

Mid Kent Golf Club,
Gravesend, Kent, DA11 7RB
Townscape and Visual Impact Assessment

July 2022



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Front cover: Viewpoint 1

Back cover: View west across golf course from Club House

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1 Introduction

1.1 Background

This Townscape and Visual Impact Assessment has been prepared by Louise Hooper Landscape Architect to support a planning application for an extended and re-furbished club house for the Mid Kent Golf Club at Gravesend.

The report has been prepared to inform the planning and design process, working with the client, the Mid Kent Golf Club and MKA Architects Ltd. The early identification of any potential townscape or visual impacts on the site or its context allows appropriate mitigation measures to be integrated into the site planning and design stages.

Analysis of not just the site, but its wider townscape and topographical setting, its relationship to existing development and roads provides an understanding of the essential character of the area.

By understanding the site and its townscape context, we will explore the opportunities to embed the proposed development into the local townscape character.

1.2 The Site

The golf club covers an area of some 36 hectares on the south western side of Gravesend, between the Wrotham Road (A227), Singlewell Road, Dennis Road and the A2, Watling Street. There is housing on three sides of the site, with the A227 Wrotham Road and a



Figure 1 Site Location (Source: MKA Architects))

key development site to the west. The Metropolitan Greenbelt boundary follows the northern side of the A2, some 200 metres to the south and the Wealdway, a long distance Recreational Route follows Wrotham Road along the western site boundary.

1 Introduction

1.3 Methodology

Appendix 1 sets out the methodology and terminology used for establishing a Landscape Baseline, against which a systematic assessment of the potential estimated effects of the proposed development can be measured. This follows the guidance for Landscape and Visual Impact Assessment set out in GLVIA 3rd edition 2013. Only Chartered Landscape Architects and chartered members of the Institute of Environmental Management and Assessment are permitted to carry out this work.

The assessment begins with a desk study to consider the context, topography, landcover and planning policies in place at national, district and local levels. There follows a field survey to establish views of importance and a zone of visual influence. The field survey was undertaken in April 2022. Data from this exercise is then assessed using the GLVIA guidance.

There is an appreciation of the proposed scheme to be assessed and a visual and landscape impact assessment is made of these proposals, followed by mitigation recommendations. These recommendations are then incorporated into the developing design prior to planning application. It is therefore, an iterative process.

The landscape assessment is considered in terms of potential effects on the character of the landscape and on the existing Landscape Fabric; this includes

natural assets such as soil, water and vegetation. Today these assets are referred to as Natural Capital, which are understood to deliver a series of ecosystem services which benefit mankind. The broad categories of ecosystem services include provisioning, regulating and supporting. Provisioning services include water, foods, timber and fuels; regulating services include pollination, decomposition, water and air purification, flood control, carbon storage and climate regulation; supporting services include photosynthesis, nutrient cycling and soil creation.

The visual assessment considers views, visibility and visual receptors - the people who will see those views such as local residents, close neighbours, walkers and cyclists.

The criteria for judgements on sensitivity of landscape fabric, landscape character and visual receptors are divided into high, medium and low impacts. How these judgements are made is set out in Appendix 1. It should be noted that impacts can be positive, neutral or adverse; there are also direct and indirect effects.

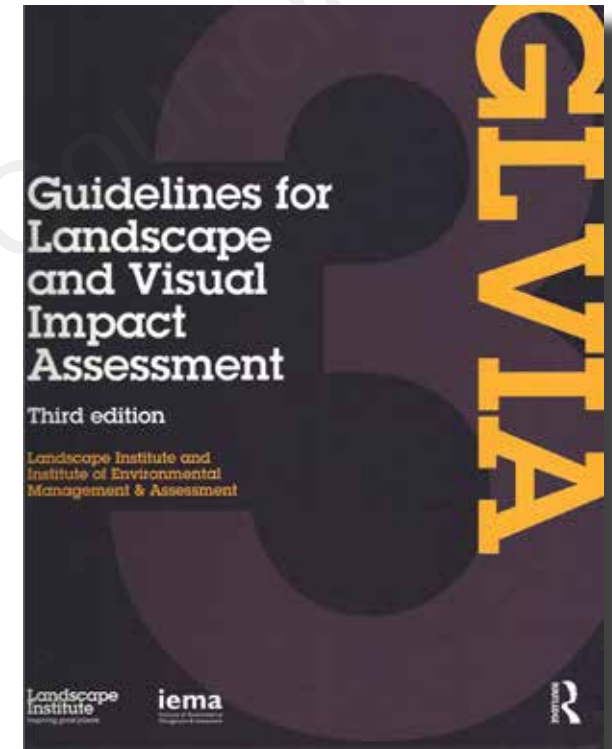


Figure 2 Guidelines for Landscape and Visual Impact Assessment Third edition (2013)

2 Landscape Character

2.1 National Level



Figure 3 Natural Areas in England (London and the South East Region, English Nature 1999)

Natural England has defined Natural Areas at a national scale across England. The site lies within National Character Area (NCA) 113 North Kent Plain.

NCA 113 North Kent Plain covers the strip of land between the Thames Estuary to the north and the Kent Downs to the south. The area is open and gently undulating with traditional orchards and soft fruit giving rise to the name 'Garden of England'. As an important transport corridor linking London with Kent's coastal towns and ports, Gravesend is a historic maritime town.



Figure 4 Natural Areas (Natural England) showing the site located in Natural Character Area 113, North Kent Plain



Figure 5 Gravesham Borough Council & Natural Character Areas (Source: gravesham.gov.uk)

2 Landscape Character

2.2 County Level

The site is located in the Dartford and Gravesend Fringes as shown in the Kent Character Assessment (Figure 6)

Key characteristics of the Dartford and Gravesend Fringes are:

- contained by A2 and urban edges
- fragmentation by roads
- wide scale amenity uses
- some farmland with remnant hedgerows and trees.

This area covers a linear strip along the southern edge of Gravesend urban area, sandwiched



Figure 6 Gravesham Borough Council & Kent Character Assessment (Source: gravesham.gov.uk)

2.3 District Level

The Gravesham Landscape Character Assessment was undertaken in May 2009 by Jacobs. The study identified 11 Landscape Character Areas. The site lies in the Gravesend Southern Fringe.

Key characteristics of the Gravesend Southern Fringe are:

- dominant settlement on urban edge of Gravesend
- very gently undulating topography rising from south to north
- small arable fields historically part of Istead Farmlands landscape



Figure 7 Gravesham Borough Council Landscape Character Assessment (Source: gravesham.gov.uk)

- man-made golf course landscape acts as visual detractor
- limited tree cover mostly consisting of small clumps of non-native trees on golf course
- wire fences and gappy native hedgerows
- landscape dominated by large roads, HS1 and associated infrastructure.

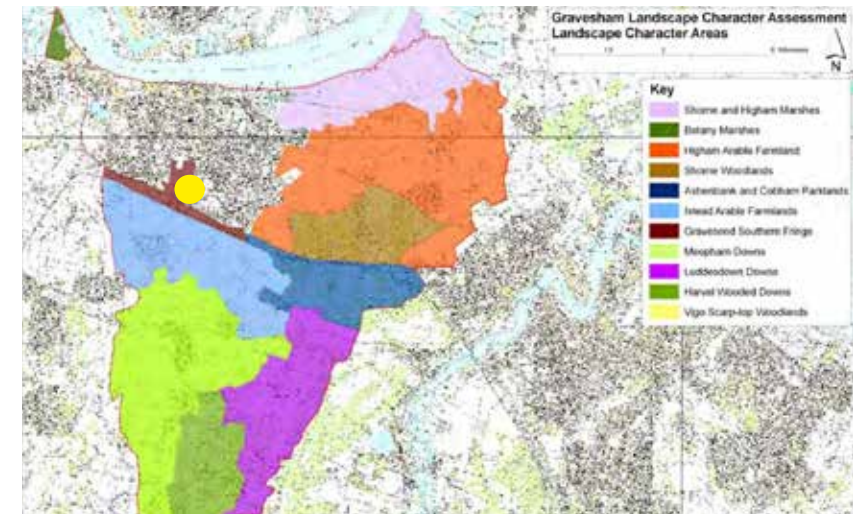


Figure 8 Gravesham Borough Council Landscape Character Assessment (Source: gravesham.gov.uk)

2 Landscape Character

2.3 District Level

Gravesend Southern Fringe

The Gravesend Southern Fringe is a linear area of urban fringe that runs along the southern edge of Gravesend, between the A2 and HS1 rail link and the urban edge, together with a green 'wedge' which feeds into the urban area.

The Mid Kent Golf Club occupies the eastern side of this green 'wedge', a distinct dry valley bisected by Wrotham Road which leads towards the town centre and provides a leafy approach to the town.

To the west of Wrotham Road is a key development site identified in the Local Plan as Key Site CS21 Land at Coldharbour Road, a mixed use development of 500 dwellings and 5050 sq metres of office and light industrial enterprise/incubation space.

Settlement is dominant with most housing dating from the twentieth century, with mix of terraces, semis and detached properties.

The many visual detractors include pylons, the A2, major road junctions and HS1, with sand bunkers and non-native trees within the golf course. Despite the strong landform, the landscape is dissected with weak functional integrity and a lack of visual unity; the overall condition of the landscape is assessed as being poor.

The landscape elements (field boundaries, tree cover) are indistinct and recent, mostly dictated by roads, HS1 or urban development, giving a weak sense of place. The undulating topography and limited tree cover

give high visibility. The combination of a weak sense of place and high visibility mean that the sensitivity of the character area is assessed as being moderate.

Guidelines: Restore and Create

A combination of poor condition and moderate sensitivity give rise to guidelines to restore and create:

- create a new landscape identity and function appropriate to urban fringe location and status as gateway to Gravesend and Kent Thameside;
- restore the fragmented landscape, restoring and creating landscape structure;
- consider ways to integrate new and existing development into the landscape;
- restore field structure within retained agricultural land;
- improve design standards for new development;
- manage access arrangements to balance need for recreation whilst controlling unauthorised access and anti-social uses.

Condition	good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	poor	CREATE	RESTORE & CREATE	RESTORE
		low	moderate	high
		Sensitivity		

Figure 9 Condition & sensitivity for Gravesend Southern Fringe (Source: gravesham.gov.uk)

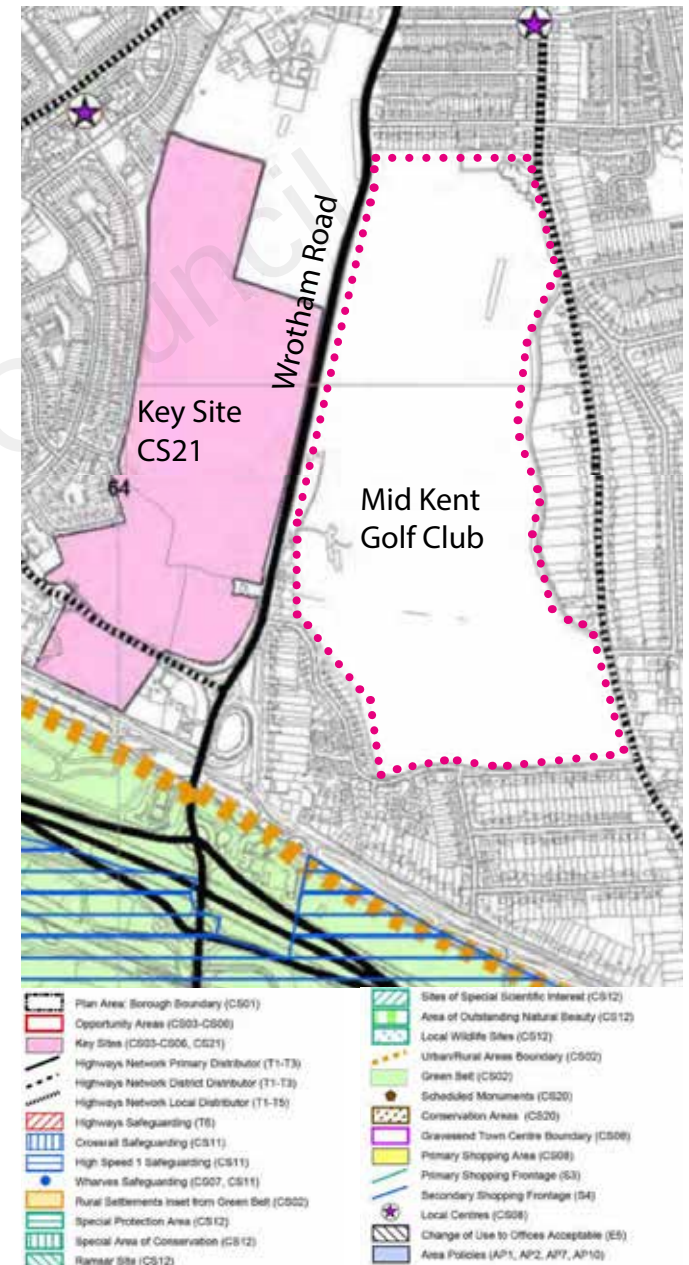


Figure 10 Gravesham Borough Council Local Plan (Source: gravesham.gov.uk)

