



**Land West Of Herne
Bay Road, Sturry**

**Landscape and Visual
Appraisal**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Fairfax Land Ventures Ltd

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Contents

Executive Summary	4
Section 1 Introduction, Purpose and Methodology	5
Section 2 Findings of EDP Data Trawl	9
Section 3 Baseline: Landscape	33
Section 4 Baseline: Visual Amenity	47
Section 5 The Proposed Development and Mitigation	58
Section 6 Assessment of Effects	61
Section 7 Conclusions	72

APPENDICES

Appendix EDP 1	EDP LVIA Methodology
Appendix EDP 2	Illustrative Masterplan
Appendix EDP 3	Findings of EDP Data Trawl
Appendix EDP 4	Representative Photoviewpoints (edp9494_d007a 09 December 2025 VMS/WBe)

PLANS

Plan EDP 1: Relevant Planning Designations and Considerations (edp9494_d001a 11 December 2025 GYo/WBe)
Plan EDP 2: Site Context and Local Character (edp9494_d002a 11 December 2025 GYo/WBe)
Plan EDP 3: Published Landscape Character Assessments (edp9494_d003a 11 December 2025 GYo/WBe)
Plan EDP 4: Topography (if required/useful) (edp9494_d004a 11 December 2025 GYo/WBe)
Plan EDP 5: Findings of EDP's Visual Appraisal (edp9494_d005a 11 December 2025 GYo/WBe)
Plan EDP 6: Photoviewpoint Locations (edp9494_d006b 11 December 2025 GYo/WBe)
Plan EDP 7: Illustrative Landscape Strategy (edp9494_d008a 15 December 2025 WBe/WGa)

Executive Summary

HEADING

- S1 This Landscape and Visual Appraisal (LVA) has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Fairfax Land Ventures Ltd, to inform planning proposals for the development of a residential scheme, on Land West of Herne Bay Road, Sturry, Canterbury. The proposal seeks permission for the potential development of 127 dwellings, including 30% affordable homes and associated landscaping and public open space (POS) requirements.
- S2 Within the process of compiling this LVA, relevant policy and guidance was analysed at a national, regional and local level, including references to the *National Planning Policy Framework* (NPPF) and the *Canterbury District Local Plan* (2017) as well as Supplementary Planning Documents (SPD's) and county-level design guidance.
- S3 Taking into account the characteristics set out in the *Canterbury Landscape Character Assessment* and the *Biodiversity Appraisal*, the Site was identified as lying within the Sarre Penn Valley Landscape Character Area (LCA). Its features were reviewed and found to be broadly consistent with the LCA's stated description. The overall sensitivity of both the LCA and the Site was assessed as medium.
- S4 Visual amenity was then assessed through an analysis of the public rights of way (PRoW) network within a 2km radius, along with primary roads and properties adjoining the Site. Photoviewpoints were used to illustrate these relationships and demonstrate how the Site sits within the surrounding landscape.
- S5 A landscape strategy has been produced, which comprises mitigating measures as well as landscape enhancements, in accordance with the baseline site assessment and published guidance.
- S6 The inevitable change to visual receptors in very close proximity are not as a result of poor design, or the development being in the wrong location, but due to the inevitable change in land use from an area of agricultural land to a residential development. The change of use of any greenfield site to housing will result in some change to its overall visual and perceptual character, and in this case, the geographically limited extent of visual change is a notable positive for the scheme.
- S7 This change to the land use would lead to an inevitable change and effect upon the Site landscape character, and to a much lesser extent, and most importantly, the surrounding landscape character area. Landscape effects are moderated by the Site being in a logical and appropriate location.
- S8 Furthermore, the Site is not within an area designated for its landscape quality, but an area of largely typical agricultural land of 'ordinary' value.

Section 1

Introduction, Purpose and Methodology

INTRODUCTION

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Fairfax Land Ventures Ltd ('the applicant') to undertake a Landscape and Visual Appraisal (LVA) of proposals to develop Land West of Herne Bay Road, Sturry (hereafter referred to as 'the Site'). The Site falls within Canterbury City Council Local Planning Authority (LPA) area, extends to approximately 9.6 hectares (ha). Full site details are given in the Design and Access Statement (DAS) accompanying the planning application. This LVA is part of a suite of documents accompanying an outline planning application for the proposed development summarised in **Section 5** of this LVA.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute¹ specialising in the assessment of the effects of proposed development on the landscape.
- 1.3 This LVA has been undertaken in accordance with best practice, detailed methodology is located at **Appendix EDP 1**.

THE SITE AND THE PROPOSED DEVELOPMENT

- 1.4 **Plan EDP 1** illustrates the location of the Site's boundaries and the study area for the LVA. The Site is located directly north of the existing settlement boundary of Broad Oak and approximately 1.6km to the north of the St Stephen's Administrative boundary of the city of Canterbury, Kent. The Site's character and local context is illustrated on the aerial photograph contained as **Plan EDP 2**.
- 1.5 The Site lies directly adjacent to the settlement of Broad Oak and consists of four distinct field parcels separated by lines of hedgerow and trees. These fields are currently used for recreational use in form of a public right of way (PRoW) that runs between the eastern and southern boundaries, and also used for agricultural purposes in the recent past.
- 1.6 The proposed development is for the "*The erection of approximately 127 dwellings, landscaping, and public open space, with access from Herne Bay Road and retained pedestrian access from Sweechgate*". The proposals are illustrated on the Illustrative/Concept Masterplan at **Appendix EDP 2**.
- 1.7 Currently, three separate applications are located within 1km of the Site: CA/23/01743, CA/18/00868 and CA/20/02826; the latter two are allocated sites within the Local Plan.

¹ LI Practice Number 1010

Moreover, an additional proposal for a link road, 'Sturry Link Road' (application: KCC/CA/0136/2021), also lies in proximity to the Site which aims to better connect Sturry and the proposed developments to Canterbury.

- 1.8 Additionally, a proposal for a reservoir, Broad Oak Reservoir, is in discussion of being proposed (approximately 300m north of the Site) and is shown in the Emerging Local Plan, however, is yet to be formally submitted for planning.

PURPOSE AND STRUCTURE OF THE LVA

- 1.9 The purpose of this LVA is to identify the baseline conditions of the Site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then provides an assessment of the landscape and visual effects predicted to arise from development on the Site with reference to the baseline analysis. In undertaking the assessment described in this LVA, EDP has:

- Undertaken a thorough data trawl of relevant designations and background documents, including planning policy and legislation where relevant for the assessment process, described in **Section 2**. Outcomes from the data trawl form a key component of the LVA and the findings inform the design and assessment process;
- Assessed the existing (baseline) condition and character of the Site and its setting, described in **Section 3**;
- Assessed the existing visual (baseline) context, especially any key views to and from the Site (**Section 4**). The establishment of baseline landscape and visual conditions, when evaluated against the proposed development, allow the identification and evaluation of landscape effects later in the LVA at **Section 6**;
- Described the landscape aspects of the proposed development that may influence any landscape or visual effects (**Section 5**);
- Identified opportunities and constraints from a landscape and visual perspective;
- Set out design recommendations in the form of a concept landscape strategy which may then be developed further into an outline landscape strategy incorporating more detailed landscape mitigation measures as part of the iterative design process. In **Section 6**, assessed the landscape and visual effects in accordance with the approach described below; and
- Provided an analysis of the likely landscape and visual effects of the proposed scheme, which is determined by combining the magnitude of the predicted change with the assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative, permanent/reversible) (**Section 6**).

METHODOLOGY ADOPTED FOR THE ASSESSMENT

- 1.10 The proposed development assessed by this LVA is not subject to an Environmental Impact Assessment (EIA). This LVA has, therefore, been undertaken in accordance with the principles embodied in *Guidelines for Landscape and Visual Impact Assessment – Third Edition* (LI/IEMA, 2013) (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes.
- 1.11 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and Landscape Character Assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as National Parks (NP), National Landscapes ((NL) formerly known as Areas of Outstanding Natural Beauty (AONBs)), conservation areas, and gardens and parks listed on Historic England's *Register of Historic Parks and Gardens of Special Historic Interest in England* (RPG).
- 1.12 **Zone of Theoretical Visibility:** EDP has produced a Zone of Theoretical Visibility (ZTV) to help inform the extent of Study Area, based on a broad development type. See **Appendix EDP 1** for methodology and definitions.
- 1.13 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the Site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect in clear weather conditions, over two days, between the dates of 20 and 21 November 2025.
- 1.14 **Acknowledgement of any shortcomings:** During the visit to the Site, no significant shortcomings were encountered. Access was, however, prevented to an intended Photoviewpoint located along PRoW CB73 due to the prevalence of overgrown vegetation. It was, however, concluded that views for receptors travelling along this route would be either heavily filtered or completely obscured due to the positioning of existing dwellings, boundary fencing and existing vegetation (in 'maintained' condition) anyway.
- 1.15 **Design Inputs:** EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise or compensate for landscape effects. Such measures are summarised in **Section 5**.
- 1.16 **Assessment Methodology:** Predicted effects on the landscape resource and visual amenity arising from the proposed development ((**Section 6**) have been determined in accordance with the principles embedded within published best practice guidance insofar as the assessment adopts the following well-established, structured approach:
- Likely effects on landscape character and visual amenity are dealt with separately;
 - The assessment of likely effects is reached using a structured methodology for defining sensitivity, magnitude and nature of effect (**Appendix EDP 1**). This framework is combined with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm;

- As advised in GLVIA3, the appraisal takes into account the effects of any proposed mitigation; and
- Typically, a 15-year time horizon is used as the basis for conclusions about the residual levels of effect. Fifteen years is a well-established and accepted compromise between assessing the shorter-term effects (which may often be rather 'raw' before any proposed mitigation has had time to take effect) and an excessively long time period.

STUDY AREA

1.17 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:

- First, a broad 5km 'study area' was adopted, based mainly on desk-based study, allowing the geographical scope of the assessment to be defined based on the likely extent of views to/from the Site, extent of landscape effects and the Site's environmental planning context; and
- Second, following the production of a broad Zone of Theoretical Visibility (ZTV), initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 2km from the Site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Plan EDP 1**.

Section 2

Findings of EDP Data Trawl

- 2.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 1** and summarised in this section with further detail provided in **Appendix EDP 3**.

BACKGROUND PUBLISHED EVIDENCE BASE DOCUMENTS

- 2.2 The following documents are relevant and will be discussed as appropriate later in this report:

- *National Planning Policy Framework (NPPF) (Updated February 2025);*
- *National Character Area: 113 – North Kent Plain (2013);*
- *Canterbury Landscape Character Assessment and Biodiversity Appraisal (2020);*
- *The Landscape Assessment of Kent (2004);*
- *Kent Historic Landscape Characterisation (2001);*
- *Canterbury District Adopted Local Plan (2017);*
- *Canterbury District Emerging Local Plan 2040 (Draft);*
- *Canterbury District Green Infrastructure Strategy 2018 - 2031 (2018);*
- *Canterbury Open Space Strategy 2023 – 2040 (Draft);*
- *Canterbury Transport Strategy 2014 – 2031 (2017);*
- *Canterbury Conservation Area Appraisal (2023); and*
- *Kent Design Guide (2007).*

FINDINGS OF EDP DATA TRAWL

Landscape-related Designations and Other Considerations

- 2.3 Landscape-related designations and policy considerations within 1km of the are shown on **Plan EDP 1**. In summary, the Site does not lie within or adjacent to a nationally designated landscape, nor does the Site sit within a Local landscape designation, a Special Landscape Area (SLA) or a Strategic Gap.

Heritage Matters

- 2.4 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVA addresses heritage assets only insofar as they are historic components of the wider contemporary landscape – not in terms of their significance and value as heritage assets, which is a matter addressed by the separate Heritage assessment (prepared by TCMS Heritage).
- 2.5 Within the study area, the following heritage assets are components of the contemporary landscape:
- A number of buildings with Listed status are present in the village of Broad Oak - predominantly along Sweechgate - this includes: 124 Sweechgate (Grade II; approx. 190m), [Former] Royal Oak Public House (Grade II; approx. 140m) and, notably, Sweech Farmhouse further eastwards by the corner on Herne Bay Road (Grade II; approx. 10m);



Image EDP 2.1: The former Royal Oak Pub; now converted into a residence and integrated into a newly built development along Orchard View.



Image EDP 2.2: Sweech Farmhouse and associated converted stableblock with its recognisable oast house – an iconic historic feature commonly found in the county of Kent.

- South of Sweechgate and in the wider area lie: 'Broad Oak' (Grade II; approx. 130m), Summer Hill (Grade II; approx. 280m) and Mead Manor (Grade II; approx. 300m). Vale Farmhouse (Grade II; approx. 710m), is also located north, along Barnet's Lane, however, lacks intervisibility with the Site;
- Hoath Road, a Roman Road, leading towards the historic settlement at Canterbury runs south-west to north-east, approximately 1.4km east of the Site;
- The Site lies within proximity to a number of conservation areas, including Sturry (south), Westbere (No. 2) (south-east) and Tyler Hill (west) – all just over 1km away in radius;
- The *Kent Historic Landscape Characterisation* report (2001) denotes the Site as residing within the '(22.) Former Blean Forest' Historic Landscape Character Area and, more specifically categorised under the '(1.9) Small Regular' field pattern Historic

Landscape Type. This report and associated mapping will be explored in further detail later within this baseline;

- Historically, when looking at historical Ordnance Survey (OS) mapping of the area, the Site was more open with fewer hedgerows - more recently being enclosed by Foxhill House (on the northern boundary of the Site), which is assumed to be built sometime during the 20th century. The PRoW CB69 that runs through the Site today is mapped historically, which dates the footpath to over 150 years old, at the very least. The settlement of Broad Oak was noticeably smaller than it is today, with many houses that sit today along Sweechgate and Shalloak Road being built during the 20th century on what was historically a series of orchard and garden plots likely associated with Mead Manor; and
- Despite its lack of listed status, notably, the Golden Lion public house (south-west of the Site) is present in the historic mapping – present even before the Royal Oak, which did not yet exist at this period. It is therefore assumed that the Golden Lion was historically an important centre for the settlement of Broad Oak and its community - and remains so - being the only public house still in operation in the village.



Image EDP 2.3: Circa. 1872-3 Six Inch OS Mapping of Broad Oak sourced from the National Library of Scotland.



Image EDP 2.4: Satellite imagery of Broad Oak today sourced from the National Library of Scotland.

Ecology Matters

2.6 A separate Ecology Assessment (prepared by The Ecology Co-op), considers the ecological assets on the Site and within the study area. The following matters are relevant to the scope of this LVA:

- Within and directly adjacent to the Site, there are no statutory ecological designations; and
- A detailed review of MAGIC mapping in the area denotes a small portion of the eastern boundary as residing in a classification within the National Habitat Network – ‘Enhancement Zone 2’ - likely a buffer/suggested enhancement of Kemberland Wood, an area of Ancient Woodland to the east (approx. 100m). There are a number of

Ancient Woodland clusters in the area which satellite and connect-to West Blean and Thornden Woods Sites of Scientific Interest (SSSI) (approx. 1.2km north).



Image EDP 2.5: View from one of the trails leading through Blean Woods (approx. 1.4km north of the Site).

- Despite historically being more prevalent in the area, there is only one 'Traditional Orchard' priority habitat within the area, surrounding Mead Manor (approx. 270m south-west);
- In the wider area, there a number of high-value ecological features in the landscape – most notably, is the aforementioned SSSI Blean Woods to the north. To the south-east, an extent of wetland and marshes - Westbere Marshes (designated a SSSI, approx. 1.2km) and Stodmarsh Nature Reserve (SSSI, Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar, approx. 2.4km). Sturry Pit, a former gravel quarry and another SSSI also lies approx. 700m south of the Site; and
- A number of hedgerow and trees divide the Site into a number of field parcels predominantly consisting of fallow grass, likely habitats for native flora and fauna.

Arboricultural Matters

2.7 A separate Arboricultural Assessment (prepared by Arbortrack Systems Ltd., drawing ref. Broad Oak Arboricultural Assessment, Rev A, December 2025) considers the arboricultural assets on the Site and within the study area. The following matters are relevant to the scope of this LVA:

- A review of Canterbury City Council's tree preservation order (TPO) mapping system accessed on 25 November 2025 concluded that no TPOs are in place within the Site's application boundary;
- As mentioned previously, there are a number of Ancient Woodland clusters within the area, however, none of these are located within the Site, nor do they directly abut the Site; and
- As mentioned, a number of native hedgerow and trees divide the Site into parcels which have been examined further within the Arboricultural Assessment. The majority of trees on Site have been identified as category C trees, with exception of a small number of category B specimens.

Public Access and Rights of Way

2.8 A review of the definitive map reveals the following PRoW and open access land within the Study Area (**Plan EDP 1**). The pattern of PRoW within a 3km radius shows a relatively complex network of footpaths, with particular concentration in the western half where many connect to the surrounding Blean Woods and also the wider city of Canterbury. Connections in the east also eventually lead to the settlement of Maypole (approx. 4km away) and beyond.

2.9 A brief description of the local PRoW network:

- Intersecting the Site is footpath CB69 which has access from the A291 (Herne Bay Road) on the eastern boundary and Sweechgate on the southern boundary. CB69 spans approximately 335m and falls almost wholly within the proposed application boundary; and
- Along Sweechgate, one of the main spinal roads running through Broad Oak east-west, a number of entrances to PRoW can be found:
 - Directly south of the Site, approximately 50m away from the entrance to CB69, PRoW CB73 leads past Broad Oak Farm and Tudor Cottage, diverting back on to the A291 – it should be noted that this footpath was inaccessible at time of photography due to overgrown vegetation, as stated at the beginning of this report.



Image EDP 2.6: PRoW CB73 on the day of visiting the Site.



Image EDP 2.7: PRoW CB73 entrance.

- Further eastwards along Sweechgate, PRoW CB68 leads south past The Common and Mead Manor and connects to Shalloak Road, the other spinal road running through the settlement, north-south, perpendicular to Sweechgate; and
- Further entrances to PRoW can be found further westwards along Sweechgate – both CB71 and CB70 branch off the road and intersect approximately 100m along both routes, with CB70 leading north-eastwards, eventually meeting Barnet's Lane that follows the western boundary of the Site.



Image EDP 2.8: Connection to CB70 from Barnet's Lane on the northwest corner of the Site.

- Mayton Lane connects directly on the Sweechgate further westwards and forms a section of the 'The Blean - Herne, Tyler Hill & Broad Oak' Promoted Route sitting approximately 250m west of the Site, connecting on to PRoW CB41 westwards;

- Another promoted route connects to Mayton Lane: 'The Blean - Tyler Hill and the Sarre Penn Valley' Promoted Route, heading further west-north-west on PRoW CB78 towards Mayton Farm House (approx. 1.2km from Site). This footpath houses extensive views of the surrounding area, especially towards Mayton Farm House, where the path sits at its highest elevation;
- At the top of CB78, CB36, a Public Bridleway runs perpendicular, heading off south-westwards. This Bridleway consists of both promoted routes mentioned previously;
- Back towards Broad Oak, on Shalloak Road, the entrance to PRoW CB46 (approximately 350m from Site) can be found, which runs westwards through Goose Farm/Chambers Farm for about 1.2km, through a commercial polytunnel farm. This farm largely dominates the landscape in the west due to its size and bright aesthetic qualities that contrast the natural landscape;
- North of the Site, approx. 500m away, another Public Bridleway, PRoW CB80 runs east-west, with entrances from Herne bay Road in the East and Barnett's Lane in the west (directly adjacent to Vale Farm);
- Other notable PRoW at a further distance include CB57 and CB58 - these lead eastward off the A291 towards Cadehill Wood; and
- Potential wider connections could be made towards the ancient woodland in the north - specifically through routes CH2, CB88 and CB71. Additionally, a National Cycle Network and promoted route - 'Fordwich to Reed Pond' - sits approximately 1.6km south and leads from Fordwich, with network connections towards Canterbury.

PLANNING POLICY REVIEW

National Planning Policy Framework (Updated February 2025)

- 2.10 A cornerstone of the NPPF remains the achievement of sustainable development.
- 2.11 In broad terms, the NPPF requires that development proposals that accord with adopted policy should be approved without delay, and where no policy exists or is out-of-date, permission should be granted unless any adverse effects of the proposal would significantly outweigh the benefits, subject to specific policies within the NPPF that restrict development (e.g., natural heritage and landscape designations). The principles of achievement of sustainable development should also be carried forward into planning policy at a local level so that it is clear what constitutes acceptable development under the new guidance.
- 2.12 In relation to development and landscape, Section 12 seeks to achieve well-designed places, whilst paragraph 135 specifically states that development "*will function well and add to the overall quality of the area...*" and be "*sympathetic to local character and history, including the surrounding built environment and landscape setting*".

Adopted Local Plan (Published)

2.13 The adopted *Canterbury District Local Plan* (2017) includes over-arching general development policies, to which the development proposals will be tested. Policies that are specific to the site in landscape and visual terms are:

- **Policy SP1 Sustainable Development** – *“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.*
- *Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved, unless material considerations indicate otherwise.*
- *Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:*
 - *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy framework taken as a whole; or*
 - *Specific policies in that framework indicate that development should be restricted.”*
- **Policy SP6 Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites** – *“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."*

**It should be noted that half the Site falls under the Thanet Coast and Sandwich Bay 7.2 Km Zone of Influence buffer (and therefore necessitate the acknowledgement of Policy SP6), as indicated by the accompanying Proposals Map.*

- **Policy T1 Transport Strategy** – *"In considering the location of new development, or the relocation of existing activities, the Council will always take account of the following principles of the Transport Strategy:*
 - a. *Controlling the level and environmental impact of vehicular traffic including air quality;*
 - b. *Providing alternative modes of transport to the car by extending provision for pedestrians, cyclists and the use of public transport; [*Particular emphasis to be given to implementation of pedestrian/cycle access and connectivity when designing the overall strategy]*
 - c. *Reducing cross-town traffic movements in the historic centre of Canterbury;*
 - d. *Providing public car parking and controlling parking having regard to the Parking Strategy;*
 - e. *Assessing development proposals in the light of transport demands and the scope for choice between transport modes; and*
 - f. *Seeking the construction of new roads and/or junction improvements which will improve environmental conditions and/or contribute towards the economic well-being of the District."*
- **Policy CC11 Sustainable Drainage** – *"All development applications should include drainage provision. This will ensure that surface water is appropriately controlled within the development site, manage flood risk on-site and off-site, and not exacerbate any existing flood risk in the locality. Within major development sustainable drainage systems that deliver other benefits, such as biodiversity, water quality improvements and amenity, are expected to be included, except where they are demonstrated to be inappropriate. All developments should achieve as close to possible to the City Council's stipulated greenfield runoff rates, mimic natural flows and drainage pathways and ensure that surface water run-off is managed as close to its source as possible using the following hierarchy:*
 - 1. *Discharge into the ground*
 - 2. *Discharge to a surface water body*
 - 3. *Discharge to a surface water sewer, highway drain or other drainage system.*

4. *Discharge to a combined sewer where there are absolutely no other options, and only where agreed in advance with the relevant sewage undertaker.*

Any drainage scheme must manage all sources of surface water, including exceedance flows and surface flows from offsite, provide for emergency ingress and egress and ensure adequate drainage connectivity. It will not be acceptable for surface water runoff to enter the foul water system.

