

2

LITTLE ACRES, LONGFIELD

Landscape and Visual Appraisal

MARCH 2022

Issue 1



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1.0 Introduction

1.0.1 Hill-Wood & Co (Kent) Ltd have been commissioned by William Cook to prepare a Landscape Visual Assessment for this site at Little Acres, Longfield.

1.0.2 This report has been prepared following the plans and reports as supplied by Target Carbon Management.

1.1 Methodology

1.1.1 This report has been prepared and follows the Technical Guidance note 06/19, Visual Representation of Development Proposals 17th September 2019 published by the Landscape Institute.

1.1.2 The photographs in this report have been taken using a length of lens at 50mm on a digital camera, with a single lens reflex camera. The following specifications are based on a 50mm Focal Length (FL) and Full Frame Sensor (FFS) combination, and are suitable for all types of photography and visualisation. See below for an alternative specification (cropped frame) which is acceptable for Visualisation Types 1 and 3.

If a 50mm FL lens cannot capture the view in landscape or portrait orientation the use of wider-angled prime lenses should be considered, working through the following sequence of fixed lenses in this order: 35mm FL > 28mm FL > 24mm FL. In these unusual situations, the reasoning for the choice and the approach used should be documented.

1.1.3 This report has been prepared to assess the potential visual impact of development within this site on the surrounding landscape. If visual impact is assessed, then mitigation proposals are recommended to soften the development and reflect the landscape character to be retained / enhanced. This report will assess the impact by:

- Assessment of the site and the surroundings through desk study and site visit
- Desk study to provide Zone of Theoretical Visibility (ZTV) to enable the location of viewpoints where the proposed development may impact the landscape or view
- Assess the baseline landscape and visual context
- Recommend suitable mitigation

1.2 Landscape

1.2.1 The definition of 'landscape' is important and the one in the European Landscape Convention (20 October 2000) defines it as:

"Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors". (2.2)

1.3 Sustainable Development

1.3.1 Sustainable Development can be part of an LVA and the most widely accepted definition is that in the Brundtland report (World Commission on Environment and Development, 1987):

'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. (2.14)

This is considered in the extent of the impacts of the proposed development and the duration of the impacts.

1.4 Landscape and Visual Assessment

1.4.1 This visual assessment has been prepared in accordance with: Landscape Institute Technical Committee TGN 06/19 - Visual Representation of development proposals. The Advice Note links to and follows the principles set out in The Guidelines for Landscape and Visual Impact Assessment, 3rd edition 2013 in the selection of viewpoints and taking and preparing photographs.

1.5 Role of the Landscape Architect

1.5.1 The role of the professional in preparing an LVA is made clear.

"It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances." (1.20)

1.6 Landscape

1.6.1 The assessment will describe the site and its setting within the neighbouring landscape. The assessment will include the visibility of the proposed development within spring and summer versus autumn and winter.

1.6.2 Mitigation will be assessed within the different seasons where provided.

1.6.3 Table 1 (in Section 4) provides the immediate, short term and medium term impact based on the proposed mitigation, stated as, Neutral Low Moderate High impact. These are subjective to the desk study and the professional perception of the consultant.

1.6.4 It is stated in 5.37 that:

"One of the more challenging issues is deciding whether the landscape effects should be categorised as positive or negative. It is also possible for effects to be neutral in their consequences for the landscape. An informed professional judgement should be made about this and the criteria used in reaching the judgement should be clearly stated. They might include but should not be restricted to:
The degree to which the proposal fits with existing character;
The contribution to the landscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to existing character."

1.7 Visual Effects

1.7.1 The selection of final viewpoints for the LVA should include:

- *"The accessibility to the public;*
- *The potential number and sensitivity of viewers who may be affected;*
- *The viewing direction, distance (i.e. short-, medium- and long-distance views) and elevation;*
- *The potential for cumulative views of the proposed development in conjunction with other development." (6.20)*

1.7.2 The baseline photography should:

- *Be sufficiently up to date to reflect the current baseline situation.*
- *Include the extent of the site and sufficient context*
- *Be presented at a size and relative position, on a corresponding sheet, to allow for like to like comparison with the visualisation*
- *Be based on good quality imagery, secured in good, clear weather conditions wherever reasonably possible*
- *Avoid foreground clutter*
- *In LVIA/LVA baseline photography, if relying on only existing views with no visualisations, clearly identify the extent of the application site in the view*

1.7.3 Visualisations should:

- *Provide a fair representation of what would be likely to be seen if the proposed development is implemented*
- *Be based on replicable, transparent and structured processes and use a reasonable choice of agreed viewpoint locations, view direction, view angles and times of day*
- *Be accompanied by appropriate information, including a technical Methodology and required data within page title blocks*

1.7.4 The producers of visualisations should:

- *The landscape professional is likely to need to determine an approach to visualisation before having completed the LVA/LVIA itself. Therefore a preliminary judgement on the likely overall 'Degree or Level of Effect' will be required. Whilst this should not prejudice the detailed process or outcome of the LVA/LVIA, the context and likely extent of the proposal will be known at an early stage and should be sufficient to inform the initial assessment.*
- *Use visualisation types 1-4, selected by reference to purpose of use and anticipated users, combined with the indicative overall Degree or Level of Effect (a product of magnitude and sensitivity) See 1.10 for the breakdown of the visualisation types*
- *Use techniques and media, with appropriate explanation, that represent the proposed scheme and its setting as accurately as reasonably practicable, proportionate to its effect*
- *Where reasonable within project timescales, include maximum effect scenario.*

1.8 Desk study

1.8.1 A preliminary desk study has been conducted to establish the context of the proposal site in terms of planning designations, special areas of statutory protection and landscape character.

1.8.2 Ordnance Survey maps, contour mapping and GIS software to identify nearby features within the surrounding landscape, such as; public rights of way, listed buildings and monuments.

1.8.3 The site visit required the walking of all types of Public Rights of Way (PRoW) to assess the worst case view of the site from the identified viewpoints. Where worst case views are just off the PRoW, or by standing on a raised carriageway verge, these have been adjusted on site and taken to provide the worst case view.

1.9 Glossary of terms

The below terms are used in the LVA Section 3 in assessing the Visual Impact and relate to each view:

SUSCEPTIBILITY (VISUAL)

DEFINITION OF LOW:

Site is screened by vegetation, buildings or other structures.

Site comprises a limited portion of the view.

E.G. Dense hedgerows or tree canopies obstruct the site within the view. Topography considerably limits views of the site.

DEFINITION OF MODERATE:

Parts of the proposal site form noticeable sections of the view. There is scope for noticeable effects within the view which would alter the visual character of the view.

E.G. There are some screening factors but parts of the site remain visible in central parts of the view.

DEFINITION OF HIGH:

The proposal site is clearly visible in a considerable portion of the view. Vegetative screening is minimal and sight line towards the site is unobstructed.

E.G. The viewpoint is elevated and allows clear views of all or the majority of the site.

VALUE (VISUAL)

DEFINITION OF LOW:

View comprises unremarkable features.

Some detractors are likely to be present.

Views are foreshortened or impeded

E.G. Dense hedgerows or tree canopies obstruct the view. Detractors are clearly evident.

DEFINITION OF MODERATE:

View comprises common landscape features.

Some detractors may be present in the view.

Views are likely to be of medium length but not include long distance views to the horizon.

DEFINITION OF HIGH:

View comprises protected designation (AONB/National Park)

View comprises heritage asset. (listed building/conservation area)

Long views to horizon/elevated viewpoint

No significant detractors.

SUSCEPTIBILITY (LANDSCAPE CHARACTER)

DEFINITION OF LOW:

Landscape character is able to accept considerable change without perceptible loss of characteristic features.

(E.G. Landscape has some characteristic features which may be affected in a small way, however the site can accommodate change and mitigation is likely to be effective)

DEFINITION OF MODERATE:

Landscape character is able to accept some change without perceptible loss of characteristic features.

(E.G. Landscape has some characteristic features which may be affected in a small way, however the site can accommodate change and mitigation is likely to be effective)

DEFINITION OF HIGH:

Landscape can accept very limited change before harmful effects, such as loss of characteristic features, occur.

(E.G. Landscape character could easily be lost through small interventions)

VALUE (LANDSCAPE CHARACTER)

DEFINITION OF LOW:

Industrial/derelect sites.

Poor management of landscape features.

Low habitat value.

Little historic interest.

DEFINITION OF MODERATE:

Natural features of reasonable interest (woodland/open land/hedgerows)

Good habitat/green infrastructure.

Good levels of land management.

Medium to long term established land uses.

DEFINITION OF HIGH:

Proximity to protected designation (AONB/National park)

Strong habitat connectivity/green infrastructure.

Historic landscape/land use/boundaries.

High levels of stewardship/land management.

The below terms are used in the Significance of Impact Table 1 in Section 4 of the LVA and cover: during construction, 5 years and 10 years on from completion:

Neutral

Low

Moderate

High

In order of impact (low to high)

Ancient Woodland; woodland that has existed continuously since 1600 or before

Arable; used or suitable for growing crops

Binocular; using both eyes to see something

Convex; having an outline or surface curved like the exterior of a circle or sphere

Concave; having an outline or surface that curves inwards like the interior of a circle or sphere

Farmstead; the house belonging to a farm and the buildings around it

FFS; full frame sensor

FFS+50mm; full frame sensor with 50mm lens

FL; focal length

Hamlet; small settlement, generally one smaller than a village without a church

HFoV; Horizontal Field of Vision

Monocular; viewing distant objects with one eye

Pasture; and covered with grass and other low plants suitable for grazing animals, especially cattle or sheep

Scrub; vegetation dominated by shrubs

1.10 Visualisation types 1-4

Type 1 Annotated viewpoint photographs

Type 2 3D wireline/model

Type 3 Photomontage / photowire

Type 4 Photomontage/photowire (survey / scale verifiable)

The most sophisticated Visualisation Types are appropriate when the Purpose / User requires the highest levels of accuracy and the Sensitivity and Magnitude combine to generate the highest Degree or Level of indicative overall Effect.

Table 1 provides a broad indication as to appropriate Visualisation Types for different Purposes and Users. Note that categories A-D illustrate four convenient levels along a scale, not four fixed interpretations

Table 1: Relationships between Purpose, User and Visualisation Types		
Category	Purpose and Users	Appropriate Visualisation Types
A	Evidence submitted to Public Inquiry, most planning applications accompanied by LVIA (as part of formal EIA), some non-EIA (LVA) development which is contrary to policy or likely to be contentious. Visualisations in public domain.	2 - 4
B	Planning applications for most non-EIA development accompanied by LVA, where there are concerns about landscape and visual effects and effective mitigation is required. Some LVIA's for EIA development. Visualisations in public domain.	1 - 4
C	Planning applications where the character and appearance of the development is a material consideration. LVIA / LVA is not required but supporting statements (such as Planning Statements and Design and Access Statements) describe how the proposal responds to landscape context and policies. Visualisations in public domain.	1 - 3
D	To inform the iterative process of assessment and design with client, and / or pre-application consultations with the competent authority. Visualisations mainly confidential.	1 - 2



2.1 Site Location

2.1.1 The site is some 10km south east of Dartford, south west of Gravesend by some 5km. The nearest village is Longfield, west of the subject site. Bordering the north of the site is a small block of woodland. North of the block of woodland are arable fields. East of the site are dwellings and a Nursery at some 500m. South of the subject site is Longfield Avenue and pasture land. West of the subject site are more dwellings of both linear and clustered development.