3 Townscape and Landscape Baseline

3.1 Geology and Soils

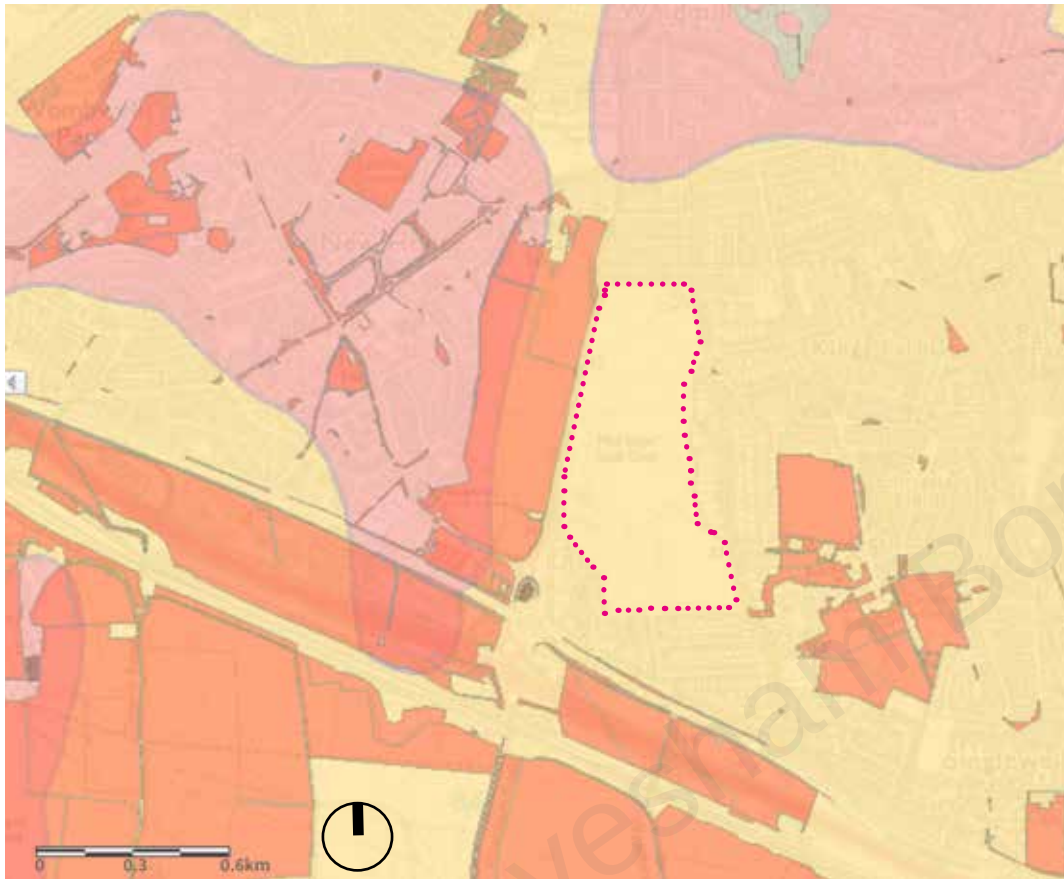


Figure 11 Solid Geology (source: klis)

Solid geology within the site is chalk; there is no drift geology overlaying the chalk.

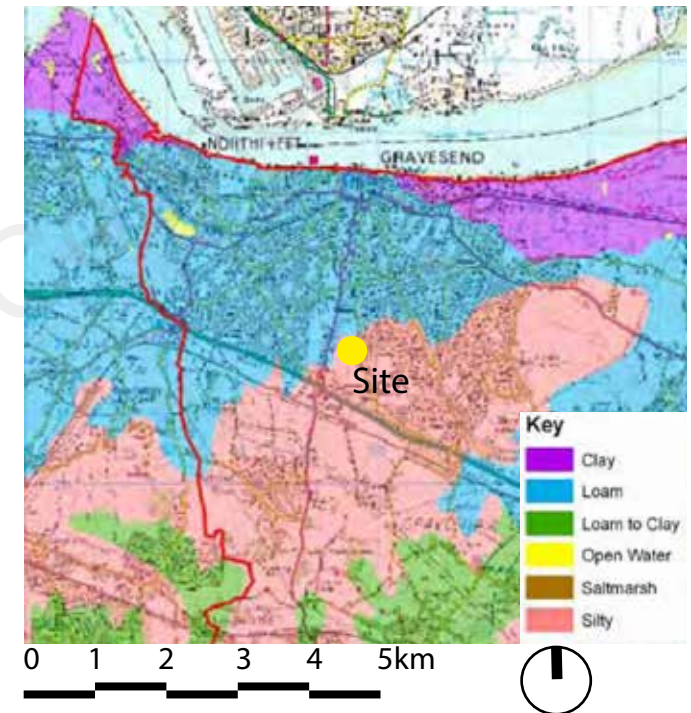


Figure 12 Geology and Soils
(source: gravesham.gov.uk)

Soils are loam across Gravesend and the northern part of the site, becoming silty across the southern part of the site.

3 Landscape Baseline

3.2 Topography

The site lies on the eastern side of a dry valley running north from the A2 into the centre of Gravesend; it rises from a low point of approximately 26m aod in the north-west to a high point of 54m aod in the south-east.



Figure 13 Landform and Drainage
(source: gravesham.gov.uk)



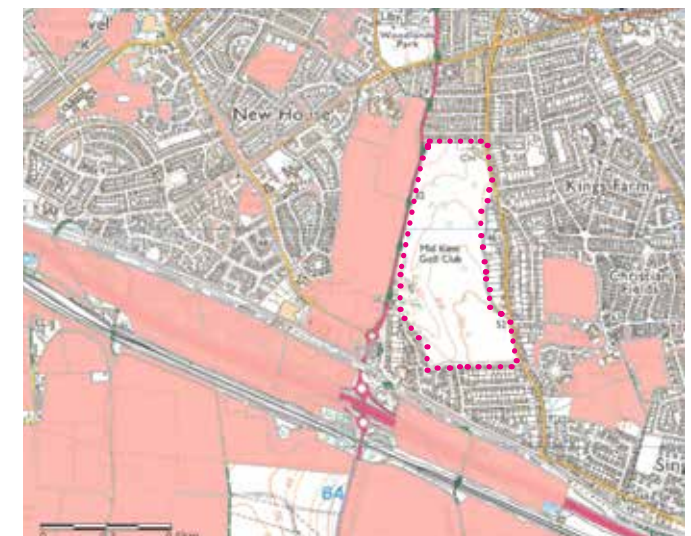
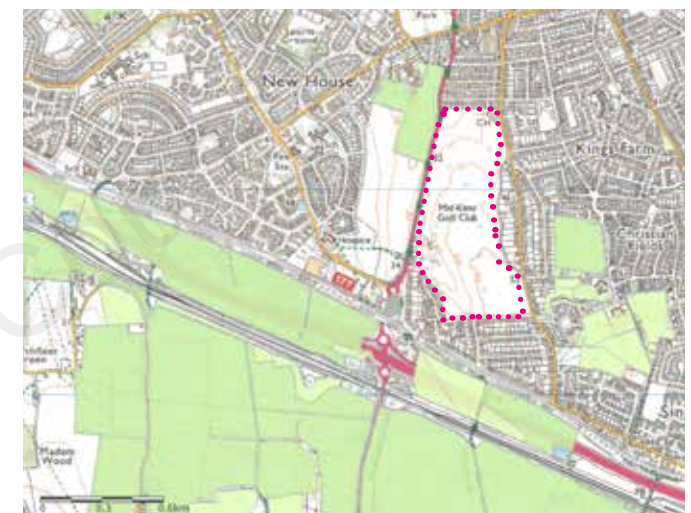
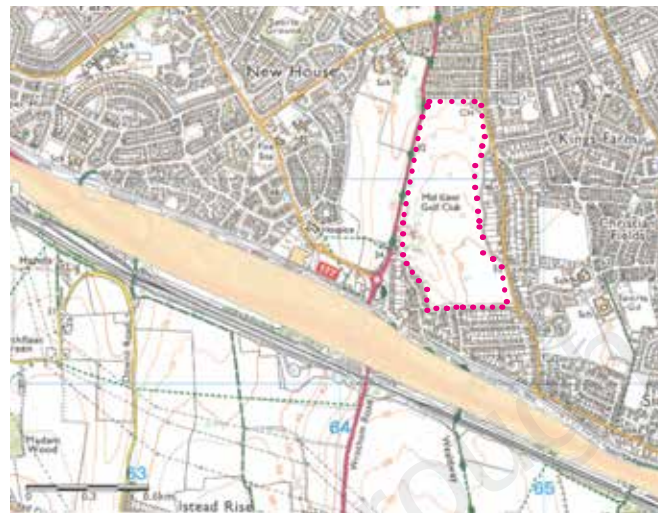
Figure 14 Topography (source: klis)

3 Landscape Baseline

3.3 Biodiversity and vegetation

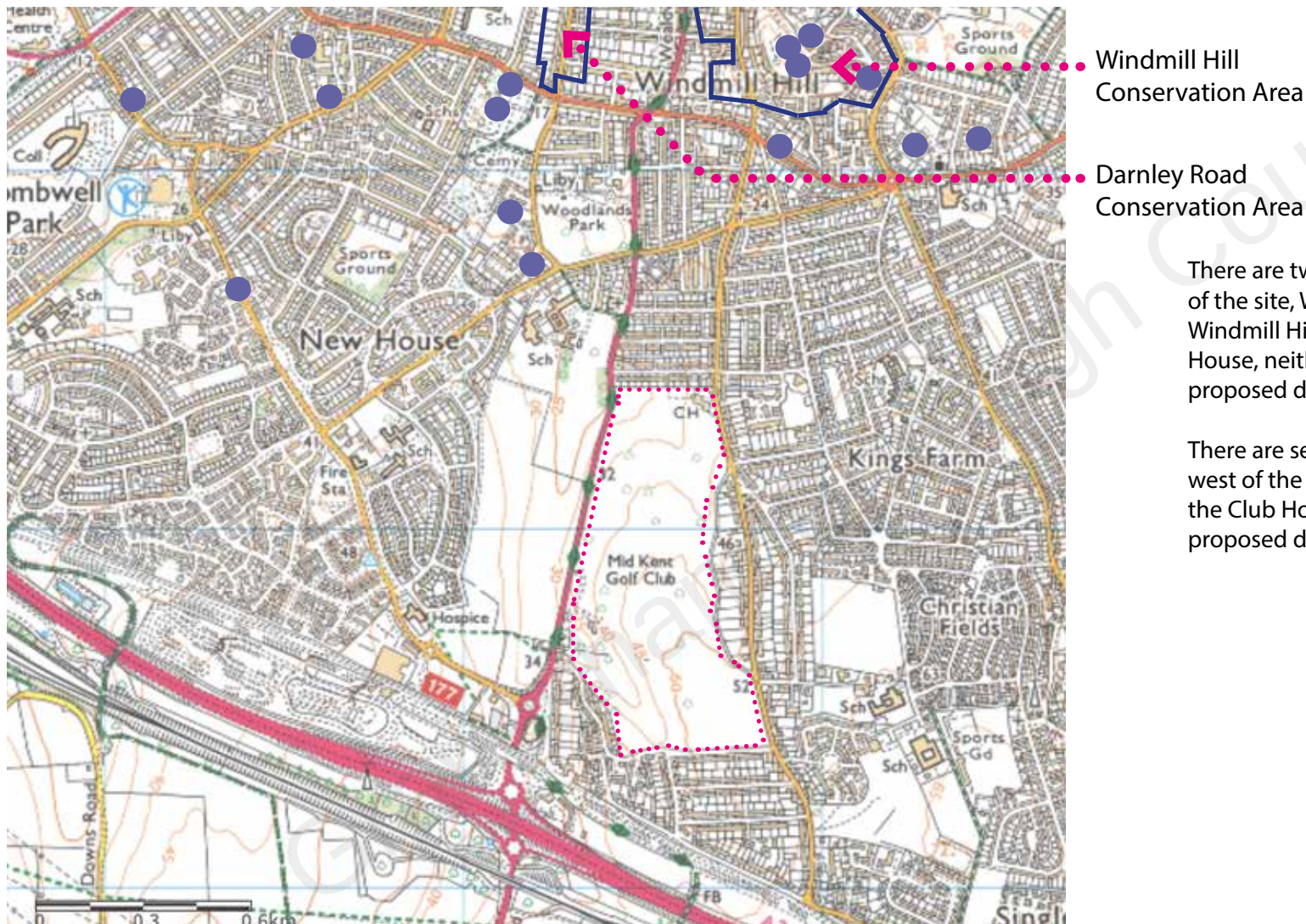


There is no local wildlife sites within or close to the site but there is a designated biodiversity opportunity area to the south of the site along the A2 corridor. There are habitat opportunities for chalk grassland and neutral grassland within 0.25km of the site to the east, west and south.