SuDS or other appropriate measures should:

- a. *Maintain public safety;*
- b. *Provide sufficient attenuation to surface water flows as appropriate;*
- c. *Ensure that there is adequate treatment of surface water flows, such that there is no diminution in quality of any receiving watercourse;*
- d. *Ensure protection of groundwater; and*
- e. *Provide or enhance wetland habitat and biodiversity where possible.*

On major and strategic developments it should be shown how this infrastructure will be delivered over the different building phases to ensure that schemes are delivered as envisaged and that ongoing and future flood risk is managed.

Approval of the design and long term management and maintenance of SuDS will be required prior to the development commencing.”

- **Policy DBE1 Sustainable Design and Construction** – *“All development should respond to the objectives of sustainable development and reflect the need to safeguard and improve the quality of life for residents, conserve resources such as energy, reduce/minimise waste and protect and enhance the environment.*

The City Council will require development schemes to incorporate sustainable design and construction measures, to show how they respond to the objectives of sustainable development.

Sustainability statements will be required for all applications for major developments and for the strategic housing sites identified in Policy SP3. They should demonstrate how the proposal has responded to the objectives of sustainable development and had regard to the measures outlined in table D1. Energy statements should be submitted for all strategic development sites. Non-residential developments should meet a ‘very good’ BREEAM rating and provide evidence as to why an ‘excellent’ rating cannot be achieved.

Development proposals should also show how measures outlined in any sustainable design guidance or SPD adopted by the City Council have been considered.

New developments will also need to be resilient to climate change. Appropriate climate change adaptation measures, include flood resilient measures, solar shading and drought resistant planting, limiting water runoff, reducing water consumption and reducing air pollution.”

- **Policy DBE3 Principles of Design** – *“The distinctive character, diversity and quality of the Canterbury District will be promoted, protected and enhanced through high quality, sustainable inclusive design, which reinforces and positively contributes to its local context creating attractive, inspiring and safe places. Proposals for the development, which are of a high quality design, will be granted planning permission having regard to other plan policies and the following considerations:*
 - a. *The character, setting and context of the site and the way the development is integrated into the landscape;*
 - b. *The conservation, integration, extension, connection and management of existing natural and historic features including trees, hedgerows, pathways and boundaries to strengthen local distinctiveness, character, habitats and biodiversity;*
 - c. *The visual impact including the impact on local townscape character and landscape and the skyline;*
 - d. *High quality design solutions appropriate to the site;*
 - e. *The form and density of the development including: the efficient use of land, layout, landscape, density and mix, building heights, scale, massing, materials, finishing and architectural details including proposed lighting schemes;*
 - f. *The provision of visually interesting frontages at street level;*
 - g. *The privacy and amenity of neighbouring buildings and future occupiers (including overshadowing, outlook and light);*
 - h. *The provision of appropriate hard and soft landscaping;*
 - i. *The impact of polluting elements, such as noise, dust, odour, light, vibration and air pollution from the development or neighbouring uses;*
 - j. *The provision of appropriate amenity and open space;*
 - k. *The safe movement of pedestrians, cyclists and cars within and around the proposed development;*
 - l. *The Accessibility of buildings and places should meet the highest standards of access and inclusion;*
 - m. *Parking arrangements having regard to the latest adopted vehicle parking standards;*

- n. That the proposed development does not have a detrimental effect on the highway network in terms of congestion, road safety and air quality; and*
 - o. The compatibility of the proposed development with other adjacent uses.”*
- **Policy DBE4 Residential Space Standards** – *“All new housing proposals should have an acceptable standard of accommodation in terms of internal layout, room sizes and amenity space. Residential accommodation should have regard to the minimum space standards set out in the Department for Communities and Local Government’s Technical housing standards – nationally described space standard. In addition, developments should provide:*
 - a. Storage space and space for refuse and recycling*
 - b. Facilities for covered cycle parking*
 - c. Outdoor space for private and/or communal use”*
- **Policy DBE5 Inclusive Design** – *“The City Council will require developments to meet the highest standards of accessibility and inclusion. Developers should ensure that developments:*
 - a. Can be used and accessed safely and easily by all;*
 - b. Are convenient, welcoming and enjoyable to use independently without special treatment;*
 - c. Are flexible and responsive so that people can use them in different ways;*
 - d. Are realistic and recognise that one solution may not work for all.*
 - e. Can be adapted to the changing needs of users and environmental conditions. The City Council will expect 20% of homes on major developments and strategic sites to meet the accessibility and adaptable dwellings Regulation M4(2) of the Building Regulations (as amended).”*
- **Policy DBE7 Public Realm** – *“In order to achieve high quality design of the public realm, development proposals will be expected to:*
 - a. Reinforce or enhance the established character of the area;*
 - b. Integrate with existing path, circulation networks and patterns of activity and permeability;*
 - c. Integrate with the existing landscape setting;*
 - d. Respond to contextual features and be locally distinctive;*
 - e. Contribute to a safe and secure environment;*

- f. Be accessible and usable to people with varying mobility requirements;*
 - g. Create attractive, manageable, well functioning spaces within the site.”*
- **Policy DBE8 Public Open Space** – *“In order to ensure that functional, visually successful public open space is created with a strong sense of place as part of new development, the City Council will expect developments to incorporate the following:-*
 - a. The retention and incorporation of public rights of way and the creation of a connected open space and pedestrian/cyclist circulation system related, where appropriate, to a landscape framework having regard to safety and security;*
 - b. The maximising of opportunities for all areas of the public realm to be subject to natural surveillance;*
 - c. The incorporation of landscape design to the frontage of development sites, particularly where they border principal roads;*
 - d. In order to improve the physical environment of the public realm the City Council will expect the promotion of public art, subject to appropriate consultative and planning considerations. Where new development changes or creates new public places, the City Council will encourage the provision of public art to be included as part of the proposal.*
 - e. Create opportunities for wildlife habitats and corridors where appropriate.*

Demonstrate how the management and maintenance of public open space will be continued long term.”
- **Policy LB4 Landscape Character Areas** – *“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 area;*
 - 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 LB8 Landscape Scale Biodiversity Networks** – *"New development will need to show how it will:*
 - a. *avoid the fragmentation of existing habitats and support the creation of coherent ecological networks through both urban and rural areas; and*
 - b. *retain, protect and enhance notable ecological features of conservation value such as ancient woodland, neutral grassland, hedgerows, trees, wetlands, river corridors and other water bodies, and habitats that offer breeding or feeding sites of local importance to populations of protected or targeted species. Lighting that has been sensitively designed to minimise disturbance to protected species and their food sources (e.g. low level, directed, warm, tinted lighting) will be permitted.*
 - c. *protect opportunities for improving connectivity of habitats in strategically important Biodiversity Opportunity Areas.*

Strategic opportunities for biodiversity improvement will be actively pursued within the Biodiversity Opportunity Areas."

- **Policy LB9 Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitat of Principal Importance** – *"All development should avoid a net loss of biodiversity/nature conservation value and actively pursue opportunities to achieve a net gain, particularly where:*
 - 1. *There are wildlife habitats/species identified as Species or Habitats of Principal Importance;*
 - 2. *There are habitats/species that are protected under wildlife legislation;*
 - 3. *The site forms a link between or buffer to designated wildlife sites. This will be secured by:*
 - a. *Ensuring that a development site evaluation is undertaken to establish the nature conservation value of the proposed development site. Developers will be expected to carry out appropriate ecological survey/s and present outline proposals for mitigation and enhancement prior to the determination of a planning application. Planning permission will be granted where the City Council is satisfied that the avoidance and mitigation measures proposed can give an effective means to conserve, enhance the habitat or species and*

represent an appropriate response to the habitat or species interest of the site. Where on-site mitigation is not possible, as a last resort, compensatory habitat enhancement, creation schemes or other measures will be required to ensure that the impacts of the development on valued natural features and wildlife have been offset to their fullest practical extent.

In some cases, where wildlife impacts are significant, it may be necessary to find an alternative location for the development. If a suitable location cannot be found the application may be refused. For European protected species, planning permission will only be granted where the three tests set out in the Habitats Regulations 2010 (as amended) are satisfied.

- b. Delivering positive opportunities for habitat restoration and creation through the development process: identifying, safeguarding and managing existing and potential land (or landscape features of major importance for wild flora and fauna) for nature conservation as part of development proposals, particularly where a connected series of sites can be achieved.*

Development which may harm (either directly or indirectly) Habitats or Species of Principal Importance will be permitted if:

- There are no reasonable alternatives and there are clear demonstrable social or economic benefits of the development which clearly outweigh the need to safeguard the site or species; and*
- Adequate mitigation, compensation and enhancement measures are scheduled in advance of development, when damage to biodiversity interests are unavoidable.*
- Over the long term the mitigation area is secured, to ensure that the site is protected against future development.*
- The management of the habitats and funding for its implementation are provided by the applicant to ensure the habitats or populations of species are conserved and enhanced in the long term.*

The full implementation of the mitigation measures must be secured as part of any planning permission.”

- Policy LB10 Trees, Hedgerows and Woodland** – *“Development should be designed to retain trees, hedgerows and woodland that make an important contribution to the amenity of the site and the surrounding area and which are important to wild flora and fauna. New development should incorporate trees in areas of appropriate landscape character, to help restore and enhance degraded landscapes, screen noise and pollution, provide recreational opportunities, help mitigate climate change and contribute to floodplain management. The value and character of woodland and hedgerow networks should be maintained and enhanced, particularly where this*

would improve the landscape, biodiversity or link existing woodland habitats. This will be achieved by:

Incorporating tree planting as an integral element of landscaping schemes where this is in keeping with the landscape character of the area;

- a. Protecting ancient woodland, ancient trees and ‘important’ hedgerows from damaging development and land uses;*
- b. Promoting the retention and effective management, and where appropriate, extension and creation of new woodland areas and hedgerows;*
- c. Promoting and encouraging the economic use of woodlands and wood resources, including wood fuel as a renewable energy source;*
- d. Promoting the growth and procurement of sustainable timber products; and*
- e. Promoting the retention, enhancement and extension of existing hedges.*

The City Council will refuse planning permission for proposals that would threaten the future retention of trees, hedgerows, woodland or other landscape features of importance to the site’s character, an area’s amenity or the movement of wildlife, unless:

- The need for, and benefits of, the development in that location clearly out-weigh the loss; and,*
 - Adequate mitigation and compensation measures can be agreed with the City Council and are fully implemented by the developer.”*
- Policy OS11 Outdoor Space Provision** – *“New housing development shall make provision for appropriate outdoor space, including semi-natural areas, strategic urban parks and green corridors, amenity greenspace, children’s play areas, open space for sport, allotments or community gardens proportionate to the likely number of people who will live there.*

Where the development does not allow for the provision of such open space on site, developers will be expected to make financial contribution towards the provision of new, or improvement of open space or recreational facilities elsewhere in the locality, through entering into a legal agreement or another suitable mechanism.”

- Policy OS12 Green Infrastructure** – *“Proposals for new development should ensure that:*
 - a. Green infrastructure is planned, designed and managed to conserve and enhance the distinctive character and special qualities of, rural and urban landscapes, and the identity of settlements. Where feasible as part of all new developments and proposals, developers will need to establish and extend green space networks as corridors for movement by foot and cycle, as havens for*

wildlife and natural habitats and for leisure, amenity and recreational use. Where practicable green linkages should be encouraged from within existing settlements to the open countryside.

- b. Existing open space is conserved and enhanced as part of these networks, which where possible, should extend through major new development sites and connect directly with community facilities, employment areas and transport hubs in order to deliver sustainable development and support the health and well-being of residents."

2.14 Accompanying the Local Plan is the 'Key Diagram' that relevant designations/allocation in and around the Canterbury district. As seen below, the Site does not fall under any designations including 'Areas of High Landscape Value'. The proposed housing development south of Broad Oak, as mentioned previously, has also been included in this plan under its status as a Strategic Allocation.

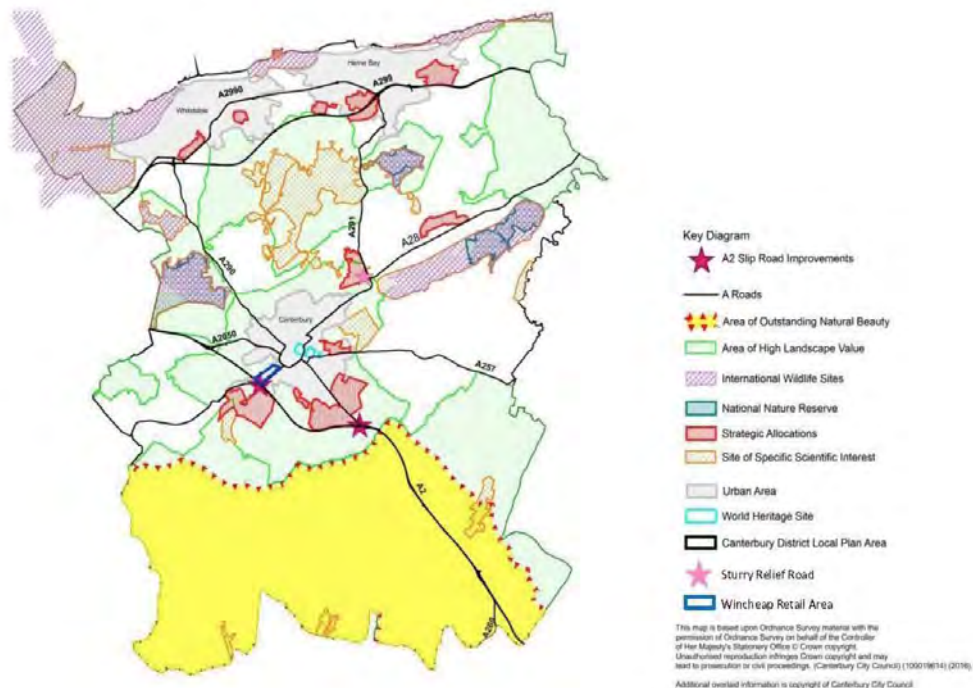


Image EDP 2.9: 'Key Diagram' extracted for the Canterbury District Local Plan (2017).

Emerging Local Plan

2.15 The *Canterbury District Local Plan 2040* (2024) is the current draft proposal for the emerging local plan, as of the writing of this report. Once approval has been received by the Government, the emergent local plan will replace the previous Local Plan (2017). The emerging local plan is due to reach Regulation 19 stage in early 2026.

2.16 Because the emerging local plan remains in 'draft' stage, it considered to have far less 'weight' than that of the current plan. Nonetheless, a review of the proposed plan shows

much of the policy to broadly align with previous – with emphasis on the principles of Sustainable Development, Climate Change and Green Infrastructure (GI).

- 2.17 The emerging local plan contains a revised Key Diagram that depicts a number of changes to the previous diagram – most notably, mapping the proposal for the Broad Oak Reservoir and Country Park that would sit approximately 300m north of the Site in its current location.

District wide key diagram

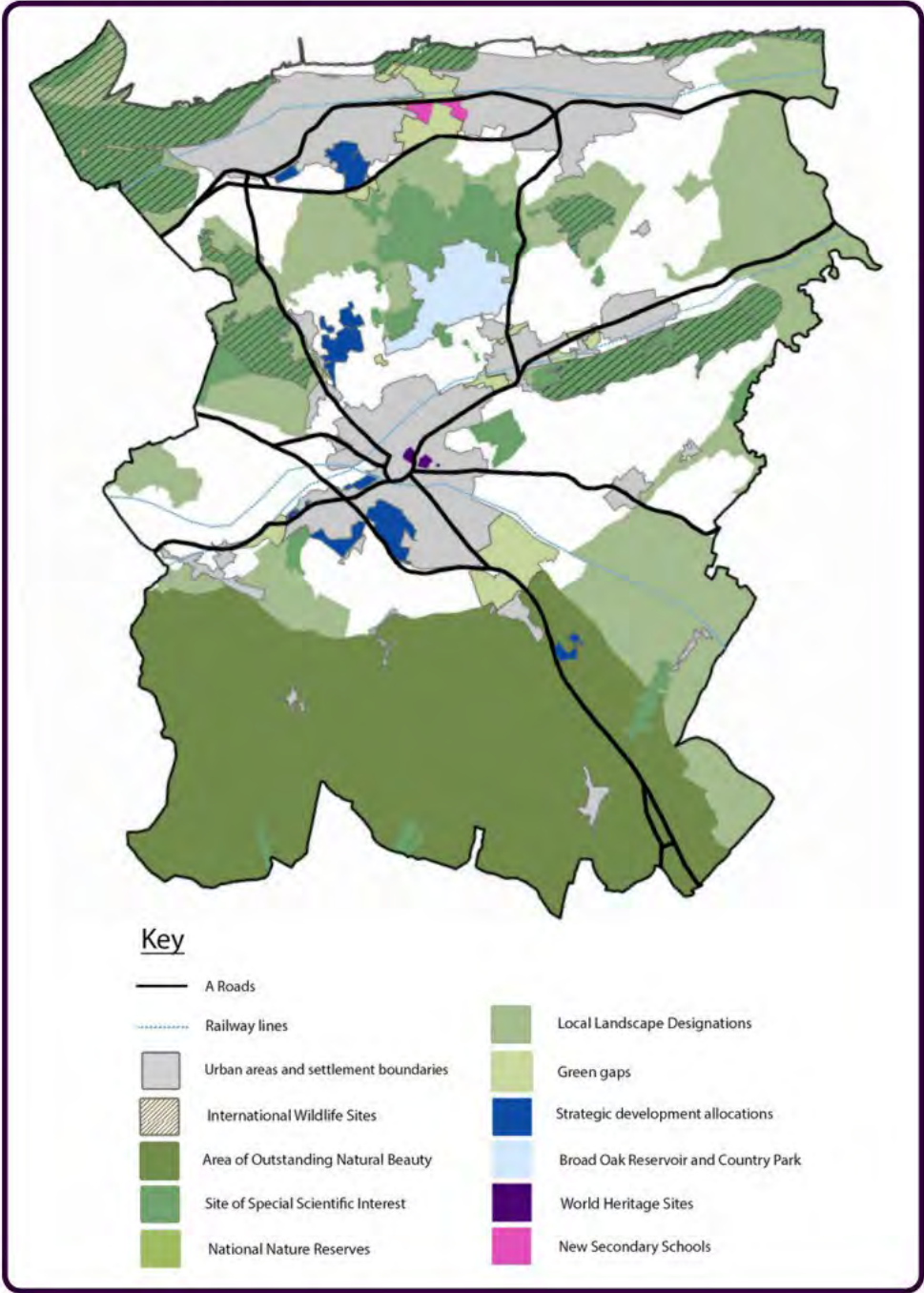


Image EDP 2.10: The new Key Diagram as shown in the emerging local plan.

Canterbury Green Infrastructure Strategy 2018 – 2031

- 2.18 The *Canterbury Green Infrastructure Strategy 2018 – 2031* (2018) describes itself as: “[sitting] alongside and [supporting] the delivery of both Canterbury City Council’s adopted *Local Plan 2017* and *Corporate Plan*, both of which recognise the importance of environmental sustainability and the protection of Canterbury district’s outstanding natural assets.”
- 2.19 The Green Infrastructure Strategy lays out five primary strategic priorities that aim to benefit biodiversity, protection and enhancement of woodland, facilitate recreation, better access and active travel, improve general health and wellbeing and improved water infrastructure and flood management. The strategic priorities are:
1. **Supporting a prosperous district** – “Well-planned, high quality green infrastructure promotes economic prosperity in many ways. Urban greening creates places people want to live and where business wants to locate. The actions in this strategy are critical to the delivery of Canterbury City Council’s aspiration for a green economy. The strategy will support economic growth and sustainable development, regeneration, business growth and retention and the visitor economy”;
 2. **Creating stronger connections** – “The need for better connections crosses many areas. Biodiversity needs to be better connected and less fragmented. Sustainable transport and access links need be better connected to serve Canterbury district’s growing population and to provide recreation opportunities. Green infrastructure planning needs to cross many different sectors and also cross local authority boundaries, fulfilling Duty to Cooperate requirements”;
 3. **Protecting and enhancing biodiversity and the landscape** – “Canterbury district has outstanding biodiversity and a rich and varied landscape. The quality of the district’s biodiversity, landscape and ecosystem services underpins its future prosperity. The biodiversity of Canterbury district, particularly that which is important internationally, nationally and in Kent, needs to be protected and enhanced, including ancient woodland, chalk streams and the internationally important coastal habitats, woodlands and wetlands”;
 4. **Supporting healthy and active communities** – “Green infrastructure can directly support better health and wellbeing. It is important that everyone, including those in areas with more people in poorer health, and in both urban and rural areas, have access to green space for healthy exercise and recreation and to experience nature. To maximise use this must be high quality and well-maintained. Major new development must build communities and be planned in line with Canterbury City Council’s ‘Garden City Principles’”; and
 5. **Being fit for the future** – “The district needs to build resilience. Climate change will create many pressures; reduced summer rainfall will put water resources under more strain, whereas in winter there is likely to be more flooding. Urban areas will become hotter. Trees will be at greater risk of pests and diseases and biodiversity, particularly vulnerable and isolated fragments of habitats, will be at risk. Canterbury City Council

must also ensure that delivery and maintenance of green infrastructure is in place in a time of reduced resources.”

- 2.20 Accompanying the report, are a set of plans that illustrate opportunities for the enhancement of GI and the above strategic priorities. Notably, the eastern portion of the Site sits within a ‘Biodiversity Opportunity Area’, broadly aligning with the National Habitat Network allocation of ‘Enhancement Zone 2’, as outlined in Section2.

“Support delivery of Biodiversity Opportunity Area targets and the delivery of the Kent Biodiversity Strategy and encourage a ‘more, bigger, better and joined’ approach for nature conservation, taking a landscape-scale and cross-boundary approach (*East Kent Woodlands and Downs, Thanet Cliffs and Shore, Lower Stour Wetlands, The Blean, North Kent Marshes)”*

Rural Canterbury District's Green Infrastructure Network - The Blean and Northern Canterbury District

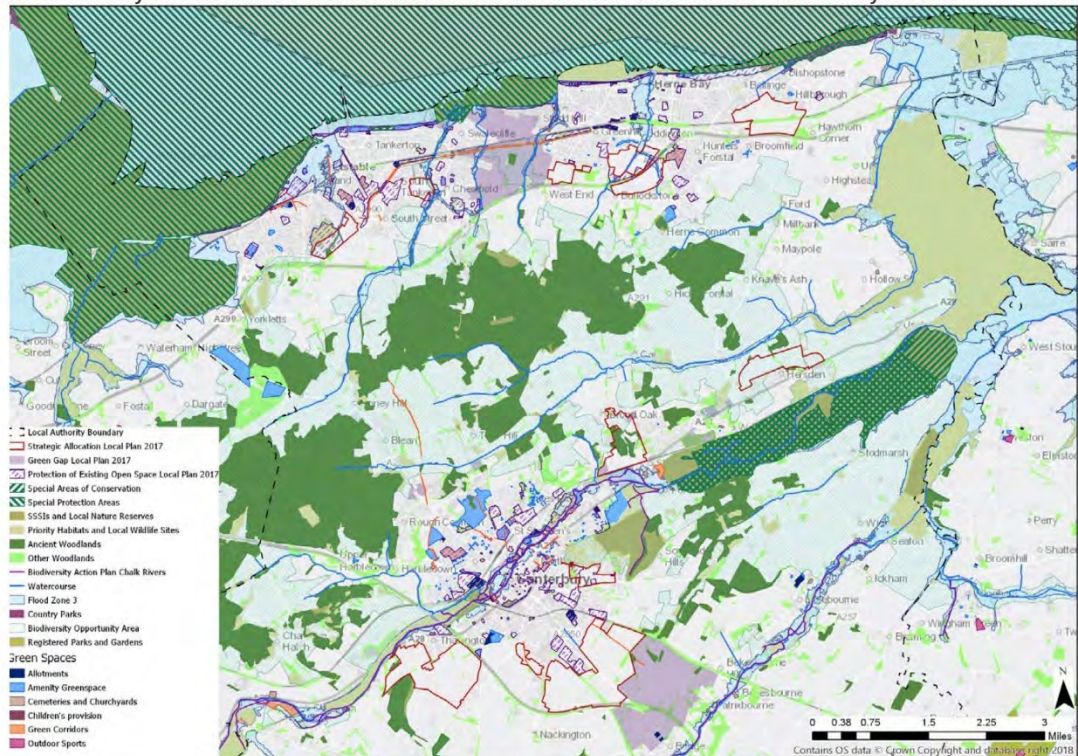


Image EDP 2.11: The Blean and Northern Canterbury District GI Network as illustrated within the Canterbury Green Infrastructure Strategy.

