

LANDSCAPE & VISUAL IMPACT APPRAISAL

PEDHAM PLACE SEVENOAKS

PREPARED BY TPM LANDSCAPE LTD

FOR

Gladman Developments Ltd and Ramac

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4th Floor Studio
10 Little Lever Street
Manchester
M1 1 HR

Tel: 0161 235 0600
Fax: 0161 235 0601
email: info@tpmlandscape.co.uk

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1.0 CONTEXT OF STUDY

1.1 INTRODUCTION - PROJECT DESCRIPTION

TPM were commissioned by CBRE in August 2018 to prepare an outline Landscape and Visual Impact Appraisal for a conceptual vision for a new village with residential and commercial activities and associated landscaping at a site off London Road, currently occupied by Pedham Golf Course and adjacent to the village of Farningham in the Sevenoaks District. This Appraisal was subsequently added to, to develop the study from an outline to a full assessment under a joint instruction of Ramac and Gladman Developments. This will be referred to as the proposal site throughout the document. (See Figure 3)

This Landscape and Visual Impact Appraisal will consider the landscape and visual effects of the potential new settlement on the surrounding areas. This report also considers how mitigation measures can be used to reduce any impacts of development.

The site is now actively been considered by the Local Planning Authority for mixed use development of up to 2500 homes together with commercial use and landscaping. In response to this, and the recent publication by the Council of additional information on both landscape character assessment and Green Belt areas, this LVIA has been reviewed. This revision will include the up to date information and re-appraise the potential landscape and visual effects of the proposed development. It will also update the LVIA assessment to the latest masterplan proposals by Urbed and BDP which have continued to develop since the completion of the original work in 2018.

Revised sections of the report are marked as green text to indicate clearly which sections of the original work have been updated.

1.2 SITE DESCRIPTION AND STUDY AREA

The site is located to the south east of the town of Swanley, to the immediate south of London Road (A20) and to the east of the M25. To the west of the site, next to the M25, is rough grassland used occasionally during the summer months for a Sunday market. On the southern and eastern boundaries the site faces agricultural fields and looks out from an elevated location towards Eynsford and Shoreham and across the Kent Downs AONB. To the north the site is bordered by the A20 and M20, both of which drop away in elevation travelling eastward towards the village of Farningham.

Farningham lies to the south east of the site and is separated from the boundaries by steep wooded slopes and agricultural land. It is an ancient village on the river Darent which sits below the site, following the river valley north to south.

At present the site consists of: a golf course business with a flood lit driving range; clubhouse and service buildings; commercial buildings, three dwellings; and the scheduled monument of Fort Farningham towards the centre of the site.

The proposed development site sits within the Kent Downs AONB at its north western extent (figure 1). The whole Kent Downs AONB area extends from Swanley and Biggin Hill in the west down to Folkestone on the south east coast. It surrounds the town of Sevenoaks in the west dropping down just north of Edenbridge and Tonbridge. From this ring shape area surrounding Sevenoaks the AONB runs in a narrow, linear fashion eastward towards West Malling before turning northwards towards Strood and Rochester terminating at the banks of the River Medway.

In Total the Kent Downs AONB runs over approximately 85km varying in size and shape and washing over landscapes of varying types and character, altering its shape to run outside of major conurbations, or as in the case with Sevenoaks, surrounding them.

The development of the study area (figure 1) has been drawn from both desk top and site based assessment and has sought to consider the areas assessed as being potentially able to experience significant effects as a result of development over the proposal site. To assist in this a landscape assessment has been developed in parallel to this report which includes the production of a Zone of Theoretical Visual Influence (ZTVI) which indicates from a bare earth computer model the potential visibility of development over the proposal site. (figures 15 & 16)

From this work an initial area of study has been determined which is illustrated in Figure 2.

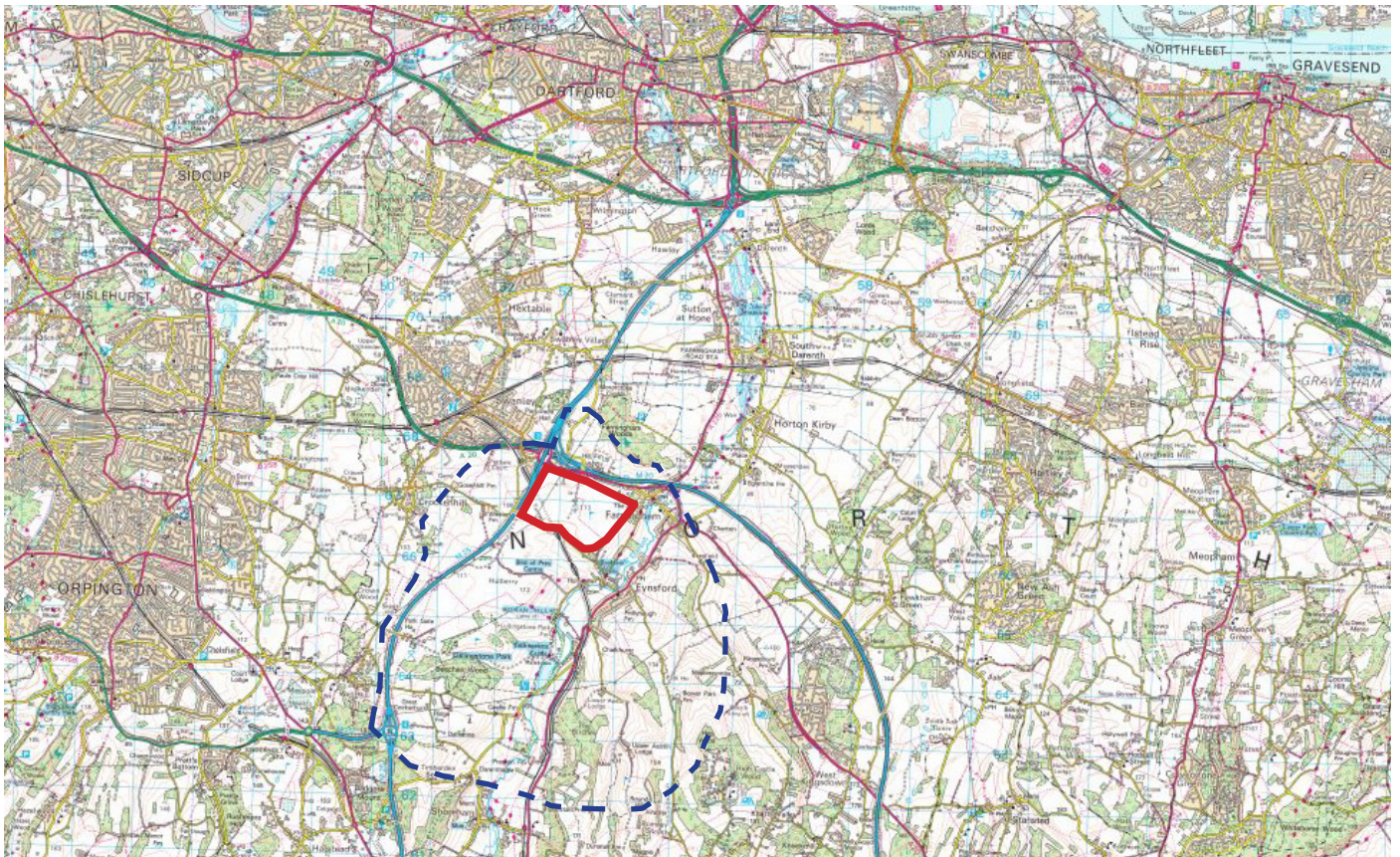


Figure 1 - Location of proposal site and area of study area (source: Bing Maps)

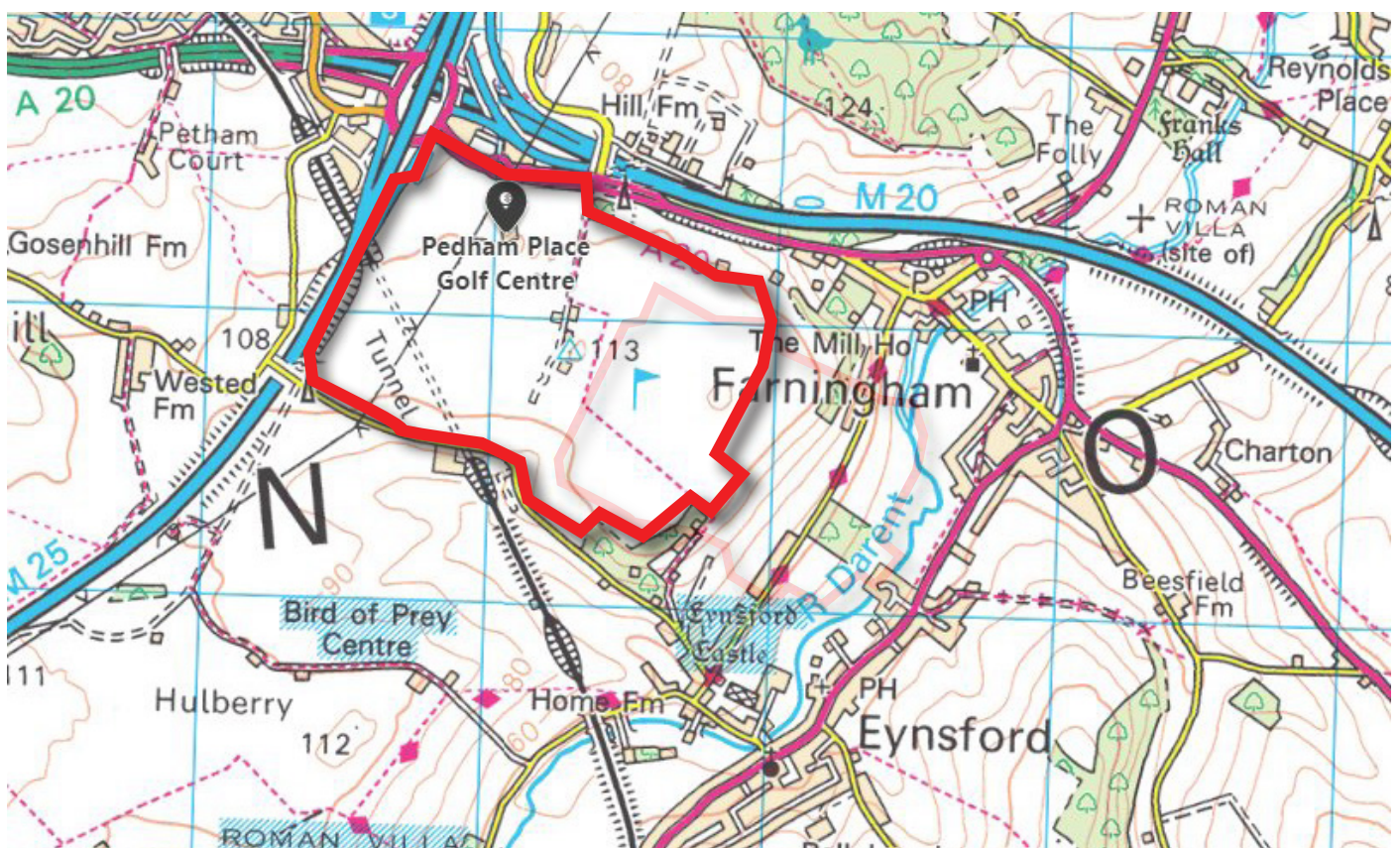


Figure 2 - Location of proposal site (source: Bing Maps)

1.3 THE PROPOSALS

The proposals are for a new urban development at Pedham Place in Kent. The development has been allocated as a broad location for growth by Sevenoaks District Council in its draft local plan under site – MX48. The proposed development description is for a residential led mixed use village development, incorporating: new homes including affordable homes; a new leisure centre; a hotel; office and commercial work space facilities; a local centre with healthcare provision and other civic buildings and retail space; and landscape and public open space.

Additionally the proposals will look to deliver two primary schools and a secondary school and park and ride facilities including a transport hub.

Since the initial Landscape and Visual assessment work was completed the masterplan has continued to be developed by Urbed and BDP. The resulting masterplan is now a more detailed expression for the site and includes detail as to how the constituent parts of this new urban centre come together as a sustainable whole. This report has been updated to include this current masterplan proposal and assess this alongside options for additional commercial development within the south west corner of the site.



Figure 3. Development Proposals

2.0 METHODOLOGY

2.1 METHODOLOGY

The site was visited and the surrounding road network driven. Positive and detracting elements in the landscape were recorded, as was the general land use and quality of the site. Viewpoints were identified based on public viewpoints (public footpaths), private viewpoints (residential properties) and key distant viewpoints to determine the wider impact on the landscape and where development would have the potential to affect the quality and character of existing views and in consideration of the nature of the proposed development. A study area of approximately 1km was assessed in consideration of the likely visual envelope. Potential longer distance views were also considered. A photographic record of the study area, surrounding context and important views/character were recorded.

The methodology seeks to use recognised, published industry standards and techniques to identify and describe a landscape and visual baseline and ascribe a sensitivity to these landscape and visual receptors which may be altered through the introduction of the proposed development. Landscape and Visual Impacts are considered separately although the conclusion on sensitivity and impact will have regard to both these related areas of study and proposals made for the mitigation of that impact.

The magnitude of change brought about through the proposed development is considered alongside the level of sensitivity for each landscape area or receptor and the level of landscape or visual effects is expressed as a combination of these two elements.

The methodology for landscape character appraisal and visual appraisal is summarised in sections 2.2 and 2.3, refer to APPENDIX 3 for tables 2.4 to 2.12.

The appraisal has been based on guidelines and information provided in the following publications:

- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage 2002)
- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage). Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity.
- Natural England's Published Landscape Character Assessments. (www.gov.uk)
- Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd edition 2013.
- Landscape Institute Advice Note. Use of photography and photomontage in landscape and visual assessment.

2.2 LANDSCAPE CHARACTER APPRAISAL

A desktop study and site survey of existing landscape policies, planning designations and character appraisals was undertaken and an appraisal made of the landscape character of the surrounding area and the proposal sites value in landscape terms within this character area.

To determine the effects of development on the landscape three different key aspects or receptors are considered:

Elements: Individual elements within the landscape, which are quantifiable and include features such as hills, valleys, woods, trees, hedges and ponds;

Characteristics: Elements or combinations of elements that make a particular contribution to the character of the area i.e. scenic

quality, tranquillity or wildness;

Character: A combination of geology, landform, soils, vegetation, land use and human settlement.

These features combine to give an indication of the sensitivity of the landscape and its ability to accept change. In addition the landscape condition, value and quality are considered and appraised as part of this judgement.

To assist in the appraisal of the sensitivity of the landscape resource each landscape encountered is considered against the criteria set out in Tables 2.4, 2.5 and 2.6 (Appendix 2). The tables identify the principal factors considered when assessing the sensitivity of the landscape in relation to the proposed development.

2.3 VISUAL APPRAISAL

Visual appraisal relates to the change to views as a result of development, and the overall effects on visual amenity

The sensitivity of visual receptors depends upon:

- Location of the viewpoint
- Context of the view
- Activity of the receptor
- Frequency and duration of the view

The criteria used to assess the visual effects on selected viewpoints included:

- The sensitivity and type of receptor (Table 2.9)
- The degree of visibility of the proposal site from the viewpoint (Table 2.10)
- The magnitude of change (Table 2.11)
- The effects of development on the view (pre-mitigation) (Table 2.12)
- The effects of development on the view (post-mitigation) (Table 2.12)

An additional consideration for the sensitivity of a view or views is the quality of the view where a subjective opinion is considered alongside the objective factors. (Table 2.9)

The appraisal of visual effects describes:

- The changes in the character of the available views resulting from the development and the changes in the visual amenity of the visual receptor.
- The appraisal process mirrors that of landscape effects in that it requires the collation of baseline information relating to the nature and type of views and the receptors which will receive them. As with landscape effects, visual impacts are determined by considering the magnitude and nature of change evaluated in consideration of the sensitivity of the receptor. (Table 2.11)
- The magnitude of change to the view will depend on numerous factors including the extent and nature of the current view, the distance to the proposed development, the time of year and whether other elements intervene in the view such as vegetation or moving traffic

3.0 PLANNING POLICY

The overall planning context in relation to the Proposed Development is explored in greater detail within the separate Planning Statement that accompanies the planning application. The following provides a summary in relation to landscape and visual matters.

3.1 NATIONAL CONTEXT

National Planning Policy Framework (NPPF updated Sept 2023 and December 2023)

The National Planning Policy Framework (NPPF) published March 2012, revised at various points with the latest revision being September 2023 (an new revision has just been published in December 2023). It sets out the government's (national) planning policies. The NPPF is a key part of the reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth .

In the updated NPPF the emphasis remains on achieving well designed places (12), conserving and enhancing the natural environment (15) and conserving and enhancing the historic environment (16).

The framework emphasises that developments be sympathetic to local character and history including surrounding built environment and landscape setting (12-135.c).

The framework places emphasis on: protecting and enhancing valued landscapes (15-180.a); recognising the intrinsic character and beauty of the countryside (15-180.b).

There is also direction that protection should be identified in relation to a distinguishable hierarchy of international, national and locally designated sites with allocated land being found from those with the least environmental or amenity value.

The framework continues to identify National Parks, the Broads and Areas of Outstanding Natural Beauty at the top of this hierarchy where the greatest weight for conservation and enhancement of the landscape and scenic beauty falls (15-181).

National Planning Policy Guidance (NPPG)

The National Planning Policy Guidance (NPPG) comprises of web based guidance categories first published from March 2014. The NPPG supports and informs the NPPF and sets out further specific planning guidance. NPPG categories relevant to the proposal include: Design (2014) and Natural Environment (2016). Design and Natural Environment categories emphasise a character based approach to design and proposed development.

3.2 REGIONAL/LOCAL CONTEXT - SEVENOAKS DISTRICT LOCAL PLAN

The proposed development site lies within the Sevenoaks District. The site is also within the Kent Downs National Landscape (formerly the Kent Downs AONB) and Green Belt. The site includes the scheduled ancient monument of Fort Farningham and lies close to the SSSI woodland of Farningham Woods to the north.

Core Strategy February 2011

Sevenoaks District Council has an adopted and extant Core Strategy. This together with the Allocations and Development Plan will form part of a new Local Plan.

The Local Authority are actively considering the proposal site at Pedham Place for a mixed use development including up to 2,500 new homes. This document sits alongside other work to support and promote the options put forward by Ramac and Gladman Development as part of this process.

New Local Plan

Sevenoaks Council agreed on 15 November 2022 to withdraw the Proposed Submission Version of its Local Plan (Reg.19, December 2019), which was submitted to the Secretary of State for Examination on 30 April 2019 and was the subject of a report of Inspector

Karen Baker dated 2 March 2020

The Kent Downs Landscape (formerly AONB) is Managed through a Management Plan that has recently been updated and seeks to direct the maintenance and management of this landscape for the period 2021-2026.

Allocations and Development Plan 2015

The Allocations and Development Management Plan forms part of the emerging Local Plan and has some general development policies of note that the proposed development will need to consider in relation to matters of landscape and visual amenity.

- **Policy EN5 Landscape:** The Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design would conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance. Proposals that affect the landscape throughout the District will be permitted where they would:
 - a) conserve the character of the landscape, including areas of tranquility; and
 - b) where feasible help secure enhancements
- **Policy EN1 Design Principles:** A multifaceted policy that requires new development will create a high quality design responding to scale, height and materials of the local area; an increase of biodiversity; and no loss of open space or green infrastructure that would result in an unacceptable impact on the local character.

The Kent Downs (AONB) Management Plan Policies 2021-2026

The Management Plan is a material consideration that should be taken into account when determining planning applications. It does not form part of the statutory development plan for a local authority. Management plan policies for planning (MMP) While the whole of the Management Plan should be considered in respect of planning decisions, the following policies are considered to be most relevant to the planning process:

- **MMP2** The Kent Downs AONB is a material consideration in plan making and decision taking, and so local authorities will give a high priority to the AONB Management Plan vision, aims, principles and actions in Local Plans, development management decisions, planning enforcement cases and in taking forward their other relevant functions;
- **SD1** Ensure that policies, plans, projects and net gain investments affecting the Kent Downs AONB take a landscape led approach;
- **SD2** The local character, qualities and distinctiveness of the Kent Downs AONB will be conserved and enhanced in the design, scale, setting and materials of new development, redevelopment and infrastructure and will be pursued through the application of appropriate design guidance and position statements which are adopted as components of the AONB Management Plan;
- **SD3** Ensure that development and changes to land use and land management cumulatively conserve and enhance the character and qualities of the Kent Downs AONB rather than detracting from it;
- **SD5** Local renewable and sustainable energy initiatives will be pursued where they help to conserve and enhance the natural beauty and landscape character of the AONB and bring environmental, social and economic benefits to local people. Proposals will be opposed where they do not conform with the Kent Downs AONB Renewable Energy Position Statement;
- **SD7** To retain and improve tranquility and where possible dark skies;
- **SD8** Proposals which negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the AONB will be opposed unless they can be satisfactorily mitigated."
- **SD9** The particular historic and locally distinctive character of rural settlement and buildings of the Kent Downs AONB will be maintained and strengthened. The use of locally-derived materials for restoration and conservation work will be encouraged. New developments will be expected to apply appropriate design guidance and to be complementary to local character in form, setting, scale, contribution to settlement pattern and choice of materials. This will apply to all development, including road design (pursued through the adoption and implementation of the AONB Rural Streets and Lanes Design handbook), affordable housing, development on farm holdings (pursued through the farmstead design guidance), and rights of way signage.

- SD10 Positive measures to mitigate the negative impact of infrastructure and growth on the natural beauty and amenity of the AONB will be supported.
- SD11 Where it is decided that development will take place that will have a negative impact on landscape character, characteristics and qualities of the Kent Downs AONB or its setting, mitigation measures appropriate to the national importance of the Kent Downs landscape will be identified, pursued, implemented and maintained. The removal or mitigation of identified landscape detractors will be pursued.
- SD12 Transport and infrastructure schemes are expected to avoid the Kent Downs AONB as far as practicable. Essential developments will be expected to fit unobtrusively into the landscape, respect landscape character, be mitigated by sympathetic landscape and design measures and provide environmental compensation by benefits to natural beauty elsewhere in the AONB.

Landform and landscape character (LLC)

- LLC1 The protection, conservation and enhancement of special characteristics and qualities, natural beauty and landscape character of the Kent Downs AONB will be supported and pursued.

Biodiversity (BD)

- BD 5 The protection, conservation and extension of Kent Downs priority and distinctive habitats and species will be supported through the Local Plan process, development management decisions and the promotion of the Biodiversity Duty of Regard (NERC Act 2006).

Farmed landscape (FL)

- FL7 Conversion from agricultural to leisure use and the creation of non-agricultural structures will only be supported where there is not a cumulative loss to the principally farmed landscape of the AONB.

