

Land at Queen Court Farm, Ospringe, Faversham

AMENDED

Landscape and Visual Appraisal Addendum

for

Shepherd Neame Ltd

September 2023



the landscape partnership
planning and designing environments for life

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1 Introduction

1.1 Background to the project

1.1.1 This Landscape and Visual Appraisal Addendum (LVAA) has been prepared on behalf of Shepherd Neame Ltd by The Landscape Partnership (TLP).

1.1.2 TLP prepared a Landscape and Visual Appraisal (LVA) dated July 2022 to accompany a proposal for a grouping of 7 residential units on land to the north-east of Queen Court Farm. The units are located to the east of the former Nailbourne watercourse on the sloping ground that leads up to towards Mutton Lane. The proposed residential properties reflected an agricultural courtyard grouping, with a mix of heights. Parking for residents and visitors was to be provided in covered parking barns to the west of the residential units.

1.1.3 Further to consultation comments from officers at Swale Borough Council (SBC) and Historic England (HE) and a joint site visit on 28th June 2023 modifications have been made to the proposals. This includes for

- A reduction in the number of units from 7 to 6
- Introducing split level blocks running north south to address the sloping site
- Changes to the floor plans and elevations of the units to reference the character of the listed barns to the south of the application site.

1.1.4 The majority of the original LVA remains relevant and valid to the amended application. This includes sections 1-5 covering: methodology, site description, landscape character (national to site scale) designations, visual context (including representative viewpoints and their sensitivity).

1.2 Objectives of this report

1.2.1 This report provides an updated assessment in relation to:

- The updated built and landscape proposals for the site
- The likely effects on site features and landscape character
- The likely effects on views

2 Proposed development

2.1 Overview

2.1.1 The updated proposals for the site are illustrated on the updated application drawings and explained with the Design and Access Statement provided by On Architecture and submitted to SBC on 25th September 2023. These includes Drawing numbers: 21.153-ONA-XX-00-DR-A-1010-1013, 1020-1022, 1031-1034 and 1040. 40. These should be referred to in support of this LVAA.

2.1.2 Landscape Proposals are provided on Figures 05A and 06A at Appendix 1 to this LVAA.

2.1.3 The proposals comprise the demolition and removal of all the disused mid to late 20th century agricultural buildings on the site together with areas of associated hardstanding and dilapidated fencing and enclosure. The brick built Victorian cart shed located to the south of the access road would be retained and reroofed.

2.1.4 An open channel would be formed through the site close to the course of the former Nailbourne stream within the site connecting to the existing culvert under Mutton Lane. This will carry surface water associated with any potential re-emergence of the watercourse at times of high rainfall/water table. Land beyond the new channel but still within the flood zone would be kept free of residential units to accommodate any more extreme flood events.

2.2 Built forms

2.2.1 A grouping of 6 residential units is proposed to the east of the former watercourse on the sloping ground that leads up to towards Mutton Lane which is outside the flood zone. This includes a mix 3 and 4 bed units.

2.2.2 The proposed residential properties would reflect an agricultural courtyard grouping, with a mix of heights. Parking for residents and visitors would be provide in covered parking barns to the west of the residential units.

2.2.3 The units have been adjusted to follow the natural contours of the site .This has been achieved by a c 1m change in level (FFL of 12.525m and 13.5m) between Units 5 and 6 and also internally within Unit 1 and then by an internal split level arrangement of along Units 2-4, with a smaller footprint at ground level (FFL of 13.5m) and a larger 1st floor area (FFL 16.350m) 2.85m higher and with direct access to the rear at the higher part of the site. This change across the site is illustrated by On Architecture's Sections on Dwg 21.153-ONA-XX-00-DR-A-1040.

2.2.4 Building materials would reflect local vernacular styles including the listed barns and farmhouse and include a mix of black weatherboarding, red brickwork with clay tile and slate roofs. The material palette reflects the traditional Kent and local Ospringe vernacular as illustrated in the DAS and amended application drawings.

2.2.5 In terms of changes to the elevations window and openings in the proposed units have been amended to reflect more traditional barn style openings and the previous single storey conservatory style projections to the rear have been omitted. To the rear of the larger block comprising Units 2-4 the roof includes a lower pitch cat-slide roof giving the appearance of single storey built form when viewed from Mutton Lane. In addition upper floor levels of all units are set within the roof space with flush conservation style roof lights set within the tiled roofs.