Canterbury Open Space Strategy 2023 - 2040

2.21 The *Canterbury Open Space Strategy 2023 – 2040* (Draft), although still in draft as of the writing of this report, will supplement the emerging local plan. The purpose of the strategy is *“to inform direction on the future provision of accessible, high quality, sustainable provision of open spaces across Canterbury district. It includes a series of aims and objectives to inform the priorities for open space provision in order to help address current and future needs.”* The aims are as follows:

- **AIM 1** – *“To protect the existing supply of open space provision to meet current and future needs.”*;
- **AIM 2** – *“To enhance open space provision and features for everyone through improving quality and management of sites.”*; and
- **AIM 3** – *“To promote and secure new provision and features where current or future demand requires it.”*

2.22 Furthermore, the Open Space Strategy also lists several objectives. Objectives relevant to the Site are listed below:

- **Objective 3** – *“Ensure new developments contribute to the provision of open spaces and explore opportunities to address shortfalls in open space provision”*;
- **Objective 4** – *“Make sure the design of new sites and features are in keeping with council expectations”*; and
- **Objective 5** – *“Maximise contributions to biodiversity and Local Nature Recovery networks”*.

Canterbury Transport Strategy 2014 - 2031

2.23 The *Canterbury Transport Strategy 2014 – 2031* was adopted in 2017 and sets out Canterbury City Council’s objectives for transport.

2.24 One of the primary aims within the strategy is the encouragement of sustainable travel, primarily through the implementation of new walking and cycling routes. It is emphasised throughout the document that developers facilitate sustainable travel options such as inclusion of cycling routes and bus stops.

2.25 Additional to sustainable travel, the emerging Canterbury District Transport Strategy states the importance of accessibility along walking and cycling routes also:

“Walking and cycling routes will also be checked to ensure that disabled users are not disadvantaged, ensuring that routes are suitable for wheelchairs and mobility scooters and for adapted bicycles. Tactile paving will be provided to warn blind and partially sighted users. Schemes designed to improve public spaces will be checked to make sure that any shared spaces are not made more difficult to navigate by visually impaired people.”

Canterbury Conservation Area Appraisal

- 2.26 The *Canterbury Conservation Area Appraisal* (2023) evaluates the Canterbury Conservation Area and divides the designation into identifiable character areas. The report looks at the city from a historic perspective and discusses its development and pattern throughout time.
- 2.27 The appraisal also identifies a number of important views from outside the CA and the city on approach that are to be protected.
- 2.28 Having analysed the mapping associated with these views, it was decided that the Site does not intervene and, therefore, no further analysis of significant views in relation to the city is required.

Kent Design Guide

- 2.29 The *Kent Design Guide* (2007) is a supplementary planning document and exists to accompany Local Plans within the county of Kent. The document provides an exhaustive list of approaches and ways in which to achieve 'good' design. This includes guidance on Landscape and the design of public open space (POS). Relevant extracts include:
- **Sustainability** – Promotion of sustainable practices, a sustainable socio-economic approach, good governance, research-backed practices, low consumption etc;
 - **Movement and Connection** – A focus on connectivity and mobility, especially with a focus for pedestrians, cyclist and sustainable transport as a whole; and
 - **Landscape and Open Space** – Good design through placemaking/identity, attractiveness, and the implementation of green infrastructure for benefit of ecology and salutogenesis. Other practical advice includes minimising impact through screening and careful, considered planning.

'Broad Oak Water' Reservoir

- 2.30 Broad Oak Water is a planned a reservoir proposed by South East Water. Still in the design stage, with aims to submit a planning application in 2027, the reservoir could hold up to 5,126 million litres of water.
- 2.31 The proposal is currently illustrated in the Key Diagram of the emerging local plan and would sit around 300m north of the Site.

Sturry Link Road

- 2.32 Sturry Link Road is a proposed scheme that will “*deliver a new route between the A28 and the A291 at Sturry, providing a bypass for the heavily congested Sturry Level Crossing and the junction of the A291 and A28 at Island Road. The scheme includes a new roundabout on the A28, which will link to a combined viaduct structure spanning the River Stour, its floodplain, and the railway line.*”

- 2.33 The new link road will, not only support the allocated housing schemes to the south of Broad Oak but will better connect the exiting settlement of Broad Oak itself to the city of Canterbury.
- 2.34 The road will include infrastructure for not only cars but also provides lanes for buses, cyclists and pedestrians, facilitating sustainable transport methods.

Canterbury UNESCO World Heritage Site

- 2.35 The city of Canterbury houses three sites designated as UNESCO World Heritage sites – Canterbury Cathedral, St Augustine’s Abbey and St Martin’s Church. This designation is due to Canterbury’s role as the seat of the spiritual head of the Church of England as well as the role it played in the reintroduction of Christianity in Britain, post-fall of the Roman Empire.
- 2.36 The UK Government protects World Heritage properties in England through both the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *1979 Ancient Monuments and Archaeological Areas Act*, and also through the UK Spatial Planning system under the provisions of the *Town and Country Planning Acts*.
- 2.37 The World Heritage Site is mentioned numerous times within the Local Plan:

- **Policy HE2 World Heritage Site and Buffer Zone** – (Specifies development within the Buffer Zone and, therefore, irrelevant).
- **Policy HE3 Significant Views of the City and World Heritage Site** – *“The City Council will seek to protect significant views of the City, and in particular the three parts of the World Heritage Site and their setting, from both within and from outside the City. Development proposals should respond positively to the character and setting of the World Heritage Site which contributes to its Outstanding Universal Value.*

Where buildings are proposed that are substantially taller than their neighbours, affect one of the identified long-distance views, close viewing places, locations and/or significantly change the skyline, they should be assessed against the following criteria:

- *The relationship to context (topography, urban grain, built form, views, prospects and vistas and effect on the skyline);*
- *The effect on the historic environment including the need to preserve and enhance historic buildings and sites;*
- *The effect on the World Heritage Site and its buffer zone;*
- *The architectural quality of the proposed building including its materials, scale, form, massing and silhouette.*

Through the careful siting and design of buildings and appropriate landscaping, developers should demonstrate how their proposals will respect or enhance the

landscape and topographical features which contribute to the Outstanding Universal Value of World Heritage Site.

Views into, out of and across the World Heritage Site are identified in the Canterbury Conservation Area Appraisal. Development proposals will be assessed against their impact on identified views.”

- 2.38 As outlined previously, the World Heritage Site dictates many important views assessed within the Conservation Area Appraisal, also. However, it is noted that the Site does not have any intervisibility between any of these significant views assessed, due to its geographical distance from Canterbury and its proposed abutment to the existing built-up settlement of Broad Oak that would otherwise prevent visibility regardless.

Section 3

Baseline: Landscape

- 3.1 This section provides an assessment of the ‘baseline’ conditions in respect of the character of the Site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the level of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the Site itself which is included in this section.
- 3.2 Each relevant Landscape Character Area and Landscape Character Type and the Site and its context itself have been reviewed, with judgements on susceptibility to change, landscape value and landscape sensitivity all considered. Further details, including definitions, are provided within **Appendix EDP 1** (Methodology):
- **Landscape Value:** Landscape value is the inherent value of the landscape resource irrespective of the type of development proposed and, as such, is determined within the baseline;
 - **Susceptibility to Change:** The susceptibility of a landscape resource is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects) to accommodate the type of development proposed without undue consequences for the maintenance of the baseline situation; and
 - **Landscape Sensitivity:** The sensitivity of a landscape resource is the product of the inherent value attached to the landscape and its susceptibility to the type of development proposed in a particular location, as set out within GLVIA3.

REVIEW OF PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS

National Landscape Character

- 3.3 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England². The Site and its surroundings fall within NCA 113 (North Kent Plain), which extends approximately 100km from Bromley and Bexleyheath in London to Ramsgate and Sandwich Bay on the south-east coast.

- 3.4 The NCA is described as:

“...open, low and gently undulating. It is a very productive agricultural area with predominantly high-quality, fertile loam soils characterised by arable use. Traditional orchards, soft fruits and other horticultural crops exist in central and eastern areas giving

²<https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

rise to the use of the title 'Garden of England'. There is an extensive area of ancient woodland around Blean, plus significant ancient woodlands further west. However, it is generally an open landscape: characteristic shelterbelts occur within the fruit-growing areas, but the agricultural land is mostly devoid of hedgerows."

- 3.5 For the scale of the development proposed on the Site, it is considered that the description of landscape character undertaken at the sub-regional level is more relevant in establishing the landscape resource baseline. As such, of much greater use are the more localised assessments (district and county) described in the following paragraphs.

Local Landscape Character (Relevant Extracts Provided in Appendix EDP 3)

- 3.6 Of more relevance, is the landscape character outlined within local publications. There are two published documents relating to the landscape character which are relevant to the Site and its context:

- *The Canterbury Landscape Character Assessment and Biodiversity Appraisal (2020);*
- *The Landscape Assessment of Kent (2004); and*
- *Kent Historic Landscape Characterisation (2001).*

The Canterbury Landscape Character Assessment and Biodiversity Appraisal

- 3.7 *The Canterbury Landscape Character Assessment and Biodiversity Appraisal (CLCABA)* is the most recent and primary document that details the various unique and distinctive landscapes of Canterbury and its surrounding area. The area is divided into a number of Landscape Character Profiles (LCPs). The site is located on the boundary of LCP E2: 'Sarre Penn Valley'.

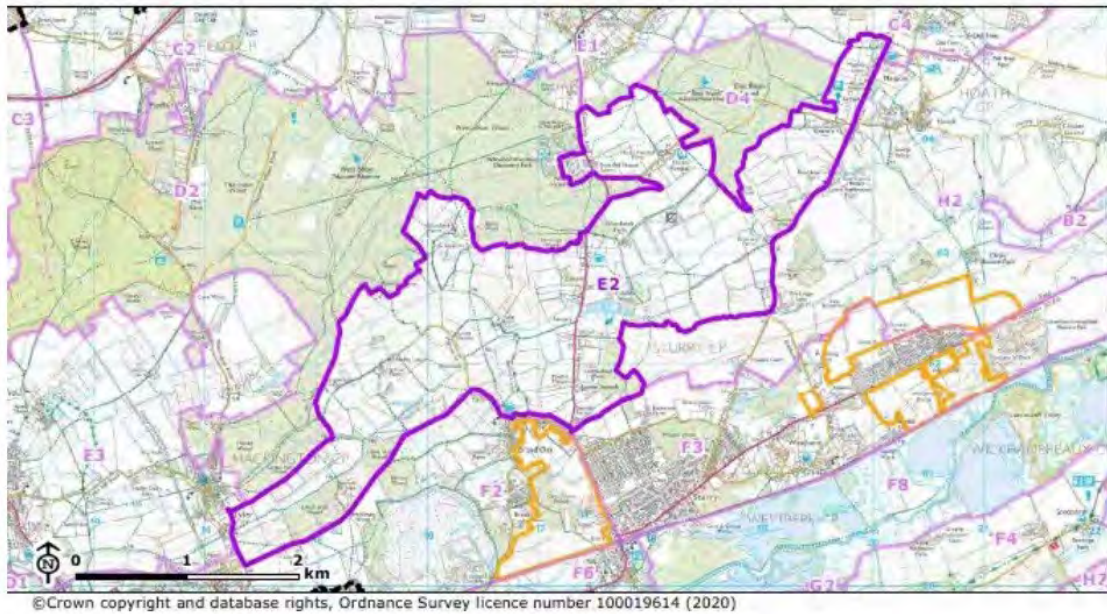


Image EDP 3.1: Sarre Penn Valley Landscape Character boundary. The LCA roughly sits north of Sturry and Broad Oak and south of the Blean Woods.

3.8 The Sarre Penn Valley LCP stretches from Tyler Hill in the southwest towards Maypole and Hoath in the north-east, encompassing a large portion of the Stour Valley, with its southern boundary following the Stour ridge. To the north of the LCP are the Blean Woods and to the south are the settlements of Broad Oak, Sturry and Westbere. Within the CLCABA, the LCPs key characteristics, of relevance to the Site (**emphasised**), are summarised as the following:

- ***“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."*

3.9 Generally, the local site context is mostly representative of the published character assessment. Because the area of assessment is still 'broad', relative to the scale of the Site, a number of characteristics do not apply, however, the majority are relevant.

3.10 Within the parameters of the characteristic summary, the Site can be described as a series of *"small to medium size pasture"* divided and bordered by *"a [mostly] strong hedgerow network"*. The Site is less rurally isolated than described, being adjacent to the boundary of Broad Oak, and potentially less-so with further development/site allocations extending to the south. A PRow intersects the Site and connects to wider networks including a number that lead northwards and westwards towards Blean Woods corroborating with a *"Good network of PRow, which connect the woodland to surrounding valleys and settlements."* Directly adjacent to the Site, is the A291 (AKA Herne Bay Road) and, in turn, further south-east is the grade II listed Sweech Farmhouse and Stables (*"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."*). Wider views of the valley (*"rolling landscape"*) can be seen from certain areas of the PRow which look northwards and beyond to Blean Woods which *"provides containment and a wooded ridgeline"*.

3.11 The landscape guidelines and key habitat opportunities within the report lays out measures for both landscape and development management. Points relevant in context of the Site characteristics laid out above are:

"Landscape Management

- *Conserve, enhance and restore areas of woodland, including those part of the West Blean and Thornden Woods SSSI and East Blean Woods SSSI, and seek to establish stronger ecological connections with other woodlands in the surrounding area. This is particularly important due to the fragmented nature of the woodland in this LCA.*
- *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.*
- *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 management.*

Development Management

- *Conserve the strong vernacular of historic farmsteads and buildings and their rural setting, particularly within the Hoath, Rushbourne and Tile Lodge and Tyler Hill Conservation Areas.*

- *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 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.”*

3.12 These measures will be considered, where applicable, during the proposal and mitigation outline in **Section 5**.

The Landscape Assessment of Kent

3.13 *The Landscape Assessment of Kent* was published in 2004 and assesses the landscape character of the entire county of Kent. The countywide assessment combines multiple landscape character assessment from across the county (including the *North East Kent Landscape Assessment & Guidelines* (1998) – which is now outdated) and amends and amalgamates them to the 2004-contemporary standard. Despite the outdated content within the report, it is worth consideration in this baseline as it remains the current county-level assessment provided by Kent County Council.

3.14 The Site falls within ‘The Blean’ landscape character area, which is notably far broader than that of the district assessment, reflected in the description, applying less to the Site’s characteristics and more to the Blean woods and the coastal landscape:

“Densely wooded, rounded hilltops with sparse nucleic settlements and few roads within the woodland. Flat coastal plain. Haphazard seaside and leisure development. Neglected pasture near the coast- a high proportion of unfarmed land.”

3.15 In a broad sense, the Site is still loosely representative of the above characteristic description, however, more useful/accurate description can be found within the district assessment, due to the larger-scale and the lack of detail within the county-wide assessment.

Kent Historic Landscape Characterisation

3.16 The *Kent Historic Landscape Characterisation* (2001) was produced as an enhancement for the current (at the time) landscape characterisation in part of English Heritage’s programme of assistance to LPAs in the production Historic Landscape Character Assessments. The report analyses the physical landscape of Kent and how it has evolved over time and how this is reflected culturally and socio-economically, in a historical context.

- 3.17 The report categorises the county into Historic Landscape Character Areas (HLCAs). The Site falls under HLCA 22: *Former Blean Forest*. Former Blean Forest is described as:

“This area is defined as much by its difference to surrounding regions as by its internal homogeneity. There may be a case for dividing it into two separate sections, one to the north of HLCA 23 (Forest of Blean) and one to the south.

The primary HLTs in the area relate to agricultural activity dating from the last 200 years. This incursion into the Forest’s edges is due in part to the historic growth of Canterbury and the decline in the economic value of woodland since the medieval period.”

- 3.18 Character areas are further sub-categorised into Historic Landscape Types (HLT). The Site falls under the HLT ‘*Small Regular Field Pattern*’. This HLT is described as the following:

“These enclosures were typically formed by 19th and 20th-century enclosure. Some enclosures of this type may have resulted from straightening of wavy bounded fields.”

- 3.19 This description would align with the Site and historical mapping explored in **Section 2**.

EDP Landscape Character Assessment

- 3.20 EDP conducted an assessment of the Site’s characteristics on 20 – 21 November 2025, in clear weather conditions. The visit is complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g. from local roads and PRoW). The individual elements of the Site were noted, as were the differences in the composition and the character of the Site’s physical components to the published assessment, and their value and ability to accommodate change (for definitions see **Appendix EDP 1**).

- 3.21 The following is an evaluation of the Site’s character and context which is also illustrated on **Plan EDP 2**. The photoviewpoints located in the rear of this report illustrate the character of the landscape across the Site and its wider context.

Hydrology and Topography

- 3.22 There are no hydrological features on site.
- 3.23 The Site sits on the ridge of the Stour Valley; its highest point sitting at an elevation of around 50m above Ordnance Datum (aOD) on the Site’s southern boundary, sloping down towards the northern boundary, adjacent to Foxhill House which sits at an elevation of 46m aOD at its lowest point – this spanning a length of around 150m, at its shortest point. **Image EDP 3.2** demonstrates views looking out northwards from the Site’s highest point.



Image EDP 3.2: View from the PRoW entrance on the southern boundary of the Site looking northwards. This area roughly stands on the Stour Valley ridgeline and falls northwards before rising again towards Blean Woods in the north, beyond the Site.

Landscape Fabric and Habitats

- 3.24 The Site's area measures at approximately 9.6ha and comprises four distinct, adjoining field parcels – three of which are roughly rectangular and one triangular at the most southern point. These fields are split by native hedgerow and trees that span throughout, also encompassing much of the Site along the boundaries. The Site's pattern in context of the district character assessment, therefore, is generally in keeping with the published description – *“Varied field pattern of small to medium scale pasture and arable fields, bound by a strong hedgerow network.”* The Site is primarily used by walkers from the local area, mostly by residents situated in Broad Oak that make use of the extensive PRoW network.

- 3.25 Vegetation in and around the Site varies in quality and lacks consistency in some areas. Some areas contain well-established native hedgerows, others house thinner, lower quality areas, especially along the A291 where access along the pavement has taken priority and larger species have suffered as a consequence, as shown in **Image EDP 3.3**. Other weaker areas include both hedge lines that intersect the Site east-west, which also vary in quality and diminish the strength of pattern and network.



Image EDP 3.3: Lower quality area of hedgerow along the eastern boundary. This image was sourced from Google Maps (Accessed December 2025) and shows the boundary in full leaf during August 2025 – even in full leaf, intervisibility between the road and the Site is high, regardless of higher elevation of photography.

- 3.26 Across the Site, trees, groups and hedges are primarily moderate to low quality, as stated in the Arboricultural Assessment, outlined previously.

Visual and Sensory Character

- 3.27 There is a moderate level of visual connectivity between the Site and the wider landscape context, with intervening built form located along Sweechgate, limiting views southwards from within the Site, as well as established areas of hedgerow throughout – particularly on the western boundary. These intervening features are balanced with the more ‘open’ nature of the north-west boundary, looking out to the fields beyond towards the Blean Woods beyond which truncates the majority (if not all) of visual connection further northwards. This open view can be seen from most of the intersecting PRow, especially on the western half, as shown in **Image EDP 3.4**. Moreover, open views into the Site can be seen from the A291 where areas of poorer, fragmented hedgerow are located.



Image EDP 3.4: View Looking northwards from PRow CB69. The Blean Woods can be seen in the distance (approx. 1.4km away).

- 3.28 Whilst the Site is undeveloped and currently used primarily for recreational purposes, it is influenced by the existing edge of Broad Oak on the southern boundary, and despite areas of vegetation along the boundary, the majority of buildings along Sweechgate remain visible from within the Site, as shown in **Image EDP 3.5**, as well as Fox Hill House on the northern boundary and dwellings along Barnet's Lane in the west.



Image EDP 3.5: Existing settlement edge of Broad Oak in relation to the Site, on the southern boundary.

- 3.29 As shown in **Image EDP 3.6** and **3.7**, electricity pylons dominate much of the rural landscape in this area, and lower the overall rural nature of the landscape, as outlined in the published landscape character: *“Electricity pylons crossing the valleys and ridgelines of the LCA are detracting features in an otherwise rural landscape”*. These are highly noticeable features, especially on clearer days.



Image EDP 3.6: Pylons dominate the landscape – view from a PRoW.



Image EDP 3.7: Pylons dominate the landscape – view from the A291.

- 3.30 The polytunnels are not mentioned in the LCA within the published landscape character assessment, however, much like the pylons, these also dominate much of the landscape looking towards the Site, with Goose Farm, a large commercial fruit growing farm, housing many directly adjacent to Broad Oak, as shown in **Image EDP 3.8**. Another section of the published character assessment, that must be stressed is not part of the focus character area, describes the use of polytunnels within the wider area: “*The use of polytunnels within some farmland is a distracting more modern feature in the landscape*”.



Image EDP 3.8: Polytunnels noticeably contrast the natural landscape.

- 3.31 The A291, on the eastern boundary of the Site is heavily used by vehicles – both cars and larger vehicles – with the road being the primary connection from Canterbury to Herne Bay in the north. When traffic is present, the road is audible across the Site, diminishing the Site’s rural character further. During the visit of the Site, queuing was present during busier periods and was highly noticeable and in contrast to the landscape’s stated rural character.

Historic and Cultural Connections

- 3.32 As outlined in **Section 2**, the historical expansion of Broad Oak has primarily taken place throughout the 20th century, especially along Sweechgate – houses along this road abut the Site’s southern boundary and appear notably more modernist than other, older, more traditional buildings in the area such as Sweech Farm.
- 3.33 The PRoW running through the Site has existed in some form since at least a century-and-a-half ago, as shown by OS mapping dating back to around that time.

