

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

LAND AT BRIDGE

Bridge Neighbourhood Plan Steering Group

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ETLA

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1.0 INTRODUCTION

- 1.1 ETLA were appointed by the Bridge Neighbourhood Plan Steering Group to undertake a Landscape and Visual Impact Assessment (LVIA) of land to the east of Bridge ('the Site') in respect of the parameter of a maximum of 47 homes, a new village hall, sports pitches, vehicular access, recreational play areas and undeveloped land for recreational use ('the Proposed Development').
- 1.2 The context to the LVIA is that the Site has been identified via a 'Strategic Assessment for the Bridge Neighbourhood Plan' (2020) as the preferred location for the Proposed Development. Policies to support this allocation are also set out in the draft Bridge Neighbourhood Plan. The Site is also within the Kent Downs Area of Outstanding Natural Beauty (AONB) and Bifrons Conservation Area.
- 1.3 The purpose of the LVIA is to assess the landscape and visual effects that would occur in relation to the Proposed Development and then identify mitigation measures, to avoid or reduce the landscape and visual effects. These mitigation measures can then form part of the iterative design process for a defined layout in support of a future planning application.
- 1.4 The LVIA has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3), 2013 and by Chartered Landscape Architects, with extensive experience in the LVIA process and assessments. The extent of the LVIA study area and location for the visual receptors has been agreed with Kent Downs AONB Landscape Officers.
- 1.5 The LVIA should report should be read in combination with the LVIA appendices, plans and photographs.

2.0 THE SITE AND LANDSCAPE CONTEXT

THE SITE

- 2.1 With reference to **Figure L01: Site Context Plan**, the Site consist of a recreational ground and agricultural fields to the east of Bridge High Street.
- 2.2 The Site is situated between residential land uses and the A2, such that the Site is bound by:
- Arable fields, established tree belts and the A2 to the north;
 - Bridge Health Centre, Patrixbourne Road, residential properties and arable fields to the east;
 - Residential properties in Riverside Close to the south; and
 - Bridge and Patrixbourne Church, Haven care home and arable fields to the west.
- 2.3 Public Right of Way (PRoW) (footpath) 0044/CB297/2¹ crosses the Site in a south-west to north-east orientation, between Riverside Close and the established tree belt adjacent to the A2.
- 2.4 The southern part of the Site is a broadly rectangular parcel of land, which extends north-west from Patrixbourne Road to border the Bridge and Patrixbourne Church. There are three hard surfaced tennis courts and an external play space in the southern part of the Site, along with a small linear car-park adjacent to Patrixbourne Road. The remainder of the southern part of the Site consists of two amenity grass sport pitches and a small single storey brick pavilion, at the edge of the Site and adjacent to PRoW (footpath) 0044/CB297/2, as demonstrated by Image A below.



¹ Kent County Council on-line Public Right of Way Map, <https://webapps.kent.gov.uk/countrysideaccesscams/standardmap.aspx>

Image A: View across the sports pitches in the southern part of the Site with the pavilion to the left of the view

- 2.5 The northern part of the Site consists of two fields. The first is an arable field with mature trees to the west of PRow (footpath) 0044/CB297/2 as demonstrated by Image B below.



Image B: View across the arable field to the in the northern part of the Site, to the west of PRow (footpath) 0044/CB297/2

- 2.6 To second field is to the east of the PRow (footpath) 0044/CB297/2 and is a grassland field, as demonstrated by Image C below.



Image C: View across the grassland field to the east of PRow (footpath) 0044/CB297/2 in the northern part of the Site

LANDSCAPE CONTEXT

- 2.7 The study area covers a 1 kilometre (km) radius from the Site. The study area has been determined through desk based reviews of OS mapping, aerial imagery and fieldwork.
- 2.8 The study area is considered proportionate to determine the landscape context to the Site and the geographic area which the Proposed Development may impact.
- 2.9 Beyond this 1km study area, the Proposed Development may be perceived, but there would not be landscape or visual effects due to the combination of distance, intervening landform, vegetation and the existing perception of Bridge.
- 2.10 The following section sets out the key landscape features across the study area and the Site's relationship to them.
- Landform and Hydrology
- 2.11 With reference to **Figure L02: Topography Plan**, the Nail Bourne flows across the central part of the study are, in a broadly north-east to south alignment, from Patrixbourne, through Bridge, and onto Bishopsbourne.
- 2.12 The Nail Bourne flows through Bridge at approximately 25m Above Ordnance Datum (AOD), forming the valley floor. The landform rises gradually to the north of the Nail Bourne, to properties adjacent to Conyngham Lane situated between 35m AOD and 40m AOD and properties at the junction of Town Hill and Bokesbourne Road at 50m AOD.
- 2.13 The Site forms part of this rising land, being situated between 25m AOD at its southern edge and 30m AOD at its northern edge.

- 2.14 With reference to Canterbury City Council on-line mapping² land between the pavilion and Patricbourne Road is within Flood Zones 2 and 3.
- 2.15 To the south of the Nail Bourne the landform rises steeply across Bridge Hill, from 25m AOD along Patricbourne Road to 65m AOD at the edge of Higham Park, (to the south-east of the Site) and 70m AOD within Bourne Park (to the south-west of the Site).
- 2.16 To the east of Bridge and the A2, there is a similar pattern of landform, with Bifrons Park situated across gently rising land to the north of the Nail Bourne, between 25m AOD and 35m AOD, reflecting the topographic position of the Site.
- 2.17 In contrast, to the south of the Nail Bourne, the landform rises up to 60m AOD, forming part of Bridge Hill.
- 2.18 The continuity of the landform across Bridge Hill is severed by the alignment of the A2, which crosses the study area in cutting to various depths and embankment. The A2 crosses the Nail Bourne to the east of the Site via an elevated bridge above Patricbourne Road.
- 2.19 To the west of Bridge the landform rises across Redhill to form a ridgeline at approximately 80m AOD.

Land Use and Settlement

- 2.20 With reference to **Figure L01: Site Context Plan**, Bridge is the largest village in the study area.
- 2.21 Bridge is characterised by a clustered pattern of properties in the northern part of the village, north of the Nail Bourne, which then alternates to a ribbon pattern of residential land uses to the south of the Nail Bourne, adjacent to the north of Bridge Hill Road.
- 2.22 The historic development of Bridge centred upon the crossing of the Nail Bourne, with St. Peter's Church situated across rising land to the south of the Nail Bourne, 185m to the south-west of the Site.
- 2.23 Contemporary expansion of Bridge occurred via residential land uses in Riverside Close, to the south of the Site, adjacent to Beech Hill Road and between the High Street and Mill Lane.
- 2.24 Properties in Riverside Close are characterised by a consistent scale of two story detached, semi-detached and terraced properties which pitched roofs. Building materials are predominantly a red brick, with some upper storeys including black timber boarding and white rendering. Properties have off-street parking, with several garages physically connected to the properties by extended pitched roof lines.

