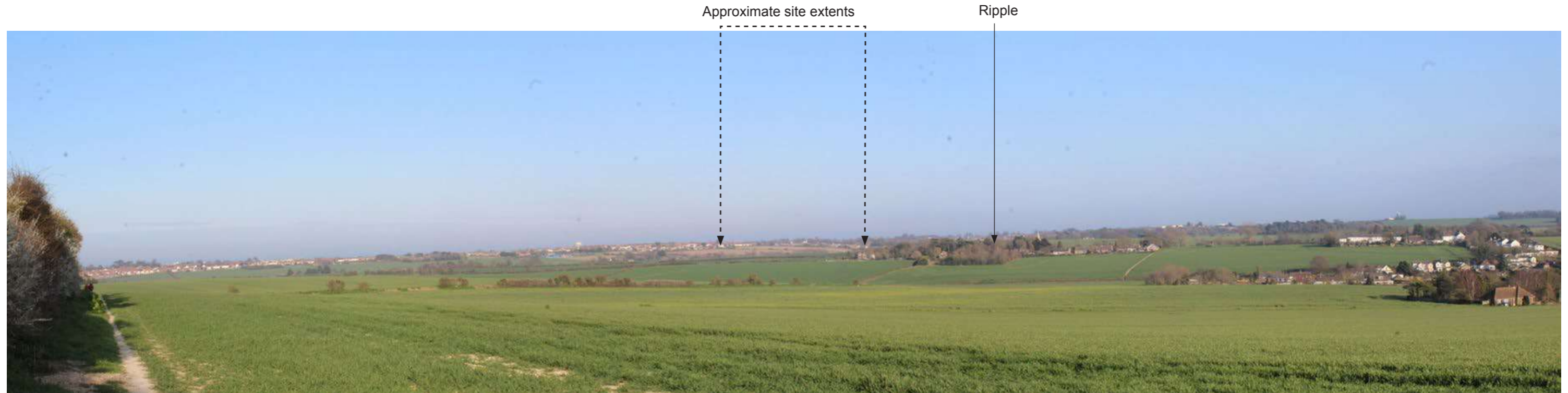


PHOTO VIEWPOINT 17: View east from footpath EE 421

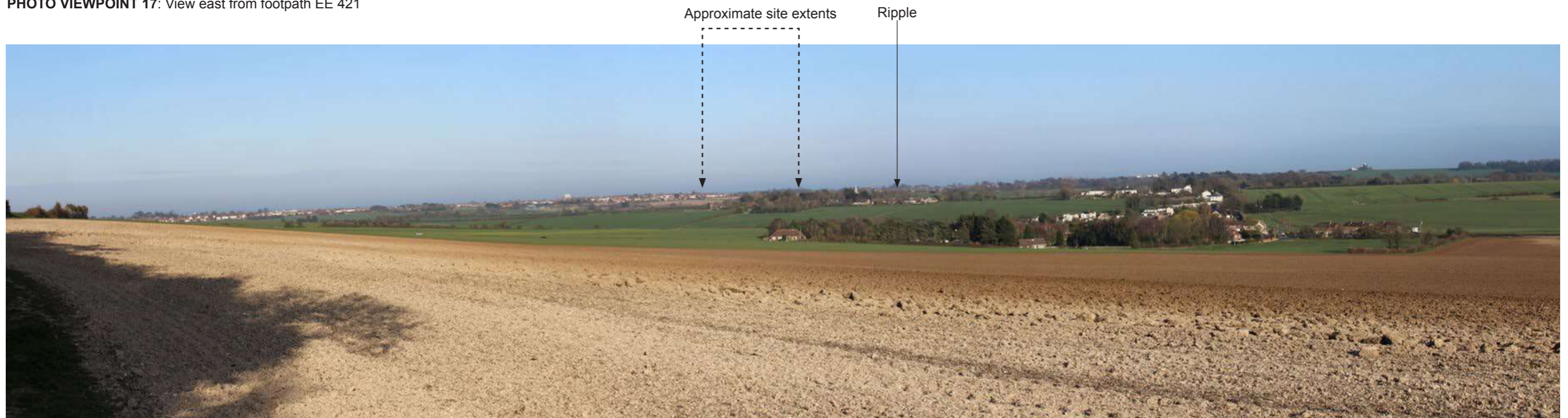


PHOTO VIEWPOINT 18: View east from footpath EE 421

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Gladman Developments Ltd

project
Cross Road,
Deal

drawing title
PHOTO VIEWPOINTS 17 & 18

scale
NTS @ A3

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30 April 2019

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Figure 15

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Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 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.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.3 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.
- 1.4 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

- 1.5 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 paragraph 5.28, Box 5.1).
- 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.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. 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 with 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

- 1.7 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 substantial 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 assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment 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

- 1.8 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

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

Value of Views

- 1.10 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 (e.g. 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