Recreation

- 3.34 One PRoW currently intersects the Site, stretching from the eastern boundary, heading south-west towards the centre of Broad Oak. This PRoW is well-connected and feeds into a number of other PRoWs that eventually lead to both The Blean and Canterbury.

SENSITIVITY OF THE LANDSCAPE RECEPTORS

- 3.35 The following paragraphs describe the sensitivity of the landscape receptors as assessed by EDP and within published documents. Value and susceptibility to change are considered independently, with consideration of the development proposed, in the assessment of overall 'sensitivity' of landscape receptors in accordance with best practice guidance and alongside the definitions included within **Appendix EDP 3** (Methodology).

Published Landscape Character – Host LCA Sarre Penn Valley

- 3.36 To summarise, the Site is partly representative of the LCA. As described in the published landscape character, the Site can be described as a: “...*small to medium scale pasture and arable fields, bound by a strong hedgerow network*” – though, it could be argued that the quality of hedgerow greatly varies – counterbalanced by areas of poorer quality, especially along the south-east boundary, as previously identified. The proposed development should provide opportunities to enhance boundary vegetation by conserving and enhancing the hedgerow network consistent with the strategy set out in the Local Plan and Green Infrastructure Strategy. Moreover, areas of higher susceptibility and sensitivity are further counter-balanced by the lack of diversity of the local landscape in part, as well as urban appearances, including built form associated with newer mid-century housing along Sweechgate, on the edge of the settlement. Additionally, other prominent features such as the electric pylons and the extensive area of polytunnels associated with Goose Farm, further diminish the rurality of the landscape.
- 3.37 The LCA contains a number of features of conservation interest in the form of listed buildings, particularly Sweech Farm on the Site's south-eastern boundary. The LCA does benefit from a strong network of PRoW connecting nearby settlements such as Sturry and Maypole. The perceptual qualities of the LCA are often diminished by the presence of built form, infrastructure and transport corridors, as outlined above, especially in relation to the busy A291, the pylons and the polytunnels. Therefore, the LCA Sarre Penn Valley is considered to have a **medium** value.
- 3.38 Although there would be the potential loss of a key characteristic in the form of a “*small to medium scale pasture*” the proposed development forms only a very small portion of the LCA, right on its edge, and its proximity to Broad Oak means it is already influenced by built form and infrastructure. Moreover, sensitive masterplanning could be carried out to retain hedgerows and the four defined spaces, maintaining the character in part. The Site itself is mostly enclosed with some visual containment, limiting intervisibility with the wider LCA, however does house an important view that could again be retained through masterplanning. The Site itself does not contain any complex or high value features that can't be retained through sensitive masterplanning. Therefore, the susceptibility of this part of the LCA is deemed to be **medium**.

Non-host LCAs Affected

- 3.39 Two non-host character areas have potential for visibility of the development, and therefore susceptibility to change as a result of the proposals include the following:
- Non-host LCA F3 – Hersden Ridge; and
 - Non-host LCA F2 – Stour Valley Slopes.
- 3.40 The character areas do not contain any landscape designations but do contribute to the recreational value of the area through the PRoW network. Both character areas contain urbanising influences in the form of road networks and built form, however, within some area of built form there is some heritage interest in the form of listed buildings and a conservation area. Therefore, the landscape value is deemed to be **medium**.
- 3.41 It is important to acknowledge that any effects on the character of the non-host LCAs will be limited to those of visual and perceptual nature; there will be no material changes to the landscape fabric as a result of the development. In views towards the Site from within these LCA, the development will be partially seen in the context of PRoW CB59 and the settlement edge of Broad Oak (other PRoWs assessed show no visual connection). Therefore, the susceptibility to change will be **low**.
- 3.42 Therefore, the sensitivity for both non-host character areas is considered to be **medium/low**.

The Site and it's Context

- 3.43 The Site and its immediate surrounding context is largely comprised of undesignated countryside with no sensitive features of natural or cultural heritage importance, with exception of the pockets of ancient woodland that satellite The Blean. The Site comprises agricultural land with varied condition boundaries, alongside the A291 in the south-east being particularly poor. Beyond being an open area of agricultural land in close proximity to a settlement, the Site has no particularly strong sense of identity or distinctiveness. The Site does have a PRoW running centrally through, meaning that recreational contribution is higher. The Site is adjacent to the A291 which is relatively busy, susceptible to queuing and is audible and often visible across the Site. Other diminishing qualities include the electric pylons, identified in the Character Area, that dominate the landscape. Therefore, the Site is deemed to have **medium** value.
- 3.44 Physical features within the Site are located to the peripheries, with intervening hedgerow, scrub and a number of trees also cutting through the Site, dividing the field parcels. Regardless, the Site should remain within possibility of development without significant loss, locating development within open parcels, with minimal loss. The Site has a close visual and perceptual relationship with residential built form to the south as well as visual and audible intrusion from the A291. The Site benefits from some visual enclosure to the east, areas of the south and areas to the northwest (and in between from intervening hedgerows) but more limited visual filtering to the south-east and north-west. Therefore, the Site is deemed to have a **medium** susceptibility to the change proposed.

Overall Conclusions: Landscape Character

- 3.45 The landscape character receptors to be assessed within this LVA have been summarised below for convenience.

Table EDP 3.1: Landscape Character Receptor Summary

Receptor	Value	Susceptibility	Overall Sensitivity
The Site and its Context	Medium	Medium	Medium
Host LCA Sarre Penn Valley	Medium	Medium	Medium
Non-host LCA Hersden Ridge	Medium	Low	Medium/Low
Non-host LCA Stour Valley Slopes	Medium	Low	Medium/Low

Section 4

Baseline: Visual Amenity

INTRODUCTION

- 4.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the Site, but has to do with the number, distribution and character of views towards, from or within the Site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 4.2 This section describes the existing views; changes to views wrought by the proposed development are analysed in **Section 6**. An analysis of existing views and the ‘receptors’ likely to experience visual change is conducted in three steps described in turn below.

OVERVIEW

- 4.3 The ZTV (produced at the outset to inform study areas) is refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, ‘field-tested’ zone of primary visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. At this stage, the ZPV is based on the broad development type of low density residential, where a detailed assessment of the development proposals on the visual amenity is included at **Section 6**. In this instance, the field assessment was undertaken by EDP on the 20 and 21 November in clear weather conditions and therefore accurately predicts the extent of wintertime views of the proposed development.
- 4.4 Beyond the ZPV lies a zone of visibility that is less-open, being either partly-screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable but once recognised would be a perceptible addition to the view.
- 4.5 **Plan EDP 5** illustrates the findings of the visual appraisal from which it can be seen that the ZPV extends as follows:
- To the north, views vary depending on position of receptors on Site. Views looking northwards when stood along PRoW CB69 (further south along the ridgeline) extend to Blean Woods approximately 1.4km, limited further by the tree line. Receptors located in the north, where elevations are lower have more limited views, especially those seen from the north-east, where both native vegetation along the boundary and Fox Hill House heavily filter views out of the Site. Receptors located in the north-west also have limited views, due to further mature vegetation located approximately 50m beyond the Site boundary;
 - To the south, views are generally limited to the Site boundary, with close-range views of the existing dwellings along Sweechgate as well as areas of mature vegetation

limiting views beyond into Broad Oak. The majority this boundary is visually screened for receptors from the surrounding landscape, with exception to PRow CB69's entrance in the south, where glimpsed views to/from Sweechgate can be seen. Vegetation then thins in south-east, mostly dominated by lower-growing scrub, increasing in size further south-west, where native hedging and mature trees becomes more frequent and presents a softer edge and better filters, if not, entirely screens, views from the adjacent properties;

- To the east, views of the Site are also varied. Unobstructed views into the Site are more frequent along the southern portion of the eastern hedgerow that sits along the Site boundary. This especially becomes apparent when nearing the Grade II listed Sweech Farm which sits directly opposite on the south-eastern corner, on the opposite side of the A291 road. Further northwards along the eastern boundary, views for receptors travelling along the A291 are more heavily filtered due to thicker, more mature vegetation as well as by trees scattered along the Site boundary. On this portion of the boundary, glimpses of the Site can be seen where the hedgerow occasionally breaks to allow access onto the Site; and
- To the west, views are generally limited to the Site boundary due to the layering of intervening field boundary vegetation. Occasional glimpsed views may be afforded to/from Barnet's Lane and properties situated along that lane, however, vegetation and trees mostly dominate and limit views beyond the boundary for users of the road.

DEFINING RECEPTOR GROUPS

- 4.6 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups.

Rights of Way Users

- 4.7 PRow are typically given a high sensitivity due to their use as recreational routes. The following PRow routes have been considered as part of this assessment.

PRow CB69 (*Within the Site*)

- 4.8 The PRow, CB69 bisects the Site diagonally from east to south, with direct access to Broad Oak's settlement edge along Sweechgate on the Site's southern boundary. As shown in **Photoviewpoint EDP 19** and **11**, receptors looking northwards along this route provide mostly unobstructed views towards Blean Woods, approximately 1.4km in distance. Views along this footpath looking south are limited by both areas of mature hedgerow, trees and scrub vegetation, as well as the row of existing 20th century dwellings along the Site boundary, north of Sweechgate. Views westwards are, again, limited by mature vegetation along the western boundary on Barnet's Lane. Eastwards, receptors' views are filtered by both a layer of poorer hedgerow along the southern half of the eastern boundary and the hedgerow/scrub that follows the PRow, intersecting the Site.

Views From the North

- 4.9 **Photoviewpoint EDP 1** represents views for receptors travelling along the A291 southbound at a longer distance. Views are limited due to various layers of intervening hedgerow and trees, approximately 220m away. Views of the Site are either completely obscured and lacks intervisibility due to thick intervening vegetation or heavily filtered in a negligibly small area.
- 4.10 Views from the north dominate much of the number photoviewpoints due to the openness on part of the northern boundary, as described above. Bridleway CB80 sits approximately 500m north of the Site and is represented by **Photoviewpoints EDP 2, 3 and 4**, which span the entirety of this portion of the bridleway from the A291 in the east to Barnet's Lane in the west. Views of the Site and the settlement edge of Broad Oak are heavily filtered, if not completely concealed by both layers of intervening vegetation, including both mature hedgerow and trees, as well as the topography itself, sitting at a lower elevation than the Site and Broad Oak.
- 4.11 Further north, where elevations rise again on the opposite side of the valley, **Photoviewpoints EDP 21 and 22** represent views for receptors along PRoW CB57. Views of the Site from **Photoviewpoint EDP 21** are, again, limited due to intervening vegetation along the boundary, as well as the presence of Foxhill House approximately 1.1km away. Any built form/construction positioned close to the central area of the Site's northern boundary would be visible to receptors from this position. **Photoviewpoint EDP 22** represents views of the Site for receptors moving further eastwards along this route - views diminish in this direction and eventually disappear due to lack of intervisibility caused by both Cadehill and Kemberland Woods, which completely conceal the Site. Views of the Site and the existing settlement edge from CB57 are limited, therefore, to around 1km distance in the north-east, and diminish/disappear as distance increases.
- 4.12 **Photoviewpoint EDP 23** sits around 1.4km north on PRoW CB88, relevant due to its representative view from other PRoW networks leading from Blean Woods. Long-distance views of the ridgeline and the existing settlement edge can be seen from this point as well as a central portion of the Site. Dominating this view are the electric pylons and polytunnels – the latter equal or more in scale to the adjacent settlement of Broad Oak in its entirety, diminishing the rurality of this view for receptors looking south.

Views From the South

- 4.13 Views from the south are mostly limited due to the existing built form along Sweechgate concealing the majority of views looking northwards. **Photoviewpoint EDP 12** sits along Sweechgate, one of the main spine roads intersecting Broad Oak and represents views for receptors travelling along this heavily foot-trafficked route. Again, views are greatly limited due to dwellings on the northern edge of Sweechgate, with gardens backing on to the Site's southern boundary, however, glimpsed views can be seen on occasion between the semi-detached properties, yet these views are still mostly of the boundary vegetation on the Site's southern boundary.
- 4.14 **Photoviewpoint EDP 13** represents views for receptors exiting PRoW CB73 onto the A291, looking northwards. Views for receptors looking towards the Site are, again, obstructed by

both dwellings on the southern tip of the Site and vegetation adjacent to the property on the corner of Sweechgate as well as a line of evergreen trees adjacent to Broad Oak Village Stores.

- 4.15 Further southeast, **Photoviewpoint EDP 8** represents views for receptors exiting PRoW CB60, adjoining Shalloak Road. Views towards the Site are obscured by the row of houses along the eastern side of Shalloak Road. Moving further northwards and diverting off Shalloak Road on to PRoW CB68, views towards the Site are limited by existing dwellings, as well as boundary fences and vegetation, as demonstrated in **Photoviewpoint EDP 9**.
- 4.16 More distant views in the south were tested, especially in proximity to the National Cycle Route for any receptors using this network. **Photoviewpoint EDP 24**, approximately 2km from the Site, represents distant views from the most open route in this area. Views extend about 1 km towards the Site, limited further by intervening Den Grove Wood and elevated topography.

Views From the West

- 4.17 **Photoviewpoint EDP 5** and **6** both represent long-distance views for receptors looking east on PRoW CB78 and Bridleway CB36, respectively. Both these routes are Promoted Routes. Heavily filtered views of the Site and the edge of Broad Oak can be seen in the distance from **Photoviewpoint EDP 5** and even less-so **Photoviewpoint EDP 6**, however, views are either diminished through distance, filtered or lack intervisibility through heavily vegetated areas (mature trees and hedgerow). Most noticeable are the pylons and polytunnels, which, again, dominate the landscape and diminish the rurality of the area.
- 4.18 **Photoviewpoint EDP 7** represents views for receptors travelling down PRoW CB46, through Goose Farm towards Broad Oak. The footpath for most of its entirety is flanked by hedging both sides and beyond that are the polytunnels which limit views to 20m or so, therefore, no views of the Site nor Broad Oak can be seen.
- 4.19 **Photoviewpoint EDP 10** represents views for receptors within the Site adjacent to Barnett's Lane. Intervisibility between the road and the Site is low due to the thick vegetated hedgerow boundary that sits along the entirety of the western edge.

Views from the East

- 4.20 **Photoviewpoints EDP 16, 17, 18** and **20** represent views for receptors moving north along the eastern boundary, on the footpath of the A291. Both **Photoviewpoints EDP 16** and **17** represent views on the southern end of the eastern boundary – this area is relatively open where hedging fragments or appears in dying/poorer condition – direct views on to the Site can be seen by receptors travelling along this portion of pavement. **Photoviewpoints EDP 18** and **20** represent views further north along the eastern boundary. Views along this portion of the pavement are generally heavily filtered, however, breaks in hedgerow where the entrance to PRoW CB69 and other access, respectively, show clear, unobstructed views on to the Site.

- 4.21 **Photoviewpoint EDP 14** represents views for receptors adjacent to houses along Popes Lane, on the end of PRoW CB59. Due to the topography and intervening vegetation, views are limited and are either heavily filtered or lack intervisibility.
- 4.22 **Photoviewpoint EDP 15** represents views for receptors travelling along PRoW CB58. As shown, intervening hedgerow and vegetation restrict views further than 20m.

Road Users

- 4.23 Road users are typically moving to or from a specific location. Users of lanes within the settlement of Broad Oak, such as Sweechgate and narrower lanes such as Barnet's Lane are afforded a medium sensitivity due to their rurality and lower speeds. More heavily used roads such as the A291 generally have a lower sensitivity.

A291 – Herne Bay Road

- 4.24 The A291 is the most heavily trafficked road in the study area and sees many vehicles of all sizes pass-through. **Photoviewpoints EDP 16, 17, 18** and **20** also represent views seen receptors travelling along this route by road. Much the same as on foot, clear, direct views can be seen from the southern portion of the eastern boundary, with views becoming more filtered as receptors travel northwards. Where receptors may sit at a higher elevation in larger vehicles, additional views of the Site may be afforded, where the hedgerow sits low enough along the eastern boundary.

Sweechgate

- 4.25 Sweechgate is also a relatively heavily trafficked road being the primary route east-west through Broad Oak. **Photoviewpoint EDP 12** represents views of the Site seen by receptors travelling along this route. As mentioned previously, glimpsed views can be seen on occasion in between semi-detached built form, however, going at the speed of a vehicle, views would generally go completely unnoticed.

Barnet's Lane

- 4.26 Barnet's Lane sits along the Site's western boundary where vegetation is abundant and heavily filters and conceals views for receptors travelling along this route, as already outlined when discussing **Photoviewpoint EDP 10**.

Hoath Road

- 4.27 Hoath Road is an old Roman road, sitting around 1.3km eastwards from the Site. **Photoviewpoint EDP 25** demonstrates that long views cannot be seen by receptors travelling along this route due to intervening topography and vegetation and completely lacks intervisibility with the Site.

Residential Dwellings/Groups

- 4.28 Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However,

they remain relevant to this review of the predicted extent and nature of visual change, so are reviewed briefly below:

- **Sweech Farm** – Sweech Farm sits adjacent to the Site on the south-eastern corner. Currently, boundary treatment is visually permeable, with a simple timber post and wire fence, and a distinct thinning of vegetation between the property and the Site's visual line, as shown in **Photoviewpoint EDP 16** (this viewpoint represents general views of Site from this property's front gate);
- **31 no. Properties along Sweechgate/Site's Southern Boundary** – These properties currently sit along the Site's southern boundary and represent the current settlement edge of Broad Oak. Vegetation does exist on this boundary which does contribute to filtering views, however, quality and density greatly vary, as represented in **Photoviewpoint EDP 16**;
- **Dwellings along Barnet's Lane** – There are currently two dwellings that sit along Barnet's Lane and abut the Site's western boundary. Vegetation is generally denser and more mature along this boundary and views are therefore more filtered, but still with allow a moderate amount of intervisibility as represented in **Photoviewpoint EDP 10**, especially if stood at an elevated level as one would on the first floor of a house;
- **Foxhill House** – Foxhill House sits on the Site's north-eastern boundary. The boundary treatment in this area consists of both tree and hedgerow planting and filters views, though, likewise, its close proximity means an inevitable amount of intervisibility, as represented in **Photoviewpoint EDP 19**; and
- **Lamberton House & Ranscombe House** – These two near-identical detached properties sit on the other side of the A291, adjacent to Foxhill House. Vegetation is generally taller and denser along this section of the Site's boundary, however, a break where gated access exists provides a narrow window of uninterrupted views on to the Site, as represented in **Photoviewpoint EDP 20** (this viewpoint represents views from these properties through the gated entrance).

DEFINING REPRESENTATIVE VIEWPOINTS

4.29 Within the ZPV, there are clearly many individual points at which views towards the Site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:

- A range of viewpoints from all points of the compass, north, south, east and west;
- A range of viewpoints from distances at close quarters at the Site boundary and up to distant viewpoints at 2km and more from the Site; and
- Viewpoints from all the above receptor groups.

- 4.30 The representation of views is supported by 25 photoviewpoints (PVPs), the number and location of which has not been agreed with the LPA. Their location is illustrated on **Plan EDP 5**. Photographs from the selected viewpoints are contained in **Appendix EDP 4**. The purpose of these viewpoints is to aid assessment of a visual receptor(s). These viewpoints are not assessed separately.
- 4.31 The representative photoviewpoints are listed in **Table EDP 4.1** below together with an appraisal of their sensitivity. The sensitivity has been derived from the baseline knowledge of the viewpoints, a knowledge of the type of development proposed, and the criteria set out in the methodology at **Appendix EDP 1**. The appraisal of sensitivity has been included in the baseline, rather than in the assessment, to maintain flow and avoid repetition.

Table EDP 4.1: Summary of Representative Photoviewpoints

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
1	A291 (road) – Views for receptors looking south from footpath along A291 on Calcott Hill	617376, 162474	700m; north	Road Users Low Sensitivity
2	PRoW CB80 (bridleway) – Views for receptors looking south at A291 entrance to Bridleway CB80	617288, 162350	555m; north	PRoW Users High Sensitivity
3	PRoW CB80 (bridleway) – Views for receptors mid-way along Bridleway CB80 looking south	617109, 162289	515m; north	PRoW Users High Sensitivity
4	PRoW CB80 (bridleway) – Views for receptors looking south on Barnet's Lane entrance to Bridleway CB80	616829, 162217	510m; north	PRoW Users High Sensitivity

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
5	PRoW CB78 (footpath) – Views for receptors looking east on footpath adjacent to Mayton Farm	615758, 162056	1.15km; northwest	PRoW Users High Sensitivity
6	PRoW CB36 (bridleway) – Views for receptors looking east on bridleway adjacent to Mayton Farm	615315, 161840	1.40km; northwest	PRoW Users High Sensitivity
7	PRoW CB46 (footpath) – Views for receptors looking east along footpath intersecting Goose Farm	616118, 161278	900m; west	PRoW Users High Sensitivity
8	PRoW CB60 (footpath) – Views for receptors looking northeast at Shalloak Road entrance to footpath CB60	616771, 161102	510m; southwest	PRoW Users High Sensitivity
9	PRoW CB68 (footpath) – Views for receptors looking northeast from footpath intersecting Broad Oak	616861, 161342	275m; southwest	PRoW Users High Sensitivity

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
10	Barnet's Lane (road) – Views for receptors from within the Site on other side of hedgerow to Barnet's Lane	616892, 161730	0m; northwest	Road Users Low Sensitivity
11	PRoW CB69 (footpath) – Views for receptors looking northwards from Sweechgate entrance of intersecting footpath	617062, 161524	0m; south	PRoW Users High Sensitivity
12	Sweechgate (road) – Views for receptors looking northwards from Sweechgate	617111, 161450	70m; south	Road Users Low Sensitivity
13	PRoW CB73 (footpath) – Views for receptors looking northwest from the A291 entrance of PRoW CB73	617368, 161233	200m; south	PRoW Users High Sensitivity
14	PRoW CB59 (footpath) – Views for receptors looking northwest from Pope's Lane entrance to PRoW CB59	617642, 161312	380m; southeast	PRoW Users High Sensitivity

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
15	PRoW CB58 (footpath) – Views for receptors looking westwards along footpath adjacent to Kemberland Wood	617732, 161693	420m; east	PRoW Users High Sensitivity
16	A291 (road) – Views of the Site for receptors on the southeast boundary adjacent to Sweech Farm	617289, 161443	0m; south	Road Users Low Sensitivity
17	A291 (road) – View of the Site for receptors on the eastern boundary	617310, 161541	0m; east	Road Users Low Sensitivity
18	A291 (road) – View of the Site for receptors on the eastern boundary on the A291 entrance to PRoW CB69	617314, 161667	0m; east	Road Users Low Sensitivity
19	PRoW CB69 (footpath) – Views for receptors looking northwards towards Blean Woods mid-way through PRoW CB69	617209, 161613	0m; central	PRoW Users High Sensitivity

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
20	A291 (road) – View of the Site for receptors on the northeastern boundary adjacent to Lamberton House	617302, 161751	0m; northeast	Road Users Low Sensitivity
21	PRoW CB57 (footpath) – Views for receptors looking south from footpath CB57	617671, 162832	1.1km; northeast	PRoW Users High Sensitivity
22	PRoW CB57 (footpath) – Views for receptors looking southwest from footpath CB57	618301, 162790	1.3km; northeast	PRoW Users High Sensitivity
23	PRoW CB88 (footpath) – Views for receptors looking southeast from footpath exiting Blean Woods	616299, 162968	1.4km; northwest	PRoW Users High Sensitivity
24	PRoW CB163 (footpath) – Views for receptors looking north from footpath adjacent to Fordwich	617681, 159466	2.0km; south	PRoW Users High Sensitivity
25	Hoath Road (road) – Views for receptors travelling along Hoath Road	618788, 161907	1.5km; east	Road Users Low Sensitivity

Section 5

The Proposed Development and Mitigation

- 5.1 Having defined the baseline conditions in the previous two sections, this report now reviews the proposed development and (in the next section) undertakes an assessment of the likely effects in landscape terms.