- 2.25 Properties also extend adjacent to the southern part of the Site, as far as the Heath Centre. These properties are large scale bungalows, slightly elevated and set back from Patricbourne Road.
- 2.26 The Health Centre is a single building, equating to two storeys in height, with a large scale pitched roof and external car-parking.
- 2.27 The conclusions of the Bridge Village Design statement³ (summarised in the following review of relevant studies) describe a contrast between the 'inner' and 'outer' architectural styles of the village, referring to those historic and valued features adjacent to the High Street, versus the contemporary developments at the edges of the village.
- 2.28 Beyond Bridge, the dominant land use is agriculture, characterised by large scale fields, divided by hedgerows. Arable land use extends across Bifrons Park, to the east of the A2.
- 2.29 To the south of Beech Hill Road is Bourne Park, consisting of several large scale fields and plantations. There is public access across the Park via several PRow and from elevated parts of the Park there are long distance views to the west of Bridge.
- 2.30 As noted, the A2 cuts across Beech Hill, and at the southern part of Bridge is within close proximity of residential land uses. The close proximity of the A2 to Bridge and its notable curved alignment across the landscape is in contrast to the historic linear pattern of roads. This results in the A2 forming a clear eastern boundary to Bridge and physical divide from the wider landscape. This is different to the northern, western and southern edges of Bridge, which are contiguous with the wider rural landscape.
- 2.31 As demonstrated by the following visual appraisal, travelling to and from Bridge along Patricbourne Road, the scale of the A2 overbridge creates the perception of arriving at Bridge, which is then further demarcated by the 'Bridge 30mph' signs. The grassland field in the northern part of the Site is part of this perception of arriving at Bridge and the 'rural' setting to the existing settlement pattern.

Vegetation Patterns

- 2.32 With reference to **Figure L01: Site Context Plan** there is a well vegetated context to Bridge and the Site, via a combination of woodlands, established roadside vegetation and hedgerows and trees within the arable field pattern.
- 2.33 Within the Site, there is a tree belt along the boundary with the Health Centre and between the recreational ground and arable fields. There are also mature trees along the boundary with the Bridge and Patricbourne Church, Patricbourne Road and the A2.

² Canterbury City Council on-line planning constraints mapping, https://mapping.canterbury.gov.uk/webapps/Planning_information/

³ Bridge Village Design Statement, <https://thebridgeplan.co.uk/wp-content/uploads/2019/11/Village-Design-Statement-2013.pdf>

- 2.34 The extent of tree cover along the southern edge of the Site, adjacent to properties in Riverside Close, is more intermittent, with several mature trees around the pavilion and tennis courts.
- 2.35 The established tree adjacent to the A2 continue to the north and south of the Site, except for across Patricbourne Road. As demonstrated by the following visual appraisal the density of the vegetation adjacent to the A2 forms a notable pattern of vegetation across the landscape and screening to the Site.
- 2.36 To the east of the A2 there are mature individual trees and tree groups across Bifrons Park. There is woodland to the south of the Site, which extends across Bridge Hill, adjacent to the settlement pattern and around to the A2, with the woodland continuing to the north of the A2, across elevated land.
- 2.37 Bridge Hill Road is bordered by established trees, with mature trees and small plantations extending across the grounds of Bourne Park.
- 2.38 The extent of vegetation across Bridge varies. There are few street trees within Riverside Close, such that the properties are apparent. In contrast, there are established trees along Conyngham Lane and School Drive which reduce the perception of the scale of the buildings.
- 2.39 With reference to on-line mapping, the individual trees to the north of pavilion, on the southern edge of the Site are covered by Tree Preservation Order (TPO) ref: 3/1985/BRI. This TPO covers a group of 1 lime tree and 4 sycamore trees.
- 2.40 Beyond the Site, the closest TPOs are on the opposite side of Patricbourne Road (ref: 6/1990/BRI) forming the woodland extending across Bridge Hill. This group of trees consist of mainly beech, sycamore and ash trees.
- 2.41 There is no ancient woodland within or in proximity to the Site.

Public Rights of Ways (PRoW)

- 2.42 As noted, and with reference to on-line mapping, the Site is crossed by PRoW (footpath) 0044/CB297/2, with the route continuing to the north of the Site, adjacent to the A2. To the south of the Site, the route becomes PRoW (footpath) 0044/CB297/3 through Riverside Close.
- 2.43 With reference to **Figure L01: Site Context Plan**, other PRoW (and access routes) relevant to the LVIA across the study are:
- PRoW (public bridleway) 0044/CB299/1 and 0018/CB299/6 (also part of the Elham Valley Way) between Bridge High Street and the A2, 280m to the north of the Site;

- PRoW (footpath) 0018/CB318/1, crossing between the A2 and Patricbourne, 260m to the north of the Site, on the opposite side of the A2;
- PRoW (public bridleway) 0018/CB299/8 (and part of the Elham Valley Way), crossing between the A2 and Patricbourne Road, 150m to the north-east of the Site, on the opposite side of the A2;
- PRoW (public bridleway) 0018/CB268/3 (and part of the North Downs Way National Trail), 360m to the east of the Site, across elevated land on the opposite side of the A2;
- Coast to Cathedral cycle ride Dover to Canterbury, along Patricbourne Road, to the immediate east of the Site;
- PRoW (public bridleway) 0044/CB326/1, across Bridge Hill, to the south of the Site, on the opposite side of Patricbourne Road;
- PRoW (public footpath) 0044/CB296/1, across Bourne Park, 420m to the south of the Site; and
- PRoW (public footpath) 0044/CB300/4, across elevated undulating land, 1km to the south-west of the Site.

Designations

- 2.44 With reference to **Figure L01: Site Context Plan**, the Site, along with Bridge and land extending to Town Hill Road, is within the Kent Downs AONB. With reference to **Appendix II**, the Kent Downs AONB Management Plan⁴ justifies and details policies and actions for the conservation and enhancement of the Kent Downs AONB. The Special Characteristics and Qualities of the Kent Downs AONB are:
- *“Dramatic landform and views;*
 - *Biodiversity rich habitats;*
 - *Farmed landscapes;*
 - *Woodland and trees;*
 - *A rich legacy of historic and cultural heritage; and*
 - *Geology and natural resources.”*
- 2.45 With reference to **Appendix II**, other relevant Kent Downs AONB publications include the Landscape Design Handbook and Rural Streets and Lanes Design Handbook. In relation to AONB ‘Viewpoints to Discover’, the Site is not within the any of the identified ‘best views’.
- 2.46 The Site forms the southern edge of the Bifrons Park Conservation Area. The planning committee report (1994)⁵ notes:
- “To the south of Patricbourne lies Bifrons Park. The house has been demolished but the park still contained many fine trees. The Nailbourne runs through the park and the woodland along the ridge to the east is a very important landscape feature, which informally masked the eastern edge of the park. Bifrons Park is now unfortunately divided by the A2 Bypass but both halves of the park are of considered*

⁴ Kent Downs AONB Management Plan, <https://s3-eu-west-1.amazonaws.com/explore-kent-bucket/uploads/sites/7/2018/04/18113849/KDAONB-Management-Plan.pdf>

⁵ Bifrons Park Conservation Area Planning Committee Report, <http://documents.canterbury.gov.uk/publisher/docs/29525A9A650806E4F765AEE31095416C/Document-29525A9A650806E4F765AEE31095416C.pdf>

landscape value with many fine trees and forms an important part of the setting of the villages of Bridge and Patrixbourne.”

2.47 Bridge Conservation Area borders the eastern edge of the Site, extending along Patrixbourne Road and part of the southern edge of the Site (except for most of Riverside Close, which is not covered by the designation).

2.48 With reference to Historic England’s on-line mapping⁶, there are many listed building within Bridge, mainly adjacent to the High Street. The Site is physically separated from these buildings by Riverside Close. There are no listed building within the Site.

2.49 The Bridge Consultation Draft Neighbourhood Plan⁷ identifies the recreation ground across the southern part of the Site as an ‘important local green space.’

Tranquillity

2.50 During the fieldwork there was audible noise across the Site from vehicles on the A2. There was also inter-visibility with properties adjacent to Riverside Close and noise and movement from the use of the sports pitches.

