



Landscape and Visual Appraisal

Tranklyn Wrangling Lane Luddesdown LVA

February 2021

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REVISIONS:

Date	Rev	Description	Initials
15.02.21	-	First Issue	DP

1 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been prepared by David Paginton who is a Chartered Member of the Landscape Institute and Practitioner Member of the Institute of Environmental Management and Assessment (IEMA). David is also a professional member of the Arboricultural Association (M.Arbor.A).

APPENDIX 1 – SITE LOCATION PLAN

- 1.2 This landscape and visual appraisal (LVA) is prepared in support of a planning application for a proposed replacement dwelling with associated access and landscaping.
- 1.3 In line with the guidelines of Guidelines for Landscape and Visual Impact Assessment (3rd Edition) GLVIA 3, this landscape appraisal takes a 'proportionate' approach, taking into consideration the scale, extent and nature of the proposals and the anticipated sphere of influence and effect the proposals are considered to have upon the surroundings.
- 1.4 The objective of the LVA is to assess the baseline landscape and visual character of the site and study area, and the potential landscape and visual effects that would arise from the proposals, including the proposed access and landscaping.
- 1.5 The LVA considers the potential effects of the proposals on:
- Landscape elements and features such as vegetation, topography and water bodies etc.,
 - Landscape character; and
 - Visual amenity.
- 1.6 The primary objectives of the LVA are as follows:
- To identify, describe and evaluate the current landscape character of the site and its surrounding area;
 - To identify, describe and evaluate any notable individual landscape elements and/or features within the site;
 - To determine the sensitivity of the landscape to the type of development proposed;

- To identify potential visual receptors (i.e. people who would be able to view the proposed development) and to evaluate their sensitivity to the type of changes proposed; and
- To identify and describe any effects of the proposals in so far as they affect the landscape and/or views and to evaluate the magnitude of change owing to those effects.

1.7 The visual assessment was undertaken in winter when visibility was at its maximum. Consideration has also been given to the effect on visibility with full leaf cover on the existing vegetation during summer months.

Caveats

1.8 It is acknowledged that by virtue of carrying out the 'visual' element of this assessment, the author has an inherent 'bias' against the proposals to which this report relates. When carrying out the site visit and taking photos from the chosen viewpoint locations (from publicly accessible areas and vantage points), the report's author is actively and deliberately 'looking' for the 'site' within the local landscape.

1.9 In reality, visual receptors such as users of the public rights of way network and motorists alike will not 'actively' be 'looking' for the site whilst traversing the public rights of way and road network. Whilst each visual receptor will have a varying degree of appreciation for their surroundings, depending on what they are doing (playing sport, walking, driving), their efforts will typically not be concerned with 'actively' and 'deliberately' looking for any given 'site' or 'proposed development'.

1.10 The photoviews were accurate at the time they were taken. Site conditions can be subject to change, for example garden and field boundary hedgerows can be cut/trimmed by landowners/farmers, trees can be felled by landowners or blown over by adverse weather, and new trees can be planted. Therefore, the extent of visibility can potentially increase or decrease since the photoviews were taken. Such eventualities are not within the control of the report's author. The assessment of visibility within photoviews is accurate at the time of writing.

Background

- 1.11 A planning application (ref: 20191123) was refused for the site back in October 2019, with reason for refusal 2 being in relation to the increase in size, height and bulk over the existing original property not being considered to conserve, restore or enhance the landscape character of the Kent Downs AONB.
- 1.12 Since the previous application, the proposals have been revised in line with the reasons for refusal, and this report will therefore assess in landscape and visual terms the anticipated effects brought about by the proposals in respect of the Green Belt and the Kent Down AONB.

2 METHODOLOGY

- 2.1 This LVA has been undertaken with regard to the following best practice guidance:
- Guidelines for Landscape and Visual Impact Assessment (3rd Edition) – Landscape Institute/Institute of Environmental Management and Assessment (IEMA);
 - TGN 06/19 Visual Representation of development proposals - Landscape Institute/Institute 2019
- 2.2 As recommended within the published guidance, landscape (elements and character) and visual effects are assessed separately.

APPENDIX 2 – METHODOLOGY

- 2.3 For the purposes of this assessment, unless otherwise stated, changes to landscape and visual amenity as a result of the proposed development are considered to be permanent and non-reversible.

Steps in the assessment process

- 2.4 The main tasks carried out in the assessment process are set out below.

Desk Study

- Familiarisation with development proposals, site location etc;
- Review of current planning policy context relating to landscape and visual issues, including designations; and

- Review of existing landscape character assessments for the area (national, regional, local).

Field Survey

- Visit(s) to site to record landscape character/key features on the site and within surrounding area; and
- Field-based identification of mitigation opportunities.

Design

- Using information gathered from baseline and field studies to inform the design;
- Input into site design including liaison with multi-disciplinary design team; and
- Input Identification of landscape mitigation / creation opportunities.

Assessment

- Assessment of potential effects on landscape resources, of the application site itself and surrounding landscape character, and assessment of potential effects on any landscape designations;
- Assessment of effects on views from representative viewpoints; and
- Assessment of effects on private dwellings and Public Rights of Way.

Presentation

- Preparation of report, supported by visual material (e.g. plans and photographs) to assist understanding of the assessment findings.

3 PLANNING POLICY CONTEXT

- 3.1 It is typical for a landscape and visual appraisal to identify relevant national and local planning policies of relevance to the proposals in respect of landscape.
- 3.2 At the time of writing, the project has already previously been refused, and the planning policy context is already well understood.

4 LANDSCAPE AND VISUAL BASELINE

- 4.1 This report takes a considered and 'proportionate' approach to the assessment of likely landscape and visual effects associated with the proposals.
- 4.2 The proposals to which this report relates are located within open countryside, in an undulating landscape, with the site situated within a low lying and well vegetated location.
- 4.3 Therefore, by the nature of the site's location, and considering the scale and extent of the proposals, the anticipated influence of the proposals will be extremely localised and well contained on all sides. By virtue of the sites well enclosed nature, visual amenity is likely to be limited and confined to the immediate areas enclosing the site. The effect of the proposals upon the wider published character areas in their entirety will be negligible.
- 4.4 Effects upon character will be limited to the immediate environs as this appraisal will confirm.

Scale of the site

- 4.5 It is useful to identify the scale of the site area, to better understand how this relates to its surroundings, and what the potential scale of the proposals could be in relation to the site. The site is considered to be small in size. The site comprises a gravel driveway running up a rectilinear site towards a house with associated outbuildings

and garden areas. There is a grassed paddock to the front of the property with gardens to the rear (as shown on the landscape features plan (appendix 3)).

Very Small	Small	Medium	Large	Very Large
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Scale of the proposals

- 4.6 It is useful to identify the scale of the proposals in relation to the site, to better understand how the proposals relate to the site itself, how much of the site is being developed, and what the potential visual sphere of influence is anticipated to be, in respect of the proposals.
- 4.7 The extent of built form in relation to the site area is considered small. The majority of the site area is being retained. The existing dwelling is being replaced with a new dwelling. On balance, the scale of the proposals in relation to the site is considered to be small. The majority of the site will be improved as part of the proposals (appendix 3 – extent of proposals).

Very Small	Small	Medium	Large	Very Large
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Scale of visual influence upon surroundings

- 4.8 The site is considered a small site, and the proposals are considered to be small in comparison to the existing site, with a large part of the site being retained as it is. The built form component of the site is very small and well enclosed. The site visit and visual assessment confirm and support the authors view that the scale of influence of the proposals upon its surroundings is within the site and up to and within 20m from the site entrance only, as shown on the sphere of influence plan within appendix 3.

Site Only	Site and up to 20m from the site entrance only	Site and 100m to 1000m from the site in any direction	Site and 1km - 2km from the site in any direction	Site and up to 2km + from the site in any direction
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- 4.9 Having identified the anticipated sphere of influence the scale of the proposals are likely to have on its surroundings, the focus of this appraisal can be narrowed to an area of study 'proportionate' to the scale, extent and nature of the proposals.
- 4.10 Landscape character and visual amenity will be assessed as part of this appraisal. It is prudent to note, however, that the scale of the proposals is not considered likely to have any effect greater than negligible upon the character of the national and local character areas in their entirety, given these are large geographic areas by comparison. Given the enclosed nature and small scale of the site (as identified on the enclosure plans within appendix 3), any effects identified within this appraisal are likely to be in relation to the site and its immediate environs, to the extent shown on the sphere of influence plan (appendix 3) as this appraisal will demonstrate.
- 4.11 The following section describes the individual elements, attributes, and key characteristics of the existing site and local landscape, which together contribute to an understanding of the landscape character.

APPENDIX 3 – LANDSCAPE FEATURES PLANS

- 4.12 The following physical landscape attributes will be described;

- Topography and Landform
- Hydrology and Water Features
- Land Use
- Landscape Framework – Tree and Vegetation Cover
- Public Rights of Way
- Public Highways and Transport Corridors
- Settlement Pattern and Built Form
- Landscape Designations
- Landscape Character

Topography/Landform

- 4.13 The sites eastern boundary is located at approximately 98m AOD and the landform rises to 105m AOD to the western boundary.
- 4.14 The site is located within a rural setting, within a valley location in an undulating landscape, and is not located within a prominent location in respect of landform in relation to its surroundings.
- 4.15 To the east of the site the landform rises sharply to around 175m AOD, with the landform to the west of the site also rising sharply to around 174m AOD. To the north, the landform is located at around 90m AOD, and to the south the landform rises to around 125m AOD.

Hydrology and Water Features

- 4.16 There are no water features within or immediately adjacent the site.

Land Use

- 4.17 The site is a private residential property and therefore the land use is commensurate with being a private residential dwelling with associated access and garden space.
- 4.18 The land uses surrounding the site also feature isolated dwellings (residential) as well as agricultural (pastoral, vineyards and arable).

Landscape Framework – Tree and Vegetation Cover

- 4.19 The site is well enclosed by dense woodland and wooded blocks as well as mature field boundary and roadside vegetation. The sense of enclosure is also heightened by the steep landform in combination with woodland blocks that enclose the site.
- 4.20 As shown on the landscape features plans, the landscape surrounding the site is enclosed by woodland blocks, tree groups, roadside and field boundary vegetation (appendix 3 – enclosures). Steep rises in landform also contributes to limiting outward visibility of the site.

Public rights of way

- 4.21 The site does not have any public access.
- 4.22 Given the rural location, there are multiple rights of way located within close proximity to the site.
- 4.23 The photoview location plan (appendix 7) identifies the public rights of way in the immediate area.

APPENDIX 7 – PHOTOVIEW LOCATION PLANPublic Highways and Transport Corridors

- 4.24 The site is located immediately west of Wrangling Lane, with Lockyers Hill and Buckland Road to the north.
- 4.25 These are the only roads in close proximity to the site.

Settlement Pattern and Built Form

- 4.26 The site is located within a rural setting. Therefore, the settlement pattern is dispersed, and the density of built form is very low in all directions.
- 4.27 The closest dwellings to the site area Great Buckland and Great Buckland Farm, Drysdale House, The Red House, Winnats Farm, The Retreat, Little Gables and Swallow Farm.

Landscape Designations

- 4.28 The site is located within the Kent Downs AONB and is also located within the Green Belt.
- 4.29 The Retreat is designated as a Grade II* listed building, and the woodland area to the east of the site is designated as a SSSI and a Special Area of Conservation.
- 4.30 There are no other designations within close proximity to the site.

APPENDIX 5 – LOCAL PLAN DESIGNATIONS

Landscape Character

- 4.31 Landscape character assessments are documented at national, regional and local levels, and vary greatly in their level of detail, dependant on the scale and complexity of the landscape to which each assessment relates.
- 4.32 Landscape character assessments at national level for example provide more high level and generic descriptions for much wider geographic areas, compared to more local level assessments which provide more detailed descriptions and recommendations for much smaller local areas.
- 4.33 Therefore, to provide a robust assessment in respect of landscape character in relation to any proposal/development, it is of key importance to carry out a bespoke character assessment of any given project site and the local 'receiving' landscape within which the site is located and has the potential to affect as a result of the proposals being implemented.
- 4.34 The following have therefore been carried out to better understand the landscape character of the site and local landscape (appendix 6);
- Review of relevant national, regional, local landscape character assessments and identify characteristics of the site and local landscape;
 - Complete a character field survey sheet, undertaken at the time of the site visit; and

Review of National, Regional and Local Landscape Character Assessments

- 4.35 The site and the surrounding landscape have previously been assessed as part of a number of published landscape character assessments. These published landscape character assessments form a hierarchy from the national level to the district/local level.

National Landscape Character

- 4.36 England is divided in to 159 National [Landscape] Character Areas (NCAs). The site is located within NCA 119 'North Downs'.

- 4.37 NCAs are now managed by Natural England following the abolition of the former Countryside Agency.
- 4.38 Whilst it is considered good practice and appropriate to consider national character assessments when considering the effects of proposals upon landscape character, the proposals to which this report relates are so small in nature, scale and extent that assessments against national character assessments are not considered appropriate.
- 4.39 It is considered that at this small scale of project there would be no material change to the key characteristics of the NCA within the wider landscape as identified above.

Local Landscape Character

- 4.40 The text highlighted in **bold** below are the authors emphasis in regard to characteristics, guidelines and recommendations of the landscape character area which are evident within the site and its immediate surroundings.

Gravesham Landscape Character Assessment 2009

- 4.41 For completeness, a review of the characteristics of the local landscape character area in which the site is located was carried out. The site is located within what is categorised as '9: Luddesdown Downs'.
- 4.42 The key characteristics are;
- ***Very undulating topography with farmland used as arable and pasture***
 - ***Irregular field pattern, with fields of various shapes and sizes***
 - ***Fields divided by native hedgerows***
 - ***Areas of native woodland***
 - ***Narrow winding lanes which follow contours***
 - ***Properties and farmsteads along lanes***
 - ***Small settlements within valleys***
 - ***Traditional timber framed buildings and Kent peg tiles***

4.43 The condition of the landscape is **good** and the sensitivity is **high**. The objective for the area is to '**conserve**' to protect and maintain its character and quality.

4.44 The objectives list the following;

- ***Conserve and manage ancient characteristics including woodland blocks and hedgerows.***
- ***Conserve mix of hedgerow species.***
- ***Conserve and maintain characteristic narrow lanes.***
- *Assess development proposals within the area to maintain the character of sparse and distinctive built development.*
- ***Conserve the isolation and small-scale farmsteads and hamlets.***
- ***Encourage the use of vernacular materials and techniques for buildings and built elements, particularly the use of flint and Kent peg tiles.***

4.45 The character area extract can be found in appendix 6.

AONB Management Plan

4.46 The proposals have had due regard to the AONB management plan which sets out multiple sections which are helpful in describing key characteristics of the AONB and recommendations for design and materials.

4.47 On page 24 of the management, under the heading of Design and Materials, the Kent Downs is described as having ...'a rich tradition of half-timbered and weatherboarded buildings'. There is also an acknowledgment that new high-quality buildings can draw from the past, with new materials complementing past traditions and detailing of building, using forms and patterns of the past.

4.48 The management plan also clearly sets out the vision to conserve and enhance the character of the area and to retain existing features and maintain the perception of the existing landscape.

Site Character

4.49 The key characteristics of the site and its boundaries are;

- Very green and leafy
- Well enclosed and tranquil
- Use of timber cladding, tile roofs with brick chimneys evident within site and within local area
- Post and rail fencing evident
- Gravel access racks with stone paving around houses
- Native tree species enclose the site, peaceful and isolated

Character of Immediate Environs:

- Mixture of agricultural land uses enclosing the site;
- Very limited visibility on account of intervening vegetation and topography;
- Low density-built form and dispersed settlement pattern;
- Narrow country lanes, with public footpaths connecting small hamlets/isolated dwellings throughout the rural location;
- Scattered farmsteads;
- Well enclosed by a strong landscape framework of roadside and field boundary vegetation with large wooded blocks and tree groups;
- Valley location set within a steep rise in landform to either side;
- Tranquil location, low levels of activity; and
- Varying architectural styles of built form with no overriding characteristic of built form. Slate and tile roofing materials, brickwork and stone used for buildings, rendered and facing brickwork, timber cladding use on barns,

outbuildings, car ports and houses, brick chimneys, bungalow and two storey houses.

Completed Character Field Survey Sheet

- 4.50 During the site visit, a landscape character field survey sheet was filled in to record the observed characteristics of the site and the local landscape. A photographic record was prepared also, which identifies means of enclosure within and around the site, existing materials and architectural styles, and examples of access and planting already present within close proximity to the site (appendix 6).
- 4.51 Key characteristics identified in the landscape character assessments which can influence the design are considered in the landscape strategy for the proposed development, as described in section 5.

APPENDIX 6 – CHARACTER AREA EXTRACTS, FIELD SURVEY CHARACTER SHEET AND ANNOTATED PHOTOGRAPHIC RECORD

5 DEVELOPMENT PROPOSALS

- 5.1 This section describes the key components of the proposals, and the nature of the anticipated effects that are likely to occur. It then draws upon the landscape and visual baseline information and summarises key constraints and opportunities that need to be considered and incorporated within the proposals.
- 5.2 A ‘mitigation by design’ approach has been taken as part of the project, meaning that during the course of design evolution, landscape, visual and character considerations were considered as an integral part of the design process.
- 5.3 In summary, the proposals comprise;
- Removal of existing dwelling;
 - Construction of new 2 storey dwelling;
 - Existing ground level partially re-graded within central open area;
 - Retention of existing access, which will be re surfaced with grey limestone chippings.

APPENDIX 4 – SITE LAYOUT, ELEVATIONS

5.4 The following section will describe how the proposals respond to the following key considerations.

- External Materials (Roofs, Walls)
- Height and Massing
- Access and Parking (Patterns of Access)
- Landscaping Works

External Materials (Roofs, Walls)

5.5 The elevations prepared by the project architect illustrate the architectural style of the proposed replacement dwelling. The project architect has also confirmed the following materials to be used.