THE PROPOSED DEVELOPMENT

- 5.2 The proposed development is illustrated in **Appendix EDP 2**. The DAS supporting this application provides full details of the development proposals. To summarise, these comprise:

- The erection of approximately 127 dwellings, landscaping, and public open space, with access from Herne Bay Road and retained pedestrian access from Sweechgate.

OVERALL LANDSCAPE STRATEGY

- 5.3 With the key constraints and opportunities identified, and the landscape character and visual amenity of the Site and its surrounding context have influenced the current masterplan and associated Illustrative Landscape Strategy (**Plan EDP 7**). Thus, the proposed development incorporates a degree of integral (or embedded) mitigation designed to avoid or reduce potential landscape and visual effects, whilst also maximising opportunities to protect, enhance and create landscape and ecological features.
- 5.4 These measures are illustrated on the Illustrative Landscape Strategy contained as **Plan EDP 7** and can be summarised as follows:
1. Existing landscape features, except where to facilitate access, are retained as to minimise disruption to valuable ecological habitat networks, retain field pattern to, in turn, protect the landscape character and retain GI assets (with opportunities to enhance). Where hedgerow loss is obligated for means of access, additional hedgerow has been proposed factors greater than loss within the scheme;
 2. Open space is positioned strategically to provide a buffer to the surrounding landscape to the identified area in the north, and maintain view corridors from the PRoW towards the Blean Woods;
 3. The PRoW has been retained and integrated into wider recreational provisions on-site and connections beyond the Site maintained and enhanced;
 4. Permeability of the Site is increased, offering further recreational opportunities including formal play provision and additional informal routes through the proposed open space;

5. Streets will include tree planting where appropriate, offering 'green corridors' throughout the Site; and
6. A large provision of open space, including a Sustainable drainage system (SuDS) swale, enhanced with marginal and structural planting, which exceeds the requirements of local policy. The open space offers areas of amenity space, community orchards and natural and semi-natural greenspace.

PROPOSED LANDSCAPE MITIGATION

5.5 The proposals will also deliver measures to mitigate the limited extent of landscape and visual impacts as follows, much of which is embedded within the masterplan:

1. As stated, all landscape, except to facilitate access, should be retained as to minimise disruption to valuable ecological habitat networks, retain field pattern to, in turn, protect the landscape character and retain green infrastructure assets, with opportunities to enhance. Where hedgerow is lost for access, additional hedgerow will be planted factors greater than loss within the scheme;
2. Retain a view corridor from the central PRoW intersecting site towards the Blean Woods in order to maintain the rural setting of the footpath;
3. Moreover, to minimise impacts on views from the Blean Woods, looking towards the Site, avoid the design of built form in the layout towards the central northern edge of the Site; and
4. Green corridors through the Site will be created/enhanced where appropriate for ecological benefit and soften the visual effects of the built form.

PROPOSED LANDSCAPE ENHANCEMENT

5.6 The proposals will deliver enhancements in terms of:

- Opportunities for play should be considered, with good access - especially from the PRoW. Play features should be high quality and could compliment the local woodland setting, utilising timber-play/'natural' play equipment and take a placemaking approach. Additional opportunities for 'play on the way' should be considered;
- Implementation of native planting to enhance existing networks of hedgerow, improving buffers, especially on the A291, as well as create new habitats and corridors;
- Implement meadow/flowering lawn in place of conventional amenity lawn where possible/appropriate within the POS, to better biodiversity;
- Create better connections within the Site for both pedestrians and cyclists, encouraging sustainable transport approaches;

- Create accessible spaces that comfortably track wheelchairs and provide ample seating; and
- Consolidate local identity with local materials, high quality design and inclusion of a communal orchard.

Section 6 Assessment of Effects

INTRODUCTION

- 6.1 In this section, the predicted effects on landscape character and visual amenity are summarised. The assessment uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 1** as a guide, but moderated where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.

LANDSCAPE CHARACTER

Construction Effects

- 6.2 Construction activities, movement of site traffic, lighting, noise and sounds will be ever-present during the construction process. This is not unusual and will be carefully controlled by a conditioned construction method statement. Recommendations for protection of retained trees and hedgerows, in accordance with relevant British Standards such as *BS 5837*, will ensure that the rooting areas of trees and hedgerows are not adversely affected by the construction process. The magnitude of change will, however, be very high (on both the Site itself and immediate context) and when combined with the medium sensitivity of the Site, will result in a **major** adverse level of effect. The effect will, however, be temporary and extend only for the duration of the construction process.
- 6.3 Effects would extend only marginally beyond the Site boundary to the wider landscape context, principally in relation to perceptual aspects, including visibility of construction activities, lighting, noise and movement of materials to/from the Site. The overall magnitude of change at the level of the LCA is considered to be low due to the very small geographical extent and temporary nature of the construction works, and when combined with the medium sensitivity of the LCA, will result in a **moderate/minor** adverse level of effect.
- 6.4 This level of effect at construction is not uncommon on a greenfield site, and is not an indication of bad design, but an outcome based on the conversion of an edge of settlement greenfield site to a residential development. Where adverse effects are experienced (at a localised level), these will result in a short, temporary impact (approximately three–four years). The level of effects will also reduce throughout the construction phase, as more of the development is built out and less construction activity is required.
- 6.5 Therefore, this assessment has focussed on the potential long-term impacts of the development, and the impacts of the construction phase will not be considered any further as part of the assessment of the proposed development.

Operation Effects (Years 1 and 15)

Predicted Effects on the Character of the Site

- 6.6 Following construction/establishment of the landscape strategy (whichever is sooner), the predicted effects take into account suitable and appropriate management of existing and proposed landscape features, undertaken in accordance with a landscape management plan or similar.
- 6.7 It is a consequence of the nature of the development proposed that visual and sensory character of the Site would change substantially as a result of implementation. The magnitude of change is not an indication of bad design but is to be expected as the result of the change of use of any green field site to residential development.
- 6.8 The changes predicted to occur on the dimensions that contribute to the character of the Site are described below and evaluated overall. Predicted effects on landscape character are structured using the same format used to describe the Site in **Section 4**:
- **The physical landscape:** there will be some changes to the Site's topographic, geological and hydrological character to allow for construction and provision of SuDS features across the Site;
 - **The Site's visual and sensory character:** the visual character of the local context will remain much the same due to existing built form, road networks and well-established field boundary vegetation limiting visual connectivity. Further planting of vegetation would be beneficial to implement in certain areas, particularly along the south and eastern boundaries where the row of houses along Sweechgate and the A291 are located, respectively. The long-distance view looking northwards from the PRoW will be retained and enhanced through strategic planting positions, development placement and placement of POS. The visual and sensory character of the Site will be altered due to the change from a greenfield site to residential development – but in a context where such change is not only familiar, but also relatively prominent (due to various examples of recent and proposed development within the area);
 - **Landscape fabric and habitats:** the proposed development will replace the existing agricultural land with new built form and associated open space and infrastructure. The vegetation along the Site's boundaries and the hedgerow/tree belts that dissect the Site will be retained where possible and enhanced. Limited loss of lower-quality vegetation would be required to facilitate access off the A291 and between parcels;
 - **Historic landscape character:** the historic boundaries to the peripheries of the Site will be retained and enhanced; and
 - **Cultural connections:** the existing PRoW that travels through the Site is to be retained and integrated into the wider recreational provision on-site.
- 6.9 The introduction of built form, POS and associated infrastructure to facilitate the development would result in changes to the existing baseline character of the Site itself and marginally indirectly impact upon its very immediate landscape context. However, the

Site is located on the edge of the settlement of Broad Oak and is thus already significantly influenced by surrounding urban features. For this reason, the change would not be entirely out of character for the existing landscape context, which minimises the level of change and increases the assimilation of the proposals into this context.

- 6.10 At Year 1, the proposed development would not fully benefit from the implemented landscape scheme proposed within the Illustrative Landscape Strategy (**Plan EDP 7**). It would, however, benefit through being informed by the elements of the landscape baseline defined above which allow better integration and design. Therefore, the magnitude of change at Site level is deemed to be very high, reducing as the distance from the proposed development increases. When combined with the medium sensitivity of the Site and surrounding context the level of effect is judged to be **major**. Due to the relative visual containment of the Site, the geographical extent of these effects will be very limited.
- 6.11 At Year 15, the proposed development would benefit from the design parameters incorporated, and increasingly the softening effects of the proposed landscape scheme and the general acceptability of the proposals over this timeframe – particularly from wider afield where the settlement is already a feature of views and part of the landscape experience. The development would be ‘read’ as part of the village and wider settlement, contained within a mature landscape framework as perceived from all potential receptors.
- 6.12 In this respect, the proposed masterplan and Illustrative Landscape Strategy (**Plan EDP 7**) have been developed to retain existing features that contribute to the Site’s landscape character, in particular, the peripheral and internal vegetation and the existing PRoW. The magnitude of change at Year 15 would decrease as the landscape scheme matures, helping to contribute to its integration into the wider context. However, the notable alteration to the physical character of the Site’s baseline remains, leading to a magnitude of change of high. When combined with the medium sensitivity of the Site and its surrounding context, the level of effect is judged to be **major/moderate** at Year 15.
- 6.13 To understand the nature of these impacts, it is critical to consider how these effects impact the wider landscape, and to understand how the wider landscape as a whole is changed, rather than just the inevitable change at the Site level. The ‘landscape’ as a concept does so only include the open areas in between and around settlements, it also includes the settlements themselves, and therefore the successful integration of development is key to degree of harm in landscape terms. This is the reason the impacts upon the published LCAs is undertaken and is the key measure to the nature of any change as a result of the proposals.

Predicted Effects on the Host LCA Sarre Penn Valley

- 6.14 The area immediately surrounding the Site will be subject to the greatest potential change to the LCA but given the strong visual and physical containment of the Site, this is predicted to diminish rapidly due to distance and intervening built form and landscape features. Effects on the immediate surroundings and the wider area are described below.
- 6.15 The overall sensitivity of the host LCA, examined in **Section 3**, was judged to be **medium**.

- 6.16 Whilst the proposed development would introduce built form into the LCA, the Site itself is geographically small, and the direct physical effects to the baseline as a result of the proposed development will be contained within the Site boundary and not impact the wider landscape. The proposed development will remove its characteristic nature of a 'small/medium pasture' (group of pastures), which is a key characteristic of the LCA, however, this is an inevitable consequence of much required greenfield development, and the Site is not within the SLA or any other designated feature.
- 6.17 Furthermore, key characteristics such as the network of hedgerow that defines this space will remain intact and be enhanced as an integral part of the Illustrative Masterplan (**Appendix EDP 2**) and Illustrative Landscape Strategy (**Plan EDP 7**).
- 6.18 In addition to this, the footprint of built form is located further towards the existing built form, allowing for a suitable landscape buffer to the north, where POS can be provided as well as a corridor from the PRow to the view of the Blean, ultimately providing an effective transition from urban to the surrounding rural landscape, reducing further the magnitude of change.
- 6.19 The smaller scale of the proposed development adjacent the settlement edge of Broad Oak results in a limited extension of built form in the LCA (with a small increase in the size of the settlement, especially when considered proposed development to the south), however, this is not necessarily in conflict with the existing landscape within the immediate setting of the Site.
- 6.20 Perceptual effects would realistically extend only marginally beyond the Site boundary, principally in relation to visual changes as a result of the change of use. However, these changes would only extend a very short distance beyond the Site boundary into the surrounding LCA and within a context which is already influenced by existing residential dwellings and transport corridors as detailed above.
- 6.21 On the basis of the above, the magnitude of change at Year 1 to the LCA in close proximity to the Site, as more widely experienced, is considered to be low as the integrity of the LCA would not be unduly harmed, resulting in a **minor/moderate** level of effect at worst.
- 6.22 By Year 15, the landscape mitigation achieved through internal planting and strengthened boundaries will have matured, aiding in softening and integrating the proposed built form into the surrounding landscape and settlement context, establishing it as part of the local context, reducing the magnitude of change to very low. Therefore, the overall level of effect at Year 15 is judged to be **minor**, at which point the proposed development will be completely integrated into the wider settlement, with a new and effective transition to the wider landscape achieved.

PREDICTED EFFECTS ON VISUAL AMENITY

Construction Effects

- 6.23 Users of PRowS located within the Site itself are likely to experience a very high magnitude of change due to construction activities associated with the proposed development forming

a new and close-range defining focus across both horizontal and vertical extents. Therefore, the level of effect on receptors directly within the Site itself are judged to be **substantial** adverse at worst due to the high sensitivity defined within the baseline for these receptors at the construction stage.

- 6.24 Such visual effects would extend only marginally beyond the Site boundary to the wider landscape context, principally in relation to the visibility of construction elements immediate to the A291. Receptors here would experience open and filtered views with taller construction elements likely to be visible above existing field boundary vegetation, therefore the magnitude of change is judged to be medium. When combined with the high sensitivity of PRoW users in the wider context, the level of effect is judged to be **major/moderate** adverse but would be temporary in nature.
- 6.25 As with the predicted effects on landscape character, this level of effect at construction is not uncommon (and inevitable) on a greenfield site, and is not an indication of bad design, or the development being in the wrong place, but an outcome based on the conversion of an edge of settlement greenfield site to a residential development. Any construction site experienced at close range would change the experience for people using local roads and footpaths, therefore the Site is not unusual in this respect.
- 6.26 Where adverse effects are experienced (at a localised level), these will reflect a short, temporary impact (approximately three-four years). The level of effects will also reduce throughout the construction phase, as more of the development is built out and less construction activity is required. Therefore, this assessment has focussed on the potential long-term impacts of the development, and the impacts of the construction phase will not be considered further as part of the assessment of the proposed development.

Operational Effects (Year 1 and 15)

Public Rights of Way Users (Within the Site)

Footpath CB69

- 6.27 From this path there are open and filtered views across most of the Site, with views varying depending on the positioning of receptors due to the hedgerow/tree belts running throughout. Due to its centrality, the proposed development would be visible for the receptor and the view would be altered due to its presence. Due to the well-established vegetation, much of the visual connection with surrounding residential dwellings is not possible. Therefore, the magnitude of change is judged to be high, resulting in a **major** adverse level of effect at Year 1.
- 6.28 The masterplan has been designed to set the built form back from the PRoW, with the POS provision also strategically placed in the northern section of the Site, where the long-distance view to the north remains observable along the footpath. Additional tree planting and vegetation is proposed within the landscape strategy on the northern flank (with exception to where views open-up to the north), reinforcing the existing internal tree belt and softening the proposed built form from view of the PRoW. The layering of the existing and proposed tree planting helps to break up views of the built form, reducing its visibility to partial views. The magnitude of change is low, resulting in a **moderate** adverse level of

effect at Year 15. The length of the route affected is circa 300m which reflects a very limited length when compared to other PRow around the Site, providing recreational opportunities for local residents, and these effects need to be considered in this context.

- 6.29 Centrally along the route, views are slightly more revealed where vegetation sits at a lower height on the northern boundary of the Site providing open, longer distance views, as shown in **Photoviewpoint EDP 19** and vice versa in **Photoviewpoint EDP 23**. Although the proposed masterplan positions POS in this area and thus lowering its visual prominence from this area of PRow, the development would still be partially visible. It should be noted that this view is not wholly untouched, where partial views of Broad Oak and its existing settlement edge can already be seen from approach. With this considered, the magnitude of change is considered to be high at Year 1, reducing to moderate by Year 15 due to weathering of built form and maturation of landscape elements, resulting in a **major/moderate** effect at Year 1, reducing to **moderate** at Year 15.

Public Rights of Way Users (Within the Study Area)

Bridleway CB80

- 6.30 Bridleway CB80 spans east-west with access sitting directly on the A291 approximately 570m north of the Site. From this point, views between here and the Site lack intervisibility due to intervening vegetation and topography or, moving further westwards, views are heavily filtered, as shown in **Photoviewpoint EDP 2, 3** and **4**, where **3** provides filtered views on to the Site and **Photoviewpoint EDP 2** and **4** show no/heavily limited views. Because views are limited/non-existent, the magnitude of change is judged to be medium, resulting in a **moderate** level of effect at Year 1.
- 6.31 By Year 15, existing vegetation would have further matured/retained their form. Newly proposed landscape elements would have matured and further filtered views looking southwards for receptors travelling along this route. This will contribute to reducing the magnitude of change; however, the proposed development would still form a new and recognisable element within the view though likely only a limited number of ridgelines at most and would not conflict with existing structures associated with Foxhill House. The magnitude of change is therefore considered to be lower, resulting in a **moderate/minor** effect. These effects would only be experienced along a circa 180m length of the route, which in the context of those PRow routes available in the area surrounding the settlement, reflects a *de minimis* change in the wider context.

Footpath CB78

- 6.32 Footpath CB78 runs northwest – south-east and sits at an elevated view relative to the Site. The footpath forms part of the Tyler Hill and the Sarre Penn Valley promoted route and houses far reaching views. **Photoviewpoint EDP 5**, the representative viewpoint from this location, is over 1km from Site and therefore has limited views due to distance, where development would naturally extend from the existing visible settlement and commercial activity. Layers of vegetation in the form of trees and hedgerow intervene and filter views from this location. Moreover, the adjacent polytunnels on Goose Farm and electric pylons dominate the view and detract from its naturalistic nature. Despite this, development would

be visible, particularly ridgelines and rooftops. Therefore, at Year 1 this would result in a medium magnitude of change and therefore a **major/moderate** level of effect.

- 6.33 By Year 15, proposed built form would have weathered, better assimilated into the receiving landscape in contrast with the polytunnels which would remain un-assimilated and remain alien to the landscape. Moreover, proposed planting within the Site such as additional buffer planting and tree planting to the north of the Site would have matured further, softening any built form proposed. At this point, the Site should therefore be read as an established extension to the settlement of Broad Oak magnitude of change would therefore sit on the low-end of medium and reduce to a **moderate** level of effect.

Bridleway CB36

- 6.34 Bridleway CB36 also forms part of the Tyler Hill and the Sarre Penn Valley promoted route and stretches westwards past Timber Wood for approximately 1.5km. Much like CB78, views of the Site are limited and/or truncated by intervening vegetation but to an even greater degree where an additional hedgerow runs along the path and adjacent field boundary. Heavily filtered views can be afforded briefly for receptors travelling along this route. The polytunnels and electric pylons remain visible. Therefore, at Year 1 this would result in a low-medium magnitude of change and therefore a **moderate** level of effect.

- 6.35 Much as above, by Year 15, these glimpsed views would be softened by proposed vegetation that would now have matured. Moreover, rooftops and built form in general would have aged and assimilated into the landscape reducing the level of effect to **moderate/minor**

Footpath CB46

- 6.36 See **Photoviewpoint EDP 7** – The Site is not visible from this receptor, therefore, **No effect.**

Footpath CB60

- 6.37 See **Photoviewpoint EDP 8** – The Site is not visible from this receptor, therefore, **No effect.**

Footpath CB68

- 6.38 See **Photoviewpoint EDP 9** – The Site is not visible from this receptor, therefore, **No effect.**

Footpath CB59

- 6.39 Footpath CB59 stretches east-west for approximately 350m and located within the adjacent landscape character area. Looking north-westwards, receptors see limited views towards the side, especially when located on the Pope's Lane entrance as shown in **Photoviewpoint EDP 14**. Semi-mature tree planting and layers of scrub restrict views for the majority of this footpath until views open out on the far western end, on the A291. Furthermore, the existing built forms of Sweech Farm and Sweech Barn obscure completely a large portion of these views. Rooftops would be evident and visible from this angle at certain points of the footpath, especially at the western end. Therefore, at Year 1 this would result in a medium magnitude of change and therefore a **major/moderate** level of effect.

- 6.40 Year 15, proposed built form would have weathered, better assimilated into the receiving landscape and proposed planting within the Site such as additional buffer planting along the A291 and tree planting would have matured further, softening and breaking-up any built form proposed. At this point, the Site would therefore be read as an established extension to the settlement of Broad Oak, and the magnitude of change would therefore sit on the low-end of medium and reduce to a **moderate** level of effect

Footpath CB58

- 6.41 Footpath CB58 branches-off Hawe Lane, adjacent to Pope's Lane and runs northwards through Kemberland Wood. Between the footpath and the Site, intervening woodland and hedgerow obscure and heavily filter views, limiting intervisibility. **Photoviewpoint EDP 15** is representative of where the vegetation allows the most intervisibility along this route. A mature hedgerow running along this stretch of footpath heavily filters views looking west towards the Site. Again, rooftops may be visible on one corner at Year 1. Therefore, at Year 1 this would result in a medium magnitude of change and therefore a **moderate** level of effect.

- 6.42 Year 15, proposed built form would have weathered, better assimilated into the receiving landscape and proposed planting within the Site such as additional buffer planting along the A291 and tree planting would have matured further, softening and breaking-up any built form proposed. At this point, the Site would therefore be read as an established extension to the settlement of Broad Oak magnitude of change would therefore sit on the low-end of medium and reduce to a **moderate/minor** level of effect

Footpath CB57

West

- 6.43 Footpath CB57 stretches from the entrance on the western side, adjacent to the A291, eastwards. For around 200m, receptors travelling along this route looking south-west can see filtered views of Site, especially the northwestern portion where the hedgerow boundary lies at a lower elevation. Views are partly obscured by trees and vegetation adjacent to Foxhill House. Although built form would be visible on this portion, positioning built form away from this area reduces the magnitude of change, as does its distance from the Site and its effect on diminishing views, as shown in **Photoviewpoint EDP 21**. Therefore, at Year 1 this would result in a medium magnitude of change and therefore a **major/moderate** level of effect.
- 6.44 By Year 15, existing vegetation would have further matured/retained their form. Newly proposed landscape elements would have matured and further filtered views looking southwards for receptors travelling along this route. This will contribute to reducing the magnitude of change; however, the proposed development would still form a new and recognisable element within the view though likely only a limited number of ridgelines at most. The magnitude of change is therefore considered to be lower, resulting in a **moderate** effect.

Footpath CB57

East

- 6.45 See **Photoviewpoint EDP 22** – The Site is not visible from this receptor, therefore, **No effect**.