2.51 Therefore the level of tranquillity across the Site is considered to be lower than other rural parts of the study area, where there was not the level of audible noise, nor presence of people.

Character of the Night Sky

2.52 With reference to the Campaign for the Protection of Rural England on-line dark sky mapping⁸, Bridge is illustrated as an area of 1-2 nanowatts, which is a brighter tier of light. The eastern part of the study area, to the east of the A2 is illustrated as darker skies, like the land to the west of Bridge. Land to the south of Bridge, south of Bourne Park is illustrated as the darkest night sky.

2.53 The Site is included within the 1-2 nanowatts tier of lighting covering Bridge.

2.54 Form the fieldwork, most of the Site is not lit, as it is either arable fields or sports pitches. The tennis courts within the Site are lit, along with the car-park at the edge of the Site. There is light spill from properties in Riverside Close, some glare from vehicles on the A2 and Patrixbourne Road is lit between Bridge High Street and the car-park at the edge of the Site.

⁶ Historic England, on-line register, <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>
⁷ Bridge Consultation Draft Neighbourhood Plan, <https://thebridgeplan.co.uk/wp-content/uploads/2019/09/Bridge-Neighbourhood-Plan.pdf>
⁸ Campaign for the Protection of Rural England, <https://www.nightblight.cpre.org.uk/maps/>
⁹ Institution of Lighting Professionals Guidance Note 01.20: Guidance notes for the reduction of obtrusive light, 2020, <https://www.e-lindsey.gov.uk/media/7382/ILP-Light-Nuisance-Guidance/pdf/ilp-guidance-note-1-for-the-reduction-of-obtrusive-light-2020.pdf?m=637165179566500000>

2.55 With reference to the Institution of Lighting Professionals Guidance Notes⁹, the Site is considered to reflect the E2 Rural and E3 Suburban classifications of environmental lighting zones.

3.0 PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS AND RELATED STUDIES

3.1 The Site and study area are covered by the following published landscape character assessments, which support the planning policy evidence base and provide guidance on the management of future change :

- Natural England’s National Character Area 119, North Downs (NCA 119), 2013¹⁰;
- County Landscape Assessment of Kent, Part 2, Elham: East Kent Downs, 2004¹¹; and
- Kent Downs AONB Landscape Character Assessment Update LCA, 2020¹².

3.2 The relevant aspects of these published studies are set out in **Appendix II**.

National

3.3 Stated landscape opportunities for NCA 119 include managing, conserving and enhancing the distinctive rural character of the landscape and settlement pattern.

County

3.4 The Site is within Elham: East Kent Downs, which is described by the published study as a ‘*transitional, large scale landscape*’. The stated landscape condition is ‘*good*’, due to the coherent pattern of elements, few detracting features and a moderate ecological integrity. The sensitivity is stated as ‘*high*’, due to the historic continuity and high visibility of the area. The resulting landscape actions are based on a strategy of ‘*conserve*’:

- “*Conserve broadleaf woodland;*
- *Encourage the planting of broadleaf edges to plantation areas;*
- *Conserve woodland edges which follow natural contours and define fields;*
- *Conserve the influence of vernacular building styles Conserve and manage chalk grasslands; and*
- *Conserve open views.”*

Kent Downs AONB Landscape Character Assessment Update Character Area 1C

3.5 The Site is within the East Kent Downs LCA and local landscape character area Petham.

¹⁰ Natural England, National Character Area 119, <http://publications.naturalengland.org.uk/publication/7036466?category=587130>
¹¹ Landscape Assessment of Kent, 2004, https://www.kent.gov.uk/__data/assets/pdf_file/0015/12462/Landscape-Assessment-of-Kent-October-2004_Part2.pdf
¹² Supplied to ETLA by the Kent Downs AONB Unit in July 2021

3.6 The stated relevant characteristics of the East Kent Downs are:

- Dry valleys;
- Little surface water, but seasonal streams (Nailbournes) are a distinct feature;
- Extensive woodland blocks;
- Dominant land use is arable agriculture;
- Semi-natural habitats include woodland, chalk grassland and parkland;
- Concentration of settlement in the Nail Bourne Valley; and
- Views are often linear and channelled by landform. There are long views from high ground, overlooking adjacent valleys.

3.7 Local landscape character area Petham is described by the published study as:

“The Elham Valley carves its way through the centre of this area, in a wide attractive sweep, up to Barham and Patricbourne. It contains a line of large villages, including... Bridge.”

3.8 In relation to stated forces for change and ‘development’, the study states:

“Development which is of a scale or type that does not sit comfortably within the AONB landscape is largely confined to the peripheries of this LCA, particularly around Hawkinge and on the edge of Dover, although there have been large-scale development proposals elsewhere, such as at Bridge. Such developments risk undermining the area’s rural nature, and the distinctive character of its buildings.

Linear expansion of valley-floor settlements up the valley sides has occurred in several villages, and is noticeable within the landscape.

Urbanising and urban-fringe influences are most prevalent along the main roads within the area, particularly around larger settlements. These can reduce the rural character, and also introduce elements which are not designed to be locally-distinctive.”

3.9 The aspirational landscape strategy (protect, manage and plan) includes:

“The LCA retains its strongly rural character, which is conserved and enhanced. Any visual and landscape impacts from surrounding urban areas, main roads and new developments are kept to a minimum through high quality design and careful land management. Development within the LCA is at a scale and of a quality that does not detract from, and seeks to conserve and enhance, the character and qualities of the area. Local communities, Planning Authorities and other agencies work together to achieve this. Rural lanes retain their historic character and are not unduly influenced by signage, kerbs or other urbanising features...”

3.10 The relevant aspects of the strategy are categorised under the heading of ‘protect, management and conserve’.

3.11 Relevant aspects of the ‘protect’ strategy are:

- *“Protect the small scale, isolated pattern and rural character of settlements within this LCA. Avoid ribbon development along roads and large scale development;*
- *Protect skylines and consider the impacts of new developments (including communications masts) on open skylines.*
- *Protect trees and woodlands, particularly where they have a screening function;*
- *Protect open views and long views along valleys, avoiding the introduction of new developed elements into these views; and*
- *Protect tranquillity, resisting developments which increase levels of noise and movement in the landscape, and maintain the remote, undeveloped qualities of the valleys.”*

3.12 The relevant aspects of the ‘manage’ strategy are:

- *“Manage tree and woodland cover, promoting a characteristic and resilient species mix (using The Ash Project species recovery mixes) and hazel and chestnut coppice where appropriate. Replace dead ash trees with alternative species as necessary, and increase the proportion of deciduous woodlands. Promote deciduous planting at the edges of plantations. Extend woodland edges and create shaws to define arable fields and pastures.*
- *Manage hedgerows and shaws and try to link them with woodlands to enhance the habitat network. Reinstate hedgerows lost through intensive agricultural practices. Manage in-field trees and replace and replant to increase their number across the LCA. Promote in-field and roadside trees using existing hedge stock.*
- *Enhance ecological connectivity in arable areas, for example through provision of field margin strips and re-connecting hedgerows;*
- *Conserve treed avenues alongside roads where they are a feature of the landscape.*
- *Conserve and enhance chalk grasslands, particularly where invasive scrub is taking hold, through appropriate grazing, and connecting and expanding them where possible. Consider reversion of arable land to grassland.*
- *Manage public rights of way, ensuring that popular routes are robust enough to cope with the level of use. Provide new paths where required (e.g. dog-walking circuits near new developments) and work with landowners to address issues of illegal off-road vehicles and to minimise conflicts between off-road vehicles and legitimate users.*
- *Manage the impact of highways and highway schemes through the use of the Rural streets and lanes design guidance.”*