3 Landscape Baseline

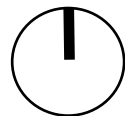
3.4 Conservation and heritage



There are two Conservation Areas (CAs) to the north of the site, Windmill Hill CA and Darnley Road CA. Windmill Hill CA lies some 0.9km from the Club House, neither of these would be affected by the proposed development.

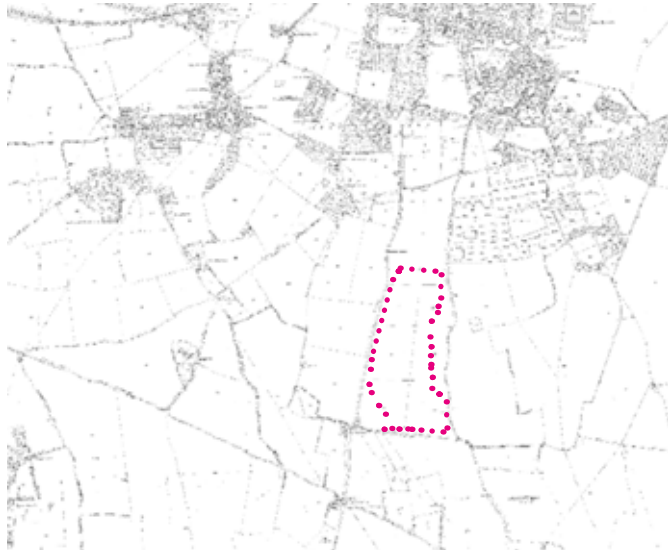
There are several listed buildings to the north and west of the site; the closest of these is 0.5km from the Club House and would not be affected by the proposed development.

Figure 19 Conservation areas and listed buildings close to the site (Source: historicengland.org.uk and gravesham.gov.uk)

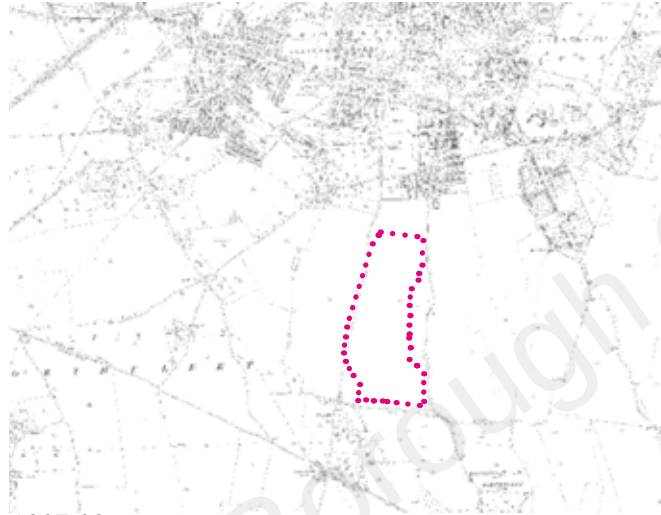


3 Landscape Baseline

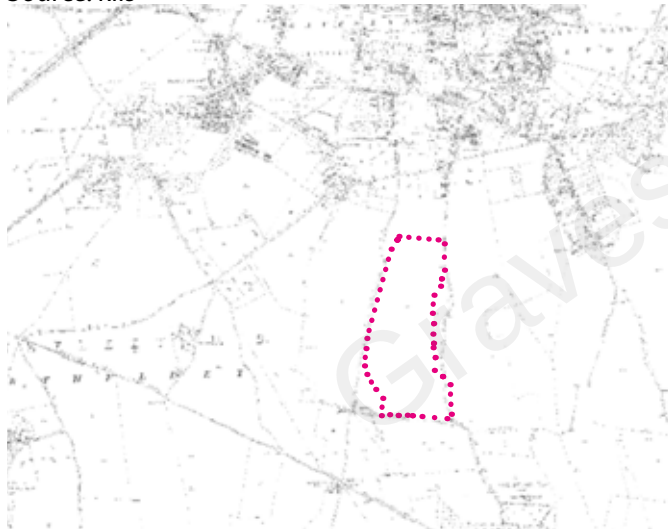
3.5 History: maps and photographs



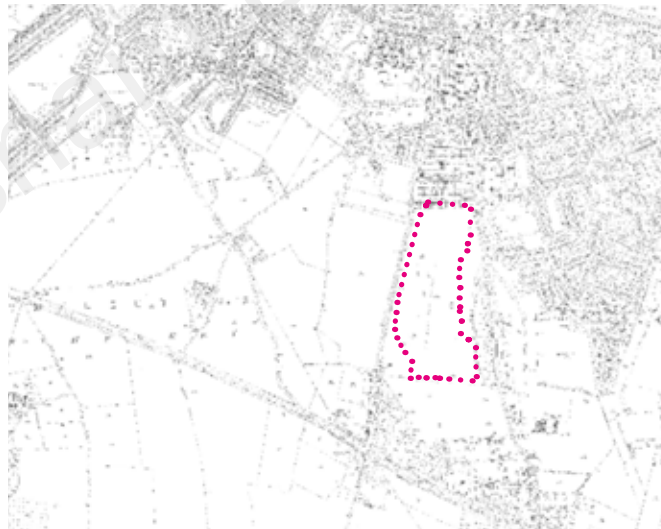
1871-90
Source: klis



1907-23
Source: klis



1897-1900
Source: klis



1929-52
Source: klis

These historic maps show how Gravesend has expanded southwards as far as the A2 over the last 150 years.



2022
Source: klis

Figure 20 Historic maps

Louise Hooper Landscape Architect

3 Landscape Baseline

3.5 History: maps and photographs



1940 Source: Googleearth Pro



1960 Source: Googleearth Pro

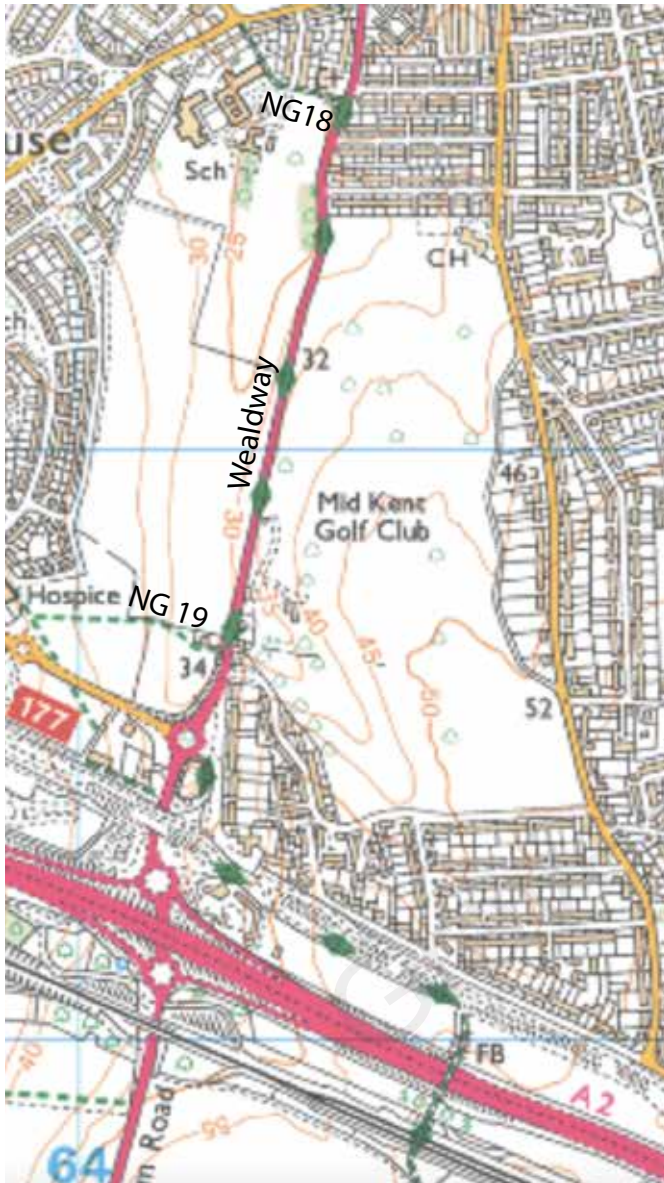


2003 Source: Googleearth Pro

Figure 21 Historic photographs

3 Landscape Baseline

3.6 Public rights of way



The Wealdway Recreational Route follows the A227 Wrotham Road along the western boundary of the Golf Club. The boundary here is formed by a thick hedge with no views into the site.

There are two footpaths close to the site: PRoW NG18 to the north-west which runs from Wrotham Road past the Parish Church of St Mary's and NG19 to the south-west which runs from Wrotham Road through the new housing site towards Lidl and Morrisons.

The Club House is not visible from either of these paths.



Footpath NG19 to the south-west of the site



Footpath NG18 to the north-west of the site



The Wealdway Recreational Route which follows the A227 Wrotham Road

Figure 22 Public Rights of Way close to the site (Source: klis)

3 Landscape Baseline

3.7 Site context



Singlewell Road



Lanes Avenue



St Georges School



Wrotham Road



Chalky Bank



Dennis Road



Dennis Road



Harman Road



Major development to west of Wrotham Road

Figure 23 Site Context

Mid Kent Golf Club Townscape & Visual Impact Assessment July 2022

3 Landscape Baseline

3.8 Site character



Figure 24 Site Character



Site boundary to Wrotham Road



Site boundary at junction of Harman Avenue & Singlewell Road



Site boundary to Harman Avenue

The site slopes from a high point of approximately 54m aod in the south east to a low point of approximately 26m aod in the north west, falling 28 metres over a distance of 1080 metres. The cross fall averages 1 in 40.

The site entrance, Club House and car park are located in the north-east corner of the site and accessed from Singlewell Road. There is a maintenance access of Wrotham Road.

Most of the site is taken up by the 18-hole golf course, and comprises a traditional selection of greens, fairways, bunkers with a few ornamental trees and areas of 'rough' grass.

Site boundaries are formed by roads to the west and south (Wrotham Road and Harman Avenue), back gardens to the north and south-west (properties in Dennis Road and Chalky Bank) and a combination of road and back garden to the east in Singlewell Road. The roadside boundaries are generally fenced with views into the site obscured by thick hedges or dense vegetation.



Site boundary to Singlewell Road

3 Landscape Baseline

3.8 Site character (continued)



Site entrance viewed from south, Singlewell Road



Site entrance viewed from north, Singlewell Road

Figure 25 Site Character

3 Landscape Baseline

3.8 Site character (continued)



Club House from north, Singlewell Road



View into Singlewell Road from Club House frontage

Figure 26 Site Character

3 Landscape Baseline

3.8 Site character (continued)



View across golf course from Club House



Houses on Singlewell Road seen from south of Club House

Figure 27 Site Character

3 Landscape Baseline

3.9 Landscape Fabric



Figure 28 Landscape Fabric within wider site



Figure 29 Landscape Fabric around Club House

A Landscape Fabric within wider golf course site

- A1 Telecommunications mast
- A2 Maintenance depot
- A3 Pond
- A4 Ornamental trees
- A5 Boundary vegetation
- A6 Golf course

The landscape fabric within the wider site includes the 18-hole golf course with its greens, fairways, bunkers and areas of rough grass, ornamental tree planting, boundary vegetation, a pond and maintenance depot and a telecommunications mast, which has become a local landmark.

B Landscape Fabric around Club House

- B1 Mown grass frontage
- B2 Small car park
- B3 Ornamental trees
- B4 Main car park
- B5 Boundary vegetation

The landscape fabric around the Club House includes a mown grass frontage with ornamental trees, two car parks, boundary vegetation and ornamental tree planting.

3 Landscape Baseline

3.9 Landscape Fabric



Telecommunications mast



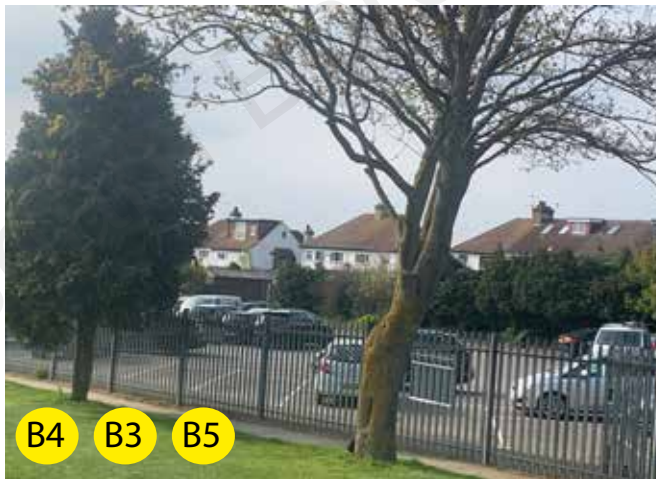
Ornamental trees on golf course



Boundary vegetation in Harman Avenue



Mown grass frontage, small car park and ornamental trees



Main car park, ornamental trees and vegetation along Dennis Road boundary



Large cedar close to Club House on Singlewell Road frontage

Figure 30 Landscape Fabric

3 Landscape Baseline

3.10 Views from the site - intervisibility



Figure 31 View looking south-west across the golf course towards Pepper Hill

Identifying views out from the site

The visual baseline fieldwork was carried out in late April 2022. The site is inward looking and enclosed by vegetation to the east, west and south but with framed westerly views to higher ground. By identifying the extent of views from the site, a first indication can be made of potential viewpoints and the likely zone of visual influence.



