

# **ISSUE SHEET**

JOB NAME: LAND AT HERNE BAY ROAD, BROAD

JOB NUMBER: D3240

CLIENT:

FAIRFAX PROPERTIES

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# **EXECUTIVE SUMMARY**

This document has been produced as part of the representations being made during the Canterbury City Council Call for Sites process.

The Site is located on the north eastern edge of Broad Oak, a small village immediately north of Sturry and approximately 4km north east of Canterbury city centre. The Site is bounded by the A291 Herne Bay Road to the east, the rear garden boundaries of existing properties along Sweechgate within Broad Oak to the south, and along Barnet's Lane to the west. The northern boundary of the Site is defined by the existing hedgerow field boundary alongside Foxhill House and its associated stables and Lodges. The Site is approximately 9.5 ha in size.

In landscape and visual terms, there are no significant overriding landscape and visual constraints to development. The Site is not covered by any landscape related designation, nor does it lie within a viewing corridor protected by policy.

The key characteristics of the Site are considered to be:

- Small to medium scale field pattern;
- Field boundaries defined by a mixture of woodland belts and gappy hedgerows of varving quality:
- · Generally flat topography, gently sloping form the Broad Oak ridgeline to the northern and eastern boundaries;
- · A single PRoW following the central hedgerow;
- Views north across the Sarre Penn valley to The Blean woodland;
- Edge of settlement location with views of the existing built form within Broad Oak.

The Site is generally flat with the northern part beginning to slope in a northerly direction towards Sarre Penn, which runs through the east-west valley to the north of the Site. The eastern edge of the Site begins to slope in an easterly direction, but this is less pronounced than to the north.

There are four fields within the Site, all of which are open in character. There are views towards The Blean Ancient Woodland to the north on the higher ground of the far side of the Sarre Penn valley. Residential properties are visible on the immediate boundaries of the Site to the south and west, and along short sections of the eastern and northern boundaries, creating a visual association with the edge of Broad Oak.

The PRoW running through the centre of the Site allows views across the majority of the Site, with the exception of the north western part of the Site. There are views from within the eastern and southern parts of the Site of the Grade II listed Sweech Farm and its associated Stable Block, located opposite the south eastern corner of the Site.

The initial visual assessment has identified some potentially sensitive visual receptors for this Site. These are generally limited to those receptors using PRoWs, roads and within residential properties within the surrounding study area. Representative photographs have been included to give an indication of how the Site is perceived from the local and wider landscape.

### Visual receptors within private residential properties (including Listed Buildings)

- · Private residents at Foxhill House
- Private residents of properties in Calcott
- · Private residents at The Milk Barns
- · Private residents at the Grade II Listed Sweech Farm House
- · Private residents at the Grade II Listed Stable Block at Sweech Farm
- Private residents of properties on Barnet's Lane
- · Private residents of properties along Sweechgate
- Private residents of properties along Popes Lane

### Visual receptors using local transport corridors

- A291 Herne Bay Road
- Barnet's Lane
- Popes Lane/Hawe Lane
- Mayton Lane

### Visual receptors using Public Rights of Way

- PRoW Footpaths CB58, CB70, CB71 and CB78
- PRoW Bridleway CB80

The above lists are intended to provide an initial high-level identification of potentially sensitive visual receptors to development within the Site. Full consideration of the scope of visual receptors and potential effects would need to be agreed with Canterbury City Council and considered as part of any future Landscape and Visual Impact Assessment.

Considering a sensitive and landscape led design approach, this Site has the potential to accommodate new residential development without significant impacts on the wider landscape and visual resources. Extracts of the landscape and visual constraints and opportunities and the Indicative Concept Masterplan that has been informed by this analysis are presented opposite.

As with any greenfield site, there would be landscape and visual harm associated with such development at the Site and local level. However, this note identifies those elements of the landscape that could be utilised to create a distinctive new development, in keeping with the character of Broad Oak, its planned growth through existing strategic allocations and the surrounding landscape, whilst responding appropriately to the identified landscape and visual constraints and opportunities.

This note is proportionate to the stage of promotion of the Site through the Canterbury City Council Local Plan process. From this document, a scope for a future landscape and visual impact assessment could be developed at an appropriate time.



**EXTRACT OF INDICATIVE LANDSCAPE AND VISUAL CONSTRAINTS AND OPPORTUNITIES** PLAN, (FABRIK 2023)



EXTRACT OF INDICATIVE CONCEPT MASTERPLAN, WHICH HAS BEEN INFORMED BY THE IDENTIFIED LANDSCAPE AND VISUAL CONSTRAINTS AND OPPORTUNITIES (PAUL **HEWETT RIBA CHARTERED ARCHITECT, 2023)** 

# **INTRODUCTION**

### 1.1 INTRODUCTION

fabrik Chartered Landscape Architects have been appointed by Fairfax Properties to prepare this Landscape and Visual Technical Note (LVTN) for Land at Herne Bay Road, Broad Oak to support the promotion of the Site through the Canterbury Local Plan consultation process.

This document provides a high-level appraisal of the landscape related policy background, the landscape character of the Site and its surroundings, together with a review of landscape and visual conditions of the Site. This baseline assessment work informs the identification of the landscape and visual constraints relevant to the Site, including any opportunities for landscape mitigation and compensatory measures as part of any proposed development.

### 1.2 DESKTOP RESEARCH AND FIELD WORK

The desktop survey included a review of Ordnance Survey maps, interactive maps, aerial photography, current and emerging planning policy and supplementary planning documents, published landscape character assessments and sensitivity studies.

A site visit was carried out on 18 November 2022. The field assessment recorded the existing landscape elements of the Site, together with the contextual landscape characteristics influencing the setting to Broad Oak and the area surrounding the Site.

### 1.3 SITE LOCATION

The Site is located on the north eastern edge of Broad Oak, a small village immediately north of Sturry and approximately 4km north east of Canterbury city centre. The location of the Site is shown on Figure 1.1 opposite. The Site is bounded by the A291 Herne Bay Road to the east, the rear garden boundaries of existing properties along Sweechgate within Broad Oak to the south, and along Barnet's Lane to the west. The northern boundary of the Site is defined by the existing hedgerow field boundary alongside Foxhill House and its associated stables and Lodges. The Site is approximately 9.5 ha in size.



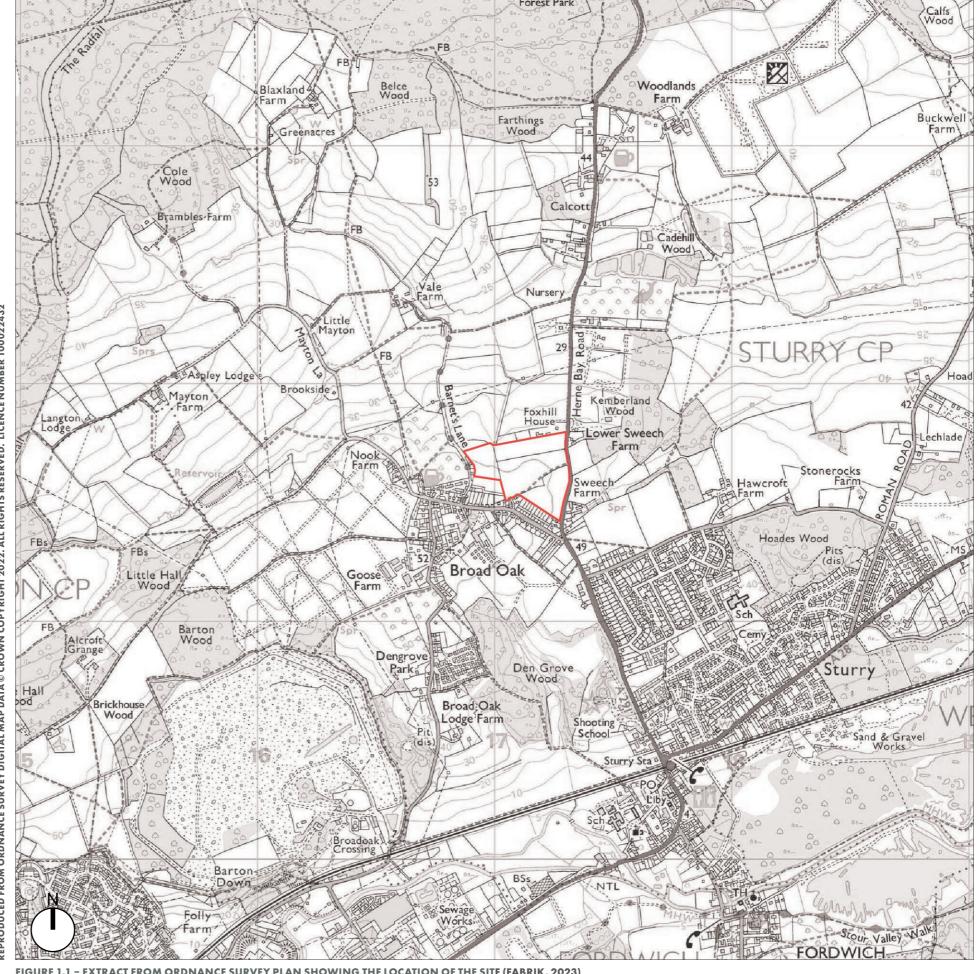


FIGURE 1.1 - EXTRACT FROM ORDNANCE SURVEY PLAN SHOWING THE LOCATION OF THE SITE (FABRIK, 2023)

# LANDSCAPE DESIGNATIONS & PLANNING POLICY

### 2.1 INTRODUCTION

The policies and designations relevant to the Site are shown on Figure 2.1 on the following page. The Site is not subject to any international, national or local landscape designations, nor does it lie within a strategic viewing corridor protected by policy. However, it does fall within the Thanet Coast and Sandwich Bay RAMSAR site 7.2km Zone of Influence for Strategic Access Management and Monitoring. West Blean and Thornden Woods are designated as a Site of Special Scientific Interest (SSSI) under Policy LB6. The main area of the woodland is located to the north and northwest of the Site, approximately 1.25km from the northern Site boundary at its nearest point. Smaller sections of the woodland are located to the south west of Broad Oak, approximately 1km from the Site.