2.2.6 The amened building designs aim to reflect the character of a barn conversion, albeit being a new build, that would harmonise with he listed barns rather than creating elements of a more modern character.

2.3 Hard and soft landscape

2.3.1 The residents parking areas are located to the west of the residential units within enclosed parking barns. The amend scheme includes for additional parking areas to provide 3 spaces for each

property and for two additional spaces for visitors in the courtyard. The parking access areas also allow for suitable turning for larger vehicles including refuse vehicles. These areas would be surfaced in rustic style blocks suitable for vehicle turning including refuse vehicles.

- 2.3.2 The frontages of units would comprise a courtyard area with a mix of paving and planted areas. There is a 1 m change in level travelling east west across the courtyard which will be addressed by a brick retaining wall running north to south through the courtyard and through Units 5 and 6 and internally with Unit 1. Pedestrian access across the courtyard is facilitated by two sections of ramp (at max 1 in 12) to meet DDA regulations. This route is common for all users to emphasise inclusivity. Areas of cobble paving would be located up to the building frontages to give a measure of privacy together with selected wall shrubs/climbers.
- 2.3.3 Modest private gardens to the rear of the properties would comprise paved areas and small areas for shrub planting. Localised retaining structures would accommodate changes in level with steps as required into the communal grass areas beyond. The only fencing to the rear of properties would be a short privacy screen to c 4m, between neighbouring properties. There would be a restriction on additional domestic garden structures and paraphernalia which could be enclosed by a legal agreement and/or planning condition.
- 2.3.4 The land beyond the private gardens there would be a communal meadow that wraps around the housing to the north, east and south with occasional tree planting and areas of scrub to boundaries to echo the historic rural land uses and that would be managed for biodiversity.
- 2.3.5 Access to the residential properties would be from Water Lane and comprise a shared surface track using a bound natural chipping surface. The section closest to adjacent to Water Lane would be slightly wider at 5.5m to accommodate passing vehicles and be surfaced in the same blocks as in the courtyard to prevent loose chippings getting onto Water Lane.
- 2.3.6 A culvert structure would be provided across the dry watercourse channel. The entrance to the built development would be marked by a section of brick walling with piers and gates to contain public views into the development.
- 2.3.7 The majority of the site to the west of the watercourse would be laid out as a wildflower meadow using species typical of the loamy soil type. The meadow would be managed by grazing or cutting to benefit biodiversity and reflect an agricultural character thereby enhancing the setting of the listed barns and proposed units.
- 2.3.8 To the north and west frontages with Water Lane and Mutton Lane the dying Elm and chestnut pale fencing would be removed. A new native hedgerow (with hawthorn, field maple and hazel) would be planted to the road frontages and set back to the required sight lines at the access onto Water Lane. This approach would considerably improve views to the listed barns to the south and improve biodiversity.
- 2.3.9 Existing mature tree groups within the site boundary would be retained and new tree planting provided. The new features would include a row of lime trees following the dry channel to reflect the historic presence of trees along the Nailbourne. These trees could be pollarded (once established) to reflect the line of pollarded willows present when the channel was regularly wet. The use of lime also reflects the existing trees to the frontage of Queen Court Farmhouse.

2.3.10 Two groups of orchard trees (one group apples and one pears) on an open grid are proposed at the site entrance and east of the cart shed to provide a connection with the listed barns and former land uses. The orchard trees would be managed to retain the prominence of the listed barns. An area of native trees and shrubs would also be provided to the northern boundary and east of the dry channel adjacent to a property which contains number of unsightly pallets stacks.

2.3.11 Public access is proposed across the site via a new pedestrian link from the northern boundary on Mutton Lane and running south adjacent to the dry channel crossing at the culvert/ bridge and then to the south-east boundary to reconnect with Mutton Lane. This would be a mown grass path.

2.3.12 An interpretation board would be provided within the area of open space close to the mown footpath route from Mutton Lane by the course of the former Nailbourne to explain the context and history of Queen Court Farm and the measures to improve biodiversity on the site.