5.6 Plain clay roof tiles will be used for the roof, with multi-stock facing brickwork for the walls. Oak weatherboarding with a natural finish will also be used, with Oak windows.

5.7 The choice of materials helps ensure the replacement dwelling is appropriate for the location, with a muted palette of textures and tones. There are existing references to weatherboarding, timber cladding and facing brickwork within the locality as seen on other properties.

5.8 The architectural style and materials used appear to be in keeping with the materials used in the published local character area. The details of the architectural style also appear to be in keeping with the existing character of built form in the immediate area as seen during the site visit to carry out the visual assessment.

APPENDIX 4 – SITE LAYOUT, ELEVATIONS

Height and Massing

5.9 The height of the proposed replacement dwelling will be 0.4m lower than the existing dwelling on site. When compared to the previously approved scheme, the new proposed building height will be 0.85m lower. The roofline will be steeply pitched, with

the stepped ridge and eaves levels with open eaves detailing, in combination with the projecting and recessed sections of the elevations, considered appropriate for the location.

- 5.10 The size of the house also appears to emulate the size and location within the plot to that of the neighbour and other detached dwellings seen in the locality.
- 5.11 There is a varied architectural style as seen in the countryside surrounding the site. The height of the proposed dwelling would appear to emulate the prevailing height of the neighbouring properties.
- 5.12 The overall massing of the proposed replacement dwelling on the site does not appear to be an overdevelopment, with the site layout making the best use of the site, whilst emulating the character of the urban grain in the environs surrounding the site.

Access and Parking (Patterns of Access)

- 5.13 The site will continue to be accessed via the same driveway which will not be altered in terms of width or alignment. The surfacing will be enhanced with grey limestone chippings added on top of the existing compacted gravel/mud surfacing.
- 5.14 There are various surfacing materials within the immediate site context.
- 5.15 In this regard, the material used is not incongruous for the area and emulates those typically used within other drives/access in the area, and as would be expected within a rural environment and for a private access.

Landscaping Works

- 5.16 In terms of landscaping, the site retains the existing boundary vegetation and therefore retains the sylvan character of the site and its boundaries. No formal landscaping is proposed to mitigate any outward views. Section 7 of this report makes recommendations should the applicant wish to include any landscaping as part of gardening for the site. Any proposed landscaping would be proportionate to the proposals, and largely include the planting of several native trees within the open

grassed area around the new dwelling and alongside the existing access. The existing grass area will be made good after construction and remain as a grass lawn.

Lighting

- 5.17 The proposals relate to a domestic dwelling. Therefore, there are no proposals for floodlighting, lighting columns, bollard lighting and the like. The new house will have external lighting which is proportionate and as would be expected for a typical rural dwelling, with any external lighting on the building facing downwards.

6 EFFECTS UPON LANDSCAPE ELEMENTS AND CHARACTER

- 6.1 In the context of the proposals described within the previous section, the following section sets out an assessment of the likely physical landscape effects upon the site and the anticipated landscape effects upon the character of the relevant landscape character area of the site and its immediate context.

Likely causes of effects

- 6.2 Although any landscape has some intrinsic sensitivity, different landscapes contain a range of components which will respond differently to change, subject to the type and nature of the proposals. Therefore, in order to inform the analysis of effects, judgements should be made with reference to the specific changes which arise from the type and nature of proposals being considered.
- 6.3 The following section sets out the likely causes of effects which would occur in relation to the proposals for the site.

Causes of temporary effects during construction

- 6.4 The temporary construction work which may give rise to effects on landscape and visual receptors are listed as follows:

- Site clearance and removal of the existing house;
- Installation of the replacement house;
- Movement and presence of associated construction vehicles;
- Presence of materials storage and machinery storage on site during construction;

Causes of effects at completion

- 6.5 The permanent components of the proposals which may give rise to effects on landscape and visual receptors are listed as follows;

- The replacement house;

- The re-surfaced driveway and parking areas;

- 6.6 Effects at completion are concerned with the long-term alteration in the landscape from the current site context, to the future scenario with the proposals in place. The new building, re surfaced access and parking areas with any associated planting will have been completed and will be a permanent component in the landscape.
- 6.7 In the long term, effects will be associated with the influence of mitigation measures upon landscape character. This establishes the changes to landscape character as a result of proposed mitigation measures/planting fully established and performing their intended function. The effects are considered to be long term and not reversible.
- 6.8 In terms of physical landscape resources, the direct changes will be restricted to the site only.
- 6.9 Overall the physical landscape effects are considered to be direct and will be limited to the extent of the site. There will be no additional direct effects on the wider areas around the site or to the wider landscape context of the local character area.

Effects Upon Landscape Elements

- 6.10 This section assesses the effect of the proposals on the elements and features that currently characterise the site.
- 6.11 In the following paragraphs (apart from land use), effects will be assessed at;

Year 1 - when built form has been completed, and any earthworks and landscape has been installed (but not yet established or grown); and

Year 15 – When sufficient time has gone by to allow the built form elements to have weathered, and for any landscaping interventions such as trees, shrubs and grassland to have established, and grown sufficiently to provide any screening, filtering, landscape/ecological enhancements.

Note: The effects described does not consider the time taken for built form to weather, for new planting to grow in between year 1 and year 15.

APPENDIX 3 – LANDSCAPE FEATURES PLANS**Land Use**

- 6.12 The proposals are for a replacement dwelling, and therefore the land use will remain the same as it is currently.

Topography

- 6.13 The proposals are for a replacement dwelling. The majority of the landform for the site will remain as it is, with the exception of a localised area which will be re-graded.
- 6.14 The character of the sites topography will therefore be mostly retained.

Value and Sensitivity

- 6.15 The topography is considered to be highly sensitive and highly valued.

Magnitude of Change

- 6.16 The magnitude of change upon the topography of the site is considered to be low.

Scale of EffectYear 1 and Year 15

- 6.17 As a consequence, with a high sensitivity and low magnitude of change, there would be a moderate scale of effect at year 1 and at Year 15. This will apply to the localised area of re-grading, with the remainder of the site remaining unchanged.

Trees and VegetationValue and Sensitivity

- 6.18 The existing trees are located on the sites boundaries and enclose the site. Given the trees form woodland and roadside components, individually they may be low quality in places, but collectively they make up high quality and highly valued components in the landscape. This would equate to high-quality survey items in line with BS 5837:

2012. On the whole, the overall quality of the vegetation in landscape terms would be best described as being high value.

6.19 Trees are considered highly susceptible to development if they aren't protected as part of any site works.

6.20 The site's existing arboricultural resource is considered to have an overall high sensitivity to the proposals.

Magnitude of Change

6.21 The proposals do not have any effect upon the existing tree resources that enclose the site. No trees are to be removed, and the proposals are to replace the existing dwelling. The proposals are internal to the site and away from any boundary trees.

Scale of Effect

Year 1 and Year 15

6.22 As a consequence, with a high sensitivity and no magnitude of change, there would be no effect upon the existing arboricultural resource from year 1 and at year 15. This reflects the nature of the proposals.

6.23 Any proposed tree planting internal to the site surrounding the new house would be a minor beneficial addition.

Public rights of way (PRoW)

6.24 There are no rights of way running through the site, and the proposals do not directly require the alteration of any rights of way. There would therefore be no direct effect to any public rights of way.

6.25 Any potential effects on users of the local PRoW network are considered under section 8 'Effects on Visual Amenity'.

Watercourses and waterbodies

- 6.26 There are no watercourses or waterbodies within or adjacent to the site and therefore no effects.

Effects Upon Landscape CharacterEffect on the published character assessments

- 6.27 As noted within the baseline review of landscape character, the site is located within the following published character areas;

- National Landscape Character Area 119 'North Downs
- Gravesham Landscape Character Assessment – 9 Luddesdown Downs

Value and Sensitivity

- 6.28 The NCA 119 North Downs and 9 Luddesdown Downs are large in comparison to the site. They are none the less valued and highly sensitive to development.

Magnitude of Change

- 6.29 Taking a proportionate approach, and considering the scale, nature and extent of the proposals, it is considered that magnitude of change upon these character areas in their entirety would be negligible

Scale of EffectYear 1 and 15

- 6.30 With a high sensitivity for both character areas and a negligible magnitude of change brought about by the proposals, there would be a minor beneficial effect upon these character areas. The beneficial nature of the effect is considered justified when considering the high-quality design and architectural merit or the replacement dwelling. The new dwelling would be superior in condition, aesthetic, and architectural quality compared to the existing building which is in poor condition. The replacement

of one building with another maintains the use of the site for residential, improves the condition and aesthetics of this small plot in the AONB.

Immediate Environs

6.31 As previously described and as illustrated by the viewpoints and landscape features plans, the level of containment heavily limits any outwards effects in terms of visual character, how the proposals are perceived and how visible it is from the surrounding landscape. The high architectural quality of the proposals and the use of materials, form, and scale of the built form emulate elements of rural character. This moderates effects upon local character also.

6.32 As the decision notice for the previous application described;

'In terms of design, the street scene is mixed and therefore the use of materials will have no detrimental impact on the appearance of the surrounding area'.

Value and Sensitivity

6.33 The immediate Countryside and Surrounding Environs is considered to be highly valued and highly sensitive.

Magnitude of Change

Given the moderated outward effects brought about by the well contained nature of the site, it is considered that there would be no magnitude of change.

Scale of Effect

Year 1 and 15

6.34 With a high sensitivity and no magnitude of change, there would be a no scale effect. This is on account of there being no intervisibility with the wider environs.

Kent Downs AONB

6.35 The site is located within the AONB. The sites well enclosed nature moderates any outward effects brought about by the proposals.

Value and Sensitivity

- 6.36 The AONB is considered high value and highly sensitive.

Magnitude of Change

- 6.37 The visual assessment illustrates how well anchored the proposals are to their setting, and that no key views from or within the AONB would be eroded or affected by the proposals.
- 6.38 Given the intervening landform, roadside and field boundary vegetation, and the well enclosed nature of the proposals, it is considered that there would be no magnitude of change to the AONB brought about by the proposals.
- 6.39 The only parts of the AONB that would be visually affected would be private amenity areas of the site itself and the neighbours at (Rose Dene). The visual changes for the site itself and the neighbours would be that of great improvement as a result of the quality of the new replacement dwelling compared to the existing building.

Scale of EffectYear 1 and 15

- 6.40 As a consequence, there will be no affect upon the character of the AONB nor its setting arising from the proposals.

On the next page is a summary of the landscape effects for both Years 1 and Years 15.

Summary

- 6.41 A summary of the landscape effects is tabulated in appendix 9.

7 ASSESSMENT OF VISUAL EFFECTS

- 7.1 A broad visual assessment of the proposals has been undertaken to determine how they would likely have a bearing on the visual amenity of the surrounding landscape/countryside and the AONB beyond. This assessment was undertaken in August 2020, in summer when foliage was present and potential visibility at a minimum. Consideration has also been given to winter months when there is no foliage on the vegetation and potential visibility is at a maximum.
- 7.2 The weather conditions on the day of the assessment were overcast with sunny spells with good visibility.
- 7.3 A number of representative viewpoints have been identified (refer to Appendix 7 – Photoview Location Plan) on which to base a visual assessment. The detailed assessment of these representative viewpoints is given in Appendix 8.

Baseline Visual Receptors

- 7.4 Following site assessment and owing to the well enclosed nature of the site, the clearest visibility is from when stood directly outside the site (viewpoint 1).
- 7.5 The other viewpoints (2-9) illustrate how well wooded and well enclosed the site is in relation to its surroundings. The site is located on lower ground compared to its surroundings, with steep landform on either side in combination with extensive woodland in the enclosing landscape.
- 7.6 The site isn't visible beyond the site entrance. Even when stood outside the entrance to the site, the paddock in the foreground is most visible with the existing built form hidden to the back of the site. Wrangling Lane is very well wooded on either side and views contained within the lane with only very occasional glimpses at entrances to isolated dwelling and in breaks in vegetation which are very few and far between.
- 7.7 The viewpoints that were taken as part of the visual assessment have been assessed at;

Year 1 - when built form has been completed, and any earthworks and landscape has been installed (but not yet established or grown); and

Year 15 – When sufficient time has gone by to allow the built form elements to have weathered, and for any landscaping interventions such as trees, shrubs and grassland to have established, and grown sufficiently to provide any screening, filtering, landscape/ecological enhancements.

Only viewpoint sheet 1 includes visual effects at year 15. The other viewpoints do not describe visual effects at year 15. This is because of the 9 viewpoints taken, 8 of those viewpoints have no visibility of the site and proposals and therefore there would be no change at year 1 and no change at year 15. Viewpoint 1 shows the site entrance and how the replacement dwelling is located set back within the site and would generally be barely perceptible in the background of view when viewed by users of the lane walking in their direction of travel. The visual effect is assessed as being neutral, on account that with the proposals in place, most users of the lane wouldn't notice if the presence of the new house in the background would be a positive or a negative change. In year 15, any views would also be neutral on account that the baseline scenario would fairly reflect anticipated visual effects at year 15.

Kent Downs AONB

- 7.8 The site is located within the AONB. As the viewpoints clearly illustrate, the site is well enclosed on all sides and visibility is restricted to outside of the site entrance only (a 5m length approximately). In terms of intervisibility with the wider AONB, the site is hidden from view on account of the dense woodland and roadie vegetation which enclose the site on all sides. The steep terrain on either side which features dense woodland also further enclose the site from the wider AONB.
- 7.9 Contrary to the assertion by the LPA in the decision notice, the site is not surrounded by open fields and as is clearly shown in the viewpoints and on the landscape features plans, the site is enclosed by dense vegetation to all sides.

- 7.10 Therefore, the proposals cannot bring about any harm or erosion of views towards or within the immediate or wider AONB on account of there being no visibility.

Openness of the Green Belt

- 7.11 The Green Belt guidance has been updated to include the factors which must be taken into account when considering the potential impact of development on the openness of Green Belt.
- 7.12 A number of courts have identified various matters which may need to be taken into account, on a case by case basis when making the assessment. One of the matters relates to the concept of 'openness' being capable of having both spatial and visual aspects.
- 7.13 Therefore, both the visual impact of the proposals and the volume are relevant.
- 7.14 The planning statement will provide detail regarding the spatial aspect to Green belt as it relates to this site and the proposals.

Visual Openness

- 7.15 A visual assessment was undertaken to better understand the visual environment surrounding the site (appendix 8). The right of way network within close proximity to the site is limited, which reduces potential public vantage points (appendix 7).
- 7.16 Owing to the presence of dense woodland and roadside vegetation enclosing the site, the sites close association with steep wooded landform, the site cannot be readily seen in public views.
- 7.17 Owing to the scale of the replacement dwelling and its visual containment away from public vantage points, the proposals would not cause any significant harm to the character and appearance of the surrounding area nor would it appear as being an incongruous building.

Effect upon the undeveloped character of the Green Belt

- 7.18 The Green Belt designation washes over the site. The Green Belt character in this location, and including the site, is not completely undeveloped as is evidenced by the scattered built form which enclose the site to the north and south and seen within the immediate area. In this regard, the question is do the proposals effect the character of the Green Belt in this location?
- 7.19 As the decision notice from the previous application states *'In terms of design, the street scene is mixed and therefore the use of materials will have no detrimental impact on the appearance of the surrounding area...'*
- 7.20 There are many references to detached houses and detached car ports with pitched roofs, using timber cladding, with brickwork and windows in the elevations.
- 7.21 The proposed new dwelling elevations emulate the character of the existing built form within the immediate and local area. The height, massing, materials used and detailing of the façade include details which are evident within neighbouring garages/outbuildings. In this regard, the proposals are in keeping with the character of the built form in the Green Belt in this area.
- 7.22 In respect of the undeveloped elements of the Green Belt, given that dense woodland and roadside vegetation enclose the site on all sides, the site cannot be seen and does not have any more effect than the original building, the openness in this regard has not been eroded or changed.
- 7.23 In respect of character of the site, there are very minor localised changes to topography and no removal of existing trees, and therefore there are no changes to the general character of the site.

Residential Properties

- 7.24 The officers report for the previous application submission described the following, which continues to be the case in respect of neighbouring amenity;

'The application site is a sufficient distance away from neighbouring properties that there will be no detrimental impact in terms of loss of outlook, privacy, sunlight or daylight from the proposed dwelling'.

Public Highways

- 7.25 Views of the proposals from the local public highway network are confined to a very short section Wrangling Lane directly outside of the site. There is no other visibility from any other nearby public highways.

Winter Views

- 7.26 The photoviews were taken in the summer, when foliage was present.
- 7.27 In winter, when only evergreen Ivy remains within the largely deciduous wooded areas and roadside vegetation, visibility will be expected to increase. However, visibility will not increase to a noticeable extent to alter the baseline visibility of the site and proposals. The amount and extent of woodland and roadside vegetation will screen the site with a dense tracery of tree stems, branches and canopies hiding the site from view.

Summary

- 7.28 A summary of the visual effects is tabulated in appendix 9.

Effect of Proposed Planting and Further Recommendations

- 7.29 The proposals could include planting several native trees along the western side of the existing gravel access track. Tree planting comprises gardening' and could be done outside of any application process. Several trees could be planted more as an aesthetic feature at the applicant's discretion. Trees would add a bit more seclusion and screening of the site entrance when viewed from directly outside the driveway at Wrangling Lane.

