

Landscape & Visual Impact Assessment (LVIA)



**Tyler
Grange**

Land South West of
Sandwich Road, Sholden
11th March 2021

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Summary

- S.1. This Landscape and Visual Impact Assessment (LVIA) has been prepared by Tyler Grange Group Ltd (TG) on behalf of Richborough Estates Ltd. The report establishes the current baseline conditions, considers the sensitivity of landscape and visual receptors and establishes the nature of the changes that will arise as a result of development. It then transparently considers the effects that will arise in relation to those receptors.
- S.2. The area proposed for development is located on land to the west of London Road, Sholden, Deal and extends to approximately 4.99 hectares (12.33 acres). Topographically, the majority of the site occupies a local plateau of 20m AOD, which is typical of the character of the area. To the south and west, the land slowly rises to a high point of approximately 23m AOD.
- S.3. The proposed scheme delivers up to 117 dwellings through distinct characterful streets set within high-quality landscaping and open spaces, with vehicular access provided from Sandwich Road. It is proposed that the development will consist of a mix of house types and tenure, helping to meet the need for market and affordable housing in the local area and the wider Dover District.
- S.4. The site is not covered by any local or national qualitative landscape designations and the relevant planning policy context essentially seeks to ensure that a high standard of design is maintained which reflects and respects the landscape character, with the identification, protection and enhancement of strategic Green Infrastructure assets within the district is ensured; and, that where harm arises, that appropriate mitigation measures are incorporated.
- S.5. The site contains no rare, notable or unique landscape features and, would not be considered to represent a 'Valued Landscape' in terms of paragraph 170 of the National Planning Policy Framework. Historically, the HELAA has confirmed that the site could be taken forward for development. Within the Dover District Draft Local Plan (Regulation 18 Document) and consistent with findings of the updated HELAA, SHO002 (the site) is identified as being able to deliver in the region of 100 dwellings within the short-term (2020-2024).
- S.6. Against that planning context and through the formulation of a landscape-led development strategy, the assessment process has determined that from a character perspective, there will be no loss of anything more than typical landscape resources and an ability to offer landscape improvements in association with characteristic residential development. It is considered to result in localised and minor adverse residual effects at year 15. The scheme parameters have been established to ensure the successful assimilation of the development into the landscape without harming the recognised and documented characteristics.
- S.7. Visually, the subtle ridgeline offers an opportunity through appropriate mitigation, to partly obscure the site, with vegetation offering a filtering effect and landform presenting the development as a narrow band from most of the identified receptor locations. The proposed woodland copse plantation provides a visual bookend and further assimilates the development into the landscape.
- S.8. Overall, the number of people (visual receptors) affected by the development of the site would be limited and localised. The visual context would remain intact, with scattered settlements occupying plateau locations and no sense of merging nor the introduction of uncharacteristic and



incongruous features. There is no doubt that higher sensitivity recreational receptors associated with the local footpaths (Footpaths Ref: ED37, ED48/EE389, ED38 and ED39) and the immediately adjoining private residential properties (Sandwich Road, London Road and Mongeham Road) will experience minor adverse effects; however, the change does not introduce elements that are prominent, visually uncharacteristic nor does it result in the loss of identified important views or vistas. The effects are also experienced over comparatively short distances and the changes represent a small component of a much wider view.

- S.9. The site represents a suitable location for development and the proposed scheme parameters with the embedded landscape mitigation results in limited and localised effects. The scheme complies with policy aspirations and the LVIA process confirms the acceptability of the proposals.



Section 1: Introduction, Context & Methodology

Introduction

- 1.1. This Landscape and Visual Impact Assessment (LVIA) has been prepared by Tyler Grange Group Ltd (TG) on behalf of Richborough Estates Ltd. The report establishes the current baseline conditions, considers the sensitivity of landscape and visual receptors and establishes the nature of the changes that will arise as a result of development. It then transparently considers the effects that will arise in relation to those receptors.
- 1.2. The area proposed for development is located on land to the west of London Road, Sholden, Deal (OS Grid Reference TR 35397 52243), hereinafter referred to as the 'site' (shown by the redline in Figure 1.1 below). Previous surveys were undertaken for a larger parcel of land as denoted by the blue line.
- 1.3. The study area is set to a 2.5km radius of the site.



Figure 1.0: Site Location

Scheme Overview

- 1.4. The main objective of this proposal is to create a distinguishable, high quality and landscape-led development providing new homes, sensitively integrated into the community in a highly sustainable location. The proposals will demonstrate strong urban design and placemaking principles, delivering homes that people will want to live in as well as creating spaces for informal recreation with safe and liveable streets.



- 1.5. It is important to create a development with a locally distinctive character to form a natural and befitting extension to the existing settlement. This will be achieved through integrating with existing uses, landscape character, existing connectivity and respecting and celebrating local vernacular features.
- 1.6. The Site is proposed to deliver approximately 117 dwellings through distinct characterful streets set within high-quality landscaping and open spaces, with vehicular access provided from Sandwich Road. It is proposed that the development will consist of a mix of house types and tenure, helping to meet the need for market and affordable housing in the local area and the wider Dover District.
- 1.7. The proposed development will create an enhanced community for Sholden, supported by existing connectivity and transport routes, coupled with cross-site connectivity, linking spaces and places and integrating into the existing settlement.

Location & Context

- 1.8. In a regional context, Sholden is situated approximately 14km north of Dover, 27km south of Margate, and 32km east of Canterbury. These nearby strategic settlements are all located under an hour away by public and private transport and offer an excellent range of national and international transport connections.
- 1.9. The site extends to approximately 4.99 hectares (12.33 acres) and is located to the immediate west of Sholden, with London Road/Sandwich Road (A258) to the north. The recent residential development of Sholden Fields is located opposite the site on the eastern side of the road. A portion of the north-eastern boundary adjoins a managed hedgerow and the consented scheme for 42 dwellings (application ref. 19/00216). The north-western boundary is defined by the route of the White Cliffs Country Trail (Footpath Ref: ED37/EE386) and in-part by arable land and the route of an internal field track. The south-eastern boundary adjoins another short section of public footpath (Footpath Ref: ED48/EE389) and the south-western boundary adjoins open arable land with another farm track beyond.
- 1.10. The land to the south of the site is identified on OS Mapping as being part of 'Sholden Downs'.
- 1.11. Topographically, the majority of the site occupies a local plateau of 20m AOD, which is typical of the character of the area. To the south and west, the land slowly rises to a high point of approximately 23m AOD.

Methodology

- 1.12. The assessment contained within this report has been prepared and reviewed by a Chartered Member of the Landscape Institute (CMLI).
- 1.13. To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000) is:

"Landscape' means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."



1.14. This definition applies to all urban, peri-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscape as well as those that are outstanding or protected.

1.15. In the context of this definition the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be performed, and more rational and transparent conclusions drawn.

1.16. The ELC, 2000 also includes the following definitions that are relevant in understanding the approach taken in the assessment:

“Landscape policy” – an expression by the competent public authorities of general principles, strategies and guidelines that permit the taking of specific measures aimed at the protection, management and planning of landscapes.

“Landscape protection” – actions to conserve and maintain the significant or characteristic features of a landscape, justified by its heritage value derived from its natural configuration and/or from human activity.

“Landscape management” – action, from a perspective of sustainable development, to ensure the regular upkeep of a landscape, so as to guide and harmonise changes which are brought about by social, economic and environmental processes.

“Landscape planning” – strong forward-looking action to enhance, restore or create landscapes.

1.17. Furthermore, the Landscape and Visual Impact Assessment (LVIA) process deals with the separate but interlinked issues of:

- Landscape Character: The effects of the proposed development upon discrete character areas and/or character types comprising features possessing a particular quality or merit; and
- Visual Context: The effects of the proposed development on views from visual receptors, and upon the amenity value of the views.

1.18. Landscape character is defined in the Landscape Institute’s guidance (‘Guidelines for Landscape and Visual Impact Assessment’, Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA) 2013) as:

“A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse”.

1.19. Changes to the landscape character can arise as a result of:

- Changes to the fabric of the landscape including either the loss of key elements or introduction of new features which alter the distinct character of the landscape; and
- Changes which alter the way in which the landscape is perceived or appreciated.

1.20. Changes to views will occur where there is:



- Alteration of the view in terms of elements present and the overall composition;
- A change to the skyline; and/or
- There is a change to the distribution or dominance of features.

1.21. Such changes may or may not have an effect on the visual amenity of identified visual receptors.

1.22. The methodology and guidelines used in the preparation of this assessment have been developed from the following:

- *An Approach to Landscape Character Assessment, Natural England, Second Version, March 2018; and*
- *Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, LI and IEMA, 2013;*

1.23. The assessment process is set out in further detail below but involves the following steps (see Figure 1.1):

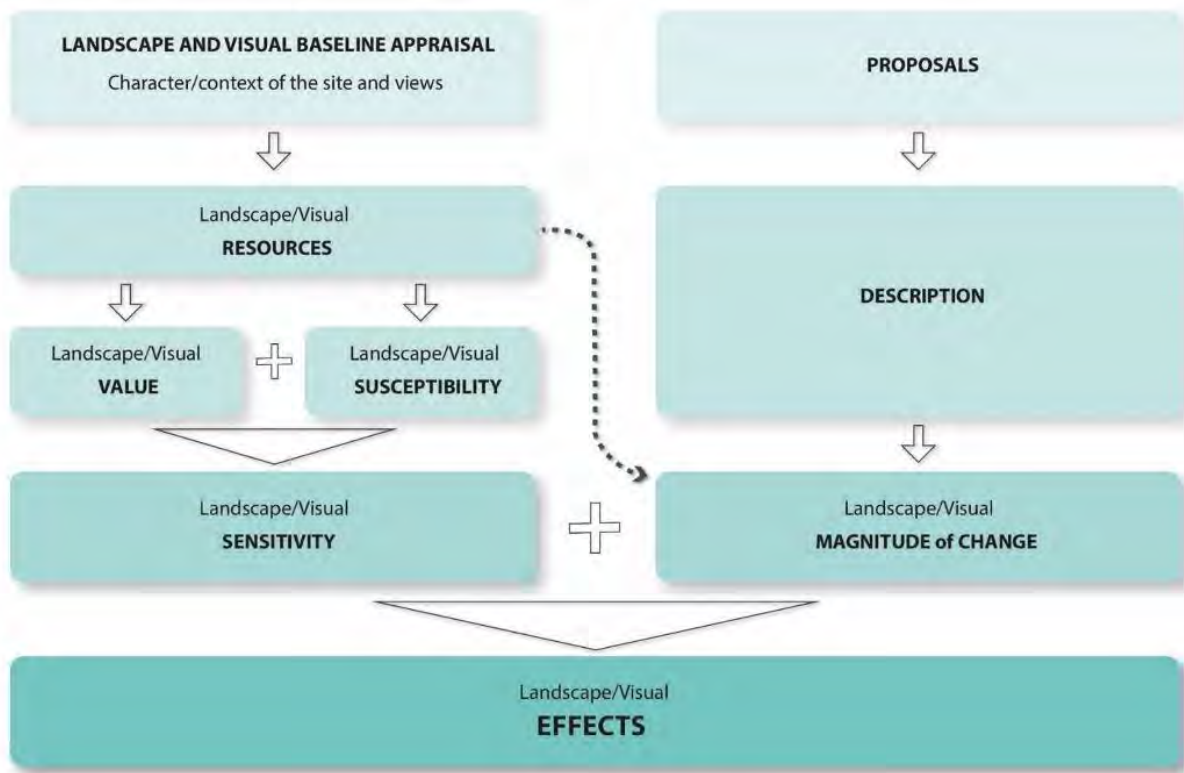


Figure 1.1: LVIA Assessment Process



Baseline Appraisal

- 1.24. The Baseline Appraisal process is a crucial part of any assessment and includes:
- An assessment of the landscape character of the site and surroundings with reference to published works and checked and verified through fieldwork. This includes the classification of the landscape into units of distinct and recognisable character and land use at a site-specific level;
 - An overview of statutory plans and other data regarding relevant designations and landscape and visual related planning policies for the area;
 - Field work to determine the extent to which the site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
 - Identification of representative viewpoints and determination of likely visual receptors.

Classification of Resources

- 1.25. This stage seeks to classify the landscape resources in terms of their individual or collective sensitivity to change. This is dependent on:
- The susceptibility of the landscape to the type of change proposed (see Appendix 1: Table 1 for criteria);
 - The type of change proposed; and
 - The value placed on the landscape (see Appendix 1 for criteria).
- 1.26. As a general rule those landscape resources which make a notable contribution to the character and cannot be replaced or substituted will be of high sensitivity, those resources which are replaceable or contribute little to the overall character of the landscape will be of low sensitivity.
- 1.27. Specific receptors, that is, people who may experience a change to views and visual amenity arising from the proposed development, are categorised according to their sensitivity to change. The sensitivity to change of the specific receptor is judged by combining the susceptibility of the receptor to the specific type of change and the value related to that receptor. Viewpoints are then selected to represent the various identified receptors. The sensitivity of the visual receptors will be dependent on:
- The location and context of the viewpoint;
 - The expectations and occupation or activity of the receptors; and
 - The importance of or value attached to the view.
- 1.28. Those receptors that are classified as being of high sensitivity to change may include users of public rights of way or nearby residents, those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.



- 1.29. In order to assist in understanding the application of sensitivity to landscape and visual receptors, Appendix 1 sets out a number of assessment criteria. These allow for the separate consideration of both value and susceptibility factors in order to establish a balanced assessment.

Assessment of Effects

- 1.30. The assessment of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation.
- 1.31. The importance of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience (see Appendix 1: Table 3 and 4).
- 1.32. The magnitude of change lies along a continuum from high, where there is a prominent and notable change to the landscape character or view to low where the change is barely perceptible.
- 1.33. The consideration of mitigation with the aim where possible, of avoiding, reducing or offsetting significant adverse landscape or visual effects is determined during the course of the assessment where this can be addressed through a suitably worded condition.

Table 1.0: Effect Thresholds

Effect	Justification
High Beneficial	The development would fit well with the scale, landform and pattern of the landscape, and enhance the existing landscape character. The development would create a highly improved change in the view.
Moderate Beneficial	The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view.
Minor Beneficial	The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views.
Negligible	The development would cause very limited changes to the landscape and/or views.
Minor Adverse	The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion.
Moderate Adverse	The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are apparent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible.



High Adverse	The development would cause total permanent loss or major alteration to key elements and features of the landscape, to include the introduction of elements totally uncharacteristic of the surrounding landscape. The development would be clearly evident and would disrupt fine and valued views both into and across the area.
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- 1.34. The evaluation of landscape and visual effects following mitigation, are known as residual impacts. For the purposes of this report, the term ‘impact’ refers to the causation of change and effects that are the results of the changes to the landscape and visual context.
- 1.35. The assessment of the nature of the landscape and visual effects depends on the degree to which the development:
- Complements, respects and fits into the existing scale, landform and pattern of the landscape context;
 - Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
 - Affects strategic and important views in addition to the visual context of receptors.

Effect Thresholds

- 1.36. Best practice guidelines stipulate that the effect of any landscape related impact should be evaluated, both during the construction works and following completion of the development. As such, the assessment of potential and residual effects is based upon the following thresholds set out in Table 1.0 above.
- 1.37. There are instances where the impact results in an effect which is neither adverse nor beneficial. These effects are considered to be neutral. Negligible and minor effects are not considered to be of particular importance when considering whether a proposal is acceptable in landscape and visual terms. Effects that are assessed as being Moderate and High may need to be considered in the planning balance.
- 1.38. For clarity, criteria that relate to receptor sensitivity and magnitude of change have been set out in more detail and contained at Appendix 1: Table 2 and 4. These will be referenced as part of the assessment process set out within Section 6 of this report. It is also important to note that the GLVIA (3rd Edition) places greater emphasis on professional judgement using a narrative description and less emphasis on a formulaic approach; however, a transparent assessment process should still be evident.



Section 2: Landscape Planning Policy Context

National Planning Policy

National Planning Policy Framework (NPPF) 2019

- 2.1 The NPPF was published on 24th July 2018 and updated 19th February 2019. It outlines the Government's planning policies for England, setting out how these are expected to be applied. The NPPF is a material consideration in planning decisions and any development would need to accord with the planning provisions set out there in.
- 2.2 Footnote 6 provides examples of the protected landscape areas or assets of particular importance that the NPPF policies refer to, these are:
- *"Habitat sites (and those sites listed in paragraph 176); and/ or*
 - *Designated as Sites of Special Scientific Interest;*
 - *Land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty;*
 - *A National Park (or within the Broads Authority); or*
 - *Defined as Heritage Coast, irreplaceable habitats;*
 - *Designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and*
 - *Areas at risk of flooding or coastal change."*
- 2.3 The site does not fall within either of these categories of protected landscape areas or assets and therefore is not considered to be a 'valued landscape' in NPPF terms.
- 2.4 Chapter 12 of the NPPF sets out criteria needed within a Local Plan to enable good design, which is a *"key aspect of sustainable development"* that *"creates better places in which to live and work and helps make the development acceptable to communities"*. Following good design principles the proposals will be able to contribute positively towards local distinctiveness by improving legibility, permeability, and local character through the appropriate use of materials, consideration of built form and layout that makes efficient use of land and responds to the constraints and opportunities of its local context/ setting whilst also providing improved opportunities for informal recreation. The inclusion of well-placed open spaces, retention of and provision of new landscape features such as trees and hedges will further assist the assimilation of the new development within the landscape.
- 2.5 Chapter 15: Conserving and Enhancing the Natural Environment specifies how planning policies and decisions should contribute to and enhance the natural and local environment. Paragraph 170(a) states that protection and enhancement of *"valued landscapes, sites of biodiversity or geological value and soils"* should be *"in a manner commensurate with their statutory status or*



identified quality in the development plan". No definition of a "valued landscape" is provided in the NPPF or NPPG. However, the value of the landscape is considered in relation to a number of established criteria at Section 6 of this report.

- 2.6 Attention is drawn to the difference between international, national and local landscape designations in Paragraph 171 where it states 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 [the NPPF]; take a strategic approach to maintain 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."*
- 2.7 Paragraph 172 goes on to elaborate that *"great weight should be given to conserving and enhancing the landscape and scenic beauty"* in landscapes with the highest status of protection, National Parks, the Broads and Areas of Outstanding Natural Beauty. Similarly, the *"conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads"*.
- 2.8 In addition to this, the NPPF states in paragraph 172 that *"the scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest."*
- 2.9 Footnote 55 clarifies that *"for paragraphs 172 and 173, whether a proposal is 'major development' is a matter for the decision-maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined."*

National Planning Practice Guidance (NPPG)

- 2.10 The NPPG states that where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary.

Local Planning Policy

- 2.11 The site located within the administrative borough of Dover District Council. A new Local Plan is currently being produced which will cover the period 2020 to 2040 which will replace the current adopted Development Plan documents.

Landscape Designations

- 2.12 The site is not covered by any local or national qualitative landscape designations. The Kent Downs Area of Outstanding Natural Beauty (AONB) is located some 3.67km distant at its closest point (between the southern boundary of the site and the northern fringe of the AONB at Ringwoud). The AONB Management Plan 2014-2019 identifies the 'special characteristics and



qualities' of the AONB and outlines a vision for management policies for the area. However, as established, the site is located outside of the AONB boundary and Sholden is not referred to as being important to the setting of the AONB. Furthermore, the site is located on the edge of the existing settlement, with very limited and distant intervisibility and, any proposed development proposals would not result in any direct or in-direct harm to enjoyment and defining purpose of the AONB designation.

Dover District Council Adopted Local Plan (2002) - Superseded

- 2.13 The Dover District Local Plan adopted in 2002, has now been superseded by the Local Development Framework (LDF); however, a number of Local Plan policies remain saved and are considered in planning decisions within the district. One policy of some relevance to the site is Policy CO8 – 'Development which would adversely affect a hedgerow' which states:

"Development will only be permitted if:

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

Dover District Core Strategy (Adopted February 2010)

- 2.14 Dover District Council Local Development Framework comprises the Core Strategy and the Land Allocations Local Plan (LALP adopted 2015). The documents set out the vision for the District and its main settlement, stating the ambitions and principles to guide the future of the area.

Policy CP7 – Green Infrastructure Network

- 2.15 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

- 2.16 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

2.17 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.”*

2.18 These policies essentially seek to ensure that a high standard of design is maintained which reflects and respects the landscape character, with the identification, protection and enhancement of strategic Green Infrastructure assets within the district is ensured; and, that where harm arises, that appropriate mitigation measures are incorporated.

Supplementary Planning Documents & Council Evidence Base

Dover District Council Green Infrastructure Strategy, January 2014

2.19 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.”*

2.20 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.”