3.3 AONB

The whole Kent Downs **National Landscape** AONB area extends from Swanley and Biggin Hill in the west down to Folkestone on the south east coast. It surrounds the town of Sevenoaks in the west dropping down just north of Edenbridge and Tonbridge. From this ring shape area surrounding Sevenoaks the AONB runs in a narrow, linear fashion eastward towards West Malling before turning northwards towards Strood and Rochester terminating at the banks of the River Medway.

The AONB is managed as one of 33 other AONB areas Nationally and its purposes include:

- Conserve and enhance the natural and cultural heritage of the UK's AONBs ensuring they meet the challenges of the future.
- Support the economic and social well-being of local communities in ways which contribute to the conservation and enhancement of natural beauty.
- Promote public understanding and enjoyment of AONB landscapes and encourage people to conserve and enhance them.
- Value, sustain and promote the benefits that AONBs provide for society including clean air and water, food and carbon storage.

It is managed by reference to a management plan and a number of associated documents and guidelines, the most notable of which include:

- **The Kent Downs National Landscape Character Assessment 2020 updated 2023.**
- **The Kent Downs National Landscape AONB Management Plan 2021-26**

other publications include a landscape design handbook and rural streets and land design handbook

In support of the proposals TPM Landscape and Gladman Developments have prepared a further AONB review document that discussed the potential effects of the proposals specifically upon the Kent Downs National Landscape (AONB) with reference to the analysis and conclusion developed within this report.

This report has also been updated to align all of the submissions from our client (Gladman Developments) to the latest information and publications from the Local Authority (Sevenoaks District Council)

3.4 GREEN BELT

The site also falls within the Greenbelt which covers a large swathe of the countryside north, south east and west of the proposed development area.

The proposal site was added to assessment work completed in June 2023 which looked to assess an additional area as part of the Stage 2 Green Belt Assessment. This followed on from the Stage 1 GBA completed in 2017 (also by Arup)

At the stage 1 Assessment the site was considered within a much larger parcel (parcel 78) and assessed against the purposes of Green Belt. The conclusions of this section of the report saw much of the Sevenoaks District supporting the purposes of Green Belt with area 78 not considered further, and only parcels that were considered as performing weakly against the purposes of GB advanced to stage 2 for further investigation.

The purpose of the GBA Stage 2 Additional Site review was to provide an assessment of potential sites against the Green Belt purposes. The assessment evaluated how well the site meets the Green Belt purposes set out in the NPPF and to consider the impact on the wider Green Belt if the site were to be removed from the Green Belt.

This work was prepared by the Local Authority as part of the Local Plan evidence base and in support of the ongoing considerations with regard to the site at Pedham Place and its identification of this site as potential mixed use development land including up to 2,500 new homes.

A methodology for the assessment is outlined which follows a standard approach to such assessment work. This includes the defining of the sub area boundaries for assessment and the consideration of both development upon the purposes of Green Belt and also the potential effect of the sub areas removal on the wider Green Belt.

The site boundaries are taken as the boundaries of the sub area (there are some minor differences but generally speaking the sub area and site are one and the same). The sub area is known as area SA 142. After assessment the sub area appears to broadly uphold the purposes of Green Belt with the scores in 3 of the 4 categories being 3 (the score out of 5)

The summary of the Pedham Place site is outlined in the table below.

	PURPOSE	SCORE (0-5)
1	To check the unrestricted sprawl of large built-up areas	3
2	To prevent neighbouring towns from merging	3
3	To assist in safeguarding the countryside from encroachment	3
4	To preserve the setting and special character of historic towns	0

Table 2: Summary of SA-141 scores against NPPF Purposes

Strategic Green Belt Assessment

Additional qualitative assessment was undertaken to identify the role of the sub-area as part of the wider strategic Green Belt. The sub-area was found to have an open nature with views onto wider Green Belt. Its release in isolation is considered to be likely to impact on the performance of the wider Green Belt against NPPF purposes 1, 2 and 3. Overall, SA-142 was considered to make an important contribution to the wider Green Belt.

Green Belt. Boundary Consideration

The strength of the sub-area boundaries were considered against the NPPF definition of predominately readily recognisable and likely to be permanent boundaries. It was concluded that if the sub-area was released, the new inner boundary would require strengthening.

Because of the score of the sub area the Green Belt assessment chooses to take this area no further. It however identifies that this assessment against the purposes of Green Belt as set out within the NPPF are not the only considerations for development that the Local Authority will have to undertake, and that the report does not rule out the possibility of the site being removed from Green

Belt and taken forward as potential development land.

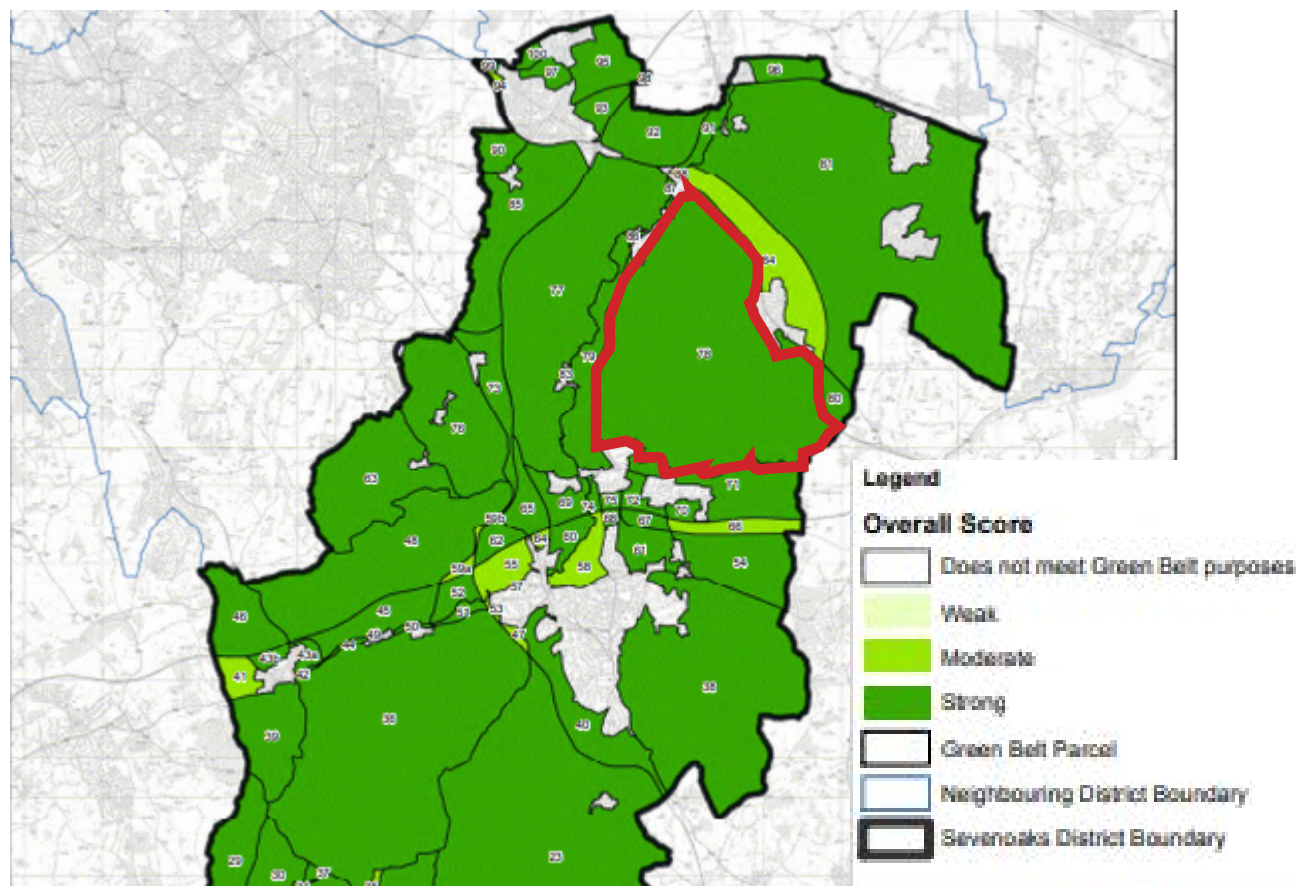


Figure 4 - Stage 1 Overall Assessment Mapping- Area 78 highlighted in red

Sub-area (SA) SA-142

Location: South-east of Swanley

Area (ha): 138.2



Figure 5 - Stage 2 Assessment Mapping- Area SA 142

3.5 DETAILED COMMENTARY ON THE GREEN BELT PARCEL 142 (THE SITE)

The report gives a commentary on the scoring of the site for each of the purposes and then a broader comment with regards to the wider impacts on the Green Belt beyond the parcel boundaries and the boundaries themselves.

PURPOSE 1

The Purpose is divided into 2 parts (a) and (b)

Part (a) is a simple consideration of whether the parcel adjoins an existing urban edge. The parcel does adjoin Swanley to the north west and so the potential for the existing settlement to be seen as extended exists.

Part (b) queries the parcels potential to check the unrestricted sprawl of development:

The sub-area is connected to the large built-up area of Swanley. There are no outer boundary features within a reasonable distance of the sub-area which would regularise built form and prevent outward sprawl. The sub-area has predominantly recognisable and likely to be permanent inner boundary, which provides an additional barrier to sprawl.

PURPOSE 2

The purpose prevents neighbouring towns from merging, or erodes gaps that divide such settlements:

The sub-area forms a wider part of the gap between Swanley and Farningham and Swanley and Eynsford, contributing to the overall openness and scale of these gaps. It is judged that there might be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.

PURPOSE 3

The Purpose safeguards the countryside from encroachment and protects openness:

Approximately 3% of the sub-area is covered by built form excluding hardstanding. The built form consists of a golf clubhouse and driving range to the north-east of the sub-area, and two light industrial buildings and two smaller buildings with associated access track and car parking in the centre of the sub-area. The remainder of the sub-area contains open fields and a golf course which contributes towards a more urban managed character, and areas of mature trees and hedgerow. The topography is undulating allowing for views onto wider countryside, especially towards the north-east, south and south-west. Overall, the sub-area has a largely rural character.

PURPOSE 4

The Purpose preserves the setting and character of historic towns:

The sub-area does not abut a historic town or provide views to a historic town and does not meet this purpose.

ASSESSMENT OF EXISTING BOUNDARIES

The sub-area is bounded by the A20, mature treeline and hedgerow to the north, mature treeline and hedgerow to the east, Crockenhill Lane to the south and mature treeline and the London Orbital Motorway (M25) to the west. Inner Boundary: part north and part west. Outer Boundary: part north, east, south and part west

The existing inner boundaries and part of the outer boundary (south) are readily recognisable and likely to be permanent. Part of the outer boundary (north, east and south east) are readily recognisable but not likely to be permanent. If the sub-area was released, the majority of the new inner boundary would meet the NPPF definition, however part of the new inner boundary would not meet the NPPF definition and would require strengthening.

ASSESSMENT OF WIDER IMPACT

At a more granular level, the sub-area performs a stronger role against purposes 1 due to its proximity to Swanley and a similar role to the Stage 1 parcel against purpose 2 as it forms a wider part of the gap between the settlements of Swanley, Farningham and Eynsford. The sub-area performs a similar role to the Stage 1 parcel against purpose 4 due to its lack of physical or perceptual connections to any historic core, and performs a weaker role against purpose 3 compared with the Stage 1 parcel due to its relatively higher proportion of urbanising influences within the sub-area such as buildings associated with the golf club and its use as a golf course.



Figure 6. Kent Downs National Landscape (AONB)

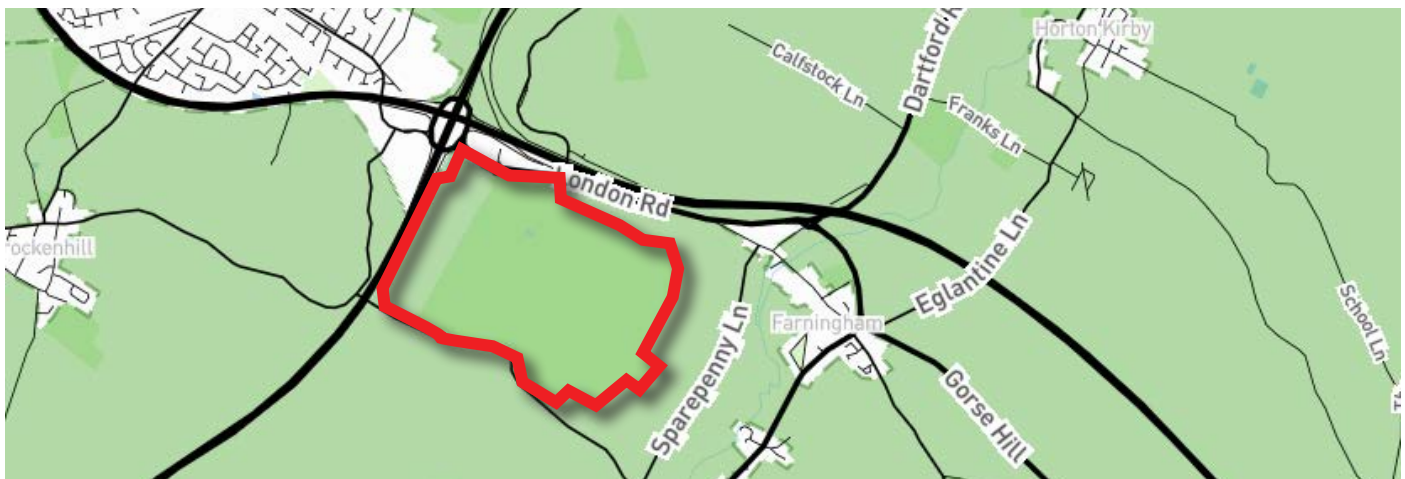
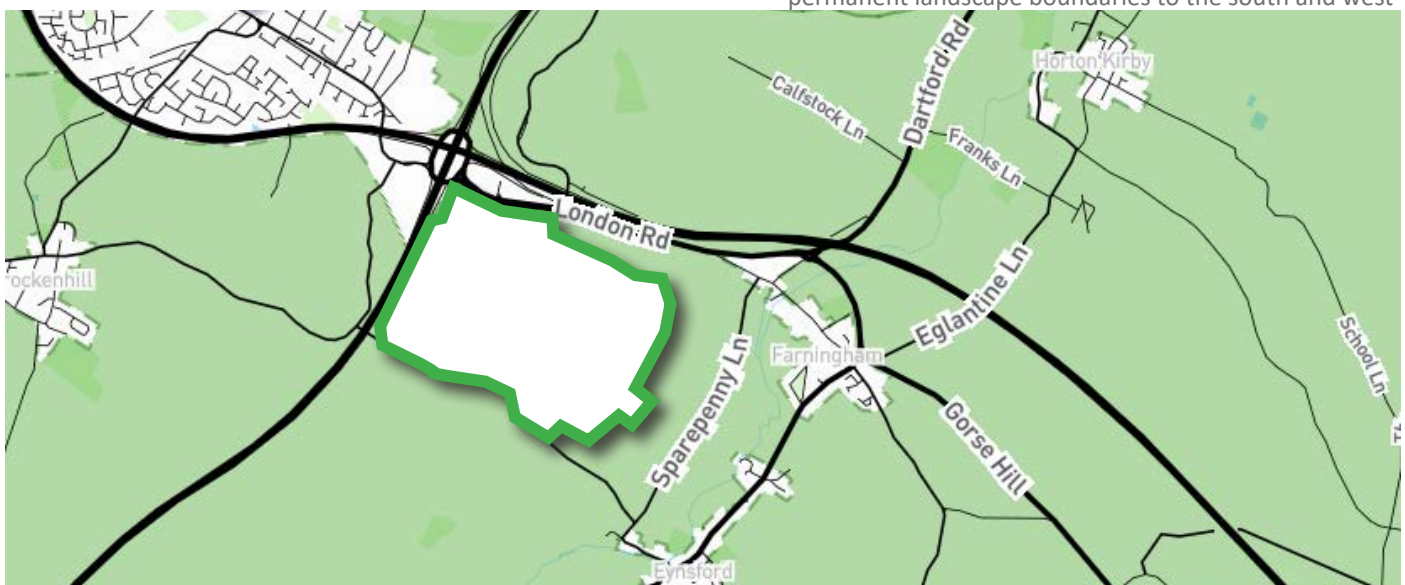


Figure 7 - Swanley Greenbelt above

Figure 7a - Swanley Greenbelt with SA 142 removed and permanent landscape boundaries to the south and west



The sub-area does not adjoin any other sub-areas and is surrounded by wider Green Belt to the north, east, south and south west. The sub-area adjoins the large built-up area of Swanley to the north-west.

The removal of the sub-area in isolation is likely to impact on the performance of surrounding Green Belt due to the high level of openness and views onto wider countryside. The role played by neighbouring Green Belt against purpose 2 would strengthen as the release would significantly reduce the gap between Farningham, Eynsford and Swanley. Although the M20 and M25 would restrict further unchecked sprawl to the north and west, the release of this sub-area would constitute disproportionate and irregular sprawl of the large built-up area. There are no outer boundary features to prevent unchecked sprawl to the east and south which are readily recognisable and likely to be permanent, which would strengthen the role played by surrounding Green Belt against purpose 1. The removal of the sub-area would also leave neighbouring Green Belt with a greater role to play against purpose 3 in maintaining the openness of the countryside.

3.6 SUMMARY OF THE GREEN BELT REPORT IN THE CONTEXT OF THE LVIA AND MITIGATION PROPOSALS

The proposal site has been reviewed as an addition to the Stage 2 sites considered as part of the Green Belt Review June 2023. The site was assessed against the purposes of Green Belt and a position taken on what the effect of the parcels removal on the wider Green Belt would be.

The parcel (site) SA 142 broadly upholds purposes 1-3 of the Green Belt with purpose 4 falling away somewhat as not relevant. The removal of this parcel from the Green Belt was considered as likely to affect purposes 1 and 2 to a greater degree with the potential for development of the site to affect the gaps between settlements and to clearly create an urban extension to Swanley.

The boundaries of the M25 (west) and M20 (north) form clear and permanent boundaries to the parcel (site) that would form strong future boundaries to the Green Belt should the parcel (site) be removed. The boundaries to the south and east are seen as less strong.

The southern boundary follows Crockenhill Lane and as such is a permanent boundary that would remain should the parcel (site) be removed.

To the east the boundary includes existing woodland and tree planting. The proposals include for woodland planting along both the southern and eastern boundaries to provide a strong and permanent boundary to any future revision of the Green Belt with the potential for a broad area to be identified as a permanent local wildlife area and managed for the long term, alongside other AONB ecological areas, for woodland and grassland habitats.

The relevant parts of the NPPF are para 148

(e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and

(f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent

The proposals allow for both the southern and eastern boundaries to include for a wide band of such land to remain undeveloped and create a new and permanent boundary to the revised Green Belt. In plan form this would appear as the indicative plan as Figure 7a (left).

3.7 CONSERVATION AREAS

The villages of Farningham and Eynsford both have Conservation areas covering the central area of the village.



Figure 8. Constraints Map

LEGEND

- Site Boundary
- Scheduled Monument (Farningham Fort) and recommended easement
- Public Right of Way
- Built form
- River Darent
- United Utilities Underground Reservoir

- Agricultural Land
- Pedham Place Golf Course
- Pedham Place Car Boot Sales
- Good Quality Semi-improved Grassland
- Ancient Woodland (Containing important Ash), Local Nature Reserve and Site of Special Scientific Interest
- AONB (North Downs and Darent Valley)
- Biodiversity Opportunity Area

- Chalk Valley
- Car Park
- Trees and Vegetation
- Pond

4.0 SITE CONTEXT

The proposed development is located on a plateau landscape at approximately 100m AOD which sits above the Darent valley. It is within a landscape more broadly of rolling and undulating hills where valleys are often steeply sided and where hilltop locations often allow for wide and open panoramic views.

The landscape to the south is rural countryside with settlement commonplace in the form of villages such as Farningham and Eynsford or else individual dwellings and farmsteads.

The town of Swanley lies to the north west of the proposed development site and includes a large urban centre and industrial development at its edges. Between Swanley and the proposed development site lies the M25 motorway corridor which is largely in deep cutting as it passes the site. The M20 and A20 run immediately north of the site also largely in cutting.

The Dover-London rail line runs through the site's south western corner through a tunnel which exits to the south over open ground.

A 400KV electricity pylon line runs north to south over the western section of the site as well as a pipeline and other lower voltage overhead cabling.

A Thames water reservoir sits against the northern boundary and other built form includes a club house, residential properties, parking and floodlit driving range fall within the golf course area.

Fort Farningham, a scheduled ancient monument sits centrally within the golf course area and is a totally sub-terranean feature.

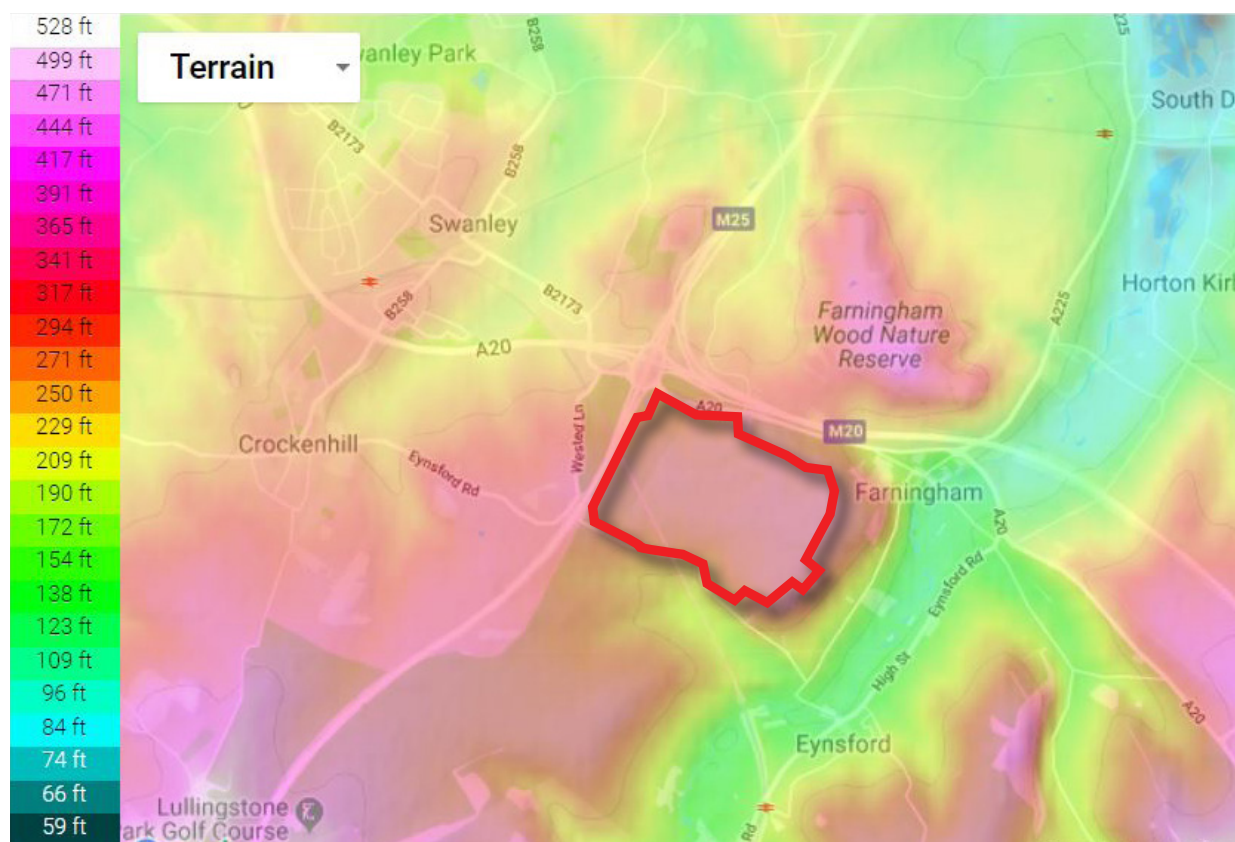


Figure 9 - Topographical Plan

Woodland, tree cover and hedgerows are an integral part of the landscape surrounding the proposed development site with the Kent Downs generally including an above national average amount of both woodland and ancient woodland.