2.1.2 Directly south of the site is Longfield Road, which provides the vehicular access into the site.

2.1.3 The site is currently a private residence, Little Acre Farm, with a valet servicing company based on site. Bordered on the east and south by a scrubby hedge, north and west by scrub and mature trees. The southern boundary of the site has a brick wall and metal gates.



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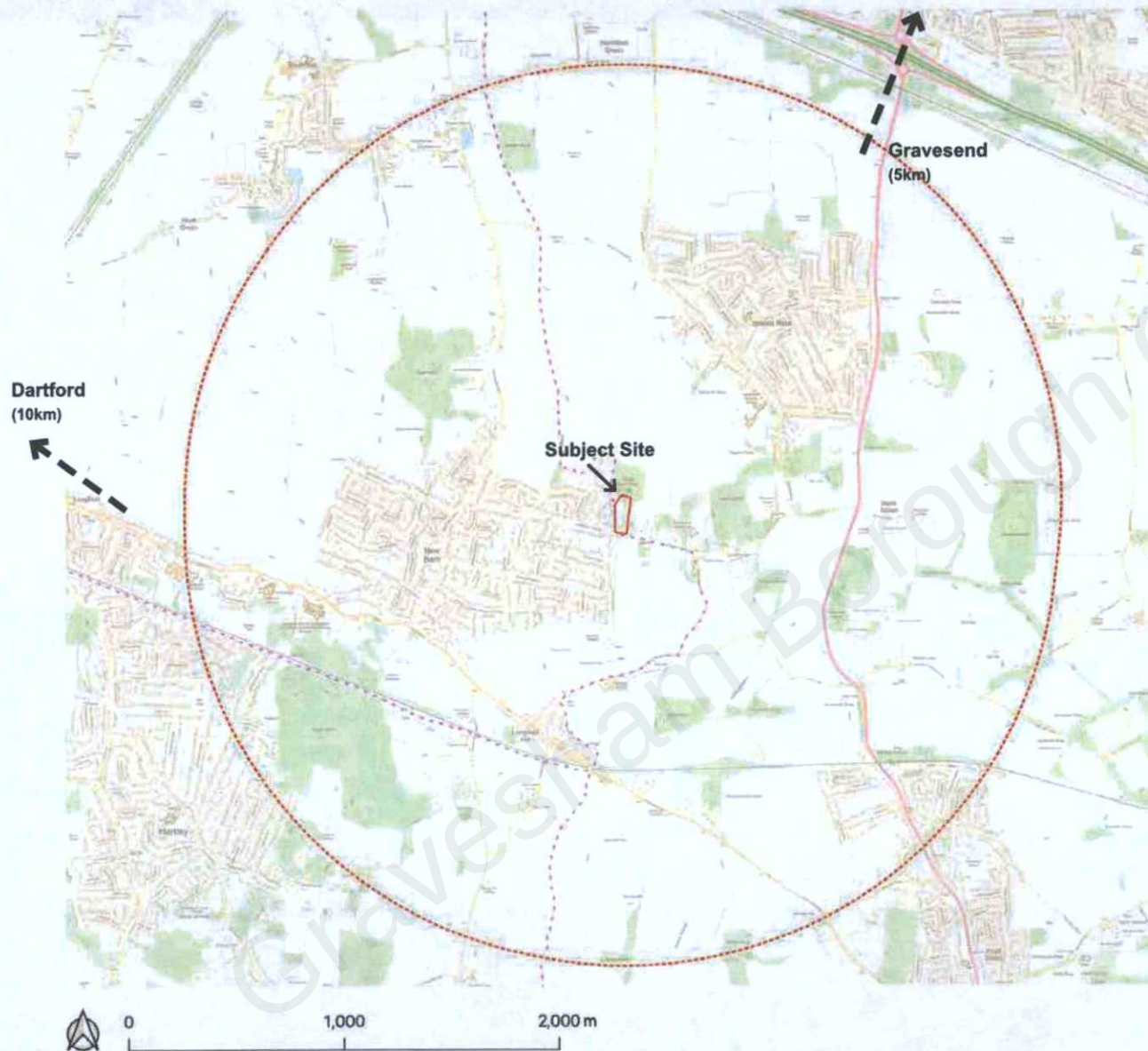
Project **Little Acres, Longfield**

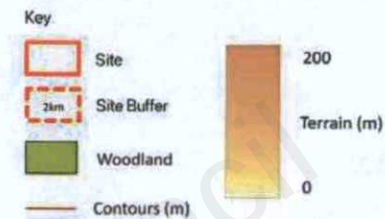
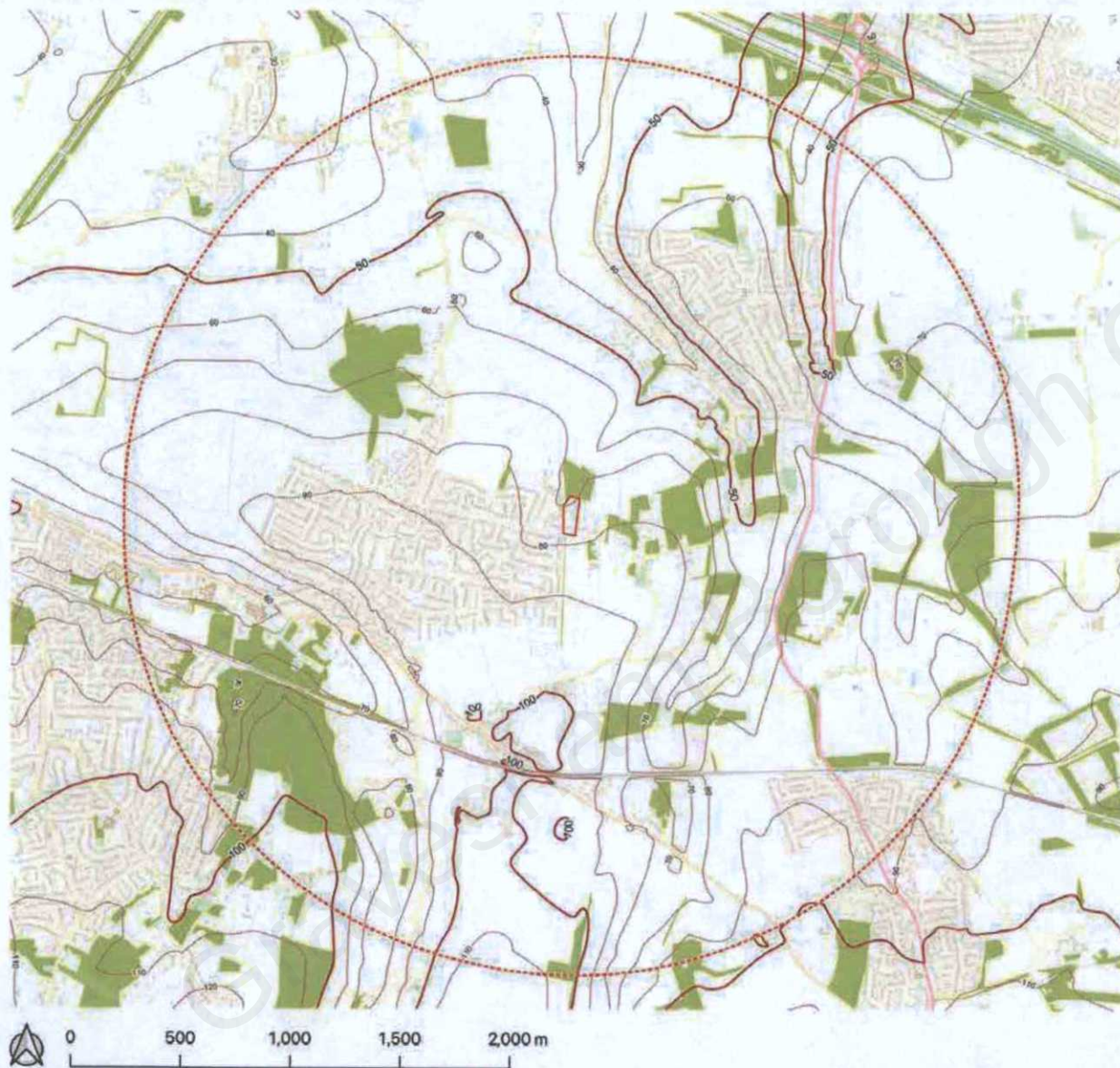
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Site Location

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2.2 Topography and Woodland

2.2.1 The topography of the site and the surrounding area is clearly shown, with the land rising to the south and falling to the east before rising again further east of the site.

2.2.2 There are some small scattered blocks of woodland surrounding the site these are mainly to the east. With a larger block of woodland to the south west.