2.3.13 New native hedges are also proposed to the north of the footpath link up to Mutton Lane and to infill gaps in the hedge along Mutton Lane on the eastern boundary.

2.3.14 The management of the landscape areas would be subject to a Section 106 Agreement/Planning Condition. This would clarify areas to be in communal ownership and use with full public access (to the west of the Nailbourne alignment/dry ditch) areas to form communal grounds for residents and managed as meadow grassland with trees (to the east of the Nailbourne) and areas of private curtilage comprising the courtyard gardens and rear terraces. One of the main objectives of management plan will be to positively manage the land for biodiversity.

2.3.15 In summary, the site wide enhancements combine clearance of unattractive built forms, introduction of a sympathetic locally vernacular inspired grouping of units to the east and landscape works to the remainder of the site. The strategy would result in a material improvement to the environmental conditions within the Conservation Area, by reinforcing the rural edge character on Water Lane, facilitate enhanced views across a reinstated meadow towards the restored Listed Barns and locating a sensitive new grouping of residential units to the east of the site. This conclusion is further reinforced by the amended proposals submitted in September 2023 in terms of the fit of the buildings with the natural contours together with the changes to the design, elevations and materials selected.

3 Effects on site features and landscape character

3.1 Predicted effects on site features

3.1.1 Predicted effects from the proposed amened development are described below and then summarised in Table 7.1.

3.1.2 The proposed development would involve some localised earthworks. These would include the forming of a suitable dry drainage channel, along the alignment of the former Nailbourne, through the site to accommodate any high water events. The construction of the proposed residential units would involve localised earth works to set the built forms into the rising ground to the east. Some

retaining walls would be required in the courtyard and to the outer edge of rear terraces. A more substantive change will be the split level built form of Units 2-4 which includes a c 2.85m step. The changes to landform are assessed as resulting in a **Moderate adverse** effect at Year 1 and a **Moderate neutral** effect by Year 15 as change to earthworks become part of the established setting.

3.1.3 There would changes to land-use from agricultural, albeit in a dilapidated and disused condition to a mix of residential/communal open space to the east of the site and open space to the west of the site. The open space areas would be landscaped such as to provide a naturalistic area of green infrastructure that would enhance the character of this part of the Conservation Area. The removal of the functional agricultural buildings and farmyard areas and its redevelopment as open space would bring about a major beneficial change to the character of the village and provide an enhanced foreground and setting in views from Water Lane and Mutton Lane looking south to the listed barns which are to be restored for residential use. The changes to land-use are assessed overall as a **Moderate beneficial** effect at Year 1 and Year 15 with a net improvement to the quality and character of the site through the change in land uses.

3.1.4 The proposals retain most established trees within the site including poplars close to the northeast boundary and other trees close to Mutton Lane. Areas of scrub elder associated with the existing agricultural buildings would also be removed. The overmature elm boundary hedgerow along Water Lane would be removed and replaced with a new mixed native hedgerow and create a sympathetic boundary at the rural edge location. Native hedges are also proposed to be southern boundary providing a demarcation from the proposed footpath and to infill sections along Mutton Lane to the east. New tree planting is proposed across the site by way of a row of lime trees following the line of the dry channel, groupings of orchard trees to the south and informal groupings of trees around the proposed building elements to soften their presence within the landscape. Selected areas of ornamental planting would be provided close to the proposed residential units. The majority of the remaining land would be sowed with native grassland species including wildflower mixes to create areas of meadow to the west of the site and around the perimeter of the residential development. The changes to vegetation overall are considered to result in a **Moderate beneficial** effect at Year 1 and a **Major/Moderate beneficial** change at Year 15.

3.1.5 Currently there is no public access across the site. Therefore, by providing public access to the west of the watercourse there would be a substantial net improvement for the local community in terms of physical access and amenity. In addition a link to Mutton Lane is proposed to the south-east of the site. This is overall considered to be a **Moderate beneficial** effect at Year 1 and **Major beneficial** effect Year 15 as the mitigation established and increases the amenity value of the site .