Farningham woods to the north of the site and the M20 is a SSSI and other blocks of substantial woodland cover the hill slopes to the west of Farningham and Eynsford and across the Lullingstone Estate to the south.

The proposed development site includes small groups of trees and woodland in its south eastern corner and a large block of woodland to the south east and along sections of the eastern and northern boundary. The southern boundary is also lined with trees and hedgerows that follow Crockenhill Lane.

The land to the west of the site is covered in rough grassland while the golf course exhibits a typical manicured amenity grassland.

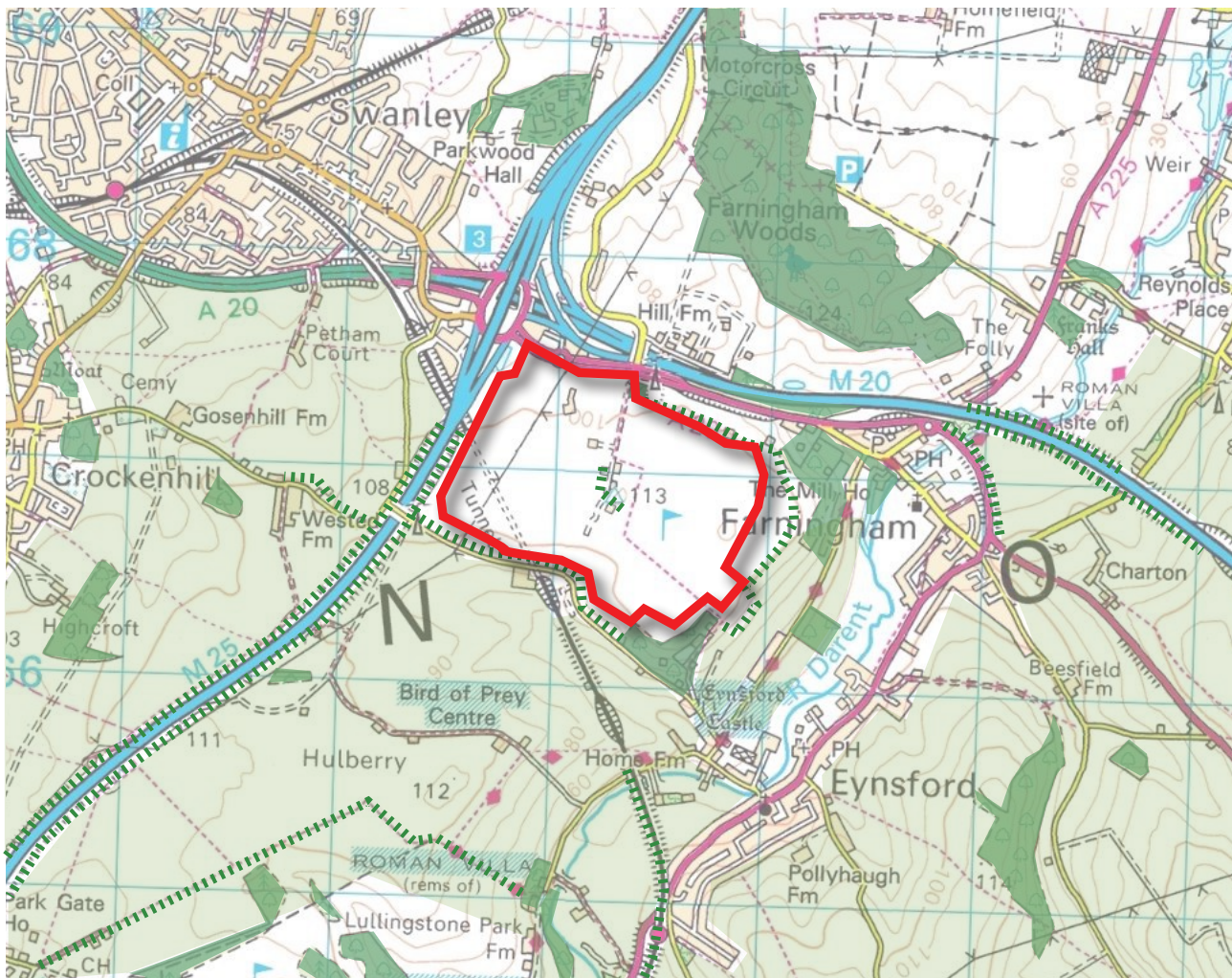


Figure 10 - Existing vegetation plan



4.1 CONSERVATION AREAS AND LOCAL VERNACULAR

The neighbouring villages of Farningham and Eynsford both have parts of the village covered by Conservation Area.

The Farningham CA was first designated in 1969 and covers 15 hectares and 46 listed buildings. It extends the full length of the High Street and includes the south west side of London Road, part of the west side of Sparepenny Lane, and part of Dartford Road, Open land surrounding this is also included and noted as important to the character of the CA.

Views of the Downs and the river are noted as important with the focus of much of the listing details being on the many varied buildings that make up the village core. Although a settlement that dates back to Roman and Saxon times, the majority of buildings date from the 18th century which seems to have been the period of most growth and wealth in the village.

Future housing expansion and the division of large houses in smaller units are noted as potential threats to the CA.

Eynsford Conservation Area covers some 12 hectares with 36 listed buildings and the remains of a castle and listed bridge. It includes the historic centre of the village including the church, the ford and associated buildings together with Eynsford Castle, now managed by English Heritage.

The village also lies on the River Darent and adjacent to the North Downs. Views and the setting of the village and CA are focused along the valley with views of the Downs to the south playing an important role.

Future housing growth is noted as a pressure for both the village and the CA in the future.

4.2 LOCAL VERNACULAR AND BUILT FORM CHARACTER

The villages have a distinctive character which has a number of common features within the built environment,

The building materials are typically brick walls, painted or undecorated and steeply pitched clay tiled roofs. Render and timber cladding with white or black weather boarding is also common. Flint is a local building material that is found in the construction of Eynsford castle and walls and bridges in Eynford and Farningham.

Within both villages departures from these materials and architectural designs lend additional character and interest.

Village photographs expressing local architecture, materials, and area characteristics.



5.0 LANDSCAPE CHARACTER ASSESSMENT

The proposal site area falls within the National Character Area 119 - North Downs.

The following text and maps are extracted from the national character area assessment to understand the characteristics of the NCA and whether the character area descriptions are relevant in the context of the proposal site.

5.1 NATIONAL CHARACTER AREA NCA 119 - NORTH DOWNS

The NCA identifies several key characteristics which are typical of the local area. The characteristics that are relevant to the proposal study area are:

- *Rolling chalk downland including ridges, dry valleys and a steep slope adjacent to the Darent Valley.*
- *Regular shaped large and medium scale parliamentary fields, mainly in arable use, enclosed by a mixture of hedges with trees and fencing.*
- *Signs of historic settlement, including Roman occupation and medieval parkland, are evident within the landscape.*

The NCA also considers visual and sensory, Geological, Landscape Habitats and Historic and Cultural Influences.

- *Older, smaller and more irregular pastures on steeper land or in the valleys.*
- *Small fields of rough pasture used for horsiculture are associated with settlement.*
- *Distinctive areas of ancient woodland atop the ridges.*
- *Settlement is typically scattered, isolated cottages and farms with small linear settlements in sheltered areas.*
- *Mixed 20th century residential properties are found along roads including converted barns and horse paddocks.*
- *The Country Park and golf courses are popular for recreation.*
- *Long, open views across the Darent Valley from higher ground.*
- *The M25 cuts north - south through the area, is visually intrusive and very noisy. Large pylons are visually prominent, positioned alongside the M25 corridor.*
- *Fragmented hedgerows with trees along lanes are supplemented by various styles of fencing.*

Statements of Opportunity include: the conservation and enhancement of the distinctive rural character and historic environment of the North Downs; the enhancement and restoration of woodland and trees; and planning to integrate green space and recreational opportunities as part of new development and urban areas.

National Character Area 119 North Downs

Note: In most instances, the NCA boundary is not precisely mapped and should be considered as a zone of transition between NCAs.

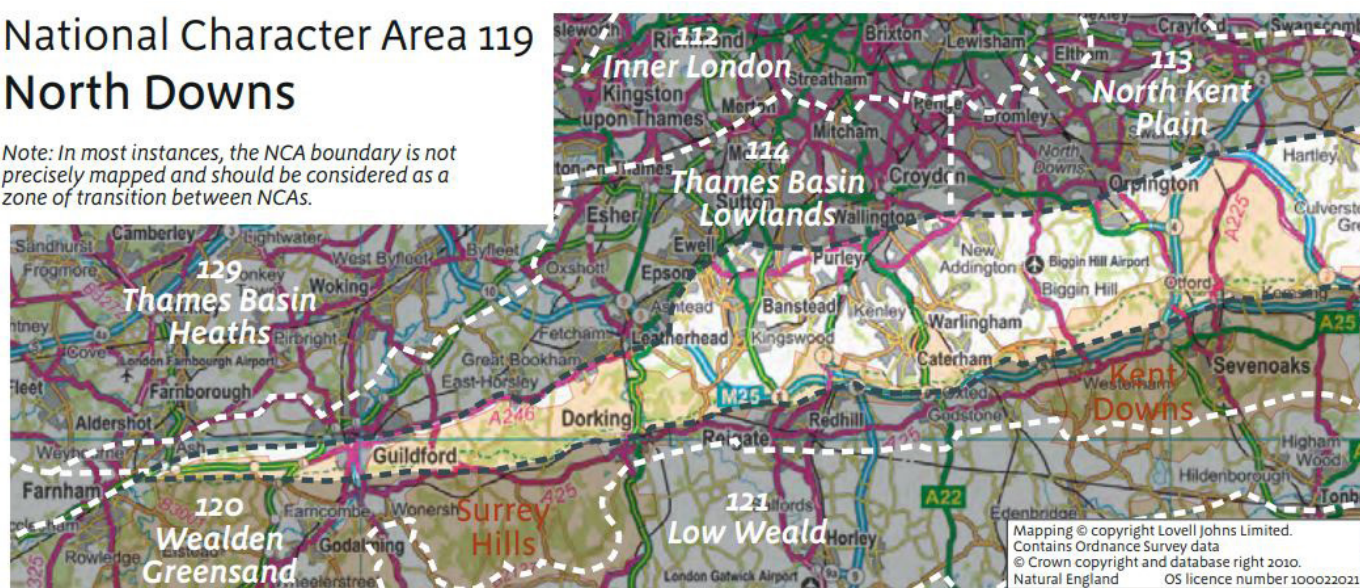


Figure 11 - Extract taken from National Character Area NCA 119 - North Downs

5.2 SUMMARY OF NCA 119 IN THE CONTEXT OF THE PROPOSAL SITE

The character of the study area is reasonably typical of the wider NCA description which is for a varied and rural landscape that, although including settlement and detracting features also features AONB landscape through the majority of land cover. The landscape of and surrounding the proposal site also has some of the key characteristics described in the NCA 119 description including:

- *Rolling chalk downland including ridges, dry valleys and a steep slope adjacent to the Darent Valley.*
- *Regular shaped large and medium scale parliamentary fields, mainly in arable use, enclosed by a mixture of hedges with trees and fencing.*
- *Signs of historic settlement, including Roman occupation and medieval parkland, are evident within the landscape.*

Suggested opportunities for enhancement that could be brought forward as part of the proposals include:

the conservation and enhancement of the distinctive rural character of the North Downs; the enhancement and restoration of woodland and trees; and planning to integrate green space and recreational opportunities as part of new development and urban areas.

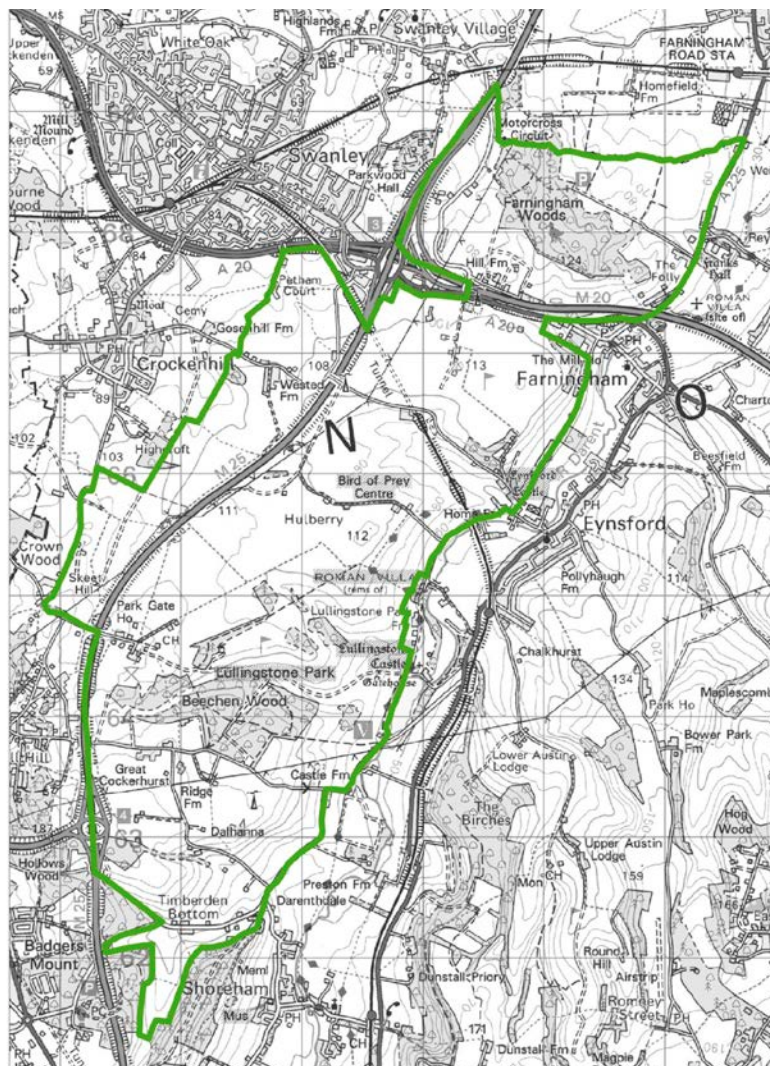


Figure 12 - Farningham Downs Character Area (2A)

5.3 SEVENOAKS LANDSCAPE CHARACTER ASSESSMENT

A landscape character assessment was prepared by LUC covering the Sevenoaks district in January 2017. The site falls within landscape character type 2 Downs and landscape character area 2a Farningham Downs.

5.4 LANDSCAPE TYPE DESCRIPTION

The Downs landscape Type is described in terms of its key characteristics which include:

Rolling chalk downland overlain by a medium scale field pattern of regular parliamentary fields as well as some older fields, and occasional assarts; A mixture of arable and pastoral farmland (with a high incidence of arable cultivation on the plateau) bounded by fragmented hedgerows and shaws; Blocks of woodland are found on the ridges - including species mixes characteristic of ancient woodland; including yew and beech; Sparse settlement pattern comprising scattered farms and limited linear development in sheltered locations; Many historic features including Roman remains and a medieval deer-park; Recreational usage including golf courses and parklands; Narrow rural lanes with passing places, lined by hedgerows often with standard oaks; and Dense woodland and steep topography tend to restrict views, but there are long views from open areas.

5.5 KEY CHARACTERISTICS AND DESCRIPTION FOR FARNINGHAM DOWNS CHARACTER AREA 2A

The character area includes the proposal site and extends to the north including Farningham Woods and to the south as far as Shoreham. The key characteristics include the following of relevance to the proposal site many of which are identical for the larger character type:

- *Rolling chalk downland including ridges, dry valleys and a steep slope adjacent to the Darent Valley.*
- *Regular shaped large and medium scale parliamentary fields, mainly in arable use, enclosed by a mixture of hedges with trees and fencing.*
- *Older, smaller and more irregular pastures on steeper land or in the valleys.*
- *Distinctive areas of ancient woodland atop the ridges.*
- *Settlement is typically scattered, isolated cottages and farms with small linear settlements in sheltered areas.*
- *Mixed 20th century residential properties are found along roads including converted barns and horse paddocks.*
- *The Country Park and golf courses are popular for recreation.*
- *Long, open views across the Darent Valley from higher ground.*
- *Pylons and motorway infrastructure are intrusive features.*

The notes include descriptions of the landscape as an area of gently rolling chalk downs with arable fields and woodland. Specific comments relating to the landscape around the proposal site describes the land as follows:

Sloping steeply to the east, there are spectacular long views from the higher areas, across the Darent Valley, and to the Greensand Ridge around Sevenoaks. Much of the southern part of character area is within the Kent Downs AONB. The M25 cuts north - south through the area, is visually intrusive and very noisy. Large pylons are visually prominent, positioned alongside the M25 corridor.

Fort Farningham is a structure constructed during the 1890s as part of the London Defence Positions to protect the capital in the event of enemy invasion. The area also had a Second World War bombing decoy located at Lullingstone to deflect enemy bombing from Royal Air Force Biggin Hill airfield.

5.6 CONDITION

The condition of the character area is described as having a: *coherent landscape pattern, intact corridors of semi-natural habitats including the woodlands on the ridges, mature hedgerows and the isolated farmsteads and cottages of traditional vernacular contribute to an intact landscape condition and sense of place. However, hedgerow loss is evident, and modern linear development, the motorway and rows of pylons are visual detractors.*

5.7 KEY SENSITIVITIES AND VALUE

The report sets out a list of landscape sensitivities of which those relevant to the proposal site are listed below:

- Mature trees and hedgerows provide valued habitats within the intensively farmed landscape, as well as providing a strong landscape pattern;
- Mixed woodland at Lullingstone Park and ancient woodland at Farningham Woods which are designated as SSSI and Local Wildlife Sites for their ecological importance and provide a wooded backdrop to views;
- Areas of older fields on steeper slopes and in valleys which contribute to a more intimate character;
- The generally low density of settlement and rural settlement pattern of scattered farmsteads;
- Historic buildings including the Grade II listed Barn and Cowshed at Frank's Farm. Traditional farmsteads and cottages of brick and flint vernacular;
- Recreational sites including two golf courses and Lullingstone Country Park which allow public access to, and appreciation of, the landscape.
- Long views across the Darent Valley to the Greensand Ridge around Sevenoaks from the Darent Valley Path. Views along the valley include the Eynsford viaduct.

The guidance for the character area notes the elevated protection afforded by the landscape being within AONB and identifies a number of key areas to assist in the enhancement and conservation of the countryside. Of particular note are the conservation and enhancement of ecology, trees and hedgerows and the protection of views across the AONB from recognised public vantage points.

5.8 THE KENT LANDSCAPE CHARACTER ASSESSMENT

The Kent Landscape Character Assessment (Babtie 2004) brings together existing landscape character assessments under numerous landscape character areas.

Those character areas within the study area, and within areas of potential intervisibility with the proposed development site are:

- North Darent: Darent Valley;
- Swanley Fringe;
- Lower Darent Valley
- Knockholt: Darent Valley;

North Darent: Darent Valley

At Sevenoaks, as the Darent turns north, the character derives from the cohesion between the steep wood-topped scarps, the lower, intensively farmed scarp foot with its strong pattern of hedges and shaws (thick strips of mature broadleaf trees and small blocks of once coppiced woodland), and the thick belts of trees along the river, road and railway in the valley bottom.

Although the river is largely hidden from view, several stretches of thin Lombardy poplars along the banks send strong visual signals of its presence, making a focal point in the valley. In the north, the ordered pattern of hedgerows gives way to the ancient, unenclosed wood pastures of Lullingstone Park and the open arable fields around Eynsford. These vast chalky expanses are broken up only by occasional thick, overgrown hedges or small shaws, which cast striking lines across the landscape.

Despite its apparent rural seclusion, the North Darent Valley is under considerable pressure. The M25 motorway cuts through its western edge, creating a constant hum of traffic and isolating small sections of the AONB. The fragmentation of farm holdings is allowing the gradual introduction of urban-edge land uses, such as horse pasture and golf courses, into the agricultural landscape.