- 1.11 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 receptor's view will be stationary or moving 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

- 1.12 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 is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

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.](#)

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.



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.

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

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.

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.



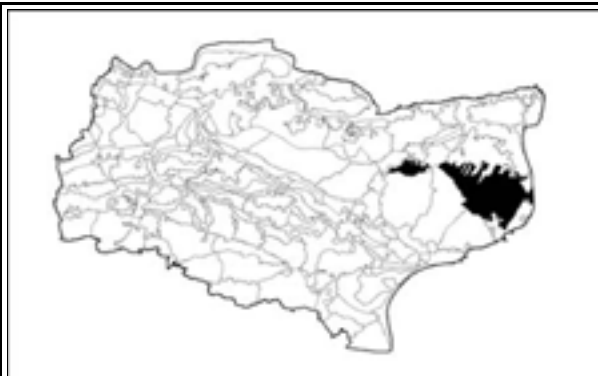
The fertile and lighter soils of the footslopes and valley bottoms support arable farming.

Key characteristics continued

- 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.

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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 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. 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 Eastry 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 up. 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, Ringwold, 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 Eastry 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 Malmain'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 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 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.**

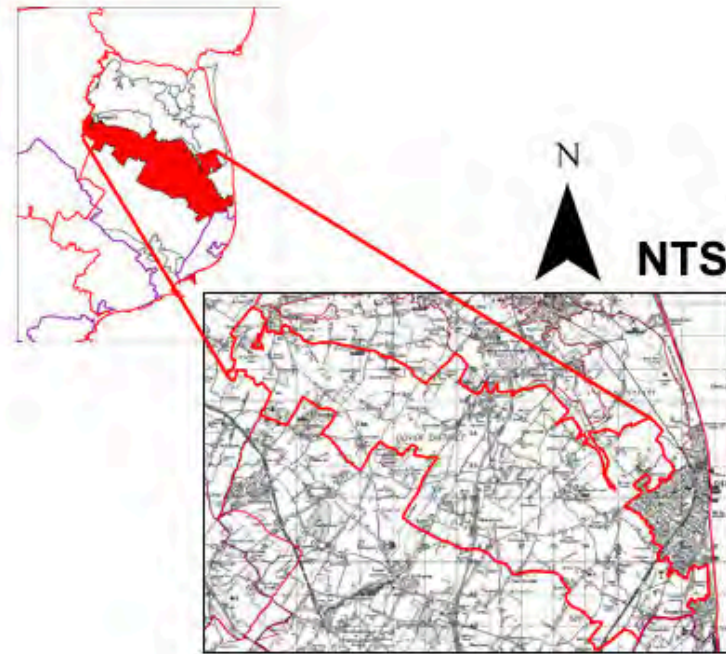
Distinctiveness:	Characteristic.
Continuity:	Historic.
Sense of Place:	Moderate.
Landform:	Apparent.
Extent of tree cover:	Intermittent.
Visibility:	Moderate.