2.21 With reference to Sholden, the report notes that:

“The nearby local assets of Deal Beach (25%), Victoria Park (18%), Fowlmead (16%) and Marke Wood (14%) are reported as being most frequented by existing residents. Development is progressing at Sholden with some 200 houses being built by New Street and a further 235 likely in the near future. GI provision, promoting the use of Fowlmead has already been made to accommodate this growth.”



Kent Design Guide Supplementary Planning Document (SPD), 2005

2.22 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"*.

2.23 The SPD includes a number of steps, which it advises should be followed when carrying out 'good design'. Step 1 includes the following:

"Know your site and its context: this involves understanding the local community; the local planning policies; the area's strengths and weaknesses and the best-loved local features and buildings..."

2.24 Further guidance is included with reference to 'Character Area Guidelines', which includes 'Coastal Towns' and 'Rural Areas and Villages'.

2.25 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".

Dover District Council – Strategic Housing Land Availability Assessment, June 2009

2.26 Within the 2009 SHLAA, the eastern portion of the site is within the larger parcel identified as PHS011 – Sholden Downs Nursery. It achieved an overall score of 38.50. That represents a Category 1 site – deliverable sites within the next five years are those sites that have little or no constraints to development at the present time (Scoring 37 and over). The smaller western portion of the site is within the larger parcel identified as PHS014 – Sholden Downs North. It achieved an overall score of 32.00. That represents a Category 2 site – likely future developable sites with only limited constraints to development. These sites are likely to be deliverable within the next 5 to 10 years (Sites scoring between 32 – 36 points) (see Figure 2.0).



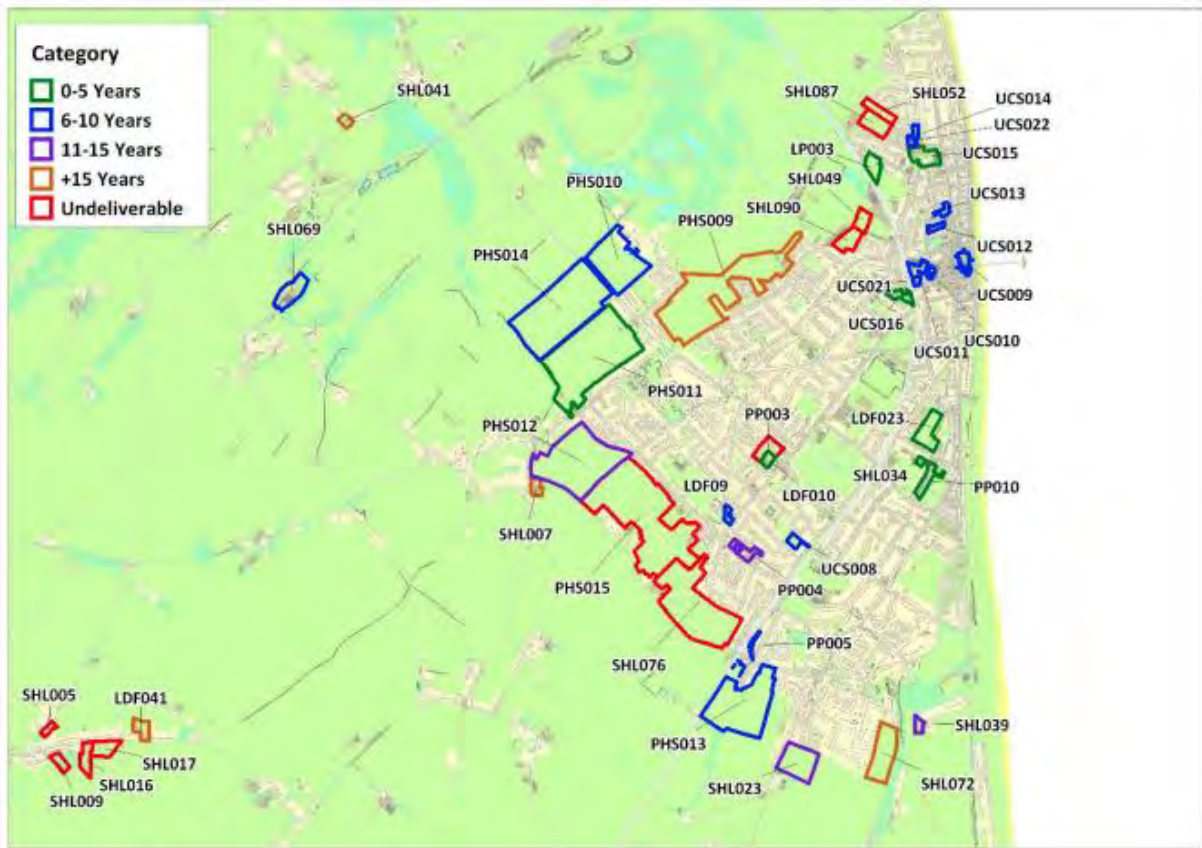


Figure 2.0: Extract of 2009 SHLAA Map

Dover District Council – Housing and Economic Land Availability Assessment (HELAA), 2019

2.27 Within the 2019 HELAA, the site is identified as SHO002. The suitability assessment confirms that it could be taken forward with SHO004, which adjoins London Road to the immediate north (see Figure 2.1).

2.28 Both SHO004 and the western part of the site (SHO002) are judged to be ‘suitable’ for development, with the eastern portion of the site currently considered to be ‘unsuitable’. The detailed commentary notes that:

“The development of the part of the site that fronts the Sandwich Road would be appropriate, to mirror the recent development opposite, however the development of the whole site would have an adverse impact on the wider landscape.”

2.29 The 2019 HELAA findings also state that:

“Development here should be sensitively designed, and a generous landscaping scheme should be agreed to screen the development.”



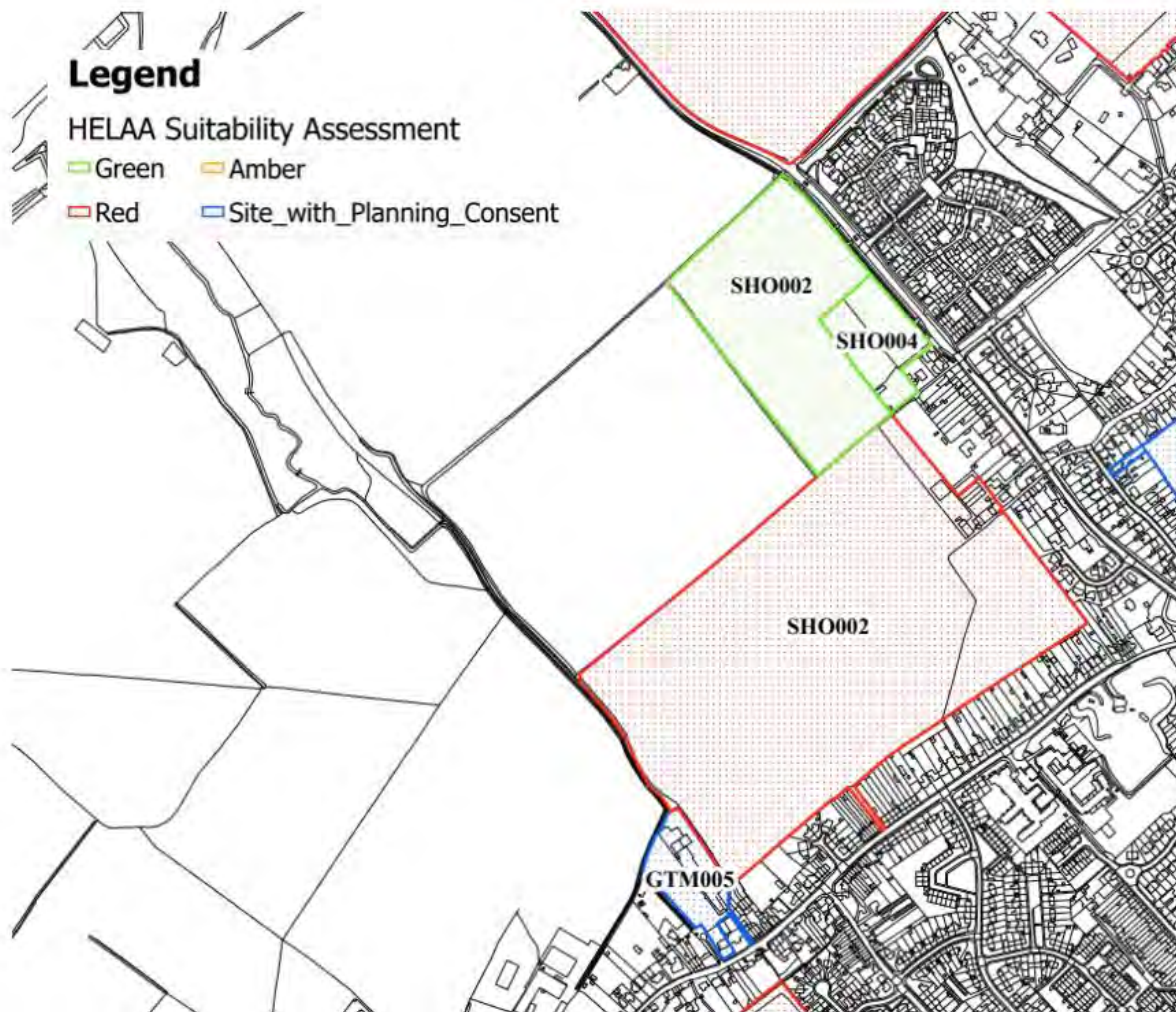


Figure 2.1: Extract of 2019 HELAA Map

Dover District Draft Local Plan: Regulation 18 Document

Site Allocations Policy 1 Non Strategic Housing Allocations

2.30 In addition to the Strategic Housing Allocations identified in Policies SP4, SP5, SP6 and SP7, a number of sites, as defined on the policies map, are allocated for housing during the plan period up to 2040. Within the draft document and consistent with findings of the updated HELAA, SHO002 (the site) is identified as being able to deliver in the region of 100 dwellings within the short-term (2020-2024).



Section 3: Baseline Landscape Character

Landscape Character Approach

- 3.1. The characterisation process is a non-value judgement process; therefore, classifying landscapes into distinct areas does not suggest that one character is more sensitive than another or valued by people more or less.
- 3.2. The landscape character appraisal process reviews the wider landscape character type at a national level and then explores more detail character features at a district/ local level, before analysing site-specific land use that informs local distinctiveness and sense of place. This report sets out the context to each of the published character assessments and the need to consider the character at a scale appropriate to the proposals.
- 3.3. This LVIA considers the local, site specific character, features and context as identified by Tyler Grange through fieldwork, and is informed by a review of published assessments and designations that provides an understanding of the value and susceptibility of the landscape to accommodate change associated with development through the identification of the landscape sensitivity of the site and associated features of the proposals. This sets out the landscape context at a scale appropriate to the proposals.

It should also be noted that boundaries around landscape character areas and types are *“rarely precise and generally represent zones of transition”*.¹

Published National Level Landscape Character Assessments

- 3.4. At a national level the site lies at the confluence of both the ‘North Kent Plain’ Character Area (National Character Area 113 – to the north) and the ‘North Downs’ Character Area (National Character Area 119 – to the south).
- 3.5. National Character Areas (NCAs) are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the wider natural environment. NCA 119 runs from Sholden and Dover in the east, encompassing the Kent Downs and further to the west until it reaches Guildford. Given the scale of these NCAs, they are considered to be of limited relevance/value in terms of considering capacity of the landscape to absorb change, particularly in comparison to the more detailed and smaller scale assessments specific to the area.
- 3.6. For completeness, the key characteristics of the NCA 113 – North Kent Plain are listed as being:
 - *“An open, low and gently undulating landscape, characterised by high- quality, fertile, loamy soils dominated by agricultural land uses.*
 - *The area’s geology is dominated by Palaeogene clays and sands, underlain by the Chalk.*

¹ *An Approach to Landscape Character Assessment* (C. Tudor, Natural England, 2018)



- *Geologically a chalk outlier – and historically an island separated from the mainland by a sea channel – Thanet forms a discrete and distinct area that is characterised by its unity of land use, arising from the high- quality fertile soils developed in thin drift deposits over chalk.*
- *A diverse coastline (both in nature and orientation), made up of cliffs, intertidal sand and mud, salt marshes, sand dunes and shingle beaches. Much of the coastal hinterland has been built on, and the coast itself has been modified through the construction of sea walls, harbours and piers.*
- *Large arable/horticultural fields with regular patterns and rectangular shapes predominating, and a sparse hedgerow pattern.*
- *Orchards and horticultural crops characterise central and eastern areas, and are often enclosed by poplar or alder shelterbelts and scattered small woodlands.*
- *Woodland occurs on the higher ground around Blean and in smaller blocks to the west, much of it ancient and of high nature conservation interest.*
- *The Stour and its tributaries are important features of the eastern part of the NCA, draining eastwards into the North Sea, with associated wetland habitats including areas of grazing marsh, reedbeds, lagoons and gravel pits. The River Medway cuts through the NCA as it flows into the Thames Estuary.*
- *Other semi-natural habitats include fragments of neutral, calcareous and acid grassland, and also heathland.*
- *The area has rich evidence of human activity from the Palaeolithic period. Key heritage assets include Roman sites at Canterbury, Reculver and Richborough; the Historic Dockyard at Chatham; military remains along the coast; and historic parks and buildings.*
- *Large settlements and urban infrastructure (including lines of pylons) are often visually dominant in the landscape, with significant development around Greater London and the Medway Towns, as well as around towns further east and along the coast. Major rail and road links connect the towns with London.”*

3.7. The key characteristics of the NCA 119 – North Downs are listed as being:

- *“Cretaceous Chalk forms the backbone of the North Downs. A distinctive chalk downland ridge rises up from the surrounding land, with a steep scarp slope to the south providing extensive views across Kent, Surrey and Sussex and across the Channel seascape to France.*
- *The broad dip slope gradually drops towards the Thames and the English Channel, affording extensive views across London and the Thames Estuary. The carved topography provides a series of dry valleys, ridges and plateaux.*
- *Chalk soils are predominant across the NCA, but the upper part of the dip slope is capped by extensive clay-with-flint deposits. Patches of clay and sandy soils also occur with coombe deposits common in dry valleys.*



- *The North Downs end at the dramatic White Cliffs of Dover, one of the country's most distinctive and famous landmarks. Most of the coast between Kingsdown and Folkestone is unprotected, allowing for natural processes. The cliffs are home to internationally important maritime cliff-top and cliff-ledge vegetation.*
- *The area is cut by the deep valleys of the Stour, Medway, Darent, Wey and Mole. The river valleys cut through the chalk ridge, providing distinctive local landscapes which contrast with the steep scarp slope.*
- *The south-facing scarp is incised by a number of short, bowl-shaped dry valleys, cut by periglacial streams and often referred to as combes. The undulating topography of the dip slope has also been etched by streams and rivers, today forming dry valleys, some of which carry winterbournes that occasionally flow in the dip slope, depending on the level of the chalk aquifer.*
- *The footslope of the escarpment supports arable cropping, the dominant land use within the NCA. In the east, the richer, loamy soils of the lower dip slope support large tracts of mixed arable and horticultural production.*
- *Woodland is found primarily on the steeper slopes of the scarp, valley sides and areas of the dip slope capped with clay-with-flints. Wellwooded hedgerows and shaws are an important component of the field boundaries, contributing to a strongly wooded character. Much of the woodland is ancient.*
- *Tracts of species-rich chalk grassland and patches of chalk heath are important downland habitats and of international importance.*
- *Ancient paths, drove roads and trackways, often sunken, cross the landscape and are a distinctive feature of the dip slope. Defensive structures such as castles, hill forts and Second World War installations, and historic parks, buildings and monuments are found throughout.*
- *Small, nucleated villages and scattered farmsteads including oasts and barns form the settlement pattern, with local flint, chalk and Wealden brick the vernacular materials.*
- *In the western part of the area, around and to the west of Sevenoaks and into Surrey, there is increased urban development."*

Published Regional Level Landscape Character Assessments

The Landscape Assessment of Kent (October 2004)

- 3.8. The Landscape Assessment of Kent was prepared for Kent County Council in 2004 and is based on existing landscape character assessments of the county. It subdivides the landscape into 19 Character Areas. The site is entirely located within 'The East Kent Arable Belt Character Area'.



3.9. The location of this area is described as:

"...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."

3.10. 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."*

3.11. The East Kent Arable Belt LCA 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."*

Published District Level Landscape Character Assessments

Dover District Landscape Character Assessment (January 2006)

3.12. Dover District Council commissioned Jacobs Babtie to produce a landscape character assessment for the Dover district (excluding the Kent Downs AONB) in order to identify and describe the characteristics of the local landscape. The assessment identified six Landscape Character Types (LCTs) further sub-divided into twelve Landscape Character Areas (LCAs). The site falls within 'Landscape Type 5' characterised as *"free draining silty soils over chalk"* and with a *"gently undulating landform"*. See Plan 1: Landscape Character.

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



“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.”

3.14. It also states that:

“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.”

3.15. It continues:

“Tree cover is apparent with wide native woodland belts and blocks. Species include ash, hawthorn, elder and oak. Seasonal variation is strong, with changes to woodland due to leaf loss during the winter months increasing potential for views, and foliage in summer increasing enclosure.”

3.16. 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; and*
- *Strong seasonal variation.”*

3.17. In terms of visual character, the LCA notes that local 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.”

Dover District Landscape Character Assessment (October 2020)

3.18. LUC was commissioned in March 2020 to prepare a Landscape Character Assessment for Dover District, covering the area outside the Kent Downs AONB (see Appendix 2). This study updates the 2006 landscape assessment undertaken by Jacobs.



3.19. The Site is now classified as falling entirely within Landscape Character Type (LCT) F: 'Open Arable Chalk Farmland with Woodland' and more specifically Landscape Character Area (LCA) F2: 'Northbourne' (see Figure 3.0).

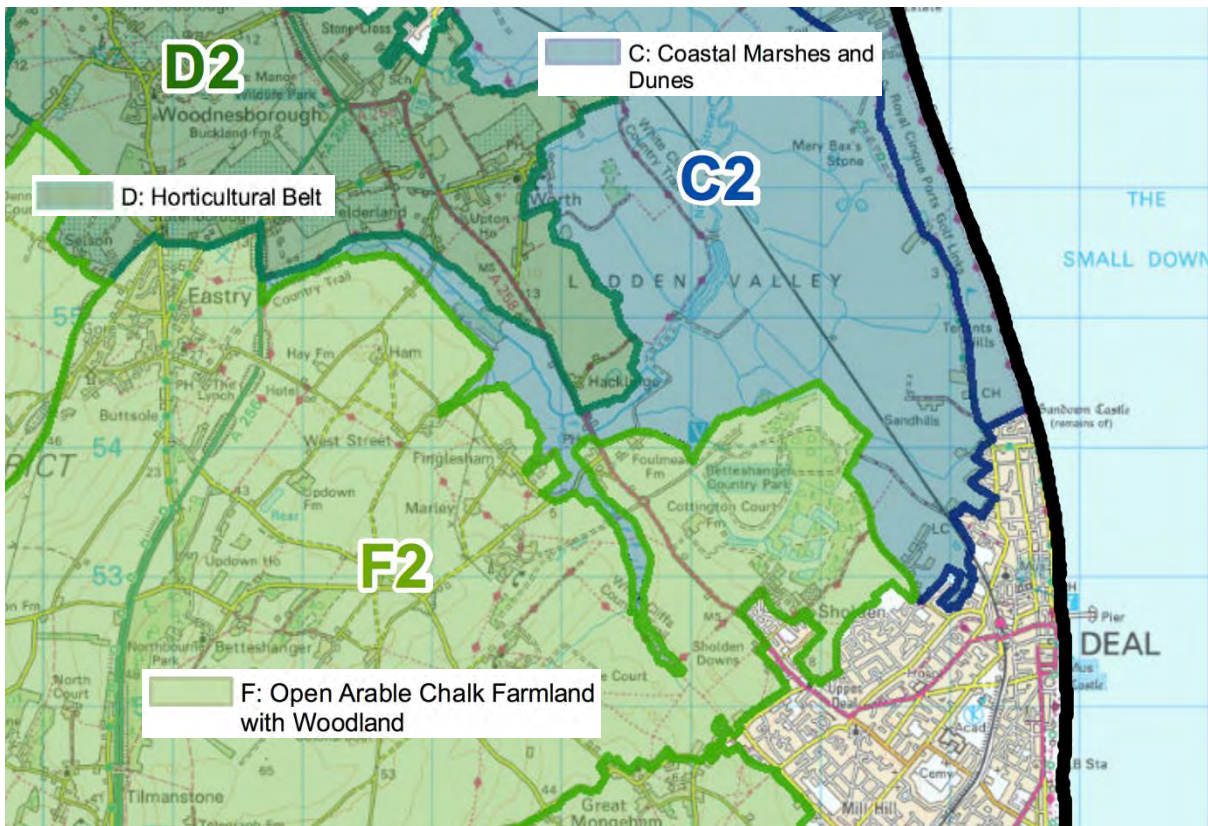


Figure 3.0: Extract of LUC Dover District Landscape Character Assessment (2020)

3.20. The Northbourne LCA is located in the central east of the district. The western boundary is formed by Thornton Lane and the eastern boundary by the settlement edge of Deal. The northern boundary is formed by the change in topography and geology to the Lydden Valley. The southern boundary marks the transition to the more parkland and wooded landscape around Whitfield and the more undulating arable landscape at Ripple – these boundaries represent a gradual change in character.