Characteristic Features

Rural and secluded. Intensively farmed scarp foot with hedges and shaws. Thick belts of trees along valley bottom along river, rail and road. Unenclosed pasture and chalky arable fields in the north - occasional woods and overgrown hedges. Urban influences

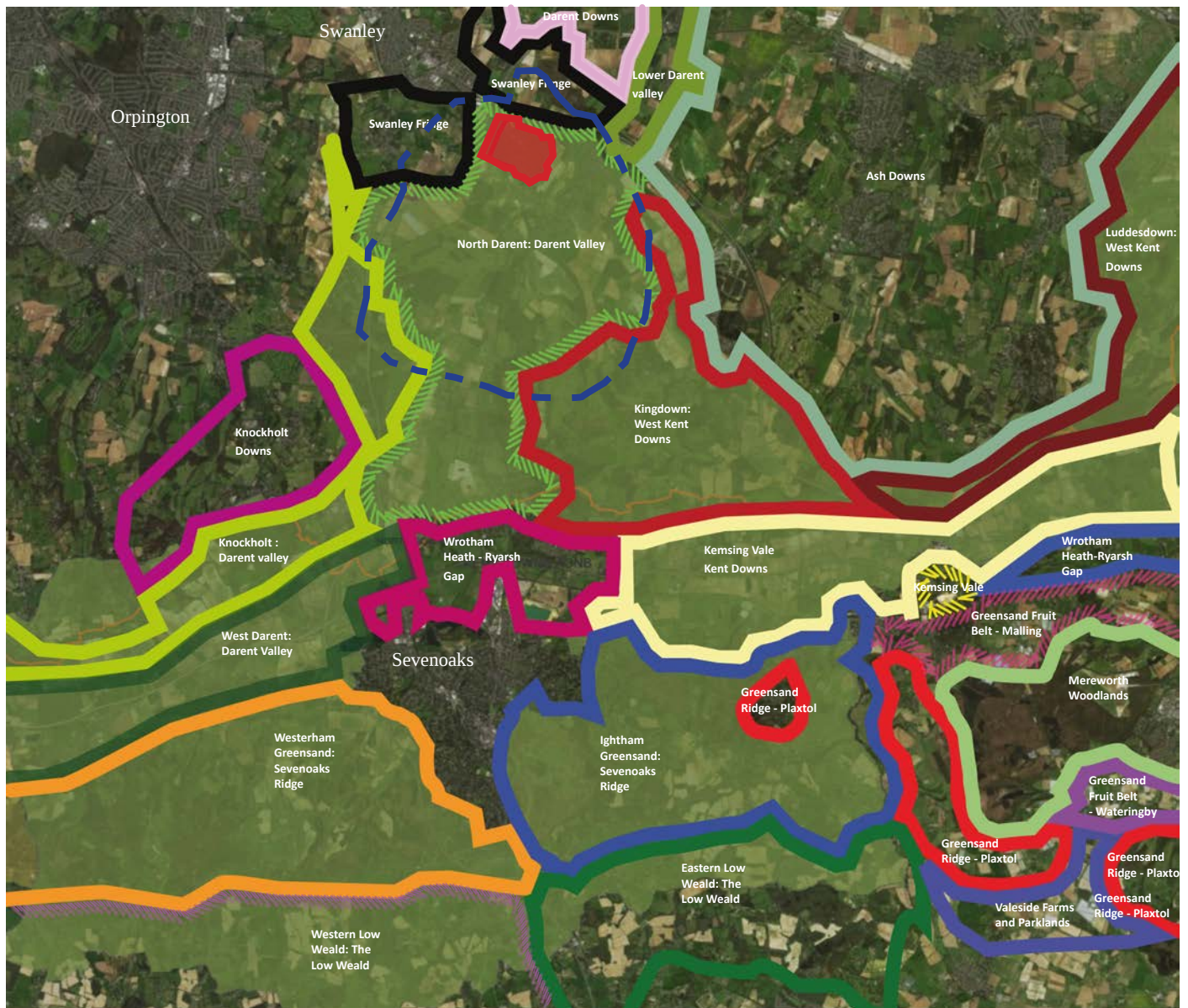
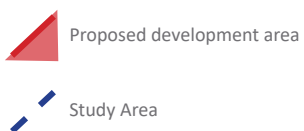


Figure 13. Landscape Character Areas - The Kent Landscape Character Assessment



- horseculture and golf courses.

The condition of the LCA is considered Moderate being a rural, intensively farmed chalk scarp that, although coherent and with few detractors also includes transport corridors, mixed land use and amenity uses such as golf courses.

The sensitivity is assessed as Very High with high visibility, historic elements and villages and other distinctive features.

The Landscape Actions for the LCA are CONSERVE AND RESTORE specifically:

- Conserve the landscape pattern;
- Conserve and restore hedgerows;
- Restore riparian vegetation and copses;
- Restore sympathetic land use within the field system

Swanley Fringe

The landscape is greatly affected by the proximity to London, contributing to the dominance of roads, such as the A20(T) and M25, and suburban influences in the development of the residential settlements of Joydens Wood and Hextable and the enlargement of Crockenhill and Swanley. The lane from the A20 to Swanley Village is enclosed with vegetation and intensely rural but then opens out below Farningham Wood to allow noisy intrusion from the M25. Swanley Village has an attractive but tired centre that merges at its edges with bland urban development. Swanley is barely separated from Crockenhill by the A20(T). Although at one time this area was characterised by fruit growing as part of the economy, the few remaining orchards are neglected and will undoubtedly be grubbed up.

Characteristic Features

Good quality soils leading to intensive cultivation including orchards in the past. Several ancient and broadleaf woodlands with healthy character. Substantial suburban and transport influence.

The landscape condition of the LCA is described as Very Poor with detracting land uses and urban development. The landscape integrity is low.

The landscape sensitivity is assessed as very low with a weak sense of place and indistinct landform.

Landscape actions for the LCA are CREATE specifically:

- Create an enclosed, rural setting for settlements
- New landscape to reflect amenity uses, transport needs
- Create and extend woodland
- Create habitats along transport corridor landscape

Lower Darent Valley

This narrow character area extends from the village of Farningham northwards from the AONB down the Darent valley through Horton Kirby and Darenth as far as Junction 2 on the M25. It is an important green link from the countryside of the AONB into the Kent Thames-side area, and has been identified as a major component of the proposed 'green grid'.

Characteristic Features

Flat, wet landscape marked by water-filled gravel pits. Meandering river still fringed in part by riparian vegetation and crossed by several narrow flint bridges. Many suburban and transport influences. Extensive Roman remains

The landscape condition of the LCA is described as Very Poor The shallow, fluvial valley is well settled, with intense arable and horticultural uses, and many visual detractors in the form of new urban edges, pylons and transport corridors.

The landscape sensitivity is assessed as High due to the openness and high visibility.

Landscape actions for the LCA are RESTORE specifically:

- Restore riparian and open bankside habitats to the river and floodplain and increase the depth of flow by management of the river corridor at strategic sites for the benefit of natural habitats and amenity use;
- Restore the locational emphasis of settlement on limited nodes on the river
- Restore a vegetative framework to the fields on the lower slopes
- Restore the emphasis on distinctive detail to built form
- Emphasize views of current landmarks.

Knockholt: Darent Valley

The dense woodlands along the top of the western escarpment conceal a small-scale landscape of mixed farming and deciduous coppice woodlands, which stretches north towards Bromley. Several dry valleys, extending out of the AONB, give the countryside a gently rolling character. It is a densely settled area, where overgrown hedges and hedgerow trees are interspersed by ornamental conifers, concealing an increasing amount of pony paddock fencing and suburbanisation.

Characteristic Features

Small scale-gently rolling with dry valleys. Mixed farming and deciduous coppice woodland. Settlement associated with railway. Suburban planting and paddocks. M25 physically dominant and noisy.

The condition of the LCA is described as Very Good with a unified pattern of elements and some detractors (motorway). Varied woodland and rough pasture provide a strong ecological resource.

The sensitivity of the LCA is assessed as High with enclosed views and much of the woodland recognised as ancient including managed coppice.

Landscape Actions for the LCA are CONSERVE specifically:

- Conserve the dense woodland cover;
- Conserve narrow roads and details;
- Conserve isolation of farming settlements

5.9 KENT DOWNS NATIONAL LANDSCAPE AONB - LANDSCAPE GUIDANCE

The proposal site is within the Kent Downs National Landscape AONB which has a published management plan that includes a landscape assessment.

The assessment includes description of the special characteristics of the AONB which include the chalk ridge and river valleys, both of which play a strong role in defining the landscape surrounding the proposal site. Special mention is made of the views which extend as far as central London from elevated locations including the site..

An additional report and study has been completed by TPM Landscape to review the AONB alongside the proposals for development. This includes an overview of landscape and visual effects of the proposals and also the potential for the proposals to align with the broader aims and objectives of the AONB as expressed within its Management Plan.

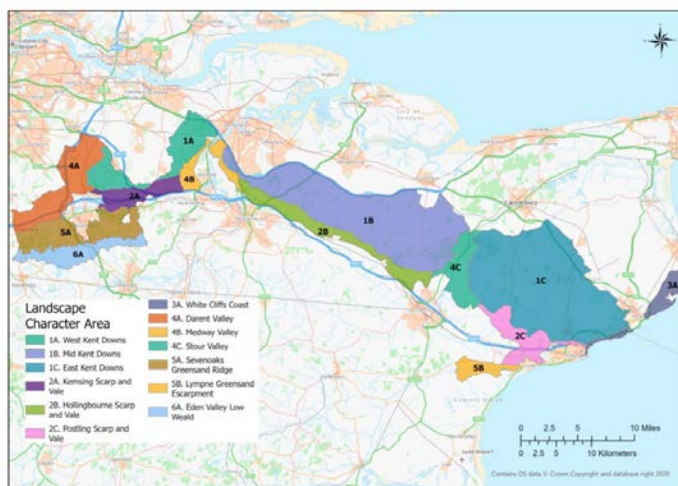
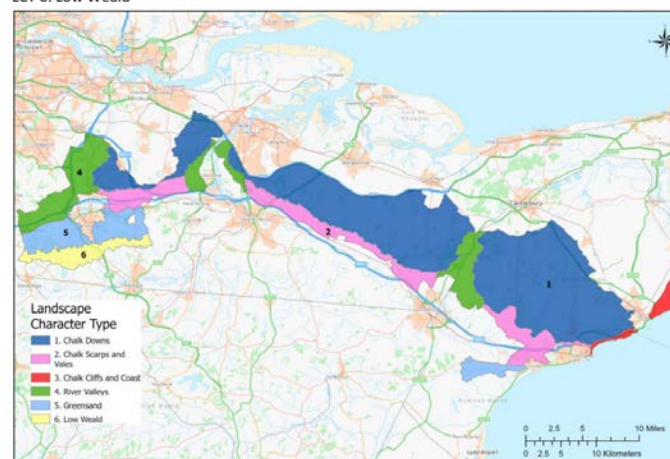
As part of this AONB review the landscape character assessment for the Kent Downs AONB was amalgamated into the descriptions and analysis for the other landscape character publications as there were areas of overlap between this study and the Sevenoaks and Kent landscape character assessments.

The Kent Downs Landscape Character Assessment 2020 (Fiona Fyfe Associates Ltd) has been revised and updated in 2023 and as this is now the most recently reviewed of all of the published landscape character assessments this document has also been considered within this report review.

The assessment divides the AONB into six Landscape Character Types (see below)

Figure 14. Kent Downs National Landscape Character Assessment

- LCT 1: Chalk Downs
- LCT 2: Chalk Scarps and Vales
- LCT 3: Chalk Cliffs and Coast
- LCT 4: River Valleys
- LCT 5: Greensand
- LCT 6: Low Weald



The proposal site falls within the Landscape Character type (LCT) 4 River Valleys and the Landscape Character Area (LCA) 4a Darent Valley

This LCA is at the far western end of the Kent Downs AONB, and follows the river Darent from the AONB boundary at Westerham to the AONB boundary at Farningham. It includes the villages of Eynsford, Shoreham and Westerham. The Sevenoaks Greensand Ridge LCA is to the south, and the East Kent Downs LCA is to the east. The site lies at its most north westerly corner.

Characteristics include:

- Spring-fed River Darent starts flowing east through LCA then turns north. Valley floor generally wide and flat, with convex valley sides getting steeper towards the top. Dramatic chalk scarps above Westerham and Chevening, and east of Otford.
- Blocks of woodland on valley sides, and parkland, riverside and hedgerow trees, create a well-treed landscape.
- Mosaic of land uses, including arable farmland, pasture, woodland and parkland.
- Field patterns variable, but generally largest and most regular in shape at base of valley sides. Most fields divided by low hedgerows.
- Semi-natural habitats include woodland (yew/ whitebeam/ oak/ ash/ beech and oak/ beech/ chestnut coppice), chalk grassland, parkland, wood pasture, veteran trees and riparian habitats.
- Long history of settlement going back to Roman times. Rich archaeology including Roman villa, medieval castle and Bishop's Palace and several country estates.
- A series of nucleated riverside villages with concentrations of attractive historic buildings including houses, churches, bridges and fords. Materials include brick, flint, ragstone and weatherboarding.
- Network of older roads and lanes along valley floors and up valley sides. M25 follows valley side in north of LCA, and valley floor in south.
- Historic villages, parklands, bridges and archaeological sites give the landscape a strong sense of time-depth.
- Woodland, grassland, arable crops, trees and distinctive lavender fields create a diverse and colourful landscape mosaic.
- Spectacular views across the valley from valley sides, with the Greensand Ridge forming the backdrop to the south. Sweeping chalk scarps frame views from within the valley

The descriptions for the LCA recognise the long history of habitation within the landscape and highlight the valleys use as a transport corridor over, with many forms of transport present, including road, rail and river as well as long distant footpath routes.

Long views can be experienced within the valley, and there are also panoramic views across the valleys from the adjacent scarps. Despite its proximity to London, it is possible to experience a sense of tranquility and isolation away from major roads. One of its most valued features is the sense of changelessness which can be experienced in parts of the area, particularly close to the River Darent.

The Landscape Character description appear to follow those LCA areas outlined within the Kent Landscape Character Assessment with the site falling within North Darent area (now named Swanley)

Here the character derives from the cohesion between the steep wood-topped scarps, the lower, intensively farmed scarp foot with its strong pattern of hedges and shaws (thick strips of mature broadleaf trees and small blocks of once-coppiced woodland), and the thick belts of trees along the river, road and railway in the valley bottom.

The rural landscape is noted as containing many historic elements and Fort Farningham is listed amongst these.

LANDSCAPE CONDITION, SENSITIVITIES AND FORCES FOR CHANGE

The 2004 Assessment also noted the presence of the motorway, road and rail corridors; the localised fragmentation of the landscape pattern through hedgerow loss; increase in amenity land uses, and residential development of poor or indistinct design. However, these were considered to be intrusions within a landscape which still retained a coherent landscape pattern, flowing from the wooded ridge to the valley bottom. In 2004, the majority of the area was considered to be in moderate condition, with the Knockholt Local Character Area in very good condition.

More recent Assessments by the Darent Valley Landscape Partnership and Local Authorities have identified a number of areas of concern which are still ongoing, these include:

- Transport and infrastructure: with the M20 and M25 travelling through the area
- Development: described as creeping suburbanisation of rural areas;
- Recreational pressures
- Land Management

The LCA also has a series of Landscape Management recommendations

Protect

- Keep scarp slopes and ridgelines free of development. This is particularly important where horizons are open.
- Protect the distinctive character of villages through use of locally-distinctive materials (e.g. brick, tile, ragstone, flint and weatherboarding) and careful designs. Highways and traffic calming measures should be as sympathetic as possible to the rural character and context of settlements.
- Protect surviving pockets of rural/ historic landscape such as irregular riverside pastures between villages to retain rural character and prevent merging of settlements along road corridors.
- Protect historic/ archaeological features and veteran trees – including well-known sites such as Lullingstone Roman Villa, but also less well known or designated features such as the historic lanes, the Pilgrims' Way and sites of riverside mills.
- Protect the settings of historic sites, particularly where they are potentially affected by development or infrastructure

Manage

- Restore farm ponds and ditches.
- Manage visitor attractions, particularly where numbers of visitors are causing detriment to the landscape. Improve sustainable access into the wider landscape through enhancements to the public rights of way network (including riverside paths) and enable visitors to spread out over a larger area without detracting from it.
- Manage woodlands, shaws and trees outside woodlands, including woodland planted as motorway screening, to achieve a diversity of age and species of trees which includes locally-characteristic species such as yew, holly, beech and oak. Continue to integrate motorways into the landscape using sensitive, non-linear tree planting.
- Continue/ improve the co-ordination of habitat management throughout the LCA, including the grazing/ cutting of chalk grasslands. Aim to build upon and continue the long-standing arable reversion projects throughout this area as a means of improving the connectivity of habitats and increasing resilience to climate change.
- Manage parkland, woodpasture and veteran trees, promoting Parkland Management Plans where appropriate. Encourage replanting of replacement trees which will become the parkland and veteran trees of the future.
- Promote grassland wildlife habitats on field margins and fallow fields, and relate land management to the underlying geology.

A number of future plans are also outlined which include:

- Improve the urban edge of existing settlements along the valley, using new planting
- Restore field boundaries where they have been lost
- Develop Village Design Statements to retain and promote local distinctiveness in built form.
- Consider developing the visitor infrastructure
- Within the setting of the LCA, work with Local Planning Authorities and designers to achieve the best possible landscape and ecological integration and minimal impact on views
- Encourage partnership working
- Use the valued character and qualities of the LCA to frame responses to climate change

5.10 REGIONAL /LOCAL STUDIES IN THE CONTEXT OF THE STUDY AREA

The character of the study area is generally typical of the landscape description for both the Farningham Downs Area (2A) and the North Darent Character Area. Key characteristics are present from both, most notably:

- *Rolling chalk downland including ridges, dry valleys and a steep slope adjacent to the Darent Valley.*
- *Regular shaped large and medium scale fields, mainly in arable use, enclosed by a mixture of hedges with trees and fencing.*
- *Older, smaller and more irregular pastures on steeper land or in the valleys.*
- *Distinctive areas of ancient woodland atop the ridges.*
- *Settlement is typically scattered, isolated cottages and farms with small linear settlements in sheltered areas.*
- *Mixed 20th century residential properties are found along roads including converted barns and horse paddocks.*
- *Country Park and golf courses popular for recreation.*
- *Long, open views across the Darent Valley from higher ground.*
- *Pylons and motorway infrastructure are intrusive features.*
- *Urban influences including rail and road infrastructure.*

The Sevenoaks Landscape Assessment does not give a specific landscape sensitivity as part of its report but the North Darent area has a sensitivity of Very High. This is not a close fit to the characteristics and elements that predominate within the study area and the section of the North Darent Character area under consideration. Here the landscape, although being within AONB is heavily influenced by two motorway routes that run immediately to the north of the proposal site and a railway line that also runs across the area. In addition are visually prominent electricity pylon lines and the the man made landscape of the golf course that cover a proportion of the proposed development site.

Settlement and urban influences are found throughout the northern parts of the study area and include settlement both within and without the AONB and industrial development around Swanley.

The Updated Kent Downs Landscape Character Assessment follows the general pattern of the other assessments with many of the characteristics of the study area being noted as characteristics of the LCA Darent Valley.

Of particular note are the landscape sensitivities identified and the plan objectives for the landscape some of which are taken forward to be considered within the mitigation proposals for the project.

Overall the susceptibility to change and overall sensitivity of the study area landscapes is one where change has been a continual part of the landscape alongside human activity and this is balanced with its location within the AONB and its strong landscape structure and natural beauty which is found particularly in the available open views from elevated locations, woodland and ancient woodland areas and the rich landscape of the river valleys that include a long history of human settlement and activity.

5.11 LANDSCAPE SENSITIVITY

The local landscape surrounding the proposal site has been assessed to ascertain its susceptibility to change, its overall sensitivity and its capacity to accept change without harming the key characteristics of the existing landscape character.

Landscape Susceptibility and Sensitivity

The landscape at National level is a narrow corridor of landscape focused on the North Kent Downs, the accompanying AONB, national transport networks and a large number of towns, villages and hamlets throughout a settled landscape with ancient associations. The landscape includes qualities which suggest a high susceptibility to change and designation, including the AONB which suggest a highly valued landscape. It also includes areas of urban development and major transport and communications infrastructure where the susceptibility to change is much lower and where new residential development would appear entirely congruous with existing neighbourhoods. A sensitivity for the NCA of Medium-High offers a recognition of both the nationally important landscape of the AONB and the less sensitive urban landscapes of towns, villages and transport and communications networks.

North Darent Valley

The North Darent Valley area includes the proposed development site and includes a landscape which runs from the M25 and M20 junction, south almost as far as Sevenoaks. The study area considers the northern portion of this character area where notable impacts are considered possible. The landscape over this section is far more influenced by the urban settlement areas of Swanley, Farningham and Eynsford and the motorway and rail transport corridors than those landscape areas further south within the Lullingstone Estate. In addition electricity pylon lines and the golf course add further visually detracting influences.

The published assessment considers this landscape to have a Very High sensitivity to change. Within the study area however the landscape displays characteristics that include both areas of high sensitivity associated with the AONB, visual quality and cultural and ecological value alongside strong urban influences and visually detracting elements. The value of the AONB is clearly an overarching consideration but the susceptibility for this to adapt and change over time within this part of the AONB is also clear. As a result the study area section of the North Darent Character Area is assessed as **Medium-High**

Swanley Fringe

The Swanley Fringe character areas include large amounts of settlement, urban landscape and industrial influences including the motorway networks. The published assessment considers this a landscape of **Low** sensitivity which reflects its ability to absorb change without altering its character.

Lower Darent Valley

The study area only clips the southern extent of this landscape area which picks up the northern edge of Farningham and follows the river Darent north. Intervisibility with the proposed development site is very limited with almost no potential views from within the valley towards the site. The sensitivity is assessed as **High** to reflect the historical and cultural strengths of this landscape as well as its natural beauty outside of the AONB area.

Knockholt: Darent Valley

The Darent valley north of Knockholt Downs is, like the North Darent Valley, an character area that is more influenced by urban features such as the motorway network over its northern sections. This is the area that falls within the study area and is potentially influenced by the proposed development. Intervisibility is limited to occasional distant views where visual effects, even where views are possible are typically very small.

The published assessment considers this landscape to have High sensitivity but as with the North Darent Valley landscape, the section of the character area within the study area is influenced by detracting features such as the motorway network, golf course development, greenhouse and intensive farming operations and settlement. To reflect this the susceptibility is considered to be medium-high with a high value reflecting its location within the AONB boundaries leading to an overall **Medium-High** sensitivity.

Farningham Downs

A more local landscape character assessment considers the proposal site alongside the surrounding landscapes of the Downs within a character area entitled Farningham Downs. This considers in detail both the site and the surrounding Downs landscape surrounding Farningham and the river Darent. The quality and value of the landscape, alongside its characteristics and elements are considered before concluding a management strategy for the landscape of enhance and conserve. Although the landscape includes detracting features such as motorway corridors, electric pylons and urban development, it is also a landscape almost entirely held within the North Down AONB. The susceptibility to change is medium-high with a number of features and characteristics valued both locally (Conservation Area) and Nationally (AONB). The sensitivity is assessed as **Medium**.

The AONB is managed and maintained through guidance set out in a Management Plan, this includes a landscape character assessment. The assessment considers features, landscape condition, sensitivity and combines these considerations into a statement on landscape action. The North Darent Valley is assessed as requiring Conservation and Restoration as a result of its moderate condition and very high sensitivity.

5.12 SEVENOAKS DISTRICT LANDSCAPE SENSITIVITY REPORT 2017

A report was completed in 2017 considering specific areas of the district in relation to their sensitivity to two types of potential development change 2-3 storey housing and commercial development. The study was completed by LUC and appears to dovetail with the Seven Oaks Landscape Character Assessment, referring back to the Landscape Character Areas identified within this study.

The proposal site falls within an area of study which lies south of Swanley, named SW2. It is local to the site and the study area and its analysis of the landscape sensitivity is more specific to the study area alone than any of the other landscape character types and areas considered.

The north of the area is more rural but has urban fringe influences including Pedham Place golf course, pylon lines and the M25 and M20.