3.2 Predicted effects on landscape character

3.2.1 Effects at the national scale on NCA 113 North Kent Plain and on the county scale Eastern Fruit Belt are anticipated to be **Negligible**. This is due to the combination of the relatively small size of the site and scale of development in comparison to the extensive scale of the NCA and CCA and the relatively enclosed position of the site. There would be some loss of poor-quality agricultural character, but this should be set against a number of improvements to areas of retained open space

alongside the introduction of seven new residential units. As a result the nature of changes considered to be **Neutral**.

3.2.2 Landscape effects at the District Scale on the LCA 20 Faversham and Ospringe Fruit Belt are assessed as being **Minor neutral** at Year 1 and **Minor beneficial** at Year 15. The site does not reflect the good condition recorded in the LCA for most of LCA 20 but is more representative of features of decay and character erosion, resulting from a loss of functioning farmsteads and poor boundary enclosure. The overall strategy for the area is to conserve and reinforce. This objective could be facilitated on the site through the proposed scheme which allows for the removal of redundant derelict buildings and the creation of enhanced habitats and landscape features over most of the site. The proposed building element is considered to be sensitively located to the east and set organically into the landform which would facilitate an improved understanding and setting for the listed barns when viewed from Water Lane and Mutton Lane. The proposed development would create a net beneficial effect on the locality.

3.2.3 At the more local scale the Swale Landscape Sensitivity Assessment provides a study of the landscape sensitivity based on relatively smaller parcels around established settlements. The SLSA assesses the overall landscape sensitivity of the parcel FM3 to future change from residential development to be High. However, this is based on an assessment across the whole of FM3 which includes a relatively high proportion of land designated for its landscape quality including and Areas of High Landscape Value the ANOB. However, the site is not included with any of these landscape designations. The SLSA assessment also uses criteria which assesses capacity based on residential developer and 2 to 3 storeys and over 2 ha. However, the built proposals for the site occupy less than 0.5 ha and unlimited two-storey. Furthermore, the SLSA does not allow for enhancements to landscape character which would follow on this site with the removal of discordant features and creation of substantial areas of open space of the character sympathetic to the setting. It is considered that there would be a **Moderate neutral** effect at Year 1 and a **Moderate beneficial** effect at Year 15 when the landscape proposals have become established across the site. Beneficial change on the site as result of its redevelopment for a mix of sensitive vernacular style architecture in a courtyard development to the east and introduction of an informal meadow style landscape to the east. The proposals would allow for a notable enhancement within the core of the Ospringe Conservation Area.

3.2.4 Within the local area up to 500 m from the site the proposals are considered to bring a **Moderate beneficial** effect at Both year 1 and year 15. While the site is within the Conservation Area which would typically indicate a high sensitivity landscape, the poor character and condition of the site reduce this sensitivity at the local level to Medium. The landscape setting of the conservation area would be notably enhanced with removal of discordant features in the creation of a purpose-built development to the eastern slopes. Removal of dilapidated structures and the creation of new meadow areas, a dry channel with single avenue of trees and orchards provide a much-improved setting for the listed barns is appreciated from views along Water Lane and various points on Mutton Lane. The arrangement of the proposed buildings would create a relatively subordinate grouping to the east. The location of the parking barns would prevent open views from the north and west into the core of the development retaining the primary views towards the listed buildings

of Queen Court Farm. Landscape proposals would create restored and new habitats with public access into and through the site.

3.2.5 At the Site scale the sensitivity of the landscape is considered to be medium/low and the proposals would provide for the restoration of the site. The existing agricultural buildings and hard surfaced farmyard area are now derelict and becoming an eyesore. In addition, the surrounding areas of land lack any viable future in agricultural use. It is considered that the proposals would bring a **Major/Moderate beneficial** effect to the character of the site and the setting of the surrounding land uses at Year 1 and Year 15.

3.2.6 Overall the proposals are assessed as bringing beneficial effects to the village and landscape character through the restoration of the semi-derelict site which is located within the core of the Conservation area. In TLP's experience the proposals would bring a level of positive benefits to landscape character that are seldom provided through the introduction of residential development.

4 Effects on visual receptors

4.1 Predicted effects experienced from representative viewpoints

4.1.1 The effects on public views towards the Site have been assessed from a range of locations that reflect the presence of people in the landscape and where there is likely to be some visibility of the Site proposals. 14 representative viewpoints (A-P) have been assessed and the locations are shown on Figure 04 in Appendix 1 with the corresponding photographs in Appendix 3 of the July 2022 LVA.