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

- *“A gently rolling topography of ridges and valley, ranging from 5 to 70m AOD, underlain by Chalk with Head deposits.*
- *Numerous small blocks and belts of deciduous and coniferous woodland, often associated with parkland including ancient woodland at Betteshanger, break up large arable fields.*
- *A large-scale arable landscape on calcareous soils, intensively farmed for mixed crops with occasional pockets of pasture around settlements. Open exposed on ridges with expansive views.*



- *A mixed field pattern formed by straight-edged Parliamentary enclosure with large modern fields to the south.*
- *Historic parklands at Betteshanger and Northbourne which is on the Historic England register. Tilmanstone is also linked to a manorial estate. Estate walls, gatehouses, parkland trees and avenues are prominent in the landscape contrasting with open arable areas.*
- *Settlement pattern of small farmsteads and villages with numerous listed buildings and traditional building materials including flint, redbrick and render. Small picturesque villages retain a strong intact rural character.*
- *Historic links to Kent coal mining at Betteshanger, including Almond House former colliery administrative centre and miner's housing. Betteshanger Park now developed for recreation.*
- *Strong PRow network enabling access into the countryside, including the White Cliffs Country Trail Long Distance Footpath.*
- *A rural and tranquil landscape, with narrow winding lanes connecting the farmhouses and settlements, disrupted locally by the A258 and A256, but elsewhere with strong rural character.*
- *Views are enclosed by woodland and the rolling topography, although from the higher ground in the east there are views to the coast as far as Ramsgate."*

3.22. Whilst it is described as a rural and tranquil landscape, with a good experience of dark skies, it is important to note that assessment acknowledges that there is some light pollution to the east towards Sholden and Walmer, and that tranquillity is reduced locally by the A258 Sandwich Road.

3.23. The overall strategy for 'Northbourne LCA' is described as *"to conserve and enhance the rural character and the existing pattern of rolling arable landscape interspersed and contrasting with woodlands, parklands, and small settlements"*.

3.24. The associated 'Landscape Management' guidelines are also provided for the LCA:

- *"Manage and enhance the wildlife interest of arable fields by encouraging the creation of uncultivated field margins and other wildlife-friendly farming methods.*
- *Conserve and improve the traditional landscape pattern and structure, as well as increasing biodiversity interest through the maintenance of hedgerows. Enhance and augment fragmented field boundary hedgerows with native species, replacing post and wire fencing where possible.*
- *Conserve and enhance the ancient woodland and deciduous woodland through appropriate woodland management.*
- *Increase the extent of native deciduous woodland, using locally occurring native species in order to link to existing woodland. Seek to avoid the introduction of coniferous boundaries/shelterbelts.*



- *Conserve and reinforce the parkland/estate character around Tilmanstone, Betteshanger and Northbourne, putting in place a programme of new parkland/avenue tree planting where appropriate”.*

Character of the Site and Immediate Context

- 3.25. Whilst aspects of the East Kent Arable Belt LCA and the Northbourne LCA are present on site and within the immediate context, this is limited to the presence of the arable farmland with a north-south field orientation, the gently undulating topography and the enclosed smaller settlement of Great Mongeham and Northbourne. The site does not represent the more characteristic distribution of woodland blocks and many of the historic field boundary features have been eroded over time. The established settlement edge and proximity to Sholden is clearly an influencing factor and perceptually whilst open in nature (through the lack of evident features), it is not a remote or intact landscape of recognised quality.
- 3.26. The character of the site is also influenced by the adjoining ‘Sholden Fields’ residential development to the north and the consented scheme for 42 dwellings (application ref. 19/00216).

Landscape Receptors

- 3.27. The landscape receptors considered within this assessment report include the following landscape features and elements (resources):
- The Site-specific character;
 - Published Regional – East Kent Arable Belt LCA;
 - Published District – Northbourne LCA F2; and
 - Published National – North Kent Plain NCA 113 and the North Downs NCA 119



Section 4: Baseline Visual Context

- 4.1. The baseline for visual effects should establish the area in which the proposed development may be visible, those people who may experience views of the development, the viewpoints where they will be affected and the nature of the views at the viewpoints. This section considers these factors, with reference to a number of representative viewpoints from within the local landscape.
- 4.2. The viewpoint selection has previously been agreed with Dover District Council.
- 4.3. The photographs included in this report have been taken using an SLR digital camera using a focal length equivalent to 50mm, they are intended to provide an indication of the view and extent of visibility, it is recognised that such views are best experienced in the field.

Extent of Visibility

- 4.4. Despite the open nature of the fields locally, the gently undulating topography limits the visibility of the site. A visual sieving exercise has been undertaken using topographical data and verification in the field has established that views aren't far reaching, but largely within a 2.5km zone (see Plan 2: Visual Analysis and Photoviewpoint Locations).
- 4.5. The visual context is summarised below and should also be read in association with Photoviewpoints 1-16.
- 4.6. To the north – views are limited by the existing development (Sholden Fields), the gently rising landform and the layers of vegetation associated with Cottington Lakes / Betteshanger Park (see Photoviewpoints 1 and 2).
- 4.7. To the east – views are contained by the existing settlement edge on London Road, with enclosure created by sections of boundary hedgerow and garden landscaping. Visually, it represents a typical settlement fringe scene (see Photoviewpoints 14 and 15).
- 4.8. To the south – the undulating land as it falls away towards Great Mongeham, the scattered boundary vegetation and established settlement edge does foreshorten the available views (see Photoviewpoint 13). However, some middle-distance views are available towards and from the upper reaches of St. Martin's Church (see Photoviewpoints 8, 9, 10 and 11).
- 4.9. To the west – views do extend across the undulating landscape, albeit the topography and layers of vegetation that surround Northbourne limit the availability of public views back towards the site (see Photoviewpoints 4, 5, 6 and 7).
- 4.10. Overall, the number of people (visual receptors) affected by the development of the site would be limited and localised, where the site is seen at the transition between an expanding settlement edge and open arable landscape. Where wide panoramic views do exist, the landscape is interspersed by a network of managed hedgerows and wooded features in association with valley depressions and skyline ridges. Sholden itself sits as a skyline settlement, albeit with streets and associated visible development progressing downslope as an integral component of the landscape.



Visual Receptors

- 4.11. Having conducted the site visit and analysed the views from the 21 viewpoint locations the following receptors have been identified as having the potential to be affected by the proposed development.

Road Users (Motorists and Pedestrians)

- 4.12. Direct views of the site from local roads are greatly reduced due to intervening vegetation and built form associated with Sholden itself. The following road user receptors with views of the site were identified:

- Sholden Road / Sandwich Road (Photoviewpoints 2 and 3);
- Sholden Drive / Elliot Way / Anglers Drive / Colmanton Grove (Photoviewpoint 1); and
- Northbourne Road, Great Mongeham (Photoviewpoint 11).

Users of Recreational Routes (Public Footpaths and Bridleways)

- 4.13. Distant views of the site are limited due to intervening landform and vegetation. The following recreational receptors with views of the Site were identified:

- White Cliffs Country Trail: to the north-west of the site boundary - Ref: ED37/EE386 (Photoviewpoint 15);
- Public Footpath: to the south-west of the site boundary - Ref: ED48/EE389 (Photoviewpoints 14 and 16);
- Public Footpath: traversing land to the south-west of the site - Ref: ED39/EE390 (Photoviewpoint 12);
- Public Footpath: at the bottom of the valley to the south of the site - Ref: ED38/EE370 (Photoviewpoint 13);
- Public Footpath: connecting Northbourne to Betteshanger - Ref: EE369 (Photoviewpoints 4 and 5);
- Public Footpath: at Little Betteshanger - Ref: EE373 (Photoviewpoint 6);
- Public Footpath: connecting Northbourne to Sholden - Ref: EE371/EE369A (Photoviewpoint 7);
- Public Footpath: connecting Great Mongeham to Sholden - Ref: ED49/ED51 (Photoviewpoint 8);
- Public Footpath: connecting ripple to Mill Hill - Ref: EE433/EE434/ED44 (Photoviewpoint 10); and



- Public Footpath: connecting Church Farm to Coldblow Farm – Ref: EE436 (Photoviewpoint 9).

Private Residential Properties

4.14. Views of the site from residential properties are predicted in relation to the following properties. The analysis has been carried out from external spaces within the public domain, and not from buildings or private spaces. The following residential receptors with possible views of the site, where it would be evident in the view are:

- The London Road / Sandwich Road frontage dwellings (approximately 16) associated with the Sholden Fields development (Photoviewpoint 1);
- The rear outlook from approximately 20 dwellings on the southern side of London Road / Sandwich Road (Photoviewpoint 16);
- Isolated property (Hull Cottage) to the north-west of the site on London Road (Photoviewpoint 3);
- The rear outlook from approximately 50 dwellings on the western side of Mongeham Road / Sholden Bank (Photoviewpoint 12);
- Approximately 30 dwellings associated with Northbourne Road in Great Mongeham (Photoviewpoint 11); and
- Dwellings near Northbourne and 'The Park'.

Other Public Buildings, Business Premises and Workers

4.15. There are also a range of dispersed local businesses, other public buildings and other agricultural receptors as listed below:

- South Court Garages on Mongeham Road;
- Mongeham Farm (Grange Farms Ltd) on Northbourne Road;
- St. Martin's Church, Great Mongeham;
- Visitors to Cottingham Lakes; and
- Workers on surrounding agricultural land.



Section 5: Landscape Strategy Proposals

- 5.1. In response to both desktop assessment and fieldwork, a series of landscape opportunities and constraints have been established to guide the sensitive development of the Site. These observations have informed the Illustrative Masterplan and represent a 'landscape-led approach'.
- 5.2. In response to fieldwork, desktop appraisal and on-going consultation with the Council, a number of opportunities and constraints have been identified.
- 5.3. With regards to landscape character, it is evident that the arable landscape has suffered the erosion of some hedgerow features and the settled backdrop is a notable and characteristic backdrop. The subtle ridgeline offers some topographical containment and there is potential to increase tree cover as part of a network of Green Infrastructure, linking to other surrounding landscape features (see Plan 3: Landscape Opportunities & Constraints).
- 5.4. In response to the visual context, the addition of woodland copse plantations and connecting hedgerows would offer a greater sense of visual interest, whilst delivering a characteristic and narrow form of linear development that isn't locally prominent (see Plan 4: Visual Opportunities & Constraints).
- 5.5. In response to those identified opportunities and constraints, some key 'Landscape Strategy and Green Infrastructure' themes have been identified as set out below and illustrated on Plan 5: Landscape Strategy. The approach has positively influenced the illustrative masterplan layout.

Countryside & Ridgeline Transition

- 5.6. A substantial landscaped buffer is provided with enough depth to function as informal public open space. The landscape treatment does not intend to screen the proposed development, but provide a layering of scattered trees, a native hedgerow and a natural play trail.
- 5.7. New public viewpoints and seating locations have been aligned with the north-south streets and the informal POS could comprise scattered tree planting amongst wildflower meadows. Mown paths would guide circulation.
- 5.8. Mixed deciduous and evergreen woodland copse plantations highlight the ridgeline and bookend the development.
- 5.9. Public footpath linkages can be created to the play area. A natural play theme could be designed to interact / respond to the woodland copse, with ornamental planting to the north of the play area is low level and lower density to enable surveillance from the proposed outward-looking residential edge.
- 5.10. The overall aim is to produce a high-quality and function edge, that provides for both the community and biodiversity.



Interface with Public Footpaths

- 5.11. To the north-west the development boundary will comprise a planted native buffer that offers glimpsed views towards the proposed development and creates a soft transition to the users of the White Cliffs Country Trail (Footpath Ref: ED37/EE386).
- 5.12. To the south-east, the transition to a short section of public footpath (Footpath Ref: ED48/EE389) will be defined by a new native hedgerow and a wildflower walk.

3-Tier Street Tree Strategy

- 5.13. A 3-tier planting strategy has been suggested for the streets to improve the sense of place.
- 5.14. The main street and entrance approach will be designed as a green boulevard where the tree planting has a degree of rhythm and formality. Regular spacing and verge widths to allow for the establishment of larger growing species.
- 5.15. The continuation of the main street will utilise fastigate street trees, irregular spacing and the incorporation of other frontage shrub planting.
- 5.16. Side streets will see the placement of smaller tree species, selected for seasonal colour.

Attenuation Features for Biodiversity and Visual Interest

- 5.17. The proposed attenuation features will be planted for both biodiversity and visual interest but designed to deliver suitable maintenance and functionality. Layering of grasses and marginal plants will deliver a naturalistic display with seasonal colour and texture.



Section 6: Classification of Resources & Impact Assessment

Landscape Resources

- 6.1. The threshold and terminology referred to in this section are set out in Appendix 1. The classification of the sensitivity of the landscape character and landscape resources is related to:
- The susceptibility of the landscape;
 - The type of change proposed; and
 - The value placed on the landscape.

Landscape Susceptibility

- 6.2. Susceptibility of a landscape is defined as the ability of the landscape to accommodate the proposed development without undue consequences for the maintenance of the baseline conditions. This allows consideration of the specific scheme proposal, including the design, scale and character of buildings and green infrastructure, as well as the incorporation of embedded mitigation measures to allow the development to respect the landscape setting.
- 6.3. The thresholds of susceptibility to change are assessed as high, medium and low (refer to Appendix 1 - Table 1) and is based on our experience as professional landscape practitioners.
- 6.4. To understand the susceptibility to change, the scale, pattern, grain, use and mass of the proposed development must be considered within its landscape context. This will consider the effect the proposal will have on the developed and undeveloped landscape of the site and its setting.
- 6.5. Considering the character assessment in Section 3, the site's context and the proposed type of development, the landscape susceptibility of the receiving landscape to accommodate the development would be considered medium.
- 6.6. The proposed development has a degree of consistency with the existing scale, pattern, grain and land use of the settlement fringe which is considered to be the prevailing character of the site. This includes residential development to the north and east of the site. However, mitigation may be appropriate to enhance assimilation and address the inherent landscape sensitivity of the site. These matters are considered in further detail below in relation to the proposed development and nature of change sections.

Landscape Value

- 6.7. The GLVIA3 approach has been adopted within this LVIA , whereby a range of landscape criteria are explored accordance with Box 5.1 (see Appendix 1, which sets out the criteria) to determine the value of the landscape. This is set out in Table 6.0 below.



- 6.8. For each of the category considerations, there is a range from ‘good’ through ‘ordinary’ to ‘poor’ in terms of the performance of the landscape against these criteria. In the table below these issues are considered in relation to the site and the nature of the proposed development.
- 6.9. It should be noted that a valued landscape is not the same as a designated landscape. GLVIA 3, paragraph 5.26 states that:
- “the fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value”.*
- 6.10. Having ‘value’ and being a ‘valued landscape’ are not inter-changeable terms. A landscape may have a degree of local value but that does not equate to possessing value enough to reach and surpass the necessary threshold to be ‘valued’ by a particular community at either a local or national scale.
- 6.11. A number of recent appeal court decisions and High Court Judgements have considered the issue of landscape value and it has been the case through these Appeals that in order for a landscape to be considered ‘valued’ it needs to be more than ordinary.
- 6.12. Having considered the key elements related to the landscape value of the site and its perceptible surroundings (set out in Table 6.0 below), it has been judged as being ‘ordinary’ and of ‘local value’.

Table 6.0: Landscape Value	
Criteria	Consideration & Judgement
Landscape Quality	The landscape has a degree on intactness, but hedgerow features have been eroded and modern agricultural practices have altered the scale and quality of the historic field pattern. There is an evident residential backdrop and less woodland cover than other parts of the LCA. Value Judgement: Ordinary
Scenic Quality	As part of an expanse of arable land with a local ridgeline at settlement transition, the landscape has a degree of scenic quality, albeit other portions of the landscape have a greater sense of tranquillity, with more abundant landscape features and greater scenic quality . Value Judgement: Ordinary
Rarity	The local landscape is typical and does not contain components or features that are particularly distinct, rare or locally scarce. Value Judgement: Ordinary
Representativeness	As an elevated ridgeline with a visible settlement backdrop the landscape is representative; however, there is a lesser occurrence of landscape features and woodland coverage as found elsewhere in the LCA. Value Judgement: Ordinary
Conservation Interests	The local landscape is predominantly comprised of arable fields with small areas of species-poor semi-improved grassland. Small sections of scattered scrub and a larger areas of ephemeral/short perennial habitats are also present. Several sections of species-poor intact and defunct hedgerow are present along the site and connecting boundaries. There is a limited local distribution of other heritage assets. Value Judgement: Ordinary



Recreational Interests	Whilst there is currently no public access to the site itself, the immediate surroundings have a good distribution of recreational routes. Value Judgement: Good
Perceptual Aspects	The sense of remoteness/ tranquillity of the site is impacted on by its location within the settlement fringe. This is not a remote rural idyll. Value Judgement: Ordinary
Associations	A review of local records and literature has not revealed any specific associations for this portion of landscape, although the 'Sholden Downs' is mentioned as a historic reference to the landform. Value Judgement: Ordinary

Landscape Sensitivity

- 6.13. The classification of the sensitivity of the landscape is related to the landscape's susceptibility to the proposed change and the quality of the factors that determine its value. The character sensitivity criteria are set out in Appendix 1 - Table 1.
- 6.14. The site is considered susceptible to the changes proposed and to be ordinary in the context of the surrounding mosaic of landscape resources and the expanding settlement edge. Combining judgements, the site and immediately perceptible surroundings are considered to have a medium sensitivity.

Visual Resources

Sensitivity of Visual Receptors

- 6.15. The susceptibility of the visual receptor to changes in views and visual amenity is dependent on the activity of the people experiencing the view and the extent to which their attention is focused on the view they are experiencing. This will influence the value attached to particular views and when combined with its susceptibility to change, the likely sensitivity of the visual receptor is identified. The visual sensitivity criteria are set out in Appendix 1 – Table 2.
- 6.16. As noted in Section 4, the following visual receptors (where the site is visible in the view) and their associated sensitivity to change have been summarised in Table 6.1 below.

Table 6.1: Visual Value, Susceptibility & Sensitivity			
Visual Receptor	Value	Susceptibility	Sensitivity
Road Users (Motorists and Pedestrians)			
Sholden Road / Sandwich Road	Medium-Low	Medium	Medium-Low



Sholden Drive / Elliot Way / Anglers Drive / Colmanton Grove	Low	Medium-Low	Medium-Low
Northbourne Road, Great Mongeham	Low	Low	Low
Users of Recreational Routes (Public Footpaths and Bridleways)			
White Cliffs Country Trail: to the north-west of the site boundary - Ref: ED37/EE386	High	Medium-High	High
Public Footpath: to the south-west of the site boundary - Ref: ED48/EE389	High	Medium-High	High
Public Footpath: traversing land to the south-west of the site - Ref: ED39/EE390	High	Medium-High	High
Public Footpath: at the bottom of the valley to the south of the site - Ref: ED38/EE370	High	Medium	Medium-High
Public Footpath: connecting Northbourne to Betteshanger - Ref: EE369	High	Medium-Low	Medium
Public Footpath: at Little Betteshanger - Ref: EE373	High	Low	Medium-Low
Public Footpath: connecting Northbourne to Sholden - Ref: EE371/EE369A	High	Medium	Medium-High
Public Footpath: connecting Great	High	Medium	Medium-High



Mongeham to Sholden – Ref: ED49/ED51			
Public Footpath: connecting ripple to Mill Hill – Ref: EE433/EE434/ED44	High	Low	Medium-Low
Public Footpath: connecting Church Farm to Coldblow Farm – Ref: EE436	High	Low	Medium-Low
Private Residential Properties			
The London Road / Sandwich Road frontage dwellings (approximately 16) associated with the Sholden Fields development	High	Medium	High
The rear outlook from approximately 20 dwellings on the southern side of London Road / Sandwich Road	Medium-High	Medium	Medium-High
Isolated property (Hull Cottage) to the north-west of the site on London Road	Medium-High	Medium	Medium-High
The rear outlook from approximately 50 dwellings on the western side of Mongeham Road / Sholden Bank	Medium-High	Medium	Medium-High
Approximately 30 dwellings associated with Northbourne Road in Great Mongeham	High	Medium	High
Dwellings near Northbourne and 'The Park'	Medium-High	Low	Medium



Other Public Buildings, Business Premises and Workers			
South Court Garages on Mongeham Road	Low	Low	Low
Mongeham Farm (Grange Farms Ltd) on Northbourne Road	Low	Low	Low
St. Martin's Church, Great Mongeham	Low	Low	Low
Visitors to Cottingham Lakes	Low	Low	Low
Workers on surrounding agricultural land	Low	Medium	Medium-Low

Assessment of Landscape & Visual Effects

The Proposed Development

- 6.17. The proposed development comprises an outline application for the erection of up to 117 dwellings with associated parking and means of access (all matters reserved except for access).
- 6.18. The dwellings will be designed to reflect the character and aesthetic qualities of the wider Sholden area and pick up on design features of the settlement. High quality, vernacular materials for homes will aid the integration of this development within the settlement.
- 6.19. The illustrative masterplan proposes a variety of different house types, providing a range of sizes catering for the needs of different people. The internal layouts will all be designed to meet the National Minimum Standards as well as guidance set out in the Kent Design Guide, and will consider market preference and modern way of living. Dwellings will be designed to be flexible in order to encourage residents to stay for longer depending on life circumstances, for example first time buyers, young families, growing families and downsizers. The scheme will ensure there is a wide range of choice.
- 6.20. The whole developable area of the site (approx 3.1ha) will be comprised of residential use, broken up with attractive streets and planting, both for recreational and biodiversity purposes. The extent of built development is consistent with recent proposed neighbouring development to the east of the Site and rounds of growth within Sholden.