At the local level within the study area to the east of the Site, Little Hall and Kemberland Woods and Pasture are designated as a Local Wildlife Site (Policy LB7). A short section of Herne Bay Road and the immediately adjacent fields to the south of the Site are designated as a Green Gap between Sturry and Broad Oak under Policy OS6. The landscape to the north of the Sarre Penn watercourse running through the landscape to the north of the Site, is designated as an Area of High Landscape Value (AHLV) under Policy LB2. This AHLV designation also covers West Blean and Thornden Woods.

The landscape to the south of Broad Oak and west of Sturry is allocated for residential development under Strategic Allocation Policy SP3 - part of which is currently under construction. The southern half of this allocation is also designated as an AHLV. Mayton Lane and Heel Lane to the west of the Site are designated as a Cycle and Pedestrian Route under Policy T2.

Sweech Farmhouse and Stable Block are both Grade II Listed Buildings located on the opposite side of Herne Bay Road at the south eastern corner of the Site. A number of other Grade II Listed Buildings are located within Broad Oak away from the Site houndaries

### 2.2 EXISTING LANDSCAPE DESIGNATIONS AND **POLICY**

### NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The July 2021 NPPF seeks the presumption in favour of sustainable development. The following issues and policies of the NPPF are pertinent to the proposed development and this LVIA.

Section 2 deals with achieving sustainable development. At para 8, subsection c relating to an environmental objective, it states: "to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change..."

Section 8 deals with promoting healthy and safe communities, para 98 under the open

space and recreation sub-heading states that: "Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support effects to address climate change..."

Para 100 goes on to say that: "Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails."

Section 12 sets out the requirements for achieving well-designed places. Para 126 states that: "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities..."

Para 127 states that: "Design policies should be developed with local communities so that they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics."

Para 130 goes on to state that: "Planning policies and decisions should ensure that developments:

- a Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development:
- b Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping:
- c Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit:
- e Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks: and
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion and resilience."

Para 131 deals with trees and states that: "Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planed in the right places, and solutions are found that are compatible with highways standards and the needs of different users."

Para 132 sets out that: "Design quality should be considered throughout the evolution and assessment of individual proposals."

Section 14 covers meeting the challenge of climate change, flooding and coastal change. The elements relevant to landscape matters include para 154 states that: "New development should be planned for in ways that:

a Avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure;...

Para 141, subsection c goes on to state that: "using opportunities provided by new development and improvements in green infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management."

Section 15 deals with conserving and enhancing the natural environment. Para 174 states that: "Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a protecting and enhancing valued landscapes... (in a manner commensurate with their statutory status or identified quality in the development plan):
- b recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the nest and most versatile agricultural land, and of trees and
- c maintaining the character of the undeveloped coast, while improving public access

Section 16 deals with conserving and enhancing the historic environment. Para's 199 states that: "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation..."

Para 200 states that: "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a grade II listed buildings, or grade II registered parks and gardens, should be exceptional:
- b assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and grade II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

### PLANNING PRACTICE GUIDANCE

The NPPF is supported by the on-line resource Planning Practice Guidance (PPG) There are a number of sections that relate to this LVIA as set out below.

Climate change is considered in Section ID 6-001-20140306 (Revision date :15 March 2019). Paragraph 001 states that: 'local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. Planning can also help increase resilience to climate change impact through the location, mix and design of development. Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking'.

# LANDSCAPE DESIGNATIONS & PLANNING POLICY

Guidance on the natural environment is set out within Section ID 8-20190721 (Revision date: 21 July 2019). Paragraph 029 relates to trees and woodlands, and states that: 'Well-placed and well-chosen trees on streets and in urban spaces can provide a range of benefits: encouraging walking and enhanced physical and mental health; contributing to local environmental character and distinctiveness; providing habitats for wildlife; reducing noise and excessive heat; and supporting sustainable drainage. Changing climate, in particular hotter summers and more frequent periods of dry weather, and unknown pests and diseases, will place new pressures on green infrastructure in the long-term, so trees of the right species and age profile are

Guidance on the historic environment is set out at Section ID 18a-20190723 (Revision Date: 23 July 2019). Paragraph 013 sets out that: 'The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual / physical considerations Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places....The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time'.

Paragraph 036 of this section considers landscape and identifies that: 'The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside. Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence...The cumulative impacts of development on the landscape need to be considered carefully'.

The guidance on design is set out at Section ID: 26-20191001 (Revision date 1 October 2019). Paragraph 001 under this section reiterates paragraph 130 of the NPPF and identifies that: 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development' ..

### NATIONAL DESIGN GUIDE

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. Paragraph 20 sets out the components of good design, including layout, form and scale, appearance, landscape, materials and detailing. The 10 characteristics of a well designed place are described in paragraph 35 as follows:

'Context - enhances the surroundings. Identity - attractive and distinctive.

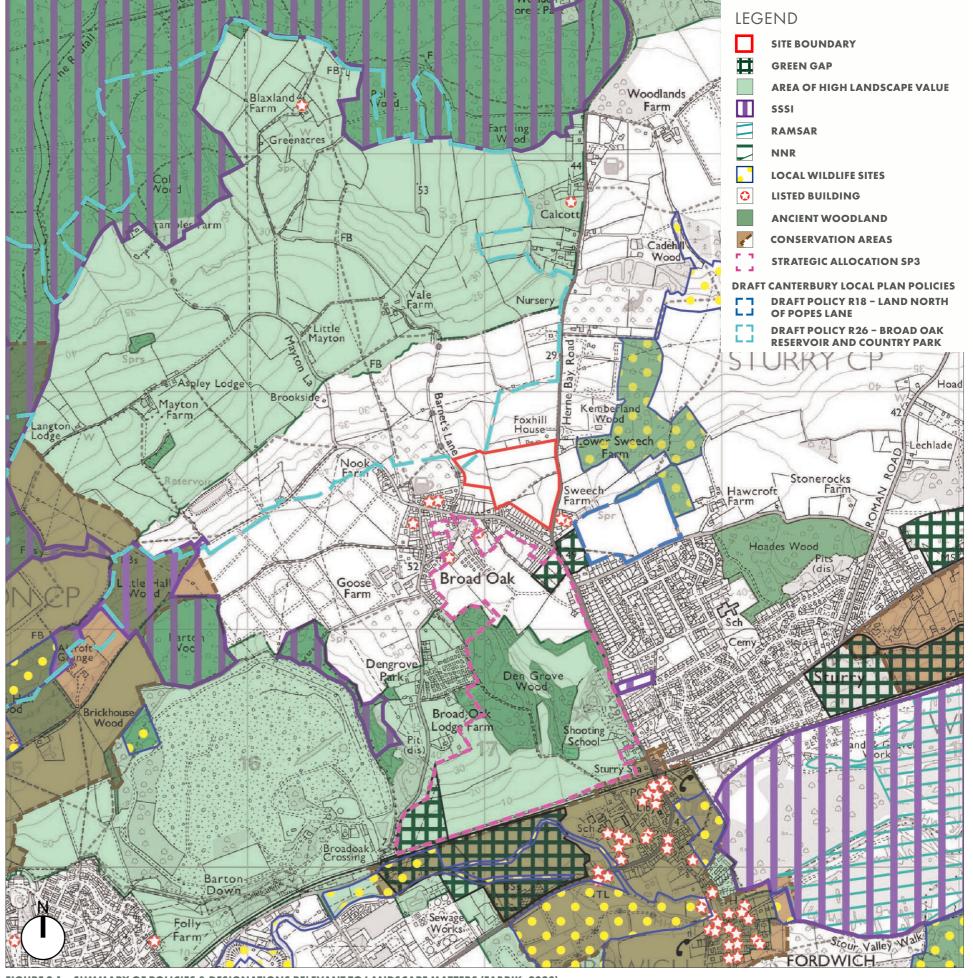


FIGURE 2.1 - SUMMARY OF POLICIES & DESIGNATIONS RELEVANT TO LANDSCAPE MATTERS (FABRIK, 2023)

# LANDSCAPE DESIGNATIONS & PLANNING POLICY

### NATIONAL DESIGN GUIDE CONTINUED

Built form - a coherent pattern of development. Movement - accessible and easy to move around. Nature - enhanced and optimised. Public spaces - safe, social and inclusive. Uses - mixed and integrated. Homes and buildings - functional, healthy and sustainable. Resources - efficient and resilient. Lifespan - made to last'.

### CANTERBURY DISTRICT LOCAL PLAN (ADOPTED JULY 2017)

The Canterbury District Local Plan (CDLP) covers the period from 2011 to 2031 and sets out what development will happen, where it will be located, when it will take place and what requirements it has to meet. The policies and designations pertinent to landscape and visual matters and the Site are listed below:

### **Strategic Allocation Policy SP3**

The landscape to the south of Broad Oak and west of Sturry is allocated for residential development of circa 1,000 dwellings, employment, retail and community facilities under Strategic Allocation Policy SP3. The southern half of this allocation is also designated as an AHLV - part of which is currently under construction. An integral element of this strategic allocation is the delivery of the Sturry Relief Road, which is currently under construction and expected to be open in 2025. This crosses the River Stour valley through the AHLV designation. The extent of the allocation area is set out on Figure 2.1, delivering sustainable urban extensions to Broad Oak and Sturry that alters the landscape setting of both settlements to the south and west.