4.1.2 The visibility of the Site can be grouped into five general locations as follows with levels of sensitivity, magnitude of change and effect recorded in 8.1 below.

Views from Water Lane and Mutton Lane looking south

4.1.3 Views from the north on Water Lane and Mutton Lane (See Photographs A, B, and C) would change with the removal of the unsightly chestnut pale fencing to the site boundary and the disused agricultural buildings within the site area. There would be more open views over a new native boundary hedgerow and across a wildflower meadow towards Queen Court listed barns which would again become the primary focal buildings from these locations. The proposed residential properties to the east of the site would be partly visible from Viewpoint B but less so from Viewpoints A and C. A medium magnitude of change is anticipated for Viewpoints B and C resulting in a **Moderate beneficial** effect at both Year 1 and Year 15 on the existing views. This effect would be a result of the removal of unsightly, existing focal points being reinforced, and new built forms constructed from sympathetic vernacular materials and set into the valley slopes to the left of the view. The landscape treatment of the western part of the site would enhance the visual experience from within the Conservation Area. Effects on Viewpoint A generally considered to be **Negligible** due to the distance with the only notable changes being changes to perimeter vegetation along Water Lane with removal of dead elm hedgerow and addition of new native hedge.

Views from Water Lane to west of site access

4.1.4 Views to the west of the site access are represented by Photographs D and E. These illustrate the poor-quality materials at the site access including the dead/dying elm hedgerow, corrugated metal sheeting together with the dilapidated state of the listed barns into 2020. The proposals would

bring a notable change to this aspect with enhanced views onto the site including: new native hedgerow, meadow, orchard planting and views along the side access road towards the proposed development at a distance of c 70m. The main view of the development from this direction would comprise outer face of the parking barns, flanking walls around the parking areas on the lower lying ground and grouping of new residential buildings around the courtyard set into the rising ground beyond. This aspect would represent a relatively agricultural appearance and one that is sympathetic to the location and materials of the restored listed barns to the south which is visible at much closer distance from this orientation. It is considered that there would be a medium magnitude of change resulting in a **Moderate beneficial** effect from this direction location for both Viewpoints D and E in Year 1 and Year 15. Views to the proposed built development would be in the middle distance with the wider enhancements to the land to the west be more prominent in the foreground.

Views from elevated ground to the west

4.1.5 Views from the wider landscape the west are illustrated by Photographs F and H. Views from the west and south-west from public footpaths on the rising ground of the valley slopes would experience change through the removal of existing farm buildings and the addition of new residential structures on the rising ground across the valley and to the east of the site. This would result in some **Moderate adverse** change at Year 1 reducing to **Minor neutral** by Year 15 as the associated planting begins to mature and the building materials settle into their setting.

Views from the south

4.1.6 Views from the south within the Nailbourne Valley (see Photographs G and J) would not be affected with the removal of structures on the site. It is likely that the proposed residential properties on the upper slopes to the east would be seen in these views. However, the magnitude of change would be at most low being with the proposed built form set beyond the established vegetation to the east of Queen Court Farmhouse (which is the principal focal point and structure from these aspects). It is anticipated there would be at most a Moderate Adverse change at Year 1 reducing to Minor Neutral by Year 15.

4.1.7 From the two localised elevated views from Vicarage Lane (see Viewpoints K and L) the removal of the existing agricultural buildings within the site would be a noticeable change from the two gaps in the otherwise tall hedges in this location. It is noteworthy that other views from Vicarage Lane are much more enclosed by vegetation. The proposed residential properties and parking barns would be visible on the sloping ground to the east of the site. However, localised views would also be available into the western part of the site including the proposed meadow and with the existing properties fronting proposed meadow area. It is noteworthy that the existing dilapidated barns on the site are a feature of the existing views from Photographs K and L and these would be replaced by the new structures which would have a much-improved appearance with the use of vernacular materials including brick, black timber cladding and clay and slate tiles. It is anticipated there would be a low magnitude of change and a **Moderate/Minor neutral** effect at Year 1 and **Minor beneficial** effect by Year 15. The Beneficial changes would combine the new open space to the west of the

site together with sympathetic vernacular style structures on the valley slopes replacing the unsightly agricultural buildings.