- 6.21. A significant quantum of green space (approx. 1.6ha, equating to approx. 32% of the overall site area) will be provided as part of the proposal. The green space is predominantly located to the north-west and south-west of the site and will comprise a soft rural transition. Native planting and the introduction of two woodland copse groups will provide improved landscape structure. The space will also include a new natural play area integrated with tree planting, a natural play trail, wildflower walks and informal pathways for nature walking trails and social activities provide connectivity with the local footpath network. Attenuation will provide an attractive landscape feature in addition to surface water mitigation and ecological benefits.
- 6.22. It is proposed that the site will consist of predominantly two storey development with a variation of house types and roofscapes to add variety and interest to the development.
- 6.23. Roofscapes along the western edge of the development will be articulated, with lower ridge lines located at the highest point of the site on the western edge. Up to two and a half storey development could be used for key buildings and to create enclosure, particularly along the primary route and at the nodal space.
- 6.24. Gable roofs should be used for key frontages and along the primary route, which is characteristic of Great Mongeham.
- 6.25. There will be a higher density along the primary route, with linked dwellings and a more formal arrangement in this area. Towards the west of the site, a lower density is proposed to ensure that the development is respectful of its context and creates a soft transition from the development to the open landscape beyond.
- 6.26. The frontage towards Sandwich Road development is proposed to be up to 35dph, creating a gateway to the site. The range of densities provides the flexibility to integrate a variety of housing typologies at a later detailed design stage and provide variety.
- 6.27. A distinction in density across the site will ensure variety in housing typologies and respect the existing context.

Construction Phase

- 6.28. There will be a number of activities associated with the development of the site. They include the following temporary impacts relevant to the LVIA that will occur during the construction phase:
- Excavation and storage of spoil material;
 - Lighting of the construction site, as necessary during the winter months, subject to a Construction Environmental Management Plan (CEMP) and compliance with appropriate conditions;
 - Vehicles associated with the delivery of materials and staff, and movements within the site necessary for moving building materials;
 - Fencing of the site for health and safety purposes and to protect existing vegetation from construction activities;
 - Construction of infrastructure and new buildings;



- Removal of some surface vegetation to implement the proposals; and
- Implementation of new landscape proposals incorporating boundary planting; trees and shrub planting (to be conditioned); and
- A new public open space that will include a play area (to be conditioned).

Operational Phase

- 6.29. The completed development will result in a number of long-term effects. These will be:
- A change in the existing land use from a small portion of arable land to a residential scheme comprising up to 117 dwellings, vehicular access and associated green open space.

Mitigation Measures

- 6.30. Mitigation measures are those measures proposed to prevent / avoid, reduce and where possible offset or remedy (or compensate for) any significant adverse landscape and visual effects.

Mitigation During Construction

- 6.31. Existing trees and hedgerows that are to be retained within the Site will be protected during construction activity. Measures will be implemented to ensure that trees/hedgerows which will not be removed do not suffer direct damage through operations on site or indirect damage from spillages within the root zone or storage causing root compaction in accordance with BS 5837:2012 and the Habitat Regulations, 1997.

Mitigation Incorporated within the Development

- 6.32. The landscape-led approach and the Landscape Strategy as set in Section 5 represent mitigation measures that have been embedded in the scheme parameters. This will ensure that the scheme can be assimilated into the landscape.

Magnitude of Change

- 6.33. The sensitivity of the various receptors is set out in Section 4 of this report. This section now considers the magnitude of change, based on the scheme proposed. Reference should be made to Appendix 1.
- 6.34. As recommended by the professional guidance (GLVIA3) this report avoids the use of matrices only and the table below sets out the assessment in a narrative format.
- 6.35. Change does not equal harm, the effects of any new development need to be considered in light of the existing context, which in this instance includes the relationship of the site to the existing landscape, not simply the undeveloped rural landscape.



Landscape Character

Table 6.2: Landscape Magnitude of Change		
Landscape Receptor	Magnitude of Change (Construction & Year 15 Operational)	Commentary
National		
North Kent Plain NCA 113	Construction: Negligible Operational: Negligible	NCA 113 covers a large area extending northwards from Sholden to the north Kent Coast, from where it follows the Thames Estuary in an eastwards direction. The proposed development will not result in any direct changes or change in perception to some of the more diverse features, including the coastal hinterland, the Stour and its tributaries nor, the higher occurrence of woodland cover and orchard plantations.
North Downs NCA 119	Construction: Negligible Operational: Negligible	NCA 119 runs from Sholden and Dover in the east, encompassing the Kent Downs and further to the west until it reaches Guildford. The proposed development will not result in any direct changes or change in perception to some of the more diverse features, including the North Downs and the dramatic White Cliffs of Dover, the deep cut valleys of the Stour, Medway, Darent Wey and Mole. Nor result in a loss of species-rich grassland, chalk heath or well-wooded slopes.
Regional		
East Kent Arable Belt LCA	Construction: Low Operational: Low	The East Kent Arable Belt LCA stretches from Bekesbourne in the west, north to Eastry and south to Sibbertswold and Whitfield, bounded in the south by the Kent Downs AONB boundary, and to the east by the outskirts of Deal. The proposed development will not change the overall perception of open, rolling arable fields. There is an opportunity for positive change, with the introduction of additional and characteristic tree planting and to upgrade the ecological value of the field margins.
District		
Northbourne LCA F2	Construction: Low Operational: Low	The Northbourne LCA is located in the central east of the district. The western boundary is formed by Thornton Lane and the eastern boundary by the settlement edge of Deal. Whilst it is described as a rural and tranquil landscape, with a good experience of dark skies, it is important to note that assessment acknowledges that there is some light pollution to the east towards Sholden and that tranquillity is reduced locally by the A258 Sandwich Road. The change arising from the proposed development has to be judged against that context and would not result in the loss of rolling arable landscape. There are also clear opportunities to enhance the local landscape.



Local		
Site-Specific Character & Resources	Construction: Moderate-High Operational: Moderate	The change results primarily to the loss of arable land itself and a limited number of trees to implement the proposed vehicular access.

6.36. Overall, in terms of the landform, there will be no discernible change as a result of the development, the prevailing slope will still remain, and the proposed development will predominantly occupy the plateau area. The proposed development will result in the long-term loss of a small portion of arable land and improved pasture, replaced with residential development and associated open space. However, the assessment considers the suitability of the receiving context and the enhancement associated with the green infrastructure provision.

Visual

Table 6.3: Visual Magnitude of Change

Visual Receptor	Magnitude of Change (Construction & Year 15 Operational)	Commentary
Road Users (Motorists and Pedestrians)		
Sholden Road / Sandwich Road	Construction: Moderate Operational: Low	Additional but characteristic residential frontage appears as part of a short section of transient highway views. However, the proposed Landscape Strategy offers a soft transition on the approach from the west, which is comparable with the Sholden Fields development to the north.
Sholden Drive / Elliot Way / Anglers Drive / Colmanton Grove	Construction: Moderate Operational: Low	As internal residential streets, there will be some transient and glimpsed views towards the proposed development, but primarily looking south along the streets towards the development frontage. It is important to consider such changes in relation to the adjoining consented scheme for 43 dwellings. The changes will be localised and characteristic in terms of the receiving residential context.
Northbourne Road, Great Mongeham	Construction: Low Operational: Low	Some sections of the highway do provide transient views north towards the proposed development. These views are distant and take in a much wider panorama that includes settlement and the undulating arable landscape. The site is seen as a very narrow band and against the settlement backdrop. The proposed soft transition and boundary



		enhancements will further assimilate the scheme in the landscape.
Users of Recreational Routes (Public Footpaths and Bridleways)		
White Cliffs Country Trail: to the north-west of the site boundary - Ref: ED37/EE386	Construction: Moderate-High Operational: Moderate	Change is inevitable for users of the footpath in very close proximity to the development, but the change reduces as users of the route move away from the site and the wider arable panorama remains visible. The residential context is already a visual component of the view and the enhancement of boundary vegetation and the soft transition will soften views of the proposed dwellings over time.
Public Footpath: to the south-west of the site boundary - Ref: ED48/EE389	Construction: Moderate-High Operational: Moderate	As with other recreational routes, change is inevitable for users of the footpath in very close proximity to the development, but the change reduces as users of the route move away from the site and the wider arable panorama remains visible. The residential context is already a visual component of the view and the enhancement of boundary vegetation and the soft transition will soften views of the proposed dwellings over time.
Public Footpath: traversing land to the south-west of the site - Ref: ED39/EE390	Construction: Moderate-High Operational: Moderate	Looking north, users of the footpath will experience the addition of a small portion of development on the skyline, albeit seen as part of a settled backdrop. New copse creation and the Landscape Strategy approach will soften the outlook and the scheme would not appear unduly prominent or visually uncharacteristic.
Public Footpath: at the bottom of the valley to the south of the site - Ref: ED38/EE370	Construction: Moderate Operational: Moderate-Low	The local topography and landform restrict clear visibility of the site in a number of locations. Where the site is visible as part of a transient journey, the change represents a narrow band at an established settlement fringe location. The enhancement of boundary vegetation and the soft transition will soften views of the proposed dwellings over time. Furthermore, there is no particular focus on the site itself.
Public Footpath: connecting Northbourne to Betteshanger - Ref: EE369	Construction: Moderate-Low Operational: Low	The proposed development will be perceived as a distant narrow band of development, integrated into the landscape with proposed planting and seen in the context of the existing wooded and residential skyline, with undulating arable remaining the key focus in the foreground.
Public Footpath: at Little Betteshanger - Ref: EE373	Construction: Low Operational: Low-Negligible	The majority of the transient recreational views are beyond 2km from the site and the changes experienced are minimal and seen in the context of a wider viewpoint panorama. In a number of cases intervening vegetation and landform also limits direct inter-visibility.
Public Footpath: connecting	Construction: Moderate	The site is seen as a small section of the distant skyline and a component part of the undulating arable landscape at



Northbourne to Sholden – Ref: EE371/EE369A	Operational: Moderate-Low	the settlement fringe of Sholden. Whilst the proposed development will be visible in the view, the scheme would not be prominent and would not alter the overall visual experience for users. The built form will be softened over time through the establishment of the embedded landscape mitigation.
Public Footpath: connecting Great Mongeham to Sholden – Ref: ED49/ED51	Construction: Moderate Operational: Moderate-Low	Looking north-east when using this transient recreational route, the site and the proposed changes will be visible in the view. The development will sit as a narrow band at the top of the slope but softened by the proposed Landscape Strategy. The scheme would be visually consistent with the adjoining backdrop and not considered visually prominent.
Public Footpath: connecting Ripple to Mill Hill – Ref: EE433/EE434/ED44	Construction: Low Operational: Low	Users of the footpath experience a gradual approach towards a clearly settled context. The site and proposed scheme form a very discreet component of the overall view and the change would be limited as intervening tree stock does limit inter-visibility.
Public Footpath: connecting Church Farm to Coldblow Farm – Ref: EE436	Construction: Low Operational: Low-Negligible	The majority of the transient recreational views are beyond 2km from the site and the changes experienced are minimal and seen in the context of a wider viewpoint panorama. In a number of cases intervening vegetation and landform also limits direct inter-visibility.
Private Residential Properties		
The London Road / Sandwich Road frontage dwellings (approximately 16) associated with the Sholden Fields development	Construction: Moderate-High Operational: Moderate	The outlook will change for a small number of properties, but the change introduces a characteristic residential frontage. There will be some localised tree loss, but the built elements are setback, and the Landscape Strategy offers attenuation features that have been designed for biodiversity and visual interest.
The rear outlook from approximately 20 dwellings on the southern side of London Road / Sandwich Road	Construction: Moderate-High Operational: Moderate	This largely relates to rear views, some of which will be filtered by boundary vegetation or also an altered outlook as a result of the adjoining scheme consented for 43 dwellings. Some views will be foreshortened, but the location of the development will mean that many receptors will still retain views from first floor windows over the wider landscape.
Isolated property (Hull Cottage) to the north-west of the site on London Road	Construction: Moderate-Low Operational: Moderate-Low	There are limited side elevation windows and the property is surrounded by existing boundary landscaping; however, the proximity to the proposed development will alter the visual outlook, albeit a small component of a much wider panorama. The settlement backdrop is already apparent and the proposed soft transition on the north western boundary will further assimilate the development over time.



The rear outlook from approximately 50 dwellings on the western side of Mongeham Road / Sholden Bank	Construction: Low Operational: Low	This largely relates to rear views, some of which will be filtered by existing garden and boundary vegetation. The proposed development will alter the visual outlook, albeit a small component of a much wider view and the proposed woodland copse creation and new native hedgerow boundaries will further assimilate the development over time. The outlook is already influenced by the settled context.
Approximately 30 dwellings associated with Northbourne Road in Great Mongeham	Construction: Low Operational: Low	Where the site is visible from first floor windows or not filtered by garden vegetation, the change represents a narrow band at an established settlement fringe location. The enhancement of boundary vegetation and the soft transition will soften views of the proposed dwellings over time. Furthermore, there is no particular focus on the site itself.
Dwellings near Northbourne and 'The Park'	Construction: Negligible Operational: Negligible	The extent of intervening tree cover and the wooded context of the identified receptors restricts the ability to experience change.
Other Public Buildings, Business Premises and Workers		
South Court Garages on Mongeham Road	Construction: Low Operational: Low	Given the nature of the land use, boundary vegetation and distribution of buildings associated with the receptor location, the extent to which change would be perceived is limited. Where visible, the change represents a narrow band at an established settlement fringe location. The enhancement of boundary vegetation and the soft transition will soften views of the proposed dwellings over time. Furthermore, there is no particular focus on the site itself.
Mongeham Farm (Grange Farms Ltd) on Northbourne Road	Construction: Low Operational: Low	As above.
St. Martin's Church, Great Mongeham	Construction: Low Operational: Negligible	Limited changes are experienced given the landscaped setting of the church. Where there are gaps in boundary vegetation, the views towards the existing settled backdrop of Sholden are evident and the proposed development would sit as a characteristic component.
Visitors to Cottingham Lakes	Construction: Low Operational: Negligible	There would only be a change for those travelling to and from the Lakes. Where the development would appear as a characteristic residential frontage at the edge of the settlement.



Workers on surrounding agricultural land	Construction: Low Operational: Low	The local topography and landform restrict clear visibility of the site in a number of locations. Where the site is visible as part of a transient journey, the change represents a narrow band at an established settlement fringe location. The enhancement of boundary vegetation and the soft transition will soften views of the proposed dwellings over time. Furthermore, there is no particular focus on the site itself.
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- 6.37. The visual receptors most likely to experience change as a result of the proposed development are the higher sensitivity receptors associated with the local footpaths (Footpaths Ref: ED37, ED48/EE389, ED38 and ED39) and the immediately adjoining private residential properties (Sandwich Road, London Road and Mongeham Road).
- 6.38. In close proximity, views will be truncated but not uncharacteristic. Furthermore, the proposed network of green infrastructure and development off-sets assist in diminishing the magnitude of change. Distant views from the surrounding public footpath network and scattered residential receptors (such as Great Mongeham) experience the Site as part of a much wider panorama, where built development is already a characteristic visual component of the landscape.
- 6.39. The proposed development will be visible, but not prominent or conspicuous.

Predicted Effects

Landscape Effects

Table 6.4: Landscape Effects		
Landscape Receptor	Effects (Construction & Year 15 Operational)	Commentary
National		
North Kent Plain NCA 113	Construction: Negligible Operational: Negligible	The proposed development would cause limited and localised change to the landscape and would not result in the loss of features that are fundamental to the perception and understanding of the NCA.
North Downs NCA 119	Construction: Negligible Operational: Negligible	The proposed development would cause limited and localised change to the landscape and would not result in the loss of features that are fundamental to the perception and understanding of the NCA.
Regional		



East Kent Arable Belt LCA	Construction: Moderate-Minor Adverse Operational: Minor Adverse	The proposed development will result in a very localised change and the loss of typical features, but will not change the overall perception of open, rolling arable fields. There is also an opportunity for positive change, with the introduction of additional and characteristic tree planting and to upgrade the ecological value of the field margins.
District		
Northbourne LCA F2	Construction: Moderate-Minor Adverse Operational: Minor Adverse	The development would cause minor permanent loss of a small area of arable land and trees, but the scale of the loss and the ordinary value of the features lost reduces the overall impact. Residential development in this location introduces elements that are uncharacteristic of the surrounding landscape. Potential also exists to offer enhancements through the delivery of connecting GI and a Landscape Strategy that reinforces landscape elements that have been eroded over time.
Local		
Site-Specific Character & Resources	Construction: Moderate Adverse Operational: Moderate-Minor Adverse	The loss of a small portion of arable land and trees associated with the London Road frontage has been fully considered, as has the placement of characteristic residential development and the embedded landscape mitigation and enhancement opportunities. Overall, the effects are limited and localised. There is a loss of typical features but also the addition and on-going management of new landscape features.

- 6.40. Given the scale of the proposed change at the immediate settlement edge and the absence of resources that define the character of the landscape at a national level, the effects upon the identified North Kent Plain NCA and the North Kent Plain are considered to be negligible.
- 6.41. The overall effect on the landscape resources and perception of the East Kent Arable Belt and Northbourne Landscape Character Area (LCA) is limited and localised. There will be no loss of anything more than typical landscape resources and an ability to offer landscape improvements in association with characteristic residential development. It is considered to result in localised and minor adverse residual effects at year 15.
- 6.42. Whilst the site itself will change from arable land to built development, the approach taken in accordance with GLVIA should consider the loss and addition of features in the context of the receiving landscape. The landscape is identified as being able to accommodate change with mitigation and, with the landscape-led approach provided, scheme parameters have been established to ensure the successful assimilation of the development into the landscape without harming the recognised and documented characteristics.