### Policy SP4: Strategic Approach to Location of Development

This policy sets out the spatial strategy for growth within the District. In addition to the development allocations set out in Policy SP3, this policy states that:

3 "In the villages of Adisham, Bekesbourne, Bossingham, Broad Oak, Hoath, Kingston, Petham, Rough Common, Tyler Hill, Upstreet, and Wickhambreaux, priority will be given to protecting the rural character of the district and infill development of an amount appropriate to the size of the settlement (or development to meet an identified local need for affordable housing), in a location appropriate to the form of the settlement and of a design and scale that respects and enhances the character of the village"

### Policy SP6: Strategic Access Management and Monitoring

The Site is located within the Thanet Coast and Sandwich Bay Special Protection Area/RAMSAR site 7.2km Zone of Influence for Strategic Access Management and Monitoring. Policy SP6 states that: "No development will be permitted which may have an adverse effect on the integrity of the coastal sites being the Thanet Coast and Sandwich Bay SPA or Ramsar and Swale SPA and Ramsar, alone, or in combination with other plans or projects, through an increase in recreational disturbance on the over-wintering bird populations for which these sites are designated. As such, the strategic development sites identified in the Plan and any other developments within

the identified Zone of Influence, as shown on the District Proposals Maps (Thanet Coast and Sandwich Bay SPA 7.2km and the Swale SPA 6km), which would lead to an increase in recreational disturbance, are required to fund, in-perpetuity, access management and monitoring measures to mitigate these impacts, including:

- 1 Wardening of the coastal SPA and Ramsar sites, signage and interpretation and increased education; and,
- 2 Ongoing monitoring and surveys of the sites, particularly with regard to visitors and bird numbers, which will be linked to the wardening programmes; and,
- 3 Any other measures shown to be required or appropriate to mitigate the effects of development: for example, provision of additional natural green space could form part of the mitigation in addition to any contributions made.
- 4 Contributions will be made having regard to the guidance prepared by the City Council. Any tariff will comprise a one off payment incorporating a levy for annual expenditure to operate the mitigation strategy and a portion for capital investment to fund wardening and mitigation measures in-perpetuity."

### Policy HD3 Rural Exception Sites

Sets out that: "The City Council will permit affordable housing to meet local needs on rural exception sites that is, unallocated land outside the boundary of the urban areas and/or built confines of villages, subject to the following criteria:

- a The applicant and the parish council or local community in conjunction with the City Council, must demonstrate the existence of a local need which cannot be accommodated in any other way, i.e. no other sites are available within the village;
- b The development must be of a scale not in excess of the identified local need:
- c The City Council must be satisfied that the long term occupancy of the dwellings can be controlled to ensure that the housing will continue to be available for a local need at an affordable price and this will be defined by a legal agreement. Proposals to construct dwellings offering a discounted initial purchase price only will not be acceptable. The City Council will seek to control occupancy through agreements as appropriate to meet local needs:
- d The development must be capable of proper management by a registered provider. village trust, parish council or a similar organisation;
- e There is no conflict with environmental protection polices;
- Any site must be well related to the village and existing facilities; and
- g Market housing will be acceptable as an element of the scheme to enable the financial viability of the scheme or to meet an identified local market need. A financial viability statement will need to be submitted with any application and may be validated by an independent assessor at the expense of the applicant. The market housing element will amount to no more than 30% of the scheme. Any permitted market housing must be comparable in scale and design to the affordable housing element. Starter homes will not be permitted on rural exception sites."

### Policy T2: Pedestrian and Cycle Routes

Mayton Lane and Heel Lane to the west of the Site are designated as a Cycle and Pedestrian Route under Policy T2. This policy states that: "Land will be safeguarded for the proposed pedestrian and cycle routes, as shown on the Proposals Map (All Inset maps)".

### Policy LB2: Areas of High Landscape Value

The landscape to the north of Sarre Penn, the watercourse running through the landscape to the north of the Site, is designated as an Area of High Landscape

Value (AHLV) under Policy LB2. This AHLV designation covers West Blean and Thornden Woods under point c of this policy. The policy states: "Within these areas. development will be considered in relation to the extent to which its location, scale. design and materials would impact on or protect the local landscape character and enhance the future appearance of the designated landscape and its heritage and nature conservation interest. Development proposals that support the landscape character (including settlement character), and have no significant impact upon historic setting, archaeological or nature conservation interests, where relevant, will be permitted."

### Policy LB4 Landscape Character Areas

This policy states: "Proposals for development, and associated land use change or land management, should demonstrate that they are informed by, and are sympathetic to, the landscape character of the locality. In considering development proposals, the City Council will take every opportunity to reinforce, restore, conserve or improve, as appropriate, the landscape character of the area in which development is proposed.

Development will be permitted if the following criteria are satisfied:

- a Development would be appropriate to the economic and social wellbeing of the
- b The site selection can be adequately justified, with the siting of development minimising the impact:
- c Development would safeguard or strengthen tranquillity, features and patterns that contribute to the landscape character and local distinctiveness of the area;
- d The scale, design, materials and landscaping measures are appropriate and would lead to an enhancement of the character of the landscape; and
- e Development will promote maintenance, enhancement, and restoration of biodiversity as appropriate in accordance with policy LB9.

All development should take into account the sensitivity of the particular landscape to accommodate change. Development, or associated land use change or land management, which does not significantly adversely affect the landscape character of an area, will normally be allowed. The development should have regard to the Canterbury Landscape Character and Biodiversity Appraisal to identify the character areas and features affected."

### **Policy LB6: Sites of Special Scientific Interest**

West Blean and Thornden Woods to the north and north-west of the Site are designated as a Site of Special Scientific Interest (SSSI) under Policy LB6. This policy states: "Planning permission will not normally be granted for development which would materially harm the scientific or nature conservation interest, either directly, indirectly or cumulatively, of sites designated as a Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) and Marine Conservation Zones (MCZ) for their nature conservation, geological, or geomorphological value. Support will be given for enhancement.

Development that affects a Site of Special Scientific Interest or associated National Nature Reserve will only be permitted where an appraisal prepared by an appropriate specialist has demonstrated that:

- a The objectives and features of the designated area and overall integrity of the area would not be compromised, or
- b Any adverse effects on the qualities for which the area has been designated

# LANDSCAPE DESIGNATIONS & PLANNING POLICY

which cannot be avoided (through locating on an alternative site with less harmful impacts) or adequately mitigated, are clearly outweighed by social or economic benefits of national importance and a compensatory site of at least equal value is

Enhancement measures are required to accompany any development proposal in order to ensure ongoing benefits for biodiversity."

### **Policy LB7: Locally Designated Sites**

To the east of the Site, Little Hall and Kemberland Woods and Pasture are designated as a Local Wildlife Site under Policy LB7. This policy states: "Development or land-use changes likely to have an adverse effect, either directly or indirectly, on:

- a Local Wildlife Sites:
- b Local Nature Reserves: or
- c Regionally Important Geological / Geomorphological Sites

will be permitted if the justification for the proposals clearly outweighs any harm to the intrinsic nature conservation and/or scientific value of the site. Where development is permitted on such sites, careful site design should be used to avoid any negative impact. Where negative impact is unavoidable, measures should be taken to ensure that the impacts of the development on valued natural features and wildlife have been mitigated to their fullest practical extent. Where mitigation alone is not sufficient, adequate compensatory habitat enhancement or creation schemes will be required. Any application affecting locally important sites will be expected to demonstrate enhancement measures to benefit biodiversity."

### **Policy OS6 Green Gaps**

A short section of Herne Bay Road and the immediately adjacent fields to the south of the Site are designated as a Green Gap between Sturry and Broad Oak under Policy OS6. This policy states: "Within the Green Gaps identified on the Proposals Map (see also Insets 1,3 and 5) development will be permitted where it does not:

- a Significantly affect the open character of the Green Gap, or lead to coalescence between existing settlements:
- b Result in new isolated and obtrusive development within the Green Gap.

Proposals for open sports and recreational uses will be permitted subject to there being no overriding conflict with other policies and the wider objectives of the Plan. Any related built development should satisfy criteria (a) and (b) above and be kept to a minimum necessary to supplement the open sports and recreation uses, and be sensitively located and of a high quality design."

### **Policy HE4 Listed Buildings**

This policy is of relevance to Sweech Farm and Stable Block to the south east of the Site. It states: "Alterations and extensions to listed buildings and development affecting the setting of listed buildings and locally listed buildings should preserve and enhance their character and appearance and the special features for which they are designated. These features can include curtilage buildings, structures, spaces and the landscape setting that are integral to their character and important views within, of, into and out of the area or site."

### Other landscape policies of relevance to the Site

Policy CC11 Sustainable Drainage Systems;

- Policy DBE1 Sustainable Design and Construction:
- Policy DBE3: Principles of Design:
- Policy DBE5: Inclusive Design:
- · Policy DBE7: Public Realm;
- Policy DBE8: Public Open Space;
- Policy DBE9: Outdoor Lighting;
- · Policy HE1: Historic Environment and Heritage Assets;
- Policy HE7: Highways and Streetscene Works Affecting Heritage Assets
- Policy LB8: Landscape Scale Biodiversity Networks
- Policy LB9: Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitats of Principal Importance
- Policy LB10: Trees, Hedgerows and Woodland
- Policy LB11: The Blean Complex
- Policy OS11: Outdoor Space Provision
- Policy OS12: Green Infrastructure

### EMERGING LANDSCAPE POLICY

### DRAFT CANTERBURY DISTRICT LOCAL PLAN TO 2045 (OCTOBER 2022)

A draft version of the new Canterbury District Local Plan 2020-2045 in open for consultation. The emerging policies of relevance to the Site are:

### Policy R18: Land North of Popes Lane

Site R18 is a proposed allocation for residential development on the northern edge of Sturry and approximately 90m to the south-east of the Site. The policy is for an allocation of "approximately 110 new dwellings" with "development focused in the southern section of the site, which relates to the existing pattern, scale character and frontages of development in the area". It is also to "ensure that the development does not contribute to coalescence of the settlements of Sturry and Broad Oak by providing open space on the area covered by the gas pressure pipeline buffer zone".

### Policy R26: Broad Oak Reservoir and Country Park

Site R26 to the north of the Site "is allocated for a reservoir and Country Park and associated development". The allocation includes a 77ha fresh water reservoir, water sports uses, cafe/restaurant, education/visitor centre, sports/leisure uses, birdwatching walks, pedestrian and cycle routes, picnic areas and cycle/car parking. This allocation immediately to the north west of the Site and includes part of the north-western corner of the Site itself.