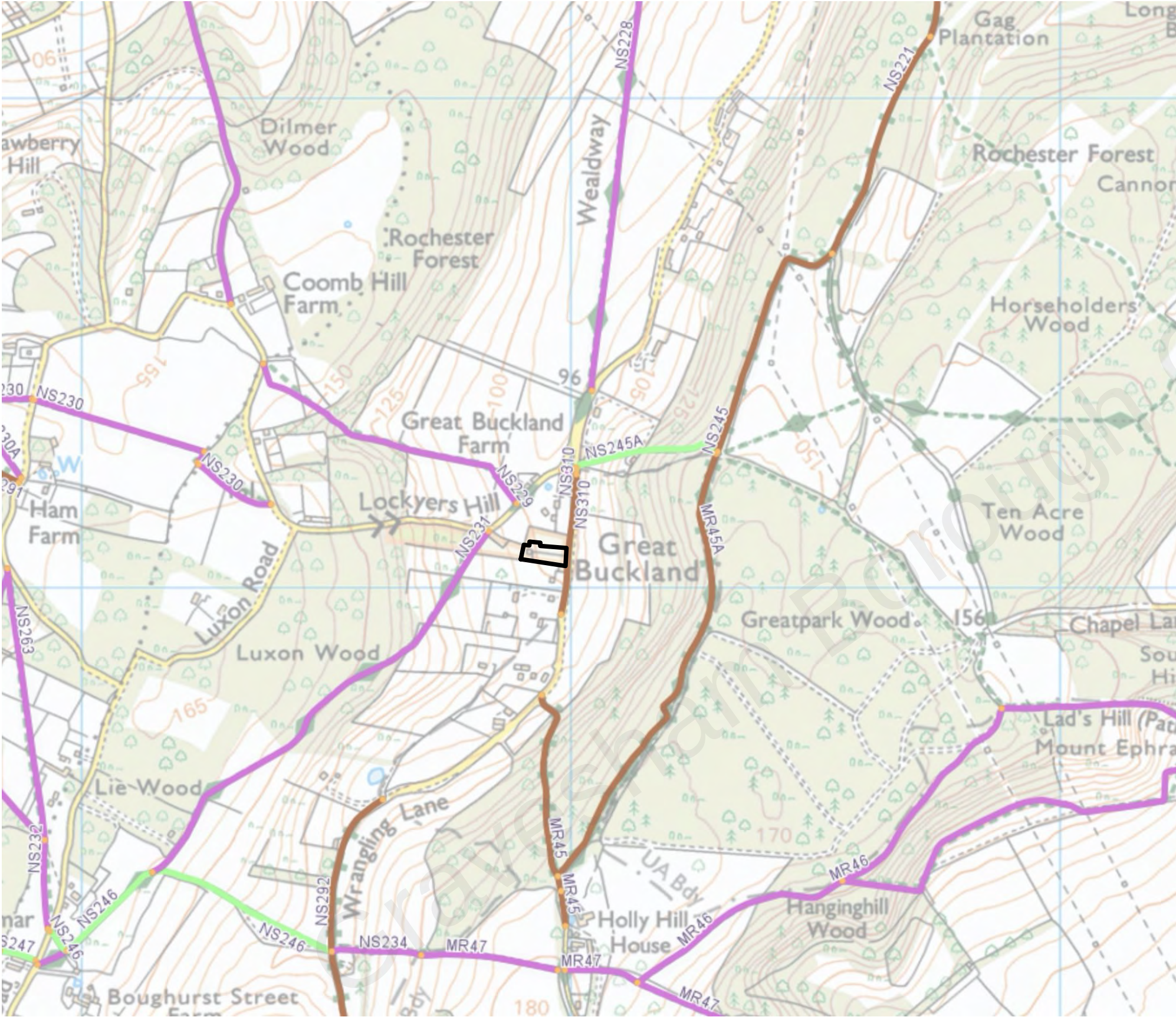
- 7.30 When the trees establish and grow, they would provide additional screening around the site entrance and contribute to further hide the perception of built form from the Lane.

8 SUMMARY AND CONCLUSION

- 8.1 This Landscape and Visual Appraisal has assessed the landscape and visual effects of the proposals and associated landscaping.
- 8.2 It is evident from this assessment that the visual envelope associated with the proposals would be extremely localised to a short section of Wrangling Lane directly outside the site entrance. The surrounding landscape would be completely unaffected visually should the proposals for the site take place.
- 8.3 The site relates to a small site located within a well vegetated setting, in a well enclosed and low-lying location. These factors moderate the outward effect the proposals would have on the surrounding landscape.
- 8.4 The proposals are of very high architectural merit and very well anchored to its setting. The proposals enhance its setting and greatly improve the overall use and condition of the site when comparing the existing building and condition with the proposed dwelling and materials used which would be of improved architectural merit and in better condition.
- 8.5 This appraisal did not find any significant concerns regarding the anticipated landscape and visual effects arising from the proposals. It is considered that the proposals would be acceptable in landscape and visual terms and would assimilate into the setting as a positive addition to the countryside location.
- 8.6 Any planting recommendations that the applicant may wish to make at their discretion as part of gardening would be of betterment but are not required to mitigate any identified outward visual effects brought about by the proposals.

APPENDIX 1: SITE LOCATION

Gravesham Borough Council



KEY

— Site

Revision	Description	Date
-	First issue	14/8/20

LANDARB SOLUTIONS

Project:
Tranklyn Wrangling Lane Luddesdown

Description:
Site Location Plan

Status:
For Planning

Scale: 1:NTS @A3	Drawn I Checked DP MP	Date: 14/08/2020
Job Number: LAS 158	Drawing Number: 01	Revision: -

APPENDIX 2: METHODOLOGY

Introduction

1. The Landscape and Visual Appraisal has been undertaken with reference to best practice, as outlined in the following published guidance:
 - Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (2013)
 - GLVIA3 Statement of Clarification 1/13
 - Landscape Character Assessment Guidance for England and Scotland - (2002) Countryside Agency / Scottish Natural Heritage
 - An Approach to Landscape Character Assessment (2014) Natural England

Professional Judgement

2. LVIAs differ from other specialist studies because they are generally undertaken by professionals who are also involved in the design of the landscape and the preparation of subsequent management proposals. This allows the landscape assessment to proceed as an integral part of the overall scheme design rather than a discrete study carried out once the proposals have been finalised.
3. Professional judgement is a very important part of the LVIA process. Whilst there is scope for quantitative measurement of some interrelating elements (e.g. the loss of trees), much of the landscape assessment will rely on qualitative judgements that involve a degree of subjective opinion (e.g. the assessment of landscape values or what effect proposals will have on visual amenity).
4. Professional judgements are therefore based on both training/qualification and experience and are supported by clear evidence and a reasoned judgement. Accordingly, it is recommended that suitably qualified and experienced professionals carry out the LVIAs.
5. The assessment of landscape and visual effects is based on the professional judgement of a chartered landscape architect with over 13+ years' experience of undertaking landscape and visual impact assessments for projects at varying scales at complexities.

Landscape Baseline

6. The initial step in the landscape assessment is to establish the baseline landscape conditions, to determine the current elements and character of the landscape within and surrounding the site. This involved an initial desktop study of but not necessarily limited to:
 - The review of published Landscape Character Assessments;
 - The review of planning policies relevant to landscape;
 - Use of Ordnance survey maps at 1:50,000, 1:25,000 scales;
 - Use of Aerial photographs of the site and surrounding area;
 - Review of and use of datasets for rural designations from the MAGIC website (Multi Agency Geographic Information for the Countryside);
 - Describing the existing landscape elements that contribute to landscape character, such as trees and vegetation, topography, settlement pattern, public rights of way, land use, waterbodies; and
 - Visual observations in the field – completing a character sheet during the site visit to note any visual detractors or visual qualities, the unity, level of activity, key characteristics, sense of enclosure, tranquillity etc.

Identification of Receptors

7. Once the landscape and visual baseline information about the receiving landscape has been collated this can be understood and described with an understanding of the details of the proposed change or development that is to be introduced into the receiving landscape to identify and describe the landscape effects.
8. The first step is to identify the elements and components of the landscape that are likely to be affected by the proposals referred to as landscape receptors. Potentially sensitive landscape receptors may include:
 - Physical influences on the constituent elements of the landscape (e.g. landform, topography and waterbodies);
 - Land cover of the landscape (e.g. the different types of trees and vegetation and patterns/types of tree cover);

- Influences of human activity on the landscape (e.g. the land use and its management, the character of settings and buildings and the patterns and types of fields and enclosures);
- Aesthetic or perceptual qualities of the landscape (e.g. its scale, its complexity, its openness, its tranquillity or its wildness); and
- The character of the landscape (i.e. any distinctive landscape character types or areas that can be identified), which may include published character assessment reports and / or defined character areas identified as part of the assessment process.

Identification of likely landscape effects

9. The second step is to identify interactions between the landscape receptors and the different elements/components of the development at the different stages, such as construction and operational stages.
10. Potential landscape effects that could occur during the construction and operational periods may include, but are not restricted to, the following;
 - Changes to landscape elements: the addition of new elements or the removal of existing landscape elements;
 - Changes to landscape qualities: degradation or erosion of landscape elements and patterns and perceptual characteristics, particularly those that form key characteristic elements of defined landscape character types or areas, or contribute to the landscape value; and
 - Changes to landscape character: landscape character may be affected through the incremental effect on characteristic elements, landscape patterns and qualities and the cumulative addition of new features, the magnitude of which is sufficient to alter the overall landscape character of a particular area.

Sensitivity of the receptor likely to be affected

11. For each of the landscape and visual effects identified the susceptibility of the landscape receptor to a specific change is to be judged as to is the value attached to the landscape and visual receptor. These two judgements are combined to determine the sensitivity of the landscape and visual receptor. The sensitivity and the judgements on susceptibility and value will be fully described for each of the receptors.

Landscape Effects

Landscape Susceptibility

12. Susceptibility to change means the ability of the landscape receptor (whether it be the overall character or quality/ condition of a particular area, or individual element and/ or feature) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of the landscape planning policies and strategies.
13. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character types or an individual landscape element (such as trees/vegetation and topography) or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature or type of change that may occur.
14. Judgements about the susceptibility of a landscape receptor to change will be recorded as being high, medium or low.

Trees/vegetation

15. Trees are considered **highly susceptible** to development if they aren't protected as part of any site works.

Topography

Table 1: Topography Susceptibility –

Low	Flat land/ slightly undulating topography Many references to the type of topography within the local area Topography can easily accommodate the type of development proposed
Medium	Gently undulating/undulating land Some references to the type of topography within the local area Topography can accommodate the type of development proposed with minor regrading or localised cut and fill exercises

High	Steep/very steep topography in a hilly/mountainous area Few or no references to the type of topography within the local area Topography cannot easily accommodate the type of development proposed with major cut and fill exercises
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The following table sets out the criteria that have been considered for determining overall landscape susceptibility.

Table 2: Landscape Susceptibility –

Low	Scale of enclosure – landscapes with a high capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form. The landscape is small scale and / or has a high level of containment, resulting in only a slight degree of interaction between landform, topography, vegetation cover, field pattern and built form. Nature of land use – landscapes with extensive existing reference or context to the type of proposed development. Nature of existing elements – landscapes with few / no landscape characteristics / elements / features of value are present or, where they are present, they can easily be replaced / substituted and / or loss could be satisfactorily compensated for. Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is dominant. Several detractors present which have a negative influence on the character and / or experience of the landscape. Very good opportunities for mitigation and enhancement.
Medium	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form. The landscape is of a medium scale and / or there is a moderate level of containment, resulting in a moderate degree of interaction between landform, topography, vegetation cover, field pattern and built form. Nature of land use – landscapes with some existing reference or context to the type of proposed development. Nature of existing elements – Existing landscape characteristics / elements / features of limited value and could potentially be replaced / substituted, and / or loss satisfactorily compensated for. Nature of existing features – Some detracting features and / or major infrastructure are present in the area, and these have a noticeable influence on the character and experience of the landscape. Good potential for mitigation and enhancement.

High	Scale of enclosure – landscapes with a low capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form. The landscape is of a large scale and / or there is a low level of containment, resulting in a high degree of interaction between landform, topography, vegetation cover, field pattern and built form. Nature of land use – landscapes with no or very little existing reference or context to the type of proposed development. Nature of existing elements – Many of the existing landscape characteristics / elements / features of value would not be easy to replace or substitute, and it is unlikely that loss could be compensated for. Nature of existing features – Few detracting features in the area and where present, these have little influence on the character and experience of the landscape Some potential for mitigation and enhancement.
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Landscape Value

16. Landscape value is the relative value attached to a potentially affected landscape. Landscape value will vary in relation to the different stakeholders and different parts of society that use or experience a landscape.
17. Landscape value is not solely indicated by the presence of formal designations and a range of factors influence landscape value. Factors that have been considered in making judgements on landscape value include designations (both national and local), local planning documents, status of features (e.g. TPO's or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments).
18. Landscape value will vary in response to the specific landscape that is being considered in relation to its condition, sense of seclusion or isolation, the presence or absence of detracting features and the presence or absence of rare or distinctive elements and features and to what degree these form key characteristics.
19. Judgements about the value of a landscape receptor will be recorded as being High, Medium, or Low based on the information gathered in the landscape baseline (such as landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations).

The following table sets out the criteria that have been considered for determining landscape value.

Table 3: Landscape Value –

Low	Ones that have no or little rarity make no and/or make only a limited contribution to the character and local visual and amenity value and/or be of such poor condition that it has lost its ability to contribute effectively to the character of the landscape. Fair to poor representation of landscape area / type / characteristics and common. No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open spaces within residential areas likely to be visited and valued by the local community. Landscape condition is poor and components are generally poorly maintained or damaged. Several detractors present. The quality / qualities of, and / or features in, the landscape are unlikely to be a reason for visiting. Little or no contribution to public amenity, access and recreation. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has limited levels of tranquility. Rare or distinctive elements and features are not a notable component that contribute to the character of the area.
Medium	Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component or the region/county character experienced by a large proportion of its population. Good to fair representation of landscape area / type / characteristics but common. Landscape condition is fair and components are generally relatively well maintained. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has moderate levels of tranquility. Rare or distinctive elements and features are a notable component that contribute to the character of the area. Some detractors present. The quality / qualities of, and / or features in, the landscape are unlikely to be one of the main reasons for the visit, but make a positive contribution to the experience. Important contribution to local public amenity, access and recreation e.g. well-used public rights of way, green open spaces, common land. Ones that are notable in the landscape, with some visual and/or amenity interest but that do not make a particularly strong or important contribution to the character of the landscape or ones that are an intrinsic element of landscape but in poor condition.

High	Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists. Very good representation of landscape area / type / characteristics and / or uncommon. Landscape condition is good and components are generally regularly maintained to a high standard. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has an elevated level of tranquility. Rare or distinctive elements and features are a key component that contribute to the character of the area. Negligible / few detractors present. The quality / qualities of, and / or features in, the landscape are likely to be one of the main reasons for the visit. Important contribution to wider public amenity, access and recreation e.g. long-distance / themed trails, well-used public rights of way, Heritage Coast, Public Open Space / Local Green Space. May be protected by / subject of planning policy.
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Table 4: Value of Topography –

Low	Topography that is typical of the immediate and wider area with many references to the same type of topography Topography that doesn't have any historic or cultural associations Topography that doesn't feature any associated features such as depressions, undulations, ridge and furrow, watercourses, waterbodies Topography that isn't noted as being a prominent or notable feature within the published character area
Medium	Topography that is typical of the immediate and wider area with some references to the same type of topography Topography that does have some historic or cultural associations Topography that does feature some/localised associated features such as depressions, undulations, ridge and furrow, watercourses, waterbodies Topography that has several notable features within the published character area
High	Topography which is not typical of the immediate and wider area with few references to the same type of topography Topography which is typical of the immediate and wider area with many references to the same type of topography and does have additional attributes and associations

	Topography that does have many historic or cultural associations Topography that does feature many associated features such as depressions, undulations, steep terrain, ridge and furrow, watercourses, waterbodies Topography that is noted as being prominent or key features within the published character area
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Note: the presence of ridge and furrow is considered high value, but will be assessed separately from overall landform of a site.

Table 5: Value of Trees and areas of vegetation –

Low	Trees and vegetation are either all or mostly categorized as Low quality (Category C and U) in line with BS: 5837; and Site contains very few Medium quality (Category B) trees/vegetation and/or Trees and vegetation not designated as part of a SSSI, wildlife site or TPO – no planning or ecological designations
Medium	Trees and vegetation are either all or mostly categorized as Medium quality (Category B) in line with BS: 5837; and Site contains some Low Quality (Category C) trees/vegetation and very few High quality (Category B) trees/vegetation and/or Trees and vegetation are partly or wholly designated as part of a SSSI, wildlife site or TPO
High	Trees and vegetation are either all or mostly categorized as High quality (Category A) in line with BS: 5837; and Site contains some Low Quality (Category C) trees/vegetation and some Medium quality (Category B) trees/vegetation and/or Trees and vegetation are designated as part of a SSSI, wildlife site or TPO

Sensitivity

20. The sensitivity attributed to a landscape element, a view, or character is determined by a combination of;

- the value that is attached to a particular landscape element feature; and

- and the susceptibility of the landscape element/feature to changes that would arise as a result of the Proposed Development as outlined in pages 88-90 of GLVIA3.

21. Therefore, landscape sensitivity is assessed combining judgements on the value attached to a landscape and the susceptibility to the type of change and nature of the development proposed.

Landscape Sensitivity

22. Landscape sensitivity is a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. Receptors can include specific elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.

23. Having considered in detail the contributing factors to landscape value and the susceptibility of the site and surrounding area to the type of the development proposed, conclusions on landscape sensitivity can be drawn by balancing the judgements on value and susceptibility.

Table 6: Sensitivity of Topography -

	VALUE			
		HIGH	MEDIUM	LOW
SUSCEPTIBILITY	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Table 7: Sensitivity of Trees and Vegetation -

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Table 8: Sensitivity of Landscape Character

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change

24. The magnitude of change is determined through a range of considerations particular to each effect receptor and effect. In line with the GLVIA, the main attributes considered are:

Size/Scale of Change

The considerations set out in GLVIA 3 are summarised as follows:

- The extent to which the removal or addition of landscape features alters the existing landscape character;
- The degree to which aesthetic or perceptual aspects of the landscape are altered by removal of features e.g. hedgerows and/or the introduction of new features e.g. buildings; and

- Consideration of whether the effect changes the key characteristics of the landscape which are critical to its distinctive character.