Absolute constraints in this assessment area include ancient woodland and SSSI at Farningham Woods, a small area of ancient woodland at Cogetts Hill and Fort Farningham Scheduled Monument

The sensitivity descriptions note:

- the undulating land form;
- the dense urban development of Swanley contained by motorways;
- Some detracting features but land forming a gap between Swanley and Farningham;
- The area north of the M20 is well enclosed by hedgerows and trees which reduces visual sensitivity. Other areas have a more open and exposed character due to larger field sizes and a lack of hedgerows and are more sensitive with regards to visual character.
- The rural qualities of the landscape are affected by some large complexes of farm buildings, a golf course, telecommunications masts and pylon lines which give an urban fringe character to the landscape which reduce sensitivity;
- Features of the landscape which result in higher levels of sensitivity to development include Fort Farningham;

*Although the landscape has an urban fringe character due to pylons, masts and large scale transport routes which reduces sensitivity to built development, sensitivity is raised by the rural and open nature of the landscape, the presence of ancient woodland, the role the area plays as a backdrop to the Darent valley, the presence of historical features including Fort Farningham Scheduled Monument and the role of the landscape in separating Swanley and Farningham. Overall the area is considered to have a **low-medium** sensitivity to housing or commercial development.*

The steeper areas that form the slopes of the Darent Valley are more sensitive to development, due to the long views down the Darent Valley and the setting the landscape provides to Farningham Conservation Area. Areas close to the edge of Swanley and the motorway junction would have a lower sensitivity, including to commercial development which is already present in this area

5.13 SUMMARY ASSESSMENT OF LANDSCAPE EFFECTS

The following assessment has been made with the assumption that the proposed layout is similar to the illustrative layout in Figure 3 and adopts the mitigation measures described in section 8 Table 1 illustrates the assessment criteria to determine landscape effects and whether the receptor is at a local, regional or national importance. There are no landscape receptors assessed as experiencing notable or significant effects.

The Wider Landscape

The wider landscape has been considered through National Character Area. The landscape descriptions share many common threads and the overall picture is of a varied landscape with both settlement and industry but with a strong and recognisable landscape structure that includes the Kent Downs AONB. The change over this large area where settlement and human activity are a key part of the character is considered Low-Negligible leading to a **Slight adverse** landscape effect. Following mitigation the beneficial aspects of the proposals and screening measures are expected to reduce the impacts and introduce balancing positive character introductions leading to a neutral Slight effect.

The Local Landscape

There will be a medium change to the immediate site from golf course and rough grassland to residential settlement and landscaped areas. This change will include adverse aspects, notably the introduction of built form over a landscape with limited existing development and within AONB. It will also include notable positive introductions namely: the removal of the golf course, its structures and floodlit areas; the creation of new areas of woodland, coppice woodland and orchards; the creation of new species rich grassland; the retention and enhancement of existing woodland and vegetation across the site; and the retention and enhancement of the public right of way network increasing the accessibility both of the site and access into the AONB.

The masterplan will seek to retain access to key views and vistas notably those from elevated locations to the south and towards the city of London. It will also seek to screen the development from views noted as likely to experience large change.

The change over the North Darent Valley is assessed as Medium being a notable change leading to a **Moderate-Substantial** effect which will include both adverse and beneficial aspects. This will reduce to Moderate as screening mitigation takes effect and the beneficial aspects of the proposals begin to contribute to both the character area and the AONB.

Other landscape character areas more remote from the site will experience Low-Negligible change leading to landscape effects of **Moderate-~Slight-Slight**. These will reduce to Slight following successful mitigation.

Below is a table summarising the landscape effects as a result of the landscape receptor sensitivity and change to the landscape at year 1 and year 15.

Table 1 - SUMMARY OF LANDSCAPE EFFECTS					
Landscape Receptor	Hierarchy of Importance	Sensitivity	Change to Landscape (Impact)	Landscape Effect	Landscape Effect
				Year 1 pre-mitigation	Year 15 with mitigation
NCA 119	National	Medium-High	Low-Negligible	Slight	Slight
North Darent Valley	Regional/Local	Medium-High	Low-Medium	Moderate-Substantial	Moderate
Swanley Fringe	Regional/Local	Low	Low	Slight	Slight
Lower Darent Valley	Regional/Local	High	Low-Negligible	Moderate-Slight	Slight
Knockholt: Darent V	Regional/Local	Medium-High	Low-Negligible	Slight	Slight
Farningham Downs	Regional/Local	Medium	Medium	Moderate	Slight-Moderate
Sensitivity Study SW2	Local	Low-Medium	Medium-High	Moderate	Slight-Moderate

5.14 LANDSCAPE CHARACTER MITIGATION

Certain direct interventions and/or management techniques can be employed to assist in reducing the proposed impact on the landscape and integrating the development into an urban context. The following mitigation measures would be expected to further reduce these impacts on the proposal site and the wider landscape and meet the objectives in the National and Regional landscape character assessments:

- Retain existing vegetation to the site boundaries and enhance where possible with matching species to help integrate the development into its surroundings;
- Focus on tree and woodland planting to the east and sections of the southern boundaries to reduce the visibility of proposals. Plant new woodland, coppice woodland and orchard areas to provide positive interventions to woodland cover, ecology and recreation;
- Create new areas of chalk grass land and species rich grassland to enhance and increase biodiversity within the LCA;
- Retain, enhance and create new hedgerows to existing and new boundaries and as visual screening;
- Enhance and create new public access routes enabling access to the countryside.
- Continue/ improve the co-ordination of habitat management throughout the LCA, including the grazing/ cutting of chalk grasslands. Aim to build upon and continue the long-standing arable reversion projects throughout this area as a means of improving the connectivity of habitats and increasing resilience to climate change.
- Promote grassland wildlife habitats on field margins and fallow fields, and relate land management to the underlying geology.

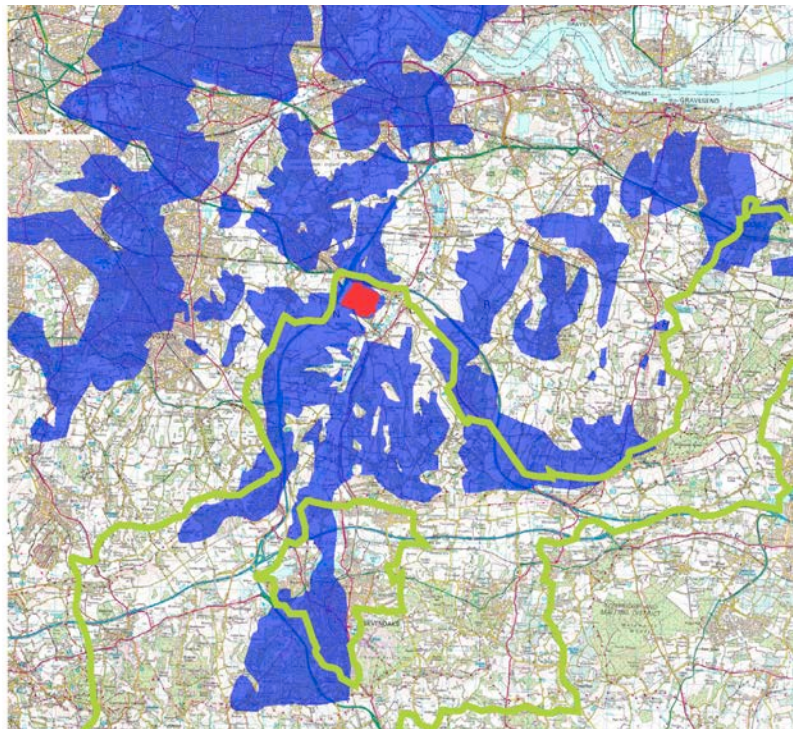


Figure 15 - ZTV 15m buildings

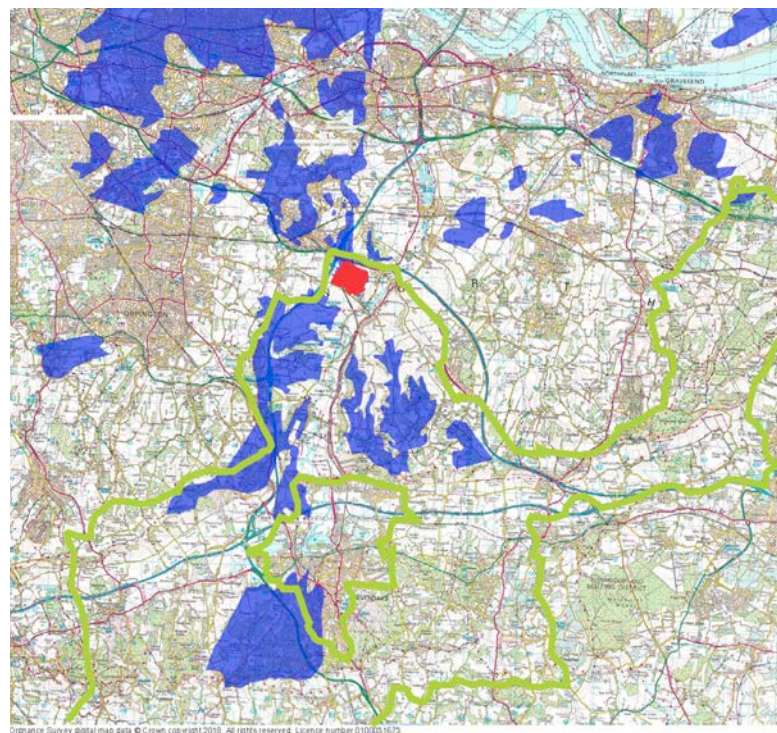


Figure 16 - ZTV 8m buildings

6.0 VISUAL APPRAISAL

The proposed development site sits on an elevated plateau at the northern edge of the AONB north of Sevenoaks. The potential visibility of the proposals have been assessed within a landscape and visual assessment which itself has helped shape the development of the masterplan to understand and minimise any adverse visual effects.

To assist in this process a zone of theoretical visibility (ZTV see figures 15 & 16) has been produced using computer modelling techniques to map areas of potential visibility over a bare earth model of the surrounding landscape. Two different building height solutions have been modelled to give a broad indication of the extent of potential visibility for different elements of the masterplan. Firstly the model considers buildings up to 8m in height which has been used as a typical building height for residential properties. Secondly a building height of up to 15m has been considered to represent buildings of 3 storeys or commercial buildings in the B1-B8 categories.

The modelling does not take into consideration any existing vegetation or urban form and represents only those areas that may have views towards the site where vegetation or built form does not obstruct the view. It forms a starting point for more detail assessment work where areas can be scoped out having no possibility of visual intervisibility with the proposal site due to intervening topography.

Figure 16 shows the ZTV mapping for buildings up to 8m in height, these are building heights expected to be typical across the whole of the masterplan developed areas. The extent of potential visibility within the boundaries of the AONB is restricted to 3 areas to the south of the proposal site all of which are separated by land at lower levels where views are not possible.

The first of these is to the immediate west of Sevenoaks and is approximately 4km square sitting either side of the M25/A21. This area of possible visibility is between 12km and 16km distant from the site. Visual impacts at this distance for buildings of residential scale within a landscape where built form and transport infrastructure are common place is not expected to generate significant impacts and are not considered further.

The second and third areas of potential visibility lie north of the M25/M26 and run in two linear bands north to south along ridgelines from Shoreham to Lullingstone Park and north of Kemsing and to the east and west of West Kingsdown.

The landscape is heavily wooded and so further investigation, selecting individual view points has been undertaken to further understand what if any visibility of the proposed development site there is from the AONB. This has involved viewpoints from receptors including: public footpaths; public highways; residential properties and settlement and any notable points where people may value the view such as from viewing points or historic parkland or gardens.

Figure 15 shows the ZTV mapping for buildings up to 15m in height, these represent potentially taller residential buildings and commercial buildings. Within the indicative masterplan such buildings are restricted to locations centrally within the site around the district centre and in the north western corner close to the M25 junction.

The areas of potential visibility are similar to those for the 8m buildings but extend over larger areas, effectively merging into one area but retaining the zones where no visibility is experienced within the low valley of the river Darent and between the ridges running south of Eynsford. (figure 16)

Selecting Receptor locations

A site visual assessment was carried out over 2 days and considered a selection of views from the surrounding landscape. These have been informed by the ZTV work which enabled areas to be scoped out from consideration. A further refinement of potential view locations was then determined through the site visits leading to the selection of views and the study area. These are taken forward as representative views in this assessment

Please refer to Appendix 1.0 for Visual Receptor Figures

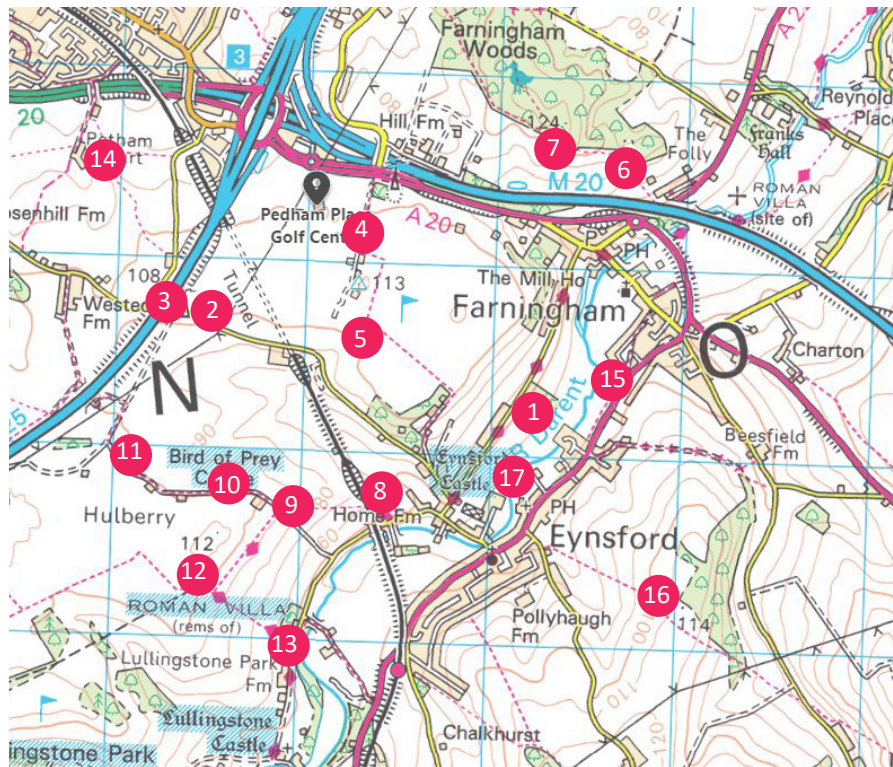


Figure 11. Viewpoint / Receptor Location Plan

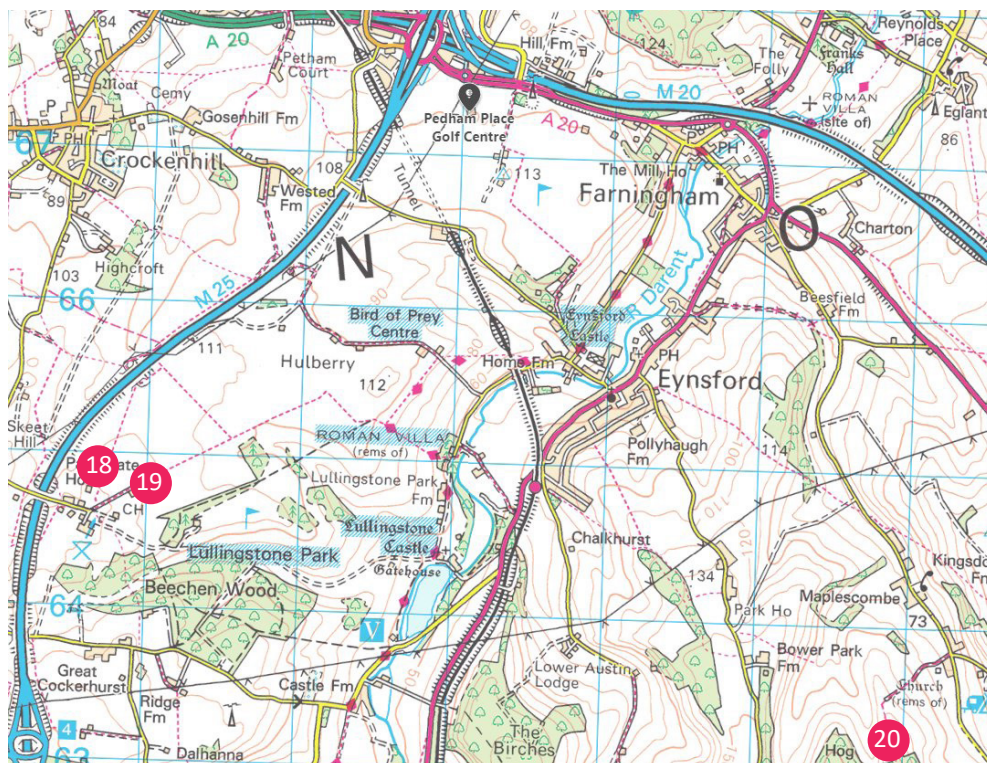


Figure 12 - Viewpoint / Receptor Location Plan

6.1 VISUAL APPRAISAL - RECEPTORS

Viewpoints have been selected from various locations and possible vantage points identified through site visits and analysis. Views for the appraisal have been chosen to be both representative of the range of differing receptors (public, community, residents and visitors) within the study areas and of the visual amenity available at points north, south, east and west of the proposal site.

As part of the review and the development of the masterplan, the impact of the proposals upon the identified view locations and receptors have been re-assessed. Where change has occurred notes and commentary are made on each view within Appendix 1. Additionally sections have been prepared to check the potential visibility of commercial development proposed within the south western section of the masterplan. Section produced to assist this review are included in Appendix 2.

6.2 SENSITIVITY (refer to table 2.9 appendix 2)

The sensitivity of each receptor is considered as part of the appraisal, with views from the principle rooms of residential properties and those from footpaths when the site forms a prominent part of the experience being described as having High Sensitivity. Residential with secondary rooms, together with people engaged in outdoor recreation where the focus is not on the landscape or view are described as having Medium Sensitivity. Low Sensitivity receptors are typically those where the experience of the view is not of great importance such as people at their place of work and journeys through a landscape within cars, trains or other forms of transport (transient) when the view is not considered part of the experience. The viewpoints have then been categorised into the type of receptors and views selected which are representative of a typical view of that type of receptor. A selected view may be representative of more than one receptor type (e.g. residential property and public footpath). The viewpoints have then been categorised into the type of receptors and views selected which are representative of a typical view of that type of receptor.

Residential Receptors

Two representative residential receptors have been identified and assessed:

VIEW 11 - Representative view from residential properties along a single track road leading to the farm and bird of prey centre. High sensitivity with some properties with direct views from front door and rooms.

VIEW 15 - Representative view from residential properties at the edge of Eynsford, with potential views towards the site from houses along the valley floor with west facing windows - High Receptor Sensitivity

The proposal site is generally not viewed from many residential properties with the majority within Farningham and Eynsford in particular screened by topography and vegetation..

Pedestrian Receptors - Public Footpaths

Sixteen pedestrian receptors have been identified and assessed:

VIEW 1 - Representative view for footpath north west of Farningham into the site. -High Sensitivity

VIEW 5 - Representative view from view 1 footpath routes as it passes through the site - High Sensitivity

VIEW 6 - Representative view from view 1&5 footpath route as it passes through the site - High Sensitivity

VIEW 7 - Representative view from Farningham Wood public footpath- High Receptor Sensitivity

VIEW 8 - Representative view from PROW rail crossing, part of the Darent Way - High Sensitivity.

VIEW 9 - Representative view from PROW leading to bird of prey centre. - High Receptor Sensitivity

VIEW 10 - Representative view from PROW and farm shop and bird of prey centre - High Sensitivity for walkers Medium for other users.

VIEW 11 - Representative view from PROW access track - High Sensitivity

VIEW 12 - Representative view from PROW- High Sensitivity

VIEW 13 - Representative view from PROW - High Sensitivity.

VIEW 14 - Representative from PROW close to Swanley and motorway corridor. - High Sensitivity

VIEW 15 - Representative view from riverside walk in Eynsford - High Sensitivity

VIEW 16 - Representative view from PROW above Eynsford - High Sensitivity

VIEW 18 - Representative view from PROW in Lullingstone park - High Receptor Sensitivity

VIEW 19 - Representative view from PROW at edge of Lullingstone golf course - High Sensitivity.

VIEW 20 - Representative view from PROW bridleway south of High Castle. - High Sensitivity

The proposal site has one footpath route running from the north through the site and then turning east before dropping down towards Eynsford. The route is difficult to navigate from Eynsford but open through the golf course. Elsewhere path routes run across the landscape with particularly good access to the south and across the Lullingstone estate.

Travel Receptors

Two representative travel receptors have been identified and assessed:

VIEW 2 - Representative view from Crockenhill Lane. -A range for highway users from medium for cyclists to low for vehicular use.

VIEW 4 - Representative view from Crockenhill Lane crossing M25. - Low-Medium Receptor Sensitivity

Leisure and Historic

Two representative receptors have been identified and assessed:

VIEW 3 - Representative view from Pedham Place golf course. - Medium Sensitivity.

VIEW 5 - Representative view from Pedham Place golf course. - Medium Sensitivity

VIEW 6 - Representative view from Pedham Place golf course. - Medium Sensitivity.

VIEW 17 - Representative view from Eynsford Castle. - High Sensitivity

6.3 VISUAL QUALITY AND VALUE

The value of a particular area or view in terms of what is seen.

The quality of the views of the surrounding landscape vary but generally include aspects of moderate or high quality and value with many of the assessed views including elements of distant, elevated and/or panoramic views over the AONB landscapes to the south of the site. Detracting influences are common throughout and become more frequent around the proposed development site and close to Swanley and the motorway network.

6.4 VISUAL SENSITIVITY SUMMARY

There are very few residential receptors with potential views of the site with the majority of settlement and dwellings within valley landscapes where the rolling topography and steeply wooded slopes prevent views onto the sites plateau. Where views are possible they are typically across valley landscape and look towards the boundaries of the site rather than into or over it.

The majority of view locations are taken from public rights of way which cross the landscape at all points of the compass. The most accessible part of the landscape is that to the south of the proposal site from Eynsford into the Lullingstone estate. Although the views include detracting elements the routes are all over open countryside areas often with long distance and panoramic views. The sensitivity for all these routes is high.

The highway network borders the site on all side but only Crockenhill Lane has any potential visibility and this is severely restricted by boundary vegetation and topography. The sensitivity is low and medium for cyclists.

The golf course as a leisure centre has been considered in two views with a medium sensitivity reflecting the partial connection with the landscape that people playing sport typically have. Eynsford castle is given a high sensitivity to reflect the importance of the landscape to its setting in the Darent valley.