### **Policy R28: Countryside**

States that: "Within the countryside, new housing development will only be supported where it protects the rural character and appearance of the countryside and:

- a it represents appropriate infill development within the Villages and Hamlets identified in Policy SS3;
- b it is required for agricultural or forestry purposes; or
- c it meets the requirements for the conversion of existing rural buildings as set out in Policy DS4;
- d it meets the requirements for rural exception sites or entry-level exception sites set out at Policy DS4:or

e it meets the requirements for isolated homes in the countryside as set out in Policy

### Policy DS22 - Landscape Character

This policy sets out that: "Proposals for development should demonstrate that they are informed by, and are sympathetic to, the landscape character of the locality. Proposals will be expected to take every opportunity to reinforce, restore, conserve or improve, as appropriate, the landscape character of the area in which development is proposed. Proposals for development will be permitted if the following criteria are satisfied:

- a The key sensitivities and values of the Landscape Character Areas, as identified in the Canterbury District Landscape Character Assessment and Biodiversity Appraisal 2020 or Kent Downs AONB Landscape assessments (or subsequent updates), have demonstrably informed the design of the development; and
- b The location, layout, scale and design considers the sensitivity of a particular landscape to accommodate change, and conserves and/or enhances what is special or distinctive about landscape character. This includes considering and, where appropriate, incorporating relevant Landscape Guidelines and Key Habitat Opportunities as identified in the Canterbury District Landscape Character Assessment and Biodiversity Appraisal 2020 or Kent Downs AONB Landscape assessments (or subsequent update); and
- c The development does not have an adverse impact on important long distance views, including from vantage points; and
- d The development retains, integrates or enhances distinctive local natural, seminatural, historic or cultural features; and
- e The development avoids harm to the landscape and takes appropriate opportunities to enhance landscape character; and
- f The development avoids or mitigates any impacts on the character and landscape context of the historic City of Canterbury.
- 3. Proposals for development which would cause significant harm to the landscape character of an area will be refused.

### Other relevant emerging policies

- Policy DS19 Habitats, landscapes and sites of local importance
- Policy DS20 Flood risk and sustainable drainage
- Policy DS21 Supporting biodiversity recovery
- Policy DS24 Publicly accessible open space and sports

### 2.4 SUPPLEMENTARY PLANNING DOCUMENTS

### Trees and Development SPG (2003)

The aim of this guidance is to provide advice and examples of best practice, and to assist applicants in the identification and successful retention of appropriate trees within development sites of all sizes.

# LANDSCAPE CHARACTER

### 3.1 LANDSCAPE CHARACTER ASSESSMENT

At a National level, the Site lies within National Character Area 113 - North Kent Plain. At the County Level, the Site lies within The Blean landscape character area as identified within the Landscape Assessment of Kent (2004). At the District level, the Site lies within Landscape Character Type (LCT) E: The Blean Farmland and Landscape Character Area (LCA) E2: Sarre Penn Valley, as identified within the Canterbury Landscape Character Assessment and Biodiversity Appraisal (2020). The landscape immediately south of the Site is identified as LCT F: River Valleys and LCA F2: Stour Valley Slopes and LCA F3: Hersden Ridge. The County and District level LCAs are shown on Figure 3.1. For the purposes of this Technical Note, this section focuses on the District level assessment only.

### LCA E2: Sarre Penn Valley

The key characteristics of LCA E2: Sarre Penn Valley pertinent to the Site and its immediate context are:

- "Rolling landscape underlain by London Clay, ranging from 15m to 60m AOD.
- A series of long valleys; narrow streams cut west to east, including the Sarre Penn.
- Woodland character with blocks of priority habitat deciduous woodland along the southern valley slope and linking to the Blean to the north. There is priority habitat good quality semi-improved grassland east of Cadehill Wood.
- Varied field pattern of small to medium scale pasture and arable fields, bound by a strong hedgerow network. There are small areas of orchard and a solar farm.
- Scattered residential properties and development along the main roads (A291
  Herne Bay Road and Canterbury Hill to the west), elsewhere there are isolated
  Grade II listed farmhouses.
- Roads run north south linking the coast and Canterbury the A291 Herne Bay Road cuts through the centre, with Hackington Road and Canterbury Hill to the west and east respectively. Elsewhere road access is limited to a few rural roads with strong hedgerow boundaries.
- Good network of PRoW, which connect the woodland to surrounding valleys and settlements.
- Blean Woods to the north provides containment and a wooded ridgeline.
- Long views to east and south from higher ground across distant farmland."

Key sensitivities and values (which are pertinent to the Site) are described as:

- "Rolling topography and narrow valleys provide visual interest.
- Nationally and locally valued deciduous woodland blocks, part of which are connected to the Blean Woods.
- Historic farmsteads provide a sense of place and time depth.
- Recreational value through a network of PRoW and tracks linking into The Blean.
- A quiet and peaceful rural area, retaining a strong rural character which is vulnerable to development.
- Ridgelines particularly to the south which are important in providing the rural setting valley crest of the Stour Valley.
- Vulnerabilities of main north-south roads traffic and pressures for development.."

The biodiversity aims for this LCA are: "To enhance and create neutral and acid grassland as part of the county-wide targets and protect fragmented areas of woodland within the Blean BOA."

The relevant landscape management guidelines include:

- "Protect areas of species rich grassland and seek to enhance and create further neutral grassland, heath and acid grassland, which cover a substantial area of this LCA as part of the county-wide and BOA targets.
- Manage and enhance the wildlife interest of arable fields by encouraging the creation of uncultivated field margins and other wildlife-friendly farming methods.
- Enhance and augment fragmented field boundary hedgerows with native species, replacing post and wire and post and rail fencing where possible."

The relevant development management guidelines include:

- "Conserve the traditional pattern and structure of the landscape by improving the continuity of hedgerow and shelterbelt features to enhance the small-scale irregular field pattern.
- Conserve the open landscape and avoid the further introduction of large scale or incongruous elements, particularly where they are visible over ridgelines and from the Stour valley to the south.
- Maintain the limited vehicular access to retain rural character and resist proposals for upgrading of tracks and lanes within the area.
- Maintain the essentially undeveloped character of the area limited to occasional farm buildings. Monitor pressures for development along the main roads (A291) and the Stour Valley ridgeline (Broad Oak).
- Protect the valued recreational use of the landscape, seeking opportunities to further enhance opportunities for access and enjoyment including routes to avoid pressures on more sensitive adjacent habitats."

### LCA F2: Stour Valley Slopes

The key characteristics of LCA F2: Stour Valley Slopes, which lies to the south of the Site, but pertinent to the Site and its immediate context are:

- "Sloping topography underlain by a relatively complex geology, rising from 10m AOD to a distinct ridgeline in the north at 75m AOD.
- Blocks of priority habitat deciduous woodland connect to the Blean Woods to the north and north-west.
- Mixed land use including orchards, arable and sloping pasture fields plus educational establishments set within parkland and sports grounds.
- Historic field pattern including post-Medieval and Parliamentary enclosure and remnant parkland, supported by fragmented hedgerows.
- Residential development concentrated within Rough Common and Broad Oak villages, with a number of Grade II listed large farmhouses and halls, with modern infill suburban development.
- Good PRoW network, which provides connections to the Blean Woods and between settlements.

Key sensitivities and values (which are pertinent to the Site) are described as:

- "Ecologically valued priority habitat deciduous woodland connected to the Blean Woods.
- Scattered farmsteads and small halls designated nationally, and locally as listed buildings and Conservation Areas provide time depth.
- Rural landscape which provides a gap between adjacent small settlements including Rough Common, Tyler Hill, Broad Oak, Sturry and the University of Kent.

   Provided the University of Applications and the Common Description of the Common Descrip
- Recreational value through a strong network of PRoW including part of the Crab and Winkle Way link to Whitstable.
- Transition to the more rural undeveloped Blean landscape to the north."

The biodiversity aims for this LCA are: "To protect ancient and existing woodland priority habitat and to enhance woodland connectivity as part of the wider woodland network of the Blean BOA."

The relevant landscape management guidelines include:

- "Protect and conserve ancient woodland and existing woodland priority habitat. This
  should include strengthening of habitat connectivity by restoring hedgerows and
  woodland corridors linking to the Blean Woods, and between woodlands around
  the University and Broad Oak. No further loss or fragmentation of ancient woodland
  should be permitted.
- Conserve and improve the traditional landscape pattern and structure, as well as
  increasing biodiversity interest, through the establishment and maintenance of
  hedgerows along historic field boundaries. Augment fragmented field boundary
  hedgerows with native species, replacing post and wire fencing where possible.
- Conserve remnant orchards for their landscape and biodiversity value.

The relevant development management guidelines include:

- "Conserve and enhance the integration of urban edges, through native wooded boundaries and mature trees to provide visual screening and reduce the impact of built development on the open and exposed landscape.
- Assess new building proposals within and adjacent to the urban area to ensure that an attractive and integrated edge is formed with the adjacent rural and open recreational landscapes. This is important for existing edges as well as proposed new strategic allocation at Sturry/Broad Oak.
- Avoid extension of development on and beyond the ridgeline into the more rural Blean landscape to the north."

### LCA F3: Hersden Ridge

The key characteristics of LCA F3: Hersden Ridge, which lies to the south east of the Site, but pertinent to the Site and its immediate context are:

- "Scattered small to medium deciduous woodlands, some of which are ancient.
- Varied field pattern of small to large scale with some amalgamation and hedgerow boundary loss following agricultural intensification.
- Isolated settlements of diverse character with unsympathetic 20th century commercial and industrial development along the A28.
- · Urban fringe activities such as horsiculture and playing fields.
- Views mainly enclosed by vegetation and built development, but wide and open from parts of the A28 ridge."

Key sensitivities and values (which are pertinent to the Site) are described as:

- "The visually prominent ridge is intervisible with the surrounding landscape.
- The role of the LCA in providing separation between Sturry and Hersden / Westbere, where development is limited.
- Wide and open long-distance views from parts of the A28 ridge."

The biodiversity aims for this LCA are: "To protect, restore and create woodland and associated habitats, as part of the wider woodland network of the Blean BOA."