Geographical Extent

25. This is distinct from the size or scale of effect and a range of scales that typically apply are listed below:

- Large scale effects influencing several landscape types or character areas;
- Effects at the scale of the landscape type or character areas within which the proposal lies;
- Effects within the immediate landscape setting of the site;
- Effects at the site level (within the development site itself); and
- Effects only experienced on parts of the site at a very localised level.

Duration and reversibility

26. These are separate but linked considerations. Duration is judged according to the defined terms set out in below. Reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out below.

Duration:

- Long term (20 years+)
- Medium to long term (10 to 20 years)
- Medium term (5 to 10 years)
- Short term (1 year to 5 years)
- Temporary (less than 12 months)

Reversibility:

- Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension etc;

- Permanent with possible conversion to original state e.g. agricultural buildings, retail units;
- Partially reversible to a different state e.g. mineral workings;
- Reversible after decommissioning to a similar original state e.g. wind energy development; and
- Quickly reversible e.g. temporary structures.

27. With regard to Reversibility, GLVIA 3 explains that where developments have a limited life and could eventually be removed and/or the land reinstated the effects could be considered reversible. The reversibility and consideration of temporary effects is however linked to the duration of that effect such as short term (0-5yrs), medium term (5-10 yrs) and long term (20yrs).

28. For the purpose of this assessment impacts that would be considered permanent are those typically occurring over the long term, such as the construction of buildings and reprofiling of land as these cannot practicably be reversed. Vegetation removal is also considered to be permanent where it cannot be planted in the same location and reach maturity over the short or medium term. Mitigation planting has the potential to compensate for the loss of existing vegetation if similar types and species are planted and could provide similar benefits over the medium to long term. There are instances where mitigation planting could not compensate for the loss of existing vegetation such as the removal of Ancient Woodland or instances where there are rare species which form a unique habitat.

29. Temporary effects would typically occur over a short to medium term duration and would mainly occur during the construction period. Development that may result in temporary effects would typically include the introduction of temporary site security fencing, temporary hard standing areas, construction machinery, temporary buildings and compounds, haul roads, earthmoving and stockpiles, lighting etc.

30. The characteristics of the proposals and the nature of landscape and visual effects arising will vary throughout the different phases of the lifecycle of the project. LVIA undertaken as part of an Environmental Impact Assessment (EIA) is required to include an assessment of effects at different stages of the life-cycle of the development, and commonly includes:

- Construction effects; and

- Operational Effects (often including Year 1 and Year 15 effects such that mitigation is considered).

31. Year 1 considers the effects of the development upon completion of the construction phase. The assessment of landscape and visual effects at Year 15 takes into account any proposed mitigation measures, including planting. The assessment undertaken at Year 15 assumes that planting proposals have established and grown sufficiently to become effective. For the purposes of LVIA's Year 15 effects are also considered to be the 'residual effects' of the proposals.

32. Judgements about the magnitude of impact on landscape receptors will identify whether the impact will be negative (adverse) or positive (beneficial) and will be recorded as being large, medium, small, negligible or no change, based on the criteria set out in Table 3.

Magnitude of Change on Landscape Elements and Features

33. Professional judgement has been used to determine the magnitude of direct physical impacts on individual existing landscape elements and features as follows:

Table 9: Criteria for magnitude of change for topography and landform

No change	No change to existing topography of the site
Negligible	Very small change to existing site topography across a small part of the site Very small change to existing site topography across the entire site Development within a very small part of the site on the whole Very few small/no SuDS basins/ very few/no swales No cut and fill exercises Unnoticeable change to baseline topography
Low	Small change to existing site topography across a small part of the site Small change to existing site topography across the entire site Multiple small sized SuDS basins/ few swales No cut and fill exercises Development within a small part of the site on the whole Small change to baseline topography

Medium	Medium change to existing site topography across the entire site Development within a half of the site on the whole Multiple medium sized SuDS basins/ multiple swales Localized cut and fill exercises Medium change to baseline topography
High	Large change to existing site topography across the entire site Development within a majority the site on the whole Multiple large sized SuDS basins/ lots of swales Major cut and fill exercises Major change to baseline topography
Very high	Very large change to existing site topography across the entire site Development within a vast majority of the site on the whole Lots of large sized SuDS basins/ lots of swales Major cut and fill exercises Major change to baseline topography

Table 10: Criteria for magnitude of change for existing trees and vegetation

No change	No trees removed All existing trees/areas of vegetation retained and protected
Negligible	Quantities of existing trees/areas of vegetation proposed to be removed are considered very low Very small loss of existing trees/ areas of vegetation overall Geographical extent of removals would substantially influence the landscape of the site only The nature and scale of change to key characteristics which are critical to character is considered very small A very small amount of new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site

Low	Quantities of existing trees/areas of vegetation proposed to be removed are considered low Small loss of existing trees/ areas of vegetation overall Geographical extent of removals would influence the landscape in the immediate setting of the site, i.e. limited to the influence of part of a single landscape character area/type The nature and scale of change to key characteristics which are critical to character is considered small A small amount of new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site
Medium	Quantities of existing trees/areas of vegetation proposed to be removed are considered moderate Moderate loss of existing trees/ areas of vegetation overall Geographical extent of removals would influence the landscape at a local scale, i.e. a single landscape character area/type (or potentially multiple areas/types where a site is located on the boundary between areas) The nature and scale of change to key characteristics which are critical to character is considered moderate A medium amount of new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site
High	Quantities of existing trees/areas of vegetation proposed to be removed are considered high Majority loss of existing trees/ areas of vegetation overall The nature and scale of change to key characteristics which are critical to character is considered large A large amount of new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site
Very high	Quantities of existing trees/areas of vegetation proposed to be removed are considered very high Total loss of existing trees/ areas of vegetation overall

	Geographical extent of removals would have a substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types The nature and scale of change to key characteristics which are critical to character is considered very large Significant new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site
--	--

Table 11: Criteria for magnitude of change for landscape character

High	Major alteration to, or complete loss of, key elements, features, characteristics and functions of the baseline condition The size, scale and / or geographical extent of change is considered very large due to the extent and proportion of loss of, or change to, existing landscape components Effects likely to be experienced at a very large scale, influencing several character areas or types Major alteration to, or complete loss of, key elements, features, characteristics and functions of the baseline condition, and / or the addition of highly uncharacteristic, conspicuous elements, features and / activities, would result in major alteration to, or complete loss of, aesthetic and / or perceptual qualities
Medium	Partial alteration to, or loss of, key elements, features, characteristics and functions of the baseline condition The size, scale and / or geographical extent of change is considered medium due to the extent and proportion of loss of, or change to, existing landscape components Effects likely to be experienced at a moderate scale, influencing the character type within which the change is proposed but at a local level within the immediate setting of the site Partial alteration to, or loss of, key elements, features, characteristics and functions of the baseline condition, and / or the addition of elements, features and / activities which are not uncharacteristic in the area, would result in partial alteration to, or loss of, aesthetic and / or perceptual qualities
Low	Minor alteration to key elements, features, characteristics and functions of the baseline condition The size, scale and / or geographical extent of change is considered small due to the extent and proportion of loss of, or change to, existing landscape components Effects likely to be experienced at a small scale, influencing the landscape within which the change is proposed at the site level (within the site itself) and localized within the immediate setting

	Minor alteration to, or loss of, key elements, features, characteristics and functions of the baseline condition, and / or the addition of elements, features and / activities which are characteristic in the area, would result in minor alteration to aesthetic and / or perceptual qualities
Negligible	Barely discernible alterations to key elements, features, characteristics and functions of the baseline condition The size, scale and / or geographical extent of change is considered very small due to the extent and proportion of loss of, or change to, existing landscape components Effects likely to be experienced at a very small scale, experience on parts of the site with no influence beyond the site on the landscape within which the change is proposed Barely discernible alterations to key elements, features, characteristics and functions of the baseline condition, and / or the addition of elements, features and / activities which are entirely characteristic in the area, would result in barely discernible alteration to aesthetic and / or perceptual qualities
Neutral	No change to the baseline condition

Table 12: Scale of effects

		Magnitude of Change			
Sensitivity		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Minor
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Negligible	Negligible

Nature of Effects

34. It is a requirement of the EIA Regulations to state whether effects are adverse, beneficial or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist.
35. Visual effects are more subjective in terms of their valency as people's perception of the proposals varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in

assessing the significance of effects and will assume, unless otherwise stated, that all effects are adverse, thus representing the worst-case scenario.

Table 13: Nature of landscape/character effects

Major adverse	Be at considerable variance with the character of the receiving landscape. Degrade or diminish the integrity of a range of characteristic elements or features. Damage the sense of place. Such effects would be incapable of full mitigation and would degrade the integrity of the landscape.
Moderate Adverse	Show some variance or inconsistency with the character of the receiving landscape. Have an adverse impact on characteristic elements or features. Detract from the sense of place. Proposals are likely to be out of scale with the existing topography, grain, scale and patter of the landscape.
Minor Adverse	Not quite fit in with the character of the receiving landscape. Be at variance with characteristic elements or features. Have a limited influence on the sense of place. Proposals may not logically complement the existing topography, grain, scale and patter of the landscape and constitute an unsympathetic outcome.
Neutral/Negligible	Maintain the character of the receiving landscape. Blend in with the characteristic elements or features. Very minor levels of planting of native species as part of the proposals. Enable the sense of place to be retained.
Minor Beneficial	Complement the character of the receiving landscape. Maintain or enhance characteristic elements or features. Minor levels of planting of native species as part of the proposals. Enable some sense of place to be restored.
Moderate Beneficial	Improve the character of the receiving landscape. Enable the restoration of characteristic elements and features partially lost or diminished as a result of changes from the absence of or inappropriate management or development.

	Moderate levels of planting of native species as part of the proposals. Enable the sense of place to be restored.
Major Beneficial	Enhance the character of the receiving landscape. Enable the restoration of characteristic elements and features lost as a result of changes from absence of or inappropriate management or development. Major levels of planting of native species as part of the proposals. Enable the sense of place to be enhanced.

Visual Assessment Methodology

36. The visual assessment considers the potential effect of the proposals on visual amenity; as experienced by people within the study area. They relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.
37. The effects on visual amenity will be assessed through the consideration of potential effects on receptors. Visual receptors include people in their homes, at work, undertaking recreational activities or when travelling through an area i.e. using roads, footpaths etc, where they would be likely to experience a change in the existing view as a result of the construction and operation of the proposals.
38. The visual effects may include a change to an existing view, sequential views, or wider visual amenity as a result of development or the loss of particular elements or features already present in the view. Cumulative visual effects may result when receptors gain views of similar types of development, which combine to have a cumulative visual effect.
39. It is generally accepted that the two criteria that combine to determine the scale of visual effect are the sensitivity of the receptor and the magnitude of impact.
40. The assessment of the visual baseline within the study area will take into consideration the following:
- The area within which the proposals may be visible;
 - The different groups of people within the study area who may experience views of the proposals;
 - The identification of specific viewpoints; and

- The nature of views at the viewpoints.

Viewpoints

41. The selection of viewpoints will be based on the following criteria:

- The requirement to provide an even spread of representative viewpoints within the visual envelope, and around all sides of the Proposed Development;
- From locations which represent a range of near, middle- and long-distance views;
- Whilst private views are relevant, public viewpoints i.e. from roads and public rights of way and other area of open public access, will be selected since they are the most significant in term of the number of receptors affected;
- Views from sensitive receptors within designated landscapes

42. In accordance with the GLVIA3, the viewpoints that will be selected take account of:

- 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 nature of the viewing experience (for example static views, views from settlements and views from sequential points along routes);
- The view type (for example panoramas, vistas, glimpses); and
- The potential for cumulative views of the proposed development in conjunction with other developments.

43. The findings and conclusion of this assessment assume that all existing vegetation located outside the site would be retained unless otherwise identified for removal.

44. The assessment of visual effects was undertaken on the basis of viewpoint analysis as recommended in best practice guidelines. The viewpoints which are in different directions from the site and are at varying distances and locations were selected to represent a range of views and visual receptor types.

45. The viewpoints are representational and not exhaustive. They are taken from publicly accessible land and not from any third party, private, land.
46. The viewpoints were used as the basis for determining the effects of visual receptors within the entire study area. The viewpoints were photographed at 1.6 metres above ground level.
47. The photos were taken using a Canon EOS 5d Mark IV full frame camera using a fixed 50mm lens.

Sensitivity of Visual Receptors

48. Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the receptor to changes in that view that would arise as a result of the Proposed Development as outlined in pages 113-114 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.
49. GLVIA3 says a judgement should be made as to the value of a particular view being experienced. In making a professional judgement as to the value attached to a view, the following criteria have helped guide the process. Not all the criteria have to apply to a particular view and the criteria are not in a hierarchy.

Table 14: Criteria for judging levels of visual value

Low	Views from within, or towards, undesignated landscapes and / or features of site-wide importance View is of low scenic beauty View makes a very limited contribution to understanding of landscape function / contribution Views from landscapes / viewpoints which are not particularly popular or recognised as being destinations in their own right, including infrequently used rights of way Views with no social / cultural / historic associations
Medium	Views from within, or towards, undesignated landscapes and / or features of local importance View is of moderate scenic beauty View makes a moderate contribution to understanding of landscape function / contribution Views from locally-popular recreation areas / green open spaces / public rights of way, but not used by many visitors Views with social / cultural / historic associations of local importance

High	Views from within, or towards, designated landscapes and / or features of regional or countywide importance e.g. Areas of Great Landscape Value (AGLV), Country Parks, Conservation Areas, Grade II listed buildings, National Trust land etc., especially where contributing to the significance of an asset / feature View is of high scenic beauty View makes an important contribution to understanding of landscape function / contribution Views from well-used and popular visitor attractions / tourist destinations, including long-distance / themed trails, Heritage Coasts, Public Open Spaces / Local Green Spaces, used by relatively large numbers of people Views with social / cultural / historic associations of countywide importance
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Table 15: Visual Receptors Susceptibility to Change

Low	Receptors in commercial and industrial premises, schools, playing fields etc. where the view is not central to the use People using main roads, rail corridors, infrequently used / inaccessible public rights of way and likely to be travelling for a purpose other than to enjoy the view People moving past the view often at high speed (e.g. on motorways and main line railways) and with little or no focus on or interest in the landscape through which they are travelling Motorists and passengers on main roads People working in premises where the views are not likely to make an important contribution to the setting, and / or to the quality of working life People engaged in outdoor sport and recreation which does not involve or depend on appreciation of views of the landscape Communities where views do not contribute to the landscape setting enjoyed by residents in the area
Medium	Receptors within, or looking towards, undesignated landscapes, areas and features of local importance, and in places where the landscape / feature is not necessarily part of the reason for the visit People engaged in outdoor recreation whose attention is unlikely to be focused on the landscape and / or particular views, and / or for whom the view is not necessarily a factor in the enjoyment of the activity Users of public rights of way where attention is not focused on the landscape/and/or views (for example in densely vegetated or built up areas) People staying in hotels and healthcare institutions who are likely to appreciate and / or benefit from views of their surroundings

	People working in premises where the views are likely to make an important contribution to the setting, and / or to the quality of working life Motorists and passengers on rural lanes Residential properties (upper stories/less use in daylight hours) Communities where views partly contribute to the landscape setting enjoyed by residents in the area
High	Receptors (tourists / visitors) within, or looking towards, internationally- or nationally-designated landscapes, areas and features such as World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, Registered Historic Parks and Gardens, Scheduled Ancient Monuments, Grade I and II* listed buildings and other places where the landscape / feature is the main reason for the visit People using national trails and other designated routes where the view is likely to be the focus of attention Residents at home, although this will depend on the rooms occupied during waking hours People, whether residents or visitors, engaged in outdoor recreation, including users of public rights of way, e.g. walkers, riders, cyclists, boat users, motorists, whose attention may be focused on the landscape and / or particular views, and / or for whom the view is a factor in the enjoyment of the activity People travelling through the landscape on roads, rail or other routes on recognised scenic routes or where there is a distinct awareness of views of their surroundings and their visual amenity Residential properties (lower stories and gardens) Communities where views contribute to the landscape setting enjoyed by residents in the area

Table 16: Sensitivity of Visual Receptors

	VALUE			
		HIGH	MEDIUM	LOW
SUSCEPTIBILITY	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change on Visual Impact

50. The Magnitude of Visual Impact experienced by visual receptors as a result of the development proposals will be described by reference to the:

- Scale of change in the view in respect of the loss or addition of features and changes in the visual composition, including the proportion of view occupied by the proposed development;
- Geographical extent – This is likely to reflect the orientation/ angle of view in relation to the main activity of the receptor; The distance of the viewpoint from the main development and the extent of the area over which the changes would be visible;
- Duration of the effect - (short 0-5yrs/ medium 5-10yrs/ long term 20yrs, temporary, permanent, intermittent/ continuous and whether the views will be full, partial or glimpses.)
- Reversibility - the ability of the proposed development to be reversed.

51. The criteria which will be used to guide the assessment of the magnitude of impact that would be experienced by visual receptors as a result of the proposals are outlined below;

Table 17: Criteria for magnitude of change for visual receptors

High	The proposals will be clearly noticeable and the view would be fundamentally changed by its presence. Direct or oblique views with changes over a notable horizontal and/or vertical extent.
Medium	The proposals will form a new element within the view which is likely to be recognised by the receptor. Direct or oblique views with a moderate horizontal and/or vertical extent of the view affected.
Low	The proposals will form a new and recognisable element within the view which is likely to be recognised by the receptor. The proposals will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Negligible	The proposals will form a barely noticeable component of the view, and the view whilst slightly changed would be similar to the baseline situation.
No Change	No change to the existing view.

Scale of Effects

52. The scale of the landscape and visual effects is determined by;

- cross referencing the sensitivity of the landscape feature, landscape character or view with;
- the magnitude of change. The scale of effects is described as major, moderate, minor, negligible, neutral or no change.