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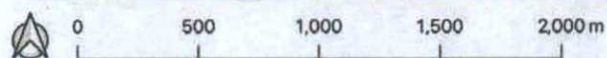
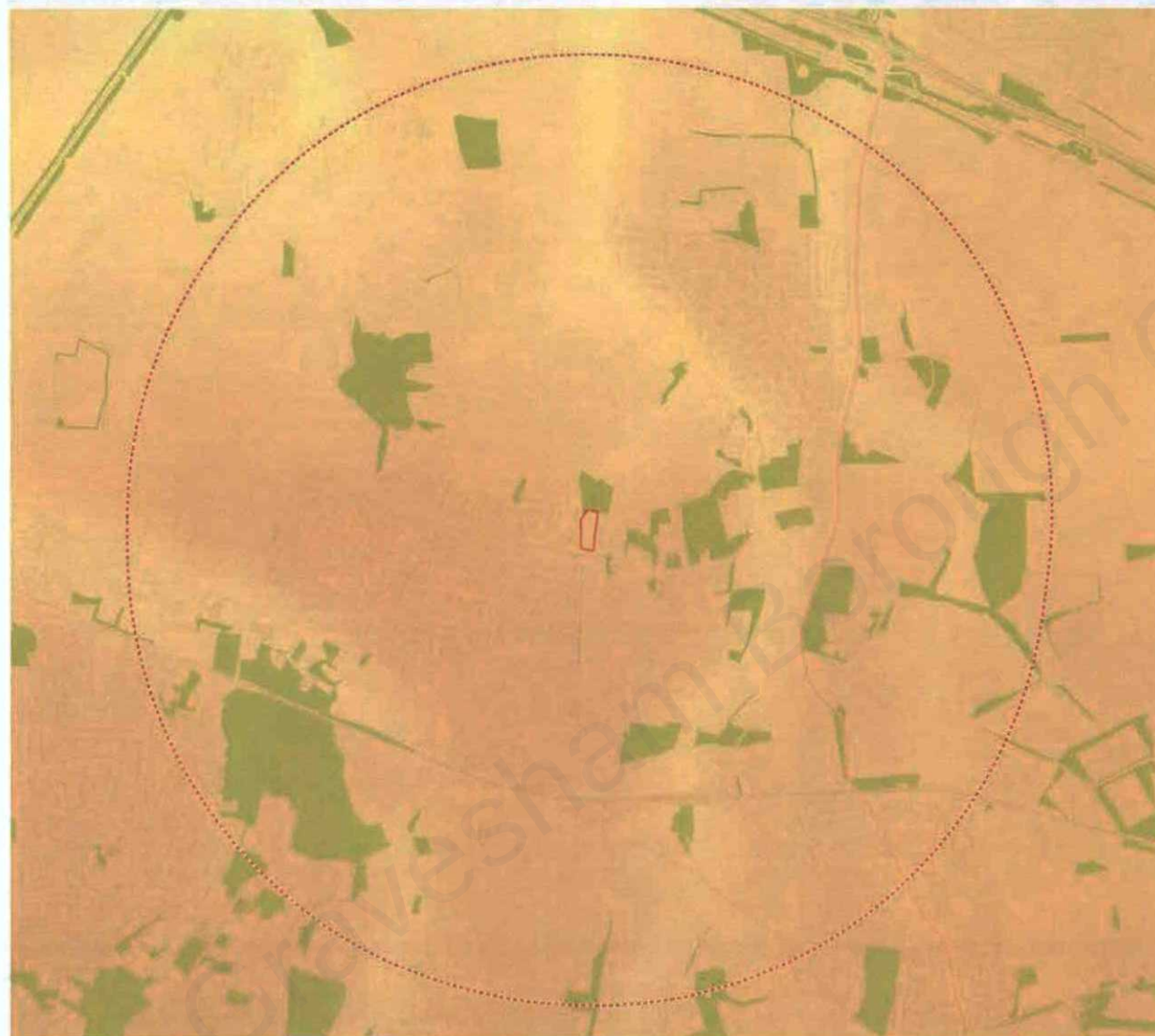
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Topography and Woodland

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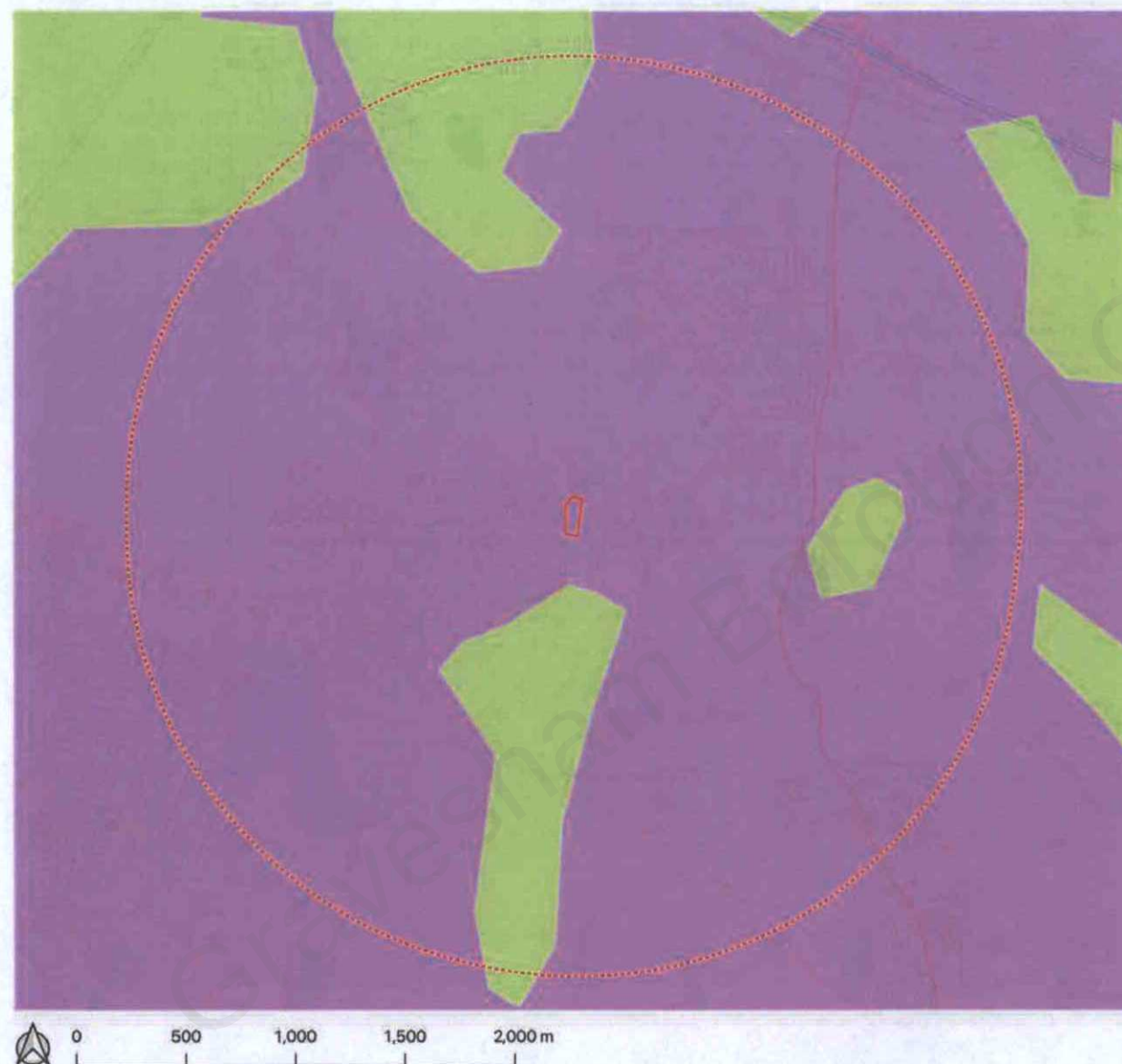
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Drawing title

Topography and Woodland

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Key

- Site
- 2km Site Buffer
- Sussex White Chalk
- Thanet Beds

2.3 Geology

2.3.1 The site is located on the underlying geology of Sussex White Chalk.

2.3.2 *"The underlying geology is predominantly Thanet Beds, chalk and London Clay. The chalk results in the most distinct landform with strongly rolling forms (e.g. Fleet Downs) and prominent scarps (e.g. on the southern edges of Swanscombe). Large-scale chalk quarries are a dramatic and prominent feature of the landscape to the south of Swanscombe. The Thanet Beds and London Clay result in a softer undulating landscape."*

Kent Landscape Character Assessment, Jacobs Baptie



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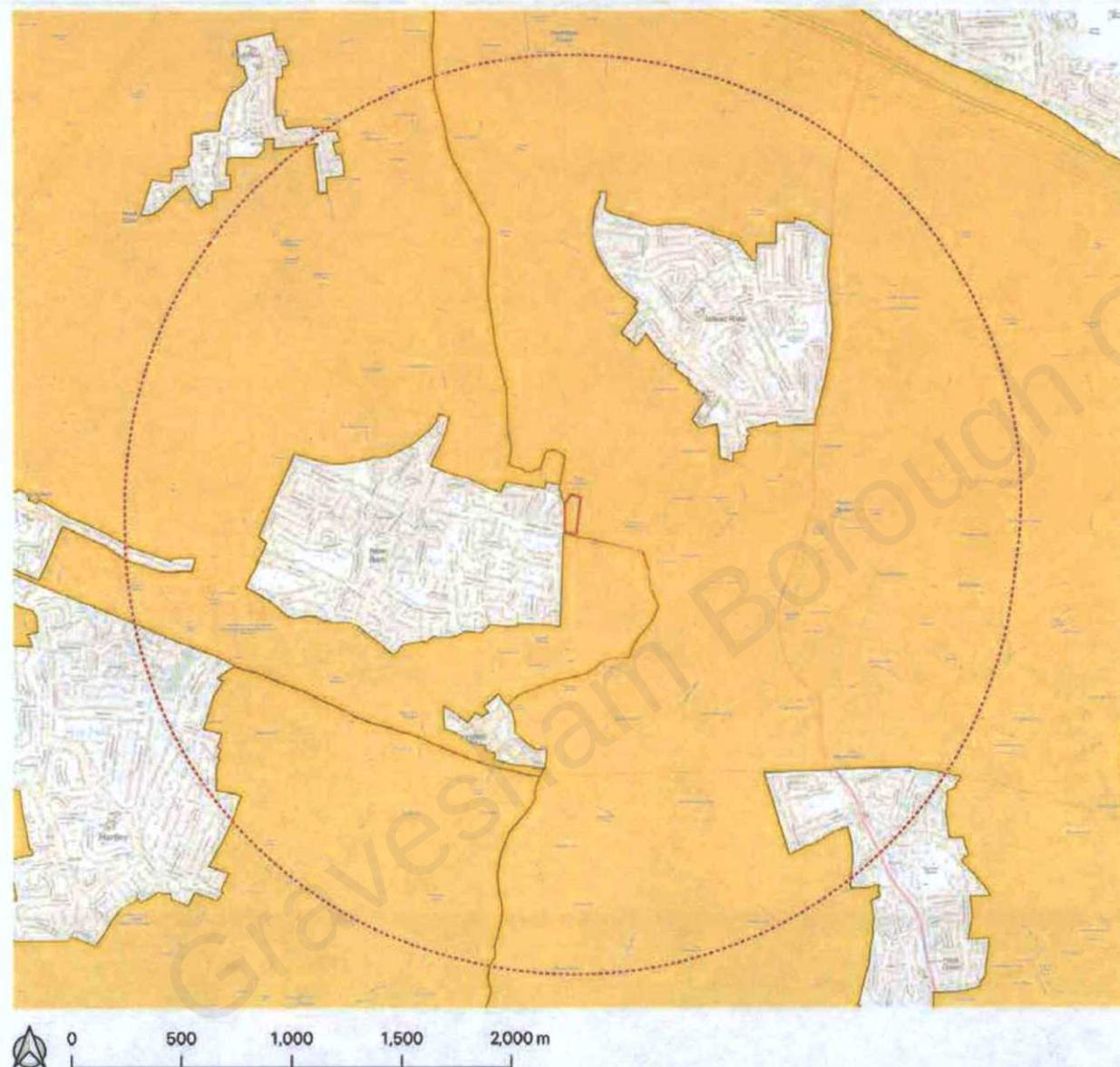
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Geology

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Key

- Site
- 2km Site Buffer
- Green Belt

2.4 Green Belt

2.4.1 The Site is situated within the outer edges of the London Metropolitan Green Belt where it extends into Kent.

2.4.2 The Green Belt covers 93% of Sevenoaks, 77% of Gravesham, 71% of Tonbridge and Malling, 56% of Dartford and 22% of Tunbridge Wells.