The relevant landscape management guidelines include:

- "Conserve and enhance areas of neutral grassland bringing it up to priority habitat quality and seeking to extend and buffer neutral grassland areas where appropriate.
- Implement habitat opportunities identified within the BOA including the creation

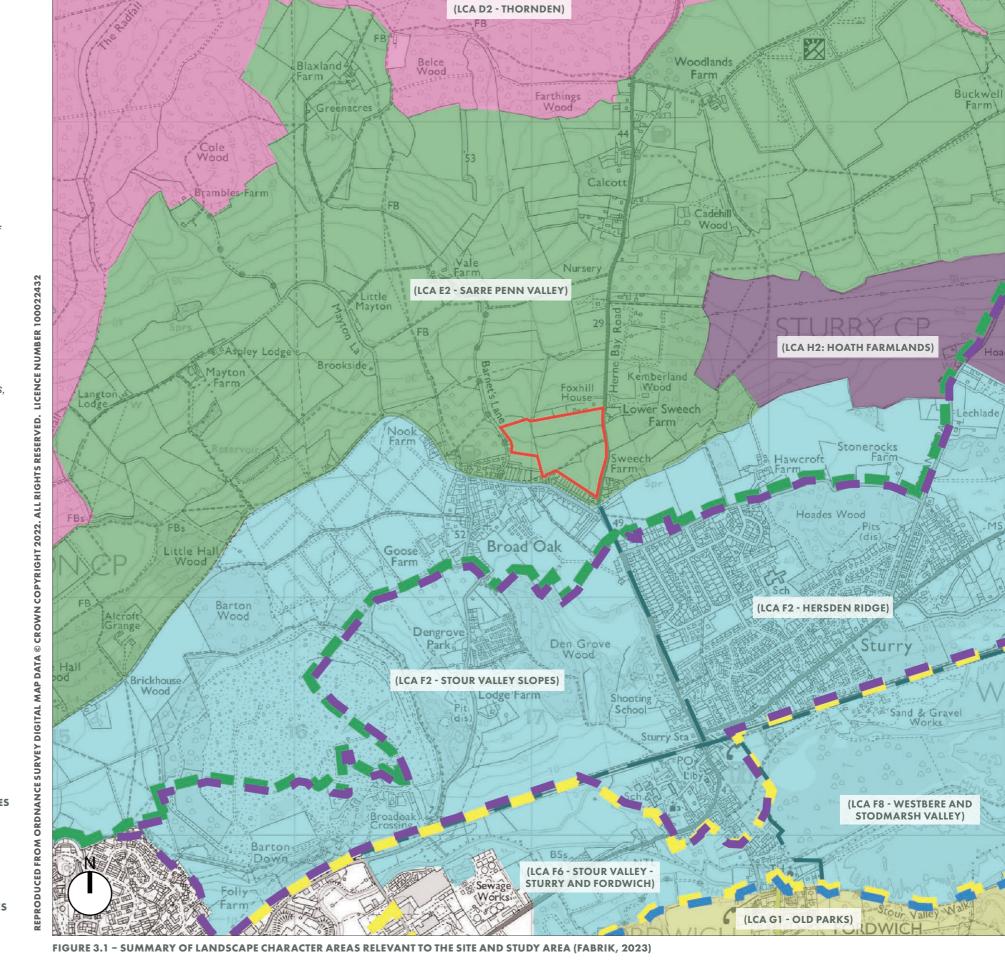
# LANDSCAPE CHARACTER

of acid grassland and heath and neutral grassland across the LCA, fertile soil woodland in the north and east of Hersden and acid soil woodland to the south of

- · Manage and enhance the wildlife interest of agricultural fields by encouraging the creation of uncultivated field margins and other wildlife-friendly farming methods.
- Improve and restore the traditional landscape pattern and structure, as well as increasing biodiversity interest through the establishment and maintenance of hedgerows along roadsides and historic field boundaries, while retaining long distance views from the A28.

The relevant development management guidelines include:

- "Resist unsympathetic proposals that introduce extensive or obtrusive elements on the visually sensitive valley sides and ridgeline. Tree screening, muted colours, varied rooflines, cladding and non-reflective surfaces will help provide mitigation and integration.
- Conserve areas of rural and wooded character where they provide a well-defined distinction between the rural landscape and the settlement edges of Sturry, Westbere and Hersden.



Forest Park

LEGEND

SITE BOUNDARY

KENT LANDSCAPE CHARACTER AREAS

NORTH KENT FRUIT BELT

**EAST KENT HORTICULTURAL BELT** 

**THE BLEAN** 

THE STOUR VALLEY

**CANTERBURY LANDSCAPE CHARACTER TYPES** (AREAS)

D: THE BLEAN - WOODLAND E: THE BLEAN - FARMLAND

F: RIVER VALLEYS

F: RIVER VALLEYS - LCA BOUNDARIES **G: STOUR VALLEY WOODLANDS** 

H: CENTRAL MIXED FARMLANDS

# VISUAL APPRAISAL

### 4.1 SITE DESCRIPTION

Figure 4.1 shows the existing land use and features of the Site. The Site is located at the southern end of LCA E2, adjacent to the northern edge of Broad Oak. The Site is bound by the A291 Herne Bay Road to the east; the existing field boundary defining the curtilage of Foxhill House and its associated lodges, stables and employment uses to the north; field boundaries and rear garden boundaries of properties on Barnet's Lane to the west; and rear garden boundaries of properties on Sweechgate to the south.

The Site itself consists of pastoral agricultural fields, irregular in pattern and medium to small in scale. Field boundaries are defined by a mixture of tree belts and hedgerows, which range from thick and unmanaged to narrow and gappy, their condition is variable. There are some scattered individual trees within the central hedgerows as well.

Topographically, the Site is located on the broad ridgeline on which Broad Oak is located at approximately 50m AOD. The northern part of the Site begins to fall in a northerly direction towards Sarre Penn and the eastern edge of the Site begins to fall in an easterly direction towards Lower Sweech Farm.

PRoW Sturry Footpath CB69 crosses through the Site on a broad south-west to northeast alignment, connecting Sweechgate to the A291 Herne Bay Road. A number of other informal and undesignated routes appear to be used by dog walkers throughout the Site and connecting into the Sarre Penn valley to the north.

The key characteristics of the Site are considered to be:

- · Small to medium scale field pattern;
- Field boundaries defined by a mixture of woodland belts and gappy hedgerows of varying quality;
- Generally flat topography, gently sloping form the Broad Oak ridgeline to the northern and eastern boundaries;
- · A single PRoW following the central hedgerow;
- Views north across the Sarre Penn valley to The Blean woodland;
- · Edge of settlement location with views of the existing built form within Broad Oak.

### 4.2 VISUAL CHARACTER OF THE SITE

Figure 4.1 shows the existing landscape features and visual character of the Site. The Site is generally flat with the northern part beginning to slope in a northerly direction towards Sarre Penn, which runs through the east-west valley to the north of the Site. The eastern edge of the Site begins to slope in an easterly direction, but this is less pronounced than to the north.

There are four fields within the Site, all of which are open in character. There are views towards The Blean Ancient Woodland to the north on the higher ground of the far side of the Sarre Penn valley. Residential properties are visible on the immediate boundaries of the Site to the south and west, and along short sections of the eastern and northern boundaries, creating a visual association with the edge of Broad Oak.

The PRoW running through the centre of the Site allows views across the majority of

the Site, with the exception of the north western part of the Site. There are views from within the eastern and southern parts of the Site of the Grade II listed Sweech Farm and its associated Stable Block, located opposite the south eastern corner of the Site.

### 4.3 POTENTIAL VISUAL RECEPTORS WITHIN THE SITE

The initial visual assessment has identified some of the potentially sensitive visual receptors for this Site. These are generally confined to within the Site relating to PRoW CB69 and some limited PRoWs, roads and residential properties within the surrounding study area. There are no views of Canterbury cathedral or Canterbury from within the Site.

### 4.4 INTERNAL PHOTOGRAPHIC SURVEY

The following photographs give a brief indication of the character of the Site and its landscape features. The locations of each photo can be seen on Figure 4.1.

# **VISUAL APPRAISAL**

# FIELD 3 FIELD 4 FIELD 2 FIELD 1

FIGURE 4.1- SITE FEATURES AND VISUAL CHARACTER (FABRIK, 2023)

### LEGEND

SITE BOUNDARY

EXISTING TREE BELTS AND HEDGEROWS

**EXISTING VEGETATION** 

PROW - FOOTPATH

OTHER ROUTES WITH PUBLIC ACCESS

SITE PHOTOGRAPH LOCATION

ROAD

GATE

**OVERHEAD POWER LINES** 

ANCIENT WOODLAND/LOCAL WILDLIFE SITE LISTED BUILDINGS

CONTOURS

PROW CB59



PHOTOGRAPH - VIEWPOINT S1: VIEW FROM THE SOUTH EASTERN CORNER OF THE SITE ADJACENT TO THE A291 HERNE BAY ROAD, LOOKING NORTH WEST ACROSS THE SITE TOWARDS THE BLEAN WOODLANDS.



PHOTOGRAPH - VIEWPOINT 52: VIEW FROM THE EASTERN BOUNDARY OF THE SITE, LOOKING WEST ACROSS THE NORTHERNMOST FIELDS, TOWARDS THE EXISTING PROPERTIES ON BARNET'S LANE ON THE WESTERN EDGE OF THE SITE.



PHOTOGRAPH - VIEWPOINT 53: VIEW FROM PROW CB69 WITHIN THE EASTERN PART OF THE SITE, LOOKING NORTH TOWARDS THE BLEAN WOODLANDS. FOXHILL HOUSE ON THE NORTHERN BOUNDARY AND THE PROPERTIES ALONG THE WESTERN BOUNDARY ON BARNET'S LANE ARE ALSO VISIBLE.