Figure 32 View looking west across the golf course towards St George's School (Upper Campus). Properties in Dennis Road can be seen to the right of the photograph.

3 Landscape Baseline

3.11 Visibility Baseline and views of the site

Identifying where the site may be seen from

The visual baseline fieldwork was carried out in late April 2022. Visual receptors were sought on public rights of way, but private property was not entered, apart from the immediate surroundings of the Club House. The fieldwork involved driving or walking routes in the vicinity to test whether the site was visible or not at pedestrian eye level.

There were a number of impediments to views which are typical of this landscape – in particular, high hedges, thick woodland and low hills. We used the OS map to suggest where the potential visual envelope of the site was, this was cross referenced with views out from the site, and then tested by visiting the locations and looking back towards the site.

The local topography, houses and high hedgerows greatly limit views within this townscape, whilst some elevated roads offer distant views.

Knowing the local conditions, we looked carefully at the contours to select roads and footpaths that should be investigated to ascertain a zone of visual

influence.

The most distant view is from the elevated ground to the west.

Views were all taken from public rights of way only.

The neighbours most likely to see the proposed development are properties on the south side of Dennis Road which back onto the golf course and properties on the east side of Singlewell Road which face the main entrance into the Club.

3 Landscape Baseline

3.11 Visibility Baseline and views of the site

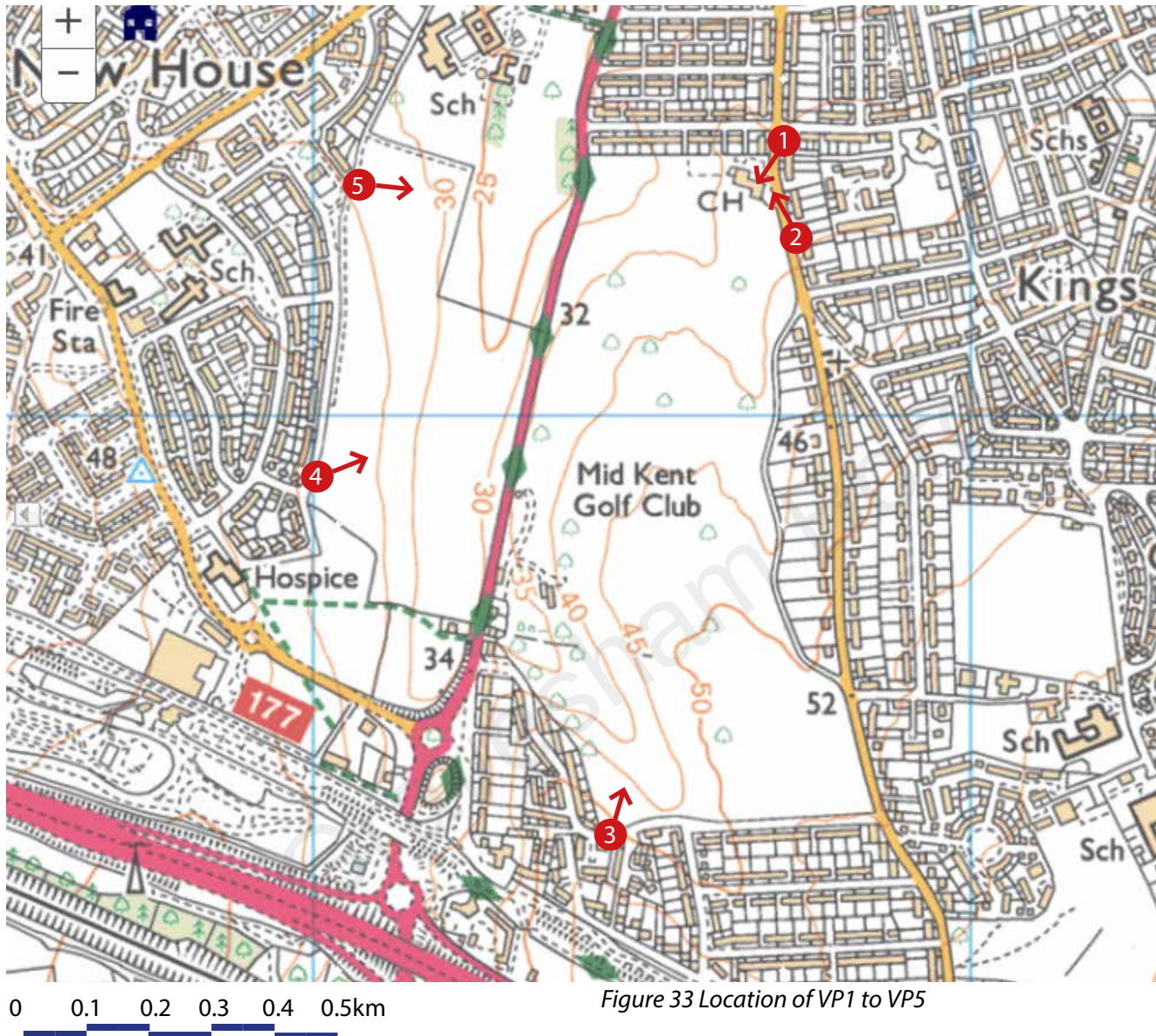


Figure 33 Location of VP1 to VP5

As a private members' club, we have assumed that the Mid Kent Golf Club is not open to the general public. Viewpoints have been taken from publicly accessible locations such as roads and public rights of way around the perimeter of the club. For the purpose of measuring 'distance from site', the site has been taken to be the existing Club House rather than the wider golf course.

The golf course is surrounded by thick dense hedges and vegetation or back gardens of neighbouring houses, with very restricted public views. There are views of the Club House from the main entrance on Singlewell Road (Viewpoints 1 and 2) and a rare glimpsed view over a trimmed hedge across the golf course from Chalky Bank (Viewpoint 3).

From elevated viewpoints to the west in Lanes Avenue and at the entrance to St Georges School there are distant views across the golf course towards the Club House (Viewpoints 4 and 5).

3 Landscape Baseline

3.11 Viewpoint 1



Viewpoint 1 is taken from Singlewell Road just to the north of the main entrance to the site, looking south-west towards the Club House. This is a wide, open entrance with a clear view of the northern elevation of the Club House and the small carpark in front of it.

Figure 34 Viewpoint 1 from Singlewell Road looking south-west towards the site entrance

Grid Ref: E: 00 22 03 N: 51 25 38
Distance from site: 52 metres
Elevation: 36 m AOD

Visibility: Not Visible



Discernable



Visible

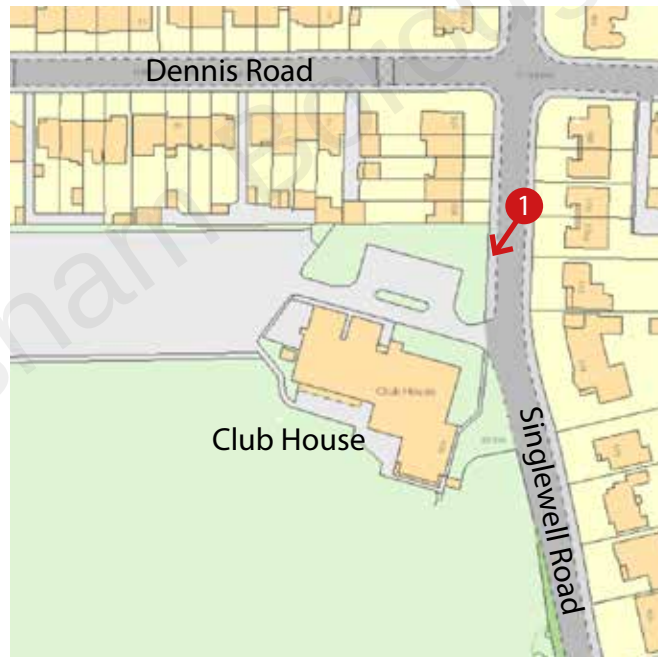


Figure 35 Location of VP1

3 Landscape Baseline

3.11 Viewpoint 2



From this viewpoint looking north-west from Singlewell Road there is an open view past the eastern elevation of the Club House towards the small carpark sited to the north.

Grid Ref: E: 00 22 02 N: 51 25 34
Distance from site: 25 metres
Elevation: 35m AOD

Visibility: Not Visible 
Discernable 
Visible  

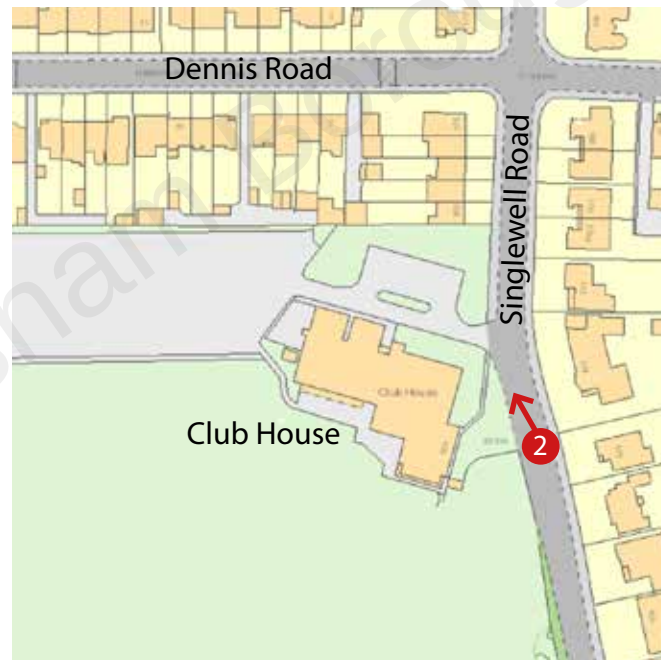


Figure 37 Location of VP1

Figure 36 Viewpoint 2 from Singlewell Road looking north-west into the site entrance

3 Landscape Baseline

3.11 Viewpoint 3



Figure 38 Location of VP3

Grid Ref: E: 00 2147 N: 51 25 05
Distance from site: 914 metres
Elevation: 54m AOD

Visibility:	Not Visible		
	Discernable		
	Visible		

From this viewpoint on Chalky Bank there is a rare view over the roadside hedge across the golf course to the north.

Intervening trees screen any views of the Club House which lies over 900metres to the north.



Figure 39 Viewpoint 3 A recently clipped hedge in Chalky Bank allows a rare view across the golf course but intervening vegetation screens any views of the Club House to the north

3 Landscape Baseline

3.11 Viewpoint 4

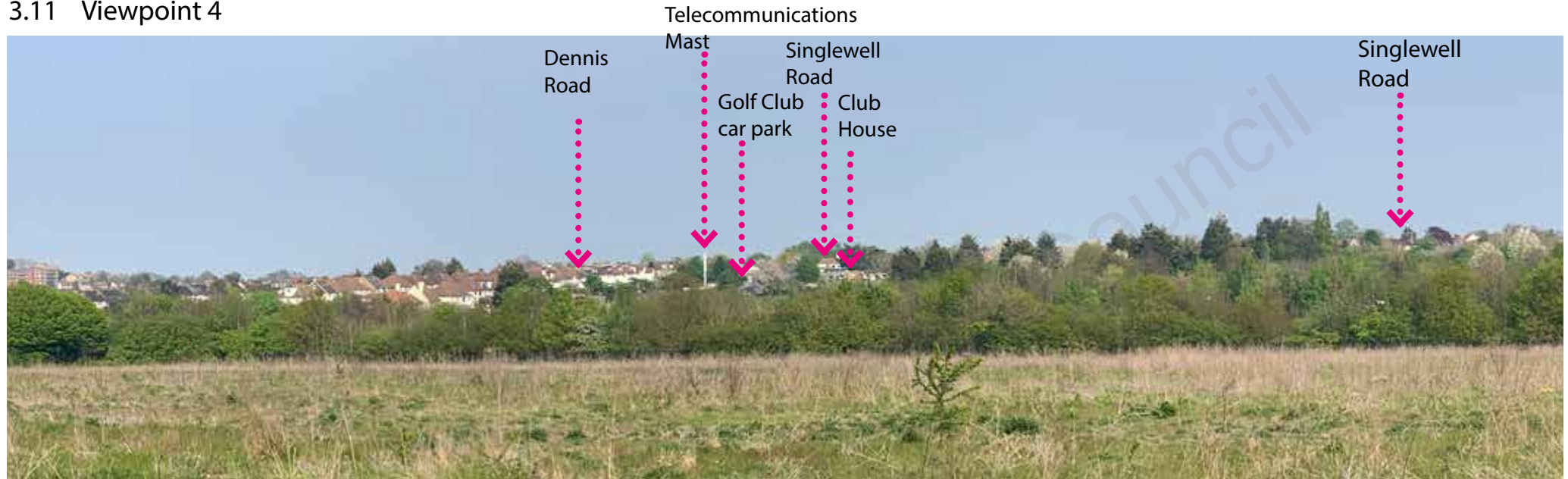


Figure 40 Viewpoint 4 A distant elevated view of the golf course with the Club House discernable through the trees.