Gravesham Stage 2 Green Belt Study LUC 2020



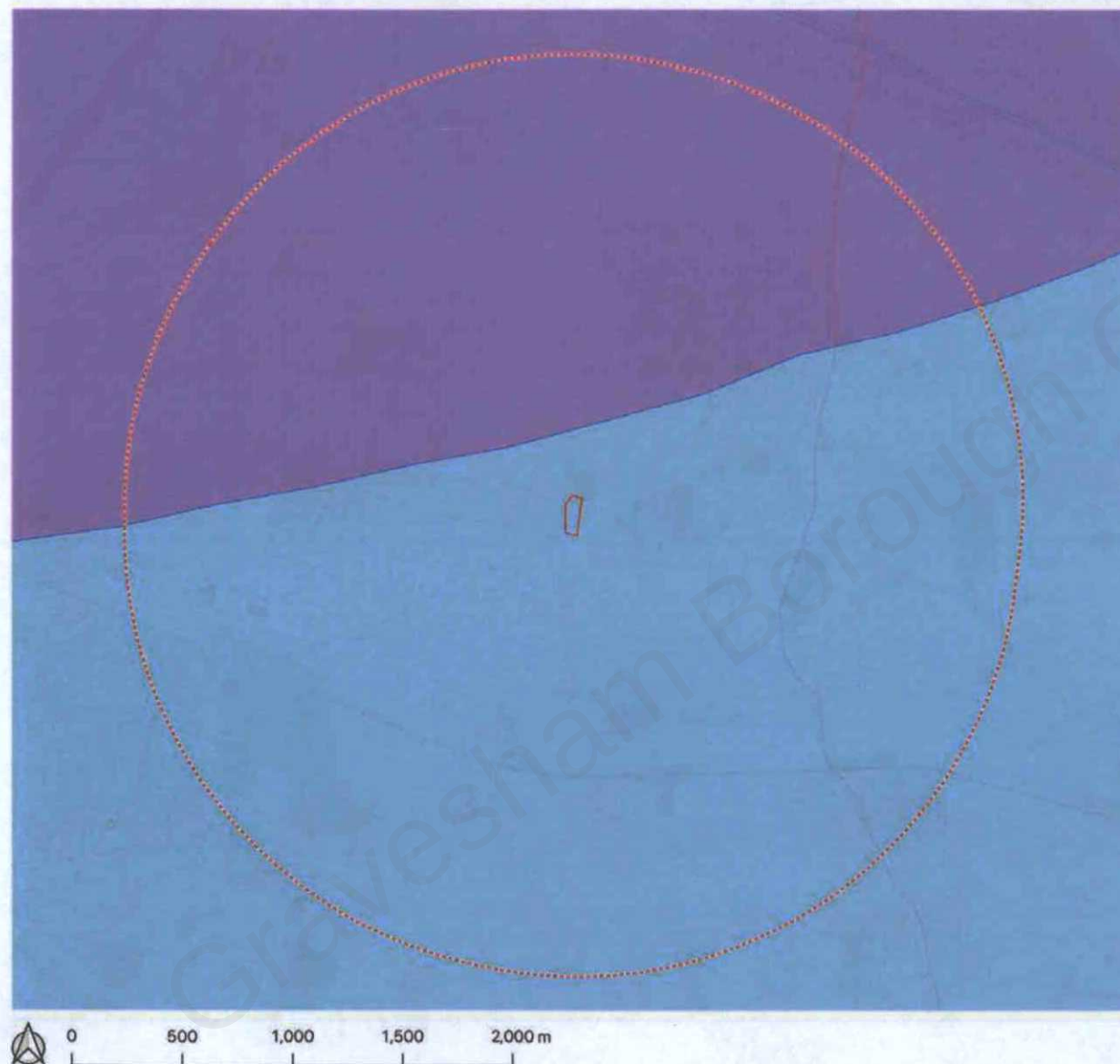
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Green Belt

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Key

- Site
- 2km Site Buffer
- North Kent Plain
- North Downs

2.5 Natural England - National Character Area

2.5.1 The 'National Character Area Profile' (prepared by Natural England, 2013) locates the site within the landscape character area of: North Downs. This is identified as:

2.5.2 "Cretaceous Chalk forms the backbone of the North Downs. A distinctive chalk downland ridge rises up from the surrounding land, with a steep scarp slope to the south providing extensive views across Kent, Surrey and Sussex and across the Channel seascape to France. The area is cut by the deep valleys of the Stour, Medway, Darent, Wey and Mole. The river valleys cut through the chalk ridge, providing distinctive local landscapes which contrast with the steep scarp slope."

2.5.3 The environmental opportunity of the North Downs includes; Conserving the downland settlement pattern of nucleated villages, irregular fields and scattered farmsteads linked by a network of narrow, winding lanes and characteristic sunken 'hollow ways'.

2.5.4 Natural England have provided the following information regarding trees and woodland within this area:

- Woodland is a dominant feature of the landscape and is found primarily on the steeper slopes of the scarp, valley sides and areas of the dip slope capped with clay-with-flints. Nearly half of the woodland is ancient and many are designated for their biodiversity value. Traditional management of deciduous woodlands is still to be realised.



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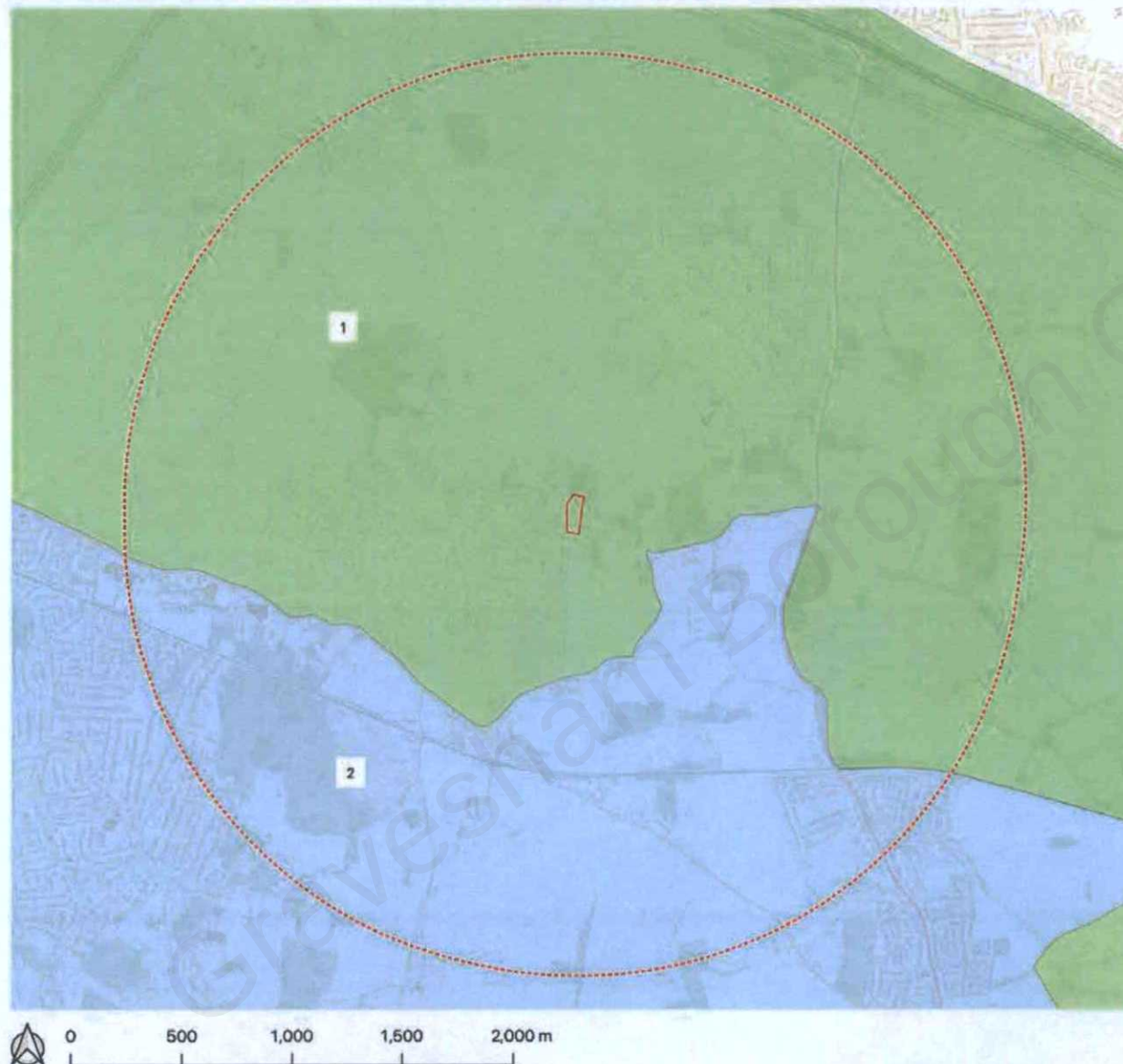
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Natural England – National Character Areas

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Key

- Site
- 2km Site Buffer
- 1 Southfleet Arable Lands
- 2 Ash Downs

2.6 County Landscape Character

2.6.1 The subject site is located by the 'Kent County Landscape Character Assessment' (prepared by Jacobs Baptie 2004) located within the landscape character area of: Southfleet Arable Lands.

2.6.2 This is described as "Good quality soils developed on the Tertiary Beds overlying the chalk. A generally open arable landscape. Open landscape allowing transport routes, pylons and settlement to dominate many areas. Remnant unkept hedgerows, shelterbelts and woodland copses giving a scruffy and unmanaged feel."