6.5 CHANGE AND VISUAL EFFECTS

Twenty representative viewpoints were assessed with further description of the assessed change in Appendix 1. A summary of the considered change for all receptors is below:

- View 1 - PROW - Negligible-No change due to topography and vegetation
- View 2 - Highway - Low change due to intervening vegetation
- View 3- Leisure - High change due to location within the proposed development site
- View 4 - Highway - Negligible change due to intervening vegetation
- View 5 - Leisure/PROW - High change due to location within the proposed development site
- View 6 - Leisure/PROW - High change due to location within the proposed development site
- View 7 - PROW - Medium change with some visibility from section of path
- View 8 - PROW Darent Way - Medium-Low change with only part of the site visible
- View 9 - PROW - Medium-Low change with only part of the site visible
- View 10 - PROW - High change with potential for development to be visible along the southern boundary
- View 11 - Residential/PROW - High change with potential for development to be visible along the southern boundary
- View 12 - PROW - Medium-low change with potential of some visibility of development over part of the site
- View 13 - PROW - Low change with the majority of the site screened by topography
- View 14 - PROW - Low change due to intervening vegetation. buildings and topography
- View 15 - Residential/PROW - Low change due to vegetation and topography
- View 16 - PROW - Low-medium change over partial view of site
- View 17 - Historic - Low -negligible change due to intervening vegetation and topography
- View 18 - PROW - Medium change distant view to southern boundary
- View 19 - PROW - Negligible change due to large boundary tree line
- View 20 - PROW bridleway - Negligible change

6.6 ASSESSMENT OF VISUAL EFFECTS

The following assessment has been made with the assumption that the proposed layout is similar to the illustrative layout in Figure 1 and adopts the mitigation measures described in Figure 13. Table 2 illustrates the assessment criteria to determine visual effects and whether the receptor is of local, regional or national importance.

Residential Receptors

Two representative residential receptors have been identified and assessed. Of these one group are assessed as potentially experiencing substantial effects due to the proximity and elevation of the receptors directly opposite the southern boundary of the proposed development site. Both are located under 1km from the site and both will benefit from the proposed mitigation measures allowing the proposals to become integrated into the landscape and the nature of change to neutral.

Pedestrian Receptors

Sixteen representative pedestrian receptors have been identified from footpath routes that run through the site to those up to 4km away. The visual effect vary from Substantial in locations where the route travels through new development areas to negligible where views are not apparent or well screened by topography and vegetation. Proximity to the proposed development site plays a limited part as topography and woodland vegetation prevent views, particularly from the east and south east with clear views of the site restricted to a small number of receptors that lie due south of the site.

Vehicle Receptors

Two representative travel receptors have been identified and assessed. No vehicle users will experience notable visual change, as the roads which surround the study area generally have hedgerows and trees restricting views as well as a rolling topography.

Leisure and Historic

Four representative views have been identified. These consider views from the golf course and from Eynsford Castle. From the golf course visual change is necessarily large due to the proximity of these locations to the proposed development. Eynsford Castle, although under 1km distant from the site, will not experience notable visual effects.

Table 2 - SUMMARY OF VISUAL EFFECTS					
View	Hierarchy of Importance	Sensitivity	Change to view (Impact)	Visual Effect	Visual Effect
				Year 1 pre-mitigation	Year 15 with mitigation
1	Local	High	Negligible-none	Negligible	Negligible
2	Local	Low	Low	Slight	Slight-Negligible
3	Local	Medium	High	Moderate-Substantial	Moderate-Substantial
4	Local	Low	Negligible	Negligible	Negligible
5	Local	High	High	Substantial	Substantial
6	Local	High	High	Substantial	Substantial
7	Local	High	Medium	Moderate-Substantial	Moderate
8	Local	High	Medium-Low	Moderate-Mod~Substantial	Moderate
9	Local	High	Medium-Low	Moderate-Mod~Substantial	Moderate
10	Local	Medium-High	High	Substantial	Substantial
11	Local	High	High	Substantial	Substantial
12	Local	High	Medium-Low	Moderate-Mod~Substantial	Moderate
13	Local	High	Low	Moderate	Moderate-Slight
14	Local	High	Low	Moderate	Moderate-Slight
15	Local	High	Medium-Low	Moderate-Mod~Substantial	Moderate
16	Local	High	Low-Medium	Moderate-Mod~Substantial	Moderate
17	Local	High	Low-Negligible	Slight~Moderate	Slight
18	Local	High	Medium	Moderate~Substantial	Moderate
19	Local	High	Negligible	Negligible	Negligible
20	Local	High	Negligible	Negligible	Negligible

6.7 MITIGATION OF VISUAL EFFECTS

The following measures are recommended for inclusion within the design and layout of the proposal site to minimise and reduce the identified visual effects:

- Retain and enhance existing woodland, trees and hedgerows;
 - Create screen woodland planting along the southern, northern, western and eastern boundaries with opportunities to create large areas of varied woodland habitat;
 - Allow some views out from the plateau towards London and south over the AONB looking to manage intervisibility;
 - Ground engineering to lessen potential impacts along the western and southern boundary. Retain views to south maintaining areas of open grassland that can be enjoyed as part of POS areas;
 - Create new public open space and parkland for the visual benefit of the local character enhancing recreational opportunities.
-

7.0 MITIGATION

7.1 MITIGATION PROPOSALS

Comprehensive landscape proposals will be an integral part of a more detailed layout and any subsequent planning application. However to provide mitigation for identified landscape and visual impacts, a Landscape Framework Plan has been prepared. Existing woodland and hedgerows will be retained and enhanced with significant new areas of woodland, coppice woodland and orchard planting proposed.

Significant areas of open landscape dedicated to ecological enhancement will provide opportunities for new chalk grassland areas and species rich grassland, both valuable landscape and ecology characteristics of the existing landscape.

Connection into and out of the proposed urban areas will create public open space within these areas and connect these to the wider landscape. Views, vistas and boulevards will maintain connections and access to open views across landscapes to the south and north west which are also characteristic of the landscape. The existing public access routes will be maintained and new routes added to this allowing movement throughout the site.

The Landscape Framework Plan seeks to mitigate the impacts and ensure the development addresses both landscape and visual impacts through the following methods:

- New woodland planting;
 - New chalk grassland and species rich grassland;
 - New public rights of way and access over and into the AONB;
 - The introduction of features and elements specific to the character areas such as orchards, and coppice woodland management;
 - The reduction of views of development, including existing detracting urban influences, through woodland planting; and
 - Maintaining opportunities to enjoy the expansive, elevated views from the proposal site both into the AONB and out towards the city of London
-

Figure 13 - Landscape Mitigation Framework



8.0 SUMMARY & CONCLUSION

8.1 LANDSCAPE EFFECTS

The existing proposal site is located within the Kent Downs and is currently an 18 hole championship golf course with 9 hole course and driving range. The site also includes an additional section of land which is rough grassland. The existing landscape across the site is clearly man made and ecologically poor with little tree cover and managed grassland. The site also contains built infrastructure including the club house and associated commercial and service buildings and three residential dwellings.

The National landscape character description follows closely the boundaries of the AONB with similar key characteristics and environmental objectives.

The proposed development will deliver against the Statements of Opportunity promoting and enhancing the historic features within the site, creating new woodland and grassland areas and integrating these into a new urban area. The masterplan will also deliver social and economic benefits with the delivery of up to 2,500 new homes alongside commercial and retail development.

The masterplan will be delivered alongside a comprehensive suite of landscape and ecological enhancement and mitigation which will seek to protect the tranquillity of the AONB and NCA. Importantly the existing site does not play a strong role in the tranquillity of the Kent Downs with the an opportunity to enhance certain key landscape characteristics as part of the design.

At a local level the proposed development site is equally out of kilter with the general description for the Darent Valley with its landscape action of Conserve and Restore not applicable to the detracting landscape of the golf course and rough grazing land. **This is confirmed in the 2017 Landscape Sensitivity Study which identifies the area of the proposal site to the south of Swanley as a landscape of Low to Medium Sensitivity.** The landscape impact over this character area and the parallel study area of the Farningham Downs is assessed as **Moderate** reflecting the sensitivity of the landscape and the scale of the proposals. This will be a combination of adverse and beneficial effects. Mitigation measures will both look to reduce visual impacts and increase the beneficial aspects, features and characteristics of the sites landscape thus reducing the adverse elements of development and leading to a more neutral impact over time.

Landscape Aims of the AONB

The opportunities and threats identified in the management plan offer a rounded view of the detailed landscape character assessments. While this identifies pressures such as development and urbanisation it also stresses the opportunity for landscape character conservation and enhancement, specifically seeking to remove or mitigate identified detractors such as the golf course and road network.

The proposed masterplan looks to replace the golf course links and infrastructure with a mixture of housing and commercial development combined with a suite of economic and social benefits including educational, health and leisure facilities. This is set within a landscape framework that looks to directly address the identified aims of enhancing the landscape character through a targeted approach of mitigation that will see the introduction of:

- New woodland planting;
- New chalk grassland and species rich grassland;
- New public rights of way and access over and into the AONB;
- The introduction of features and elements specific to the character areas such as orchards, and coppice woodland management;
- The reduction of views of development, including existing detracting urban influences, through woodland planting; and
- Maintaining opportunities to enjoy the expansive, elevated views from the proposal site both into the AONB and out towards the city of London.

The proposed development will deliver significant, positive biodiversity enhancement to the AONB and landscape character areas. Importantly these would not be carried out in isolation but will look to connect to existing areas of protected habitat within the surrounding landscape. New woodland cover will be created within the landscape framework of the masterplan providing opportunities for visual screening, woodland commerce, the creation of new woodland coppice and new orchard planting.

8.2 VISUAL EFFECTS

The proposals site is very visually contained due to its elevation and plateau type form, sitting above steep sided and wooded valleys where views up to the boundaries are heavily screened. Locations to the north, east and south east are well screened by a combination of rolling topography and dense woodland and offer limited opportunities to view the proposed developments with partial views possible of the south eastern section. Full views of the southern boundary to the site are only available from a small number of receptors directly south of the site. To the west the vegetation of the motorway network and urban and industrial settlement further restrict potential views.

Although theoretical visibility mapping suggest areas up to 16km distant from the site may experience views, in reality the landscape is well wooded over rolling hills and the possibility of views of the proposed development recede at 4-5km leading to negligible levels of change.

The latest development and refinement of the masterplan and the adjustment of areas of commercial development within the plan have been tested through sections (Appendix 2) to understand whether this level of visual impact has altered. The sections confirm the strong visual enclosure afforded to the site through retained woodland and vegetation and the ability of new planting to enhance this screening and enclosing effect.

8.3 GREEN BELT

As part of the review of the LVIA the most recently published Green Belt review and boundary review (by Sevenoaks District Council) has been considered. Although the proposal site (considered under parcel SA 142) was found to uphold some of the purposes of Green Belt the report acknowledges that the potential for the site to come forward as a major development and urban expansion site remained possible with other planning factors balancing the possible harm to the Green Belt.

With regards to harm to the wider Green Belt the report acknowledges that the site has two boundaries which are strong and permanent features in the M20 and M25. Additionally the southern boundary is marked by Crockenhill Lane and the western boundary by woodland. The proposal seek to further strengthen these southern and eastern boundaries creating the potential for both woodland and grassland ecology areas of substantial scale that could in the future be designated as local wildlife sites.

8.4 CONCLUSION

The site is within a landscape that has elements of high sensitivity with specific landscape features and elements that are distinctive to the local area and important Nationally in defining the Kent Downs and Darent Valley. In addition the site is close to two Conservation Areas covering village settlements with a large number of listed buildings within their boundaries as well as a number of scheduled monuments including a castle site at Eynsford. The site itself includes the scheduled monument of Fort Farningham which is currently subterranean and passed by a public footpath route which crosses the site north to south.

Currently the site is covered by a championship golf course with club buildings and other recreational facilities as well as the large links course with fairways, greens and bunkers and floodlighting amongst areas of rough grass with very little tree cover.

The potential change brought about through the development of a new settlement at the site is predominantly a landscape change as visually the site is very well contained through topography and surrounding blocks of woodland. Mid-long distance views will be possible but generally not from locations close to the site where receptors are typically at lower elevations, particularly those within the Darent valley to the east.

This is a settled landscape with a long history of towns, villages and dwellings. Although the proposals are large in scale, the nature of this change on the landscape will not be incongruous and large scale mitigation measures are proposed that would both assist in integrating the new urban form into the landscape and bringing positive change and benefits to the existing landscapes.

As well as providing new housing the proposals offer a unique opportunity to create new woodland and open grass land areas managed to provide the maximum benefit to the existing ecology and public access. Views of the proposals are to be managed to

screen some of the boundaries but areas of open landscape will be maintained with public access ensuring the open, panoramic, elevated views over the AONB remain as part of the character of this area.

The Green Belt would be altered through the proposals with the developed areas falling out of Green Belt and new boundaries being established. The most recent masterplan proposals demonstrate how these boundaries can be made recognisable and permanent features.

APPENDIX 1.0

VISUAL RECEPTORS - SEPARATE A3 DOCUMENT



Representative Viewpoint	VP1
Visual Receptor	PROW
Location	TQ N- E-
Receptor description	footpath running west from Farningham
View and orientation	view up slope west and over valley east
View elevation	95M
Proximity to proposals	100M
Extent of Visibility	proposals will be visible in 0% of view
Receptor Susceptibility	High

Description of View	The footpath route runs from the National Trail - Darent Valley Path in the valley, climbing up towards the site at the rear of properties on the edge of Eynsford. The path route lies between property boundary hedgerow and arable fields to the east, within this route views out are restricted and where views are possible they are east over the valley. At a point before the path turns towards the site the route becomes impassable.
Change to View	On this section of footpath and along the Darent Valley Trail no views over or of the site are possible. This is due mainly to the elevation of the site above these routes at 100m AOD but also due to substantial mature trees and woodland that line the valley slopes up to the site boundaries.

Value and Quality of view	Moderate-High
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Negligible-None
Hierarchy of receptor	Local
Summary - Visual Effects	
Negligible No views of the proposed development is assessed from this section of path	
Mitigation	
N/A	

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Representative Viewpoint	VP2
Visual Receptor	Highway
Location	TQ N- E-
Receptor description	Crockenhill Lane
View and orientation	view through hedgerow boundary from lane
View elevation	95M
Proximity to proposals	200M
Extent of Visibility	proposals will be visible in 10% of view
Receptor Susceptibility	Low

Description of View	The view is not taken from the highway but the from the other side of a dense hedgerow that lines Crockenhill Lane to the south of the site. The road follows the topography of the hill, rising from a low within Eynsford towards the bridge crossing of the M25 where the ground and the site topography are broadly level. A short section of road may have filtered, glimpsed views in winter of the sites eastern edge.
Change to View	The view illustrated is that from the other side of this hedgerow screen and looks across the open field used occasionally for car boot sales, towards the golf course which is marked by a ditch, scrub vegetation and a further elevation in height. Only glimpsed filtered views are possible from the road. Reviewed through sections of the revised masterplan. Views remain limited with boundary mitigation planting reducing this further.

Value and Quality of view	Moderate
Susceptibility of receptor	Low
Sensitivity of receptor	Low
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight- some visibility of development may be possible but limited to filtered views through boundary vegetation	
Mitigation	
Further screen planting to boundaries would reduce further potential views.	

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Representative Viewpoint	VP3
Visual Receptor	Leisure
Location	TQ N- E-
Receptor description	views from the western edge of the golf course
View and orientation	view
View elevation	100M
Proximity to proposals	0M
Extent of Visibility	proposals will be visible in 0% of view
Receptor Susceptibility	Medium

Description of View	View from within the site looking north across the eastern edge of the golf course and over the land used for car boot sales. The ground is elevated with panoramic views that are largely unconstrained. Views to distance are possible to the north east and south with the majority of the site and the adjoining land being clear of vegetation. A line of pylons running south-north provide a prominent detracting feature in the landscape.
Change to View	The site will undergo substantial change with development crossing large sections of the golf course and the rough grassland to the west. Views out from the site will still be possible from locations throughout the development but from many locations these will be blocked by buildings.

Value and Quality of view	Moderate
Susceptibility of receptor	Medium
Sensitivity of receptor	Medium
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate~Substantial a large change through the introduction of new development over the site and the loss of some visual amenity through this change.	
Mitigation	
Planning a layout that maximises opportunities for views out over the AONB to the south and east and creating new leisure opportunities and routeways.	

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Representative Viewpoint	VP4
Visual Receptor	Highway
Location	TQ N- E-
Receptor description	Crockenhill Lane
View and orientation	view looking east from motorway bridge
View elevation	100M
Proximity to proposals	300M
Extent of Visibility	proposals will be visible in 0% of view
Receptor Susceptibility	Low

Description of View	The view is from the motorway crossing on Crockenhill Lane looking back towards the site. The motorway is in deep cutting and for much of its length this is wooded offering strong screening to views west.
Change to View	The site is not visible behind this combination of embankment and woodland as even further north, only a glimpse of the adjoining fields are visible at the junction 3 and not the site itself. The view effects have been reviewed through sections of the revised masterplan and the boundary vegetation is expected to continue to offer a strong screen to new building.

Value and Quality of view	Poor
Susceptibility of receptor	Low
Sensitivity of receptor	Low
Magnitude of Change	Negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Negligible No visibility due to intervening topography and vegetation	
Mitigation	
N/A	

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Representative Viewpoint	VP5
Visual Receptor	Leisure and PROW
Location	TQ N- E-
Receptor description	public footpath running through the site
View and orientation	view looking south and north
View elevation	M
Proximity to proposals	OM
Extent of Visibility	proposals will be visible in 100% of view
Receptor Susceptibility	High

Description of View	The view is on the footpath route that crosses the site, roughly central to the site itself and close to the scheduled monument Fort Farningham. The footpath continues northward, dropping in elevation below the plateau and into a vegetated track leading to a crossing of the M25. It continues southward across the golf course and to the edge of the plateau.
Change to View	From sections of the path views outward are panoramic and to distance taking in the surrounding AONB landscapes to the south, the city of London skyline to the east and the intervening wooded farmland. The development will see large change and a loss of some of these views.

Value and Quality of view	Moderate
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial views from the path route will undergo substantial change with some loss of visual amenity and connections to the wider landscape	
Mitigation	
Layout that maintains the PROW in open land and retains views over the AONB and towards London	

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Representative Viewpoint	VP6
Visual Receptor	Leisure and PROW
Location	TQ N- E-
Receptor description	public footpath through golf course
View and orientation	view looking south
View elevation	100M
Proximity to proposals	0M
Extent of Visibility	proposals will be visible in 50-100% of view
Receptor Susceptibility	High

Description of View	View from footpath route crossing the site taken from further south along the route at the edge of the plateau. On the plateau of the golf course there is very little in the way of vegetation to impede views. Because of the plateau topography views down towards lower parts of the valley are not possible and the focus is on views across to landscape at a similar elevation of 100m AOD or above some 1-2km distant.
Change to View	The proposed development will create substantial change for the path route but travelling south a user of the path will move out of the developed areas into landscape areas and on into the AONB and Farningham. The change is large but varied along the route.

Value and Quality of view	Moderate-High
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial large change possible to the route and from locations at the edge of the plateau but routes south will move out of the influence of the development	
Mitigation	
Maintain views and screen boundaries. Create landscape areas for the path route and over southern slopes	



Project: Pedham Place

Client: Gladman



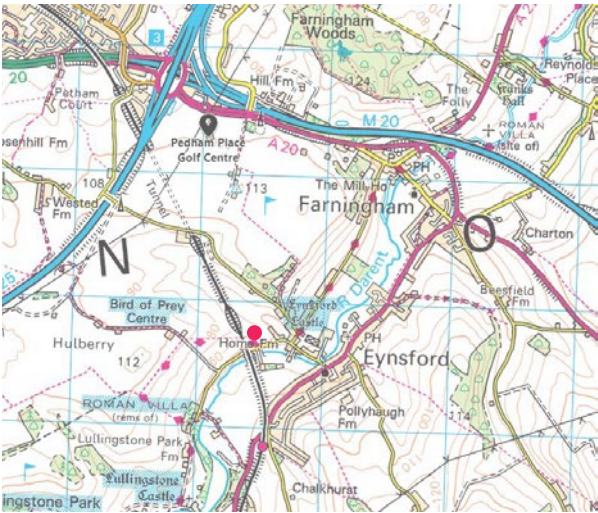
Representative Viewpoint	VP7
Visual Receptor	PROW
Location	TQ N- E-
Receptor description	Footpath up to and through woodland
View and orientation	view looking south
View elevation	100M
Proximity to proposals	500M
Extent of Visibility	proposals will be visible in 0% of view
Receptor Susceptibility	High

Description of View	View from a public footpath running from a link off the A225, north east of the proposal site. The path climbs steeply towards Farningham Woods, following the edge of the woods and travelling within the woodland for much of its length. The site can be seen over the plateau in the middle distance across the valley to the south.
Change to View	Tree cover continues to be a significant visual screen across the eastern slopes of the plateau and along with the undulating topography, this shields views of much of the site. Aspects of the development will be visible forming a notable urban expansion adjacent to the motorway corridor.

Value and Quality of view	Moderate-High
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate~Substantial some visibility of development with some screening also present. Seen in the context of the motorway and A road corridor and pylons	
Mitigation	
Woodland screening to build on existing woodland along the slopes and edge of plateau	

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Representative Viewpoint	VP8
Visual Receptor	rail crossing and PROW
Location	TQ N- 657 E-533
Receptor description	View looking north from public footpath Darent Valley national trail
View and orientation	Restricted views towards the south eastern slopes of the proposal site
View elevation	59M
Proximity to proposals	500M
Extent of Visibility	proposal site edge will be visible in 30% of view
Receptor Susceptibility	High

Description of View	The view looks back from the rail crossing over open grazing fields and across a local valley undulation towards the slopes leading up to the proposal site. The elevation of the view is some 50m below the golf course plateau leading to views being restricted to the southern boundary edge of the site. This is further restricted by topography leading to only the south eastern end of the proposal site being in view. The village of Eynsford and the rail line and viaduct are prominent as are properties at the edges of the site
Change to View	The change will be limited to development that may appear at the edges of the development at its south eastern extents. Existing urban form is prominent in the landscape but set within or along the slopes of the Darent. Mitigation planting at the boundaries of the site would potentially prevent any change.

Value and Quality of view	Moderate
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Medium-Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate-Moderate~Substantial - elements of development may be visible but layout and planting could reduce this significantly	
Mitigation	
Setting development back from the site boundaries and woodland planting could remove all views over time.	



Figure: 7.1 Viewpoint 1 (VP1)
Project: Pedham Place
Client: Gladman



Representative Viewpoint	VP9
Visual Receptor	PROW
Location	TQ N-657 E-529
Receptor description	looking north from PROW Darent Valley Path national trail
View and orientation	view restricted by topography with north eastern edge of site visible
View elevation	86M
Proximity to proposals	800M
Extent of Visibility	proposals will be visible in 20% of view
Receptor Susceptibility	High

Description of View	The view is elevated above the Darent Valley over open grazing fields and is close to a farmstead group of buildings. The railway viaduct and village of Eynsford is prominent in the view. The site is visible as a glimpse of the south eastern boundary of the site. The elevation at around 86m means no views over the golf course are possible.
Change to View	Potentially some visibility of development at the site boundary but this is limited by intervening topography and could be screened through mitigation.