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 Ringwould. 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



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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	Susceptibility will vary across the vast NCA.	Value will vary across the vast NCA.	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 but is located 2km from the site at Deal. The North Downs is a distinctive National Character Area within which the site forms a relatively small part. An area of agricultural land will be replaced by residential built form and associated open space. Where possible, existing vegetation within the site and along its boundaries will be retention and enhancement and a generous area of Public Open Space (POS), new tree planting and new footpath routes are proposed. The overall magnitude of change is 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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	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 Assessment (LCA): County									
The Landscape Assessment of Kent, (2004). Landscape Character Area (LCA): 'East Kent Arable Belt'.	Susceptibility will vary across the large LCA. It is considered to be Medium at a county scale as there are no landscape designations on the site itself.	Value will vary across the large LCA. 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 agricultural land within the area. The site reflects few of the Characteristics of the character area which refers to 'parkland trees', 'pine trees on field boundaries' and 'disused collieries', however the site does relate to the 'Open, rolling landform with large arable fields and well-wooded hilltops. Simple pattern to the landscape'. The landscape strategy of the LCA is to 'Conserve and Reinforce' which will be reflected within the proposals by retaining the existing woodland plantation within the south-west portion of the site and hedgerows, and creating a structure of GI within the development. Further structural planting and new tree planting will contribute to the Summary of Actions to conserving and reinforce 'Large blocks of broadleaf woodland'. 'Tranquil, open views across the rural landscape' will also be conserved from areas of Open Space The overall magnitude of change is considered to be Low - Negligible (i.e. overall landscape receptor will be minimally/perceptibly 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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	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 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 LLCA. 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 LLCA but it is considered to be Medium at the local scale	Low to Negligible (Due to the scale of the development within the overall LLCA area. No key or rare characteristics of the area will be lost).	No	<ul style="list-style-type: none"> The site reflects some characteristics of local character area as it is 'arable land' with 'native hedgerows and isolated trees'. The overall character, landform and the pattern of small settlements and mosaic pattern of the landscape will not be affected by development located along the existing settlement edge of Walmer. The development will result in the loss of an area of agricultural land, although boundaries and planting will be retained and supplemented where possible. Additional planting will be provided as part of the development proposals, providing further enhancements. This will serve to integrate new built form into the local landscape context once it matures. 	Minor Adverse	Minor Adverse	Negligible