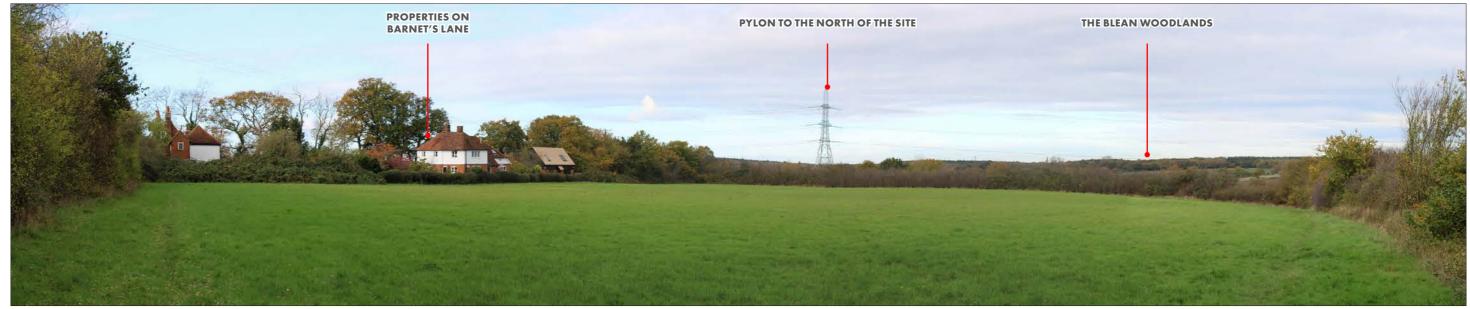
PHOTOGRAPH - VIEWPOINT 54: VIEW FROM THE NORTHERN CORNER OF FIELD 1, LOOKING SOUTH TOWARDS BROAD OAK. THE REAR ELEVATIONS OF PROPERTIES ALONG SWEECHGATE ARE VISIBLE TO THE SOUTH OF THE SITE. THE FORMER OAST HOUSE CHIMNEY OF THE GRADE II LISTED STABLE BLOCK AT SWEECH FARM IS VISIBLE ABOVE THE MILK BARNS (NOT LISTED) TO THE SOUTH EAST OF THE SITE.



PHOTOGRAPH - VIEWPOINT 55: VIEW FROM PROW CB69 WITHIN THE CENTRE OF THE SITE, LOOKING ACROSS FIELD 1 TOWARDS SWEECH FARM TO THE SOUTH EAST OF THE SITE. THE GRADE II LISTED SWEECH FARM HOUSE AND STABLE BLOCK ARE BOTH PARTIALLY VISIBLE FROM THIS LOCATION SURROUNDED BY SOME MORE MODERN BARN STYLE BUILDINGS OF A SIMILAR STYLE.



PHOTOGRAPH - VIEWPOINT S6: VIEW FROM PROW CB69 WITHIN THE CENTRE OF THE SITE, LOOKING NORTH WEST ACROSS THE EXISTING PROPERTIES ON BARNET'S LANE AND THE BLEAN WOODLANDS ON THE OPPOSITE SIDE OF THE SARRE PENN VALLEY.



PHOTOGRAPH - VIEWPOINT 57: VIEW OF FIELD 4 WITHIN THE NORTH WESTERN PART OF THE SITE, LOOKING NORTH TOWARDS THE BLEAN WOODLANDS.



PHOTOGRAPH - VIEWPOINT 58: VIEW FROM PROW CB69, LOOKING NORTH EAST ACROSS THE SITE TOWARDS FOXHILL HOUSE AND THE BLEAN WOODLANDS.



PHOTOGRAPH - VIEWPOINT 59: VIEW FROM THE WESTERN CORNER OF FIELD 1, LOOKING EAST TOWARDS THE GRADE II LISTED SWEECH FARM AND ITS STABLE BLOCK, WITH NEWER PROPERTIES SURROUNDING IT.



PHOTOGRAPH - VIEWPOINT S10: VIEW FROM PROW CB69 AT THE SOUTH WESTERN CORNER OF THE SITE, LOOKING NORTH EAST ACROSS FIELD 2 TOWARDS FOXHILL HOUSE AND KEMBERLAND WOOD LOCAL WILDLIFE SITE.



PHOTOGRAPH - VIEWPOINT \$11 VIEW FROM THE NORTHERN BOUNDARY OF THE SITE, LOOKING SOUTH EAST ACROSS FIELD 3. KEMBERLAND WOOD LOCAL WILDLIFE SITE AND THE EXISTING PROPERTIES ON THE A291 HERNE BAY ROAD ARE VISIBLE ON THE SKYLINE TO THE EAST.

# VISUAL APPRAISAL

# 4.5 POTENTIAL VISUAL RECEPTORS WITHIN THE SURROUNDING LANDSCAPE

The initial visual assessment has identified some potentially sensitive visual receptors for this Site. These are generally limited to those receptors using PRoWs, roads and within residential properties within the surrounding study area. Representative photographs have been included to give an indication of how the Site is perceived from the local and wider landscape.

# Visual receptors within private residential properties (including Listed Buildings)

- Private residents at Foxhill House
- Private residents of properties in Calcott
- Private residents at The Milk Barns
- Private residents at the Grade II Listed Sweech Farm House
- Private residents at the Grade II Listed Stable Block at Sweech Farm
- · Private residents of properties on Barnet's Lane
- Private residents of properties along Sweechgate
- · Private residents of properties along Popes Lane

### Visual receptors using local transport corridors

- A291 Herne Bay Road
- Barnet's Lane
- Popes Lane/Hawe Lane
- Mayton Lane

### Visual receptors using Public Rights of Way

- PRoW Footpaths CB58, CB70, CB71 and CB78
- PRoW Bridleway CB80

The above lists are intended to provide an initial high-level identification of potentially sensitive visual receptors to development within the Site. Full consideration of the scope of visual receptors and potential effects would need to be agreed with Canterbury City Council and considered as part of any future Landscape and Visual Impact Assessment.

### 4.6 SUMMARY OF VISUAL APPRAISAL

The identified visual receptors above are all considered to have a visual relationship with the Site to varying degrees. The residential properties along Sweechgate and Barnet's Lane, which back onto the Site have open views across the Site from the windows of the upper floors and rear gardens, where boundary vegetation is suitably low enough (Site Photographs S4 and S7). Foxhill Farm, The Milk Barns and the Stable Block at Sweech Farm also have open views of the Site from upper floor windows. Sweech Farm House is currently undergoing renovations at the time of the field work. (Site Photographs S5 and S10). Private residents along Popes Lane to the south east of the Site have open views towards the eastern Site boundary, where gaps in the existing built form and vegetation allow (Photograph 2). From the wider landscape to the north of the Site, residents of properties in Calcott and along the A291 Herne Bay Road have partial views of the Site where the intervening topography and vegetation cover allow (Photographs 6 and 18).

In terms of transport corridors, the A291 Herne Bay Road (Photos 5, 6 and 16) has open views of the eastern part of the Site and its hedgerow boundary along the length of the route adjacent to the Site boundary. Views from the route to the south of the Site are predominantly truncated by intervening built form (Photo 17). There are some open views from this route across the river valley from the north as it passes through Calcott (Photo 18). The northern Site boundary vegetation is viewed in the context of the wider landscape from this location with Foxhill House visible in front of the Site. Barnet's Lane runs adjacent to the western boundary of the Site. Its boundaries are well vegetated, giving it an enclosed, green lane style character. This limits any open views of the internal arrangements of the Site from this route (Photo 7). The western Site boundary is primarily set back behind the existing properties along Barnet's Lane, limiting any open views of the Site boundary vegetation. Sweechgate runs parallel to the southern boundary of the Site, however views of the Site from this route are truncated by the existing intervening properties which back onto the Site boundary (Photo 15). There are glimpsed views of the eastern Site boundary vegetation from a short section of Popes Lane/Hawe Lane to the south east of the Site (Photo 2), although it is noted that the context of this view could change in light of the draft housing allocation under emerging Policy R18. Mayton Lane is a rural lane providing access to a farm and small number of residential properties within the wider landscape to the north west of the Site, there are partial, distant views of the northern Site boundary vegetation across the Sarre Penn valley from this route, viewed in the context of Foxhill House and the southern edge of Broad Oak (Photo 13).

In terms of Public Rights of Way within the surrounding landscape, there are no routes with clear, open views of the whole Site. A number of routes have partial views of the Site boundary vegetation or parts of the Site. From the south-east of the Site, there are glimpsed views of the eastern Site boundary vegetation from PRoWs CB58 (Photo 1) and CB59 (Photos 3 and 4). The Site is generally viewed in the context of the existing built form around Sweech Farm and the context to these views could change in light of the draft housing allocation under emerging Policy R18.

There are no views of the Site from the PRoW network to the south of the Site due to the intervening built form and construction activity ongoing with the housing site to the south of Broad Oak and west of Sturry.

To the west of the Site, views of the western Site boundary vegetation along Barnet's Lane from PRoW CB70 (Photo 8) and CB71 (Photo 9) are truncated by the intervening vegetation along Barnet's Lane and associated with the existing properties. The existing properties along Barnet's Lane are also partially visible from these locations, although there are clearer views of the properties to the south of these routes within Broad Oak due to the open nature of the field boundary in this location. Within the wider landscape, there are partial views from PRoW CB78, looking south east across the Sarre Penn valley towards Broad Oak. The northern Site boundary vegetation is visible as part of a wider panorama. Foxhill House is visible on the edge of the Site and residential uses within Broad Oak are also visible (Photo 12).

To the north of the Site there are open views across the Sarre Penn river valley from PRoWs CB71 (Photo 10) and CB80 (Photo 11) on higher ground within the Area of High Landscape Value. The northern boundary vegetation of the Site is visible from these routes where topography and vegetation allow. Foxhill House and the existing residential properties along the southern edge of Broad Oak provide a settled context to these views. PRoW CB80 continues east-west along the valley floor, there are open views of the valley sides from this route beyond the Site, including those in a southerly

direction towards the Site. The northern boundary vegetation and Foxhill House are visible on the horizon but views of the internal arrangements of the Site are truncated from this location (Photo 14).



### LEGEND

SITE BOUNDARY

LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).

LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).