Grid Ref: E: 00 21 25 N:51 2518
Distance from site: 821 metres
Elevation: 47m AOD

Visibility:

- Not Visible ●
- Discernable** ●
- Visible ●



Figure 41 Location of VP4

From this elevated viewpoint on Lanes Avenue there is a distant view across the allocated development site towards the golf course. The houses of Dennis Road can be seen to the left, marking the northern boundary of the golf course, with the Telecommunications Mast to their right; a few properties in Singlewell Road can be seen through the trees, marking the eastern boundary of the golf course.

The Club House can be discerned framed by trees and with a backdrop from this angle of properties in Singlewell Road. The car park can just be seen to the left of the Club House.

3 Landscape Baseline

3.11 Viewpoint 5



Figure 43 Viewpoint 5 from the entrance to St George's School in Westcott Avenue

Grid Ref: E:00 21 29 N:51 25 35
 Distance from site: 560 metres
 Elevation: 36m AOD

Visibility:

Not Visible	●
Discernable	● ←
Visible	●



Figure 42 Location of VP5

From this viewpoint at the upper entrance to St George's School there is a distant filtered view towards the southern end of the Club House which can be seen beyond the Telecommunications Mast, over the boundary trees and past the trees within the golf course. A glimpse of the main golf club car park can be seen to the left of the Club House.

3 Landscape Baseline

3.12 Close Neighbours

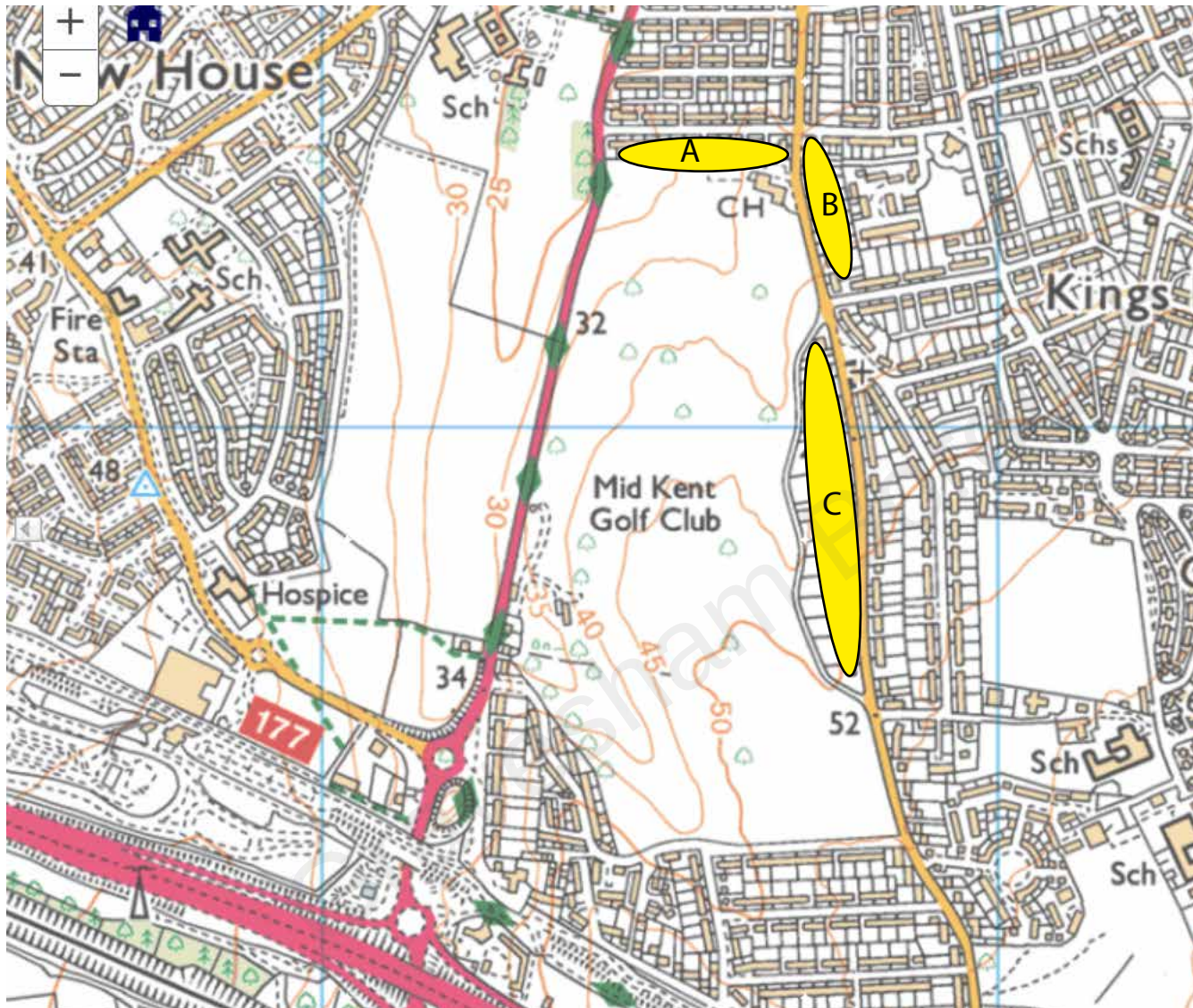


Figure 44 Location of close neighbours

3 Landscape Baseline

3.12 Close Neighbours



Close Neighbours A: Dennis Road South



Close Neighbours A: Dennis Road South. Some of the upper windows of these houses directly overlook the Golf Club car park and Club House.

A Dennis Road South

From the rear upper windows of properties on Dennis Road there are views across the Golf Club car park to either the Club House or the golf course. Some of these views are screened or framed by outbuildings and vegetation either in the rear gardens or within the Golf Club boundary.

C Singlewell Road West

A series of large detached properties on the west side of Singlewell Road, numbers 241-277a, back onto the golf course. Their outlook is westerly across the golf course rather than towards the Club House, and there is screening vegetation between their back gardens and the golf course



Close Neighbours C: Singlewell Road West. The roofs of a few of these houses can just be seen over the intervening vegetation. It is very unlikely that they could see the Club House, although there may be some oblique, filtered views during the winter months

Figure 45 Close Neighbours A and C

3 Landscape Baseline

3.12 Close Neighbours



Close Neighbours B: Singlewell Road East



Close Neighbours B: Singlewell Road East

Figure 46 Close Neighbours B

B Singlewell Road East

Large detached and semi-detached properties on the east side of Singlewell Road, with their main outlook directly onto the Golf Club frontage and Club House.

3 Landscape Baseline

3.11 Visibility Baseline and views of the site

Visual Receptor	Location	Distance from Club House	Elevation (approx)	Direction of view	Comments
VR1	Singlewell Road	52m	36m aod	South-west	Wide, open view of Club House and frontage
VR2	Singlewell Road	25m	35m aod	North north-west	View of eastern elevation of Club House and frontage.
VR3	Chalky Bank	914m	54m aod	North north-east	Club House not visible
VR4	Lanes Avenue	821m	47m aod	North-east	Distant elevated view, Club House can be discerned through vegetation.
VR5	Westcott Avenue	560m	36m aod	East	Distant filtered view, Club House can be seen through trees.

Table 1 Viewpoints 1 to 5

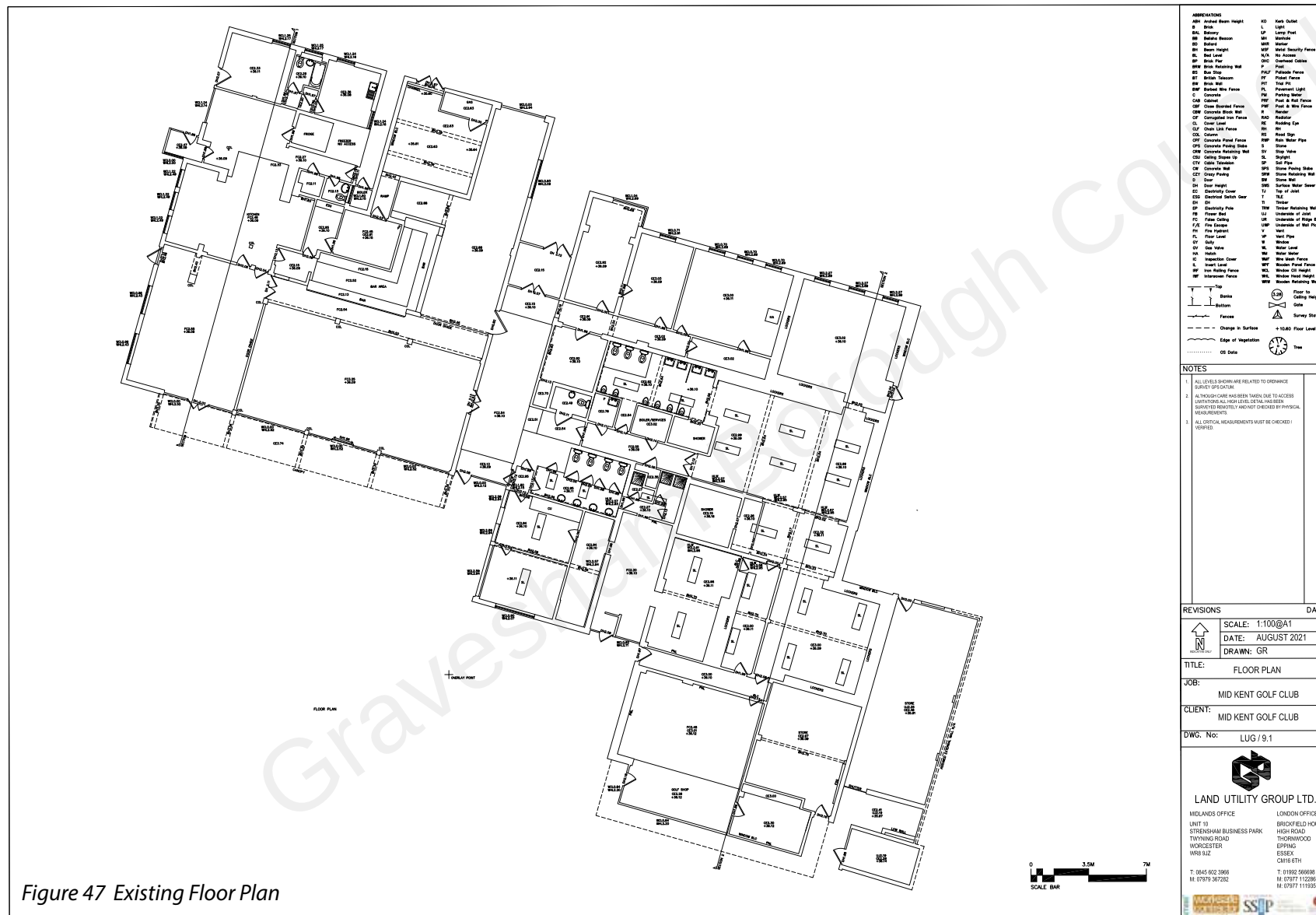
3.12 Close Neighbours

Reference	Property	Approximate distance from Club House	Remarks
A	Dennis Road South	45-220m	Large 2 and 3 storey semi detached and terraced houses with long gardens backing onto the site
B	Singlewell Road East	35-75m	Large 2 and 3 storey semi detached and detached houses facing the main Golf Club entrance
C	Singlewell Road West	194-700m	Large detached properties with long well-vegetated gardens backing onto the golf course.