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 Completion: High Year 10: High to Medium	No	<ul style="list-style-type: none"> The site itself consists of land adjacent to the existing settlement edge and is open to the landscape to the south. The proposed development will inevitably result in the replacement of an area of agricultural land with built development and associated POS. Approximately 30% of the site will be used for GI including Public Open Space, attenuation area, play and new tree planting. Where possible existing vegetation will be retained and enhanced. The overall landform (of the gentle slope, which is related to the LCA) will be retained. Landscape effects on the Site and Immediate Context are therefore considered to be Moderate Adverse on completion; and Moderate to Minor Adverse at maturity. 	Moderate Adverse	Moderate Adverse	Moderate to 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									
<p><i>Landform</i></p> <p><i>Woodland, Trees, Hedgerows and Vegetation</i></p> <p><i>Water Features and Watercourses</i></p> <p><i>Land Use and Open Space</i></p>	Medium	Medium	<p>Construction: High</p> <p>Completion: Medium</p> <p>Year 10: Medium/Low</p>	No	<p><i>Landform</i></p> <ul style="list-style-type: none"> Gently sloping landform is a feature of the site; some localised levelling will be required, but overall landform will still be evident on completion and at maturity. <p><i>Woodland, Trees, Hedgerows and Vegetation</i></p> <ul style="list-style-type: none"> Existing hedgerows and plantation trees on site will be retained and enhanced where possible. New planting will serve to strengthen site boundaries and soften the appearance of new built form within the site. <p><i>Water Features and Watercourses</i></p> <ul style="list-style-type: none"> An attenuation area within the Public Open Space to the south will provide opportunities for habitat creation and increase biodiversity across the site <p><i>Land Use and Open Space</i></p> <ul style="list-style-type: none"> The development will result in the replacement of an area of agricultural land with new built form and associated open space. This will increase public access across the site. 	Moderate Adverse	Moderate Adverse	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	Residential Properties off Cross Road Approx. 4 dwellings	High	Medium	10-100m	Glimpse	Permanent	Construction: High/Medium Completion: Medium Year 10:Medium	<ul style="list-style-type: none"> This receptor refers to a group of 4 single storey properties located along Cross Road to the north west of the site. The views available from these properties will vary. The length of the gardens and existing vegetation within the gardens, will also affect views. 	Minor Adverse	Minor Adverse	Minor Adverse
B	Residential Properties on Lydia Road Approx.18 dwellings (VP2 shows properties)	High	Medium	20-50m	Full	Permanent	Construction: High/Medium Completion: Medium Year 10:Medium	<ul style="list-style-type: none"> This receptor relates to residents of the two storey properties along Lydia Road. Views towards the site are afforded from upper floor windows to rear elevations and seen beyond rear gardens and associated boundaries. Similarly, new housing will back onto the existing properties, beyond rear gardens, incorporating proposed vegetation and boundary treatments. Visual effects are therefore considered to be Major Adverse on completion, reducing to Moderate Adverse at year 10, once planting matures. 	Major Adverse	Major Adverse	Moderate Adverse
C	Residential Properties directly adjacent east of the site on Sydney Road Approx.30 dwellings (VP6)	High	Medium	10-100m	Partial	Permanent	Construction: High/Medium Completion: Medium Year 10:Medium	<ul style="list-style-type: none"> This receptor relates to residents of the two storey properties along Sydney Road, that back onto the site. Views of the site are afforded from upper windows to the rear elevation and seen beyond rear gardens and associated boundary treatments including an informal footpath. New housing will back or side onto the existing properties, beyond rear gardens and associated boundaries and set back beyond the retained informal footpath and strip of POS and new tree and shrub planting. Overall, visual effects are considered to be Moderate Adverse on completion and at year 10. 	Major Adverse	Moderate Adverse	Moderate Adverse
D	Residential Properties along Station Road Approx.8 dwellings (VP 4)	High	Medium	10-100m	Partial	Permanent	Construction: High/Medium Completion: Medium Year 10:Medium/Low	<ul style="list-style-type: none"> This receptor relates to residents of a small group of properties on Station Road, located to the west of the railway line and south of the site. Properties side onto the site and permit oblique views towards the site and its boundaries in the context of existing development. New tree and shrub planting to site boundaries and within areas of POS form part of the proposals. 	Moderate Adverse	Moderate/ Minor Adverse	Minor Adverse