Views from Mutton Lane to the east

4.1.8 Views from the east along Mutton Lane and existing residential properties (see Photographs M, N and P) would experience notable change with removal of existing agricultural buildings and areas of rough excavation and their replacement with residential properties built in a sympathetic vernacular form, style and materials. From Mutton Lane there would be views towards the rear elevations and roofs of Units 2-4 and the modest terraces to the rear. All the residential units and parking barns units would be set beyond by a communal meadow area with individual trees which would form the foreground around the properties and beyond to the larger meadow area to the west of the site and also to the listed Queen Court Farm and barns to the south. For Viewpoints M and N there would be a medium magnitude of change level and a **Moderate neutral** effect at Year 1 reducing to **Minor beneficial** at Year 15 as the hedging to Mutton Lane establishes. At Viewpoint P where the existing view is more open from Mutton Lane there would be a high magnitude of change at Year 1 and a **Major/Moderate beneficial** effect which would reduce to **Moderate beneficial** by Year 15 as the strengthened hedgerow establishes.

Residential Views

4.1.9 The proposals would be visible from a number of residential properties in close proximity to the site. The closest properties would be converted listed barns which would have an outlook to the north. There would be views across the access road and to the north-east initially towards the proposed parking barns and then to the residential grouping set above on the sloping ground to the east. However, the majority of the development would be to the east and at an oblique angle. The majority of the view to the north would be over the restored meadow area through groups of orchard trees. In this respect proposals are considered be a net enhancement. There will be limited views from Queen Court Farmhouse due containment by retained buildings forming part of the retained farm complex and tall conifer trees following the line of the former Nailbourne.

4.1.10 Properties fronting Water Lane and Mutton Lane would have close range views over the western area of open space. The proposed landscape changes including new hedgerows and wildflower meadow together with tree planting along the line of the dry channel would be a net enhancement. Views to the proposed development to the eastern side would be possible but set beyond landscape proposals and at a reasonable distance to not harm residential amenity.

4.1.11 Views from the rear of the two properties to the north-east on Mutton Lane would be limited towards the proposed built development by established vegetation within the rear gardens.

4.1.12 Views from the elevated properties of Mount View are largely over the site to the west of the Nailbourne valley. There would be a visibility of the upper sections of the proposed properties but also to the areas of open space created where the disused barns are currently. This is considered to be a neutral to beneficial change.

4.1.13 Finally the former agricultural building to the junction of Vicarage Lane and Mutton Lane would have some elevated views to the north-west towards the building development. However, this

would be in excess of 70 m and unlikely to lead to any harm on residential amenity. In addition the removal of unsightly structures on the site would be a benefit.

4.1.14 It is considered that overall that the proposals are likely to result in a positive visual enhancement of the site and locality.

Viewpoint	Description of effects	Year 1	Year 15
Viewpoint A Rep. of views for motorists, pedestrians and cyclists 70m to the north of the site Sensitivity: Medium	See above.	Magnitude assessment Size/scale: Low Geographical influence: Low Duration/Reversibility: High Overall magnitude of effect: Low Significance of effect: Negligible Nature of change: Neutral	Magnitude assessment Size/scale: Low Geographical influence: Low Duration/Reversibility: High Overall magnitude of effect: Low Significance of effect: Negligible Nature of change: Beneficial
Viewpoint B Rep. of views for motorists, pedestrians and cyclists 15 m to north-west of site Sensitivity: Medium	See above.	Magnitude assessment Size/scale: Medium Geographical influence: High Duration/Reversibility: High Overall magnitude of effect: Medium Significance of effect: Moderate Nature of change: Beneficial	Magnitude assessment Size/scale: Medium Geographical influence: High Duration/Reversibility: High Overall magnitude of effect: Medium Significance of effect: Moderate Nature of change: Beneficial
Viewpoint C Rep. of views for motorists, pedestrians, and cyclists 7m to north of site Sensitivity: Medium	See above	Magnitude assessment Size/scale: Medium Geographical influence: High Duration/Reversibility: High Overall magnitude of effect: Medium Significance of effect: Moderate Nature of change: Beneficial	Magnitude assessment Size/scale: Medium Geographical influence: High Duration/Reversibility: High Overall magnitude of effect: Medium Significance of effect: Moderate Nature of change: Beneficial
Viewpoint D	See above.	Magnitude assessment Size/scale: Medium	Magnitude assessment Size/scale: Medium