Value and Quality of view	Moderate
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Medium-Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate - Moderate~Substantial some visibility of development may be possible but limited to the south eastern corner of the site	
Mitigation	
Setting development back from the site boundaries and woodland planting could remove all views over time.	

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Representative Viewpoint	VP10
Visual Receptor	PROW
Location	TQ N-657 E-527
Receptor description	View from PROW and access road to bird of prey centre and farm shop
View and orientation	View looking north over local valley undulation towards site
View elevation	98.4M
Proximity to proposals	1Km
Extent of Visibility	proposals will be visible in 90% of view
Receptor Susceptibility	High-PROW Medium workplace and leisure

Description of View	The view is from an elevated location close to the ridge line of the hills directly south of the proposal site. The view is panoramic and takes in the full southern boundary and southern facing slopes of the site. The elevation of the view at 98m allows for views across the site and glimpses of the landscapes further north are possible. The view is over grazing pasture but also includes settlement, electricity pylons, commercial greenhouses and the very prominent M25 motorway in the west.
Change to View	The potential from this location is for substantial change across the horizon to the north. Both new commercial and residential development will be visible but limited to development towards the southern edges of the site with this likely to screen other urban form behind. Potential for screening.

Value and Quality of view	Moderate
Susceptibility of receptor	Medium-High
Sensitivity of receptor	Medium-High
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial - The potential visual change is large with all aspects of the site visible.	
Mitigation	
Earth mounding and screen planting will have good long term effects but layout should consider the nature of potential visibility and plan for a new visual connection to urban centre.	



Figure: 7.1 Viewpoint 1 (VP1)
Project: Pedham Place
Client: Gladman



Representative Viewpoint	VP11
Visual Receptor	Residential properties PROW
Location	TQ N-658 E-521
Receptor description	cottages along access lane
View and orientation	Open views looking north from some properties and grounds
View elevation	96M
Proximity to proposals	1Km
Extent of Visibility	proposals will be visible in 90% of view
Receptor Susceptibility	High

Description of View	The view is from an elevated location close to the ridge line of the hills directly south of the proposal site. The view is panoramic and takes in the full southern boundary and southern facing slopes of the site. The elevation of the view at 98m allows for views across the site and glimpses of the landscapes further north are possible. The view is over grazing pasture but also includes settlement, electricity pylons, commercial greenhouses and the very prominent M25 motorway in the west.
Change to View	The potential from this location is for substantial change across the horizon to the north. Both new commercial and residential development will be visible but limited to development towards the southern edges of the site with this likely to screen other urban form behind. Potential for screening.

Value and Quality of view	Moderate
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial - The potential visual change is large with all aspects of the site visible.	
Mitigation	
Earth mounding and screen planting will have good long term effects but layout should consider the nature of potential visibility and plan for a new visual connection to urban centre.	

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Representative Viewpoint	VP12
Visual Receptor	PROW
Location	TQ N-652 E-525
Receptor description	footpath route at the northern extents of Lullingstone Park.
View and orientation	Views restricted by topography looking north east
View elevation	105m
Proximity to proposals	1.5km
Extent of Visibility	proposals will be visible in 10% of view
Receptor Susceptibility	High

Description of View	The view is from an open field location before the path turns behind a substantial hedgerow and poplar boundary. Views of the sites south eastern corner are possible with remaining areas screened by topography. Eynsford is visible in part in the valley below and due to its elevation, views from the path beyond the site are possible with glimpses of the landscape to the north. The AONB to the east is visible in the wider panorama.
Change to View	There is the potential for visibility of an urban edge along the site boundary, this would curtail any limited views of the landscape to the north and introduce built form on the ridge line. Both layout and screen planting could potentially mitigate this change.

Value and Quality of view	Moderate-High
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Medium-Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate-Moderate~Substantial - development will be partially visible across a section of the south eastern boundary	
Mitigation	
Setting development back from the site boundaries and woodland planting could remove all views over time.	



Project: Pedham Place
Client: Gladman



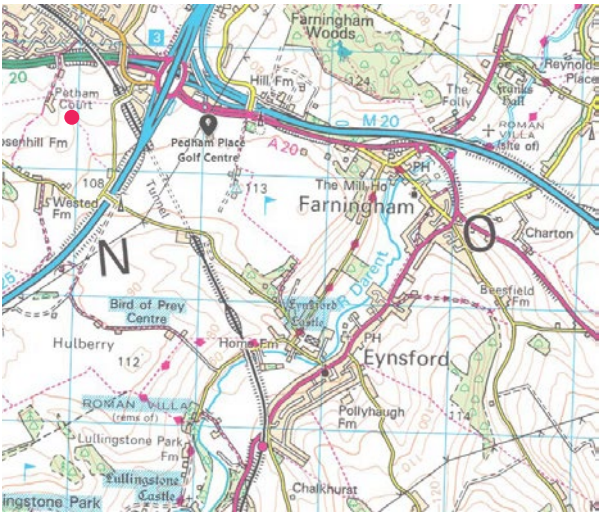
Representative Viewpoint	VP13
Visual Receptor	PROW
Location	TQ N-650 E-528
Receptor description	PROW close to Lullingstone Roman Villa
View and orientation	looking north
View elevation	60.9M
Proximity to proposals	1.5km
Extent of Visibility	proposals will be visible in 10% of view
Receptor Susceptibility	High

Description of View	The view towards the site is largely curtailed by the rising topography of the immediate fore-ground. The south eastern corner of the site can be made out with part of the wooded boundary further screening views into the site. The surrounding landscape is rural with some properties in view but without the urban influences of Eynsford and the rail and road network visible at other locations on the PROW network.
Change to View	Change to view would be limited to glimpses of development at the southern edges of the proposal site in the east. The majority of the development site is screened from view and mitigation could reduce what effects there are further.

Value and Quality of view	Moderate-High
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate - The change will potentially be limited to a small proportion of the view	
Mitigation	
Mitigation planting to the boundaries and setting development back from the ridge may reduce all views	

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Representative Viewpoint	VP14
Visual Receptor	PROW
Location	TQ N-672 E-520
Receptor description	PROW footpath outside of AONB west of the proposal site and M25
View and orientation	Open view looking east
View elevation	80M
Proximity to proposals	500M
Extent of Visibility	proposals will be visible in 50% of view
Receptor Susceptibility	High

Description of View	The view is over open arable fields looking towards the western side of the proposed development site. Between the site and the footpath are local roads and the M25 motorway, partially in cutting but noticeable over some of the view. Electricity pylons on the site and large commercial sheds are very prominent detracting elements in the view. The urban conurbation of Swanley dominates the landscape to the north.
Change to View	The site is largely screened from view by boundary vegetation and the angle of view, looking up towards the site and over the M25 corridor. Any glimpses of proposed development will likely be restricted to the upper sections of larger commercial buildings. Mitigation planting would reduce views further over time.

Value and Quality of view	Moderate-High
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate - the development may be visible as glimpses over existing vegetation but against the backdrop of existing commercial buildings, motorway and pylons.	
Mitigation	
Boundary planting will reduce potential views further over time.	

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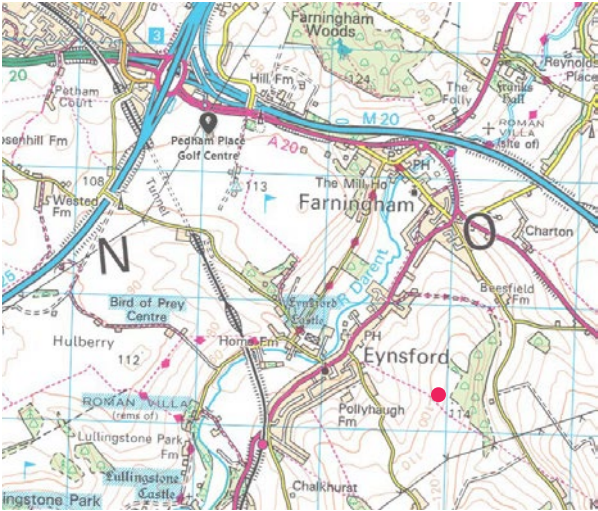
Representative Viewpoint	V15
Visual Receptor	PROW residential
Location	TQ N-663 E-546
Receptor description	PROW footpath alongside A225 and residential properties in Eynsford
View and orientation	Views from within open land in the village close to the river Darent
View elevation	41M
Proximity to proposals	650M
Extent of Visibility	proposals will be visible in 50% of view
Receptor Susceptibility	High

Description of View	The view is representative of views from a footpath route following the river Darent and from properties in Eynsford facing towards the eastern boundaries of the proposal site. The eastern edge of the site is visible along its full length and over sections is open without boundary vegetation. Due to the angle of view from the valley there is no view into or over the site. Properties within Eynsford are also a notable part of the view.
Change to View	Development may be visible along the ridge line at the eastern edge of the site but both layout and planting would be expected to reduce or remove this. The potential for large change to the view exists but should be avoided through these measures.

Value and Quality of view	Moderate-High
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Medium-Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate-Moderate~Substantial - the development is potential visible along the ridgeline but views should ultimately be designed out.	
Mitigation	
Woodland planting and layout or development back from boundaries should reduce and/or remove views.	



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Representative Viewpoint	VP16
Visual Receptor	PROW
Location	TQ N-663 E-546
Receptor description	PROW footpath to the south east of Eynsford on rising round
View and orientation	Open views over the AONB looking north west
View elevation	100.5M
Proximity to proposals	1.8km
Extent of Visibility	proposals will be visible in 10% of view
Receptor Susceptibility	High

Description of View	The view is open and panoramic from an elevated location close to a local ridge line high point and with views across the AONB. The view is rural over arable and pasture fields and across the Darent valley towards the proposal site. The plateau of the site is notable but distant with some visibility into and across the site, restricted to its eastern boundary. The village of Eynsford appears across the lower slopes of the valley.
Change to View	Some view of proposed development at the eastern section of the site are possible with some development likely to be seen. Both layout and boundary planting can reduce significantly views of the proposed development but change to the view will occur set within a landscape where both settlement and woodland are already present.

Value and Quality of view	Moderate-High
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Low-Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate - Moderate~Substantial the development will be visible above the existing village of Eynsford but this is limited to the eastern section of the site	
Mitigation	
Both layout and woodland planting to boundaries can significantly reduce the potential for views.	

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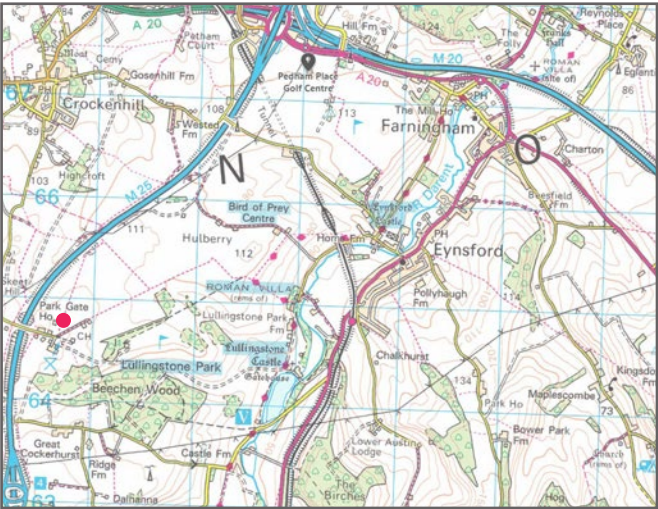
Representative Viewpoint	VP17
Visual Receptor	Eynsford Castle
Location	TQ N- E-
Receptor description	Scheduled Ancient Monument
View and orientation	Views from within castle and grounds
View elevation	30M
Proximity to proposals	300M
Extent of Visibility	proposals will be visible in 50% of view
Receptor Susceptibility	High

Description of View	The view is from the castle grounds where public access is possible within and around the castle and down to the banks of the Darent. Looking up towards the proposal site from this location the village of Eynsford is prominent to the immediate north and south with the valley and slopes to the west a mixture of further settlement, open fields and woodland along the ridge. Views of the site are restricted to this boundary.
Change to View	Views of the proposed development site are very limited with existing vegetation providing a solid screen even in winter.

Value and Quality of view	Moderate-High
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Low-negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight~Moderate - the development is likely to be screened by existing vegetation.	
Mitigation	
Woodland planting and layout or development back from boundaries should further reduce and/or remove views.	

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Client: Gladman



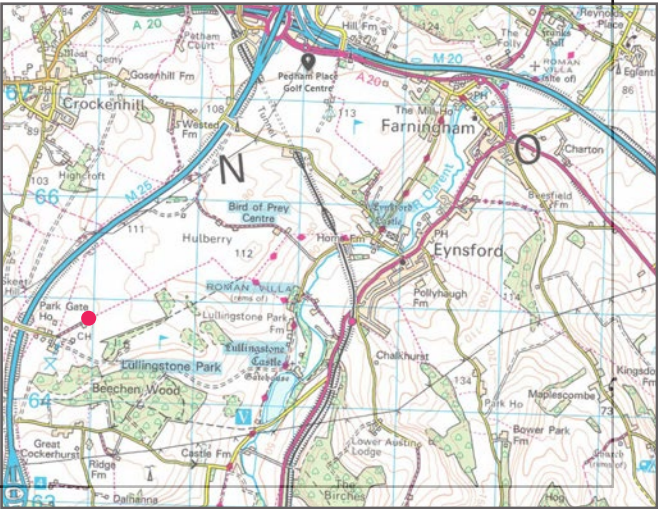
Representative Viewpoint	VP18
Visual Receptor	PROW
Location	TQ N-646 E-506
Receptor description	public footpath within Lullingstone Park
View and orientation	Views from edge of golf course looking north
View elevation	115M
Proximity to proposals	3.1km
Extent of Visibility	proposals will be visible in 50% of view
Receptor Susceptibility	High

Description of View	The view is from a public footpath at the edge of the golf course looking due north towards the proposal site. The elevation of the view allows views over the site and towards the landscapes further north but this is distant and and only glimpses are possible. Parts of the golf course, structures on site and pylons are visible but generally only south facing slopes of the site are within the view. In the fore ground are greenhouses and other intensive farming structures.
Change to View	The proposed development would appear as a line of new development just below the horizon line within a landscape and view that already includes visible transport corridors, power lines and dwellings. The change would be distant but noticeable at the scale of a small settlement.

Value and Quality of view	Moderate-Poor
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate~Substantial - the development is likely to visible but not prominent and appear as a small settlement at the edge of the AONB	
Mitigation	
Woodland planting and layout or development back from boundaries should further reduce and/or remove views.	

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Project: Pedham Place
Client: Gladman



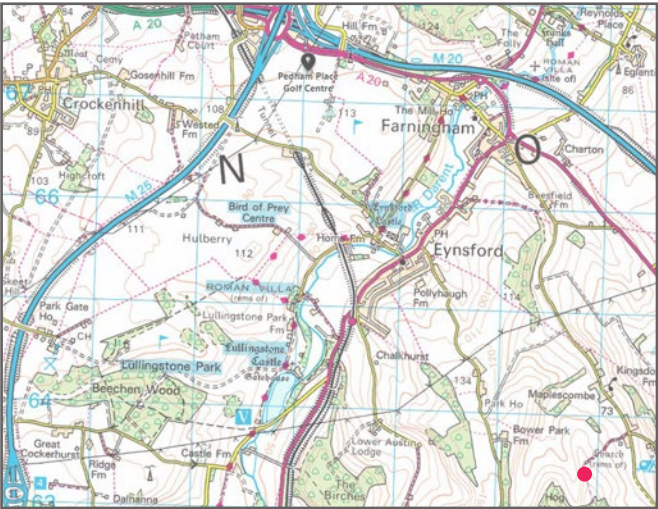
Representative Viewpoint	VP19
Visual Receptor	PROW bridleway
Location	TQ N-634 E-559
Receptor description	PROW bridleway below High Castle
View and orientation	Open view looking north west
View elevation	128.6M
Proximity to proposals	4km
Extent of Visibility	proposals will be visible in 0% of view
Receptor Susceptibility	High

Description of View	The view is open from an elevated location within the AONB. The far southeastern corner of the site can be made out with glimpses of settlement in Eynsford below this wooded hillside sitting below. No part of the golf course or other parts of the proposal site can be seen due to intervening vegetation and the rolling topography. The landscape view is rural and tranquil and removed from the influences of larger settlement and transport corridors.
Change to View	No view is expected of the proposed development with the corner of the site visible in the view already heavily wooded. At this distance any change would be a small part of the view and may go un-noticed by the viewer.

Value and Quality of view	Moderate
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Negligible the development will not be visible	
Mitigation	
N/A	

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Project: Pedham Place
Client: Gladman



Representative Viewpoint	VP20
Visual Receptor	PROW -bridleway
Location	TQ N-634 E-559
Receptor description	PROW bridleway below High Castle
View and orientation	Open view looking north west
View elevation	128.6M
Proximity to proposals	4km
Extent of Visibility	proposals will be visible in 0% of view
Receptor Susceptibility	High

Description of View	The view is open from an elevated location within the AONB. The far southeastern corner of the site can be made out with glimpses of settlement in Eynsford below this wooded hillside sitting below. No part of the golf course or other parts of the proposal site can be seen due to intervening vegetation and the rolling topography. The landscape view is rural and tranquil and removed from the influences of larger settlement and transport corridors.
Change to View	No view is expected of the proposed development with the corner of the site visible in the view already heavily wooded. At this distance any change would be a small part of the view and may go un-noticed by the viewer.

Value and Quality of view	Moderate-High
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Negligible the development will not be visible	
Mitigation	
N/A	

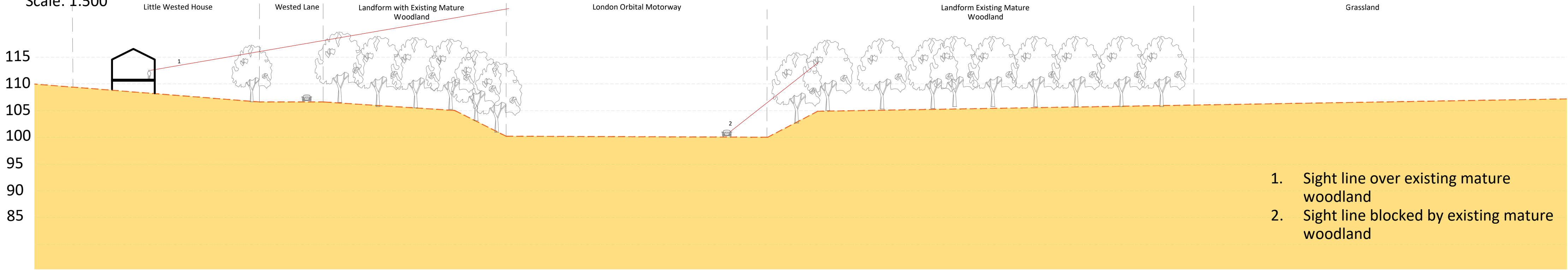
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Project: Pedham Place
Client: Gladman

APPENDIX 2.0

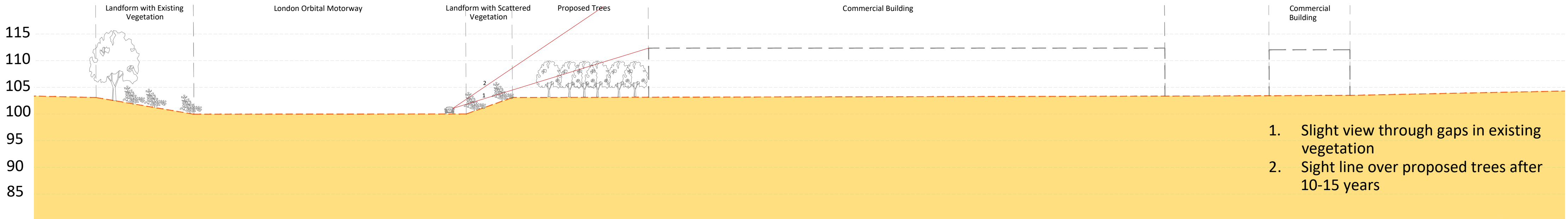
SECTIONS

SECTION 1-1
Scale: 1:500



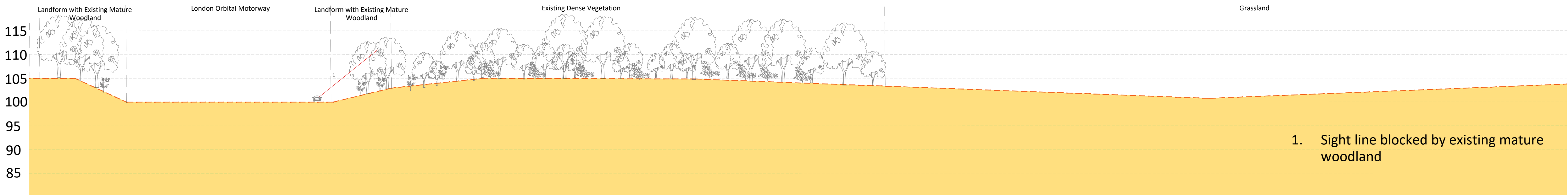
1. Sight line over existing mature woodland
2. Sight line blocked by existing mature woodland

SECTION 2-2
Scale: 1:500



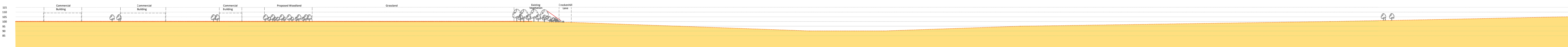
1. Slight view through gaps in existing vegetation
2. Sight line over proposed trees after 10-15 years