Visual Effects

Table 6.5: Visual Effects		
Visual Receptor	Effects (Construction & Year 15 Operational)	Commentary
Road Users (Motorists and Pedestrians)		
Sholden Road / Sandwich Road	Construction: Moderate-Minor Adverse Operational: Minor Adverse	A limited and localised visual change that is not considered uncharacteristic or unduly prominent in the transient views.
Sholden Drive / Elliot Way / Anglers Drive / Colmanton Grove	Construction: Moderate-Minor Adverse Operational: Minor Adverse	The changes will be localised and characteristic in terms of the receiving residential visual context.
Northbourne Road, Great Mongeham	Construction: Minor Adverse Operational: Negligible	Receptors will experience no notable change in transient outlook as a result of the proposed development.
Users of Recreational Routes (Public Footpaths and Bridleways)		
White Cliffs Country Trail: to the north- west of the site boundary - Ref: ED37/EE386	Construction: Moderate-Minor Adverse Operational: Minor Adverse	Users will experience the placement of characteristic residential development and the embedded landscape mitigation and enhancement opportunities. Overall, the effects are limited and localised. The development would be more prominent in close proximity, but the impact will diminish as the boundary landscaping matures.
Public Footpath: to the south-west of the site boundary – Ref: ED48/EE389	Construction: Moderate-Minor Adverse Operational: Minor Adverse	Overall, the effects are limited and localised. The development would be more prominent in close proximity, but the impact will diminish as the boundary landscaping matures. The footpath route still permits views out over a wider panoramic scene.
Public Footpath: traversing land to the south-west of	Construction: Moderate-Minor Adverse	With the new copse creation and the Landscape Strategy approach to soften the outlook, the scheme would not appear unduly prominent or visually uncharacteristic.



the site – Ref: ED39/EE390	Operational: Minor Adverse	
Public Footpath: at the bottom of the valley to the south of the site – Ref: ED38/EE370	Construction: Minor Adverse Operational: Minor Adverse	As already noted, the local topography and landform restrict clear visibility of the site in a number of locations. Where the site is visible as part of a transient journey, the effects are minor as the change represents a narrow band at an established settlement fringe location.
Public Footpath: connecting Northbourne to Betteshanger – Ref: EE369	Construction: Minor Adverse Operational: Negligible	Given the intervening landform and distance to the site, the receptors will experience no notable change in transient outlook as a result of the proposed development.
Public Footpath: at Little Betteshanger – Ref: EE373	Construction: Minor Adverse Operational: Negligible	The proposed development represents a small visual component of a distant panorama.
Public Footpath: connecting Northbourne to Sholden – Ref: EE371/EE369A	Construction: Moderate-Minor Adverse Operational: Minor Adverse	Whilst the proposed development will be visible in the view, the scheme would not be prominent and would not alter the overall visual experience for users.
Public Footpath: connecting Great Mongeham to Sholden – Ref: ED49/ED51	Construction: Moderate-Minor Adverse Operational: Minor Adverse	The development will sit as a narrow band at the top of the slope but softened by the proposed Landscape Strategy. The scheme would be visually consistent with the adjoining backdrop and not considered visually prominent.
Public Footpath: connecting Ripple to Mill Hill – Ref: EE433/EE434/ED44	Construction: Negligible Operational: Negligible	The site and proposed scheme form a very discreet component of the overall view and t inter-visibility. The effects would be limited as intervening tree stock retracts inter-visibility.
Public Footpath: connecting Church Farm to Coldblow Farm – Ref: EE436	Construction: Negligible Operational: Negligible	Whilst the proposed development will be visible in the distant views, the scheme would not be prominent and would not alter the overall visual experience for users.
Private Residential Properties		
The London Road / Sandwich Road frontage dwellings (approximately 16)	Construction: Moderate-High Adverse	Some residential views across the site will be foreshortened, but the proposed scheme has a comparable and characteristic residential scale. Effects will be limited and localised.



associated with the Sholden Fields development	Operational: Minor Adverse	
The rear outlook from approximately 20 dwellings on the southern side of London Road / Sandwich Road	Construction: Moderate-High Adverse Operational: Minor Adverse	Some rear or oblique views will be foreshortened, but the location of the development will mean that many receptors will still retain views from first floor windows over the wider landscape. Effects will be limited and localised.
Isolated property (Hull Cottage) to the north-west of the site on London Road	Construction: Moderate Adverse Operational: Minor Adverse	A limited and localised visual change that is not considered uncharacteristic or unduly prominent in the view.
The rear outlook from approximately 50 dwellings on the western side of Mongeham Road / Sholden Bank	Construction: Minor Adverse Operational: Minor Adverse	A limited and localised visual change that is not considered uncharacteristic or unduly prominent in the
Approximately 30 dwellings associated with Northbourne Road in Great Mongeham	Construction: Minor Adverse Operational: Minor Adverse	A limited and localised visual change that is not considered uncharacteristic or unduly prominent in the
Dwellings near Northbourne and 'The Park'	Construction: Negligible Operational: Negligible	The extent of intervening tree cover and the wooded context of the identified receptors limits the predicted effects that will arise.
Other Public Buildings, Business Premises and Workers		
South Court Garages on Mongeham Road	Construction: Minor Adverse Operational: Negligible	Receptors will experience no notable change in outlook as a result of the proposed development.
Mongeham Farm (Grange Farms Ltd) on Northbourne Road	Construction: Minor Adverse Operational: Negligible	Receptors will experience no notable change in outlook as a result of the proposed development.



St. Martin's Church, Great Mongeham	Construction: Negligible Operational: negligible	Receptors will experience no notable change in outlook as a result of the proposed development.
Visitors to Cottingham Lakes	Construction: Minor Adverse Operational: Negligible	Receptors will experience no notable change in outlook as a result of the proposed development. Where the development would appear as a characteristic residential frontage at the edge of the settlement.
Workers on surrounding agricultural land	Construction: Minor Adverse Operational: Negligible	Where the site is visible as part of a transient journey, the change represents a narrow band at an established settlement fringe location.

- 6.43. The visual effects arising from the proposed development are moderated by the presence of the expanding settlement backdrop and the localised nature of the visual change experienced.
- 6.44. The subtle ridgeline offers an opportunity through appropriate mitigation, to partly obscure the site, with vegetation offering a filtering effect and landform presenting the development as a narrow band from most of the identified receptor locations. The proposed woodland copse plantation provides a visual bookend and further assimilates the development into the landscape.
- 6.45. There is no doubt that higher sensitivity recreational receptors associated with the local footpaths (Footpaths Ref: ED37, ED48/EE389, ED38 and ED39) and the immediately adjoining private residential properties (Sandwich Road, London Road and Mongeham Road) will experience adverse effects; however, the change does not introduce elements that are prominent, visually uncharacteristic nor does it result in the loss of identified important views or vistas. The effects are also experienced over comparatively short distances and the changes represent a small component of a much wider view.
- 6.46. Lower sensitivity users of the local highway network (Sandwich Road, London Road and Mongeham Road) have views largely restricted by the existing residential context and will experience largely negligible effects, or minor adverse at-worst in closest proximity to the site.
- 6.47. For a short section of Sandwich Road, the development will be visible, but consistent with the existing visual approach and the residential frontage associated with Sholden Fields.
- 6.48. Distant views from the surrounding public footpath network and scattered residential receptors (such as Great Mongeham) experience the site as part of a much wider panorama, where built development is already a characteristic visual component of the landscape. The proposed development will be visible, but not prominent or conspicuous. The effects would be minor adverse at-worst. The layers of green infrastructure and boundary landscaping will provide effective filtering of the proposed development elevations and a suitable transition to the open countryside beyond.



- 6.49. Overall, the number of people (visual receptors) affected by the development of the site would be limited and localised. The visual context would remain intact, with scattered settlements occupying plateau locations and no sense of merging nor the introduction of uncharacteristic and incongruous features.



Section 7: Conclusion

- 7.1. When considering the landscape and visual effects of development it is important to recognise that any change to a greenfield site will result in adverse landscape and visual effects. The extent of the effects and degree of conformance with the local context need to be taken into consideration. Similarly, the effects need to be considered within the context of planning policy aspirations, which will balance all other economic, social and environmental effects of the development.
- 7.2. The site contains no rare, notable or unique landscape features and, would not be considered to represent a 'Valued Landscape' in terms of paragraph 170 of the National Planning Policy Framework. Historically, the HELAA has confirmed that the site could be taken forward for development. Within the Dover District Draft Local Plan (Regulation 18 Document) and consistent with findings of the updated HELAA, SHO002 (the site) is identified as being able to deliver in the region of 100 dwellings within the short-term (2020-2024).
- 7.3. Against that planning context and through the formulation of a landscape-led development strategy, the assessment process has determined that from a character perspective, there will be no loss of anything more than typical landscape resources and an ability to offer landscape improvements in association with characteristic residential development. It is considered to result in localised and minor adverse residual effects at year 15. The scheme parameters have been established to ensure the successful assimilation of the development into the landscape without harming the recognised and documented characteristics.
- 7.4. Visually, the subtle ridgeline offers an opportunity through appropriate mitigation, to partly obscure the site, with vegetation offering a filtering effect and landform presenting the development as a narrow band from most of the identified receptor locations. The proposed woodland copse plantation provides a visual bookend and further assimilates the development into the landscape.
- 7.5. The number of people (visual receptors) affected by the development of the site would be limited and localised. The visual context would remain intact, with scattered settlements occupying plateau locations and no sense of merging nor the introduction of uncharacteristic and incongruous features. There is no doubt that higher sensitivity recreational receptors associated with the local footpaths (Footpaths Ref: ED37, ED48/EE389, ED38 and ED39) and the immediately adjoining private residential properties (Sandwich Road, London Road and Mongeham Road) will experience minor adverse effects; however, the change does not introduce elements that are prominent, visually uncharacteristic nor does it result in the loss of identified important views or vistas. The effects are also experienced over comparatively short distances and the changes represent a small component of a much wider view.
- 7.6. In terms of compliance with the relevant landscape policies of the adopted Dover District Core Strategy, it is apparent that through the formulation of a Landscape Strategy and a landscape-led approach, that the site has been used in a sensitive and appropriate manner. Where adverse effects arise, mitigation has been used to reduce the degree of harm and to provide a characteristic scheme that assimilates into the landscape in accordance with Policy CP7, DM5 and DM16.



- 7.7. Overall, the site represents a suitable location for development and the proposed scheme parameters with the embedded landscape mitigation results in limited and localised effects. The scheme complies with policy aspirations and the LVIA process confirms the acceptability of the proposals.



Appendix 1: Assessment Criteria



Appendix 1: Landscape Value Thresholds (GLVIA Box 5.1)

GLVIA3 Box 5.1: Range of factors that can help in the identification of valued landscapes

- **Landscape Quality** (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
- **Scenic Quality**: The term used to describe landscapes which appeal primarily to the senses (primarily but not wholly the visual senses);
- **Rarity**: The presence of rare features and elements in the landscape or the presence of a rare Landscape Character Type;
- **Representativeness**: Where the landscape contains a particular character, and/or features and elements, which are considered particularly important examples;
- **Conservation interests**: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of a landscape as well as having value in their own right;
- **Recreation value**: Evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- **Perceptual aspects**: A landscape may be valued for its perceptual qualities and/or tranquillity; and
- **Associations**: Some landscapes are associated with particular people, such as artists or writers, or event in history that contribute to perceptions of natural beauty of the area."

For each of these considerations/ factors, there is a range from 'good' through 'ordinary' to 'poor' in terms of the performance of the landscape against these criteria, which are considered in relation to the site and the nature of the proposed development.

- **Poor** – No designation; features or elements that are uncharacteristic and detract from the landscape character of an area; Degraded landscape structure with fragmented pattern and poor legibility of character; detracting features notable within the landscape; opportunities for the restoration of landscape through mitigation measures associate with proposals;
- **Ordinary** – Locally important features contribute to the overall character of an area; features and elements protected by local policy;
- **Good** – National or Regional Importance (e.g. AONB, National Parks, Registered Parks and Gardens; Features which are dominant within the landscape and are fundamental to defining the distinct landscape of an area; Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes; Distinct landscape structure with strong pattern and intact features; Few detractors or uncharacteristic features or elements present.

Assessment Criteria – Sensitivity, Magnitude of Change and Effects

Table 1: Landscape Sensitivity Criteria

Sensitivity	Designated Landscapes (Value) Landscapes recognised and valued for their quality and / or cultural associations	Key Characteristics and Features As recognised in published Landscape Character Assessments	Landscape Condition Degree to which the landscape is intact and legible	Landscape Susceptibility The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences
High	National / Regional Importance (Landscape Designations - AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area. Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes. Distinctive individual or rare features.	Distinct landscape structure with strong pattern and intact features. Few detractors or uncharacteristic features or elements present.	The landscape is such that changes in terms of the development proposed would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
Medium	Local Importance (Other Designations - Special Landscape Areas / Protected Features)	Locally important and notable features that contribute to the overall character of an area. Features and elements protected by local policy.	Landscape exhibits recognisable structure and characteristic patterns. Some detracting features present.	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.
Low	No Designation	Features or elements that are uncharacteristic and detract from the landscape character of an area.	Degraded landscape structure with fragmented pattern and poor legibility of character. Detracting features notable within the landscape. Opportunities for the restoration of landscape through mitigation measures associated with proposals.	The development proposed is entirely consistent with the character of the local area, related to matters including use, scale and mass.

Table 2: Visual Sensitivity Criteria

Visual Sensitivity	Occupation and Activity of Users (Visual Value)	Visual Susceptibility
High	<ul style="list-style-type: none"> • Observers whose attention or interest may be focussed on the landscape and recognised views in particular. • Recognised / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. • Designed views, including from within historic landscapes. • Residential Properties - Views from rooms occupied during daylight / waking hours (predominantly ground floor rooms). • Users of Rights of Way and Recreational Trails. • Users of land with public access (i.e. Open Access Land and National Trust Land). 	<p>The visual composition following the development as proposed will include discordant and incongruent elements.</p>
Medium	<ul style="list-style-type: none"> • Views of the landscape are part of, but not the sole purpose of the receptors' activities. • Residential Properties - Views from rooms unoccupied during daylight / waking hours (1st floor rooms)¹. • Those playing or participating at outdoor sports or undertaking formal outdoor recreation. • Users of local roads where there are clear / open views across the landscape and low levels of traffic. 	<p>The visual composition with the development as proposed will be consistent with the baseline situation, although some aspects may be at odds with the visual composition.</p>
Low	<ul style="list-style-type: none"> • Attention is focused upon the activity of the receptor and not upon the wider views. • Users of main roads travelling at speed, or local roads where the focus is upon the road ahead owing to traffic conditions and the context / composition of views. • Places of work • Views from permissive routes. 	<p>The visual composition following the development as proposed will be in harmony with the existing composition.</p>

¹ This is based on the premise that habitable rooms are on the ground floor with bedrooms occupying the upper floors.

Table 3: Magnitude of Change Criteria - Landscape

Magnitude	Change experienced
High	<p><u>Adverse</u> Development would result in the irrevocable loss of key landscape elements and features, resulting in a permanent change to the landscape character and context of the area. Introduction of uncharacteristic, dominant elements within the landscape. Proposals erode of the context of existing features and their perception within the landscape. Result of change may undermine any designation. Mitigation measures do not reserve loss although will deliver some localised benefits.</p>
	<p><u>Beneficial</u> Proposals strengthen existing landscape structure through the introduction of lost or degraded features and reinstatement of fragmented landscape patterns. Development fits within existing landscape character and enhances and / or reinstates key landscape features. Delivers policy objectives for landscape conservation or enhancement.</p>
Moderate	<p><u>Adverse</u> Development would result in the localised medium to long- term loss of some key characteristic landscape features. Introduction of development / uncharacteristic elements within the landscape which alongside characteristic features.</p>
	<p><u>Beneficial</u> Proposals introduce characteristic development and key landscape features whilst respecting the scale and pattern of the landscape.</p>
Low	<p><u>Adverse</u> Development would result in the temporary loss of a low number of localised key features. Mitigation is possible and can maintain or restore losses. The proposals introduce temporary uncharacteristic features into the landscape.</p>
	<p><u>Beneficial</u> The proposals retain existing key features and respect the pattern of the landscape. Proposals allow for local enhancements through the removal of detracting features.</p>
Negligible	<p>The development would introduce barely discernible elements or physical change to the landscape. Key characteristics of the landscape and the integrity of the landscape remain unaffected.</p>

Table 4: Magnitude of Change Criteria - Views

Magnitude	Change experienced
High	<p><u>Adverse</u> Proposals introduce dominant, discordant elements altering the composition and balance of the view. Total and complete change in the composition of the view with the introduction of features and elements not present in the locality. Development interrupts or detracts from the focus of a recognised important view or vista. Proposals introduce features not present in skyline views of the area.</p>
	<p><u>Beneficial</u> Development introducing positive elements that enhance legibility and composition of degraded views. Proposals reinstate a formerly lost valued view. Development introduces a valued landmark or feature within views from a recognised vantage point Proposal removing existing visual detractors and introduce development that respects the scale, form and layout of existing visual components.</p>
Moderate	<p><u>Adverse</u> Development is clearly visible, but not prominent in views. Proposals may introduce some uncharacteristic elements that are incongruous in limited localised views. Development may form skyline features amongst existing development and / or vegetation where such skyline views are not typical.</p>
	<p><u>Beneficial</u> Proposals enhance the visual setting and complement the composition of the view and the scale and form of development within it.</p>
Low	<p><u>Adverse</u> Development does not introduce uncharacteristic or incongruent features into the view. Proposals do not alter the overall composition of the view or the dominance or balance of elements within it. Development does not protrude above existing elements to be dominant on the skyline. Views of the proposals are filtered or seen in partial, glimpsed views between existing development and vegetation. Views of development brief and fleeting as seen from moving vehicles.</p>
	<p><u>Beneficial</u> Development compliments the composition and balance of elements within existing views.</p>
Negligible	<p>The development would be barely discernible in views. Proposals perceived as a background component in views or are subservient to other elements within it.</p>

Table 5: Landscape and Visual Effect Criteria

Effect	Justification
High Beneficial	The development would fit well with the scale, landform and pattern of the landscape, and enhance the existing landscape character. The development would create a highly improved change in the view.
Moderate Beneficial	The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view.
Minor Beneficial	The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views.
Negligible	The development would cause very limited changes to the landscape and/or views.
Minor Adverse	The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion.
Moderate Adverse	The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are apparent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible.
High Adverse	The development would cause total permanent loss or major alteration to key elements and features of the landscape, to include the introduction of elements totally uncharacteristic of the surrounding landscape. The development would be clearly evident and would disrupt fine and valued views both into and across the area.

Appendix 2: Extract of Dover District Council LCA





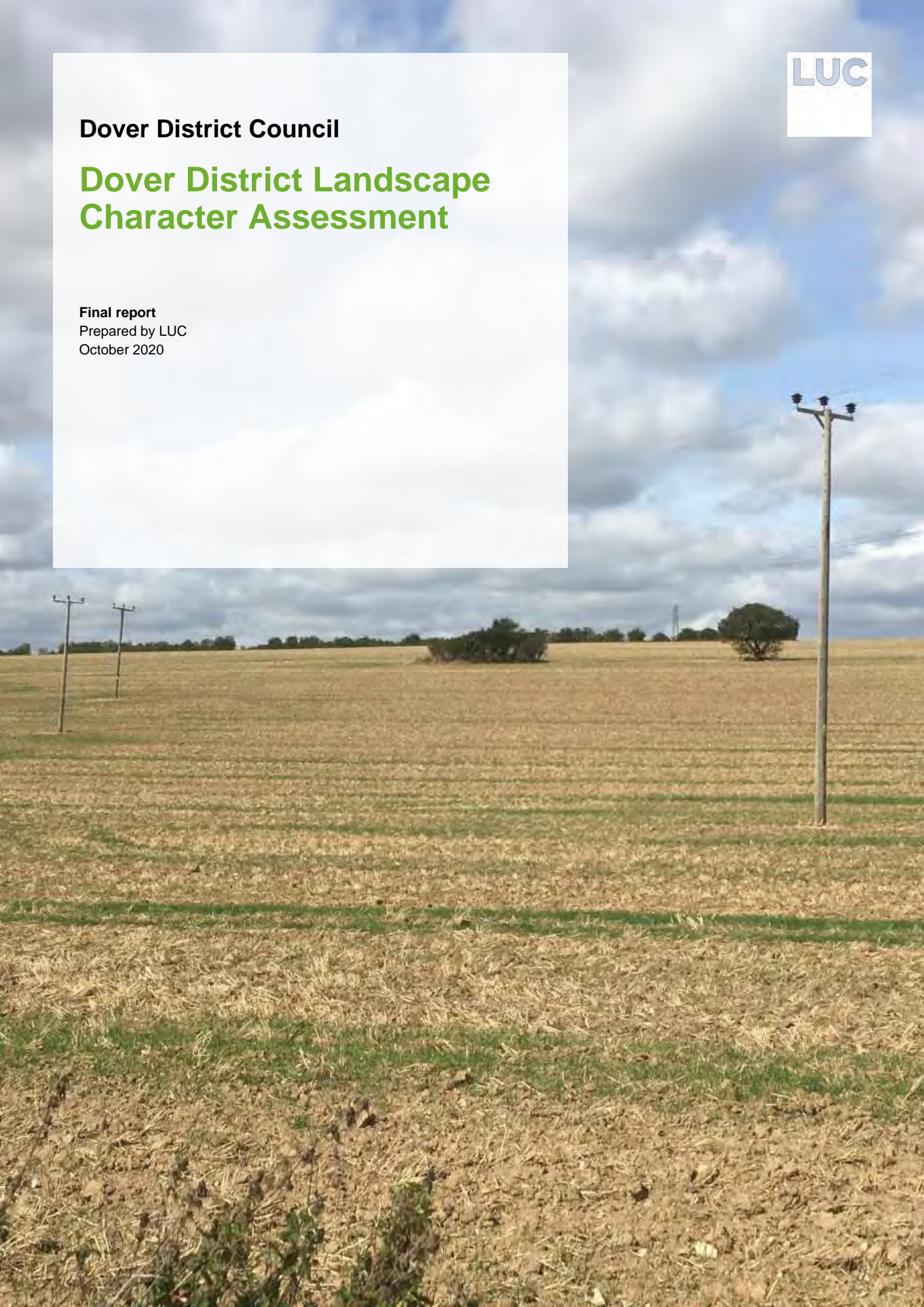
Dover District Council

Dover District Landscape Character Assessment

Final report

Prepared by LUC

October 2020



Chapter 4

Landscape Character of Dover District

Landscape character types and areas

4.1 The updated landscape classification identifies eight generic landscape character types (LCTs), each representing a distinct identity and common geology, topography, land use and cultural pattern. These are shown on **Figure 4.1**.