3.13 The relevant aspects of the ‘plan’ strategy are:

- *“Promote high design standards for rural developments to ensure that they make a positive contribution to landscape character, for example through careful choice of materials, and an appropriate scale and massing of building. Seek the sympathetic use of local materials – brick, tile and flint;*
- *Ensure that high quality design of settlement edges is integrated into any plans for development within the LCA or on its periphery;*
- *Promote landscape enhancements and the mitigation of effects in and around recreational facilities...;*
- *Work with local communities to raise awareness of the landscape’s value;*

- *Work with highways authorities to minimise the visual and landscape impacts of gantries, signage and other highways measures and ensure the application of the Kent Downs AONB Rural Streets and Lanes Design guidance;*
- *Work with Highways authorities to increase the biodiversity value of verges and hedgerows without compromising safety;*
- *Develop guidance to ensure that impacts on views from the LCA are taken into account when considering development in the vicinity of the AONB; and*
- *Use the existing and valued landscape characteristics and qualities to design new tree establishment as part of climate change mitigation.”*

Bridge Village Design Statement, 2013

3.14 The Design Statement describes the distinctive character of the parish, so that it can inform the and guide change. The sated conclusions on the local vernacular across Bridge are:

“...The heart of the village is very different to outer 20th century areas wand where this relatively new housing infiltrates into the centre, it has not been adapted but remains of its era. It is important that any development is in keeping with the main principles and aesthetics of the village and over riding palette of its location...

...The materials in Bridge vary depending on the date of the dwelling. However, there are a large proportion of rendered brick buildings...slate roofs dominate...the main window style is vertical sliding sash...there are some splendid examples of door cases, porches and bay windows...

The areas of building from the mid 20th century...form a suburban landscape of individual plots or semi detached of a similar material mix and setting. Any new housing is also likely to be built on the outer edge and will need to ‘bridge’ between the inner and outer architectural styles...”

4.0 VISUAL APPRAISAL

4.1 As set out in the methodology, the LVIA includes an assessment of the likely change to people’s views (visual receptors). The identification of people’s views is based on a representative range of different groups, e.g. residents, recreational users or motorists.

4.2 The identification of visual receptors is a two stage process, as set out below.

Stage 1: Zone of Theoretical Visibility (ZTV)

4.3 Stage 1 is based on identifying visual receptors via a desk-based review of OS mapping, including landform, vegetation patterns and the computer modelling of the visibility of new buildings within the Site, via a ZTV.

4.4 In accordance with GLVIA 3, the ZTV models new buildings within the Site in relation to the surrounding landform and does not include existing vegetation or buildings. Whilst omitting existing buildings and vegetation is ‘unrealistic’, it provides a worst case scenario for the computer modelling and is a precautionary approach to identifying visual receptors prior to the fieldwork.

4.5 With reference to **Figure L03: Zone of Theoretical Visibility**, the theoretical visibility of a 9m tall building within the central part of the Site (demarcated by the orange dot) is illustrated by the light blue hatch. The theoretical visibility extends:

- to a relatively short distance to the north of the Site, covering the elevated land north of the A2 and to the south-east of the Site, but the theoretical visibility does not cover most of Bifrons Park, due to the lower lying position of the Park in the landscape;
- to a constant distance across Bridge, reflecting the close proximity of the Site to Bridge and the rising landform across Bridge Hill, to the south of the Site, and arable land to the north of the Site;
- to elevated parts of Bourne Park, but no further south than the Park due to the ridgeline across Bridge Hill; and
- to elevated parts of the Nail Bourne valley to the south-west and west of the Site, including elevated land adjacent to the former railway.

4.6 From the ZTV, 17 viewpoint locations were presented and agreed with Kent Downs AONB Officers as the basis for the fieldwork and visual assessment. The AONB Officers requested an additional location from the central part of the Site, mirroring the location of the ‘orange dot’. This has been included as Photograph 1.

Stage 2: Fieldwork

4.7 To review and verify the findings of the ZTV and identify the visual receptors for the assessment, fieldwork has been undertaken from across the study area in July 2021.

4.8 The location of these representative viewpoints are illustrated on **Figure L04: Visual Appraisal Plan** and the accompanying photographs illustrate the view obtained from these viewpoint locations:

- **Photograph 1** is taken from PRoW (footpath) CB297, within the central part of the Site and is representative of recreational users. The photograph demonstrates the density of vegetation bordering the A2 which physically and visually separates the Site from the wider landscape to the east. The photograph also demonstrates the relatively low lying position of the southern part of the Site in relation to the rising and more elevated landform across Beech Hill, which is visible in the background of the view;
- **Photograph 2** is taken from PRoW (footpath) 0018/CB318/1 within the grounds of Bifrons Park, looking west and is representative of recreational users. The photograph demonstrates that the Site is not visible due to the density of the woodland adjacent to the A2;
- **Photograph 3** is also taken from within the grounds of Bifrons Park, at the bridge which forms part of the Elham Valley Way and PRoW (public bridleway) 0018/CB299/8 and is similarly representative of recreational users. Like photograph 2, the Site is not visible due to the density of the vegetation adjacent to the A2;
- **Photograph 4, 5 and 6** are taken from along the North Downs Way Trail and PRoW (public bridleway) 0018/CB268/2, which crosses elevated land to the south-east of the Site, on the east side of the A2 and are representative of recreational users. The photographs demonstrate that the elevated position of the receptor enables channelled views across the western part of the Site, to Bridge, due to a gap in the roadside vegetation where the A2 overbridge crosses Patricbourne Road. The density of the vegetation adjacent to the remainder of the A2 screens views across the Site;
- **Photograph 7** is taken from PRoW (public bridleway) 0044/CB3261/1, which is also in an elevated position, to the south of the Site, to the west of the A2 and is representative of recreational users. The photograph demonstrates that the northern part of the Site is visible, although views are largely filtered by the roadside trees adjacent to Patricbourne Road. The individual trees in the northern part of the Site are also visible. The Site is seen in the context of several properties in Bridge and adjacent to Conyngham Lane and forms part of the wider rural landscape extending across the view. The photograph also demonstrates the low lying position of the Site, with views extending across a vegetated skyline beyond Bridge;
- **Photograph 8** is taken from Patricbourne Road, adjacent to the southern edge of the Site and is representative of residents adjacent to the road and motorists. The photograph demonstrates

that the tennis courts, recreation ground and associated facilities are visible, which in combination with the trees within the Site, screen any longer distance views across the Site;