Table 2 Close Neighbours

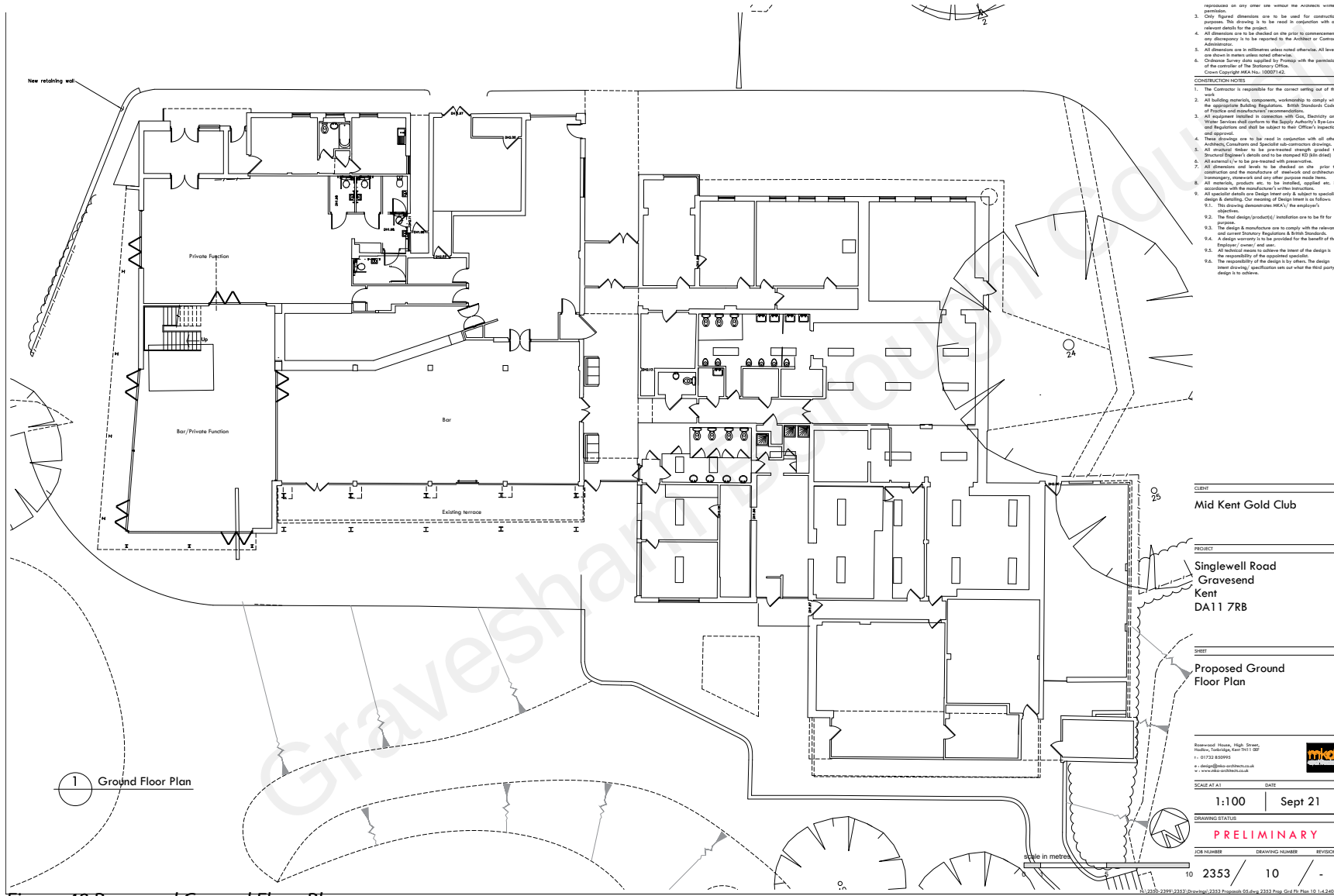
4 Proposed development

4.1 Existing Floor Plan



4

4.3



4 Proposed development

4.4 Proposed elevations



1 North Elevation



1 West Elevation

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3. Only figured dimensions are to be used for construction purposes. This drawing is to be read in conjunction with relevant details for the project.
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CLIENT

Mid Kent Gold Club

PROJECT

Singlewell Road
Gravesend
Kent
DA11 7RB

SHEET

Proposed North &
West Elevations

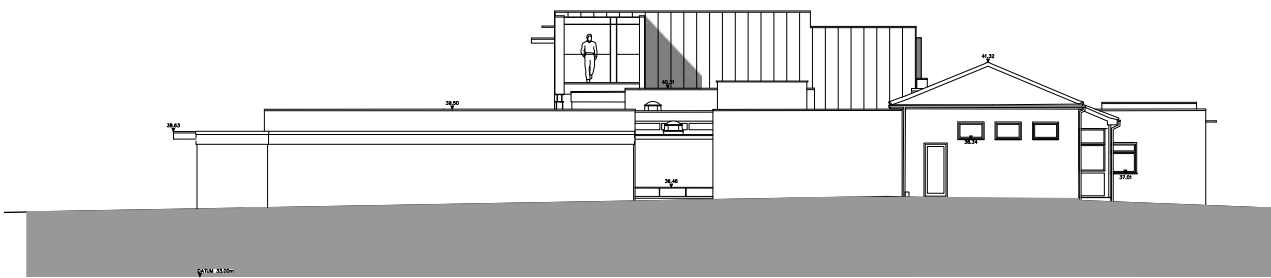
Rosewood House, High Street,
Hastings, East Sussex, TN11 8EP
t: 01732 850959
e: design@mk-architects.co.uk



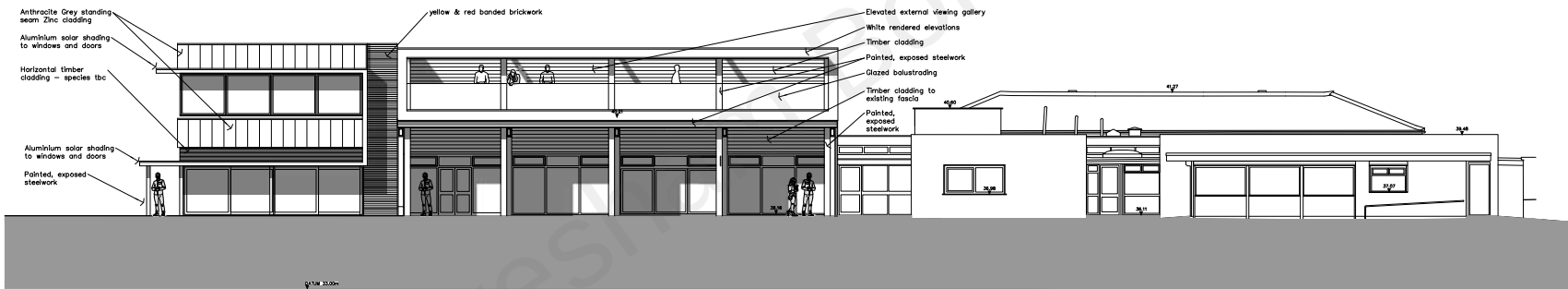
Figure 50 House Elevations

4 Proposed development

4.4 Proposed elevations



1 East Elevation



1 South Elevation

are shown in meters unless noted otherwise.
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 5. All structural timber to be pre-treated strength graded to Structural Engineer's details and to be stamped E0 (Jth dried).
 6. All external i/w to be pre-treated with preservative.
 7. All dimensions and levels to be checked on site prior to construction and the manufacture of steelwork and architectural ironmongery, stone-work and any other purpose made items.
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1:100 | Feb 22

DRAWING STATUS

PRELIMINARY

Figure 52 Proposed Elevations

4 Proposed development

4.5 Proposed building footprint



Figure 52 Proposed building footprint

5 Landscape Impacts

5.1 Sensitivity of Landscape Fabric and Landscape Character

Ref	Description	Landscape Value and Sensitivity to Change
A Landscape Fabric within the wider golf course site		
A1	Telecommunications mast	Low value & low sensitivity to change
A2	Maintenance depot	Low value & low sensitivity to change
A3	Pond	Low value & low sensitivity to change
A4	Ornamental trees	Medium value & medium sensitivity to change
A5	Boundary vegetation	Medium value & medium sensitivity to change
A6	Golf course	Medium value & medium sensitivity to change
B Landscape Fabric close to the Club House		
B1	Mown grass frontage	Low value & low sensitivity to change
B2	Small car park	Low value & low sensitivity to change
B3	Ornamental trees	Medium value & medium sensitivity to change
B4	Main car park	Low value & low sensitivity to change
B5	Boundary vegetation	Medium value & medium sensitivity to change

Table 3 Sensitivity of Landscape Fabric

The Landscape Baseline (Chapter 3) considers the landscape character and landscape fabric within and around the site. The condition and sensitivity of these elements is considered with reference to Appendix 1, Assessment Methodology, and Table A1, Landscape Value and Sensitivity to Change. Landscape fabric of distinctive character or age, such as a Category 'A' tree or ancient hedgerow is considered to have a high sensitivity to change. Landscape fabric of little character or in poor condition, such as a power line, or a diseased or Grade C tree, is considered to have a low sensitivity to change.

5 Landscape Impacts

5.2 Likely Effects on the Landscape Fabric

This section outlines the assessment of the likely effects of the proposed development on the Landscape Fabric of the site and its setting (See Figure 31, page 31).

Two types of effect are considered:

- changes to the fabric of the landscape such as loss

- of trees or hedgerows
- changes to the intrinsic character of the local and wider landscape

The impacts on the existing landscape, plus the effects of new elements introduced into the landscape as

part of the proposed scheme will be cumulative. Reference is made to Tables A3, A4 and A5 of Appendix 1, Assessment Methodology, for guidance as to how these assessments were made.

	Description	Magnitude of Landscape Change	Landscape Impact
A Landscape Fabric within the wider golf course site			
A1	Telecommunications mast	To be retained. No change.	No change to a landscape feature of low sensitivity would give rise to a negligible impact.
A2	Maintenance depot	To be retained. No change.	No change to a landscape feature of low sensitivity would give rise to a negligible impact.
A3	Pond	To be retained. No change.	No change to a landscape feature of low sensitivity would give rise to a negligible impact.
A4	Ornamental trees	To be retained. No change.	No change to a landscape feature of medium sensitivity would give rise to a negligible impact.
A5	Boundary vegetation	To be retained. No change.	No change to a landscape feature of medium sensitivity would give rise to a negligible impact.
A6	Golf course	To be retained. No change.	No change to a landscape feature of medium sensitivity would give rise to a negligible impact.
B Landscape Fabric close to the Club House			
B1	Mown grass frontage	To be retained. No change.	No change to a landscape feature of low sensitivity would give rise to a negligible impact.
B2	Small car park	To be retained. No change.	No change to a landscape feature of low sensitivity would give rise to a negligible impact.
B3	Ornamental trees	RPA of a 12m tall copper beech (#26 on site survey) may be affected. Low magnitude of change.	A low magnitude of change to a landscape feature of medium sensitivity would give rise to a minor adverse impact.
B4	Main car park	To be retained. No change.	No change to a landscape feature of low sensitivity would give rise to a negligible impact.
B5	Boundary vegetation	To be retained. No change.	No change to a landscape feature of medium sensitivity would give rise to a negligible impact.

Table 4 Magnitude of Change to Landscape Fabric

5 Landscape Impacts

5.3 Mitigation for Landscape Effects

This section describes the mitigation measures which could be considered to reduce the landscape effects of the proposed development. These could include the following:

- new or replacement tree, woodland or hedgerow planting;
- sensitive siting of development proposals to minimise or avoid incursion into root protection areas;
- careful detailing of levels and changes of level to minimise adverse landscape impacts on a sloping site;
- a sustainable drainage plan (SuDS) to harvest rainwater and to reduce storm water run-off;
- a landscape masterplan to integrate the proposed development into the surrounding village and landscape character;
- management of the site to maximise biodiversity.

5.4 Landscape Effects before and after Mitigation

Most of the likely landscape effects described in Section 5.2 are assessed to be negligible or minor adverse. Mitigation is a significant design tool which

can be used to reduce likely adverse effects or in some cases to reduce them completely. The important landscape effects to consider are those identified

before mitigation to have an **adverse** or **moderately adverse landscape impact**. This is not the case for any Landscape Fabric Items within the site.

6 Visual Impact

This section considers the likely visual effects of the proposed development and proposals to mitigate their effects.

6.1 Visual Receptors

The visibility baseline identifies a number of viewpoints (VPs) which are reflective of the key Visual Receptors (VRs) from PRoWs, including roads and footpaths. Visual Receptors are the people who would typically see the view described, such as motorists, bus or car passengers, cyclists or pedestrians/walkers, from each of the identified Viewpoints. Close Neighbours are also identified and considered in terms of likely visual effects.

These receptors are carefully considered with reference to the Assessment Methodology (see Appendix 1) in terms of their sensitivity to change. This is explained in Table A2. For example, a stationary visual receptor such as a resident of a nearby property facing the development or someone sitting on a bench at a scenic viewpoint, or someone moving slowly towards the development, such as a walker or cyclist, and likely to be in that location to enjoy the surroundings, will be assessed to have a high sensitivity. Moving visual receptors such as motorists, those from further away or residents of residential properties with no direct or distant views of the proposed development will be assessed as having a low sensitivity.

6.2 Zone of Likely Visual Influence

A Zone of Likely Visual Influence has been mapped out by using photographs from and towards the site, site visits, walking and driving along all public roads and footpaths in the vicinity and checking intervisibility.

The zone of likely visual influence of the proposed Club House redevelopment is limited to the main entrance in Singlewell Road, and a distant elevated view from Lanes Avenue and Westcott Avenue to the west.