4.2 The LCTs are subdivided into local landscape character areas (LCAs), which are discrete geographic areas that possess the characteristics described for the landscape type but have a recognisable local identity. The revised classification identifies 17 LCAs. These are listed in **Table 4.1** below and shown on **Figure 4.2**.

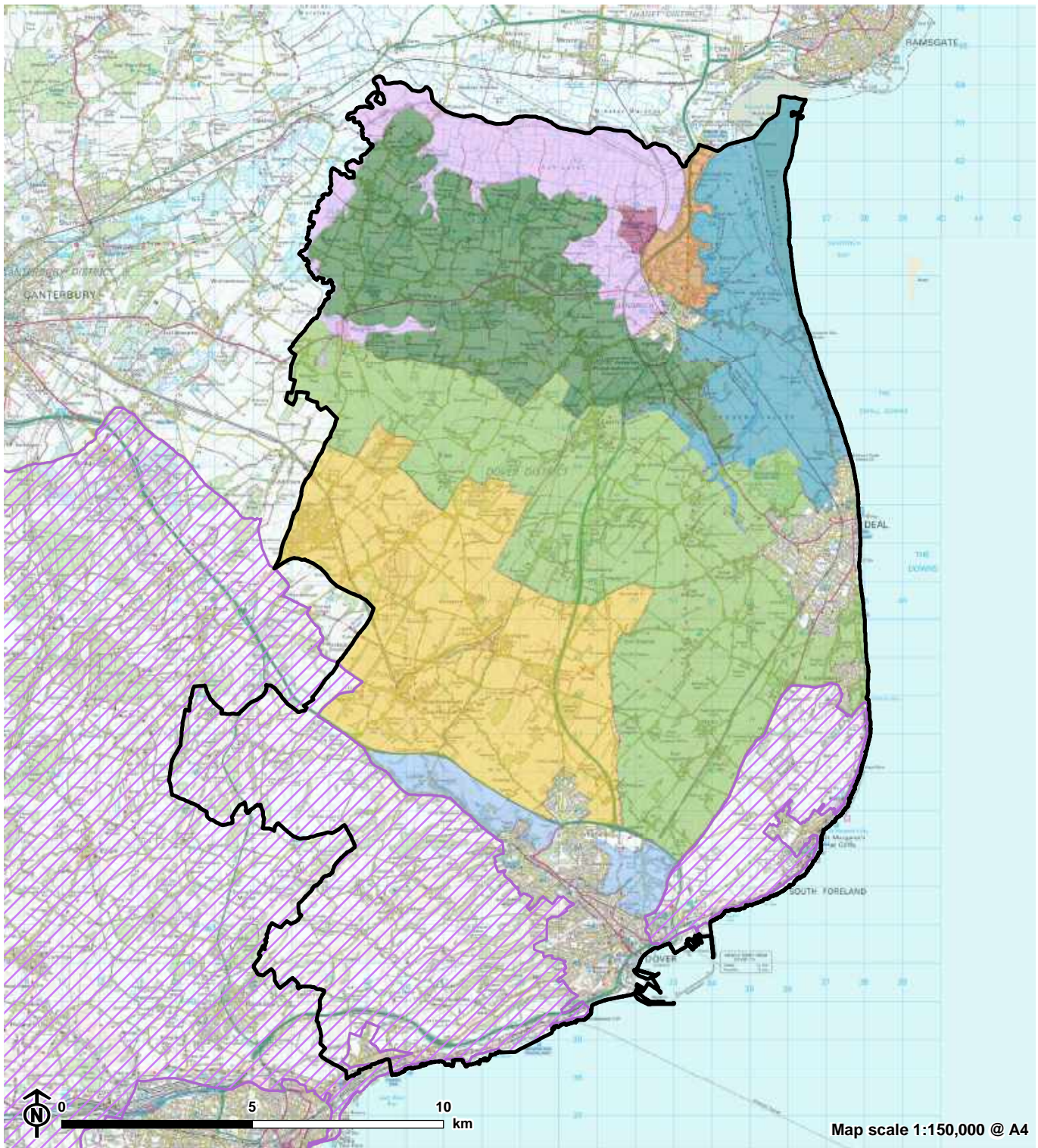
4.3 It is important to note that boundaries between one LCT or LCA and the next are transitional and there is rarely a clear-cut change 'on the ground'.

4.4 This assessment has been mapped at a scale of 1:25,000 which provides an appropriate level of detail for the landscape character assessment at the strategic district scale. In considering any change in one character area the impact on views to/ from and the character of neighbouring areas should also be considered.

4.5 The classification covers the area within Dover District outside the Kent Downs AONB. The AONB has its own landscape character assessment.

Table 4.1: Landscape Character Types and Areas











LCA no.	LCA name
LCT A: River Valleys and Marshes	
A1	Little Stour Marshes
A2	Ash Levels
A3	Little Stour and Wingham River
LCT B: Developed River Valley	
B1	Great Stour – Sandwich Corridor
LCT C: Coastal Marshes and Dunes	
C1	Sandwich Bay
C2	Lydden Valley
LCT D: Horticultural Belt	
D1	Preston
D2	Ash
D3	Staple Farmlands
LCT E: Open Arable Chalk Farmland with Parkland	
E1	Shepherdswell Aylesham Parklands
E2	Whitfield Parkland
LCT F: Open Arable Chalk Farmland with Woodland	
F1	Chillenden
F2	Northbourne
F3	Ripple
LCT G: Chalk Hills	
G1	Lydden Hills
G2	Guston Hills
LCT H: Defensive Hills	
H1	Richborough Bluff

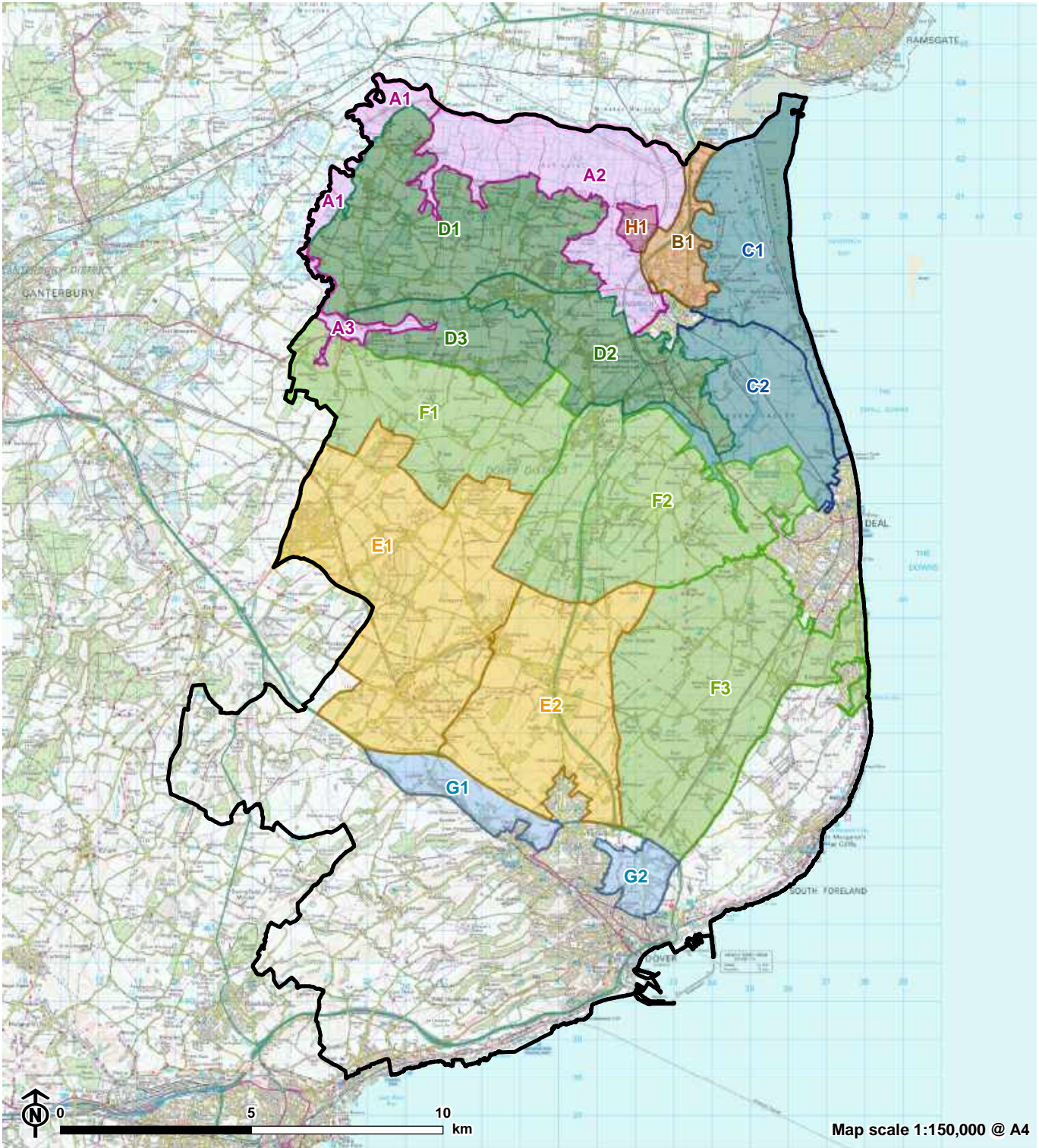


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CB:CB EB:lendak_e LUC FIG5_1_LCT_11055_r1_A4P 14/09/2020
Source: DDC, LUC

Figure 5.1: Landscape Character Type

- | | |
|--|---|
|  Dover district |  C: Coastal Marshes and Dunes |
|  Area of Outstanding Natural Beauty |  D: Horticultural Belt |
| Landscape Character Type |  E: Open Arable Chalk Farmland with Parkland |
|  A: River Valleys and Marshes |  F: Open Arable Chalk Farmland with Woodland |
|  B: Developed River Valley |  G: Chalk Hills |
| |  H: Defensive Hills |



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CB:CB EB:lendak_e LUC FIG5_2_LCA_11055_r1_A4P 16/09/2020
Source: DDC, LUC

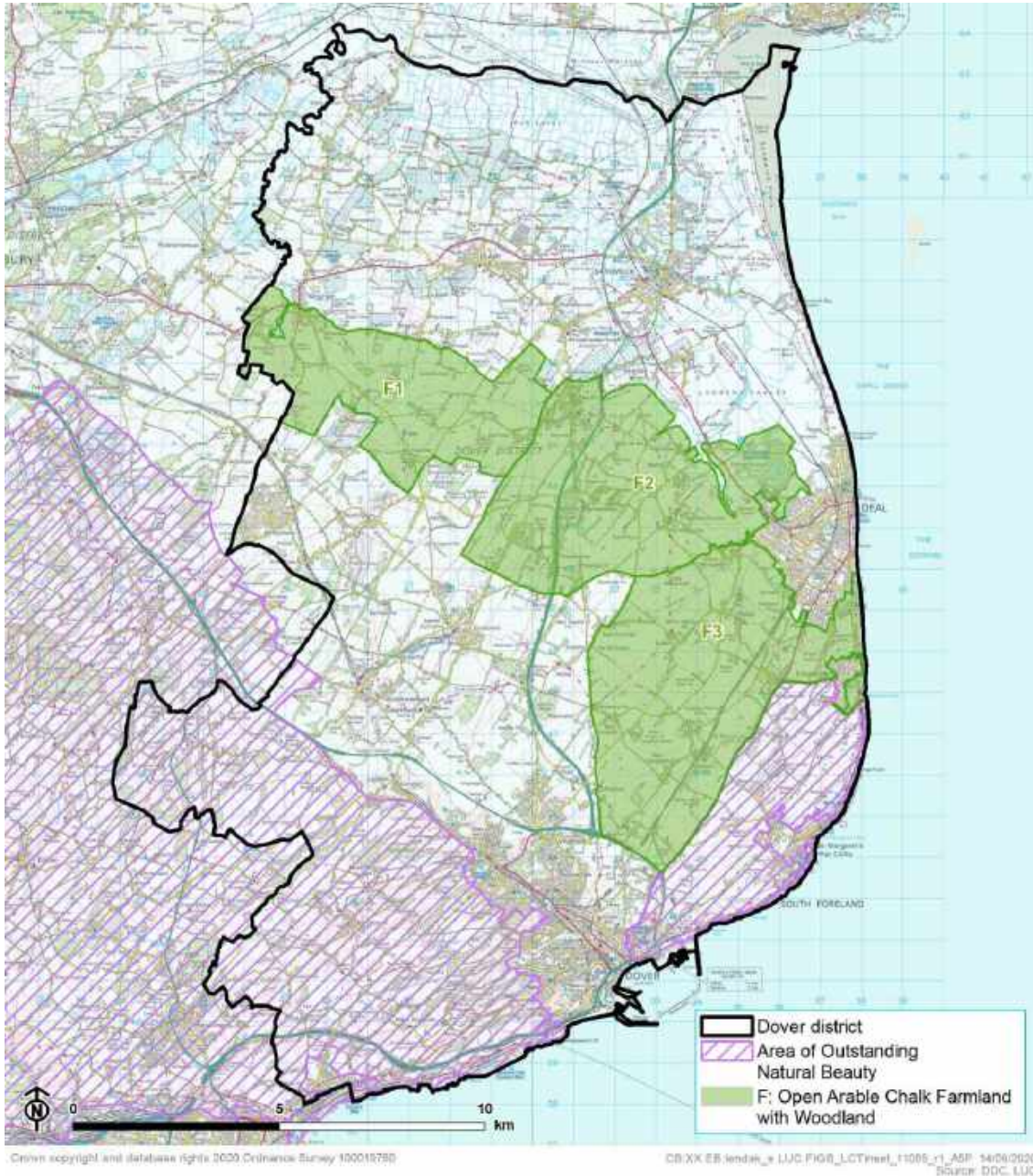
Figure 5.2: Landscape Character Areas

Dover district	C: Coastal Marshes and Dunes	E: Open Arable Chalk Farmland with Parkland	G: Chalk Hills
A: River Valleys and Marshes	C1: Sandwich Bay	E1: Shepherdswell Aylesham Parklands	G1: Lydden Hills
A1: Little Stour Marshes	C2: Lydden Valley	E2: Whitfield Parkland	G2: Guston Hills
A2: Ash Levels	D: Horticultural Belt	F: Open Arable Chalk Farmland with Woodland	H: Defensive Hills
A3: Little Stour and Wingham River	D1: Preston	F1: Chillenden	H1: Richborough Bluff
B: Developed River Valley	D2: Ash	F2: Northbourne	
B1: Great Stour Sandwich Corridor	D3: Staple Farmlands	F3: Ripple	

Note:
For the area within the Kent Downs AONB, please refer to the AONB Landscape Character Assessment.



LCT F: Open Arable Chalk Farmland with Woodland



Landscape Character Areas

The Open Arable Chalk Farmland with Woodland LCT is subdivided into two LCAs:

- F1: Chillenden
- F2: Northbourne
- F3: Ripple

LCA F2: Northbourne

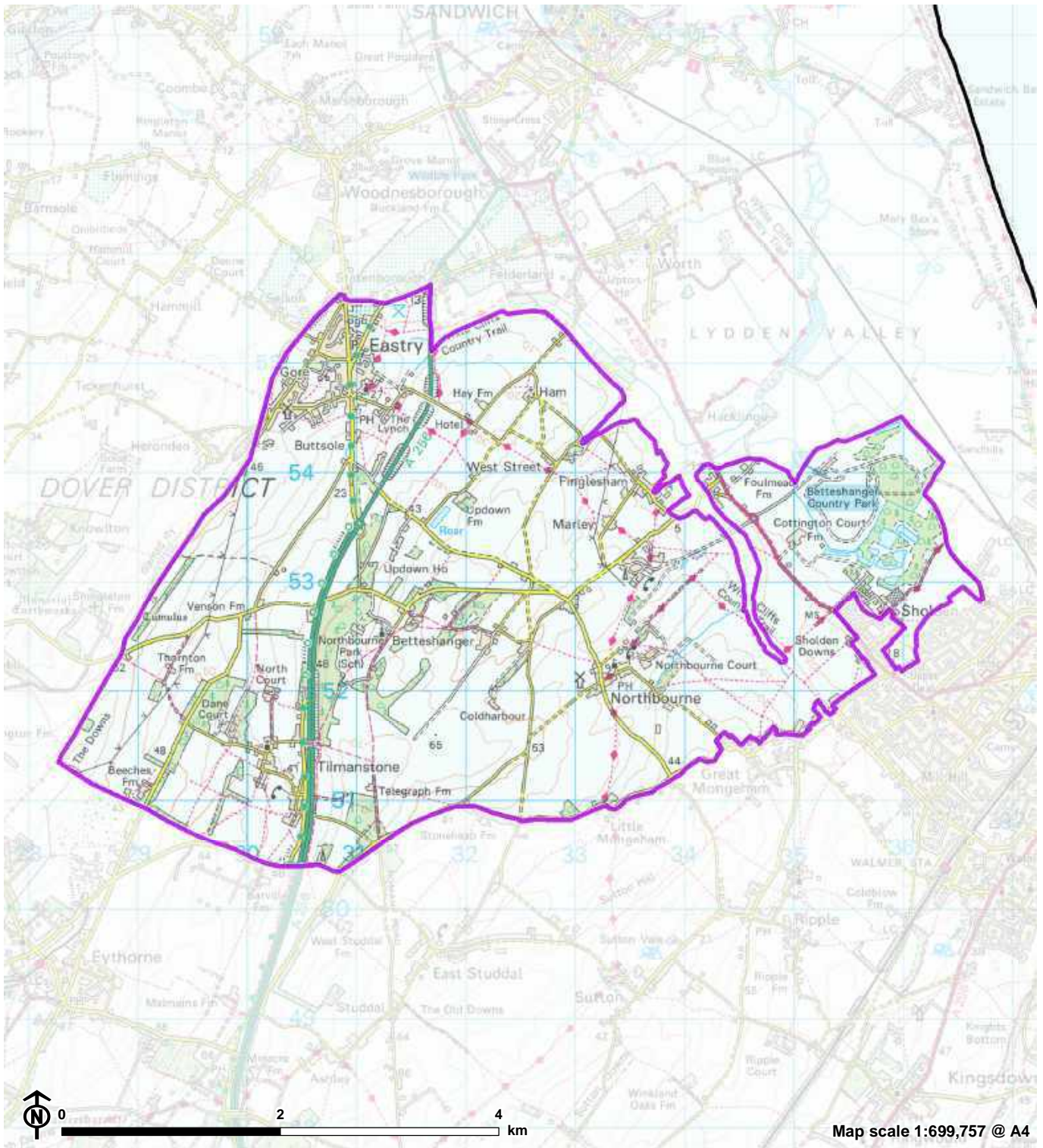
Location and Summary

The Northbourne LCA is located in the central east of the district. The western boundary is formed by Thornton Lane and the eastern boundary by the settlement edge of Deal. The northern boundary is formed by the change in topography and geology to the Lydden Valley. The southern boundary marks the transition to the more parkland and wooded landscape around Whitfield and the more undulating arable landscape at Ripple – these boundaries represent a gradual change in character.

This is a rural chalk landscape with a gentle ridge and valley topography, with large arable fields interspersed with woodland blocks.