2.6.3 The character of Southfleet Arable Lands is identified by the Landscape Assessment of Kent as: restore and create.

2.6.4 The following recommendations to 'restore and create' are provided:

- Create a simplified pattern within the landscape using large blocks of woodland, large areas of arable fields
- Create an edge to the urban area - restore some enclosure, using characteristic rural features
- Create ecologically rich corridors
- Restore the positive impact of historic highway features
- Restore open and controlled views across open farmland



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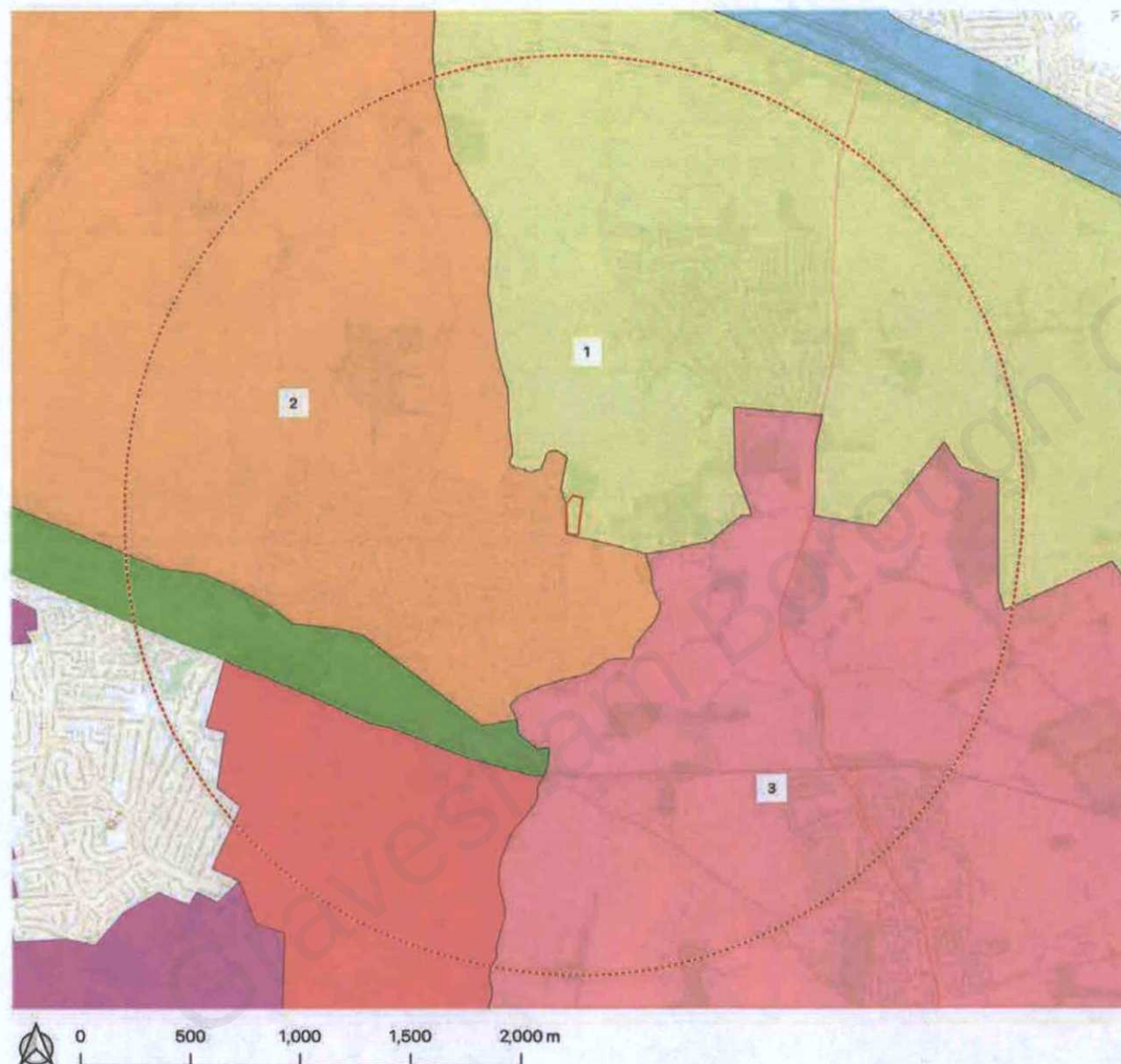
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County Landscape Character Areas

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Key

- Site
- Site Buffer
- 1 Istead Arable Farmlands
- 2 Southfleet Arable Lands
- 3 Meopham Downs

2.7 Borough Landscape Character

2.7.1 The subject site is located by the 'Gravesham Landscape Character Assessment' (prepared by Jacobs 2009) located within the landscape character area of: Istead Arable Farmlands.

2.7.2 This is described as "Gently undulating topography with open arable fields. Fields divided by tracks, roads and occasional hedgerows. Orchards to the east. Minor native woodland clumps. Istead Rise modern housing development. Clusters of properties and farmsteads"

2.7.3 The character of Istead Arable Farmlands is identified by the Gravesham Landscape Assessment of Kent as: restore and create.

2.7.4 The following recommendations to 'restore and create' are provided:

- Restore traditional field structure and enclosure with native hedgerows and boundary planting.
- Restore the landscape through the removal of detracting features, in particular seek opportunities to relocate electricity cables underground.
- Create design standards in keeping with local character for new developments within the area.
- Create a positive edge to the urban area.



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Borough Landscape Character Areas

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2.8 Conservation Areas, Monuments and Listed Buildings

2.8.1 The site is not within a Conservation Area, and there are no monuments or listed buildings within the site.

2.8.2 The listed building; 'New Barn House' is situated to the west of the subject site and 'Nurstead Hill Farm' to the south of the subject are the closest listed buildings to the subject site at some 750m.



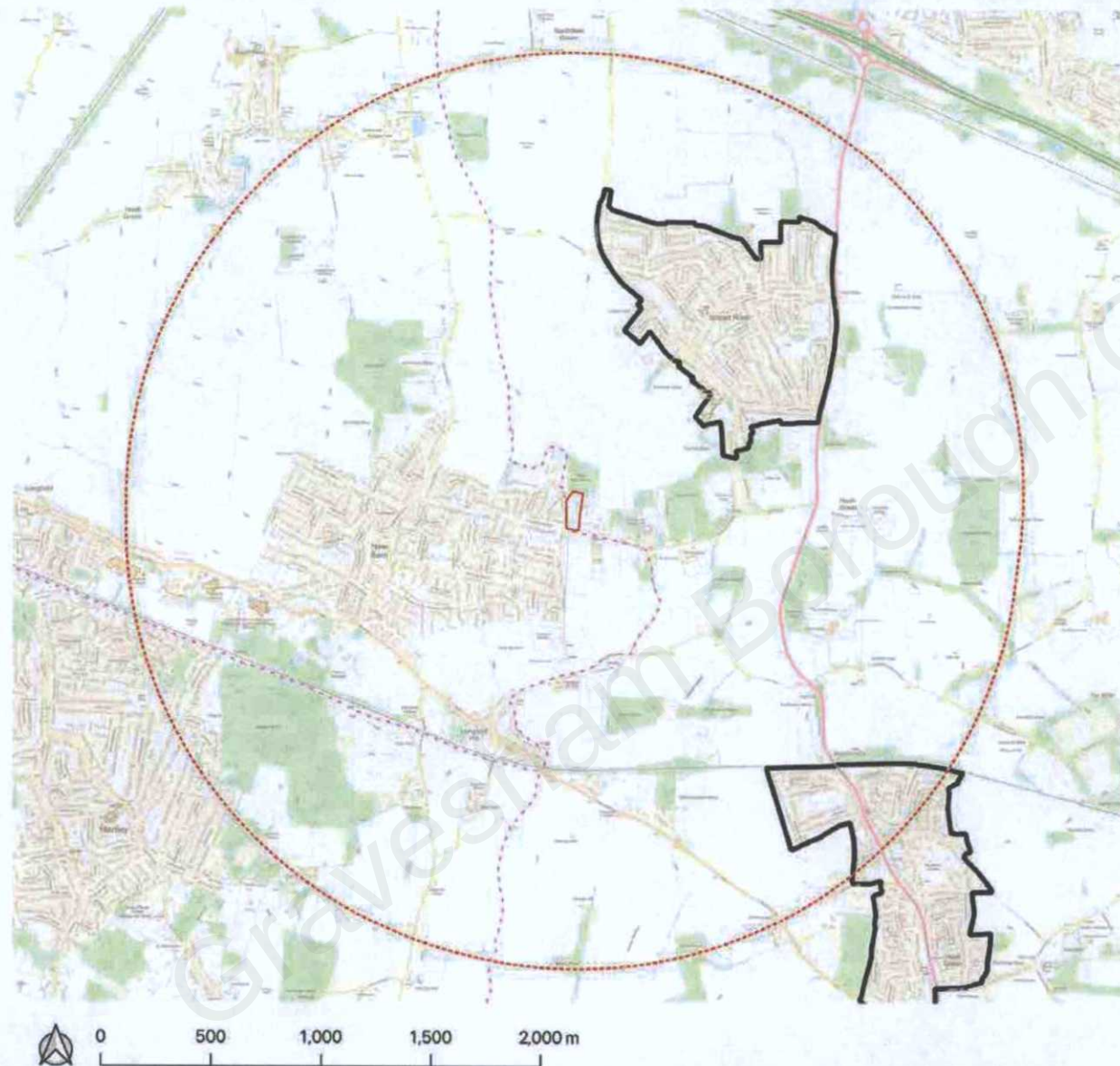
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**Conservation Areas, Monuments and
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Key

- Site
- 2km Site Buffer
- Settlement Boundaries

2.9 Settlement

2.9.1 There are two visible settlement boundaries within the 2km buffer of the subject site.



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 Site
 7km Site Buffer
 Byway Open to All Traffic
 Public Bridleway
 Public Footpath
 Restricted Byway

2.10.1 The various Public Rights of Way surrounding the site have been assessed from a Desktop Study and a site visit where a number of the footpaths have been walked.

2.10.2 The key footpaths NU38, DN38, DN37, NU35, and NU32 to the east, and west of the site, have been walked in full for this Landscape and Visual Appraisal.