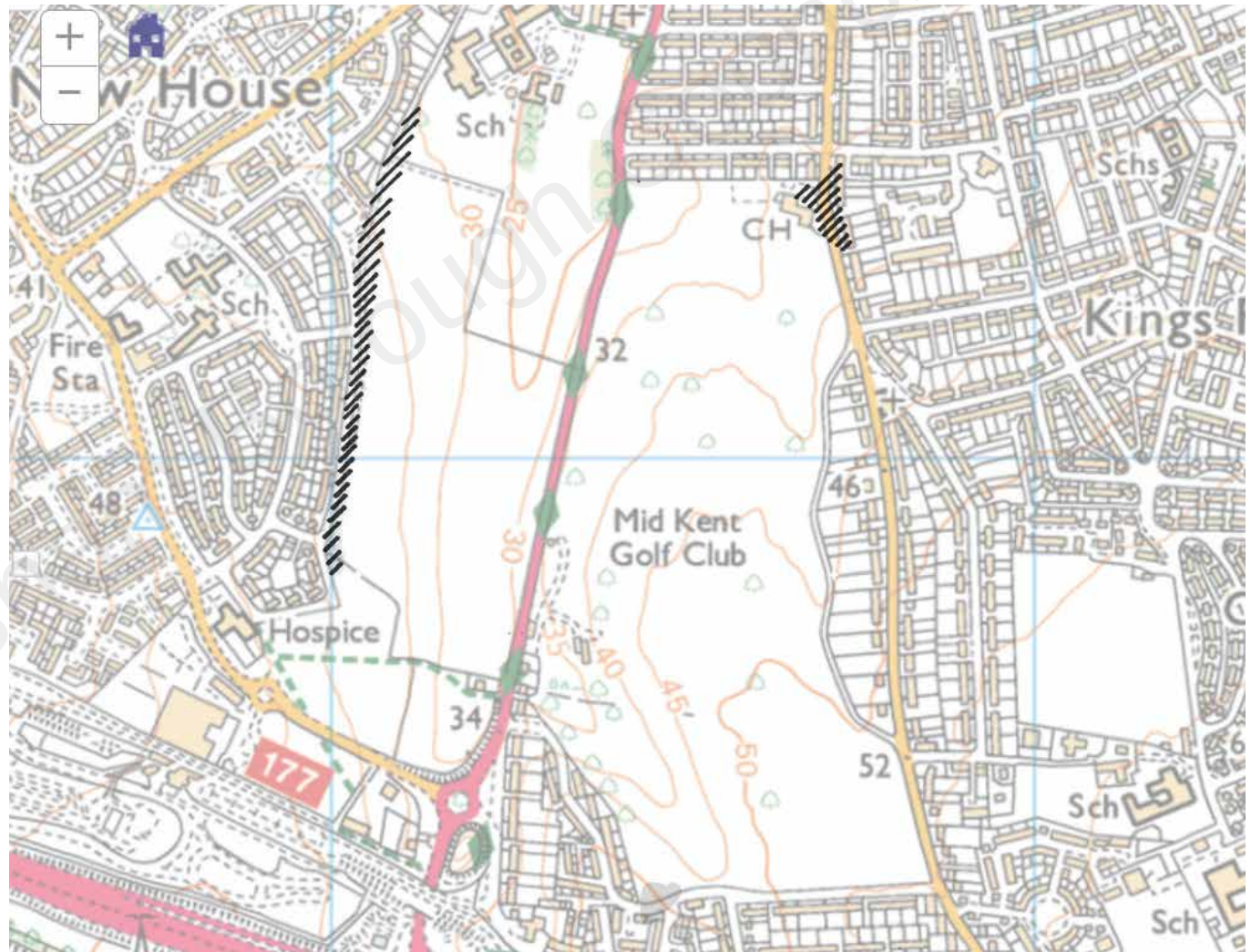


Figure 53 Zone of Likely Visual Influence (Source: klis)

6 Visual Impact

6.2 Zone of Likely Visual Influence



Figure 54 Zone of Likely Visual Influence (Googleearth)

The site is very well screened, particularly in summer, surrounded on all four sides by dense hedgerow and garden vegetation. From areas accessible to the general public, the existing entrance on Singlewell Road offers the only close view of the existing Club House and the proposed development, at a distance of between 25 and 52 m.

Visual Receptors (VRs) on Singlewell Road would include passengers or drivers in moving vehicles with a passing oblique view of the extended Club House. There would also be some slower moving pedestrians or cyclists. Sensitivity of the VRs is considered to be **low-medium**.

There would be distant and elevated or filtered views towards the Club House from Lanes Avenue and Westcott Avenue, from a distance of 821 to 560m respectively. VRs from this location would include passengers or drivers in moving vehicles with a distant oblique view of the Club House. There would also be some slower moving pedestrians or cyclists. Sensitivity of the VRs is considered to be **negligible**.

6 Visual Impact (continued)

6.3 Sensitivity of Visual Receptors

Visual Receptor	Location	Distance from proposed development (approximately)	Elevation (approx)	Direction of view	Remarks and sensitivity
VR1	Singlewell Road	52m	36m aod	South-west	Wide, open view of Club House and frontage; VRs are likely to be predominantly passengers or drivers in moving vehicles with a passing oblique view of the extended Club House. There would also be some slower moving pedestrians or cyclists. Sensitivity considered to be low-medium .
VR2	Singlewell Road	25m	35m aod	North north-west	View of eastern elevation of Club House and frontage. VRs are likely to be predominantly passengers or drivers in moving vehicles with a passing oblique view of the extended Club House. There would also be some slower moving pedestrians or cyclists. Sensitivity considered to be low-medium
VR3	Chalky Bank	914m	54m aod	North north-east	Club House not visible. Sensitivity not applicable.
VR4	Lanes Avenue	821m	47m aod	North-east	Distant elevated view. VRs are likely to be predominantly passengers or drivers in moving vehicles with a distant oblique view of the Club House. There would also be some slower moving pedestrians or cyclists. Sensitivity considered to be negligible .
VR5	Westcott Avenue	560m	36m aod	East	Distant filtered view. VRs are likely to be predominantly passengers or drivers in moving vehicles with a distant oblique view of the Club House. There would also be some slower moving pedestrians or cyclists. Sensitivity considered to be negligible .

Table 5 Sensitivity of Visual Receptors

6.3 Sensitivity of Visual Receptors

The sensitivity of Visual Receptors was assessed for each of the Viewpoints and Close Neighbours described in Section 3.11 and 3.12, using the Methodology described In Appendix 1 and Table A2.

Visual Receptors are the people who would typically see the view described, such as motorists, bus or car passengers, cyclists or pedestrians/walkers. Fast moving visual receptors such as motorists were assessed to have a lower sensitivity than slow moving receptors such as walkers.

The importance of the view to the receptor was considered: for example, people stopping to enjoy a scenic view would be considered to have higher sensitivity than commuters or local residents on a regular journey.

6 Visual Impact (continued)

6.4 Sensitivity of Close Neighbours

Reference	Property	Approximate distance from Club House	Remarks and sensitivity
A	Dennis Road South	45-220m	High sensitivity for properties closest to Club House, medium to low sensitivity for those further away
B	Singlewell Road East	35-75m	High sensitivity for properties facing the main Golf Club entrance
C	Singlewell Road West	194-700m	Sensitivity considered to be negligible as properties are distant with well-screened oblique views.

Table 6 Sensitivity of Close Neighbours

6.4 Sensitivity of Close Neighbours

When considering the sensitivity of Close Neighbours, the orientation of the property, the direction and openness of outlook, the proximity of the proposed development and the landscape context were all taken into account.

For example, a property facing the development, and having an open view of it, would be considered to have a higher sensitivity than another property perhaps sited closer to the development but orientated away from it, with no view of it.

6 Visual Impact (continued)

6.5 Visual Impact Assessment

The assessment of the significance of visual impacts depends on the predicted magnitude of change affecting the visual receptors as well as the sensitivity of the visual receptors.

The magnitude of change to visual amenity depends upon the extent of the view affected by the proposed development, the angle of view and the level of integration of the proposal in the view as set out in Table A6.

For example, where the proposed development would dominate the view and fundamentally change its character and components, the predicted magnitude of change is high. Where the proposed development would only be a minor element of the overall view that is likely to be missed by the casual observer and/or scarcely appreciated, the magnitude of change is low or negligible.

The definition of Visual Impact Significance Criteria is explained in Table A7. Visual Impact can range

from 'Major Adverse' to 'Major Beneficial'. Where the proposed scheme would cause a very noticeable deterioration to the existing view, affecting visual receptors of high or medium sensitivity, a 'major adverse' visual impact would result.

Where a scheme would cause a barely perceptible deterioration in the existing view, affecting visual receptors of low to medium sensitivity, a 'minor adverse' visual impact would be the outcome. A scheme causing a noticeable improvement to an existing view could result in a 'moderately to major beneficial' impact.

Visual Receptor	Location	Sensitivity of VRs	Visual Magnitude of Change	Visual Impact
VR1	Singlewell Road	Low-medium	Low magnitude	The proposed extension will just be visible from this location, as a 2-storey extension to the furthest corner of the single-storey Club House. A low magnitude of change to VRs of low-medium sensitivity would give rise to a low adverse impact .
VR2	Singlewell Road	Low-medium	Negligible	The proposed extension will not be visible from this location. No change to VRs of low-medium sensitivity would give rise to a negligible adverse impact .
VR3	Chalky Bank	Low-medium	No change	The proposed development will not be visible from this location. No change to VRs of low-medium sensitivity would give rise to a negligible adverse impact .
VR4	Lanes Avenue	Low	Negligible	The proposed development will just be visible from this distant viewpoint. Negligible change to VRs of low sensitivity would give rise to a negligible adverse impact .
VR5	Westcott Avenue	Low	Negligible	The proposed development will just be visible from this distant viewpoint. Negligible change to VRs of low sensitivity would give rise to a negligible adverse impact .

Table 7 Visual Impact on Visual Receptors

6 Visual Impact (continued)

6.5 Visual Impact Assessment

Ref	Property	Sensitivity of neighbours	Visual Magnitude of Change	Visual Impact
A	Dennis Road South	High & low-medium	Low magnitude of change	A low magnitude of change on neighbours of high sensitivity would give rise to a moderately adverse visual impact for the Dennis Road properties directly opposite the Club House. For the properties further away, a low magnitude of change on neighbours of low-medium sensitivity would give rise to a minor adverse visual impact.
B	Singlewell Road East	High	Low magnitude of change	A low magnitude of change on neighbours of high sensitivity would give rise to a moderately adverse visual impact for the Singlewell Road properties directly opposite the main entrance to the Golf Club.
C	Singlewell Road West	Negligible	No change	Sensitivity considered to be negligible as properties are distant with well-screened oblique views.

Table 8 Visual Impact on Close Neighbours

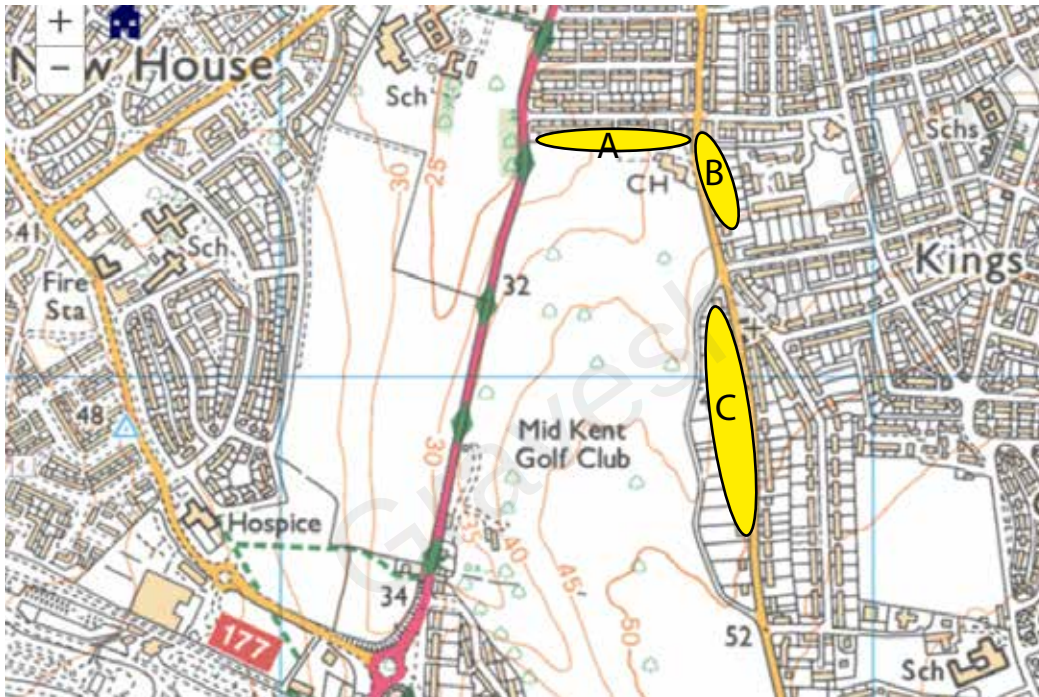


Figure 55 Location of close neighbours

6 Visual Impact (continued)

6.6 Mitigation for Visual Effects

The important visual receptors and close neighbours to consider are those where the visual impact of the proposed development identified before mitigation would have a moderately adverse impact. This the case for close neighbours A and B in Dennis Road and Singlewell Road.

The mitigation measures which can be considered to reduce the visual effects of the proposed development can include the following:

- the strengthening of existing site boundaries to

- reinforce their screening and filtering properties;
- new or replacement tree and shrub planting within the site frontage and the carpark to provide strong green infrastructure;
- sensitive siting of development proposals to avoid new structures in most visible areas such as close to the site entrance and the north western boundary;
- appropriate form and massing to retain or reduce the scale of existing buildings on site;
- careful selection of materials palette to choose roofing and cladding which is dark and recessive in character for more prominent locations.