- **Photograph 9** is also taken from Patricbourne Road, on the eastern approach to the village, having just past beneath the A2 overbridge. The view is representative of motorists and cyclists. The photograph demonstrates that the northern part of the Site is visible, with views extending to individual trees within the Site. Views across the Site are channelled or filtered by the roadside vegetation;
- **Photograph 10** is taken from PRoW (footpath) CB297 at the eastern edge of the Site and is representative of recreational users. The photograph demonstrates that the northern part of the Site is visible, and that most of the southern part of the Site is screened by the trees within the Site. The exception is parts of the playing fields in the centre of the southern parts of the Site, which are visible due to gaps in the tree line. This southern part of the Site is seen in the context of the residential properties in Riverside Close and the Heath Centre;
- **Photograph 11** is taken from the recreation ground, at the western edge of the Site, looking north-east across the remainder of the Site and is representative of recreational users. The fields, pavilion and play areas in the southern part of the Site are visible, with most of the northern part of the Site screened by the trees across the Site. The exception is some of the grassland field in the northern part of the Site is visible due to gaps in the tree line;
- **Photograph 12** is taken from the PRoW (public bridleway) 0018/CB299/6 and 0044/CB299/5, to the north-west of the Site, which also form part of the Elham Valley Way and is representative of recreational users. The photograph demonstrates that the northern edge of the Site is visible, seen as part of the rural landscape extending across the foreground and middle ground of the view. The remainder of the Site is not visible due to the density of the vegetation adjacent to the A2 and within the foreground, which channels views to culminate in a wooded skyline;
- **Photograph 13** is taken from PRoW (public bridleway) 0044/CB299/1, which is to the north-west of the Site and is representative of recreational users. The photograph demonstrates that the Site is not visible due to its low lying position within the landscape and the intervening properties on Conyngham Lane;
- **Photograph 14** is taken from Town Hill Road, looking south-east across the landscape and is representative of motorists and residents. The Site is not visible due to its low lying position and the intervening vegetation;
- **Photograph 15** is taken from Pett Hill, to the west of Bridge and is representative of motorists. The Site is not visible due to being located on the eastern side of Bridge, as well as its low lying position within the landscape;
- **Photograph 16** is taken from PRoW (footpath) 0044/CB300/4, to the south-west of Bridge and is representative of recreational users at an elevated location. The photograph demonstrates that the northern edge of the Site is visible, due to the elevated position of the viewer. The remainder of

- the Site is not visible due to the intervening properties in Bridge and the low lying position of the Site in the landscape; and
- **Photograph 17** is taken from PRoW (footpath) 0044/CB296/1 and is representative of recreational users in an elevated position across Bourne Hill. The photograph demonstrates that the density of the intervening roadside vegetation screens views towards the Site.
- 4.9 From the above, the fieldwork has identified that the visibility of the Site is very localised overall due to the Site's low lying position in the landscape and the density of the surrounding vegetation.
- 4.10 The Site is evidently visible from the PRoW and recreational facilities within the Site. Beyond that, the Site is visible from parts of Patricbourne Road and residents in Riverside Close, adjacent to the southern part of the Site.
- 4.11 From the wider landscape, the northern part of the Site is visible from PRoW (public bridleway) 0018/CB299/6 and 0044/CB299/5, to the north-west of the Site, which also form part of the Elham Valley Way, due to the open character of the intervening fields.
- 4.12 The northern part of the Site is also visible from PRoW across Beech Hill, to the south of the Site, although views are filtered by roadside vegetation. From the west of Bridge, and also across elevated land, areas of the northern part of the Site are visible from PRoW (footpath) 0044/CB300/4, but seen in the context of Bridge.
- 4.13 The Site is not visible from within Bridge, due to the density of residential properties, nor Bourne Hill, due to the density of roadside vegetation.
- 4.14 In relation to the ZTV, the fieldwork confirmed that the Site is not visible from Bifrons Park, due to the intervening vegetation and undulating landform, nor the wider landscape to the east of the A2. The exception is an elevated part of the North Downs Way Trail and PRoW (public bridleway) 0018/CB268/2, but the Site is seen in the context of properties in Bridge and the A2. The Site is not visible from across Bridge, due to the density of properties, nor the wider landscape to the south-west or north-west of the Site, again due to the density of intervening vegetation and undulating landform.
- 4.15 The above fieldwork has been undertaken during summer months, whilst vegetation is in leaf and therefore the visibility of the Site will increase in 'winter seasons' (when deciduous vegetation is not in leaf). This will specifically be in relation to close range views along Patricbourne Road and from elevated parts of the landscape, including Beech Hill, to the south of the Site. The increased visibility of the Site will be balanced with increased visibility of Bridge and perception of vehicles on the A2, such that the visibility of the Site is predicted to remain localised and small. Winter fieldwork as part of the planning application assessment is therefore recommended.
- 4.16 From the fieldwork, the following visual receptors (VR) have been identified for the subsequent visual assessment:
- VR1: Recreational receptors on PRoW (footpath) CB297, across the Site;
 - VR2: Residential receptors in Riverside Close;
 - VR3: Users of the recreation ground;
 - VR4: Recreational users of PRoW (public bridleway) 0018/CB299/6 and 0044/CB299/5, to the north-west of the Site, which also form part of the Elham Valley Way;
 - VR5: Cyclists and motorists on Patricbourne Road;
 - VR6: Recreational users on the North Downs Way Trail and PRoW (public bridleway) 0018/CB268/2;
 - VR7: Recreational users on PRoW (public bridleway) 0044/CB3261/1; and
 - VR8: Recreational users on PRoW (footpath) 0044/CB300/4, to the south-west of Bridge.

5.0 POLICY RELVANT TO LANDSCAPE AND VISUAL MATTERS

5.1 The following policies are relevant to landscape and visual matters and should be read in combination with **Appendix III**.

NATIONAL PLANNING POLICY FRAMEWORK, 2021 (NPPF)¹³

5.2 The relevant NPPF policies are:

- 8 (b), in relation to the fostering of well designed, beautiful and safe places.
- 8 (c), in relation to the environmental objective of sustainable development, to protect and enhance the natural, built and historic environment; including improving biodiversity.
- 9 states that the economic, social and environmental objectives are stated as not being criteria against which every decision can or should be judged, and that planning policies and decisions should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 73 states the supply of new homes can often best be achieved through extensions to existing villages and towns, providing there are well located and designed.
- 92 states the use of street layouts which allow for easy pedestrian and cycle connections within and between neighbourhoods.
- 100 states that planning decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.
- 120 states that planning policies and decisions should encourage net environmental gains (i.e. habitat creation or improved public access to the countryside) from urban and rural land, as part of making effective use of land.
- With regard to achieving appropriate densities, planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining an area's prevailing character and setting and the importance of securing well-designed, attractive and healthy places.
- 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (in a manner commensurate with their statutory status or identified quality in the development plan), recognising the intrinsic character and beauty of the countryside and the ecosystem benefits of trees and woodland.

- 176 states that:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”

- 177 states:

“...Consideration of such applications should include an assessment of ... (c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”

- 185 states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects of the natural environment.

DISTRICT POLICY

Canterbury City Council, Local Development Scheme (LDS), adopted 2019¹⁴

5.3 The LDS sets out the documents which will form the development plan for the district. The LDS informs local communities and interested parties about the anticipated timetable for preparing planning documents.

Canterbury District Local Plan, adopted 2017¹⁵

5.4 The Local Plan sets out plans to develop Canterbury District until 2031 and is used to help make planning decisions, as well as being the key document in respect of the District's vision for new housing. Bridge is identified as a 'local centre' within the rural settlement hierarchy.