Long views from the arable ridge to Thanet and the coast

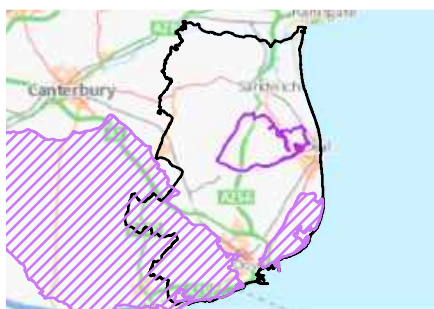


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CB:CB EB:lendak_e LUC FIGA_LCAinset_11055_r1_A4P 14/09/2020
Source: DDC, LUC

F2 - Northbourne

-  Dover district
-  Area of Outstanding Natural Beauty



Key Characteristics

- A gently rolling topography of ridges and valley, ranging from 5 to 70m AOD, underlain by Chalk with Head deposits.
- Numerous small blocks and belts of deciduous and coniferous woodland, often associated with parkland including ancient woodland at Betteshanger, break up large arable fields.
- A large-scale arable landscape on calcareous soils, intensively farmed for mixed crops with occasional pockets of pasture around settlements. Open exposed on ridges with expansive views.
- A mixed field pattern formed by straight-edged Parliamentary enclosure with large modern fields to the south.
- Historic parklands at Betteshanger and Northbourne which is on the Historic England register. Tilmanstone is also linked to a manorial estate. Estate walls, gatehouses, parkland trees and avenues are prominent in the landscape contrasting with open arable areas.
- Settlement pattern of small farmsteads and villages with numerous listed buildings and traditional building materials including flint, redbrick and render. Small picturesque villages retain a strong intact rural character.
- Historic links to Kent coal mining at Betteshanger, including Almond House former colliery administrative centre and miner's housing. Betteshanger Park now developed for recreation.
- Strong PRoW network enabling access into the countryside, including the White Cliffs Country Trail Long Distance Footpath.
- A rural and tranquil landscape, with narrow winding lanes connecting the farmhouses and settlements, disrupted locally by the A258 and A256, but elsewhere with strong rural character.
- Views are enclosed by woodland and the rolling topography, although from the higher ground in the east there are views to the coast as far as Ramsgate.

Natural Influences

A series of shallow dry valley formations on a south-west to north-east axis, sitting within a wider landform that falls gradually from the higher ground of the South Downs to the south-west at 70m AOD, towards the lower lying ground associated with the South Stream to the north at 5m AOD.

The geology is dominated by chalk, overlain with bands of Head brickearth deposits on the same axis as the ridge and valley formation.

Intensive arable farming is supported by well drained calcareous loamy soils, deeper in the valley bottoms and shallower on valley sides.

Blocks and belts of native deciduous woodland are found across the LCA concentrated around the historic parks, manor houses and farms. Priority habitat deciduous woodland is concentrated at Betteshanger Country Park and Northbourne Park, which includes replanted woodland of ancient origin at Betteshanger Wood. Ancient woodland is also recorded at Nine Acre Wood to the south of Betteshanger and at Dane Court, near Tilmanstone. There are small areas of conifer throughout the landscape. Hedgerows are largely intact, although there has been some reinforcement with post and wire fencing.

Cottingham Lakes, fishing ponds created after the closure of the Betteshanger colliery in the east of the LCA are part of the

Ramsar site and Sandwich Bay to Hacklinge Marshes SSSI and an Important Bird Area. Waders and wildfowl use the lakes in winter and during autumn and spring migrations.

There is a small Roadside Nature Reserve at the crossroads south-west of Betteshanger Colliery.

Land is used primarily for arable farming, with large open fields supporting a mix of crops including high value salad cropping. Some pockets of pasture populate smaller, more enclosed, fields around settlements.



Successful tree establishment on colliery spoil forming country park at Betteshanger

Cultural Influences

The field scale is medium to large, with the historic field pattern originating from straight-edge Parliamentary enclosure and irregular fields bound by tracks often deriving from the enclosure of downland. There has been extensive boundary loss in the south of the LCA creating large fields.

Early settlement of the area is evidenced by an Iron Age settlement lying between Northbourne Road and Broad Lane, likely to be an enclosed farmstead. Excavation of this Scheduled Monument has revealed postholes, pits and ditches dating from the 4th to 2nd century BC. An Anglo-Saxon inhumation cemetery survives as buried remains south of Eastry.

The settlement pattern is of small farmsteads and scattered hamlets, with larger village settlements at Eastry, Tilmanstone and Northbourne (all designated as Conservation Areas). The vernacular in these villages is typically Kentish with flint, redbrick and render. They retain an intact rural character.

Eastry is the largest settlement in the LCA, located on the Roman Road leading north from Dover to Richborough Castle. The historic core is characterised by numerous listed buildings, including the Grade I listed Eastry Court, a palace built in the 14th century for the Archbishop of Canterbury. The village expanded with the opening of the East Kent Light Railway in the early 20th century built to serve the local collieries, with more recent housing development to the west of the Roman Dover Road.

The villages of Tilmanstone and Northbourne are linked to local manors and estates. Tilmanstone, grew around the manors of Dane Court (Grade II*), South Court (now demolished) and North Court (Grade II). The village of Northbourne is linked to the large 17th century estate of Northbourne Court, which is on the Historic England register. Betteshanger House (Northbourne Park) now a school, is a Victorian estate with parkland and the remains of formal gardens. Mature parkland trees are a feature of the LCA, with the long avenue of holm oak a particularly distinctive feature of the approach to Northbourne.

Coal was discovered in Kent in 1890 during the abortive attempt to drill a Channel Tunnel. Various collieries were established across eastern Kent, with the largest at Betteshanger to the west of Deal. The colliery was opened in 1924 and closed in 1989. Betteshanger was the last surviving pit in Kent and closed in 1989. The Betteshanger Colliery site was redeveloped as Betteshanger Park and is designated as a Regionally Important Geological Sites. The park is popular for recreation with cycling trails, and replanted/ regenerated woodland on colliery shale so that it is viewed as a wooded backdrop form surrounding lower lying land. There are plans to build the Kent Mining Museum on this site.



Estate landscape at Northbourne Court

Narrow roads connect the small scattered farmsteads, running along field boundaries in a dominant northeast-southwest direction, following the topography. Within the open arable landscape the narrow lanes, flanked by grass verges with wildflowers, are a distinctive feature.

This is an accessible landscape with a number of PRoW connecting the small settlements and providing access to the countryside, including the White Cliffs Country Trail and Miners Way. Cottingham Lakes are a popular angling and caravan site.

Perceptual Influences

Views within the LCA are relatively open, with the rolling topography and blocks of woodland terminating views. From the higher ground in the east there are views to Ramsgate, the coast, and the Thanet Offshore Wind Farm.

This is a rural and tranquil landscape, with a good experience of dark skies, although there is some light pollution to the east towards Sholden and Walmer. Electricity pylons and wires are in the east around Ham detract from the rural character. Tranquillity is reduced locally by the A258 Sandwich Road in the east and A256 in the west.



Holm oaks are a feature around Northbourne including a distinctive avenue

Landscape Evaluation

Key Sensitivities and Values

- Elevated chalk ridges and valleys provide topographical interest and contrast of long views and enclosure. Distinctive chalk features including long dry valleys.
- Priority habitat deciduous woodland and ancient woodland at Betteshanger Wood, Nine Acre Wood and Tilmanstone.
- Ecologically important Cottingham Lakes which provide habitats for waders and wildfowl.
- Sparsely settled agricultural character with small scale historic settlements with strong rural character – Northbourne, Tilmanstone, Finglesham, and a vernacular of redbrick, flint and render.
- Parklands at Betteshanger and Northbourne and the manorial estate at Tilmanstone which create locally distinctive historic landscapes and features including parkland trees, avenues, distinctive estate buildings and boundaries.
- Historic links to coal mining at Betteshanger.
- Narrow, winding rural lanes.
- Recreational value of PRoWs and Country Park.
- Relatively isolated, strongly rural character, much accessible only via narrow rural lanes.
- Relationship with the Lydden Valley landscape at Betteshanger – views to and from this sensitive edge.

Landscape Strategy

The strategy for Northbourne LCA is to conserve and enhance the rural character and the existing pattern of rolling arable landscape interspersed and contrasting with woodlands, parklands, and small settlements.

Guidance

Landscape Management

- Manage and enhance the wildlife interest of arable fields by encouraging the creation of uncultivated field margins and other wildlife-friendly farming methods.
- Conserve and improve the traditional landscape pattern and structure, as well as increasing biodiversity interest through the maintenance of hedgerows. Enhance and augment fragmented field boundary hedgerows with native species, replacing post and wire fencing where possible.
- Conserve and enhance the ancient woodland and deciduous woodland through appropriate woodland management.
- Increase the extent of native deciduous woodland, using locally occurring native species in order to link to existing woodland. Seek to avoid the introduction of coniferous boundaries/shelterbelts.
- Conserve and reinforce the parkland/estate character around Tilmanstone, Betteshanger and Northbourne, putting in place a programme of new parkland/avenue tree planting where appropriate.

Development Management

- Conserve the strong vernacular of historic buildings and their rural setting, particularly within the Northbourne, Eastry and Tilmanstone Conservation Areas and ensure that landscape continues to provide a rural setting to these areas.
- Conserve and respect the character of historic built form and their association with traditional farming practices by resisting further agricultural intensification.
- Encourage the use of in keeping materials such as flint, redbrick and render for any new developments.
- Resist proposals for highway upgrading to retain the rural character of the narrow rural lanes and conserve the grass verges which provide an important biodiversity resource in the intensively farmed arable landscape.
- Protect the valued recreational use of the landscape, seeking opportunities to further enhance opportunities for access and enjoyment.
- Continue to conserve and interpret heritage associated with Kent coal mining.

- Consider the impact of large-scale development/urban expansion associated with existing settlement within and outside the area, including Deal and provide appropriate mitigation. At Eastry the rolling chalk contours are important to its rural setting.
- Conserve elements of tranquillity associated with this rolling chalk landscape and its isolated rural character.

Plans:

Plan 1 – Landscape Character (11464/P10a)

Plan 2 – Visual Analysis & Photoviewpoint Location Plan
(11464/P11a)

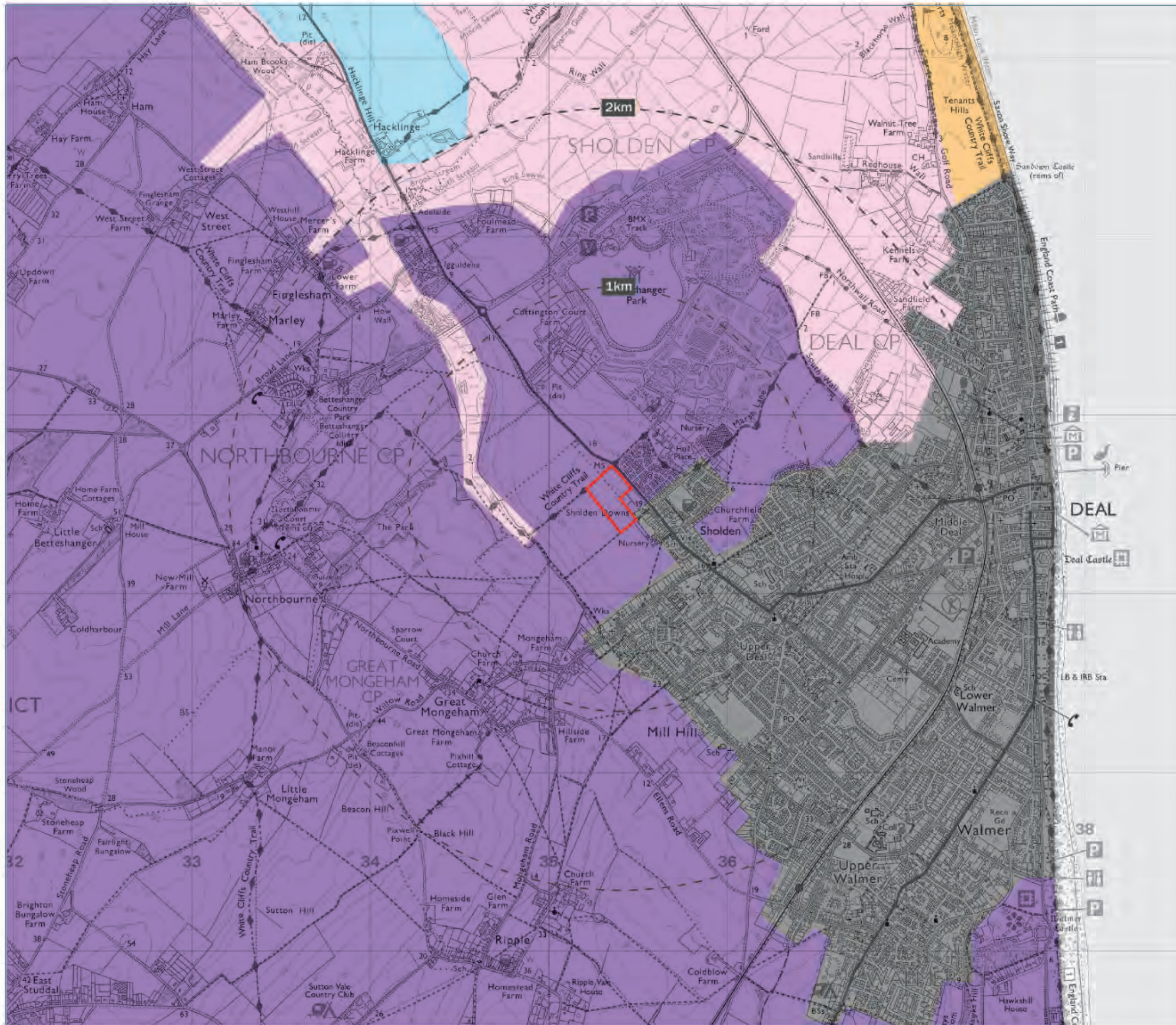
Plan 3 – Landscape Opportunities & Constraints (11464/P12a)

Plan 4 – Visual Opportunities & Constraints (11464/P13a)

Plan 5 –Landscape Strategy (11464/P14b)

Photoviewpoints 1-16 (11464/P15a)





 Site Boundary

Dover District Council Landscape Character Assessment (Landscape Character Areas)

-  Urban Areas
-  Eastry Arable and Woodland Clumps
-  Lydden Valley
-  Little Stour Marshes
-  Sandwich Bay

Notes: Alignment of landscape character area boundaries not exact due to Dover District Council Landscape Character Assessment image resolution



Project Land South West of Sandwich Road, Sholden

Drawing Title **Plan 1 – Landscape Character**

Scale Not to Scale @ A3

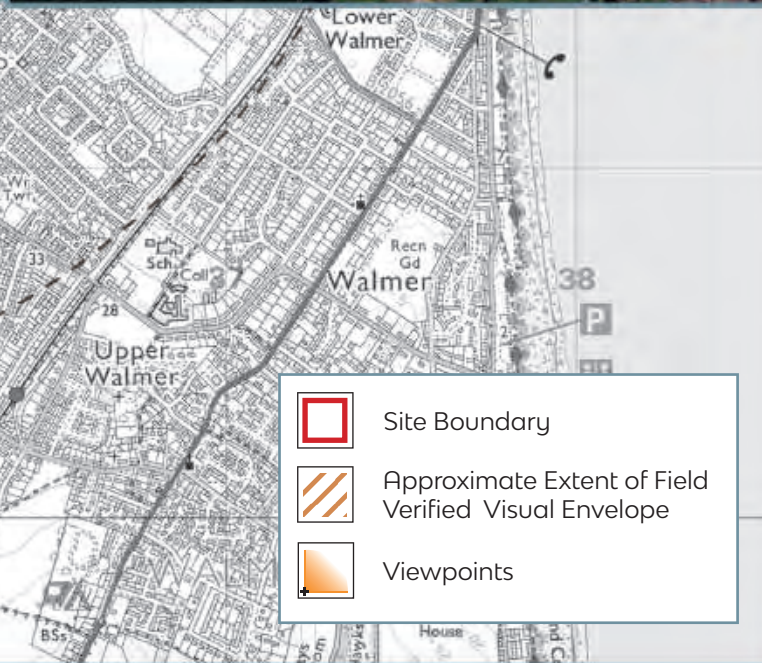
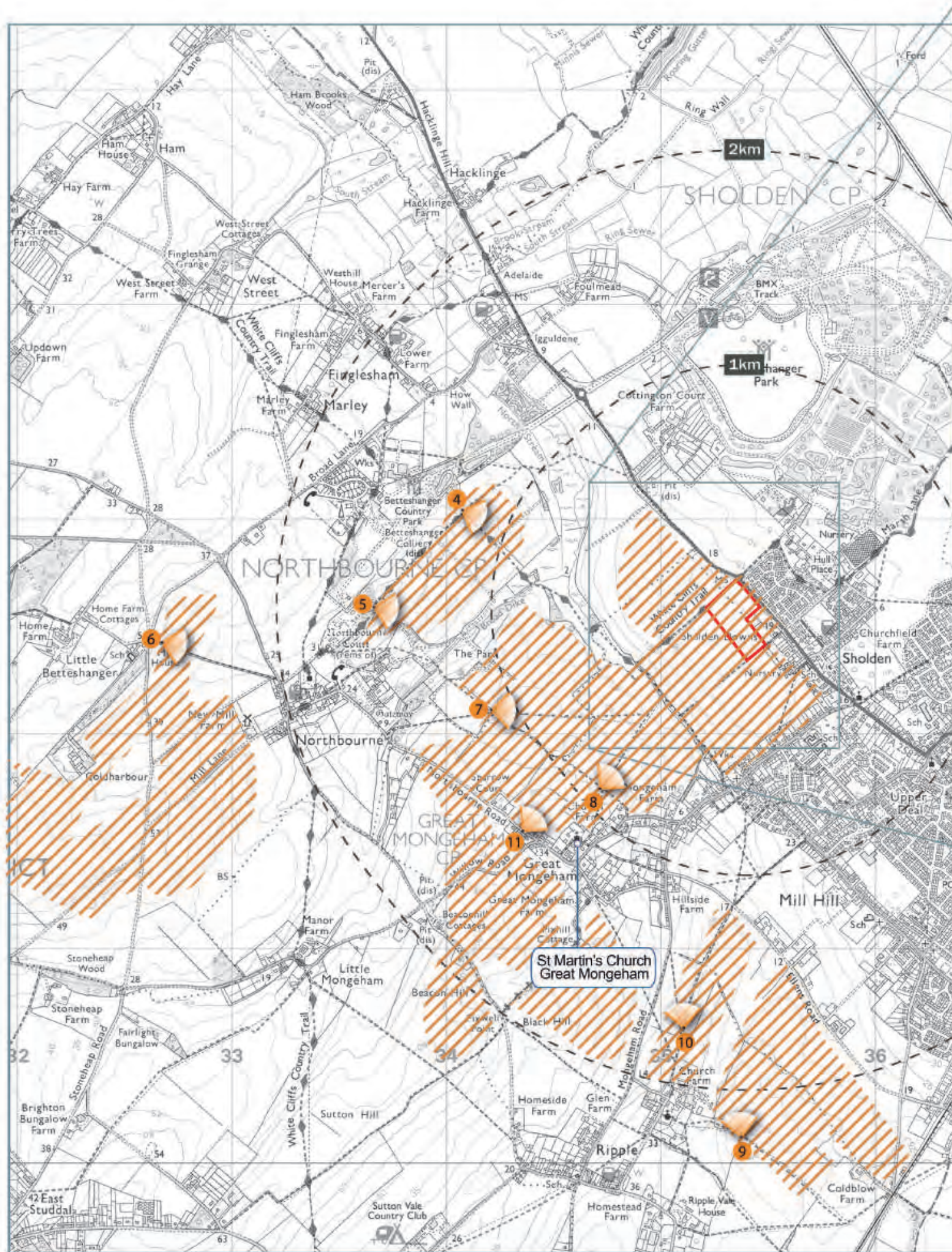
Drawing No. 11464/P10a




Date March 2021

Checked AL/JB



Marsden Estate, Rendcomb, Cirencester, GL7 7EX
 T: 0128 583 1804 E: TGlandscape@tylerrange.co.uk W: www.tylerrange.co.uk



-  Site Boundary
-  Approximate Extent of Field Verified Visual Envelope
-  Viewpoints