SECTION 3-3
Scale 1:500

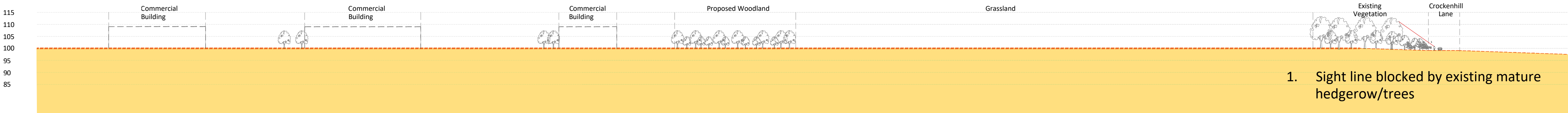


1. Sight line blocked by existing mature woodland

SECTION 4-4



SECTION 4-4a
Scale: 1:1000



1. Sight line blocked by existing mature hedgerow/trees



SECTION LOCATION PLAN

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REVISION NOTES

Rev	By	Description	Date
A	AJ	Building appearance amended	10.01.24

Client

-

Project

Pedham Place

Description

Section Drawing

Status

For Information

Scale @ A1

-

Job number

3157

Drawn

AJ

Drawing number

301

Checked

CT

Date

18.12.23

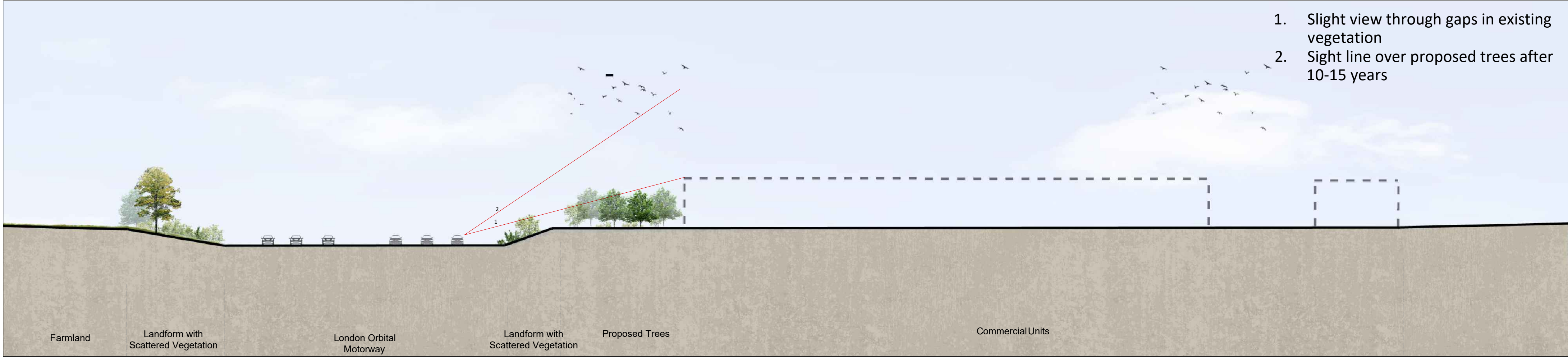
Revision

A

SECTIONS 1-1'



SECTIONS 2-2'



SECTIONS 3-3'



SECTION LOCATION PLAN



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REVISION NOTES

Rev	By	Description	Date
A	AJ	Building appearance amended	10.01.24

Client

-

Project

Pedham Place

Description

Landscape Sections

Status

For Approval

Scale @ A1

1:500

Job number

3157

Drawn

AJ

Drawing number

302

Checked

CT

Date

19.12.23

Revision

A

tpm landscape
chartered landscape architects

address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk

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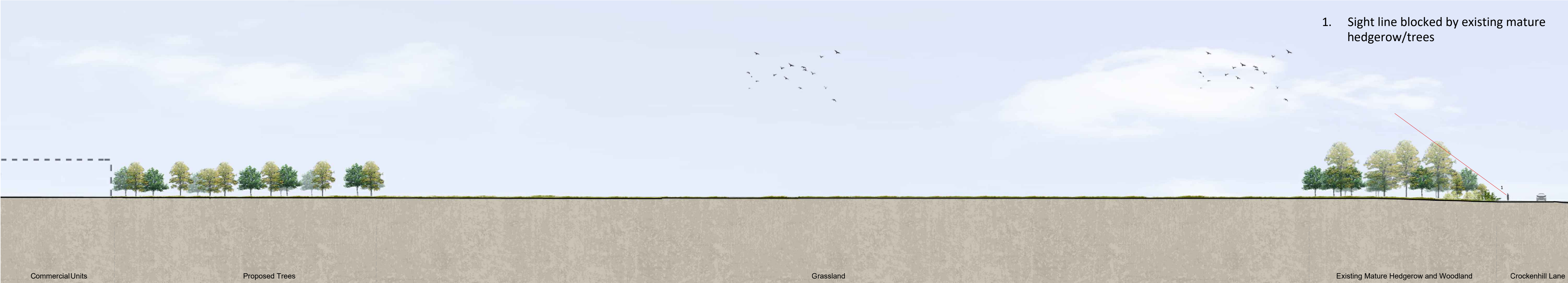


SECTION LOCATION PLAN

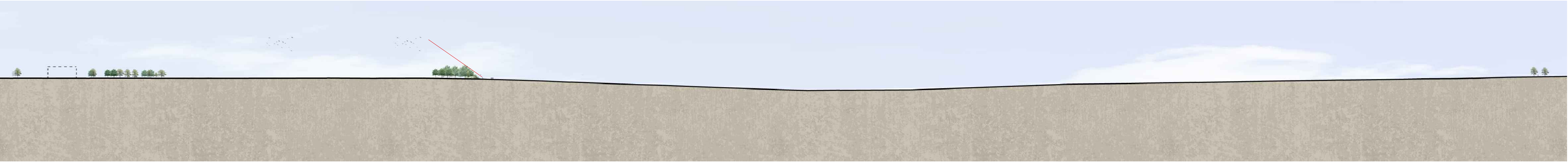
REVISION NOTES

Rev	By	Description	Date
A	AJ	Building appearance amended	10.01.24

SECTIONS
4-4a



SECTIONS 4-4



Client	-		
Project	Pedham Place		
Description	Landscape Sections		
Status	For Approval		
Scale @ A1	Drawn	Checked	Date
-	AJ	CT	19.12.23
Job number	Drawing number		Revision
3157	303		A

tpm landscape
chartered landscape architects
address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
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APPENDIX 3.0

LVIA METHODOLOGY

LANDSCAPE BASELINE AND SENSITIVITY

i CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape Sensitivity is a combination of judgements of susceptibility to the type of change proposed and the value attached to the landscape.

Susceptibility to change *the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.*

Baseline studies for assessing landscape effects require a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.

Following this each aspect of the assessment should be judged for its susceptibility to change from the proposed development and the value attached to this aspect of the landscape. Value can apply to areas of landscape as a whole, or to individual elements and feature.

Table 1 illustrates the aspects of landscape character used to inform the susceptibility of a landscape, or elements of the landscape to change.

Table 1 CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape	High	Medium	Low
Landscape designation	A landscape of distinctive character susceptible to relatively small changes. Includes national or regionally designated landscapes, e.g. National Scenic Area; Historic Gardens and Designed Landscapes on the National Register; AONB; National Parks	A landscape of moderately valued characteristics. Including local landscape designations.	A landscape of relative unimportance, the nature of which is tolerant to substantial change. No landscape designation.
Landscape resource and/or habitats	Important landscape resources or landscapes of particularly distinctive character and therefore likely to be subject to national designation or otherwise with high values to the public. Is susceptible to minor changes that would alter access or the character and experience of the resource.	Moderately valued characteristics reasonably tolerant of change. Susceptible to changes that would remove access and fundamentally change the nature of the existing resource.	Relatively unimportant/immature or damaged landscapes tolerant of substantial change.
Scale and enclosure	Small intimate landscape susceptible to changes that alter scale, form and enclosure. Large scale landscapes susceptible to the introduction of uncharacteristic elements which impose enclosure or development at a scale inappropriate to the setting.	Medium scale landscape susceptible to changes that introduce elements which alter the scale or understanding of landscape context.	Large scale open landscapes susceptible to changes that introduce elements that are of an appropriate scale and/or landscape context. Small scale landscapes susceptible to changes that introduce intimate and contained development appropriate to the context.
Landform and topography	Mountainous or large dominating hills and valleys. Intimate small scale landscapes defined through easily identifiable elements in the immediate landscape.	Rolling landform with small hills and valleys. Some intimacy and human scale through landscape elements such as hedgerows and woodland copses.	Large scale open landscape. Little intimacy or human scale, few character elements or features.

Settlement and Urban landscapes	Organic land cover pattern, urban forms that follow a <u>recognisable</u> historical growth over time which is retained with the layout, building fabric or through other elements. Urban grain and layout that define character and give a sense of place. Conservation Areas or areas with a high collection of listed buildings or notable features.	Urban form with some <u>recognised</u> form and structure that defines a character for the settlement or urban area. An area with noted buildings or form may include listed buildings.	Urban form that is degraded or creates a limited sense of place or character through either its grain, layout, building fabric or other elements. 20th and 21st century suburban layouts and industrial and commercial areas may fall into this category.
Historical and Cultural Landscapes	Landscapes with important historical or cultural associations notable either through physical structures, landmarks or features or else through association with literature, historical events or cultural significance. Registered park or gardens, landscape with a national cultural significance susceptible to small change.	Landscapes with notable historical and cultural associations at Regional or Local level. Landscape susceptible to change that would alter or remove the elements or features important to the association.	Landscape with no <u>recognised</u> individual features or elements
Remoteness and tranquillity	Remote location, little evidence of human activity. Landscape susceptible to small changes.	Landscapes with aspects of tranquillity and remoteness but where human activity and presence is notable. Susceptible to changes that would further <u>urbanise</u> or bring activity to areas where this is only partially present.	Highly developed countryside areas with continuous evidence of human activity. Susceptible only to very high levels
Visual and Sensory	A landscape with wide ranging and open views to distance which are part of the character. Susceptible to change that leads to enclosure or loss of notable views or view points. High quality views.	A landscape with open aspects or views but moderate or low visual connections to distance. Susceptible to change that remove views or fundamentally alters the visual amenity.	An enclosed landscape with little or no visual connection to distant locations. A landscape where view quality is low and/or degraded in character.

ii Table 2 CRITERIA FOR DESCRIBING LANDSCAPE QUALITY

Landscape Quality	Definition	Typical Example
Exceptional	Strong landscape structure, characteristics, patterns, and/or clear urban grain identifiable with a historic period or event; Appropriate management for land use and land cover and/or a well maintained urban environment of distinction, intact and good landscape condition; Distinct features worthy of conservation, historic architectural grain; Sense of place exceptional local distinctiveness; No detracting features.	Internationally or nationally recognised, World Heritage Sites, National Parks, National Scenic Area, AONB
High	Strong landscape structure, characteristic patterns and/or clear urban grain; Appropriate management for land use and land cover, but potentially scope to improve; Distinct features worthy conservation; Sense of place; Occasional detracting features.	Nationally, regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Area;
Good	Recognisable landscape structure and/or urban grain Scope to improve management for land use and land cover; Some features worthy of conservation; Sense of place; Some detracting features.	Regionally or locally recognised e.g. localised areas within National Park, Regional Parks, Village Greens, Special Landscape Areas, Conservation Areas.
Ordinary	Distinguishable landscape structure, characteristics, patterns of landform and land cover often masked by land use; Fractured urban grain with patterns of use difficult to distinguish; Scope to improve management of vegetation; Some features worthy of conservation; Some detracting features	Locally recognised landscape without specific designation.
Poor	Weak landscape structure, characteristic patterns of landform and land cover are missing, little or no recognisable urban grain; Mixed land use evident; Lack of management and intervention has resulted in degradation; Frequent detracting features.	A landscape without note or one singled out as being degraded or requiring improvement.
Very Poor	Degraded landscape structure, characteristic patterns and/or urban grain missing; Mixed land use or dereliction dominates; Lack of management/ intervention has resulted in degradation; Extensive detracting features.	A Landscape likely to be singled out as needing intervention or regeneration.

iii Table 3 CRITERIA FOR DESCRIBING LANDSCAPE VALUE

Value can apply to areas of landscape as a whole, or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

The range of factors that can help in the identification of valued landscapes may include:

- **Landscape Quality** (see table 2) - a measure of the physical state of the landscape;
- **Scenic Quality** - landscapes that appeal primarily to the senses
- **Rarity** - the presence of rare elements or features in the landscape;
- **Representativeness** - whether the landscape contains particular characters and or features or elements which are considered particularly important examples;
- **Conservation Interests** - the presence of features of wildlife, earth science, archaeological, historical and cultural interest;
- **Recreation Value** - evidence that the landscape is valued for recreational activity;
- **Perceptual Aspects** - e.g. wilderness and/or tranquility;
- **Associations** - Some landscape are associated with particular people, such as artists or writers, or events in history.

Landscape Value	Definition	Typical Example
High	An iconic landscape or <u>element(s)</u> held in high regard both nationally, regionally and by the local community; A landscape or <u>element(s)</u> widely used by both the local community and a broader visiting community; Features of particular historical protected significance ; Landscape or space which defines or is closely associated with a community and its life and livelihood; A landscape that defines a particular character area being both representative but also definitive in terms of its elements, features or characteristics.	Nationally, regionally <u>recognised</u> e.g. parts of National Park; National Scenic Area; AONB; Registered Historic Garden and Designed Landscape; World Heritage Sites. Village Green/Park or Community Recreational Space with strong and varied use by the whole community over a period of 20 years or more. Regional Parks and Country Parks. An area with good and varied access and high visual amenity.
Good	A landscape or <u>element(s)</u> <u>recognised</u> regionally and locally as important ; A landscape widely used by the local community; Features or elements widely used or visited and held in <u>association</u> with the area or community; A landscape that is particularly representative of the character descriptions and assessments available for the study area including some key aspects or features that if lost would effect the overall landscape description.	Conservation or Listed status; Village Greens/Parks; , Culturally important sites. Access via PROW and permissive paths other <u>routeways</u> . An area of good access and good visual amenity.
Moderate	A landscape of local importance ; A landscape used by the local community through PROW; A sense of place <u>recognisable</u> and associated with the local area.	Area of local landscape importance with limited access and some visual amenity
Low	A landscape without particular noted significance; A landscape or elements infrequently used by the local <u>community</u> ; A landscape which is not distinct and does not add to the overall context of the area.	A landscape with little or no access and no visual amenity

Landscape Sensitivity	Definition	Typical Examples
High	A landscape that demonstrates a high level of susceptibility to the nature and level of change proposed across the majority of criteria assessed. A landscape of high or moderate value that includes key aspects, elements or features of the <u>recognised</u> landscape character. The proposal is likely to change the nature and description of the receiving landscape character.	Internationally or Nationally <u>recognised</u> . World Heritage Sites, National Parks, National Scenic Area, AONB. Nationally, Regionally <u>recognised</u> e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Areas; Valued landscapes of good quality or above which define or have definite characteristics of a landscape character type or area.
Medium - High	A landscape that demonstrates a medium to high level of susceptibility to the change proposed. A landscape of medium to high level value where care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally <u>recognised</u> e.g. areas within National Park, Regional Parks, Special Landscape Areas, Conservation Areas. Valued and/or good landscapes that are representative of a broader landscape character type or area.
Medium	A landscape that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the principle characteristics of the receiving landscape. A landscape of medium level value where some care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally or locally <u>recognised</u> e.g. Regional Parks, Village Greens, Locally <u>recognised</u> landscape without specific designation. Locally valued and/or good or ordinary landscapes that are representative of a broader landscape character type or area.
Low - Medium	A landscape of low susceptibility to change where the proposals will only affect or alter the key characteristics, features or elements of the receiving landscape in a very limited way, whilst predominantly maintaining the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being predominantly degraded or requiring some improvement. A Landscape likely to be singled out as needing <u>intervention</u> or regeneration. A landscape of ordinary quality with few recorded value characteristics. A landscape that includes limited key characteristics, elements or features and is partially representative of a landscape character type or area.
Low	A landscape of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the receiving landscape and where the landscape would be left essentially within the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being degraded or requiring improvement. A Landscape likely to be singled out as needing <u>intervention</u> or regeneration. A landscape of ordinary or poor quality with few or no recorded value characteristics. A landscape that does not include key characteristics, elements or features and is only partially representative of a landscape character type or area.

LANDSCAPE EFFECTS

v Table 5 MAGNITUDE OF CHANGE (LANDSCAPE)

Magnitude of Change	Examples
High	The development would result in a prominent change to the landscape character type or area (enhance or degrade). Major alteration to significant elements or features or the removal/introduction of substantial elements. The alteration of a landscape to substantially increase/decrease both the landscape value and quality.
Medium	The development would result in a noticeable change to the landscape character or part of a landscape character type or area (enhance or degrade). Alteration to elements or features or partial removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Low	The development would result in a slight change to the landscape character (enhance or degrade). Alteration to minor elements or features or the removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Negligible	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

vi Table 6 SUMMARY TABLE TO DETERMINE LANDSCAPE EFFECTS

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight- Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects on landscape can be expressed as an adverse or beneficial effect depending on the assessor’s view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a landscape appear unaffected.

Landscape Effect	Nature of the Effect
Substantial Moderate - Substantial	Adverse effects may include the loss or removal of elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives. Beneficial effects may include the introduction of elements or features that are characteristic or otherwise will create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures, the shift of a landscape character type/ area into another existing character type/ area.
Moderate	Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives. Beneficial effects may include the introduction of elements or features that are characteristic or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures, the shift of a landscape character type/ area into another existing character type/ area.
Slight - Moderate Slight	Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the further degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative or re-asserts the existing negative aspects of the site. Change that is against recommended management and maintenance proposals or other landscape objectives or that fails to halt identified failings of land management. Beneficial effects may include the introduction of elements or features that are or were historically characteristic for the site or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures, the shift of a landscape character type/ area into another existing character type/ area.
Negligible - None	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

VISUAL BASELINE AND SENSITIVITY

viii CRITERIA FOR DESCRIBING VISUAL SUSCEPTIBILITY

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- the occupation or activity of people experiencing the view at particular locations; and
- the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

Table 8

Receptor Susceptibility	Description
High	Occupiers of residential properties with views from principle rooms or outdoor spaces Users of outdoor recreational facilities, including public rights of way, whose attention may be focused on the landscape Elevated panoramic viewpoints Communities where the development results in changes in the landscape setting or valued views enjoyed by the community
Medium	Residential properties with restricted views or views from non principle rooms where the focus is not on the landscape or view People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest People travelling through the landscape where the views involved are transient and sporadic but have a special significance in either the journey or the expression of the landscape or community being visited. Users of highway footpath routes, cyclists or horse riders where the speed of travel may allow for consideration and enjoyment of the view
Low	People at their place of work, industrial facilities. People travelling through the landscape in cars, trains or other transport such that the speed and nature of the views involved are short lived and have no special significance

ix Table 9 CRITERIA FOR DESCRIBING VISUAL QUALITY AND VALUE

View Quality and Value	Description
High	Iconic views or skylines which are individual character elements in their own right. Protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area, listed building or scheduled monument as being important with regard to its setting. Wide panoramic distant views of a valued landscape(s). Views that are acknowledged or recorded in guide books or other publications and/or with references in culture such as literature or art.
Moderate	Views with strong and distinctive features. Uninterrupted views. Views over a landscape of recognised character and quality
Ordinary	A view typical of the locality. Generally attractive, some detracting features
Poor	Restricted views or views over a landscape of low value and quality.

x Table 10 MAGNITUDE OF CHANGE (VISUAL)

Magnitude of Change	Examples
High	The development would result in a prominent change to the existing view and would change the quality of the view. The development would be easily noticed by the observer. The development may break the skyline or form some other substantial change to the view.
Medium	The development would result in a noticeable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.
Low	The development would result in a perceptible change in the existing view but this would not affect its character or quality. The development will appear as a small element in the wider landscape which may be missed by the casual observer. The view may be at such a distance as to reduce the appearance of the development.
Negligible	Only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The view may be at such a distance as to render the change virtually indiscernible without aid or reference. The quality and character of the view will remain unchanged.

xi Table 11 SENSITIVITY (VISUAL)

Visual Sensitivity	Description	Typical Examples
High	A view or visual receptor that demonstrates a high level of susceptibility to the nature and level of change proposed. A view of high or moderate value that includes views or vistas of recorded value or quality or with some specific cultural significance. The proposal is likely to change the nature and quality of view.	Protected views or vistas through planning policy or published guidance. Notable viewpoints or vistas recorded in maps, publications or other public record. Culturally significant views within noted areas of landscape value or through art, painting or literature. Views from residential properties where change to views from principle rooms could be anticipated. Views from public footpaths where change would affect the visual amenity of the route.
Medium - High	A view or visual receptor that demonstrates a medium to high level of susceptibility to the change proposed. A view of medium to high level value where care is required to consider aspects of view and how these might be protected if affected by the proposals.	Regionally recognised view locations e.g. areas within National Park, Regional Park, Special Landscape Areas, Conservation Areas where views or visual amenity is recorded as being one of the characteristics of value. Views from residential properties where change to principle rooms may not be typical or where views of the proposal are oblique. Views from public footpath routes where the direction of the route and focus of the view is not towards the proposal site.
Medium	A view or visual receptor that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the quality and value of the view. A view of medium level value where some care is required to consider aspects of view and how these might be protected if affected by the proposals.	View locations within Parks, Village Greens, or locally recognised landscapes. Views from residential properties where principle rooms or outdoor amenity areas will not be affected. Views from public footpaths where the quality and value is such (low) that the proposals may not alter the visual amenity.
Low - Medium	A view or visual receptor of low susceptibility to change where the proposals are able only to affect the view in a very limited way, whilst predominantly maintaining the same visual amenity as before. A view of moderate to low value.	Views from vehicular routes or roadways for traffic that may have some appreciation of the view due to the speed of travel such as cyclists, horse riders and pedestrians. Views from transport routes where the view is a noted part of the journey experience such as rail routes through National Parks or AONB.
Low	A view of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the view and where the proposals are only able to affect the view in a very limited way. A view of moderate to low value.	A view without note or one singled out as being degraded or requiring improvement. Views from vehicular routes where the nature and speed of travel dictates a low level of engagement with the view.

xii **Table 12 SUMMARY TABLE TO DETERMINE VISUAL EFFECTS**

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight- Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects can be expressed as an adverse or beneficial effect depending on the assessor's view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a view appear unaffected.

xiii **Table 13 SUMMARY TABLE TO DETERMINE NATURE OF VISUAL EFFECTS**

Visual Effect	Nature of the Effect
Substantial Moderate - Substantial	Adverse effects may include the loss of key views, the removal of long distance views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative. Beneficial effects may include the introduction of key views, vistas or views to long distance where this is seen as advantageous. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.
Moderate	Adverse effects may include the loss of notable views, the removal of views to distance , the degradation of quality and/or value of the view. The introduction of some elements or features that are perceived as negative. Beneficial effects may include the introduction of new views or vistas or views. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.
Slight Moderate Slight	Adverse effects may include the loss of views, the removal or change of existing views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative. Beneficial effects may include the introduction of new views or vistas. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.
Negligible - None	A very minor change which is not uncharacteristic and maintains the quality and value of the view.

Magnitude of Change	Examples
International	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to International research objectives. Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.
National	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Grade II* and II Registered Parks and Gardens, Registered Battlefields, historic landscapes and townscapes of outstanding interest, quality and importance, with exceptional coherence, integrity, time-depth, or other critical factor(s)
Regional	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated special historic landscapes and townscapes which are well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
County	Undesignated archaeological remains of county importance with the potential to contribute to research objectives and understanding at a County level. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s)
Borough	Undesignated assets of borough importance with the potential to contribute to borough and local research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Assets that form an important resource within the community, for educational or recreational purposes.
Local	Assets compromised by poor preservation and/or poor survival of contextual associations and with limited potential to contribute to research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.