5.5 The Plan Objectives include providing sufficient housing to meet local housing need and to protect the built and natural environment. The Local Plan refers to the 'green economy', which has several strands, including:

- *“protection of the best of the natural and built environment;*
- *encouragement of high environmental standards in new building; and*

¹³ Ministry of Housing, Communities & Local Government, <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁴ Canterbury City Council, Local Development Scheme, <https://docs.google.com/document/d/1Opa9WtgDyRqeH5m-271ekqYdYIE7pGohmHf6jhRUr5k/edit>

¹⁵ Canterbury Council, Canterbury District Local Plan, file:///C:/Users/rhlal/AppData/Local/Packages/Microsoft.MicrosoftEdge_8wekyb3d8bbwe/TempState/Downloads/Canterbury_District_Local_Plan_adopted__July_2017%20(1).pdf

- *sustainable pattern of new development.”*

5.6 Relevant policies are:

- SPI: Sustainable Development – which reiterates the principles of the NPPF;
- SP4: Strategic Approach to the Location of Development - which states for local centres, (including Bridge) that provision of new housing that is of size, design, scale, character and location appropriate to the character and built form of the local centre will be supported, provided that such proposals are not in conflict with other local plan policies relating to design and those of the Kent Downs AONB Management Plan;
- HD4: New Dwellings in the Countryside – requiring the design of the development to be of exceptional quality or innovative nature;
- EMP12: Agricultural Land – stating the Council will aim to protect the best and most versatile land;
- CC2: Reducing Carbon Emissions From New Development – stating development should include proportionate measures to reduce carbon and greenhouse gas emissions;
- CCI1: Sustainable Drainage Systems – requiring all development to incorporate drainage provision ;
- DBE1: Sustainable Design and Construction – requiring all development to respond to the objectives of sustainable design and construction;
- DBE3: Principles of Design – requiring proposals to be of high design and to have regard to visual impact and the way the development is integrated into the landscape;
- DBE7: Public Realm – requiring development proposals to reinforce the character of an area;
- DBE8: Public Open Space – requiring developments to incorporate landscape design to the frontage of developments, where they border roads;
- DBE9: Outdoor Lighting – requiring the minimisation of light spillage;
- HE1: Historic Environment and Heritage Assets – requiring proposals to protect, enhance and conserve the historic environment;
- HE6: Conservation Areas – requiring development to preserve and enhance the character and local distinctiveness of the historic environment and respect its surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, cycle or vehicular access;
- LB1: Kent Downs Area of Outstanding Natural Beauty – focusing on development which is sustainably and appropriately located and designed to enhance the character of the AONB.;

- LB4: Landscape Character Areas – requiring development proposals to demonstrate that they are informed by, and are sympathetic to, the landscape character of the locality;
- LB8: Landscape Scale Biodiversity Networks – requiring new development to avoid the fragmentation of existing habitats;
- LB10: Trees, Hedgerows and Woodland – requiring new development to incorporate new tree planting and retain trees, hedgerows and woodland that make an important contribution to the amenity of the site and the surrounding area;
- OS6 Green Gaps – the Local Plan Proposals Map illustrates a green gap between Canterbury and Bridge, with the policy only permitting development within the green gap where it does not affect the open character of the gap, lead to coalescence between existing settlements or result in new or isolated obtrusive development with the gap;
- OS11: Outdoor Space Provision – requiring new housing development to make provision for appropriate outdoor space, including semi-natural areas and green corridors; and
- OS12: Green Infrastructure – requiring development to incorporate new foot, cycle and ecological corridors.

**Developer Guidance on Sustainable and Environmental Measures for new developments¹⁶
Supplementary Planning Guidance (SPG)**

5.7 This document brings together the various policies within the Canterbury District Local Plan related to sustainable and environmental measures required on new developments and sets out some practical measures available to meet these requirements.

5.8 In respect of landscape and ecology, this includes:

“Integrated landscape structure and open space system including shelter belts linked where possible to the surrounding landscape; and

Conservation and retention of high quality natural features (trees, hedgerows, watercourses, water bodies etc.) and the contribution made to increasing and enhancing biodiversity.”

Trees and Development SPG, 2003¹⁷

5.9 This guidance provides advice and examples of best practice, and to assist applicants in the identification and successful retention of appropriate trees within development sites of all sizes.

Bridge Neighbourhood Plan, Consultation Draft, 2019

5.10 The stated ‘Vision’ for Bridge includes:

¹⁶ Canterbury City Council, Developer Guidance on Sustainable and Environmental Measures for new developments, <https://drive.google.com/drive/folders/1IfAKQgb-wzqb1h-rf8kAgndq3DXrykN8>

¹⁷ Canterbury District Local Plan, 2003, <https://drive.google.com/drive/folders/1IfAKQgb-wzqb1h-rf8kAgndq3DXrykN8>

“By encouraging new sustainable development, enhancing our valued green spaces and the setting of our heritage assets, Bridge will be a thriving village with a strong sense of community, where our streets are safe, clean and with amenities and services to offer our residents and visitors.”

5.11 Relevant objectives are:

- *“to maintain a choice of high quality homes with good design;*
- *to meet the challenges of climate change and flooding and to conserve and enhance the natural environment; and*
- *to conserve and enhance the historic environment.”*

5.12 Relevant policies are:

- Policy B1, in relation to supporting expanding the local cycle network;
- Policy B2, in relation to the providing of adequate off-street parking;
- Policy C1, in relation to the design of new development;
- Policy C2 (covering the Site), for the development of a maximum of 40 homes and associated facilities;
- Policy C3, in relation to the design of residential development and appropriate size of gardens;
- Policy D1, requiring the retention and where possible the enhancement of PRoW within developments;
- Policy E1, which states no new residential development within Flood Zone 3;
- Policy E2, in relation to the retention of openness between Bridge and Canterbury;
- Policy E4, which protects important local green spaces from development (i.e. the southern part of the Site, although the policy allows for a village hall and associated amenities);
- Policy F1, requiring development to respect the existing village character; and
- Policy F2, requiring archaeological investigation of sites.

5.13 Relevant ‘projects’ within the Plan are:

- E2: whereby proposals for allotments and community gardens or orchards within new development will be encouraged; and
- E3 – supporting measures to reduce light pollution and promote the visibility and clarity of the night sky.

6.0 SUMMARY OF LIKELY LANDSCAPE AND VISUAL EFFECTS

6.1 The likely landscape and visual effects of the Proposed Development are set out in **Appendix IV** and summarised below, based on the principle of development across the Site and the assessment methodology set out in **Appendix I**.

6.2 As the assessment is based on the principle of development, the assumptions are:

- the recreational space in the southern part of the Site, covered by Neighbourhood Plan Policy E4 would remain as existing with an allowance of development in accordance with the policy;
- The PRow across the Site would remain on the same alignment, rather than be diverted;
- New residential land uses are two storey in height and of standard construction materials, reflecting development adjacent to the Site;
- Vegetation within the Site would be removed to facilitate the Proposed Development;
- Vegetation around the perimeter of the Site would be retained, except for new access, which is assumed to occur in the northern and southern parts of the Site; and
- The development is built out and occupied and the season is winter, so that deciduous vegetation is not in leaf.

Landscape Effects

6.3 With reference to **Appendix I**, the relationship between the sensitivity of the receptor and the impact determines the landscape effect.

6.4 The sensitivity of the landscape receptor (e.g. the Site) is assessed based upon its landscape value and landscape susceptibility (ability to accommodate change). The sensitivity is rated on a scale of either high, medium or low. The impact is assessed on a scale of either high, moderate, low, negligible or none.

6.5 Effects are rated on a scale of major, moderate, minor, negligible or neutral. Effects can be beneficial or adverse.

Visual Effects

6.6 With reference to **Appendix I**, the visual assessment follows the same approach as set out above for the identified visual receptors.

6.7 Their sensitivity is assessed based on visual value and visual susceptibility, and is rated on a scale of either high, medium or low.

6.8 The impact (change) to the persons views is assessed on a scale of high, moderate, low, negligible or none.

6.9 Like the landscape assessment, effects are rated on a scale of major, moderate, minor, negligible or neutral. Effects can be beneficial or adverse.

Landscape Effects

6.10 In summary and with reference to **Appendix IV**, the Proposed Development would change the arable character of the Site to one of residential led land use, with associated buildings, road infrastructure, movement, activity and lighting.

6.11 The scale and mass of the buildings would be an evident change from the open character of the fields. The extent of vegetation across the Site would be reduced, with the increased perception of the change in land use from Patricxbourne Road, upon entering Bridge via new properties and the access road.