Footpath CB88

- 6.46 Footpath CB88 sits north of Site, approximately 1.3km and stretches north-south, leading to/from Blean Woods in the north. Although the distance diminishes views looking south towards the Site, views for receptors travelling along this route are relevant due to its proximity to Blean Woods. These views are represented in **Photoviewpoint EDP 23**. Much like for receptors looking from the west, views south are also dominated by the electric pylons and polytunnels associated with Goose Farm. Intervisibility is reduced due to existing vegetation, however, the existing edge of Broad Oak can be seen from this footpath in the form of the modern housing along Sweechgate, along the Site's southern boundary. With the visibility of the ridgeline along the south-end of the Site balanced by areas filtered by vegetation, distracting features such as the pylons and polytunnels and the diminished view through distance, at Year 1 this would result in a medium magnitude of change and therefore a **major/moderate** level of effect.
- 6.47 By Year 15, proposed built form would have weathered, better assimilated into the receiving landscape in contrast with the polytunnels which would remain un-assimilated and remain alien to the landscape. Moreover, proposed planting within the Site such as additional buffer planting and tree planting to the north of the Site would have matured further, softening any built form proposed. At this point, the Site should therefore be read as an established extension to the settlement of Broad Oak magnitude of change would therefore sit on the low-end of medium and reduce to a **moderate** level of effect.

Footpath CB163

- 6.48 See **Photoviewpoint EDP 24** – The Site is not visible from this receptor, therefore, **No effect**.

Road Users

Sweechgate

- 6.49 Sweechgate is one of the main roads intersecting Broad Oak, stretching east-west approximately 50m south of the Site. The road is populated with dwellings that lay dotted along this portion of road, as shown in **Photoviewpoint EDP 12**. Receptors travelling along this road are typically road users (i.e. in vehicles) but also consist of pedestrians. Views towards the Site are heavily limited due to the intervening built form along Sweechgate, however, occasional views can be afforded between the semi-detached houses. These gaps show only views above 1.8m (around the typical height of closeboard fencing) or more (depending on the state of vegetation along the Site's southern boundary), therefore, limited views of roof tops could be visible in areas. With factors of proximity being counterbalanced by heavily intervened views, at Year 1 this would result in a medium magnitude of change and therefore a **major/moderate** level of effect.

- 6.50 At Year 15, proposed built form would have weathered, better assimilated into the receiving landscape and proposed planting within the Site such as additional buffer planting/enhancement along the Site's southern boundary and tree planting would have matured further, softening and breaking-up any built form proposed. At this point, the Site should therefore be read as an established extension to the settlement of Broad Oak magnitude of change would therefore be medium and reduce to a **moderate** level of effect.

A291 (Herne Bay Road)

- 6.51 The A291 is the primary route between the town of Herne Bay in the north and Canterbury in the south. The road itself runs along the eastern boundary, running north-south. As shown in **Photoviewpoints EDP 16, 17 and 18**, where the quality of the eastern boundary hedge is lower, open views can be seen onto the road from the Site, especially in the southern corner. These views show the existing edge of Broad Oak, in contrast to the rural character of the Site. Development would be visible in this south-eastern area, however, heavily filtered in the north-eastern corner where intervening hedgerow is much stronger and thus lessens intervisibility. With these considerations balanced, plus the nature of travelling down this route at higher speeds, at Year 1 there would be a **moderate/minor** level of effect.
- 6.52 At Year 15, proposed built form would have weathered, better assimilated into the receiving landscape and proposed planting within the Site, especially the additional buffer planting and enhancement along the A291 and tree planting would have matured further, softening and breaking-up any built form proposed. At this point, the Site should therefore be read as an established extension to the settlement of Broad Oak magnitude of change would therefore reduce to a **minor** level of effect.

Barnet's Lane

- 6.53 Although existing vegetation along the western boundary heavily filters views on to the Site, because the lane is narrower and therefore speeds are lower, receptors would catch glimpsed views of development along this lane, where dwellings do not intervene. With this considered as well as the proximity, at Year 1 there would be a **moderate** level of effect.
- 6.54 At Year 15, newly proposed planting buffers would further filter and completely obscure views into the Site. Therefore, level of effects would be reduced to **moderate/minor**.

Hoath Road

- 6.55 See **Photoviewpoint EDP 25** – The Site is not visible from this receptor, therefore, **No effect**.

Residential Dwellings/Groups

Dwellings along Sweechgate

- 6.56 A number of dwellings on the southern boundary of the Site will have open views into the Site due to lack of boundary treatment and lower vegetation in some areas. The proposed development would be clearly noticeable within views from these dwellings; however, the receptor is a recent addition to the context and the magnitude of change is considered to

be high at Year 1, leading to a **major** adverse effect. As the enhanced Site boundaries mature and built form weathers to assimilate into its context, the magnitude of change will reduce. The proposed development would remain visible and the magnitude of change would reduce to medium, giving rise to a **major/moderate** adverse level of effect at Year 15.

Dwellings along Barnet's Lane

- 6.57 Views from dwellings along Barnet's Lane are likely to be partially obstructed due to existing vegetation as outlined previously, however, it is likely that roof forms of the proposed development will be visible and form part of the new view. The magnitude of change, therefore, is considered to be very low, resulting in a **moderate/minor** adverse level of effect at Year 1. Much like the residential receptors on Sweechgate, as the Site boundaries continue to mature and built form weathers to assimilate into the context, the magnitude of change will reduce further, resulting in a long-term **minor** level of effect.

Foxhill House

- 6.58 Foxhill House on the north-eastern boundary of the Site will have open views into the Site due to thinner boundary treatment and lower vegetation in some areas. The proposed development would be clearly noticeable within views from this dwelling; however, the receptor is a recent addition to the context and the magnitude of change is considered to be high at Year 1, leading to a **major** adverse effect. As the enhanced Site boundaries mature and built form weathers to assimilate into its context, the magnitude of change will reduce. The proposed development would remain visible and the magnitude of change would reduce to medium, giving rise to a **major/moderate** adverse level of effect at Year 15.

Lamberton House & Ranscombe House

- 6.59 Views from Lamberton House and Ranscombe House are likely to be partially obstructed due to more established existing vegetation in the northeast, however, it is likely that roof forms of the proposed development will be visible and form part of the new view. The magnitude of change, therefore, is considered to be very low, resulting in a **moderate/minor** adverse level of effect at Year 1. As the Site boundaries continue to mature and built form weathers to assimilate into the context, the magnitude of change will reduce further, resulting in a long-term **minor** level of effect.

Section 7 Conclusions

- 7.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute specialising the assessment of developments at all scales across the UK.
- 7.2 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2, 3 and 4**). In **Section 5**, the proposed development is described with any proposed mitigation. **Section 6** undertakes an assessment of the likely landscape and visual effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 1** coupled with professional judgement.
- 7.3 The layout of the proposed development has considered the landscape and visual sensitivities of the baseline landscape and visual resource as an integral part of the LVA process. The Illustrative Landscape Strategy (**Plan EDP 7**) establishes the principles arising from this review and illustrates how the proposed development could come forward in a way that not only addresses these key sensitivities but also takes advantage of the opportunities for landscape and biodiversity enhancement that the Site, and its integral features, present.
- 7.4 In particular, the form of the proposals has addressed key constraints and sensitivities as follows:
- The view corridor between the PRow intersecting the Site and the rural landscape northwards has been retained through the layout design of built form as well as the provision of a POS area to the north of the Site which provides an open area for the public to use and view the landscape. In particular, trees have been kept away from this linear view and the north POS has been kept open;
 - The PRow within the Site have been retained *in-situ* and enhanced through formalisation and access to POS, routes within the Site, and play;
 - Existing vegetation along the boundaries and through the centre has been retained, with only small sections of lower quality vegetation being removed to facilitate access and movement; and
 - The northern development edge has been designed to respond sensitively to the landscape context by avoiding the creation of a harsh settlement edge. The provided POS not only creates a space for viewing the landscape but also softens this edge.
- 7.5 In following these principles, the proposed development would result in a changed visual context which extends only a short distance from the Site boundary, with impacts to visual receptors beyond the Site predicted to be de minimis. The ZPV at **Plan EDP 6** shows graphically how the contained nature of the Site ensures the development would only be visible from a limited number of PRows, roads and dwellings within just a short distance of

the Site boundary. Wider afield, the layering of landscape features – and in particular hedgerows with mature trees – screens views almost entirely, even in winter conditions.

- 7.6 The inevitable change to visual receptors in very close proximity are not as a result of poor design, or the development being in the wrong location, but due to the inevitable change in land use from an area of agricultural land to a residential development. The change of use of any greenfield site to housing will result in some change to its overall visual and perceptual character, and in this case, the geographically limited extent of visual change is a notable positive for the scheme.
- 7.7 This change to the land use would lead to an inevitable change and effect upon the Site landscape character, and to a much lesser extent, and most importantly, the surrounding landscape character area. Landscape effects are moderated by the Site being in a logical and appropriate location.
- 7.8 Furthermore, the Site is not within an area designated for its landscape quality, but an area of largely typical agricultural land of 'ordinary' value.

CONCLUSION

- 7.9 Although the proposed development would change the land use of the Site, its close proximity to the existing settlement of Broad Oak cannot be seen anything other than an extension of the settlement, as opposed to a separate entity. The location of built form allows for the vast majority of the existing vegetation to be retained on-site, whilst also allowing for the creation of new landscape and ecological features, including new hedgerows, tree planting, structural planting, wildflower areas and amenity grassland. While the proposed development is visible from routes within the Site and directly adjacent, beyond this limited area the development is well filtered by intervening vegetation and built form, such that the extent of change to visual amenity is extremely limited.
- 7.10 Whilst the proposed development will result in change to the landscape character at the Site level, the extent of this change, and the limited change to landscape character across the wider Study Area, ensures that the proposed development can be successfully accommodated into its context without undue landscape harm.
- 7.11 The process undertaken as part of the LVA, which in turn has fed into the evolution of the proposals, demonstrates that the proposed development is both well-conceived and can deliver much needed homes, in a sustainable and appropriate location whilst protecting the underlying landscape and visual resource and also providing extra amenities for the community of Broad Oak.

Appendix EDP 1

EDP LVIA Methodology

INTRODUCTION

- A1.1 This section provides a methodology for Landscape and Visual Impact Assessment as used by The Environmental Dimension Partnership Ltd (EDP).

METHODOLOGY

- A1.2 The assessment methodology for assessing landscape and visual effects prepared by EDP is based on the following best practice guidance:

- *Guidelines for Landscape and Visual Impact Assessment – Third Edition (GLVIA3) (LI/IEMA, 2013);*
- *Notes and Clarifications on Aspects of the Third Edition Guidelines on Landscape Visual Impact Assessment LITGN-2024-01 (LI, 2024);*
- *An Approach to Landscape Character Assessment (Natural England 2014);*
- *Landscape Institute (LI) Technical Guidance Note (TGN) 06/19 Visual Representation of Development Proposals (17 September 2019); and*
- *LI TGN 02-21: Assessing Landscape Value Outside National Designations.*

- A1.3 Other reference documents used to understand the baseline position in landscape terms comprise published Landscape Character Assessments appropriate to the Site's location and the nature of the proposed development.

- A1.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis technique, it uses quantifiable factors wherever possible and subjective professional judgement where necessary and is based on clearly defined terms.

Landscape Assessment

- A1.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help define the character of it.
- A1.6 Effects upon the wider landscape resource, i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent Landscape Character Areas, but remains an assessment of landscape character and not visual amenity.

Visual Assessment

- A1.7 The assessment of effects on visual amenity draws on the predicted effects of the development, the landscape and visual context, and the visibility and viewpoint analyses, and considers the significance of the overall effects of the proposed development on the visual amenity of the main visual receptor types in the Study Area.

Identifying Landscape and Visual Receptors

- A1.8 This assessment has sought to identify the key landscape and visual receptors that may be affected by the changes proposed.
- A1.9 The assessment of effects on landscape as a resource in its own right draws on the description of the development, the landscape context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development may include, but not be limited to, the following:
- The landscape fabric of the Site;
 - The key landscape characteristics of the local context;
 - The 'host' Landscape Character Area that contains the proposed development;
 - The 'non-host' Landscape Character Areas surrounding the host character area that may be affected by the proposals (where relevant); and
 - Landscape designations on a national, regional or local level (where relevant).
- A1.10 The locations and types of visual receptors within the defined study areas are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. Examples of visual receptors may include, but not be limited to, the following:
- Settlements and private residences;
 - Users of National Cycle Routes and National Trails;
 - Users of local/regional cycle and walking routes;
 - Those using local rights of way – walkers, horse riders, cyclists;
 - Users of open spaces with public access;
 - People using major (motorways, A and B) roads;
 - People using minor roads; and
 - People using railways.

Assessment of Landscape and Visual Effects

A1.11 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components that contribute towards recognised landscape character or the quality of designated landscape areas; these features are termed 'landscape receptors'. The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. As noted, following the identification of each of these various landscape and visual receptors, the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development, which includes the susceptibility of the receptor to the change proposed and the value attached to the receptor; and
- The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

Defining Receptor Sensitivity

A1.12 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.

A1.13 Susceptibility indicates *"the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"*³. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.

A1.14 A location may have different levels of sensitivity according to the types of visual receptors at that location and any one receptor type may be accorded different levels of sensitivity at different locations.

A1.15 With reference to Box 5.1 within GLVIA3 (page 84), **Table EDP A1.1** provides an indication of the criteria by which the overall value of a landscape receptor may be judged. Within the assessment, further reference to the Landscape Institute's *TGN 02-21: Assessing Landscape Value Outside National Designations* may be applied where appropriate.

³ Landscape Institute and Institute of Environmental Management and Assessment (2013). *Guidelines for Landscape and Visual Impact Assessment, Third Edition*. Page 158.

Table EDP A1.1: Assessment of Landscape Value

Landscape Character Area Value				
Very Low	Low	Medium	High	Very High
Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/-degraded by the presence of many landscape detractors, with little or no evidence of being valued by the community.	Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors with some evidence of being valued by the community.	Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors. Considered an 'everyday' landscape which is appreciated by the local community.	Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.	Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
Consideration of Other Value Criteria				
Natural Heritage				
A landscape with no or very limited ecological, geological, geomorphological or physiographic interest and/or nature conservation content.	A landscape with limited ecological, geological, geomorphological or physiographic interest and/or nature conservation content.	A landscape with some ecological, geological, geomorphological or physiographic interest and/or nature conservation content.	A landscape with rich ecological, geological, geomorphological or physiographic interest and/or nature conservation content.	A landscape with abundant ecological, geological, geomorphological or physiographic interest and/or nature conservation content.
Cultural Heritage				
A landscape with no or very limited archaeological, historical or cultural interest.	A landscape with limited archaeological, historical or cultural interest.	A landscape with some archaeological, historical or cultural interest.	A landscape with rich archaeological, historical or cultural interest.	A landscape with abundant archaeological, historical or cultural interest.
Landscape Condition				
A landscape with no or few areas intact and/or in poor condition.	A landscape with few areas that are intact and/or in a reasonable condition.	A landscape with some areas that are intact and/or in reasonable condition.	A landscape with many areas that are intact and/or in a reasonable condition.	A landscape with most areas intact and/or in good condition.

Landscape Character Area Value				
Very Low	Low	Medium	High	Very High
Associations				
A landscape without recorded associations.	A landscape with few recorded associations.	A landscape with some and/or moderately valued associations.	A landscape with numerous and/or highly valued associations.	A landscape of rich and/or very highly valued associations.
Distinctiveness				
A landscape that does not contain rare or distinct landscape types or features.	A landscape that contains few distinct landscape types or features.	A landscape that contains distinct but not rare landscape types or features.	A landscape that contains one or more rare landscape types or features.	A landscape that is abundant in rare landscape types or features, that has a strong sense of identity.
Recreational				
A landscape with no or very limited contribution to recreational experience.	A landscape with no or limited contribution to recreational experience.	A landscape that provides some contribution to recreational experience.	A landscape that provides a good contribution to recreational experience.	A distinct landscape that forms a strong contribution to recreational experience.
Perceptual (Scenic)				
A landscape of little or no aesthetic appeal.	A landscape of low aesthetic appeal.	A landscape of some aesthetic appeal.	A landscape of high aesthetic appeal.	A landscape of very high aesthetic appeal.
Perceptual (Wildness and Tranquillity)				
A landscape with prominent detractors, probably part of the key characteristics.	A landscape with landscape detractors, and is not particularly wild, tranquil or unspoilt.	A landscape with few detractors that also retains some perceptual values.	A landscape with very few detractors that has a relatively wild, tranquil or unspoilt landscape.	A wild, tranquil or unspoilt landscape without noticeable detractors.
Functional				
A landscape with no or very limited identifiable or valuable function.	A landscape with no or limited identifiable or valuable function.	A landscape with some identifiable or valuable function.	A landscape that performs an identifiable and valuable function.	A landscape that clearly performs an identifiable and valuable function.

Landscape Character Area Value				
Very Low	Low	Medium	High	Very High
Overall Judgement of Landscape Value				
Very Low value – receptor largely reflects very low value criteria above.	Low value – receptor largely reflects low value criteria above.	Medium value – receptor largely reflects medium value criteria above.	High value – receptor largely reflects high value criteria above.	Very High value – receptor largely reflects very high value criteria above.

Table EDP A1.2: Assessment of Landscape Susceptibility

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Pattern, Complexity and Physical Susceptibility to Change to the Proposed Development				
A simple, monotonous and/or degraded landscape with common/indistinct features and minimal variation in landscape pattern.	A landscape with an occasionally intact pattern and/or with a low degree of complexity and with few features in reasonable condition.	A landscape with some intact pattern and/or with a degree of complexity and with features mostly in reasonable condition.	A landscape with mostly patterned/textured or a simple but distinctive landscape and/or with high value features and essentially intact.	A strongly patterned/-textured or a simple but distinctive landscape and/or with high value features intact.
Visual Susceptibility to Change to the Proposed Development				
A very enclosed landscape that contains or strongly filters views, with an absence of visual landmarks and a lack of intervisibility with designated landscapes.	A predominantly enclosed landscape that contains or filters most views, with very few views of visual landmarks or intervisibility with designated landscapes.	A partially enclosed landscape with some visual containment and filtering, possible limited intervisibility with visual landmarks and designated landscapes.	An open landscape with intervisibility and limited visual filtering or enclosure. Prominent visual landmarks may be present, and/or intervisibility with designated landscapes may occur.	An open or exposed landscape with extensive intervisibility and no or very limited visual filtering or enclosure. Prominent visual landmarks are present, and/or intervisibility with designated landscapes occurs.

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Experiential Susceptibility to Change to the Proposed Development				
A landscape with prominent visual and/or aural intrusion and close relationship with large-scale built development/infrastructure. A landscape that contains many light sources and essentially suffers from widespread light pollution.	A busy landscape with frequent visual and/or aural intrusion and nearby relationship with large-scale-built development/-infrastructure. A landscape that contains frequent light sources and suffers from light pollution.	A partially tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/ infrastructure may be present. A landscape that contains some light sources.	A tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/ - infrastructure may be present. A landscape that contains few light sources.	A very tranquil, wild or remote landscape with little or no sense of visual or aural intrusion. A landscape that contains very few light sources and provides dark skies.
Overall Judgement of Susceptibility to Change to the Proposed Development				
Very Low susceptibility – receptor largely reflects very low criteria above.	Low susceptibility – receptor largely reflects low criteria above.	Medium susceptibility – receptor largely reflects medium criteria above.	High susceptibility – receptor largely reflects high criteria above.	Very High susceptibility – receptor largely reflects very high criteria above.

A1.16 **Table EDP A1.3** provides an indication of the criteria by which the overall sensitivity of the landscape resource is judged within this assessment and considers both value and susceptibility independently.

Table EDP A1.3: Assessment of Landscape Sensitivity

		Susceptibility of Landscape Receptor				
		Very High	High	Medium	Low	Very Low
Receptor Value	Very High	Very High	Very High/High	High	High/Medium	Medium
	High	Very High/High	High	High/Medium	Medium	Medium/Low
	Medium	High	High/Medium	Medium	Medium/Low	Low
	Low	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	Very Low	Medium	Medium/Low	Low	Low/Very Low	Very Low

A1.17 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those that people go and visit because of the available view, and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A1.18 **Table EDP A1.4** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility independently.

Table EDP A1.4: Visual Receptor Sensitivity

Category	Visual Receptor Criteria
Very High	Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint, e.g., interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation. Visual receptors with a very high susceptibility to change may include those with views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way, e.g. National Trails and nationally designated countryside/landscape features with public access, which people might visit purely to experience the view; and visitors to heritage assets of national importance.

Category	Visual Receptor Criteria
High	View of clear value but may not be formally recognised, e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g. to local residents. Visual receptors with a high susceptibility to change are considered to be those whose attention or interest is focussed on their surroundings and may include those with views from recreational receptors where there is some appreciation of the landscape, e.g., golf and fishing; local public rights of way, access land and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. Visual receptors with a medium susceptibility to change may include people engaged in outdoor sport other than appreciation of the landscape, e.g. football and rugby, or road users on minor routes passing through rural or scenic areas.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Visual receptors with a low susceptibility to change may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. Visual receptors with a very low susceptibility to change may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

A1.19 The tables above offer a template for assessing overall sensitivity of any landscape or visual receptor as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape as set out at paragraph 5.39 of GLVIA3. However, the narrative in this report may demonstrate that assessment of overall sensitivity can change on a case-by-case basis.

A1.20 For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

Magnitude of Change

A1.21 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. As set out within GLVIA3 (page 39), the following steps are considered in defining the magnitude of change.

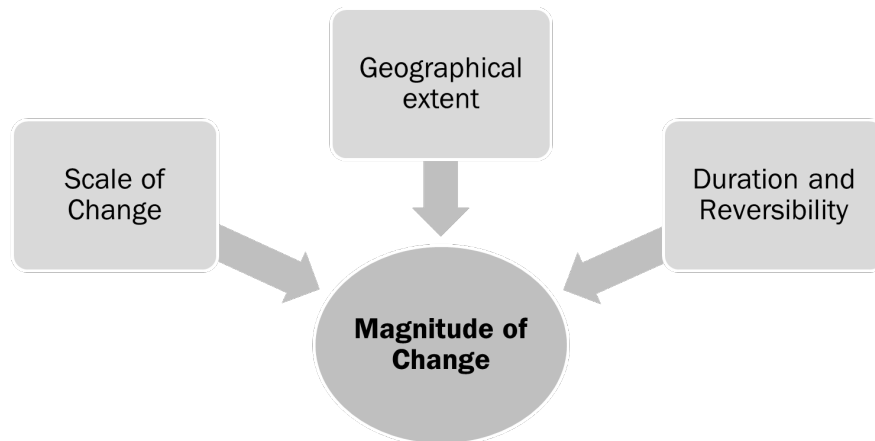


Figure EDP A1.1: Assessing the magnitude of change.

A1.22 Receptor locations from which views of the proposed development are not likely to occur will receive no change and therefore no effect. With reference to the Zone of Theoretical Visibility (ZTV) and Site survey, the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.

A1.23 **Table EDP A1.5** provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.

Table EDP A1.5: Landscape and Visual Receptor Size/Scale of Change Criteria

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Large Scale 	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view.
	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	he proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence.
	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.

A1.24 **Table EDP A1.6** provides an indication of the criteria by which the geographical extent of the area affected is judged within this assessment.

A1.25 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out below.

- Medium-term (5 to 10 years);
- Short-term (1 year to 5 years); or
- Temporary (less than 12 months).