Viewpoint	Description of effects	Year 1	Year 15
Rep. of views for motorists, pedestrians, and cyclists 5m to west of site Sensitivity: Medium		Geographical influence: Medium Duration/Reversibility: High Overall magnitude of effect: Medium Significance of effect: Moderate Nature of change: Beneficial	Geographical influence: Medium Duration/Reversibility: High Overall magnitude of effect: Medium Significance of effect: Moderate Nature of change: Beneficial
Viewpoint E Rep. of views for motorists, pedestrians and cyclists 5m to west of the site Sensitivity: Medium	• See above.	Magnitude assessment Size/scale: Medium Geographical influence: High Duration/Reversibility: High Overall magnitude of effect: Medium Significance of effect: Moderate Nature of change: Beneficial	Magnitude assessment Size/scale: Medium Geographical influence: High Duration/Reversibility: High Overall magnitude of effect: Medium Significance of effect: Moderate Nature of change: Beneficial
Viewpoint F Rep. of views for walkers west of site Sensitivity: High	See above	Magnitude assessment Size/scale: Low Geographical influence: Medium Duration/Reversibility: High Overall magnitude of effect: Low Significance of effect: Moderate Nature of change: Adverse	Magnitude assessment Size/scale: Low Geographical influence: Medium Duration/Reversibility: High Overall magnitude of effect: Low Significance of effect: Minor Nature of change: Neutral
Viewpoint G Rep. of views for visitors to church 185m to south of the site Sensitivity: High	See above	Magnitude assessment Size/scale: Low Geographical influence: Low Duration/Reversibility: High Overall magnitude of effect: Low Significance of effect: Moderate Nature of change: Adverse	Magnitude assessment Size/scale: Low Geographical influence: Low Duration/Reversibility: High Overall magnitude of effect: Very Low Significance of effect: Minor Nature of change: Neutral

Viewpoint	Description of effects	Year 1	Year 15
Viewpoint H Rep. of views for walkers 380 m to south of the site Sensitivity: High	See above	Magnitude assessment Size/scale: Low Geographical influence: Medium Duration/Reversibility: High Overall magnitude of effect: Low Significance of effect: Moderate Nature of change: Adverse	Magnitude assessment Size/scale: Low Geographical influence: Medium Duration/Reversibility: High Overall magnitude of effect: Low Significance of effect: Minor Nature of change: Neutral
Viewpoint J Rep. of views for walkers. 215m to south Sensitivity: High	See above	Magnitude assessment Size/scale: Low Geographical influence: Low Duration/Reversibility: High Overall magnitude of effect: Low Significance of effect: Moderate Nature of change: Adverse	Magnitude assessment Size/scale: Low Geographical influence: Low Duration/Reversibility: High Overall magnitude of effect: Very Low Significance of effect: Minor Nature of change: Neutral
Viewpoint K Rep. of views for walkers, cyclists and motorists. 55m to south Sensitivity: Medium	See above	Magnitude assessment Size/scale: Low Geographical influence: Low Duration/Reversibility: High Overall magnitude of effect: Low Significance of effect: Moderate/Minor Nature of change: Neutral	Magnitude assessment Size/scale: Low Geographical influence: Low Duration/Reversibility: High Overall magnitude of effect: Low Significance of effect: Minor Nature of change: Beneficial
Viewpoint L Rep. of views for walkers. 182m to south Sensitivity: Medium	See above	Magnitude assessment Size/scale: Low Geographical influence: Low Duration/Reversibility: High Overall magnitude of effect: Low	Magnitude assessment Size/scale: Low Geographical influence: Low Duration/Reversibility: High Overall magnitude of effect: Low