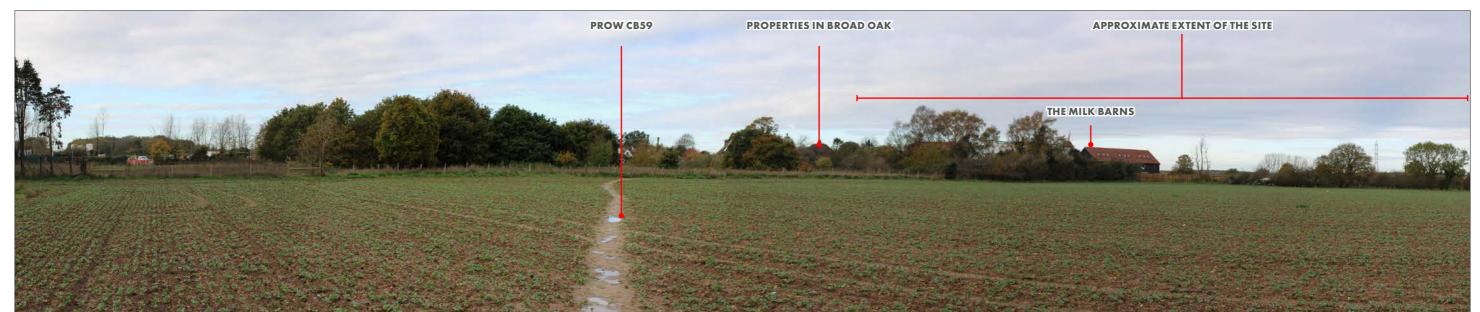
LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



PHOTOGRAPH - VIEWPOINT 1: VIEW FROM PROW CB58, LOOKING NORTH WEST TOWARDS THE SITE. PROPERTIES IN BROAD OAK AND THE GRADE II LISTED SWEECH FARM HOUSE AND STABLE BLOCK ARE VISIBLE IN THE INTERVENING LANDSCAPE. THE SITE IS PARTIALLY VISIBLE FROM THIS LOCATION.



PHOTOGRAPH - VIEWPOINT 2: VIEW FROM POPES LANE, LOOKING NORTH WEST TOWARDS THE SITE. PROPERTIES IN BROAD OAK AND THE GRADE II LISTED SWEECH FARM HOUSE AND STABLE BLOCK ARE VISIBLE IN THE INTERVENING LANDSCAPE, ALLOWING PARTIAL VIEWS OF THE SITE.



PHOTOGRAPH - VIEWPOINT 3: VIEW FROM PROW CB59, LOOKING NORTH WEST TOWARDS THE SITE. EXISTING VEGETATION AND THE MILK BARNS ARE VISIBLE IN THE INTERVENING LANDSCAPE, ALLOWING PARTIAL VIEWS OF THE SITE.



PHOTOGRAPH - VIEWPOINT 4: VIEW FROM PROW CB59, LOOKING NORTH WEST TOWARDS THE SITE. EXISTING VEGETATION AND PROPERTIES IN BROAD OAK SCREEN THE MAJORITY OF THE SITE FROM THIS LOCATION. THE SITE IS PARTIALLY VISIBLE TO THE NORTH OVER THE FENCE LINE OF THE MILK BARNS



PHOTOGRAPH - VIEWPOINT 5: VIEW FROM THE A291 HERNE BAY ROAD, LOOKING SOUTH TOWARDS THE SITE. THE RISING GROUND FORESHORTENS OPEN VIEWS OF THE FIELDS WITHIN THE SITE, HOWEVER THERE ARE OPEN VIEWS OF THE NORTHERN BOUNDARY VEGETATION AND FOXHILL HOUSE.



PHOTOGRAPH - VIEWPOINT 6: VIEW FROM THE A291 HERNE BAY ROAD ADJACENT TO THE NORTH EASTERN CORNER OF THE SITE. THERE ARE OPEN VIEWS OF THE EASTERN SITE BOUNDARY VEGETATION FROM THIS LOCATION.



PHOTOGRAPH - VIEWPOINT 7: VIEW FROM BARNET'S LANE ALONG THE WESTERN BOUNDARY OF THE SITE, LOOKING NORTH TOWARDS THE EXISTING PROPERTIES BORDERING THE SITE. VIEWS OF THE SITE ARE TRUNCATED.

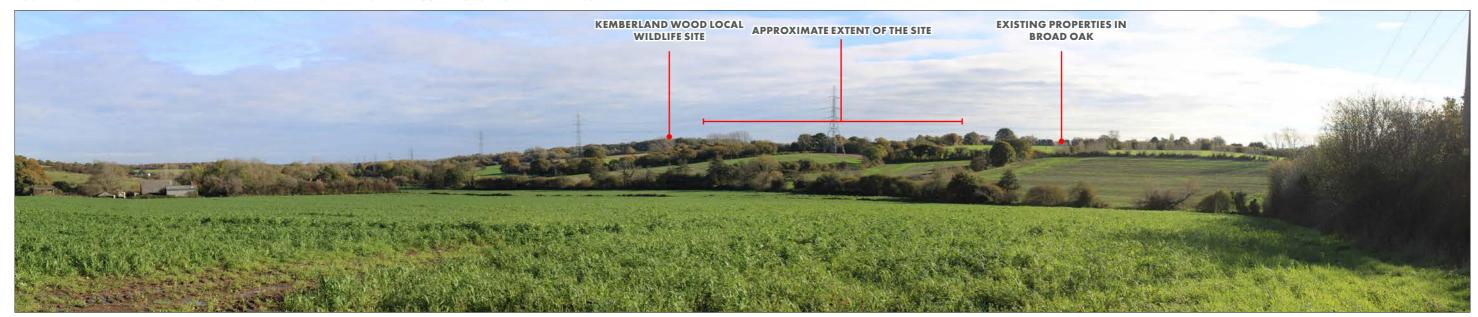


PHOTOGRAPH - VIEWPOINT 8: VIEW FROM PROW CB70 TO THE WEST OF THE SITE, LOOKING EAST TOWARDS BARNET'S LANE AND THE WESTERN SITE BOUNDARY. VIEWS OF THE SITE ARE FILTERED BY THE EXISTING VEGETATION ALONG BARNET'S LANE.

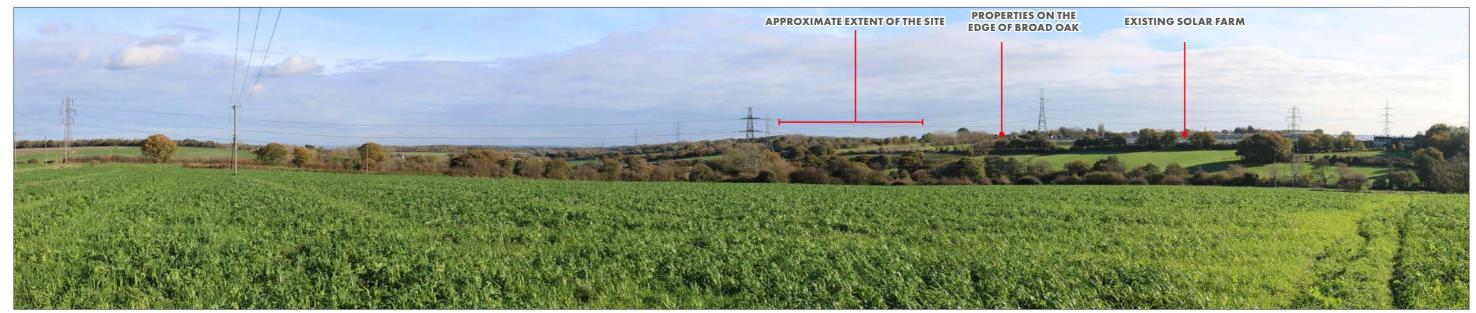




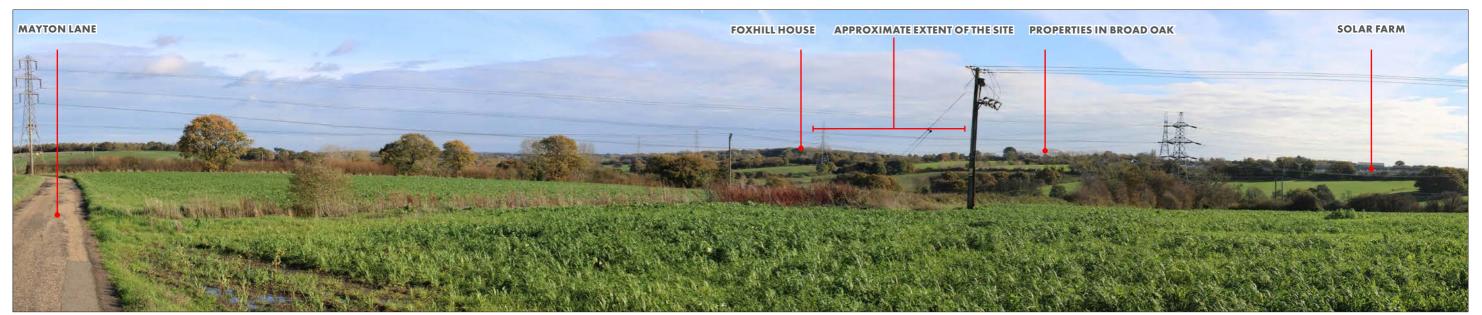
PHOTOGRAPH - VIEWPOINT 10: VIEW FROM PROW FOOTPATH CB71 TO THE NORTH OF THE SITE, LOOKING SOUTH ACROSS THE SARRE PENN VALLEY TOWARDS BROAD OAK. THE EXISTING DWELLINGS ON THE EDGE OF BROAD OAK AND THE EXISTING TREES ON THE SOUTHERN BOUNDARY OF THE SITE ARE VISIBLE AGAINST THE SKY LINE. THE SITE MAKES A SMALL CONTRIBUTION TO THE WIDER PANORAMA.



PHOTOGRAPH - VIEWPOINT 11: VIEW FROM PROW BRIDLEWAY CB80, LOOKING SOUTH TOWARDS THE SITE AND BROAD OAK. VIEWS OF THE SITE ARE FILTERED BY THE INTERVENING VEGETATION ON THE VALLEY SLOPES. THE TOPS OF THE TREES ON THE NORTHERN BOUNDARY OF THE SITE ARE PARTIALLY VISIBLE AGAINST THE SKYLINE.



PHOTOGRAPH - VIEWPOINT 12: VIEW FROM PROW FOOTPATH CB78, LOOKING SOUTH WEST TOWARDS BROAD OAK AND THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.