Table 18: Scale of effects

		Magnitude of Change			
Sensitivity		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Minor
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Negligible	Negligible

Nature of Effects

53. It is a requirement of the EIA Regulations to state whether effects are adverse, beneficial or neutral.

54. Visual effects are more subjective in terms of their valency as people's perception of the proposals varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the significance of effects and will assume, unless otherwise stated, that all effects are adverse, thus representing the worst-case scenario.

Table 19: Nature of visual effects

Major adverse	The proposals would give rise to negative changes that would cause major deterioration to the view and constitute a major discordant element in the view.
Moderate Adverse	The proposals would give rise to negative changes that would cause obvious deterioration to the view.
Minor Adverse	The proposals would give rise to negative changes that would cause limited deterioration to the view.
Negligible Adverse	The proposals would give rise to negative changes that be barely perceptible in the view.
Neutral	The change to the view would be barely perceptible to the point it is not apparent if the changes are positive or negative.
No Change	No change to the view. Proposals are not visible.
Negligible Beneficial	The proposals would give rise to a barely perceptible improvement in the view.
Minor Beneficial	The proposals would give rise to a limited improvement to the view.
Moderate Beneficial	The proposals would give rise to an obvious improvement to the view.
Major Beneficial	The proposals would lead to a major improvement in the view.

Mitigation

55. The purpose of the mitigation is to prevent/ avoid, reduce and where possible remedy or offset any negative (adverse) effect on the environment arising from the proposals. Mitigation is not solely concerned with 'damage limitation' but may also consider measures that could compensate for unavoidable residual effects.

56. Mitigation measures are generally considered to fall into three categories:

- Primary measures, developed through the iterative design process, which have become integrated or embedded in to the project design;
- Standard construction and operational management practices for avoiding and reducing environmental effects;
- Secondary measures designed to address any residual adverse remaining after primary measures and standard construction practices have been incorporated into the scheme.

57. Strategies to address likely negative (adverse) effects include:

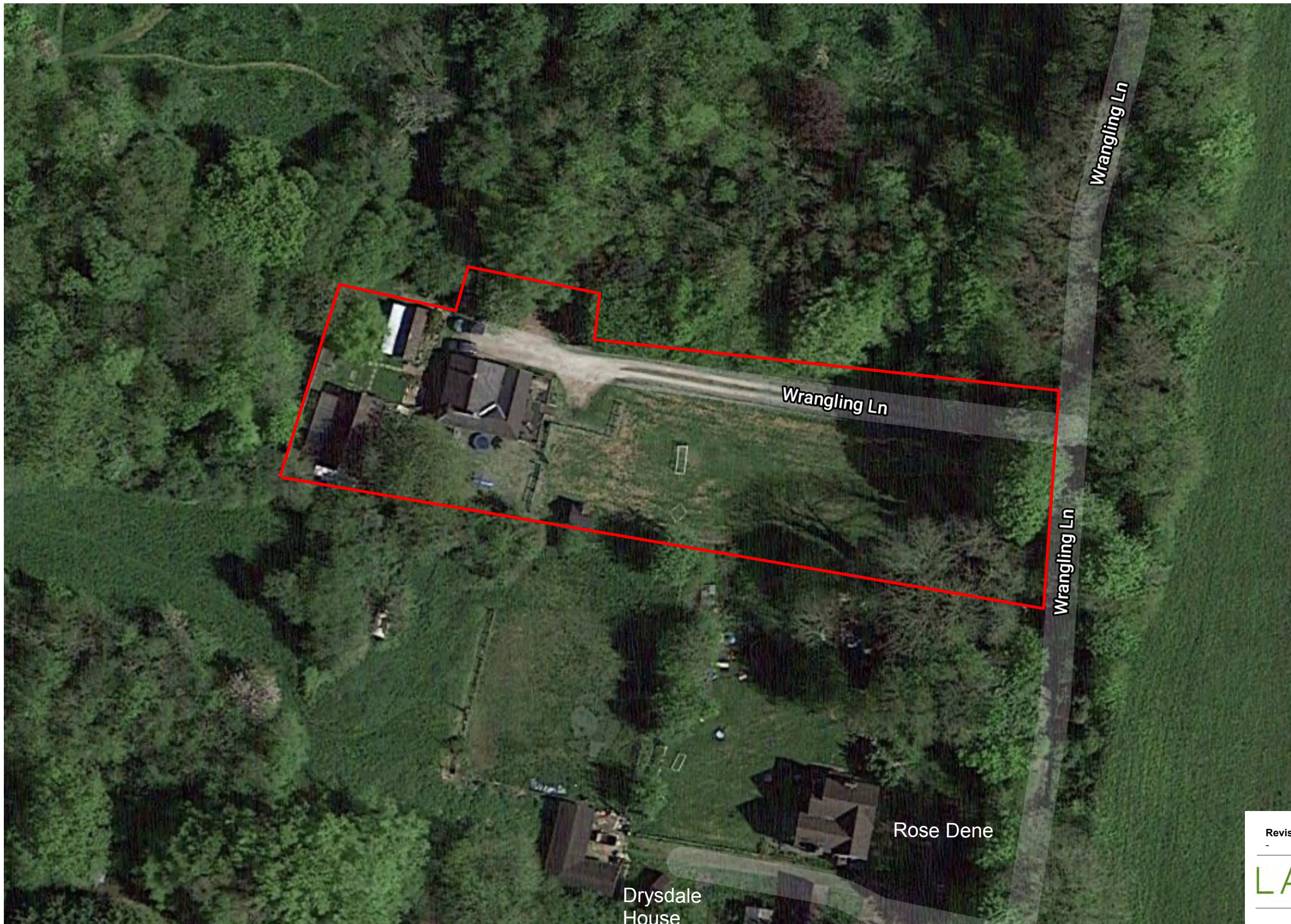
- Avoid impact by changing the proposal;
- Reduce the impact by changing the proposals;
- Remediation of the impact by screen planting for example;
- Compensation for the impact, for example replacement of removed trees with new tree planting; and
- Enhancement, for example creation of a new landscape or habitat.

Guidelines for mitigation

- Landscape mitigation measures should be designed to suit the existing landscape character and needs of the locality, respecting and building on local landscape distinctiveness and helping to address any relevant existing issues in the landscape.
- It must be recognised that many mitigation measures, especially planting, are not immediately effective. Where planting is intended to provide a visual screen for the development, it may also be appropriate to assess the effects for different seasons and periods of time, such as day of opening and Year 15 and potentially other periods in line with phasing. In such projections the assumptions made about growth rates should be clearly stated on the proposed landscape plans;
- Use of appropriate form, material and design of buildings. It is not always practical or desirable to screen buildings and associated development. In these cases, the scale, design, colour and texture of buildings/ structures should be carefully considered to aid integration with the surroundings;
- Alterations to landforms (including creation of bunds or mounds) together with structure planting and/ or off-site planting;

- Minimising light pollution and avoiding or reducing obtrusive light; and
- Planting: Structural planting can help to integrate and 'soften' development as well as being of potential value as a wildlife habitat. Offsite planting should also be considered where it could be of benefit to screen the proposed development from sensitive landscape and visual receptors.

APPENDIX 3: LANDSCAPE FEATURES PLANS



— Site

Revision	Description	Date
-	First issue	14/8/20

LANDARB SOLUTIONS

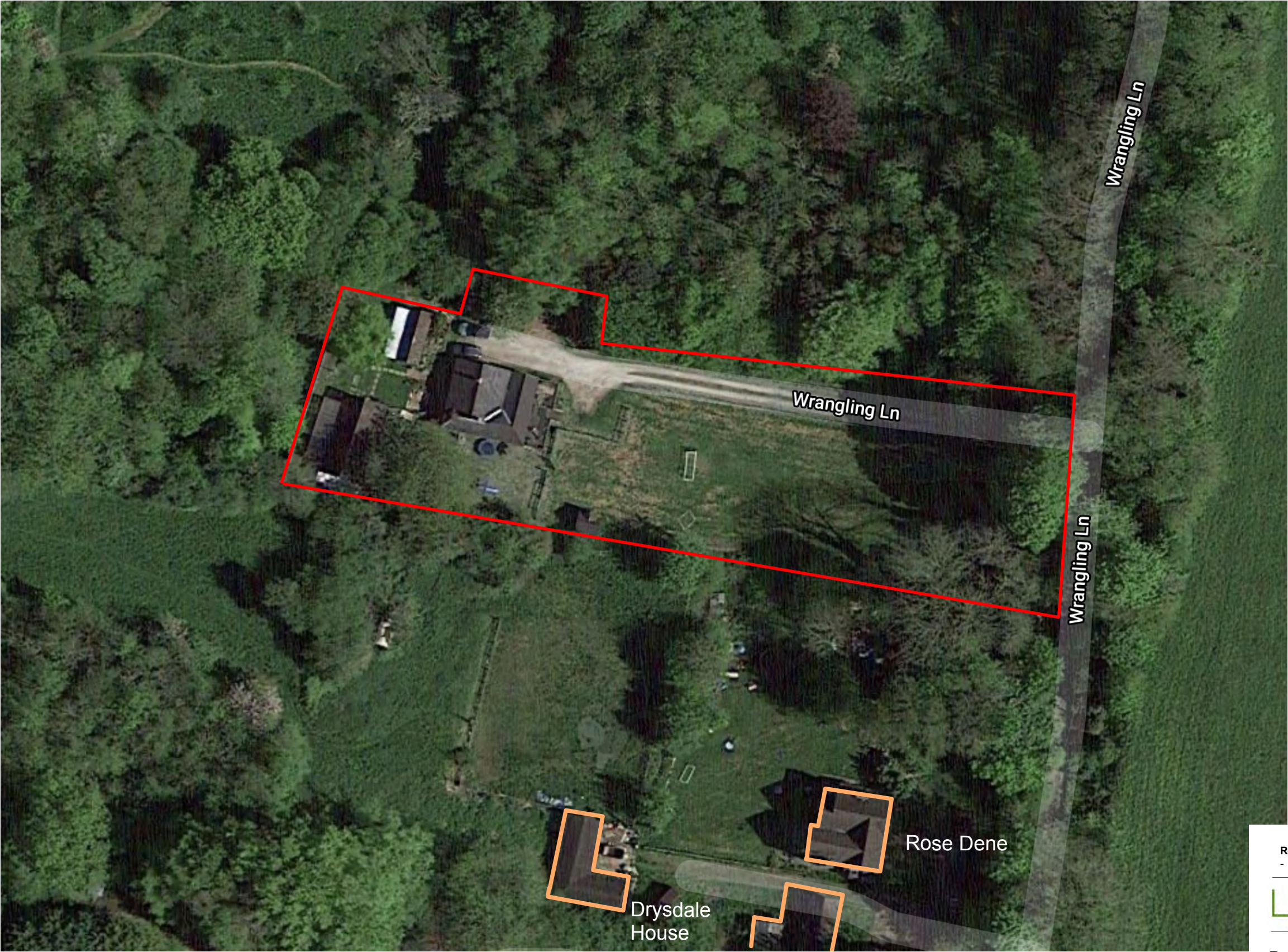
Project:
Tranklyn Wrangling Lane Luddesdown

Description:
Landscape Features Plan - Site Level

Status:
For Planning

Scale: 1:NTS @A3	Drawn Checked DP MP	Date: 14/08/2020
Job Number: LAS 158	Drawing Number: 03	Revision: -





- Site
- Extent of Proposals
- Massing of Existing Properties



Revision	Description	Date
-	First issue	14/8/20

LANDARB SOLUTIONS,

Project:
Tranklyn Wrangling Lane Luddesdown

Description:
Landscape Features Plan - Extent of Proposals

Status:
For Planning

Scale: 1:NTS @A3	Drawn Checked DP MP	Date: 14/08/2020
Job Number: LAS 158	Drawing Number: 03	Revision: -



- Site
- Public Right of Way Network
- Main areas of woodland blocks, trees, roadside and field boundary vegetation which limits outward visibility of the site

Revision	Description	Date
-	First issue	14/8/20

LANDARB SOLUTIONS

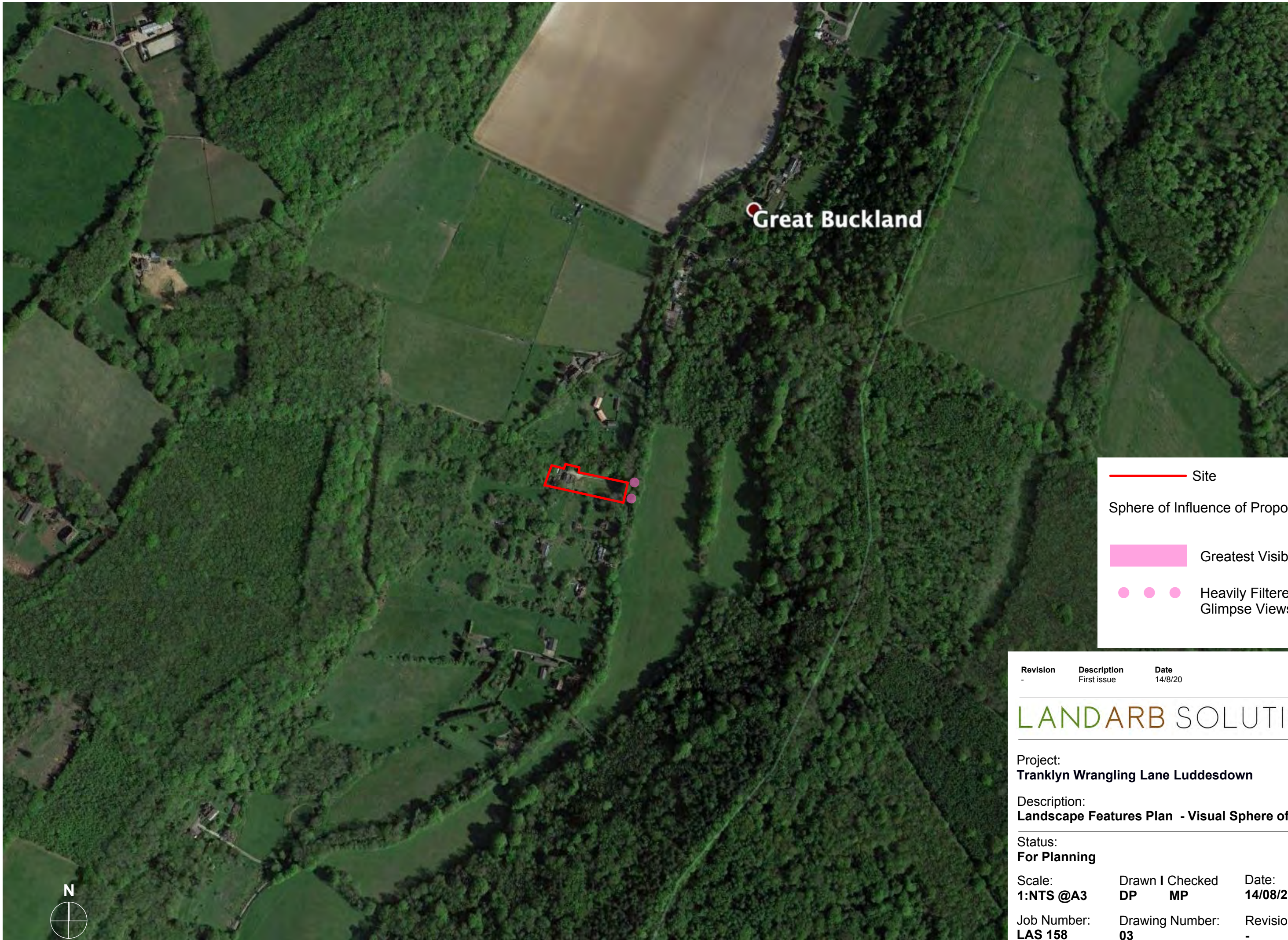
Project:
Tranklyn Wrangling Lane Luddesdown

Description:
Landscape Features Plan - Enclosures

Status:
For Planning

Scale: 1:NTS @A3	Drawn I Checked DP MP	Date: 14/08/2020
Job Number: LAS 158	Drawing Number: 03	Revision: -





Great Buckland

- Site
- Sphere of Influence of Proposals
- █ Greatest Visibility
- ● ● Heavily Filtered Glimpse Views

Revision	Description	Date
-	First issue	14/8/20

LANDARB SOLUTIONS

Project:
Tranklyn Wrangling Lane Luddesdown

Description:
Landscape Features Plan - Visual Sphere of Influence

Status:
For Planning

Scale: 1:NTS @A3	Drawn I Checked DP MP	Date: 14/08/2020
Job Number: LAS 158	Drawing Number: 03	Revision: -