6.12 The Proposed Development would extend Bridge's settlement pattern eastwards. However, this extension would be to the defined boundary of the A2, mirroring the settlement pattern in the southern part of Bridge, which also borders the A2. Similarly, residential land uses also extend towards the A2 to the north-west of the Site, adjacent to Conyngham Lane.

6.13 In relation to the published landscape character assessment areas, the relatively small scale of the Proposed Development would not alter the character of the larger geographic character areas.

6.14 At a more local scale, for landscape character area Petham, the Proposed Development would reduce the rural land use to the east of Bridge, but would remain contained by the A2 and Patricxbourne Road. This is considered to protect the overall scale and extent of the settlement pattern across the character area. The low lying position of the Site, in combination with the assumed height of the Proposed Development would protect the skylines. Any perception of the Proposed Development would be in the context of existing residential and recreational land uses.

6.15 Therefore, the landscape impacts (change) and effects would be higher at the Site level and its immediate context whilst decreasing across the wider extent of the landscape and published landscape character areas as summarised in Table 6-1.

Table 6-1: Summary of Landscape Effects

Landscape Receptor	Sensitivity	Impact	Effect
The Site	High	High	Major Adverse
Bridge	Medium	Low	Minor Adverse
Bifrons Conservation Area	Medium	Low	Minor Adverse
Bridge Conservation Area	Medium	Negligible	Negligible Adverse
National Character Area 119	n/a	None	Neutral
County Elham East Kent Downs	n/a	None	Neutral
AONB 1C East Kent Downs	n/a	None	Neutral
AONB Petham	Medium	Negligible	Negligible Adverse

Character of the Night Sky

- 6.16 The Proposed Development would introduce additional lighting across the Site. This would be in contrast to the unlit fields and sport pitches. The increase in light would extend the 1-2 nanowatts tier of lighting level across the Site.
- 6.17 The environmental lighting zone classification of the Site would increase from a E2 Rural and E3 Suburban classifications to one of a E3 Suburban zone.

Visual Effects

- 6.18 With reference to **Appendix IV**, the Proposed Development would be visible at close range for several of the visual receptors. Within these views, the evident change from fields and recreational grounds to buildings, access and associated usage would result in a high impact.
- 6.19 For receptors at distance from the Site, the intervening vegetation, reduced visibility of the Proposed Development and visual context of Bridge would reduce the impact. Table 6-2 summarises the visual effects.

Table 6-2: Summary of Visual Effects

Visual Receptor	Sensitivity	Impact	Effect
VR1 Visual Receptors on PRoW (footpath) CB297	High	High	Major Adverse
VR2 Residential receptors in Riverside Close	Medium	Moderate	Moderate Adverse
VR3 Users of the Recreation Ground	Medium	High	Moderate Adverse
VR4: Recreational users of PRoW (public bridleway) 0018/CB299/6 and 0044/CB299/5	High	Moderate	Moderate Adverse
VR5: Cyclists and motorist on Patricbourne Road	Medium	High	Moderate Adverse
VR6: Recreational users on the North Downs Way Trail and PRoW (public bridleway) 0018/CB268/2	High	Low	Minor Adverse
VR7: Recreational users of PRoW (Public bridleway) 0044/CB3261/1	High	Moderate	Moderate Adverse
VR8: Recreational users on PRoW (footpath) 0044/CB300/4, to the south-west of Bridge	High	Negligible	Negligible Adverse

Effects to the Kent Downs AONB

- 6.20 In relation to the Kent Downs AONB, the Proposed Development would reduce the extent of farmed landscapes and trees, which are part of the special characteristics and qualities of the AONB.
- 6.21 However, both fields and trees are common features of the AONB, such that the very small scale of the Proposed Development would not adversely impact these special qualities of the AONB overall.
- 6.22 In respect to the AONB Management Plan Special Characteristics and Qualities of the AONB 'Landform and Landscape Character', the low lying position of the Site and its proximity to the A2, Patricbourne Road and Bridge would avoid the loss or damage to the quality of views in and out of the AONB.

7.0 LANDSCAPE AND VISUAL MITIGATION

Opportunities and Constraints

7.1 With reference to **L05: Landscape and Visual Opportunities and Constraints Plan**, the Site is considered to provide the opportunity for the Proposed Development as the Site is:

- allocated for development via the Draft Neighbourhood Plan;
- in a low lying position within the landscape and bound by the A2, Bridge and Patricbourne Road;
- not contiguous with the remainder of Bifrons Park Conservation Area, due to the A2;
- forms a logical 'infill' to the settlement pattern, reflecting the extent of Bridge to the west of the High Street and the proximity of Bridge to the A2, in the southern part of Bridge;
- screened in longer distance views due to the density of intervening vegetation, or where visibility is seen in the context of Bridge; and
- influenced in landscape character terms by the recreational grounds, lighting and inter-visibility with Bridge, such that it is not as representative of the rural character exhibited across the wider study area.

7.2 The landscape and visual constraints in relation to the Proposed Development are:

- the AONB designation which can be mitigated by measures set out below;
- the Conservation Area designation which can be mitigated by avoiding residential development to the north of the PRoW in the northern part of the Site to retain the integrity of the field pattern and the individual trees;
- flood zones across parts of the Site, which can be mitigated by avoiding development (except access) and creating opportunities for improved biodiversity across the floodplain as part of the response to climate change;
- the visibility of the Site in close range views, which can be mitigated by new planting around the boundaries of the Site and off-setting residential development from the PRoW via a new landscape buffer and incorporating extensive tree planting across the Site to soften views;
- the Site's perception as part of the rural setting to Bridge, which can be mitigated by offsetting residential development from Patricbourne Road and incorporating open spaces and extensive tree planting across the Site;
- audible vehicles along the A2 and ensuring a high quality development for future residents, which can be mitigated through sensitive design;
- Individual trees and tree belts, which can be mitigated by avoiding development in relation to root protection areas;
- the PRoW, which can be mitigated by retaining the route and offsetting development via a landscape buffer; and

- the recreational value of the Site and allocation as an important open space, which can be mitigated by re-provision of recreational pitches removed by any future development.

7.3 With reference to **L05: Landscape and Visual Opportunities and Constraints Plan** the Site is assessed as having a varied range of sensitivity to residential development, such that:

- The western part of the Site has a low sensitivity to residential development as it is situated adjacent to existing residential land uses. Development would be perceived directly in this context, as well as being bound and screened by the existing tree belt across the Site. The extent of development could reflect the alignment of the church and Heath Centre;
- The north-east part of the Site (north of the PRoW), is assessed as having a medium sensitivity in proximity to the existing vegetated boundaries of properties to the north due to the influence of these properties on the character. The sensitivity increases to high across the remainder of this part of the Site. This high sensitivity is due to this part of the Site being contiguous with the wider rural landscape to the north-west and that it is slightly more elevated, such that new residential land uses would be visible from elevated locations to the south of the Site. All trees within the northern part of the Site are considered to be of high sensitivity as part of the 'parkland' character; and
- The south-east part of the Site (south of the PRoW), is assessed as having a medium sensitivity to residential development. This is due to its relatively low lying position in the landscape, such that the visibility of new residential land uses from the wider landscape would be less than other parts of the Site, as well as partially screened by roadside vegetation. This is balanced with close range views from Patricbourne Lane and the perceived 'rural' approach to Bridge.

Proposed Landscape and Visual Mitigation Measures

7.4 The following mitigation measures are proposed to in relation to the identified landscape and visual effects and to provide a positive response to the published landscape character assessments and AONB guidance.