PHOTOGRAPH - VIEWPOINT 13: VIEW FROM MAYTON LANE, LOOKING SOUTH WEST TOWARDS BROAD OAK AND THE SITE. VIEWS OF THE SITE ARE FILTERED BY THE INTERVENING VEGETATION. THE ROOFTOP OF FOXHILL HOUSE AND THE TREES ALONG THE NORTHERN BOUNDARY OF THE SITE. ARE PARTIALLY VISIBLE WHERE GAPS IN THE VEGETATION ALLOW.



PHOTOGRAPH - VIEWPOINT 14: VIEW FROM PROW BRIDLEWAY CB80, LOOKING SOUTH TOWARDS THE SITE. THE ROOFTOP OF FOXHILL HOUSE AND THE TREES ON THE NORTHERN BOUNDARY OF THE SITE ARE VISIBLE THROUGH GAPS IN THE INTERVENING FIELD BOUNDARY VEGETATION.



**PHOTOGRAPH - VIEWPOINT 15:** VIEW FROM SWEECHGATE TO THE SOUTH OF THE SITE, LOOKING NORTH EAST. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BUILT FORM.



PHOTOGRAPH - VIEWPOINT 16: VIEW FROM THE JUNCTION OF SWEECHGATE AND THE A291 HERNE BAY ROAD TO THE SOUTH OF THE SITE, LOOKING NORTH. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BUILT FORM AND BOUNDARY VEGETATION.



PHOTOGRAPH - VIEWPOINT 17: VIEW FROM THE A291 HERNE BAY ROAD TO THE SOUTH OF THE SITE, LOOKING NORTH. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING BUILT FORM.



PHOTOGRAPH - VIEWPOINT 18: VIEW FROM THE A291 HERNE BAY ROAD TO THE NORTH OF THE SITE, LOOKING SOUTH. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.

# LANDSCAPE AND VISUAL CONSTRAINTS AND **OPPORTUNITIES**

### 5.1 INTRODUCTION

The findings of the desktop survey and field work presented in this Technical Note summarise the current policies and designations relevant to landscape and visual matters pertinent to the Site. This Note also identifies the key characteristics and development guidelines from the relevant landscape character assessments and establishes the broad range of potentially sensitive visual receptors relating to any potential development within the Site.

The following pages identify the key landscape and visual constraints and opportunities relevant to this Site as shown on Figure 5.1.

### **5.2 LANDSCAPE AND VISUAL CONSTRAINTS**

The following landscape and visual constraints have been identified:

- · Existing trees and hedgerows within the Site are confined to the existing field boundaries within the Site, these should be assessed for their quality and retained and enhanced as far as possible.
- PRoW Footpath CB69 crosses through the Site on a north-east to south-west alignment with open views across the Site and to The Blean Ancient Woodland/ SSSI to the north. This should be retained where possible through the green infrastructure network within the Site.
- The topography of the Site is broadly flat on the same ridgeline on which Broad Oak located, with the northern part of the Site beginning to slope in a northerly direction into the Sarre Penn valley. Development should be set back from the northern boundary to keep built form on the ridgeline with a landscape buffer on the valley
- Sweech Farm House and Stable Block are both Grade II Listed Buildings adjacent to the south eastern corner of the Site. Whilst there are new residential buildings surrounding them, the Site must respond to their setting. Heritage advice should be
- There are open views of the Site from the A291 Herne Bay Road along the eastern boundary of the Site, development should be set back from this boundary to retain the green and rural character of the route.
- · The residential amenity of the existing properties backing onto the southern and western boundaries of the Site should be considered as part of the proposals.

### **5.3 LANDSCAPE AND VISUAL OPPORTUNITIES**

The baseline assessment has informed the identification of the following landscape and visual opportunities for the Site.

- Opportunity to create a series of development parcels that are well related to the settlement edge and which limit landscape and visual harm to the local area.
- · An opportunity to provide an access into the Site from the A291 Herne Bay Road along the eastern boundary at a location that minimises impacts to the existing
- Opportunity to create an attractive, high-quality frontage to Broad Oak, with views over the Sarre Penn valley to The Blean Ancient Woodland to the north.

- Opportunity to utilise SuDS attenuation basins and swales along the northern landscape buffer on the lower ground.
- Potential to connect to existing Public Right of Way through the centre of the Site and to Barnet's Lane to provide wider access to the PRoW network within the Sarre
- Part of the draft Local Plan policy R26 Broad Oak Reservoir and Country Park area is located within the north western corner of the Site. This provides an opportunity to create a gateway into the Country Park from Broad Oak within the
- Opportunity to retain view of Sweech Farm and Stable Block, the Grade II listed buildings to the south east of the Site.

### **Enhancing established Landscape Strategy Objectives**

The Site lies within LCA E2 - Sarre Penn Valley. The landscape guidelines and key habitat opportunities relevant to the Site that are set out within the Canterbury Landscape Character Assessment and Biodiversity Appraisal, 2020 include:

- · "Protect areas of species rich grassland and seek to enhance and create further neutral grassland, heath and acid grassland, which cover a substantial area of this LCA as part of the county-wide and BOA targets.
- Manage and enhance the wildlife interest of arable fields by encouraging the creation of uncultivated field margins and other wildlife-friendly farming
- · Enhance and augment fragmented field boundary hedgerows with native species, replacing post and wire and post and rail fencing where possible.
- Conserve, enhance and restore the wooded character of the area through continued and improved coppice

These objectives do not preclude development within this character area. The development management guidelines within the character assessment include to:

- "Conserve the traditional pattern and structure of the landscape by improving the continuity of hedgerow and shelterbelt features to enhance the small-scale irregular field pattern.
- Conserve the open landscape and avoid the further introduction of large scale or incongruous elements, particularly where they are visible over ridgelines and from the Sour valley to the south.
- · Maintain the limited vehicular access to retain rural character and resist proposals for upgrading of tracks and lanes within the area.
- Maintain the essentially undeveloped character of the area limited to occasional farm buildings. Monitor pressures for development along the main roads (A291) and the Stour Valley ridgeline (Broad Oak).
- Protect the valued recreational use of the landscape, seeking opportunities to further enhance opportunities for access and enjoyment including routes to avoid pressures on more sensitive adjacent habitats."

Development within the Site could be designed in such a manner to help to meet these objectives as part of a well-planned landscape-led masterplan that responds appropriately to its existing landscape features and character. There are opportunities within the Site to improve the integrity of existing landscape features and to reinforce its character, whilst being mindful of views to and from The Blean woodlands.

The more sensitive landscape elements identified within the Landscape Character Assessment are located outside of the Site and appropriate buffers could be secured to those adjacent to Site boundaries, including the Listed Buildings.

### **LEGEND**

BOUNDARY

SITE BOUNDARY LISTED BUILDING **EXISTING TREE BELTS AND** CONTOURS **HEDGEROWS TO BE RETAINED** POTENTIAL DEVELOPMENT, **PROW - FOOTPATH** INCORPORATING EXISTING VEGETATION POTENTIAL GREEN OTHER ROUTES WITH PUBLIC **ACCESS INFRASTRUCTURE NETWORK** POTENTIAL TREE PLANTING TO ROAD STRENGTHEN SITE BOUNDARY **OVERHEAD POWER LINES POTENTIAL SUDS ATTENUATION** ANCIENT WOODLAND/LOCAL POTENTIAL PEDESTRIAN / CYCLING LINK TO FUTURE COUNTRY PARK WILDLIFE SITE POTENTIAL VIEW TO THE BLEAN **POTENTIAL COUNTRY PARK** 

WOODLAND



FIGURE 5.1 - INDICATIVE LANDSCAPE AND VISUAL CONSTRAINTS AND OPPORTUNITIES PLAN, (FABRIK 2023)

# CONCLUSION

### 6.1 CONCLUSION

This document has been produced as part of the representations being made during the Canterbury City Council Call for Sites process.

In landscape and visual terms, there are no significant overriding landscape and visual constraints to development. The Site is not covered by any landscape related designation, nor does it lie within a viewing corridor protected by policy.

Considering a sensitive and landscape led design approach, this Site has the potential to accommodate new residential development without significant impacts on the wider landscape and visual resources. The Indicative Concept Masterplan that has been informed by this analysis is presented on the following page at Figure 6.1.

As with any greenfield site, there would be landscape and visual harm associated with such development at the Site and local level. However, this note identifies those elements of the landscape that could be utilised to create a distinctive new development, in keeping with the character of Broad Oak, its planned growth through existing strategic allocations, and the surrounding landscape, whilst responding appropriately to the identified landscape and visual constraints and opportunities.

This note is proportionate to the stage of promotion of the Site through the Canterbury City Council Local Plan process. From this document, a scope for a future landscape and visual impact assessment could be developed at an appropriate time.





FIGURE 6.1 - INDICATIVE CONCEPT MASTERPLAN, WHICH HAS BEEN INFORMED BY THE IDENTIFIED LANDSCAPE AND VISUAL CONSTRAINTS AND OPPORTUNITIES (PAUL HEWETT RIBA CHARTERED ARCHITECT, 2023)

LEGEND



SITE BOUNDARY

Access



**EMERGENCY ACCESS** 



EXISTING TREE BELTS AND HEDGEROWS TO BE RETAINED



PROW - FOOTPATH



OTHER ROUTES WITH PUBLIC ACCESS



OVERHEAD POWER LINES



POTENTIAL COUNTRY PARK BOUNDARY



LISTED BUILDING



POTENTIAL DEVELOPMENT, INCORPORATING EXISTING VEGETATION



PRIMARY STREET



LINK ROAD / COURTYARD ACCESS



POTENTIAL GREEN INFRASTRUCTURE NETWORK



POTENTIAL TREE PLANTING TO STRENGTHEN SITE BOUNDARY



POTENTIAL SUDS FEATURES



POTENTIAL PEDESTRIAN / CYCLING LINK



POTENTIAL STRUCTURAL PLANTING



HERNE BAY ROAD BROAD OAK

INDICATIVE CONCEPT PLAN

date: Jan'23

scale: N.T.S. @ A2

drawing number: 2055/PA.04



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