APPENDIX 4: SITE LAYOUT AND ELEVATIONS

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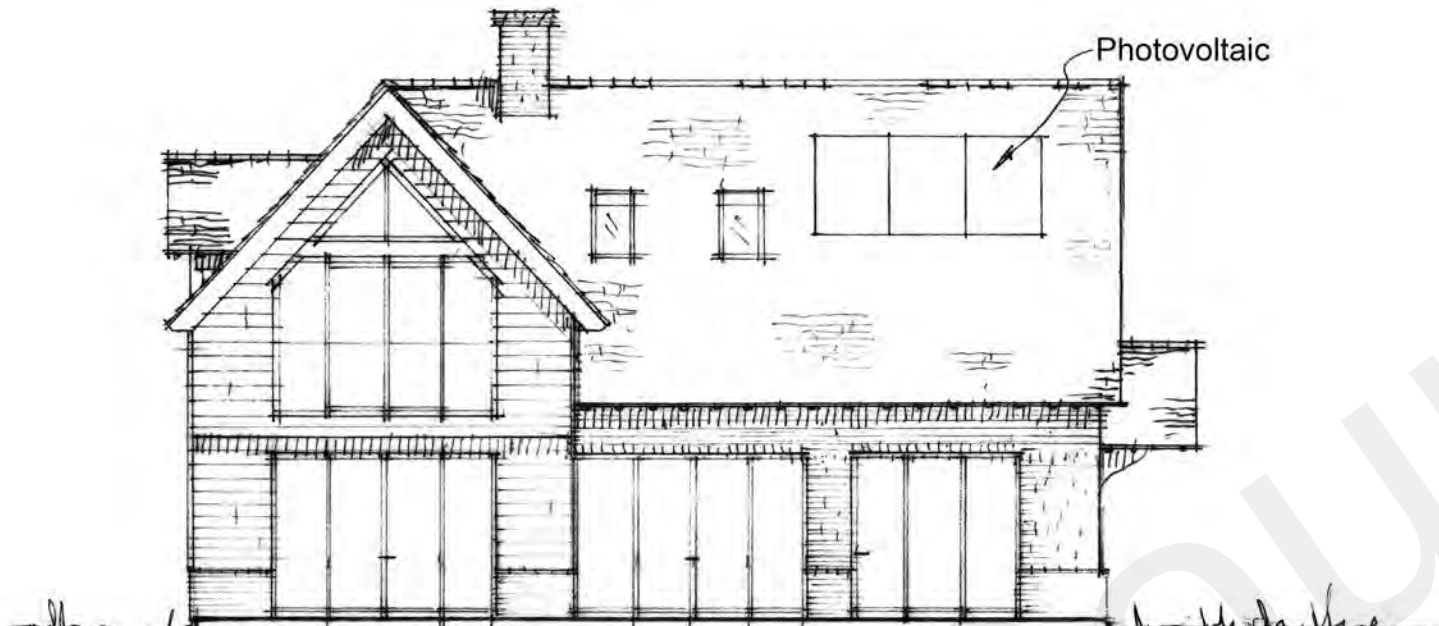


North Elevation

Existing Ground
Level to be Reduced



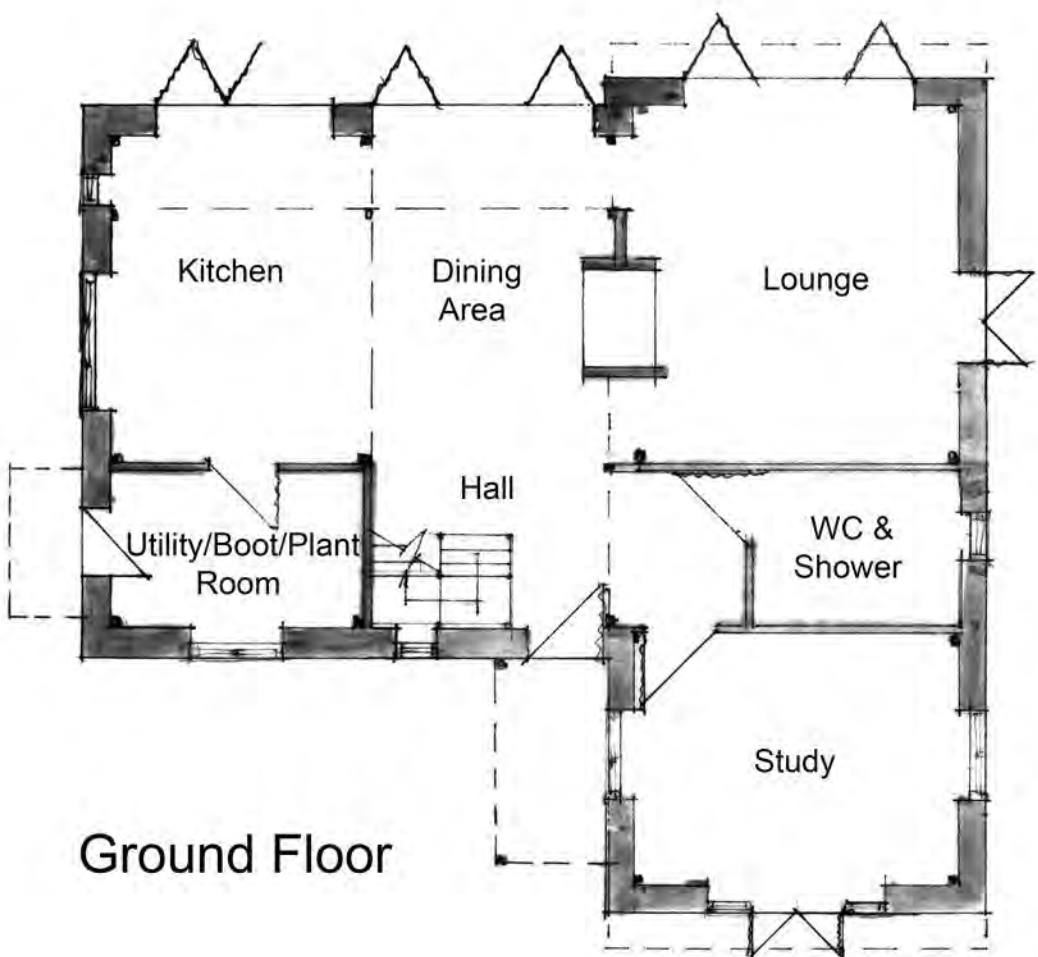
West Elevation



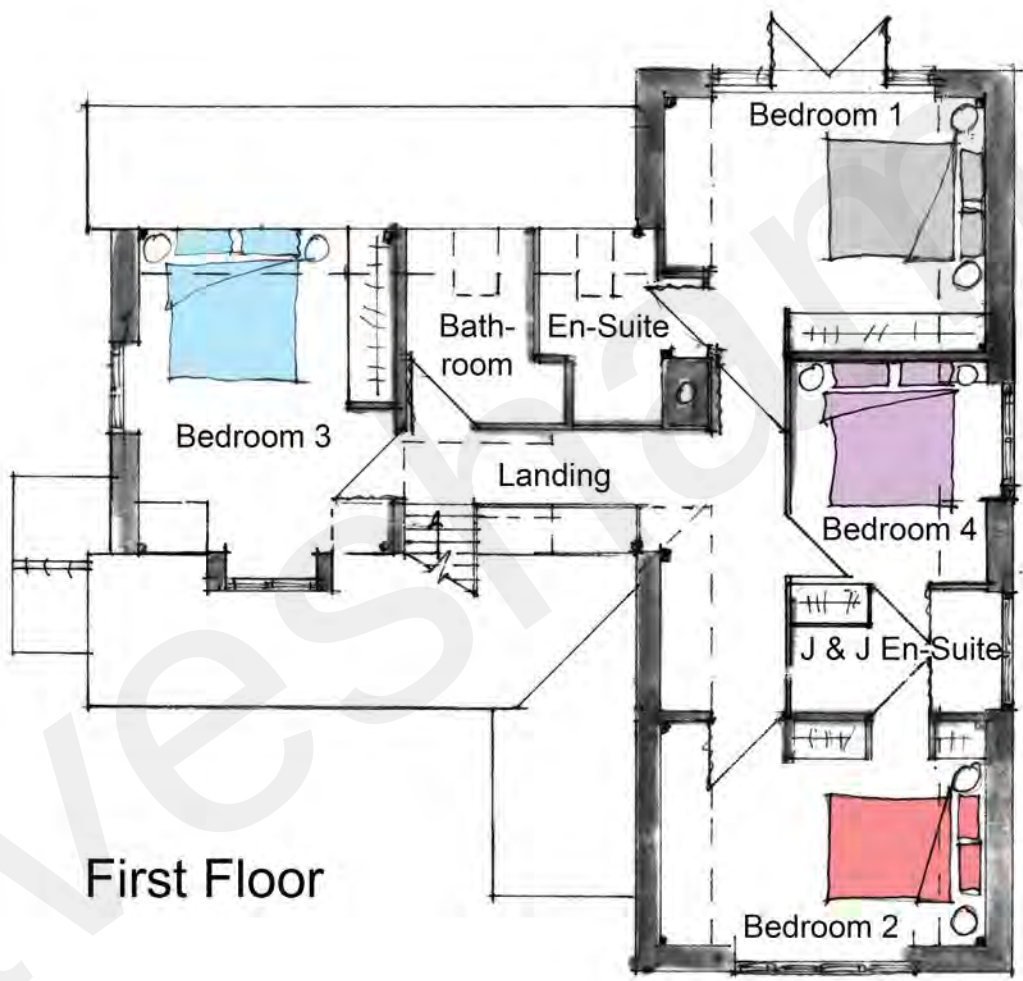
South Elevation



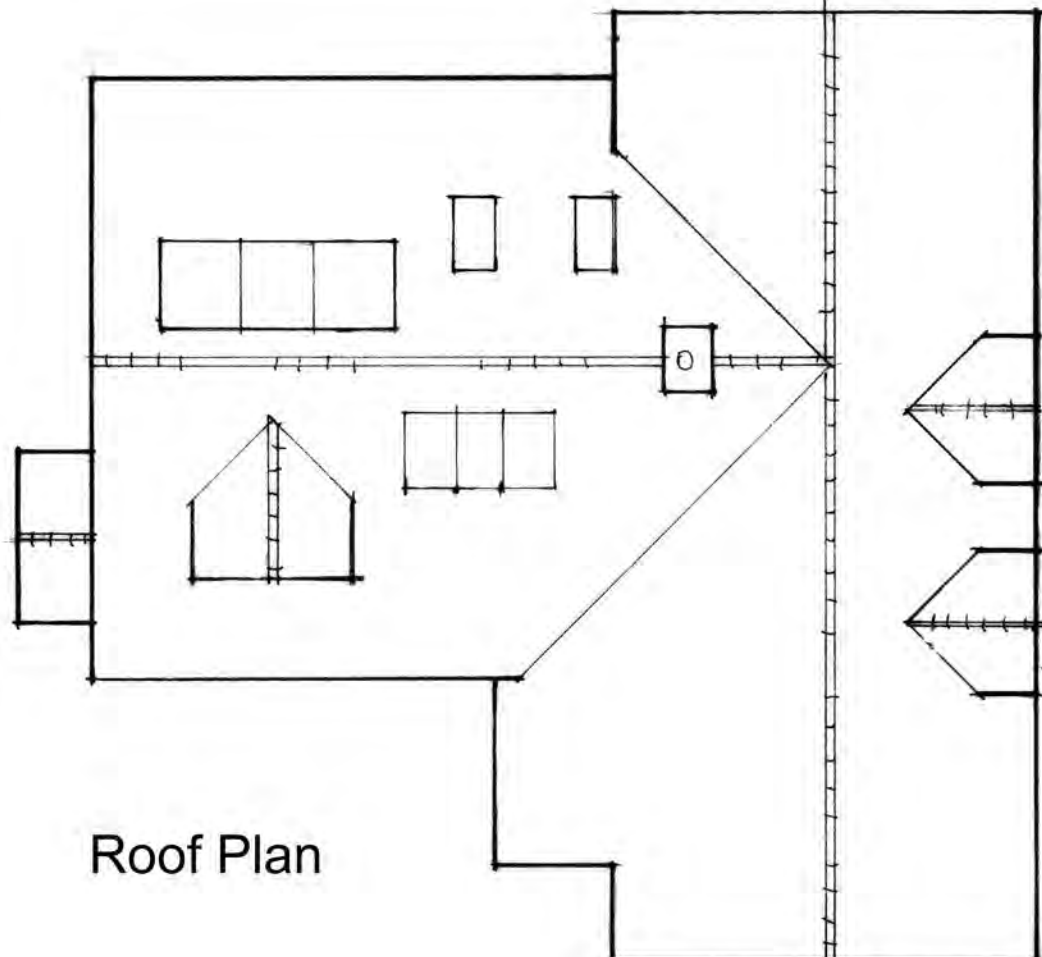
East Elevation



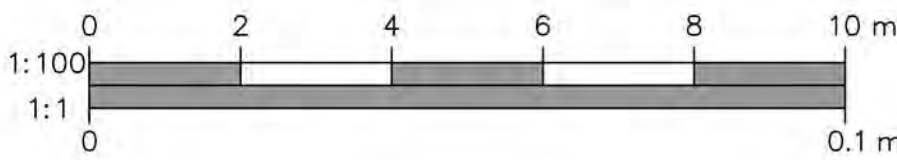
Ground Floor



First Floor



Roof Plan



Proposed Replacement Dwelling



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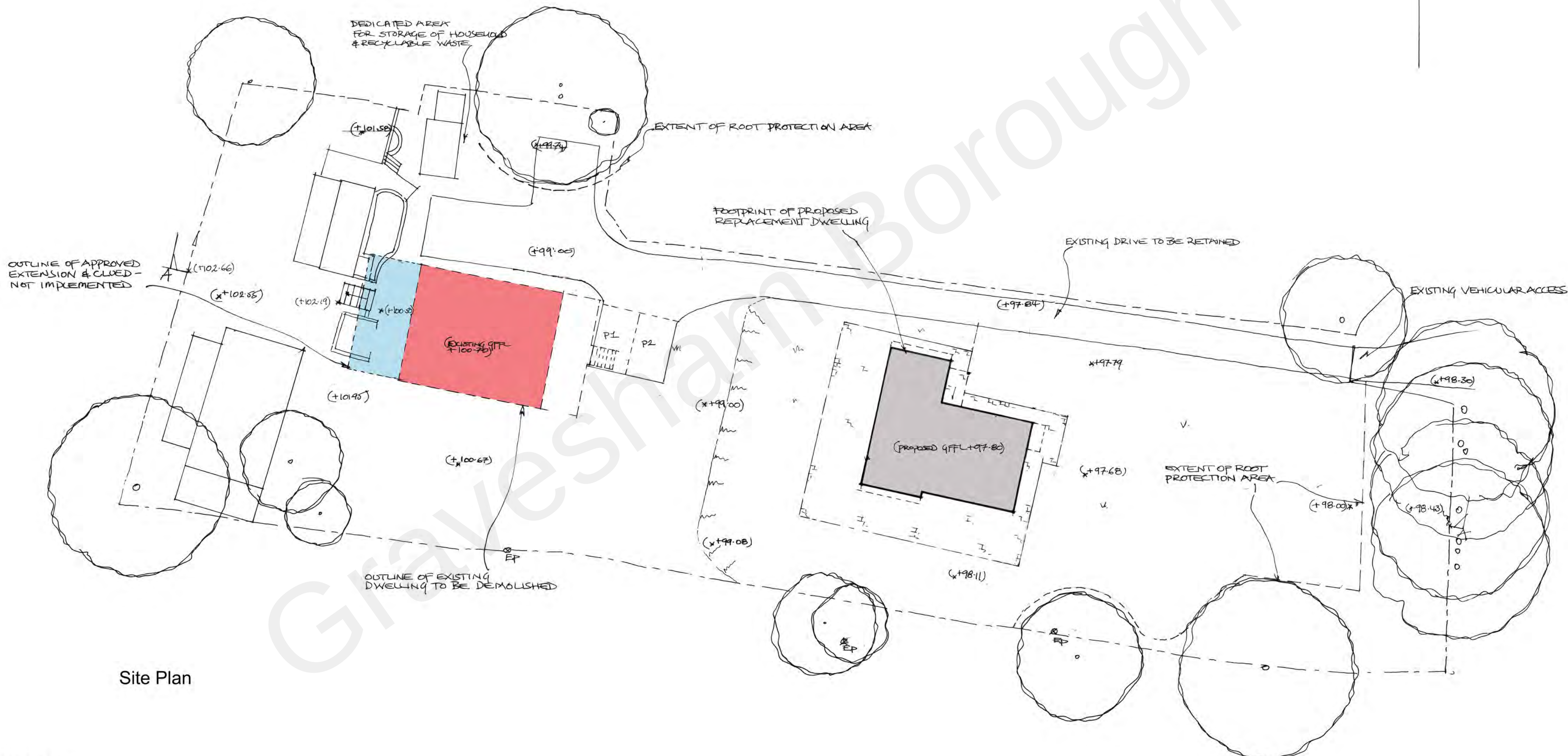
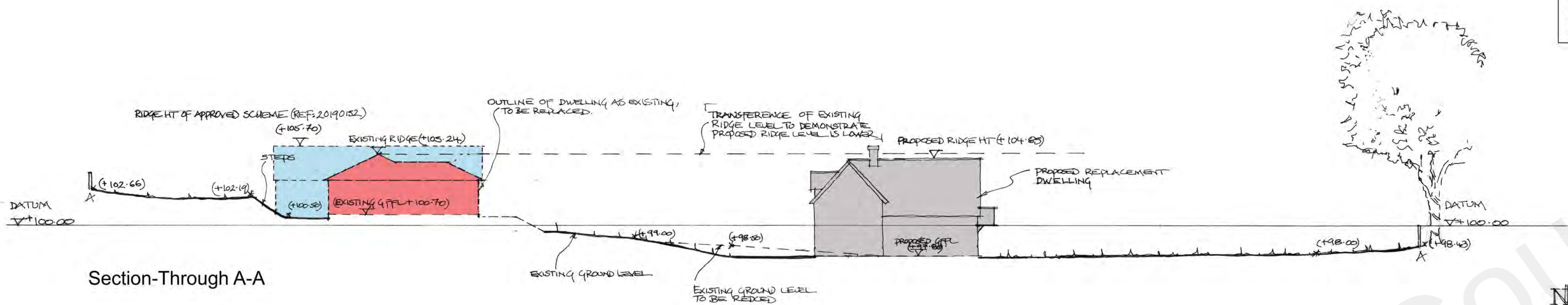
CLIENT/PROJECT
Mr & Mrs W. Phelps

SITE ADDRESS
Tranklyn, Wrangling Lane,
Luddesdown,
Gravesend,
Kent,
DA13 0XF

DATE
27/01/2021
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SCALE
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DRG. NO.
OV/DB/WP/01
REV.