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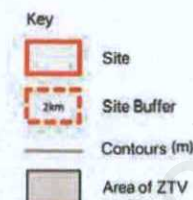
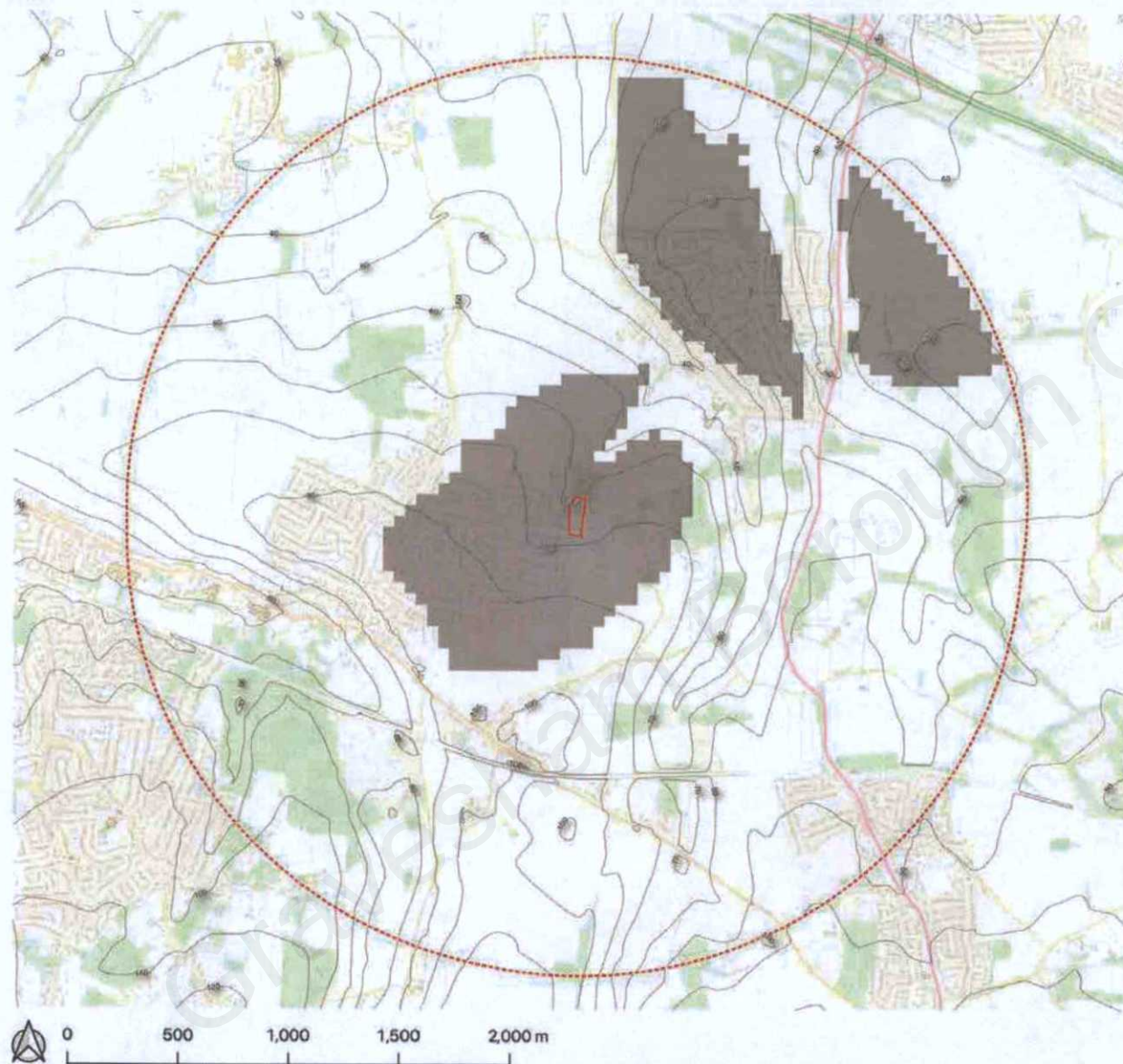
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Drawing style

Public Rights of Way

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2.11 Zone of Theoretical Visibility

2.11.1 The zone of theoretical visibility is calculated via a fixed height of 20m within the centre of the site and the grey area indicated on the drawings represents the theoretical visibility of this object based on the topography of the site and the surrounding landscape. However the ZTV does not take into account woodland, hedgerows or buildings which may obscure views of the site.

2.11.2 The location of viewpoints are located by the assessment of the ZTV, woodland, built development and PRoW. All viewpoints are taken from publicly accessible locations.



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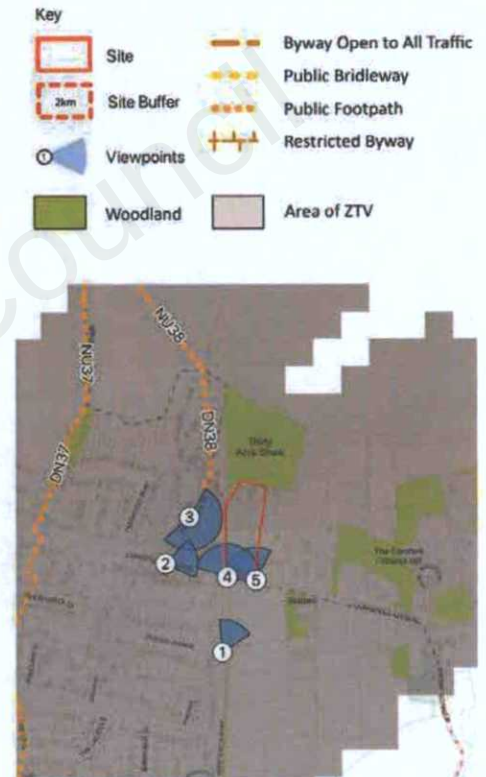
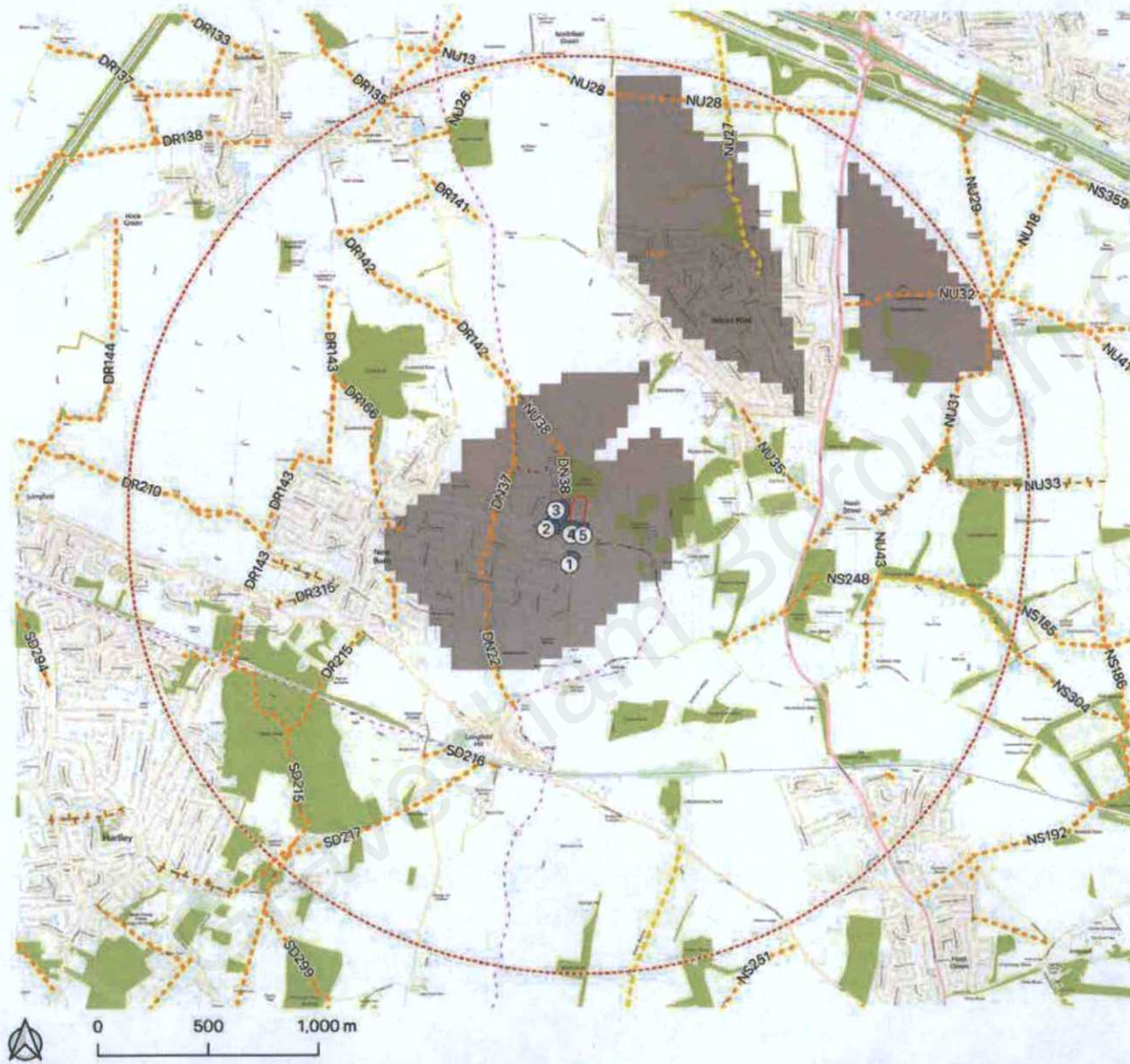
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Zone of Theoretical Visibility

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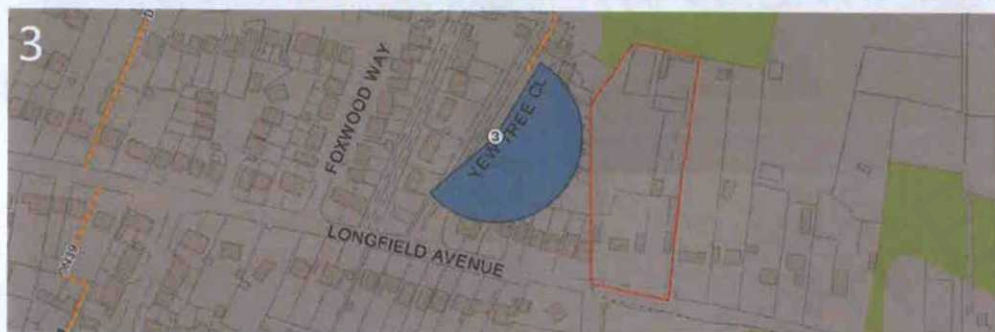
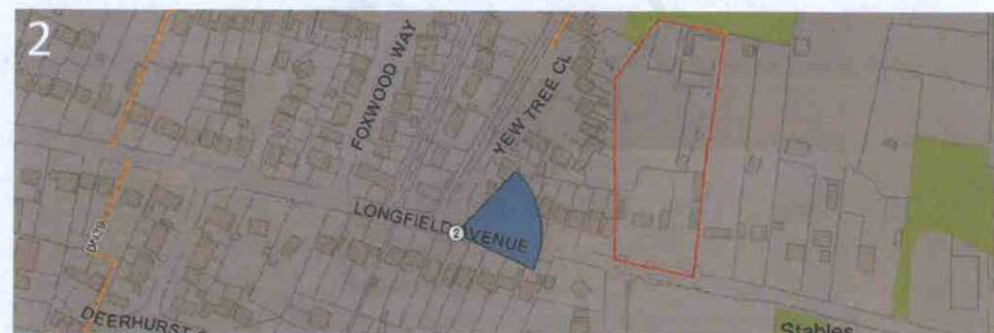
Project Little Acres, Longfield