Viewpoint	Description of effects	Year 1	Year 15
		Significance of effect: Moderate/Minor Nature of change: Neutral	Significance of effect: Minor Nature of change: Beneficial
Viewpoint M Rep. of views for walkers and pedestrians, 5m to east Sensitivity: Medium	See above	Magnitude assessment Size/scale: Medium Geographical influence: Medium Duration/Reversibility: High Overall magnitude of effect: Medium Significance of effect: Moderate Nature of change: Neutral	Magnitude assessment Size/scale: Low Geographical influence: Medium Duration/Reversibility: High Overall magnitude of effect: Low Significance of effect: Minor Nature of change: Beneficial
Viewpoint N Rep. of views for residents, 20m to east Sensitivity: Medium	See above	Magnitude assessment Size/scale: Medium Geographical influence: Medium Duration/Reversibility: High Overall magnitude of effect: Medium Significance of effect: Moderate Nature of change: Neutral	Magnitude assessment Size/scale: Low Geographical influence: Medium Duration/Reversibility: High Overall magnitude of effect: Low Significance of effect: Minor Nature of change: Beneficial
Viewpoint P Rep. of views for motorists, walkers and pedestrians, 5m to east Sensitivity: Medium	See above	Magnitude assessment Size/scale: High Geographical influence: High Duration/Reversibility: High Overall magnitude of effect: High Significance of effect: Major/Moderate Nature of change: Beneficial	Magnitude assessment Size/scale: High Geographical influence: Medium Duration/Reversibility: High Overall magnitude of effect: Low Significance of effect: Moderate Nature of change: Beneficial

5 Conclusion

- 5.1.1 This Landscape and Visual Appraisal Addendum has assessed the effects on the site in its context to the edge of Ospringe village and within Ospringe Conservation Area. The site occupies an important location within Ospringe and in the Nailbourne valley.
- 5.1.2 Public views from the north, west and east are limited to those at close quarters from adjacent roads and lanes. Views from the wider setting, which extends to the south and south-west, including from rights of way, are more restricted by the presence of the listed Queen Court Farmhouse, associated listed barns and established vegetation within the valley setting.
- 5.1.3 The existing character and condition of the site is poor being notably influenced by a number of dilapidated and unsightly 20th century structures from the now redundant farm and associated vacant land. The site has negligible potential for continued use as an agricultural unit.
- 5.1.4 The built proposals include the removal of the unattractive built forms and areas of associated hard standing. This approach will emphasise and enhance the relationship between the open land to the west of the site with the restored listed barns to the south of the site. A new grouping of 6 residential units built as a traditional grouping of units around a courtyard and with sympathetic elevations and using vernacular materials is proposed to the east of the site with access via a single track from Water Lane. The residential units would be set organically into the sloping ground and set beyond proposed parking barns and a brick wall which would themselves be constructed in vernacular materials to respect the presence of the listed buildings to the south-west.
- 5.1.5 The amended proposals as submitted in September 2023 and supported by updated drawings and DAS have been referred to in preparing this LVAA. The amended scheme includes a number of improvements to the design of the residential units namely an enhanced fit with the landform, elevations that more closely reflect traditional vernacular buildings and a sympathetic selection of building materials. While these are all positive changes the levels of effect on site features, landscape character and the representative public viewpoints remains unchanged from the original LVA of July 2022.
- 5.1.6 A sensitive landscape strategy is proposed to reflect the historic character of the site and its context at the village edge within the valley. The landscape proposals include the creation of a wildflower meadow to the west of the site with a reformed dry channel following the course of the Nailbourne. Native hedging to Water Lane and Mutton Lane would enclose the site. A line of lime trees would follow the channel and groups of orchard trees mark the site entrance from Water Lane. Communal areas of open space around the residential properties also comprise areas of meadow with informal groups of trees and an enclosed courtyard with planting and paving.
- 5.1.7 Public access would be significantly improved and it is intended that the meadow land to the west of the site would be transferred to the Faversham Town Council for public use. In addition a new route is proposed across the site starting from Mutton Lane in the north, then following to the west of the former Nailbourne and finally rising to the south of Units 5 and 6 up to Mutton Lane to the east. These features will bring benefits for recreation and amenity for local residents and visitors to the area.

5.1.8 The strategy for the site has the potential to result in a material improvement to the environmental conditions and character of the site and thereby also to the Conservation Area and local landscape. The proposals would reinforce the rural edge character on Water Lane, facilitate enhanced views towards the restored listed Queen Court Farm barns and locate a sensitively designed new grouping of residential units to the east of the site set within the context of an enhanced valley landscape.