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Proposed Site Plan



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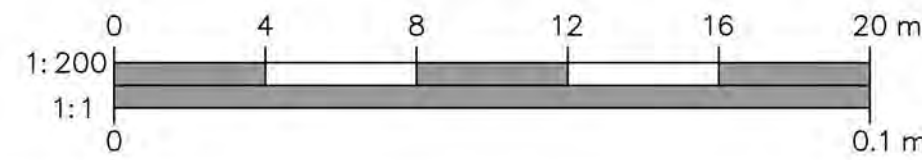
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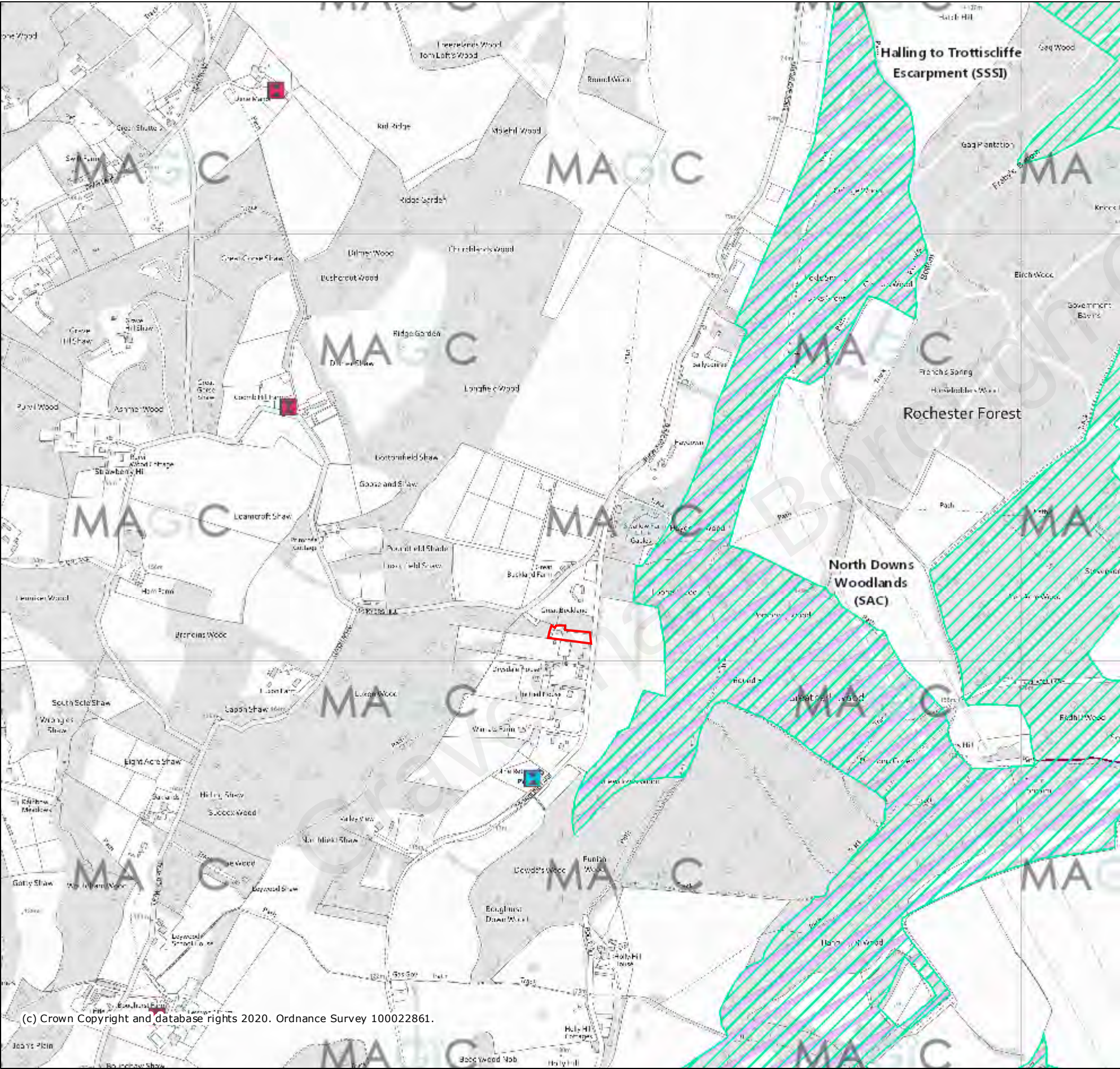
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Luddesdown,
Gravesend,
Kent,
DA13 0XF

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APPENDIX 5: LOCAL PLAN DESIGNATIONS



Legend

- Local Nature Reserves (England)
- National Parks (England)
- Sites of Special Scientific Interest (England)
- Special Areas of Conservation (England)
- Special Protection Areas (England)
- Scheduled Monuments (England)
- World Heritage Sites (England)**
 - Buffer Zone
 - World Heritage Site
- Listed Buildings (England)**
 - I
 - II
 - II*
- Registered Battlefields (England)
- Registered Parks and Gardens (England)

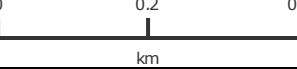
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ymax = 165500



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**APPENDIX 6: CHARACTER AREA EXTRACT, FIELD SURVEY CHARACTER SHEET,
ANNOTATED CHARACTER PHOTOGRAPHIC RECORD**

9. Luddesdown Downs



Landscape Description

Luddesdown Downs lies on the eastern boundary of Gravesham Borough, covering the settlements of Luddesdown and Lower Luddesdown. The area forms part of the North Downs Area of Outstanding Natural Beauty (AONB).

The geology comprises Chalk with Flints to the south, with areas of Upper and Middle chalk flowing across the valley sides. Ribbons of Undivided Flood Plain Gravel follow the central lines of Middle Chalk. Soils across valley sides are silty, with loam to clay across higher areas and plateaus.



The topography is very undulating, with views along dry valleys and wider views out to the urban edge of Gravesend and large electricity pylons to the north from higher parts. The land is a mixture of grazed pasture and arable land. Field shape and size is varied because of the topography. Tree belts, native hedgerows with mature hedgerow trees form

distinct boundaries. Woodland blocks add to the structure of the landscape, providing enclosure in parts and defining field edges. Woodland is generally native with some conifers in places.

The settlements of Luddesdown and Lower Luddesdown are situated within a valley and buildings are traditional, providing a strong sense of place and definite local vernacular. The settlements comprise few buildings, clustered around lane junctions. Development within the wider character area is sparse, with some properties and farmsteads scattered along the lanes. Timber framed buildings and Kent peg tiles are common, along with flint that reflects the geology of the Downs. Luddesdown Court is a notable Grade I building. Overhead wires cut across the landscape, following the line of Buckland Road in part.



Roads are narrow and winding and follow the contours of the downland landscape. Buckland Road runs through a valley known as the Bowling Alley. Footpaths are mostly concentrated around Luddesdown, with the Wealdway running north south linking Luddesdown with Great Buckland.

Key Characteristics

- Very undulating topography with farmland used as arable and pasture
- Irregular field pattern, with fields of various shapes and sizes
- Fields divided by native hedgerows
- Areas of native woodland
- Narrow winding lanes which follow contours
- Properties and farmsteads along lanes
- Small settlements within valleys
- Traditional timber framed buildings and Kent peg tiles



Condition: Good

The pattern of landscape elements is unified, with few visual detractors. Tree clumps and the undulating landform minimise views of the overhead wires. Overall, the visual unity is defined as strongly unified. Hedgerows form ecological corridors and are dense and complete along some boundaries and contain gaps along others. Native woodland is in good condition and the mixture of pasture and arable farmland increases ecological potential. Built development generally respects local vernacular and provides a distinct sense of place. There is strong ecological integrity and cultural integrity is traditional. The condition of the landscape is very good.

Sensitivity: High



This is a landscape that is likely to have remained largely unchanged in structure since medieval times. Settlements and buildings are generally traditional and distinct, providing coherency and a strong sense of place within the landscape. The landscape is recognised as an AONB. Hedgerows and woodlands are ancient and the lanes have derived from ancient routes. Landform is

apparent and tree cover is open in places allowing high visibility along valleys. Therefore, the sensitivity of the landscape is assessed as very high.

Guidelines: Conserve

The distinctive features that make up the Luddesdown Downs should be conserved to protect and maintain its character and quality.

- Conserve and manage ancient characteristics including woodland blocks and hedgerows.
- Conserve mix of hedgerow species.
- Conserve and maintain characteristic narrow lanes.
- Assess development proposals within the area to maintain the character of sparse and distinctive built development.
- Conserve the isolation and small-scale farmsteads and hamlets.
- Encourage the use of vernacular materials and techniques for buildings and built elements, particularly the use of flint and Kent peg tiles.

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

Landscape Elements									
Built Form									
Farm Buildings	Urban	Brownfield	Camping	Wind Turbines	Masts	Tourism	Village		
Settlement	Spite Walls	Quarry/Extraction	Golf Course	Power Stations	Industry	Pylons/OH Power Line	Scattered Farms		
Urban Fringe	Military	Ecclesiastic	Country Houses	Estates	Hamlet	Isolated House	Brick		
Sandstone	Slate	Concrete	Render	Granite	Metal	Timber	Stone		
Prominent		Insignificant	Frequent	Infrequent	Strong influence on landscape character	Localised influence on landscape character			
Land Cover									
Parkland	Informal Open Space	Golf Course	Restored Land	Mudflats	Active Quarry	Horticulture	Forestry		
Amenity/Recreation	Wetland Meadow	Caravan Park	Derelict Land	Saltmarsh	Coast	Horsiculture	Woodland		
Scrub	Marsh	Bog	Moor/Heath	Meadow	Agriculture	Rough Grassland	Bare Ground		
Prominent		Insignificant	Frequent	Infrequent	Strong influence on landscape character	Localised influence on landscape character			
Farming									
Type		Arable	Pasture	Mixed	Rough Grazing	Set Aside		Single Species Woodland	
Field Pattern		Rectangular fields	Irregular Fields	No discernible pattern	Ridge and Furrow	Large	Medium	Small	
Boundary Enclosure		Metal fences	Hedgerow with trees	Hedgerow without trees	Timber fences	Walls		Ditches	Watercourse
Boundary Condition		Good - well managed	Moderate - occasional management	Poor - Irregular management	No management				
Tree/hedge Species		Ash, cherry, sycamore, hazel, birch, elder,hawthorn, dogwood, beech, sweet chestnut							
Prominent		Syacmore, Holly,	Frequent	Infrequent	Strong influence on landscape character	Localised influence on landscape character			
Woodland/Trees									
Deciduous	Coppice	Shelterbelt	Wet Woodland	Isolated Trees	Scrub	Wind Sculpted	Avenue	Regenerating Scrub	Linear Strips
Coniferous	Pollarded	Plantation	Tree Clumps	Orchard	Alder/Willow Carr	Hedgerow Trees	Parkland	Mixed	Copse
Ages of Trees		Veteran	Over Mature	Mature	Semi mature	Young	Newly Planted	Dead	
Prominent		Insignificant	Frequent	Infrequent	Strong influence on landscape character	Localised influence on landscape character			
Hydrology									
Drainage ditch/dyke	River-Engineered	Open Water	Natural Pond	Lake	Estuary	Fishing Lakes			
Stream	Reservoir	Coastal	Artificial Pond	Tidal	Raised Mires	River -natural			
Prominent		Insignificant	Frequent	Infrequent	Strong influence on landscape character	Localised influence on landscape character			
Corridor									
Access Track	Canal	Green Lane	Footpath	CROW Access Land	Motorway	A-Road	B-Road		
Railway	Lane	Bridleway	Cycle Route	Overhead Cables	Dis-used Railway	Telegraph Poles	Masts		
Prominent		Insignificant	Frequent	Infrequent	Strong influence on landscape character	Localised influence on landscape character			
Landscape Visual Characteristics - Aesthetic and Perceptual									
Pattern	Scale	Texture	Color	Complexity	Unity	Movement	Enclosure	Form	Tranquility
Random	Intimate	Smooth	Monochrome	Uniform	Unified	Dead	Tight	Straight	Inaccessible
Organised	Small	Textured	Muted	Simple	Interrupted	Still	Enclosed	Angular	Remote
Regular	Medium	Rough	Colorful	Diverse	Fragmented	Calm	Open	Curved	Vacant
Formal	Large	Rugged	Garish	Complexity	Chaotic	Busy	Exposed	Sinuuous	Peaceful
	Vast								Not Tranquil
Visual Landmarks									
Landmark Views within character area			Landmark views outside character area		Landmark buildings		Landmark natural features		
Detracting features within view:			Ivy in trees, new carriageway road corridor						
Extent of view:	Open		Enclosed		Short Distance Views		Long Distance Views		Expansive
Landscape Condition			Poor		Moderate		Strong		
Strength of Character			Weak		Moderate		Strong		



Mature roadside trees aligning the sites eastern boundary



Mature roadside trees aligning the sites eastern boundary



Mature roadside trees aligning the sites eastern boundary



Wrangling Lane dense roadside vegetation



Pitched roof, brick chimneys, timber window frames, rendered brickwork walls



Pitched roof, coloured breeze block walling, timber cladding, PVC windows



Black timber cladding, pitched roofs, agricultural barns, roof tiles



Timber cladding, slate roof, pitched roof, white painted brickwork, brick chimneys

Existing Architectural Styles, Built Form in immediate area



Tile roof, Dormer bungalow style, brick chimneys, white painted brickwork, PVC windows



Tile roof, pitched roof, brick chimney, timber clad car port



Tile roof, brickwork building, white painted brickwork, pitched roof



Pitched tile roof with brick chimneys, white painted brickwork, timber window surrounds, lower facing brickwork

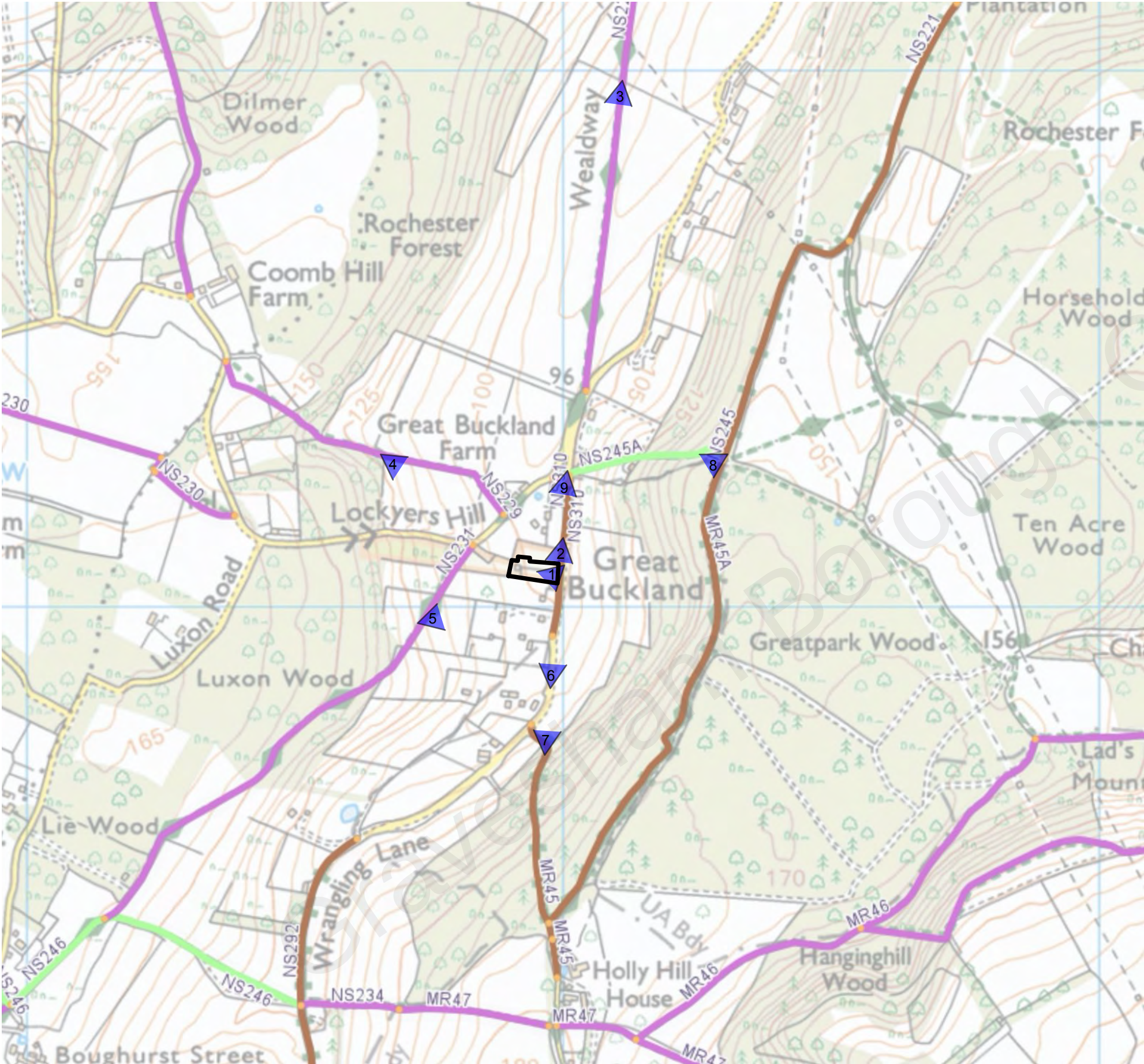
Existing Architectural Styles, Built Form in immediate area



Site Photos

APPENDIX 7: PHOTOVIEW LOCATION PLAN

Gravesham Borough Council



KEY

- Site
- Viewpoint Location

- Brown Solid Line Byway Open to all Traffic (BOAT)
- Pink Solid Line Footpath
- Green Solid Line Bridleway

Revision	Description	Date
-	First issue	14/8/20

LANDARB SOLUTIONS

Project:
Tranklyn Wrangling Lane Luddesdown

Description:
Viewpoint Location Plan

Status:
For Planning

Scale: 1:NTS @A3	Drawn I DP	Checked MP	Date: 14/08/2020
Job Number: LAS 158	Drawing Number: 02	Revision: -	

APPENDIX 8: DETAILED VISUAL ASSESSMENT

Gravesham Borough Council



Viewpoint 1 – View from Wrangling Lane outside the site entrance looking towards the site.