Reference	Property	Visual Impact before mitigation	Visual Impact after mitigation
A	Dennis Road South	Moderately adverse impact	The proposed extension to the Club House takes place to the southwest of the existing building footprint, which should reduce the impact on properties closest to the works; tree planting should be undertaken within the carpark to break up the visual expanse of tarmac; this could result in a moderately beneficial visual impact.
B	Singlewell Road East	Moderately adverse impact	There is an opportunity here to enhance the Club entrance and create a local landmark; the frontage to the Club House should be planted with trees and shrubs to strengthen the landscape setting of the Club House; the existing visual clutter of bollards, signage and planters should be rationalised; this could result in a moderately beneficial visual impact.

Table 9 Visual Impact on Close Neighbours before and after Mitigation

7 Summary

7.1 Landscape Effects

The landscape effects of the proposed development are generally considered to be **negligible**, apart from B3, a 12m tall copper beech where the root protection area (rpa) may be affected by the proposed works. A low magnitude of change to a landscape feature of medium sensitivity would give rise to a **minor adverse** impact.

7.2 Visual Effects

The visual effects of the proposed development are likely to have the most adverse impact on Close Neighbours A and B, at Denis Road South and Singlewell Road East where the impact was assessed to be **moderately adverse**.

From the rear upper windows of properties on Dennis Road there are views across the Golf Club car park to either the Club House or the golf course. Some of these views are screened or framed by outbuildings and vegetation either in the rear gardens or within the Golf Club boundary.

The proposed extension to the Club House takes place to the southwest of the existing building footprint, which should reduce the impact on properties closest to the works; tree planting should be undertaken within the carpark to break up the visual expanse of tarmac; this could result in a **moderately beneficial** visual impact.

Large detached and semi-detached properties on the east side of Singlewell Road, look directly onto the Golf Club frontage and Club House.

The frontage to the Club House should be planted with trees and shrubs to strengthen the landscape setting of the Club House; the existing visual clutter of bollards, signage and planters should be rationalised; this could enhance the entrance to the Golf Club and result in a **moderately beneficial** visual impact.

7 Summary

7.3 Conclusion

The landscape and visual effects of the proposed development have been assessed in detail in this report; appropriate mitigation has been identified and is recommended wherever necessary. If this recommended mitigation were implemented, it would give rise to a scheme which would be **moderately beneficial** in terms of its visual impact, in character with the local townscape character of Gravesend, creating a development which would enhance its setting, and create a distinctive local landmark on the south side of the town.

Appendix 1 Assessment Methodology

1 Introduction

This section presents an assessment of the likely landscape and visual effects of the proposed development at the former Nutrition Centre, Burwash Common. Two distinct but inter-related types of impacts have been assessed. These are:

- the effect on landscape resources (changes in the physical fabric and character/quality of the landscape); and
- the effect on views and viewers (changes in the visual amenity of recreational users and residents).

The approach to assessing landscape and visual impacts has followed the Landscape Institute/Institute of Environmental Management & Assessment's Guidelines for Landscape and Visual Impact Assessment (GLVIA, 3rd Ed 2013)

2 Baseline Assessment

The baseline assessment identifies the existing character of the site and the surrounding landscape, and considers the quality and character of available views for recreational users and local residents. The baseline assessment provides the 'reference point' against which the extent and significance of predicted landscape and visual impacts have been assessed. The study area has been defined to include the zone of visual influence of the site, and the hinterland of the zone of visual influence, which influences its character. Beyond this, the visual influence of the proposed scheme is considered to be negligible. The baseline assessment comprised:

- desk top Ordnance Survey map analysis of land cover, landform and land use elements, and identification of the visibility of the site;

- review of existing assessments, plans and other relevant documents;
- field survey work to validate and refine existing assessments;
- identification of landscape character areas, and an analysis of their sensitivity; and
- analysis of the current visibility of the scheme and an assessment of the type number and sensitivity of viewers.

The following published landscape character assessments and other relevant information have been reviewed to provide an understanding of the landscape context for the site:

- Natural England: National Landscape and Seascape Character Assessments 2014
- Kent Landscape Character Assessment, (2004)
- Gravesham Landscape Character Assessment, (2009)

A preliminary desk study was carried out to establish the physical components of the local landscape, to locate the site within its context, and to establish boundaries of the study area. Ordnance Survey (OS) maps were used in combination with Google Earth and Multimap Aerial Photographs to identify local features such as topography, woodland and hedgerows, existing settlement pattern, roads and footpaths in the wider area.

The desk study was verified on site through a field survey of the site and surrounding areas. This determined the existing land cover, landform and land use, and how these features combine and interact to give the

landscape its particular character. The field survey also confirmed the location of key visual receptors with views of the proposed site and of the visibility of the site in the local and wider landscape. The character and condition of existing landscape elements and features was recorded by photographs and described. The field survey work was undertaken in April 2022.

This fieldwork involved driving all the roads and lanes, and walking public footpaths to check the height of hedgerows and other vegetation identified in the desk study. The purpose was to establish where the site might be seen from. Private property was not entered but locations and setting of dwellings in proximity to the application site were noted. From this data, an indicative visual envelope was interpolated, to show areas from which the site could be seen within the surrounding countryside.

Local landscape character areas and key landscape features within the study area were identified and the overall sensitivity of each such area to change was evaluated, taking account of its intrinsic landscape character condition/quality and value, and defined as shown in Table A1.

In addition, the relative sensitivity of visual receptors associated with the key representative viewpoints was evaluated taking account of the type of viewer, importance/value of the view to the receptor, orientation of the receptor in relation to the scheme, the landscape context and the importance of the view/location. Relative sensitivity was then defined as shown in Table A2.

Appendix 1 Assessment Methodology (contd)

Sensitivity	Criteria
High	Landscape or landscape fabric of distinctive character in good condition, perceived as being of interest at the national or international level. May include nationally designated land such as Areas of Outstanding Natural Beauty and National Parks, with highly valued landscape, visual interest and a strong sense of cohesion with no or few detracting features, highly valued and considered susceptible to relatively small changes.
Medium	Landscape or landscape fabric of moderate condition value, perceived as being of interest at the regional or local level. May include regional or local landscape designations, with moderately valued characteristics with medium aesthetic value, visual interest or some sense of cohesion, and considered reasonably tolerant of change.
Low	A landscape or landscape fabric of generally poor condition, of low value, often including detractors such as power lines, industrial or derelict land or inappropriate built forms with low aesthetic value, visual interest or sense of cohesion and low value and considered potentially tolerant of substantial change.

Table A1 Landscape Value and Sensitivity to Change Criteria

Sensitivity	Criteria
High	Stationery visual receptors (e.g. occupiers of residential properties or at scenic viewpoints), or moving slowly (e.g. walkers, cyclists or horse riders) orientated towards the scheme and likely to be in that location to enjoy the view, particularly in high value landscapes.
Medium	Visual receptors moving slowly (e.g. walkers, cyclist, horse riders) who are likely to be in that location to enjoy the view in landscape of medium to high value, but are typically not primarily orientated towards the scheme. <u>Also</u> motorists, bus and train travellers on well publicised scenic routes, and residential properties with only oblique views.
Low	Moving visual receptors (e.g. motorists, bus and train travellers) generally orientated away from scheme and likely to be travelling for a purpose other than to enjoy the view in landscapes of medium to low value. <u>Also</u> stationery visual receptors (e.g. employees, indoor leisure users) who are in that location to undertake activities, unconnected with the landscape and views or residential properties with no direct views.

Table A2 Sensitivity of Viewpoints/Visual Receptor

3 Landscape Impact Assessment

The evaluation of landscape impacts considered two types of effect:

- changes to the fabric of the landscape resulting from loss / addition of key features (e.g. foreshore, embankments, access points, sand dunes); and
- changes to the intrinsic character of the local

and wider landscape (the degree to which the proposed scheme affects the overall pattern of elements that give the landscape its particular character and / or distinctiveness).

The assessment of the significance of landscape impacts depends upon the predicted magnitude of change to the landscape and landscape sensitivity

(as defined in Table A3). The magnitude of changes to landscape character and fabric depends upon the nature, scale and duration of change and was defined as in Table A4 below was then used to determine adverse or beneficial significance thresholds from the differing combinations of levels of landscape sensitivity and magnitude of impact.

Appendix 1 Assessment Methodology (contd)

It should be noted that Table A4 is only a framework to aid consistency of reporting and provide an initial indication of the likely impact arising from the assessment of magnitude and sensitivity. Given that the criteria low/medium/high represent levels on a continuum or continuous graduation, application of the framework also required the application of professional judgement and awareness of the

relative balance of importance between sensitivity and magnitude. The significance criteria have been textually defined in Table A5.

Magnitude	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to very intensive change over a more limited area.
Medium	Moderate changes in key landscape characteristics and features over a wide area ranging to notable changes in a more limited area.
Low	Minor change in any area of landscape character or features.
Negligible	Virtually imperceptible change in any area of landscape character and features.

Table A3 Landscape Magnitude of Change Criteria

Magnitude of Impact	Landscape Sensitivity		
	High	Medium	Low
High	Major	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible
Negligible	Minor	Negligible	Negligible

Table A4 Impact Significance Criteria for Landscape Assessment

Appendix 1 Assessment Methodology (contd)

Impact Significance		Description
Adverse	Major	The proposals are at complete variance with the landform, scale and pattern of the landscape. They are likely to damage, degrade, diminish or even destroy the integrity of a range of characteristic features and elements or their setting. They will be substantially damaging to a high quality or highly vulnerable landscape or townscape and/or they are in serious conflict with policy for the protection of nationally or internationally recognised countryside.
	Moderate	The proposals are out of scale with the landscape, or at odds with the local landform or pattern. Mitigation will not prevent the scheme from detracting from the landscape in the longer term.
	Minor	The proposals do not quite fit the landform and scale of the landscape and they cannot be substantially mitigated for because of the nature of the proposal itself or the character of the wider landscape.
	Negligible	The proposals fit with the scale, landform and pattern of the landscape and/or they incorporate measures for mitigation to ensure they will blend in well with surrounding landscape features and elements, with minimal negative impact or conflict with national policies.
No impact		
Beneficial	Negligible	The proposals fit with the scale, landform and pattern of the landscape and/or they incorporate measures for mitigation to ensure they will blend in well with surrounding landscape features and elements, with minimal beneficial impact and they avoid conflict with national policies.
	Minor	The proposals fit well with the scale, landform and pattern of the landscape and/or they incorporate measures for mitigation to ensure they will blend in well with the surrounding landscape features and elements and they will meet national objectives towards protection of the countryside.
	Moderate	The proposals significantly restore or enhance the form and pattern of the landscape and/or further national objectives to regenerate degraded countryside.
	Major	The proposals constitute a major improvement of the landscape character through a major restructuring of a degraded landscape and they will further national objectives to protect the countryside and regenerate degraded countryside.

Table A5 Landscape Impact Significance Criteria Definitions

Appendix 1 Assessment Methodology (contd)

4 Visual Impact Assessment

The assessment of the significance of visual impacts depends on the predicted magnitude of change affecting visual receptors and the visual receptor sensitivity (as defined in Table A2).

The frameworks shown in Table A4 and Table A6 were used to determine adverse or beneficial significance thresholds from the differing combinations of levels of visual sensitivity and magnitude. The significance criteria are described in Table A7.

The magnitude of changes to visual amenity depends upon the extent of view affected by the proposal, the angle of view and the level of integration of the proposal in the view and was defined as shown in Table A6.

Magnitude	Criteria
High	Where the proposed scheme or elements of the scheme would dominate the view and fundamentally change its character and components.
Medium	Where the proposed scheme or elements of the scheme would be noticeable in the view, affecting its character and altering some of its components and features.
Low	Where the proposed scheme or elements of the scheme would be only a minor element of the overall view, not appreciably affecting its view or altering some of its components and features.
Negligible	Where the proposed scheme or elements of the scheme would be only a very minor element of the overall view that are likely to be missed by the casual observer and/or scarcely appreciated.

Table A6 Visual Magnitude of Change Criteria

Appendix 1 Assessment Methodology (contd)

Impact Significance		Definition
Adverse	Major	Where the scheme would cause a very noticeable deterioration in the existing view, affecting visual receptors of high or medium sensitivity.
	Moderate	Where the scheme would cause a noticeable deterioration in the existing view, affecting receptors of high to low sensitivity.
	Minor	Where the scheme would cause a barely perceptible deterioration in the existing view, affecting visual receptors of medium or low sensitivity.
	Negligible	Where the scheme would cause no noticeable deterioration to the existing view.
No impact		
Beneficial	Negligible	Where the scheme would cause no noticeable improvement to the existing view.
	Minor	Where the scheme would cause a barely perceptible improvement in the existing view, affecting visual receptors of medium or low sensitivity.
	Moderate	Where the scheme would cause a noticeable improvement in the existing view, affecting receptors of high to low sensitivity.
	Major	Where the scheme would cause a very noticeable improvement in the existing view, affecting visual receptors of high or medium sensitivity.

Table A7 Visual Impact Significance Criteria Definition

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