								<ul style="list-style-type: none"> Visual effects are considered to be Moderate to Minor Adverse reducing to Minor Adverse at year 10, once planting matures. 			
E	Residential Properties on Ellen's Road Approx.5 dwellings	High	Medium	300m	Glimpse	Permanent	Construction: High/Medium Completion: Medium Year 10:Medium/Low	<ul style="list-style-type: none"> This receptor relates to properties to the south-west of the site, which have oblique views towards the site. There are some oblique views towards new development on the north-eastern parcel of the site. Some additional planting is proposed along the site boundary, serving to soften views of new built form on maturity. Visual effects are considered to be Minor Adverse on completion reducing to Minor Adverse to Negligible at year 10. 	Minor Adverse	Negligible	Negligible
F	Residential Properties to the south, including Coldblow Farm Approx.3 dwellings (VP 7 & 12)	High	Medium	400-800m	Partial	Permanent	Construction: Medium Completion: Medium/Low Year 10:Low	<ul style="list-style-type: none"> South of the site, along Coldblow are a group of properties, including Coldblow Farm which are located at an elevated position within the landscape. Coldblow Farm faces towards the side, whilst the other properties face the railway, but may have oblique views of the site. Views towards the site will be possible from each of the properties at a distance of approximately 600m Where views of the proposals occur, these will comprise medium distance views of new built form set within a well vegetated framework of retained and proposed planting including the retained tree plantation to the south-west of the site. Further to this, new housing will be set back from the southern boundary beyond a generous area of POS and planting, perceived in the context of Deal. Visual effects are considered to be Minor Adverse at completion, and year 10. 	Minor Adverse	Minor Adverse	Minor Adverse
G	Residential Properties in the settlement of Ripple Approx.5 dwellings	High	Medium/Low	700m-1km	Glimpse	Permanent	Construction: Low Completion: Low Year 10:Negligible/None	<ul style="list-style-type: none"> The small settlement of Ripple is located south-west of the site. The combined effects of intervening landform and vegetation serve to prevent views towards the site from these properties. 	None	None	None
H	Residential Property at Ripple Windmill site 3-4 properties (VP 10)	High	High/Medium	1.2km	Glimpse	Permanent	Construction: Low Completion: Low Year 10:Negligible/None	<ul style="list-style-type: none"> A small group of residential properties lie adjacent to Ripple Windmill, located at an elevated position to the south of the site. Views towards the site are seen at a distance of approximately 1.25km A large bank of trees just north of Ripple Road restricts views towards the site. However, there are glimpses of rooftops associated with the existing developed edge of Deal. New housing would occupy an area of sloping ground to the south of the existing developed edge of Deal, such that where views of the proposals occur these would comprise distant views of rooflines associated with the new housing, glimpsed beyond the intervening bank of trees and in the context of existing development. It may be possible in the winter season to see marginally more of the site due to deciduous trees losing their leaves. Overall the visual effects would be considered Negligible. 	Negligible	Negligible	Negligible
I	Users of PROW	High/Medium	Medium	750m	Glimpse	Transient	Construction: Low Completion: Low	<ul style="list-style-type: none"> Views towards the site from these PROWs are restricted to glimpses at the point at which the two PROWs connect. 	Negligible	Negligible	Negligible

	To the west: Footpath Refs EE433 and ED44						Year 10: Negligible/None	<ul style="list-style-type: none"> There are distant views towards the site and towards the existing developed edge. Views of the proposals will comprise limited glimpses of new built form due to intervening vegetation including the retained tree plantation to the south-west of the site. New housing will be set back from its southern boundary beyond a strip of POS and new planting which as it matures will serve to soften the appearance of built form in views from along the PROWs. Furthermore, new housing will be seen in the wider context of Deal. Overall, visual effects of the development would be considered Negligible. 			
J	Users of PROW EE436 (VP 14)	High/ Medium	Medium	580m	Partial	Transient	Construction: Medium Completion: Medium Year 10: Low	<ul style="list-style-type: none"> Clumps of trees between this footpath and Coldblow Farm, and a steadily rising landform mean that views towards the site vary from partial to full. Progressing from east to west, the footpath slopes uphill, giving an extensive view north east towards the slope of the site. The view is medium distance and due to the filtered nature, as the footpath gets nearer to the, site visual effects of the development would be considered Moderate to Minor overall. 	Moderate Adverse	Moderate to Minor Adverse	Moderate to Minor Adverse
K	Users of PROW EE439	High/ Medium	Medium	470m-1.1km	Glimpsed	Transient	Construction: Low Completion: Low Year 10: Negligible	<ul style="list-style-type: none"> Clumps of trees between this footpath and Coldblow Farm, and to the east along the railway line, severely restrict any views to the development site. Views of the development may be possible as glimpses through the trees, which will increase during the winter months due to leaf loss. As the footpath progresses from south to north glimpses of the site are reduced to none. Progressing from east to west, the footpath slopes uphill, giving an extensive view north east towards the slope of the site. Due to the glimpsed and screened nature of the view, the visual effects of the development would be considered Negligible 	Negligible	Negligible	Negligible
L	Recreational Users of Bridleway Riding School	Medium	Medium	30-150m	Full	Permanent	Construction: Medium Completion: Low Year 10: Low	<ul style="list-style-type: none"> The Riding centre is located on the south side of Station Road opposite the south-east corner of the site. There are some views of the site, although the south-east corner is obscured behind a section of substantial roadside hedgerow. Users of the riding centre may not necessarily be focusing on the site. However, views are towards the developed edge of Walmer beyond the site location. Once in place and on account of the sloping landform comprising the site's ground plain, there will be full views of new housing seen beyond retained and supplemented hedgerow boundaries, set beyond the proposed POS and new tree planting perceived in the context of the existing developed edge of Deal. On maturity, new tree and shrub planting within areas of POS and along the site boundaries will serve to soften views of new housing within the site from this location. Visual effects are considered to be Minor Adverse, reducing to Negligible. 	Minor Adverse	Minor Adverse	Negligible
M	Recreational Users of Clifford Park Caravan Site	High/ Medium	Medium	430-700m	Glimpse	Permanent	Construction: Medium Completion: Low Year 10: Low	<ul style="list-style-type: none"> The Caravan Park is set behind residential development just off Dover Road, and to the south west of Station Road. 	Minor Adverse	Minor to Negligible Adverse	Negligible