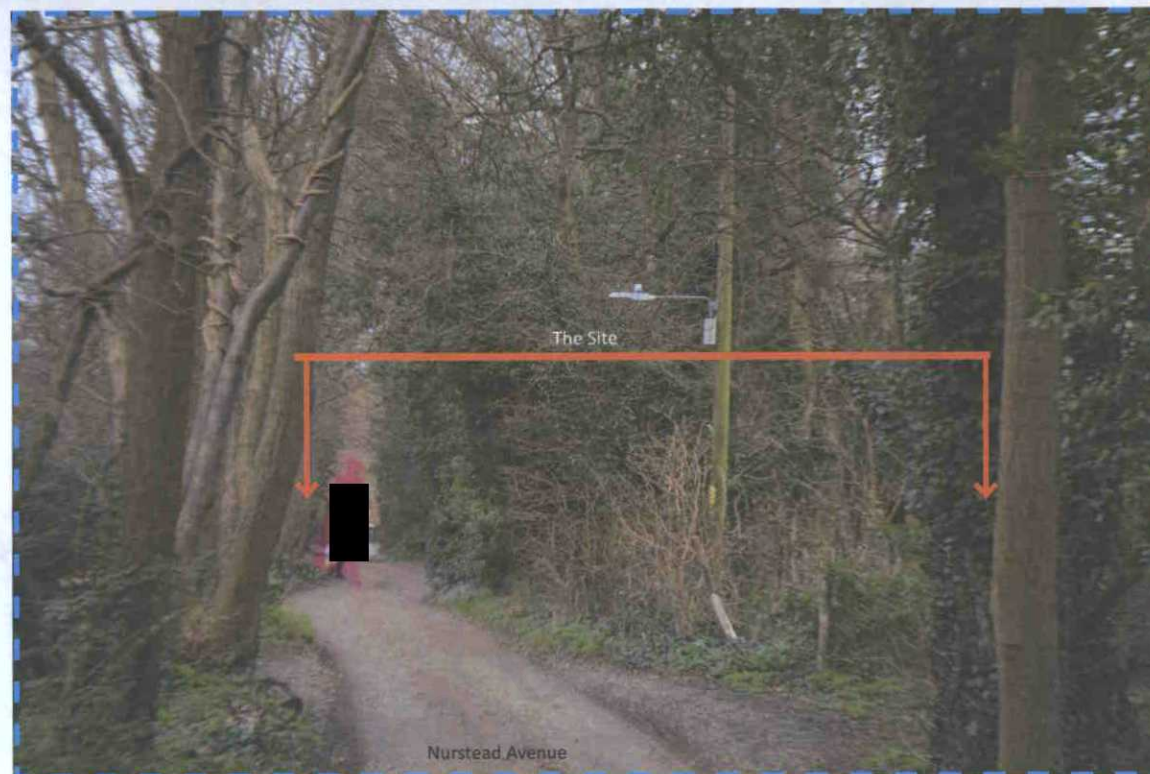
Drawing title

Location of Viewpoints

Scale	Date	Drawing Number
1:18,000	February 2022	0456-22-A-15-ALL

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Panoramic image for context only

SENSITIVITY OF RECEPTOR

SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Sensitivity matrix combining value of view with its susceptibility to change

The subject site southern boundary wall is partly visible from this viewpoint
The existing built form on the subject site is not visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

Indicates 50mm frame & 39.6° HFOV. This can be seen at 100% enlargement in section 6 of this report

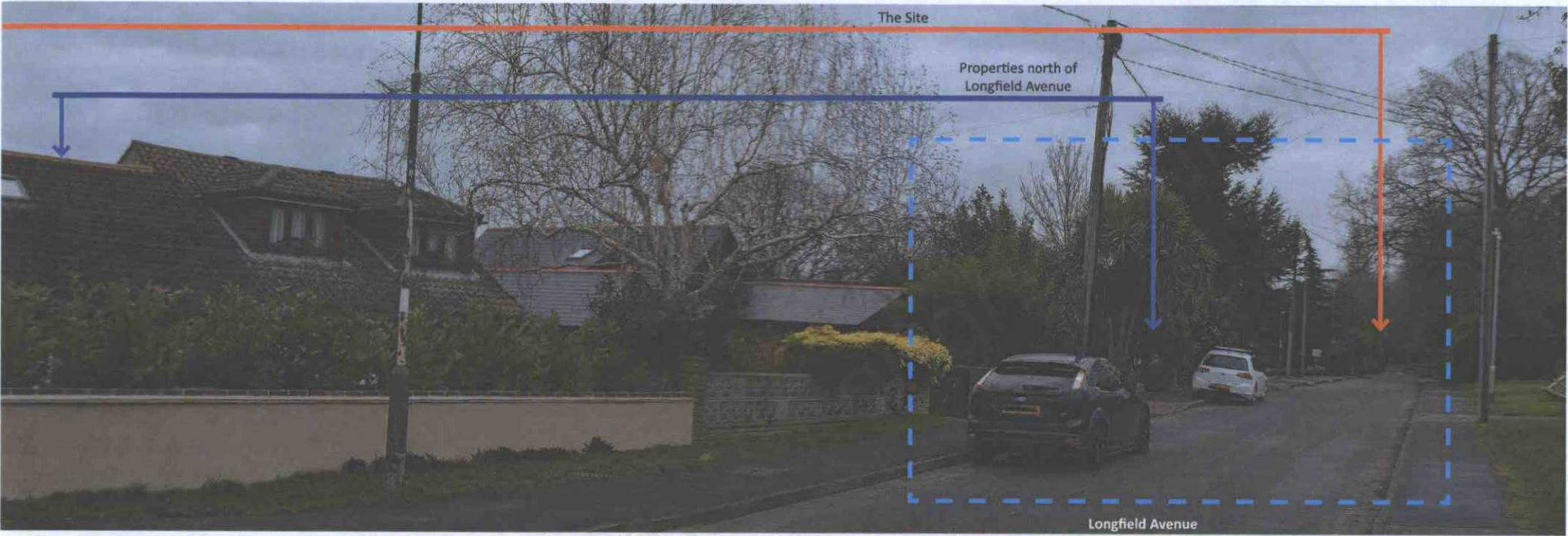
Viewpoint information:

Visualisation Type: 1
Projection: Planar
Enlargement Factor: See section 6
Horizontal Field of View: See section 6
Direction of View: 192 Degrees from North
Distance to centre of site: 200m

Date: 22/02/2022
Time: 09:46
Camera height: 1.65m
Camera: Nikon DX D3200
Lens: AF-S 18-55mm



Locations of viewpoint ref: LVA Desk Study 2.12



Panoramic image for context only

SENSITIVITY OF RECEPTOR

SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE
	VALUE			

The subject site southern boundary is visible from this viewpoint

The existing built form on the subject site is not visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

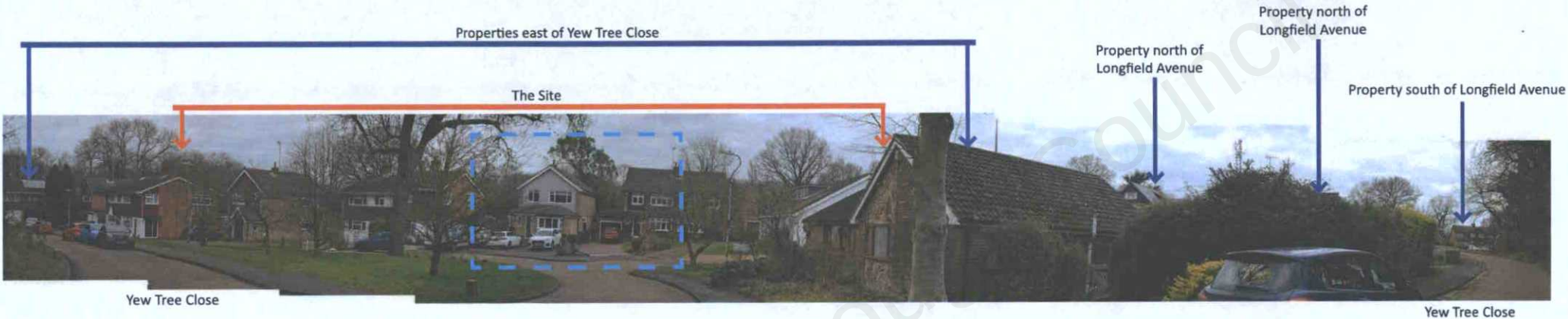
Indicates 50mm frame & 39.6° HFoV. This can be seen at 100% enlargement in section 6 of this report

Viewpoint information:

Visualisation Type: 1
Projection: Planar
Enlargement Factor: See section 6
Horizontal Field of View: See section 6
Direction of View: 254 Degrees from North
Distance to centre of site: 150m

Date: 22/02/2022
Time: 10:08
Camera height: 1.65m
Camera: Nikon DX D3200
Lens: AF-S 18-55mm

Locations of viewpoint ref: LVA Desk Study 2.12



Panoramic image for context only

SENSITIVITY OF RECEPTOR

SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE
	VALUE			

Sensitivity matrix combining value of view with its susceptibility to change

The subject site western boundary vegetation is visible from this viewpoint
The existing built form on the subject site is not visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

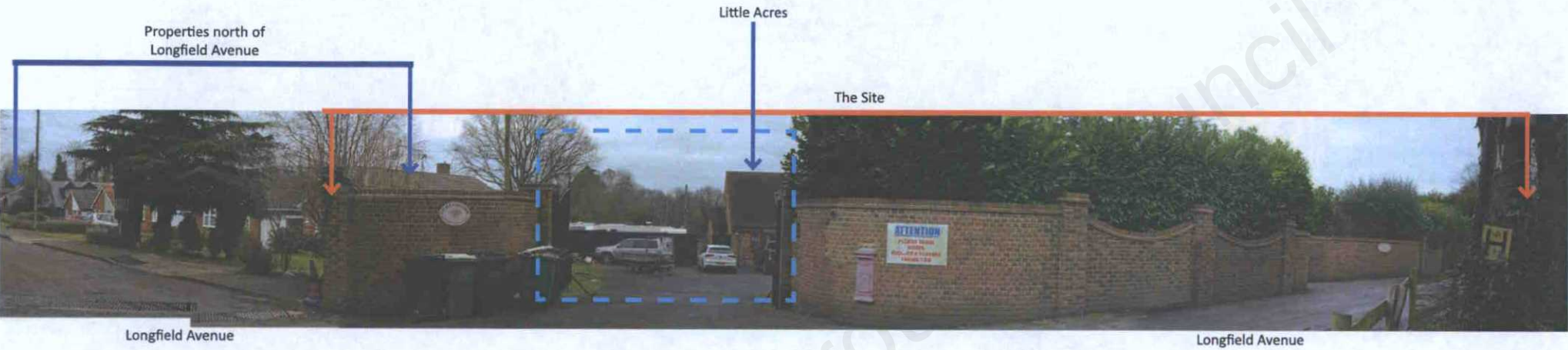
Indicates 50mm frame & 39.6° HFoV. This can be seen at 100% enlargement in section 6 of this report

Viewpoint information:

Visualisation Type: 1
Projection: Planar
Enlargement Factor: See section 6
Horizontal Field of View: See section 6
Direction of View: 287 Degrees from North
Distance to centre of site: 100m

Date: 22/02/2022
Time: 10:09
Camera height: 1.65m
Camera: Nikon DX D3200
Lens: AF-S 18-55mm

Locations of viewpoint ref: LVA Desk Study 2.12



Panoramic image for context only

SENSITIVITY OF RECEPTOR

SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE
	VALUE			

Sensitivity matrix combining value of view with its susceptibility to change

The subject site is partly visible from this viewpoint
The existing built form on the subject site is visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

Indicates 50mm frame & 39.6° HFoV. This can be seen at 100% enlargement in section 6 of this report

Viewpoint information:

Visualisation Type: 1
Projection: Planar
Enlargement Factor: See section 6
Horizontal Field of View: See section 6
Direction of View: 203 Degrees from North
Distance to centre of site: 90m

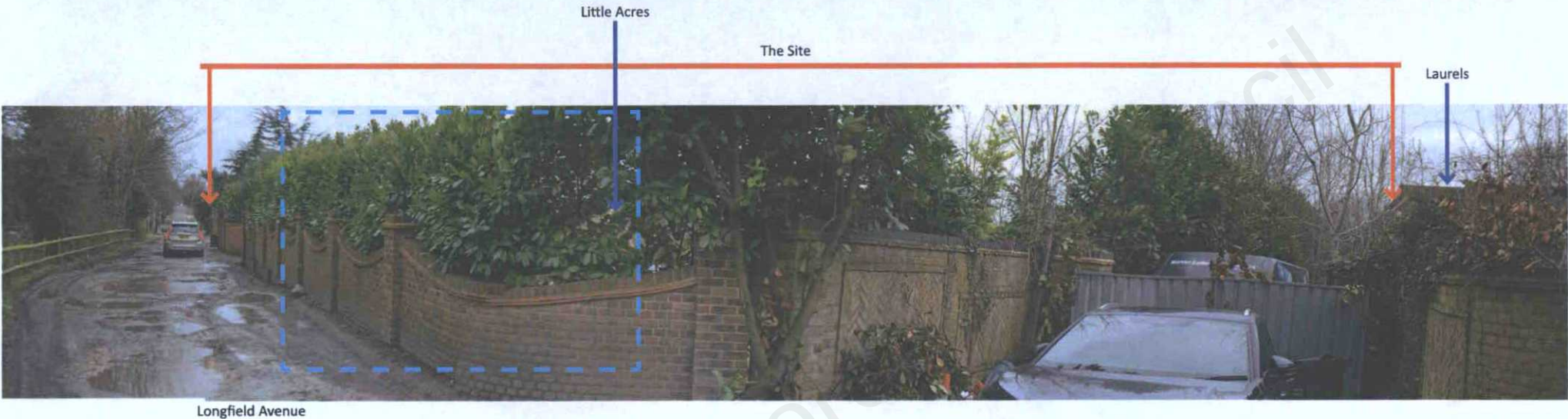
Date: 22/02/2022
Time: 09:48
Camera height: 1.65m
Camera: Nikon DX D3200
Lens: AF-S 18-55mm

A map showing the location of the viewpoint relative to the site. The site is marked with a red outline and numbered 1. Other locations are marked with numbers 2, 3, 4, and 5. The map includes street names like 'Longfield Avenue' and 'Little Acres'.

3.4

Hill-Wood & Co (Kent) Ltd
Chartered Landscape Architects
Company Director Lydia Hill-Wood 1st Ba (hons), PGDip (hons), CMLU2

The logo for Hill-Wood & Co, featuring the company name in a stylized font.



Panoramic image for context only

SENSITIVITY OF RECEPTOR

SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE
		LOW	MODERATE	HIGH
		VALUE		

Sensitivity matrix combining value of view with its susceptibility to change

The subject site southern boundary is visible from this viewpoint
The existing built form on the subject site is not visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

Indicates 50mm frame & 39.6° HFoV. This can be seen at 100% enlargement in section 6 of this report

Viewpoint information:

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See section 6
Horizontal Field of View:	See section 6
Direction of View:	168 Degrees from North
Distance to centre of site:	90m
Date:	22/02/2022
Time:	09:52
Camera height:	1.65m
Camera:	Nikon DX D3200
Lens:	AF-S 18-55mm

Locations of viewpoint ref: LVA Desk Study 2.12

3.5

Hill-Wood & Co (Kent) Ltd
Chartered Landscape Architects
Company Director Lydia Hill-Wood 1st Ba (hons), PGDip (hons), CML12

Table 1 - Significance of Impact - Views 1 - 5

Location		Distance to centre of site	Is the development visible?	Significance of impact		
				Year 1	Year 5	Year 10+
View 1	Taken from Nurstead Avenue facing north towards the site	200m	Partly	Low	Low to Neutral	Neutral
View 2	Taken from Longfield Avenue facing east towards the site	150m	Partly	Low	Low to Neutral	Neutral
View 3	Taken from Yew Tree Close facing east towards the site	100m	Glimpse	Low to Moderate	Low	Low to Neutral
View 4	Taken from Longfield Avenue facing north towards the site	90m	Yes	Moderate	Moderate to Low	Low
View 5	Taken from Longfield Avenue facing north west towards the site	90m	Partly	Low	Low	Low to Neutral



Extract of Landscape Strategy plan as proposed by HW&Co For full details see drawing no. 0456/21/B/1

5.1 Conclusion and Recommendations

5.1.1 The desk top survey has assessed the topography of the area, vegetation, the geology, public highways, including PRoWs, and areas of settlements. The most prominent viewpoints for each area for landscape and visual importance were identified through this process. All of the viewpoints were accessible via public roads or footpaths, unless noted.

5.1.2 Following the desk study assessment and site visit where each viewpoint has been assessed, the site is mostly visible from viewpoint 4, with viewpoints 1 to 3 and 5 providing glimpse/ partial views of the subject site. Where the site is visible and space allows, landscape mitigation is recommended to reduce the visibility of the site and soften the development from the neighbouring landscape, roads and existing dwellings. The mitigation planting would be in keeping with the recommended landscape improvements to retain and enhance specific attributes which are noted within the surrounding landscape character areas, as assessed in Stage 2 of our report. There is built form along the entire western boundary and to the south east of the subject site from the centre of the subject site, with open landscape to the north and north west. The site is currently a combination of buildings which are spread across the site, with the borders of the site made up of hedgerows, scattered trees and scrub. The southern boundary provides vehicular access in and out of the site which is secured by two sets of metal gates, a hedgerow behind a brick wall.

5.1.3 Following the desk study and site visit, the subject site was found to be mostly visible from the south with glimpse/partial views from the west and south west. The site is currently at the end of an adopted road with existing dwellings either side. There is existing built form on the application area which consists of a private dwelling and outbuildings for commercial use. The topography falls to the north and this along with boundary vegetation surrounding the site and the existing dwellings north of Longfield Avenue, result in visibility being significantly reduced. The proposed vehicular access into the site would be achieved off of the current access road. The site is well screened from all boundaries, this combined with the existing built form west and east of the subject site results in limited visibility of the subject site, and the proposed development from the south east, south and south west as seen in viewpoints 1 to 5. To aid in screening the site from Longfield Avenue a double native hedgerow is proposed to run behind the replacement southern boundary wall and visibility plays. This will aid to mitigate the view of the proposed units from viewpoints 4 and 5. Once this buffer is established, the existing streetscape character of Longfield Avenue will be reflected south of the subject site. On the day of our site visit the PRoW DN38 was strewn with fallen branches and a fallen post and wire fence, destruction likely caused by storm Eunice, however we were still able to assess the subject site from the north west and if there were any views with visibility of the site which you will see in section 7 of this report that there were no views. The existing block of woodland to the north of the subject site screens all potential views into the subject site itself. To aid and

enhance the sites landscape character and biodiversity value, a landscape buffer of 7m made up of mixed native trees and shrubs is proposed along the northern boundary. The proposals retain the majority of the established eastern and western boundaries and provides more appropriate landscape character planting along the frontage of the site supported by an orchard in the south eastern corner, reflective of the history of the area. This will be enhanced across the site between each proposed unit with a proposed double row single species native hedge with feature fastigate tree. The substantial proposed landscape buffer to the north and south will be retained outside of private ownership, to ensure the long term retention and success of the mitigation planting. This will reflect the surrounding landscape character whilst aiding biodiversity and improving habitat connectivity.

5.1.4 The thorough analysis of the views from the carefully selected viewpoints shows that the proposed built form of the development on this site is partially visible from the surrounding viewpoints taken from publically accessible locations. Visibility is likely to increase during the construction and installation of the proposed units, until the southern boundary wall is re-built and mixed native hedgerow established behind. The visual impact of the installation of the units will be dependant on the construction equipment which is used, however this will be for a limited period, and once installation is complete these will be less visible within the surrounding landscape. Landscape mitigation is provided to reduce visibility of the built form of the proposed units. To provide mitigation planting where necessary, and enhancements to the landscape character on the site, whilst enhancing biodiversity a number of landscape treatments are proposed. For full details see HWCo Landscape Strategy. Taking into consideration all of the above, the proposed development will have a low to moderate impact during construction, with a low impact once built and a low to neutral impact within 10 years.

5.1.5 The conclusion has been reached by the following:

During construction - construction machinery on site, scaffolding, diggers etc... these are often taller than the proposals, are mechanical and have moving parts which are more noticeable in an otherwise stationary landscape.

Once built - the retained landscape across the boundaries of the site and within the surrounding properties gardens will obscure views of the proposed development.

5 - 10 years - the mitigation planting and enhancement of the existing landscape will have matured and created an appropriate landscape to reflect the surroundings on the site. The native trees and shrubs chosen will reflect the existing landscape character and will create additional screening across the site.

View 1:

Taken with a 50mm FL, at a 39.6 degree Horizontal Field of View.

Shown here at 390 x 260mm. If held at a distance of 542mm from the eye, this image best represents a 'mathematically correct' 'monocular view'.

LITTLE ACRES, LONGFIELD

SECTION 6 ISSUE 1



View 2:

Taken with a 50mm FL, at a 39.6 degree Horizontal Field of View.

Shown here at 390 x 260mm. If held at a distance of 542mm from the eye, this image best represents a 'mathematically correct' 'monocular view'.

LITTLE ACRES, LONGFIELD

SECTION 6 ISSUE 1



View 3:

Taken with a 50mm FL, at a 39.6 degree Horizontal Field of View.

Shown here at 390 x 260mm. If held at a distance of 542mm from the eye, this image best represents a 'mathematically correct' 'monocular view'.

LITTLE ACRES, LONGFIELD

SECTION 6 ISSUE 1



View 4:

Taken with a 50mm FL, at a 39.6 degree Horizontal Field of View.

Shown here at 390 x 260mm. If held at a distance of 542mm from the eye, this image best represents a 'mathematically correct' 'monocular view'.

LITTLE ACRES, LONGFIELD

SECTION 6 ISSUE 1



View 5:

Taken with a 50mm FL, at a 39.6 degree Horizontal Field of View.

Shown here at 390 x 260mm. If held at a distance of 542mm from the eye, this image best represents a 'mathematically correct' 'monocular view'.

LITTLE ACRES, LONGFIELD

SECTION 6 ISSUE 1



7.1 Viewpoints with no views of subject site.

Map identifying the location of all of the viewpoints visited on the 22/02/2022. The yellow icons are viewpoints assessed in section 3-6 of this report. The red icons represent the site locations of the photographs which have not been assessed within this report due to their lack of visibility of the subject site.