Project Land South West of Sandwich Road, Sholden

Drawing Title **Plan 2 – Visual Analysis & Photoviewpoint Location Plan**

Scale Not to Scale @ A3

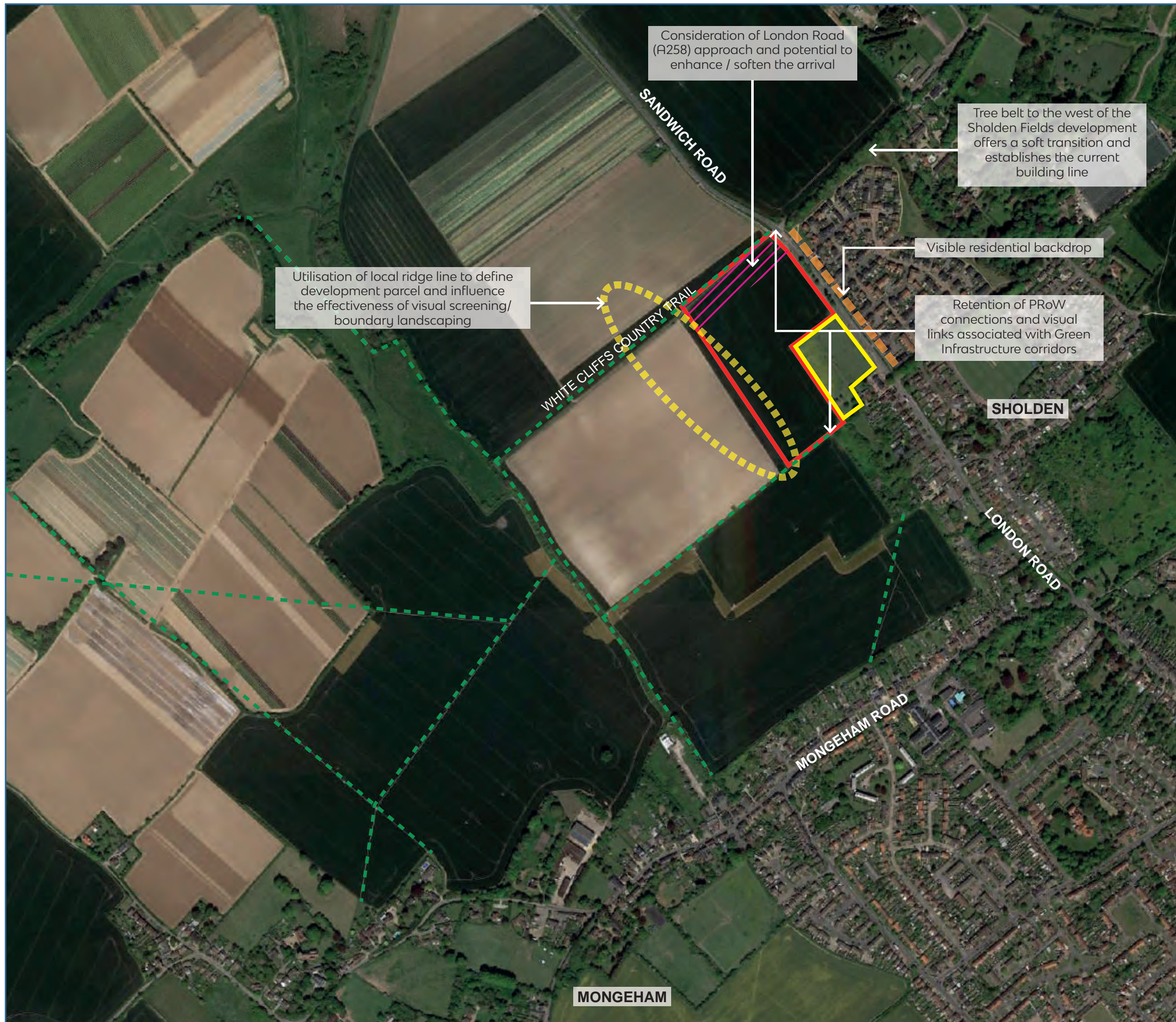
Drawing No. 11464/P11a







Date March 2021

Checked AL/JB



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-  Site Boundary
-  Consented scheme for 42 dwellings (application ref. 19/00216)
-  Public Footpath
-  Visible Residential Backdrop
-  Consideration of A258 approach and potential to enhance / soften the arrival
-  Utilisation of local ridge line to define development parcel and influence the effectiveness of visual screening / boundary landscaping



Project Land South West of Sandwich Road, Sholden

Drawing Title **Plan 3 – Landscape Opportunities & Constraints**

Scale Not to Scale @ A3

Drawing No. 11464/P12a








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-  Site Boundary
-  Consented scheme for 42 dwellings (application ref. 19/00216)
-  Opportunity to reinforce visual character of the landscape with characteristic woodland copses
-  Green Infrastructure offering visual connectivity
-  Visible Residential Backdrop
-  Vegetated valley corridor offering filtering of views
-  Utilisation of local ridge line to deliver a linear development edge which reads as a continuation of the existing settlement edge



Project Land South West of Sandwich Road, Sholden

Drawing Title **Plan 4 – Visual Opportunities & Constraints**

Scale Not to Scale @ A3

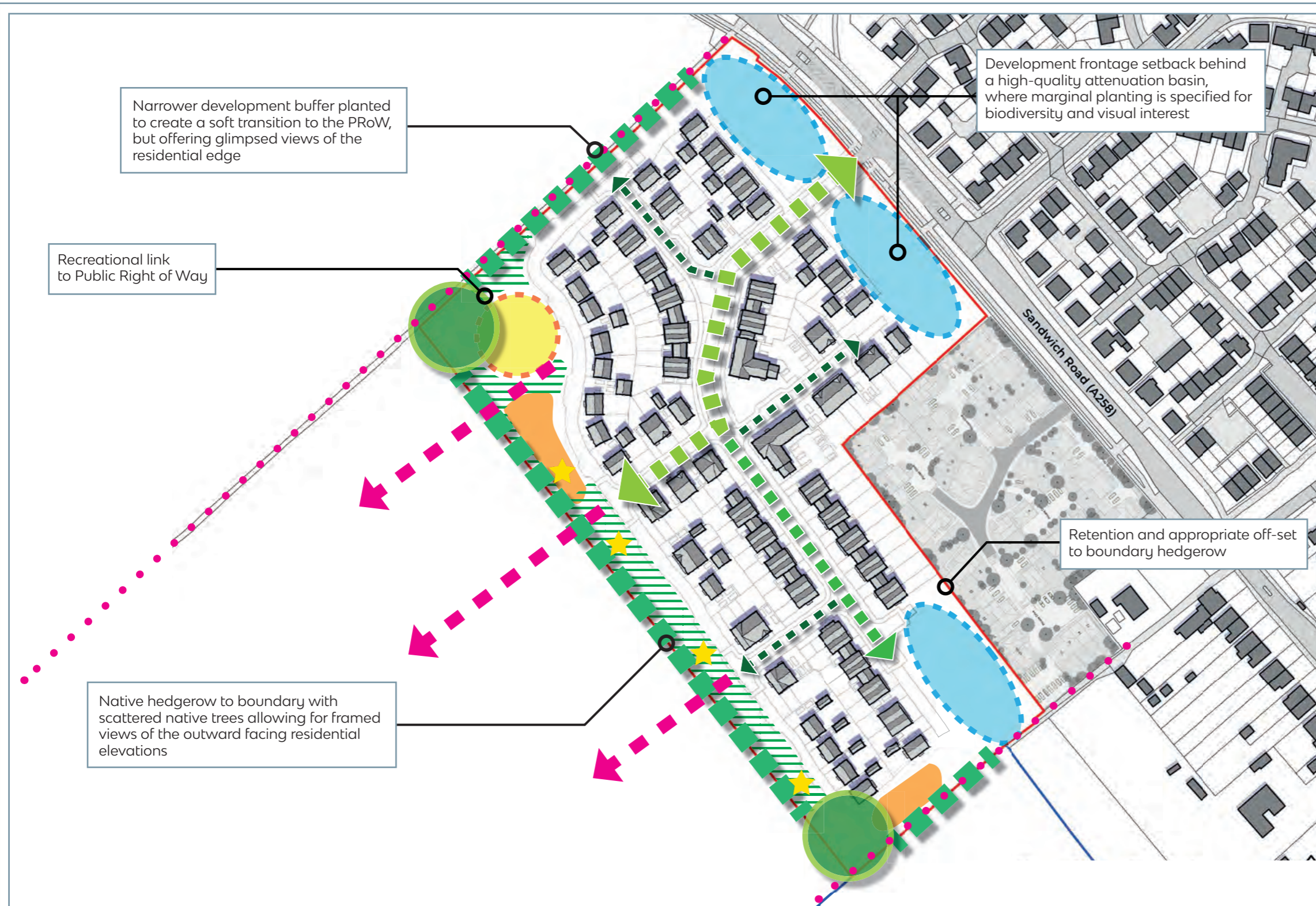
Drawing No. 11464/P13a

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-  Site Boundary
-  Main green boulevard with a degree of rhythm and formality. Regular spacing and verge planting to allow for larger growing spaces
-  Ornamental streets with smaller species selected for seasonal colour
-  Fastigate street trees and irregular spacing
-  Mixed deciduous and evergreen copse to frame the development and to bookend the ridgeline
-  Native boundary planting for softer development transition
-  Secondary layer of tree planting with meadow planting and mown paths
-  Wildflower Walk
-  Attenuation basins planted for biodiversity and visual interest
-  Natural play area integrated with tree planting and surveillance from adjoining properties
-  Natural Play Trail
-  Open countryside vistas created along north-south orientated streets, with seating areas created within the linear POS
-  Existing Public Rights of Way retained with new linkages where possible



Equipped Area of Children's Play



Natural Play Opportunities



New Public Viewpoint Opportunities



Woodland Copse Creation



Main Green Boulevard



Ornamental Streets



Soft Development Transition



SuDS & Linear Drainage Systems



Project Land South West of Sandwich Road, Sholden

Drawing Title **Plan 5 – Landscape Strategy**

Scale Not to Scale @ A3

Drawing No. 11464/P14b

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Photoviewpoints 1 - 2



Photoviewpoint 1: Taken from Sholden Drive at the junction with Sandwich Road

Distance: 15m **Orientation:** SW



Photoviewpoint 2: Taken from Sandwich Road overlooking the north eastern site boundary

Distance: 5m **Orientation:** S



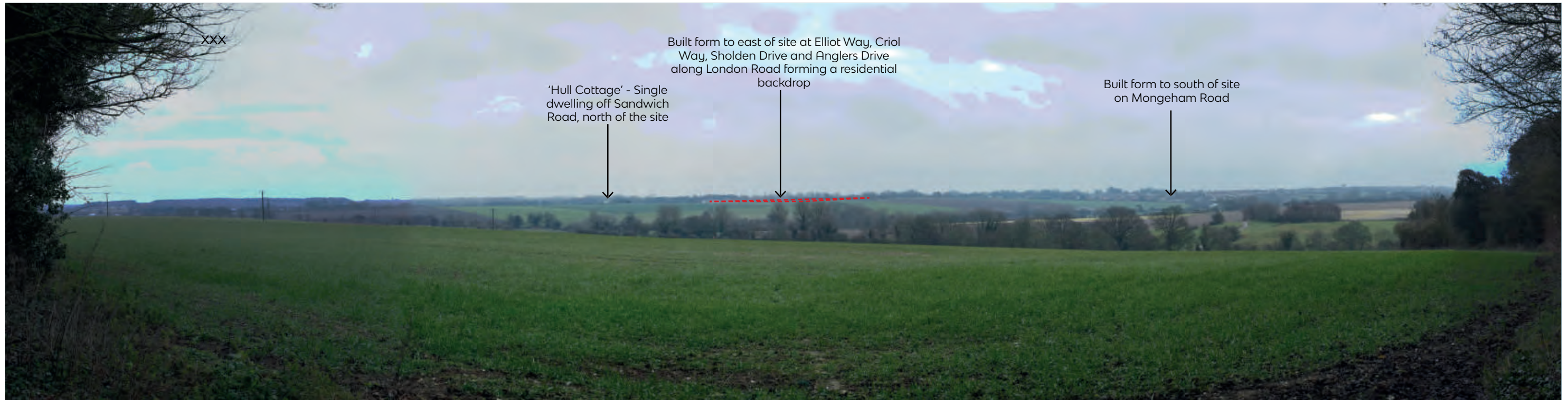
Photoviewpoint 3: Taken from Sandwich Road

Distance: 210m Orientation: SE



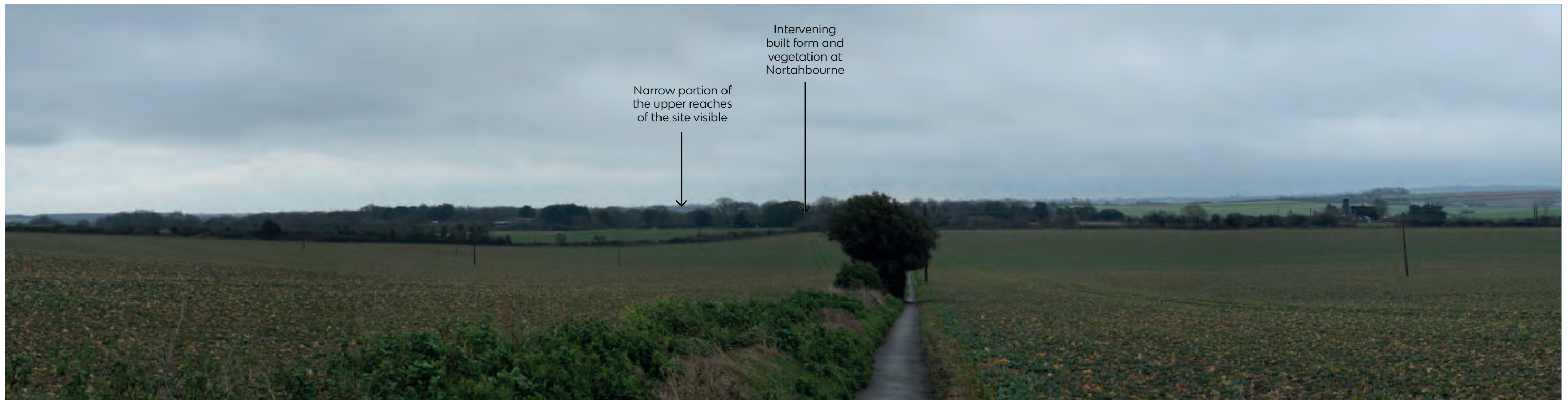
Photoviewpoint 4: Taken from public footpath EE369 / EE370

Distance: 1.3km Orientation: SEE



Photoviewpoint 5: Taken from public footpath EE369

Distance: 1.53km Orientation: E



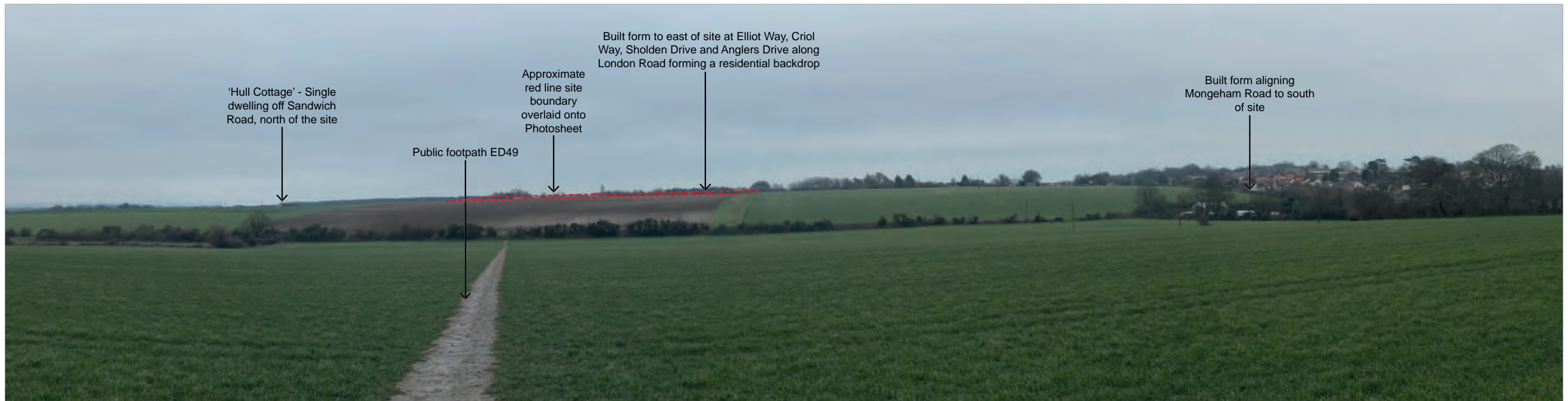
Photoviewpoint 6: Taken from public footpath EE373

Distance: 2.57kmm Orientation: E



Photoviewpoint 7: Taken from public footpath EE371 / EE69A

Distance: 1.08km **Orientation:** NE



Photoviewpoint 8: Taken from public footpath ED51 / ED49

Distance: 900m **Orientation:** NE



Photoviewpoint 9: Taken from public footpath EE436

Distance: 2.3km Orientation: N



Photoviewpoint 10: Taken from public footpath EE433 / EE434

Distance: 1.9km Orientation: N



Photoviewpoint 11: Taken from Northbourne Road

Distance: 1.3km Orientation: NE



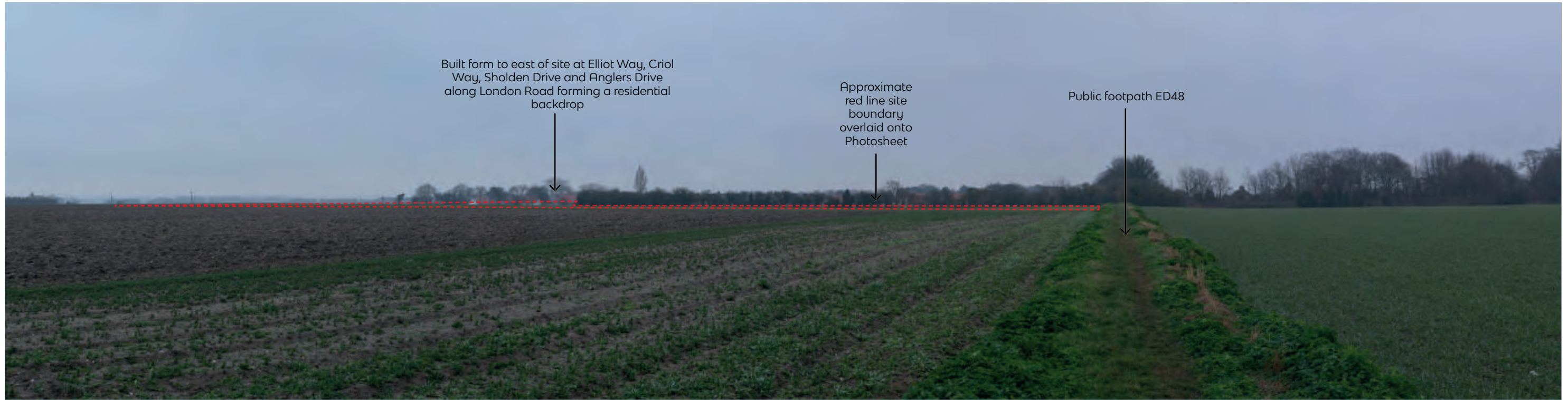
Photoviewpoint 12: Taken from public footpath ED39

Distance: 350m Orientation: N



Photoviewpoint 13: Taken from public footpath ED38

Distance: 450m Orientation: NNE



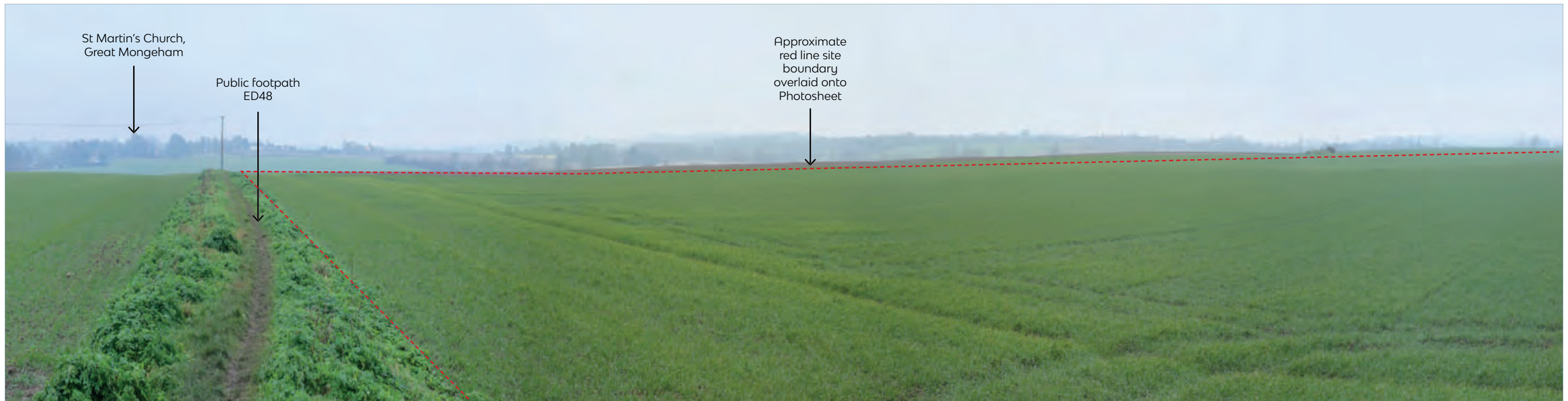
Photoviewpoint 14: Taken from public footpath ED48

Distance: 95m Orientation: NE



Photoviewpoint 15: Taken from public footpath ED37

Distance: 120m Orientation: NE



Photoviewpoint 16: Taken from public footpath ED48

Distance: 3m Orientation: W



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