Camera make & model - Canon 5d Mark IV
Date & time of photograph - 16th August 2020 13.30pm

Description of Baseline View and Sensitivity of Visual Receptor

Key Characteristics: Tarmac lane, roadside vegetation, green and leafy secluded character

Distance from site: Close

Proportion of site visible: Eastern boundary, site entrance

Static or Transient View: Static and Transient (lane users)

Receptors: Motorists, rights of way users

Receptor Susceptibility: High

Visual Value of View: Medium

Overall Sensitivity: High

Magnitude of Change Year 1: Negligible

Scale of Visual Effect Year 1

With a high sensitivity and a negligible magnitude of change, there would be minor beneficial visual effect with the proposals in place.

Predicted View at Year 1

Nature of view of proposals	Full View	Partial View	Glimpse	None	
Proportion of proposals visible	Full	Most	Small Part	None	
Distance of viewpoint	Long Distance	Medium	Close proximity		
Stationary or transitional view	Static (rights of way users)	Transient (road)			
Creation of new visual focus	Total Change	Partial Change	Unnoticeable Change	No change	
Introduction of new man made objects	Yes: New house.		No:		
Changes to existing skyline	Total Change	Partial Change	Unnoticeable Change	No Change	
Changes to visual enclosure	Total Change	Partial Change	Unnoticeable Change	No Change	
Alteration of visual scale	Total Change	Partial Change	Unnoticeable Change	No Change	
Change to existing landscape features	Total Loss	Partial Loss	No Loss	Few additions	Many additions
Quality of visual experience changed	Positive Change	Neutral Change	Negative Change	No Change	
Nature of changes	The new dwelling would be set into the areas of grass in the centre of view. The new house would be visible in the background of view, viewed at an angle. The building would be of high architectural merit, and whilst visible in the background, wouldn't be a negative addition in terms of visual quality. The vast majority of walkers and the limited motorists (neighbours) wouldn't notice any changes with the proposals in place. Any new trees planted aligning the access track would be increasingly positive and help further increase the feeling of seclusion and screening.				

Predicted View at Year 15

Screening from Landscape Mitigation	Proposals hidden	Mostly screened	Partially screened	Filtered/ Softened	N/A
Proportion of proposals visible	Full	Most	Small Part	None	
Scale of effect	Major	Moderate	Minor	Negligible	No change
Nature of effect	Beneficial	Adverse	Negligible	Neutral	No change



Viewpoint 2 - View from Wrangling Lane to the north of the site looking back.

Camera make & model - Canon 5d Mark IV
Date & time of photograph - 16th August 2020 13.35pm

Description of Baseline View and Sensitivity of Visual Receptor

Key Characteristics: Tarmac lane, roadside vegetation, green and leafy character, woodland

Distance from site: Close

Proportion of site visible: Site entrance only

Static or Transient View: Static and Transient (lane users)

Receptors: Motorists, surrounding rights of way users

Receptor Susceptibility: High

Visual Value of View: Medium

Overall Sensitivity: High

Predicted View at Year 1

Nature of view of proposals	Full View	Partial View	Glimpse	None	
Proportion of proposals visible	Full	Most	Small Part	None	
Distance of viewpoint	Long Distance	Medium	Close proximity		
Stationary or transitional view	Static (rights of way users)	Transient (road)			
Creation of new visual focus	Total Change	Partial Change	Unnoticeable Change	No change	
Introduction of new man made objects	Yes:		No:		
Changes to existing skyline	Total Change	Partial Change	Unnoticeable Change	No Change	
Changes to visual enclosure	Total Change	Partial Change	Unnoticeable Change	No Change	
Alteration of visual scale	Total Change	Partial Change	Unnoticeable Change	No Change	
Change to existing landscape features	Total Loss	Partial Loss	No Loss	Few additions	Many additions
Quality of visual experience changed	Positive Change	Neutral Change	Negative Change	No Change	
Nature of changes	The site and proposals are not visible on account of the dense woodland and roadside vegetation that enclose the site.				

Magnitude of Change: No change.

Scale of Visual Effect

With a high sensitivity and no magnitude of change, there would be no visual effect with the proposals in place.

Great Buckland Farm



Viewpoint 3 - View from footpath NS228 to the north of the site looking south back towards the direction of the site.

Camera make & model - Canon 5d Mark IV
Date & time of photograph - 16th August 2020 13.52pm

Description of Baseline View and Sensitivity of Visual Receptor

Key Characteristics: Vineyard, dense woodland, vegetated horizon, undulating landscape

Distance from site: Long

Proportion of site visible: None

Static or Transient View: Static

Receptors: rights of way users,

Receptor Susceptibility: High

Visual Value of View: Medium

Overall Sensitivity: High

Predicted View at Year 1

Nature of view of proposals	Full View	Partial View	Glimpse	None	
Proportion of proposals visible	Full	Most	Small Part	None	
Distance of viewpoint	Long Distance	Medium	Close proximity		
Stationary or transitional view	Static (rights of way users)	Transient (road)			
Creation of new visual focus	Total Change	Partial Change	Unnoticeable Change	No change	
Introduction of new man made objects	Yes:		No:		
Changes to existing skyline	Total Change	Partial Change	Unnoticeable Change	No Change	
Changes to visual enclosure	Total Change	Partial Change	Unnoticeable Change	No Change	
Alteration of visual scale	Total Change	Partial Change	Unnoticeable Change	No Change	
Change to existing landscape features	Total Loss	Partial Loss	No Loss	Few additions	Many additions
Quality of visual experience changed	Positive Change	Neutral Change	Negative Change	No Change	
Nature of changes	The site and proposals are not visible on account of the dense woodland and roadside vegetation that enclose the site.				

Magnitude of Change: No change.

Scale of Visual Effect

With a high sensitivity and no magnitude of change, there would be no visual effect with the proposals in place.

The Thatched Cottage Great Buckland Farm



Viewpoint 4 - View from footpath NS229 to the north-west of the site looking to the south-east towards the direction of the site.

Camera make & model - Canon 5d Mark IV
Date & time of photograph - 16th August 2020 14.13pm

Description of Baseline View and Sensitivity of Visual Receptor

Key Characteristics: Well vegetated landscape, pastoral fields, farmstead, housing, post and wire fencing, mature trees, telephone poles and cables

Distance from site: Long

Proportion of site visible: None

Static or Transient View: Static (rights of way users) Transient (local farmer)

Receptors: Rights of way users, local farmer

Receptor Susceptibility: High

Visual Value of View: Medium

Overall Sensitivity: High

Predicted View at Year 1

Nature of view of proposals	Full View	Partial View	Glimpse	None	
Proportion of proposals visible	Full	Most	Small Part	None	
Distance of viewpoint	Long Distance	Medium	Close proximity		
Stationary or transitional view	Static (rights of way users)	Transient (farmer)			
Creation of new visual focus	Total Change	Partial Change	Unnoticeable Change	No change	
Introduction of new man made objects	Yes:		No:		
Changes to existing skyline	Total Change	Partial Change	Unnoticeable Change	No Change	
Changes to visual enclosure	Total Change	Partial Change	Unnoticeable Change	No Change	
Alteration of visual scale	Total Change	Partial Change	Unnoticeable Change	No Change	
Change to existing landscape features	Total Loss	Partial Loss	No Loss	Few additions	Many additions
Quality of visual experience changed	Positive Change	Neutral Change	Negative Change	No Change	
Nature of changes	The site and proposals are not visible on account of the dense woodland that enclose the site.				

Magnitude of Change: No change.

Scale of Visual Effect

With a high sensitivity and no magnitude of change, there would be no visual effect with the proposals in place.

Site behind trees

Rose Dene



Viewpoint 5 - View from footpath KH 325 looking towards the Site.

Camera make & model - Canon 5d Mark IV

Date & time of photograph - 16th August 2020 14.25pm

Description of Baseline View and Sensitivity of Visual Receptor

Key Characteristics: Well vegetated landscape, pastoral field, farmstead, house, mature trees, woodland

Distance from site: Medium

Proportion of site visible: None

Static or Transient View: Static (rights of way users)

Receptors: Rights of way users

Receptor Susceptibility: High

Visual Value of View: Medium

Overall Sensitivity: High

Predicted View at Year 1

Nature of view of proposals	Full View	Partial View	Glimpse	None	
Proportion of proposals visible	Full	Most	Small Part	None	
Distance of viewpoint	Long Distance	Medium	Close proximity		
Stationary or transitional view	Static (rights of way users)	Transient (road)			
Creation of new visual focus	Total Change	Partial Change	Unnoticeable Change	No change	
Introduction of new man made objects	Yes:		No:		
Changes to existing skyline	Total Change	Partial Change	Unnoticeable Change	No Change	
Changes to visual enclosure	Total Change	Partial Change	Unnoticeable Change	No Change	
Alteration of visual scale	Total Change	Partial Change	Unnoticeable Change	No Change	
Change to existing landscape features	Total Loss	Partial Loss	No Loss	Few additions	Many additions
Quality of visual experience changed	Positive Change	Neutral Change	Negative Change	No Change	
Nature of changes	The site and proposals are not visible on account of the dense woodland that enclose the site.				

Magnitude of Change: No change.

Scale of Visual Effect

With a high sensitivity and no magnitude of change, there would be no visual effect with the proposals in place.



Viewpoint 6 - View from Wrangling Lane to the south of the site looking north towards the direction of the site.

Camera make & model - Canon 5d Mark IV
Date & time of photograph - 16th August 2020 14.37pm

Description of Baseline View and Sensitivity of Visual Receptor

Key Characteristics: Dense woodland and roadside vegetation, tarmac lane, gravel driveway

Distance from site: Long

Proportion of site visible: None

Static or Transient View: Static (rights of way users) Transient (residents)

Receptors: Rights of way users, residents

Receptor Susceptibility: High

Visual Value of View: Medium

Overall Sensitivity: High

Predicted View at Year 1

Nature of view of proposals	Full View	Partial View	Glimpse	None	
Proportion of proposals visible	Full	Most	Small Part	None	
Distance of viewpoint	Long Distance	Medium	Close proximity		
Stationary or transitional view	Static (rights of way users)	Transient (road)			
Creation of new visual focus	Total Change	Partial Change	Unnoticeable Change	No change	
Introduction of new man made objects	Yes:		No:		
Changes to existing skyline	Total Change	Partial Change	Unnoticeable Change	No Change	
Changes to visual enclosure	Total Change	Partial Change	Unnoticeable Change	No Change	
Alteration of visual scale	Total Change	Partial Change	Unnoticeable Change	No Change	
Change to existing landscape features	Total Loss	Partial Loss	No Loss	Few additions	Many additions
Quality of visual experience changed	Positive Change	Neutral Change	Negative Change	No Change	
Nature of changes	The site and proposals are not visible on account of the dense woodland and roadside vegetation that enclose the site.				

Magnitude of Change: No change.

Scale of Visual Effect

With a high sensitivity and no magnitude of change, there would be no visual effect with the proposals in place.



Viewpoint 7 - View from bridle way MR45 looking north-west towards the direction of the site.

Camera make & model - Canon 5d Mark IV
Date & time of photograph - 16th August 2020 14.42pm

Description of Baseline View and Sensitivity of Visual Receptor

Key Characteristics: Pastoral fields, mature trees, vegetated horizon, dense woodland

Distance from site: Long

Proportion of site visible: None

Static or Transient View: Static (rights of way users)

Receptors: Rights of way users

Receptor Susceptibility: High

Visual Value of View: Medium

Overall Sensitivity: High

Predicted View at Year 1

Nature of view of proposals	Full View	Partial View	Glimpse	None	
Proportion of proposals visible	Full	Most	Small Part	None	
Distance of viewpoint	Long Distance	Medium	Close proximity		
Stationary or transitional view	Static (rights of way users)	Transient (road)			
Creation of new visual focus	Total Change	Partial Change	Unnoticeable Change	No change	
Introduction of new man made objects	Yes:		No:		
Changes to existing skyline	Total Change	Partial Change	Unnoticeable Change	No Change	
Changes to visual enclosure	Total Change	Partial Change	Unnoticeable Change	No Change	
Alteration of visual scale	Total Change	Partial Change	Unnoticeable Change	No Change	
Change to existing landscape features	Total Loss	Partial Loss	No Loss	Few additions	Many additions
Quality of visual experience changed	Positive Change	Neutral Change	Negative Change	No Change	
Nature of changes	The site and proposals are not visible on account of the dense woodland in between the viewpoint and the site.				

Magnitude of Change: No change.

Scale of Visual Effect

With a high sensitivity and no magnitude of change, there would be no visual effect with the proposals in place.



Viewpoint 8 - View from bridle way NS245 looking towards the direction of the site.

Camera make & model - Canon 5d Mark IV
Date & time of photograph - 16th August 2020 14.56pm

Description of Baseline View and Sensitivity of Visual Receptor

Key Characteristics: Dense woodland
Distance from site: Long
Proportion of site visible: None
Static or Transient View: Static (rights of way users)
Receptors: Rights of way users,
Receptor Susceptibility: High
Visual Value of View: Medium
Overall Sensitivity: High

Predicted View at Year 1

Nature of view of proposals	Full View	Partial View	Glimpse	None	
Proportion of proposals visible	Full	Most	Small Part	None	
Distance of viewpoint	Long Distance	Medium	Close proximity		
Stationary or transitional view	Static (rights of way users)	Transient (road)			
Creation of new visual focus	Total Change	Partial Change	Unnoticeable Change	No change	
Introduction of new man made objects	Yes:		No:		
Changes to existing skyline	Total Change	Partial Change	Unnoticeable Change	No Change	
Changes to visual enclosure	Total Change	Partial Change	Unnoticeable Change	No Change	
Alteration of visual scale	Total Change	Partial Change	Unnoticeable Change	No Change	
Change to existing landscape features	Total Loss	Partial Loss	No Loss	Few additions	Many additions
Quality of visual experience changed	Positive Change	Neutral Change	Negative Change	No Change	
Nature of changes	The site and proposals are not visible on account of the dense woodland in between the viewpoint and the site.				

Magnitude of Change: No change.

Scale of Visual Effect

With a high sensitivity and no magnitude of change, there would be no visual effect with the proposals in place.

Site not visible



Viewpoint 9 - View from footpath KH 327 looking towards the Site.

Camera make & model - Canon 5d Mark IV
Date & time of photograph - 16th August 2020 14.47pm

Description of Baseline View and Sensitivity of Visual Receptor

Key Characteristics: Tarmac lanes, signposts, telephone pole, dense woodland and roadside vegetation

Distance from site: Long

Proportion of site visible: None

Static or Transient View: Static (rights of way users) Transient (motorists)

Receptors: Rights of way users, motorists

Receptor Susceptibility: High

Visual Value of View: Medium

Overall Sensitivity: High

Predicted View at Year 1

Nature of view of proposals	Full View	Partial View	Glimpse	None	
Proportion of proposals visible	Full	Most	Small Part	None	
Distance of viewpoint	Long Distance	Medium	Close proximity		
Stationary or transitional view	Static (rights of way users)	Transient (road)			
Creation of new visual focus	Total Change	Partial Change	Unnoticeable Change	No change	
Introduction of new man made objects	Yes:		No:		
Changes to existing skyline	Total Change	Partial Change	Unnoticeable Change	No Change	
Changes to visual enclosure	Total Change	Partial Change	Unnoticeable Change	No Change	
Alteration of visual scale	Total Change	Partial Change	Unnoticeable Change	No Change	
Change to existing landscape features	Total Loss	Partial Loss	No Loss	Few additions	Many additions
Quality of visual experience changed	Positive Change	Neutral Change	Negative Change	No Change	
Nature of changes	The site is not visible from this viewpoint due to the presence of intervening vegetation.				

Magnitude of Change: No change

Scale of Visual Effect

With a high sensitivity and no magnitude of change, there would be no visual effect with the proposals in place.

APPENDIX 9: SUMMARY TABLES

Gravesham Borough Council

Summary of Landscape Effects

Receptor	Sensitivity	Magnitude	Mitigation by design	Nature of Effect Year 1	Nature of Effect Year 15
Topography	High	Low change (adjacent new dwelling) No change – rest of site	Localised re-grading adjacent new dwelling only.	Moderate effect (adjacent new dwelling) No effect – rest of site	Moderate effect (adjacent new dwelling) No effect – rest of site
Trees and Vegetation	High	No change	Retention of existing trees.	No change.	No change.
PRoW	N/A	N/A	N/A	N/A	N/A
Watercourses and Waterbodies	N/A.	N/A	N/A	N/A	N/A
National Landscape Character Area NCA 119 North Downs	High	Negligible	The proposals have had due regard to the character of the local area in respect of architectural style, height and massing, building materials, surfacing.	Minor beneficial	Minor beneficial

9 Luddesdown Downs	High	Negligible	The proposals have had due regard to the character of the local area in respect of architectural style, height and massing, building materials, surfacing.	Minor beneficial	Minor beneficial
Kent Downs AONB	High	No change	The proposals have had due regard to the character of the local area in respect of architectural style, height and massing, building materials, surfacing.	No effect	No effect

Summary of Visual Effects

Viewpoint/Receptor	Sensitivity	Magnitude	Mitigation by design	Nature of Effect Year 1	Nature of Effect Year 15
Viewpoint 1 –	High	Neutral	N/A	Neutral	Neutral
Viewpoint 2	High	No change	N/A	No change	No change
Viewpoint 3 -	High	No change	N/A	No change	No change
Viewpoint 4 -	High	No change	N/A	No change	No change
Viewpoint 5 -	High	No change	N/A	No change	No change
Viewpoint 6 -	High	No change	N/A	No change	No change

Viewpoint 7 -	High	No change	N/A	No change	No change
Viewpoint 8 -	High	No change	N/A	No change	No change
Viewpoint 9 -	High	No change	N/A	No change	No change