								<ul style="list-style-type: none"> Site users are temporary visitors to the area and the majority of views from the Caravan Park are directed south and west towards the hills and landscape beyond Ripple and Black Hill. Views towards the site are prevented by intervening built form associated with the properties on Mayer's Road and Station Road. However, a number of Caravans to the southern end of the Caravan Park may have views towards the site from windows facing north. Visual effects during construction will be noticeable as construction machinery, site traffic and hoarding may be evident on the development site. On completion, visual effects are considered Minor adverse to Negligible for residents at completion, as the proposals would serve as an extension of the existing urban form in views from this location. At 10 years, the visual effects would reduce to Negligible 			
N	<p>Road Users</p> <p>Users of Skylark Cycle Trail</p>	Medium	Medium	10+m	Full	Transient	<p>Construction: Low</p> <p>Completion: Low</p> <p>Year 10: Negligible</p>	<ul style="list-style-type: none"> The Skylark Trail Cycle Route runs along Coldblow and onto Station Road. Road users will have views of construction and subsequent new housing seen within the site set beyond the existing boundaries and an area of POS. Views of new housing will be seen within the context of the existing residential edge. Cyclists generally move slower through the landscape with more focus directed towards the surrounding landscape. As the proposal amounts to the addition of a very small amount of built form in the overall views along the trail, visual effects arising from the proposals are considered to be minor adverse falling to negligible after the wide structural landscape buffer has matured. 	Minor Adverse	Minor Adverse	Negligible
O	<p>Road users</p> <p>Cross Road and Coldblow</p>	Medium/Low	Medium	10-450m	Full	Transient	<p>Construction: High</p> <p>Completion: Medium</p> <p>Year 10: Medium/Low</p>	<ul style="list-style-type: none"> Cross Road runs north to south adjacent to the site, meeting with Ellen's Road to the south. Road users will have views towards the site although gappy hedges restrict views from road users within the existing residential area to the north of the site. Once complete, there will be close range views of new housing and the access road, serving to extend the perception of built form south of the existing developed edge of Deal. New housing will be set back from the road corridor beyond POS and new planting. Once mature, new tree and buffer planting within the proposed development parcels and within the POS will serve to soften views of built form. Overall visual effects are considered Moderate to Minor adverse. 	Major Adverse	Moderate Adverse	Minor Adverse
P	<p>Road users</p> <p>Station Road and Ellen's Road</p>	Medium/Low	Medium	10-100m	Full	Transient	<p>Construction: Medium</p> <p>Completion: Medium</p> <p>Year 10: Low</p>	<ul style="list-style-type: none"> Ellen's Road / Station Road runs parallel with the site's southern boundary. Views along the road corridor vary. For instance, the tree plantation to the south-west of the site prevents views into the site as the road passes parallel with the vegetation. However, to the east of the road corridor at the point at which Ellen's Road joins Station Road, there are full views towards the site until the road passes parallel with the existing residential properties. On completion, where views of the proposals occur, these will comprise full to glimpsed views of new built form, set beyond retained and supplemented boundary vegetation and beyond a 	Moderate Adverse	Moderate Adverse	Minor Adverse