Reversibility:

- Permanent with unlikely restoration to original state, e.g. major road corridor, power station, urban extension, etc.;
- Permanent with possible conversion to original state, e.g. agricultural buildings, retail units;
- Partially reversible to a different state, e.g. mineral workings;
- Reversible after decommissioning to a similar original state, e.g. wind energy development; or
- Quickly reversible, e.g. temporary structures.

A1.26 With consideration of the judgements set out above, **Table EDP A1.7** combines these judgements to provide the overall criteria by which the magnitude of change may be judged. While not all of the criteria may apply, the size/scale, geographical extent criteria and the duration/reversibility of effects on receptors are taken together to form a reasoned assessment of the magnitude of change. The overall magnitude of change is derived using professional judgement.

Table EDP A1.7: The Assessment of the Overall Magnitude of Change

Category	Receptor Criteria
Very High	Total loss of, or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. The proposed development would create a new focus and have a defining influence on the view. Landscape and visual effects are typically large in scale, resulting in a permanent and irreversible change, influencing several landscape types or character areas. Visual changes would be experienced in direct, close ranging views with changes over a wide horizontal and vertical extent.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape. The proposed development would be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent. Notable landscape and visual effects may be experienced in the medium to long-term, with possible conversion to original state, at the scale of the landscape type or character area/s within which the proposal lies.

Category	Receptor Criteria
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape within the immediate setting of the Site. The proposed development would form a new and recognisable element within the view which is likely to be recognised by the receptor. Visual change would be experienced in direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected. Effects may be partially reversible to a different state, being experienced in the medium term.
Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements, largely at the Site level, that may not be uncharacteristic within the existing landscape. The proposed development would form a minor constituent of an oblique view, being partially visible or at sufficient distance to be a small component at medium or long range and with a small horizontal/vertical extent of the view affected. The duration of the change may be short-term, being reversible to a similar original state.
Very Low	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements, experienced on parts of the Site at a very localised level, not uncharacteristic within the existing landscape. The proposed development would form a barely noticeable component of the view, often being seen as a small component in a long-range view where, although slightly altered, the change would be similar to the baseline situation. Effects may be temporary and quickly reversible to the original state of the baseline context.

Significance of Effect

A1.27 The purpose of the Environmental Impact Assessment (EIA) process is to identify the significant environmental effects (both beneficial and adverse) of development proposals. Schedule 4 to the *EIA Regulations* specifies the information to be included in all environmental statements, which should include a description of:

“The description of the likely significant effects ...should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development.”

A1.28 In order to consider the likely significance of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the significance of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the significance of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A1.8**.

Table EDP A1.8: Level of Effects Matrix

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Very Substantial	Substantial	Major	Major/Mode rate	Moderate
High	Substantial	Major	Major/ Moderate	Moderate	Moderate/Minor
Medium	Major	Major/Mode rate	Moderate	Moderate/Minor	Minor
Low	Major/Mode rate	Moderate	Moderate/ Minor	Minor	Minor/Negligible
Very Low	Moderate	Moderate/ Minor	Minor	Minor/Negligible	Negligible

A1.29 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not. For example, in cases where a moderate effect is experienced by a high or very high sensitivity receptor, this may be considered to be significant. Similarly, where a moderate effect is experienced by a very low sensitivity receptor, this may not be considered significant. Where this occurs, further explanation is given within the assessment.

Definition of Effects

A1.30 Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, the following table represents a description of the range of effects likely at any one receptor.

Table EDP A1.9: Definition of Effect

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Very Substantial	Typically, the landscape or visual receptor is very highly sensitive with the proposals representing a very high adverse magnitude of change. The changes would be at complete variance with the landscape character and would permanently diminish the integrity of a valued landscape or view.	The removal of substantial existing incongruous landscape or visual elements and the introduction or restoration of highly valued landscape elements or built form which would reinforce local landscape character and substantially improve landscape condition and visual amenity.

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Substantial	Typically, the landscape or visual receptor has a very high to high sensitivity with the proposals representing a very high to high adverse magnitude of change to the view or landscape resource. Changes would result in a fundamental change to the landscape resource or visual amenity.	The removal of existing incongruous landscape/visual elements and the introduction or restoration of some valued landscape or visual elements would complement landscape character and improve landscape condition and improve the local visual amenity.
Major	Typically, the landscape or visual receptor has a high to medium sensitivity with the proposals representing a high to medium magnitude of change. The proposals would represent a material but non-fundamental change to the landscape resource or visual amenity.	The removal of some existing incongruous landscape elements and/or the introduction or restoration of some potentially valued landscape elements which reflect landscape character and result in some improvements to landscape condition and/or visual amenity.
Moderate	Typically, the landscape or visual receptor has a medium sensitivity with the proposals representing a medium magnitude of change. The proposals would result in a slight but non-material change to the landscape resource or visual amenity.	Some potential removal of incongruous landscape features or visual amenity, although more likely the existing landscape and/or resource is complemented by new landscape features or built features compliant with the local landscape and published Landscape Character Assessments.
Minor	Typically, the landscape or visual receptor has a low sensitivity with the proposals representing a low magnitude of change. There would be a detectable but non-material change to the landscape resource or visual amenity.	The proposals would result in minimal positive change to the landscape or visual resource, either through perceptual or physical change, and any change would not be readily apparent but would be coherent with ongoing change and process, and coherent with published Landscape Character Assessments.
Negligible	Typically, the landscape receptor has a very low sensitivity with the proposals resulting in very limited loss or alteration to the landscape resource or change to the view. There would be a barely perceptible change to the landscape resource or visual amenity.	There would be a barely perceptible positive or negative change to the landscape resource or visual amenity.

A1.31 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale, man-made objects are typically considered to be adverse as they are not usually actively promoted as

part of published landscape strategies. Accordingly, the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.

- A1.32 Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario.

Appendix EDP 2

Illustrative Masterplan



0 10 20 30 40 50
1:1250



— Prow CB69

Fairfax

FAIRFAX LAND VENTURES LTD

project:

LAND WEST OF:

HERNE BAY ROAD
STURRY

title:

ILLUSTRATIVE MASTER PLAN

date: Dec '25

scale: 1:1250 @ A1

drawing number:
2504/PL.08

Rev.
H

Paul Hewett R.I.B.A.

CHARTERED ARCHITECT

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Appendix EDP 3

Findings of EDP Data Trawl

Representative Photographs



Large grazing field at Hicks Forstal looking south to solar farm



Arable field at Tyler Hill looking towards Little Hall Wood



Orchards north of Broad Oak with Blean in background and pylon route



Large pasture field with pylons in the foreground and Blean in the background



Detached residential properties along Barnet's Lane



Arable field with wooded backdrop along Hoath Road

Landscape Description

Key Characteristics

- 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.

Natural Influences

The landscape of rolling slopes is underlain by London Clay. Narrow streams cut west to east, dividing the landscape into a series of long valleys, the most notable of which is the Sarre Penn.

A number of small blocks of priority habitat deciduous woodland are scattered through the LCA, related to the Blean Woods which lie to the north. The majority of these are also ancient and semi-natural woodlands. Little Hall Wood and Alcroft Grange are part of the West Blean and Thornden Woods SSSI, and Buckwell Wood is part of the East Blean Woods SSSI.

Much of the woodland is designated as part of the Little Hall and Kemberland Woods and Pasture LWS. There is an area of priority habitat good quality semi-improved grassland east and south of Cadehill Wood.

Land use is predominately arable agriculture, with areas of pasture around Tyler Hill and Hicks Forstal, with occasional isolated areas of traditional and modern orchards north of Broad Oak and along the A291 Herne Bay Road. A solar farm is present south of Hicks Forstal.

The field pattern is varied, with generally smaller pasture fields and larger arable fields, although there are large pasture fields around Hicks Forstal. There is a strong hedgerow network across the landscape, although in places this has been replaced or reinforced by post and wire and post and rail fencing.

Cultural Influences

The Kent HLC shows the centre of the LCA is formed of fields with irregular straight boundaries. There is Parliamentary type small/medium regular fields with straight boundaries around Tyler Hill in the west, and small rectilinear fields with wavy boundaries in the east.

Settlement is limited within the LCA. Residential and commercial development is located along the A291 Herne Bay Road, with some more isolated farmsteads accessed by tracks. Many of these farmhouses are Grade II listed and constructed of red brick with black weather-boarded barns. There is a prominent oasthouse at Buckwell Farm. The east of the LCA is part of the Hoath, Rushbourne and Tile Lodge Conservation Area, and the west is part of the Tyler Hill Conservation Area, with the landscape forming a rural agricultural setting.

Perceptual Influences

There is a strong sense of enclosure due to the dense mature woodland corridors, rolling topography and the edge of the Blean Woods to the north. Views are therefore restricted by these, although there are long views to the east and south from higher points over adjacent farmland.

Electricity pylons crossing the valleys and ridgelines of the LCA are detracting features in an otherwise rural landscape. The solar farm in the east is enclosed by hedgerows and is not prominent. There has been some hedgerow fragmentation and replacement by post and wire/post and rail fencing,

however this does not interrupt the overall character of the LCA.

There are few roads within the LCA - the A291 Herne Bay Road provides access between the coast and Canterbury and is busy, resulting in aural intrusion, however it is lined by hedgerows and generally well-integrated with the landscape. Hoath Road/Maypole Road, Mayton Lane and Canterbury Hill are more rural in character.

There is a good network of Public Rights of Way (PRoW), which provide connections north to the Blean, between isolated farmsteads and between the small settlements on the edge of the LCA. Other recreational activities are the fishery south of Calcott and Maypole Airfield in the north-east.

Away from the A291 Herne Bay Road and settlements, this is a tranquil landscape, retaining a strong sense of rural character.

Evaluation

Key Sensitivities and Values

- 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.

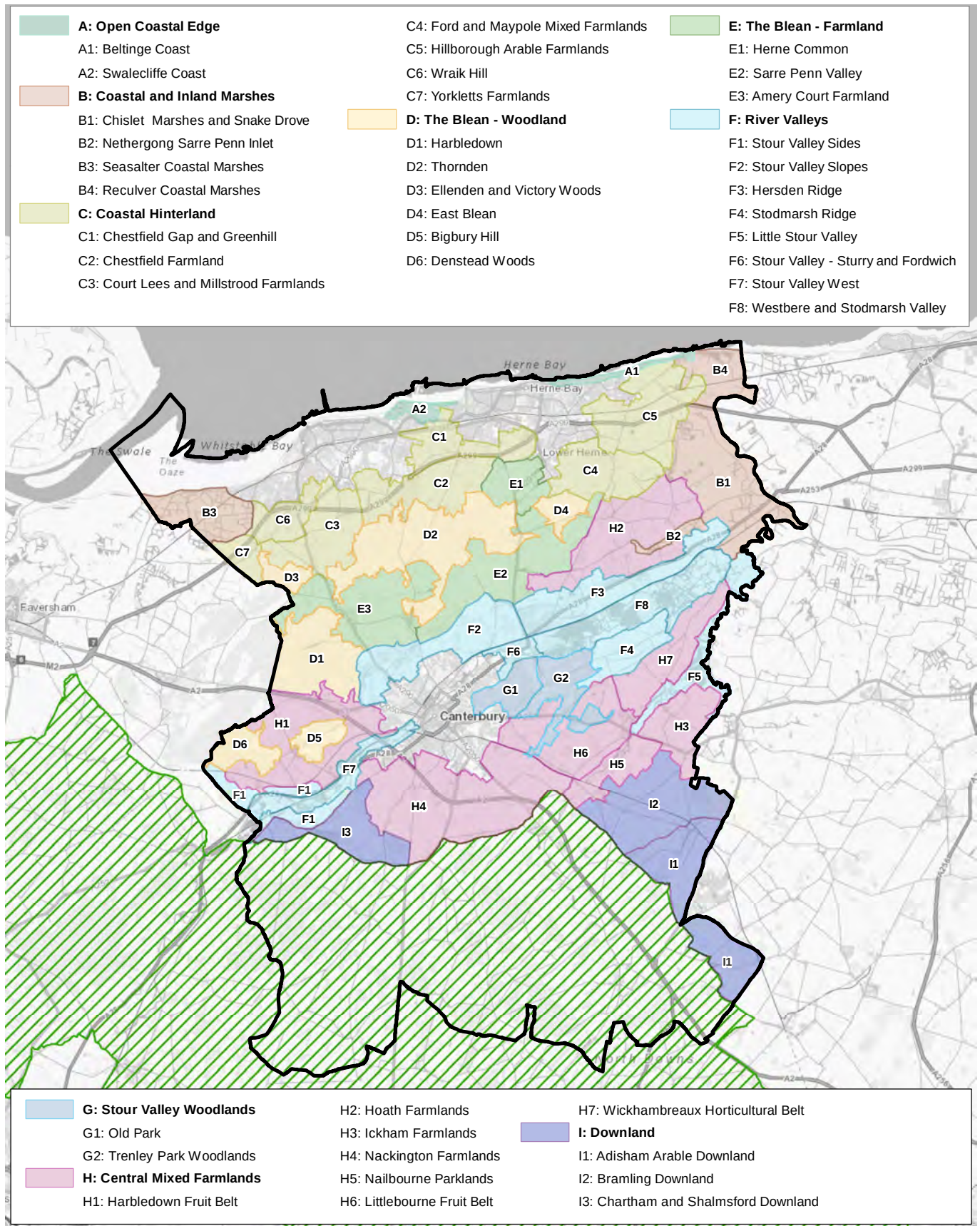


Figure 5.2: Landscape Character Areas

Canterbury City Council boundary Kent Downs Area of Outstanding Natural Beauty

Appendix EDP 4

Representative Photoviewpoints

(edp9494_d007a 09 December 2025 VMS/WBe)

Photoviewpoint EDP 1: A291 (road) – Views for receptors looking south from footpath along A291 on Calcott Hill

Photoviewpoint EDP 2: PRoW CB80 (bridleway) – Views for receptors looking south at A291 entrance to Bridleway CB80

Photoviewpoint EDP 3: PRoW CB80 (bridleway) – Views for receptors mid-way along Bridleway CB80 looking south

Photoviewpoint EDP 4: PRoW CB80 (bridleway) – Views for receptors looking south on Barnet's Lane entrance to Bridleway CB80

Photoviewpoint EDP 5: PRoW CB78 (footpath) – Views for receptors looking east on footpath adjacent to Mayton Farm

Photoviewpoint EDP 6: PRoW CB36(bridleway) – Views for receptors looking east on bridleway adjacent to Mayton Farm

Photoviewpoint EDP 7: PRoW CB46 (footpath) – Views for receptors looking east along footpath intersecting Goose Farm

Photoviewpoint EDP 8: PRoW CB60 (footpath) – Views for receptors looking northeast at Shalloak Road entrance to footpath CB60

Photoviewpoint EDP 9: PRoW CB68 (footpath) – Views for receptors looking northeast from footpath intersecting Broad Oak

Photoviewpoint EDP 10: Barnet's Lane (road) – Views for receptors from within the Site on other side of hedgerow to Barnet's Lane

Photoviewpoint EDP 11: PRoW CB69 (footpath) – Views for receptors looking northwards from Sweechgate entrance of intersecting footpath

Photoviewpoint EDP 12: Sweechgate (road) – Views for receptors looking northwards from Sweechgate

Photoviewpoint EDP 13: PRoW CB73 (footpath) – Views for receptors looking northwest from the A291 entrance of PRoW CB73

Photoviewpoint EDP 14: PRoW CB59 (footpath) – Views for receptors looking northwest from Pope's Lane entrance to PRoW CB59

Photoviewpoint EDP 15: PRoW CB58 (footpath) – Views for receptors looking westwards along footpath adjacent to Kemberland Wood

Photoviewpoint EDP 16: A291 (road) – Views of the Site for receptors on the southeast boundary adjacent to Sweech Farm

Photoviewpoint EDP 17: A291(road) – View of the Site for receptors on the eastern boundary

Photoviewpoint EDP 18: A291 (road) – View of the Site for receptors on the eastern boundary on the A291 entrance to PRoW CB69

Photoviewpoint EDP 19: PRoW CB69 (footpath) – Views for receptors looking northwards towards Blean Woods mid-way through PRoW CB69

Photoviewpoint EDP 20: A291 (road) – View of the Site for receptors on the northeastern boundary adjacent to Lamberton House

Photoviewpoint EDP 21: PRoW CB57 (footpath) – Views for receptors looking south from footpath CB57

Photoviewpoint EDP 22: PRoW CB57 (footpath) – Views for receptors looking southwest from footpath CB57

Photoviewpoint EDP 23: PRoW CB88 (footpath) – Views for receptors looking southeast from footpath exiting Blean Woods

Photoviewpoint EDP 24: PRoW CB163 (footpath) – Views for receptors looking north from footpath adjacent to Fordwich

Photoviewpoint EDP 25: Hoath Road (road) – Views for receptors travelling along Hoath Road

Photoviewpoint EDP 1: A291 (road) – Views for receptors looking south from footpath along A291 on Calcott Hill



To be viewed at comfortable arm's length



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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 617376, 162474
Date and Time: 20/11/2025 @ 10:45
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK1, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: SW
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aOD: 19m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
09 DECEMBER 2025
edp9494_d007a
VMS
WBe
JFr

client
project title
drawing title
Fairfax Land Ventures Ltd
Land West Of Herne Bay Road, Sturry
Photoviewpoint EDP 1



To be viewed at comfortable arm's length









To be viewed at comfortable arm's length





To be viewed at comfortable arm's length

Photoviewpoint EDP 9: PRoW CB68 (footpath) – Views for receptors looking northeast from footpath intersecting Broad Oak



To be viewed at comfortable arm's length

Photoviewpoint EDP 10: Barnet's Lane (road) – Views for receptors from within the Site on other side of hedgerow to Barnet's Lane



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Registered office: 01285 740427
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Grid Coordinates: **616892, 161730**
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Focal Length: **50mm**

date
drawing number
drawn by
checked
QA

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client
project title
drawing title

Fairfax Land Ventures Ltd
Land West Of Herne Bay Road, Sturry
Photoviewpoint EDP 10



Photoviewpoint EDP 12: Sweechgate (road) – Views for receptors looking northwards from Sweechgate



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Registered office: 01285 740427
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JFr

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project title
drawing title
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Land West Of Herne Bay Road, Sturry
Photoviewpoint EDP 12

Photoviewpoint EDP 13: PRoW CB73 (footpath) – Views for receptors looking northwest from the A291 entrance of PRoW CB73





Please note, this photoviewpoint has been taken at 87.8 degrees

To be viewed at comfortable arm's length



To be viewed at comfortable arm's length



To be viewed at comfortable arm's length

Photoviewpoint EDP 17: A291 (road) – View of the Site for receptors on the eastern boundary



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Grid Coordinates: 617310, 161541
Date and Time: 20/11/2025 @ 13:45
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Visualisation Type: 1

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Enlargement Factor: 96% @ A1 width

Direction of View: W
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aOD: 49m
Focal Length: 50mm

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09 DECEMBER 2025
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project title
drawing title
Fairfax Land Ventures Ltd
Land West Of Herne Bay Road, Sturry
Photoviewpoint EDP 17





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Grid Coordinates: 617209, 161613
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Visualisation Type: 1

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Direction of View: NW
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aOD: 50m
Focal Length: 50mm

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drawn by
checked
QA
09 DECEMBER 2025
edp9494_d007a
VMS
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client
project title
drawing title
Fairfax Land Ventures Ltd
Land West Of Herne Bay Road, Sturry
Photoviewpoint EDP 19

Photoviewpoint EDP 20: A291 (road) – View of the Site for receptors on the northeastern boundary adjacent to Lamberton House



Please note, this photoviewpoint has been taken at 73.9 degrees

To be viewed at comfortable arm's length

Photoviewpoint EDP 21: PRoW CB57 (footpath) – Views for receptors looking south from footpath CB57



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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Grid Coordinates: 617671, 162832
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Visualisation Type: 1

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aOD: 34m
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drawn by
checked
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09 DECEMBER 2025
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project title
drawing title
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Photoviewpoint EDP 21





To be viewed at comfortable arm's length



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Registered office: 01285 740427
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info@edp-uk.co.uk

Grid Coordinates: 616299, 162968
Date and Time: 20/11/2025 @ 10:16
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Visualisation Type: 1

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Make, Model, Sensor: Canon 5D MK1, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: S
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aOD: 42m
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date
drawing number
drawn by
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QA
09 DECEMBER 2025
edp9494_d007a
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client
project title
drawing title
Fairfax Land Ventures Ltd
Land West Of Herne Bay Road, Sturry
Photoviewpoint EDP 23



To be viewed at comfortable arm's length



Please note, this photoviewpoint has been taken at 86.5 degrees

To be viewed at comfortable arm's length

Plans

Plan EDP 1: Relevant Planning Designations and Considerations
(edp9494_d001a 11 December 2025 GYo/WBe)

Plan EDP 2: Site Context and Local Character
(edp9494_d002a 11 December 2025 GYo/WBe)