								<p>generous strip of POS.</p> <ul style="list-style-type: none"> Once mature, retained and supplemented planting along site boundaries and new tree planting within areas of POS will serve to soften views of the new housing, perceived in the wider built context of Walmer. Overall, visual effects will be Moderate Adverse on completion, reducing to Moderate to Minor Adverse. 			
Q	<p>Road users</p> <p>Ripple Road</p>	Medium/ Low	Medium	1.5km	Glimpse	Transient	<p>Construction: Low</p> <p>Completion: Low</p> <p>Year 10: Negligible/ None</p>	<ul style="list-style-type: none"> Ripple Road is located to the south-east of the site. Intervening landform and woodland vegetation prevent views towards the site along the majority of the road corridor. Glimpsed views of the site are possible at the junction where Ripple Road joins Dover Road. Views towards the site are partially screened by woodland associated with the Railway line. Where views of the site occur, these comprise distant glimpses of the proposals consisting of rooftops and perceived in the context of the existing developed edge. 	Negligible	Negligible to None	Negligible to None
R	<p>Employment</p> <p>Users of Employment units on Ellen's Road</p>	Low	Medium	100m	Glimpse	Permanent	<p>Construction: Medium</p> <p>Completion: Low</p> <p>Year 10: Low</p>	<ul style="list-style-type: none"> A scrap yard and car garage are located behind the tree plantation to the south-west side of the site serving to restrict views towards the site. Facing northeast from the rear of buildings set on Ellen's Road, it will be possible to view some activity during construction above and behind hoarding. Overall visual effects would be considered to be Minor Adverse to Negligible 	Minor adverse	Minor Adverse	Negligible
S	<p>Road users</p> <p>Users of minor road from Ripple to Beaconshill (VP 16)</p>	Medium	Medium	1.8km	Glimpse	Permanent	<p>Construction: Low</p> <p>Completion: Low</p> <p>Year 10: Low</p>	<ul style="list-style-type: none"> Users of the minor road to Ripple have long distance views back towards the edge of the settlement of Deal and the site. The existing settlement forms a thin stretch of housing along the ridge line, with housing extending down the slope off Sydney Road. The proposals will bring housing further forward, but will be seen as part of the existing settlement. Overall visual effects would be considered to be Minor adverse reducing to negligible in the long term. 	Minor Adverse	Minor Adverse	Negligible
T	<p>Recreational</p> <p>Users of PROW EE421 (VPs 17&18)</p>	High	Medium	2km	Glimpse	Permanent	<p>Construction: Low</p> <p>Completion: Low</p> <p>Year 10: Low</p>	<ul style="list-style-type: none"> Users of footpath EE421 on Beacon Hill have varying levels of long distance views back towards the edge of the settlement of Deal and the site. The existing settlement forms a thin stretch of housing along the ridge line, with housing extending down the slope off Sydney Road. The proposals will bring housing further forward, but will be seen as part of the existing settlement. As the footpath travels east, views of the site are restricted by vegetation within Ripple. <p>Overall visual effects would be considered to be Minor Adverse.</p>	Minor Adverse	Minor Adverse	Minor Adverse