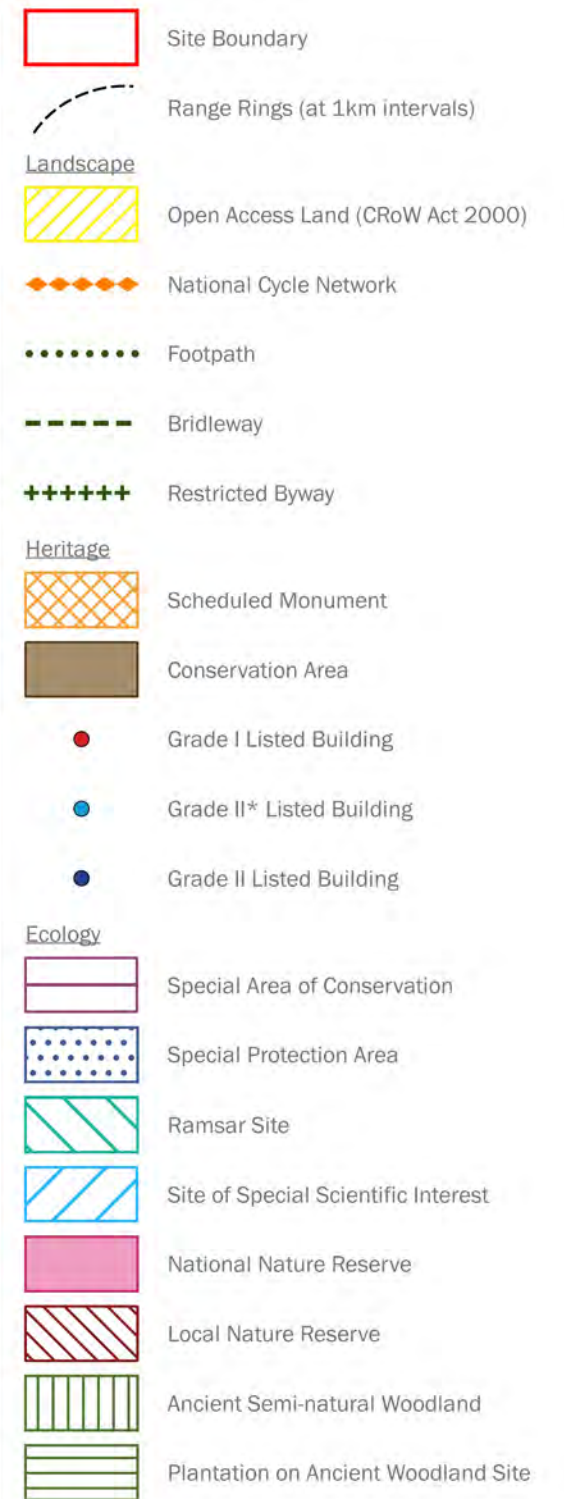
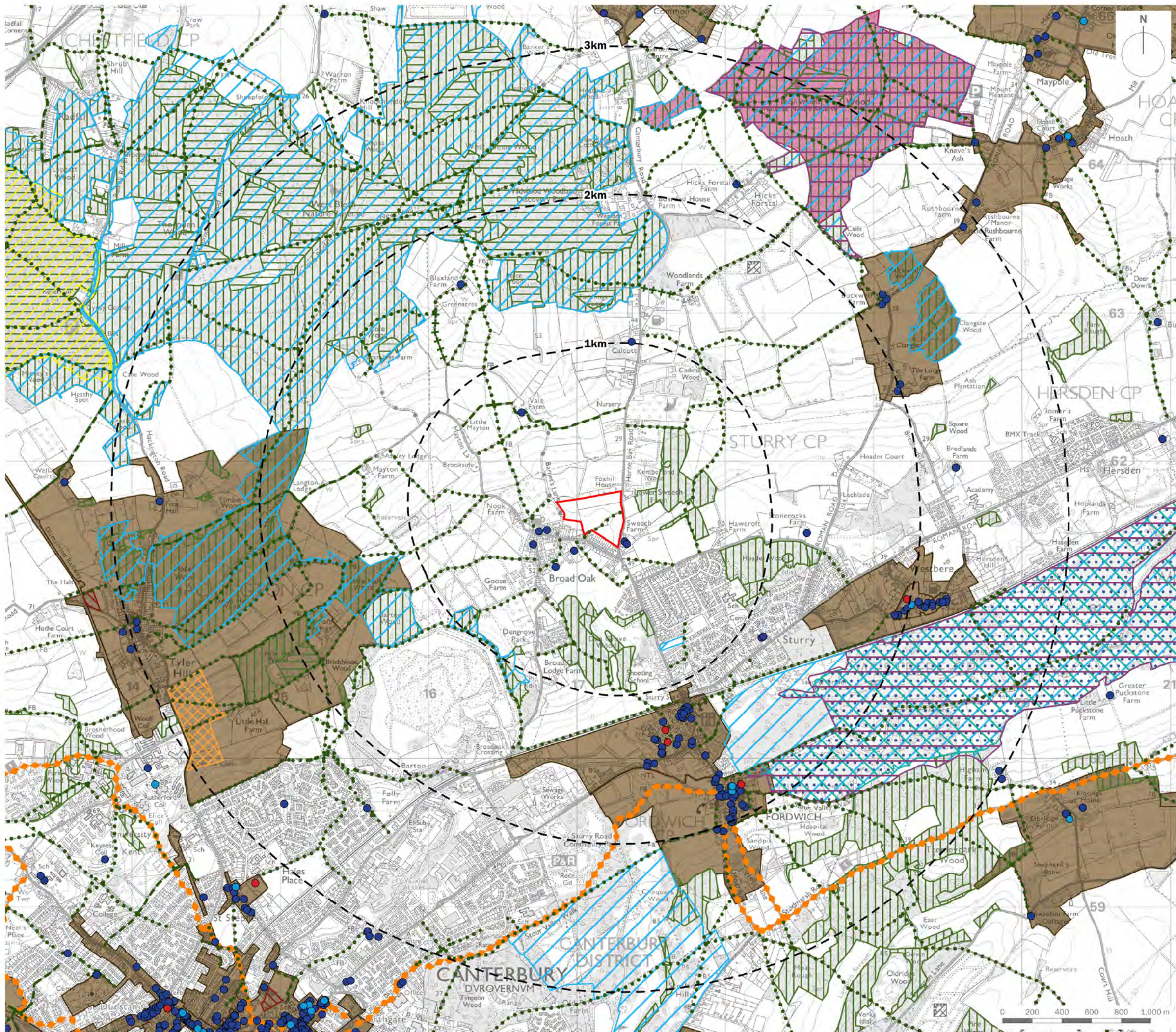
Plan EDP 3: Published Landscape Character Assessments
(edp9494_d003a 11 December 2025 GYo/WBe)

Plan EDP 4: Topography (if required/useful)
(edp9494_d004a 11 December 2025 GYo/WBe)

Plan EDP 5: Findings of EDP's Visual Appraisal
(edp9494_d005a 11 December 2025 GYo/WBe)

Plan EDP 6: Photoviewpoint Locations
(edp9494_d006b 11 December 2025 GYo/WBe)

Plan EDP 7: Illustrative Landscape Strategy
(edp9494_d008a 15 December 2025 WBe/WGa)



client	Fairfax Land Ventures Ltd		
project title	Land West Of Herne Bay Road, Sturry		
drawing title	Relevant Planning Designations and Considerations		
date	11 DECEMBER 2025	drawn by	GYo
drawing number	edp9494_d001a	checked	WBe
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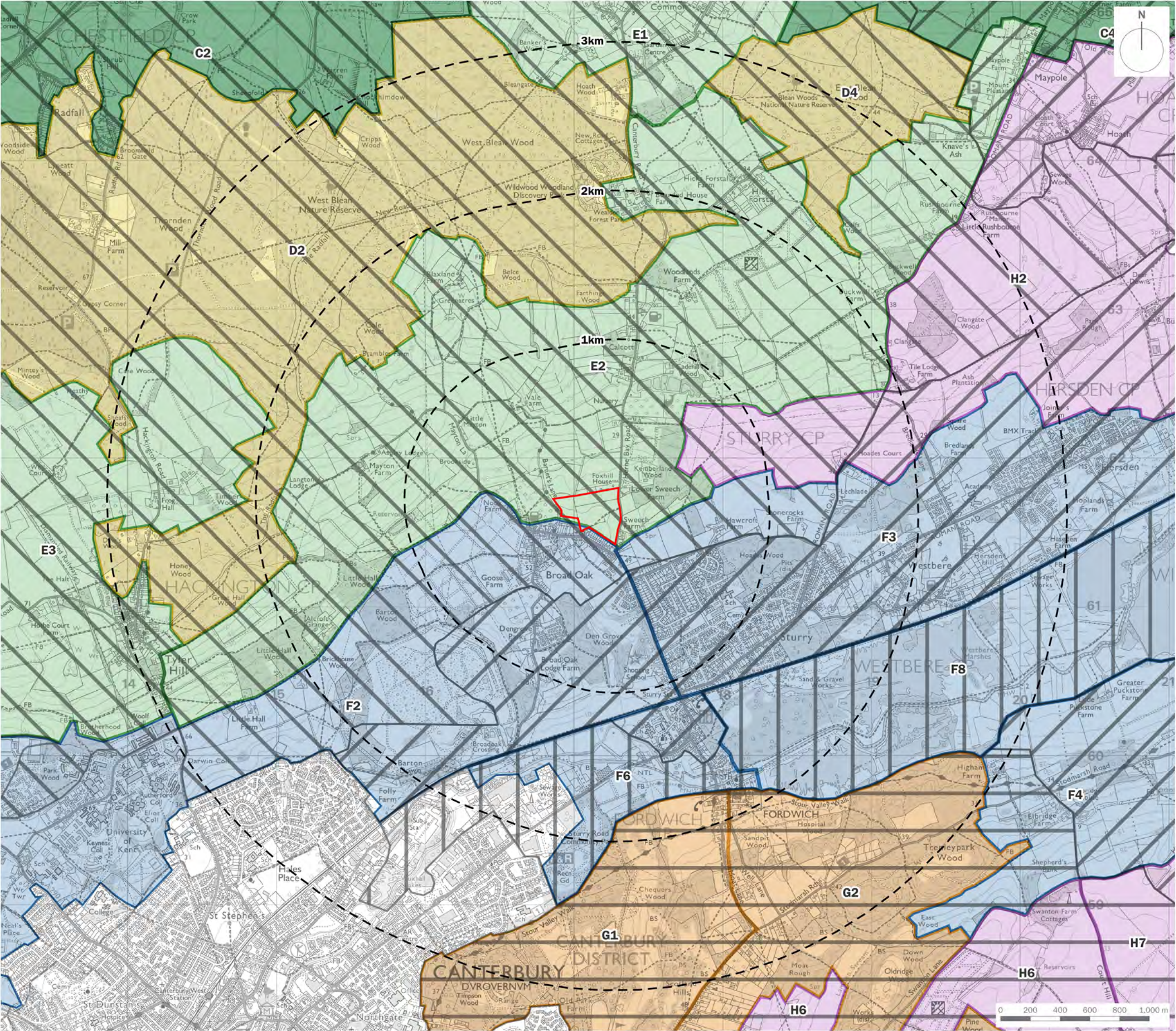


- Site Boundary
- Contours (at 5m intervals)
- A Road
- Footpath
- Bridleway
- Watercourse

client	Fairfax Land Ventures Ltd		
project title	Land West Of Herne Bay Road, Sturry		
drawing title	Site Context and Local Character		
date	11 DECEMBER 2025	drawn by	GYo
drawing number	edp9494_d002a	checked	WBe
scale	1:5,000 @ A3	QA	JFr



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Site Boundary

Range Rings (at 1km intervals)

East Kent Horticultural Belt

North Kent Fruit Belt

The Blean

The Stour Valley

C: Coastal Hinterland

D: The Blean - Woodland

E: The Blean - Farmland

F: River Valleys

G: Stour Valley Woodlands

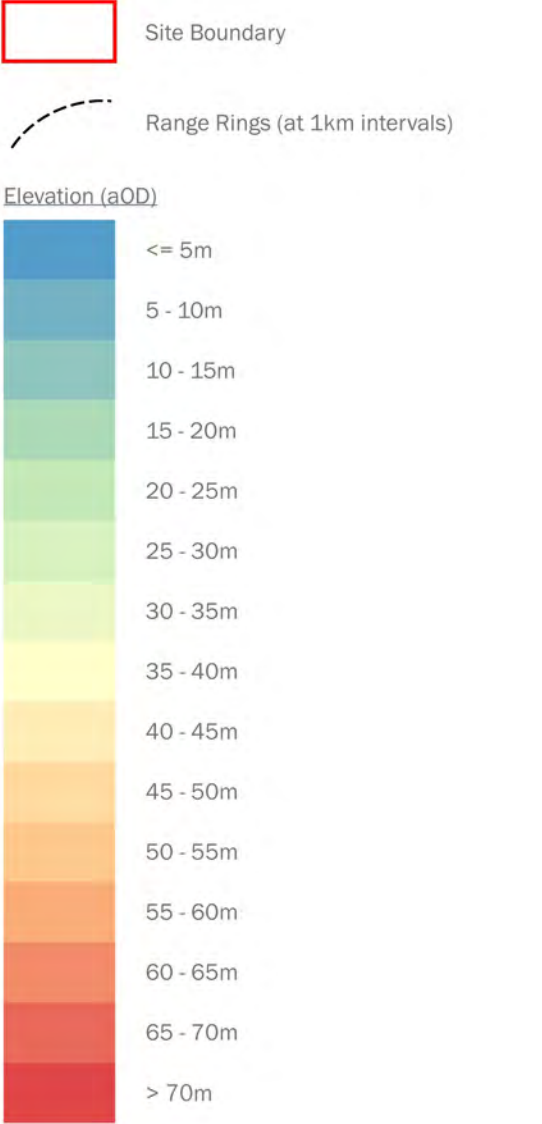
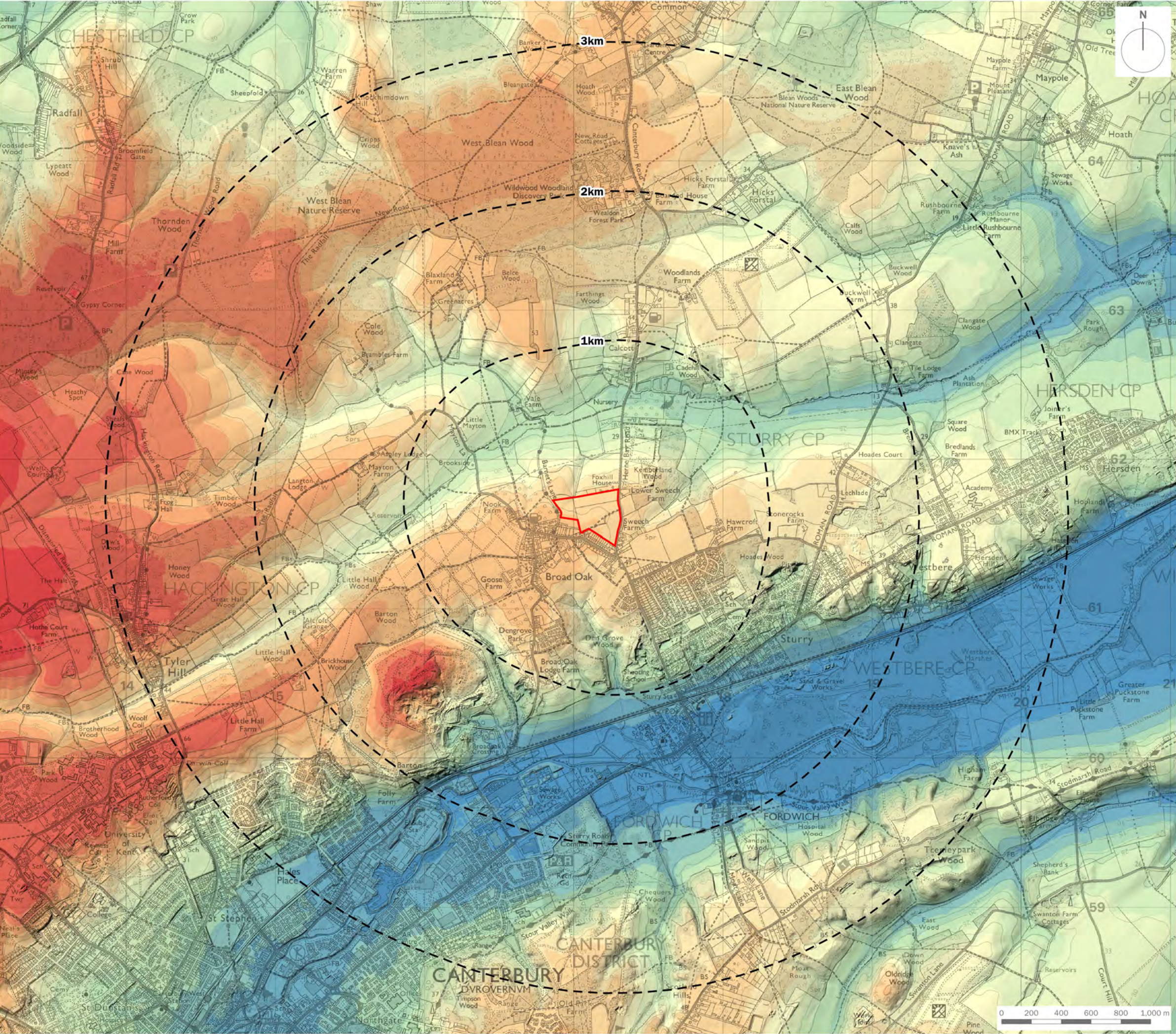
H: Central Mixed Farmlands

client	Fairfax Land Ventures Ltd		
project title	Land West Of Herne Bay Road, Sturry		
drawing title	Published Landscape Character Assessments		
date	11 DECEMBER 2025	drawn by	GYo
drawing number	edp9494_d003a	checked	WBe
scale	1:25,000 @ A3	QA	JFr

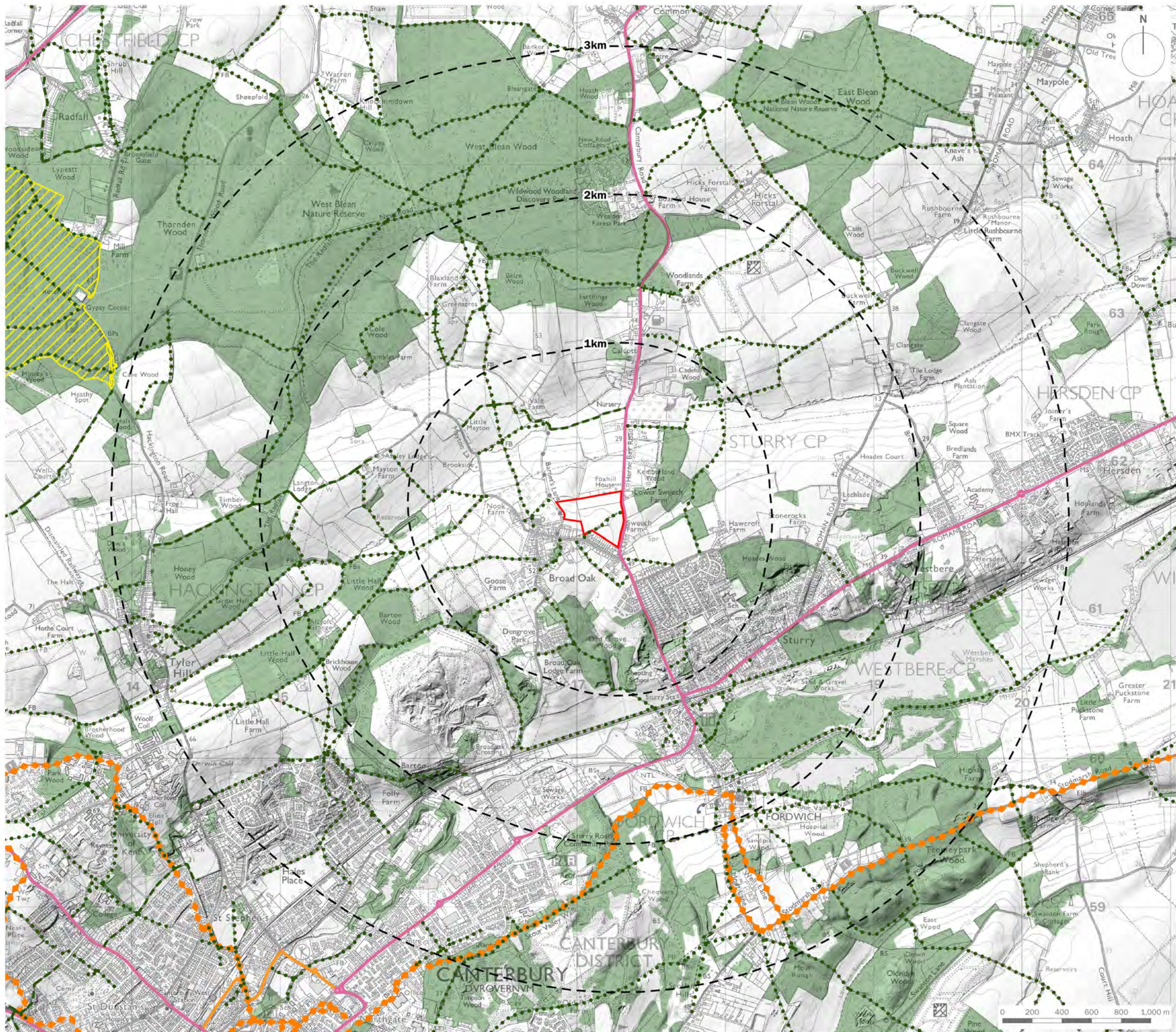
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client	Fairfax Land Ventures Ltd		
project title	Land West Of Herne Bay Road, Sturry		
drawing title	Topography		
date	11 DECEMBER 2025	drawn by	GYo
drawing number	edp9494_d004a	checked	WBe
scale	1:25,000 @ A3	QA	JFr

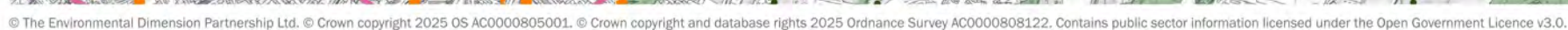


- Site Boundary
- Range Rings (at 1km intervals)
- National Forest Inventory
- Open Access Land (CRoW Act 2000)
- A Road
- B Road
- National Cycle Network
- Footpath
- Bridleway
- Restricted Byway

client	Fairfax Land Ventures Ltd		
project title	Land West Of Herne Bay Road, Sturry		
drawing title	Findings of EDP's Visual Appraisal		
date	11 DECEMBER 2025	drawn by	GYo
drawing number	edp9494_d005a	checked	WBe
scale	1:25,000 @ A3	QA	JFr



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- 1 Site Access
Public Right of Way (PRoW) access to be retained and proposed paths to connect to existing route. Proposed vegetation parallel to the PRoW to minimise impact for receptors along this route and filter views of the proposed built form.
- 2
Mown area within public open space (POS) to be used for informal recreational purposes and allows more open views north towards Blean Woods. Placement of POS to the north also minimises impact on views for receptors looking into the site from the north.
- 3
Proposed vegetated belt along the boundary to buffer the A291 road in the east, filtering views for both receptors looking eastwards from within site and westwards from outside the site. These heavily vegetated areas also strengthen biodiversity and connect green infrastructure between areas throughout the site, introducing woodland habitat.
- 4
Proposed swale to be planted with a variety of marginal species and wetland trees.
- 5
View corridor to maintain views of the Blean Woods in the north from the PRoW.
- 6
Play areas to utilise high quality, naturalistic 'timber-play' elements that are suited to a 'woodland' theme.
- 7
Existing hedgerows to be retained, maintaining existing GI corridors and breaking-up the massing of development parcels.
- 8
Cyclable 'no dig' hardstanding path to better connect the proposed scheme and incorporate numerous 'Play on the Way' features throughout, as well as frequently-placed, accessible seating.
- 9
Approximate location of balancing tank - to be landscaped.
- 10
Proposed communal orchard with a range of apple varieties that are local to the area, a recognition of the area's history.
- 11

- Existing Vegetation to be Retained
- Proposed Tree Planting
- Proposed Orchard Tree
- Proposed Native Hedgerow
- Proposed Native Scrub Planting
- Proposed Structural Shrub Planting
- Proposed Species-rich Meadow
- Proposed Amenity Grass
- Mown Grass Path
- Proposed SuDS Swale
- 2.5m Width Hardstanding Pedestrian Path
- Proposed Seating Provision
- Indicative Plot Frontage
- Private Gardens
- Proposed Built Form
- Primary Road
- Shared Surface Street
- Existing Public Right of Way (PRoW) to be Retained
- Proposed Local Equipped Area for Play (LEAP)
- Proposed Local Area for Play (LAP)
- Proposed 'Play on the Way' Feature

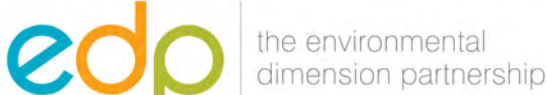
EDP designs are assessed for any significant risks under the Construction (Design and Management) Regulations 2015 and provided in a separate Design Risk Register. All risk identification matters are to be interpreted in conjunction with any other designs and coordinated by the Principal Designer (CDM).

client
Fairfax Land Ventures Ltd

project title
Land West Of Herne Bay Road, Sturry

drawing title
Illustrative Landscape Strategy

date	15 DECEMBER 2025	drawn by	WBe
drawing number	edp9494_d008a	checked	WGa
scale	1:2,000 @ A3	QA	JFr



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