Table 7-1: Proposed Landscape and Visual Mitigation

Landscape and Visual Receptors	Mitigation Measures
Site Level Landscape Character	
Trees	<p>1. The trees within the Site should be retained and incorporated within the layout. This includes the individual trees in the northern part of the Site (to retain the relative conservation area value), the tree line hedgerow between the northern and southern parts of the Site and the trees adjacent to the southern boundary of the Site (including TPO trees).</p> <p>2. The existing trees should be reinforced with new planting to increase the vegetation cover across the Site and provide successional planting within the Site and resilience to climate change.</p>

Landscape and Visual Receptors	Mitigation Measures
	3. The existing trees within the Site should be protected via all development (including any changes in ground level) being offset from root protection areas.
PRoW (footpath) 0044/CB297/2	4. The alignment of the route should be retained across the Site. 5. Development in the northern part of the Site should be located to the south of the PRoW 6. Development should be offset from the PRoW by 15m, to enable a suitable buffer and opportunities for new planting.
Boundary Vegetation	7. Boundary vegetation should be retained by offsetting development in relation to root protection areas. 8. New access points should utilise existing breaks in the vegetation. 9. Boundary vegetation should be reinforced with additional planting to reduce the perception of residential land uses, increase the vegetation cover across the Site and improve the opportunities for biodiversity.
Recreational value	10. Additional pitches should be provided for the implementation of the village hall. 11. The existing PRoW across the Site should be retained with new linkages provided southwards to Patricbourne Lane
Flood Zones	12. Residential development should avoid the flood zones. 13. The flood zones should be opportunities for improved ecological habitat within the Site, to improve the opportunities for biodiversity.
Local Landscape Character and the AONB Qualities	
Integration with Bridge	14. Development should respond to the Bridge Village Design Statement to include detailing and valued built characteristics of the 'inner' character of Bridge. This will avoid the 'outer' suburban character of contemporary developments, which do not contribute positively to the character.
Perception of arrival at Bridge	15. Offsetting development (except for access) from Patricbourne Road along with new open spaces will retain a sense of rural character upon arrival at Bridge.
The perception of development	16. Incorporating extensive tree planting across the Site and the new residential development will reduce the perception of new buildings within the Site.
Lighting	17. Minimising the requirement for lighting and the incorporation of best practice measures will reduce the potential for light spillage and glare.
Design	18. In addition to the Village Design Statement, the AONB Landscape Design Handbook and guidance on Rural Streets and Lanes should be adhered to, which supports the use of local materials, retaining existing vegetation and avoiding urbanising features.
Green Infrastructure	19. Opportunities for improving the biodiversity value of the Site should be sought via new land cover, native species, green roofs and a landscape and ecology management plan. Opportunities for new recreational linkages with wider PRoW routes should also be included in the layout.
Visual Receptors	
VR1 Visual Receptors on PRoW (footpath) CB297	20. With the incorporation of a landscape buffer to the south of the PRoW to offset residential development and no development to the north of the PRoW, the change from the introduction of new buildings can be reduced and some existing views retained. 21. This can include 'view corridors' through the new residential layout to retain views southwards towards Patricbourne Road.
VR2 Residential receptors in Riverside Close	22. Retaining the recreational value in the southern part of the Site and the tree belt across the Site, in combination with new planting will reduce the visibility of new buildings. 23. A high quality design to the village hall will enable the potential for beneficial impacts, along with extensive new planting within areas of external car-parking.
VR3 Users of the Recreation Ground	24. As above.

Landscape and Visual Receptors	Mitigation Measures
VR4: Recreational users of PRow (public bridleway) 0018/CB299/6 and 0044/CB299/5	25. Setting new residential land uses within extensive new planting and locating development in the southern part of the Site will reduce the change to views, particularly of the access road and vehicles.
VR5: Cyclists and motorist on Patricbourne Road	26. Increasing the vegetation cover adjacent to Patricbourne Road, sensitive design of the new access and setting residential land uses back from the road will reduce the change to views.
VR6: Recreational users on the North Downs Way Trail and PRow (public bridleway) 0018/CB268/2	27. Setting new residential land uses within the southern, lower lying part of the Site and within extensive new tree planting will reduce the visibility of the Proposed Development.
VR7: Recreational users of PRow (Public bridleway) 0044/CB3261/1	28. Setting new residential land uses within the southern, lower lying part of the Site and within extensive new tree planting to reduce the visibility of the Proposed Development.
VR8: Recreational users on PRow (footpath) 0044/CB300/4, to the south-west of Bridge	29. Including extensive tree planting across new residential land uses to reduce the visibility of the Proposed Development and locating residential land uses in the southern part of the Site.

7.5 With the incorporation of the above mitigation measures embedded in the Proposed Development, it is assessed that the landscape and visual impacts and effects would reduce from those predicted above. The Proposed Development would also respond positively to the stated landscape character assessment guidance and relevant policies.

7.6 With the above measures embedded within the Proposed Development the effects to the landscape character and recreational opportunities of the Site would be moderated, with the Proposed Development forming a logical and integrated extension to Bridge.

8.0 CONCLUSION

- 8.1 The LVIA has undertaken an assessment of the principle of residential led land use (the Proposed Development) across the Site, to identify mitigation measures which can be developed as part of the iterative design process and integrated into a future design as part of a planning application.
- 8.2 The LVIA has identified that the principle of residential led development across the Site would be an evident change from the open character of the fields. The extent of vegetation across the Site would be reduced, with the increased perception of the change in land use from Patricbourne Road, upon entering Bridge.
- 8.3 The Proposed Development would extend Bridge's settlement pattern eastwards. However, this extension would be within the defined boundary of the A2, mirroring the settlement pattern in the southern part of Bridge, which borders the A2. Similarly, residential land uses extend towards the A2 to the north-west of the Site, adjacent to Conyngham Lane.
- 8.4 In relation to the published landscape character assessment areas, the relatively very small scale of the Proposed Development would not alter the character of the larger geographic landscape character areas.
- 8.5 At a more local scale, for landscape character area Petham, the Proposed Development would reduce the rural land use to the east of Bridge, but would remain contained by the A2 and Patricbourne Road. This is considered to protect the overall scale and extent of the settlement pattern across the character area. The low lying position of the Site, in combination with the assumed height of the Proposed Development would protect the skylines. Any perception of the Proposed Development would be in the context of existing residential and recreational land uses.
- 8.6 In relation to the Kent Downs AONB, the Proposed Development would reduce the extent of farmed landscapes and trees, which are part of the special characteristics and qualities of the AONB. However, both fields and trees are common features of the AONB, such that the relatively very small scale of the Proposed Development would not adversely impact these special qualities of the AONB overall.
- 8.7 In respect to the AONB Management Plan Special Characteristics and Qualities of the AONB 'Landform and Landscape Character', the low lying position of the Site and its proximity to the A2, Patricbourne Road and Bridge would avoid the loss or damage to the quality of views in and out of the AONB.
- 8.8 With reference to **L05: Landscape and Visual Opportunities and Constraints Plan**, the western part of the Site has a low sensitivity to residential development as it is situated adjacent to existing residential land uses and development would be perceived directly in this context, as well as being bound and screened by the existing tree belt across the Site.
- 8.9 The north-east part of the Site (north of the PRoW), is assessed as having a medium and high sensitivity to residential development. This is due to this part of the Site containing several mature individual trees, being contiguous with the wider rural landscape to the north-west and that it is slightly more elevated, such that new residential land uses could be visible from elevated locations to the south of the Site.
- 8.10 The south-east part of the Site (to the south of the PRoW) is assessed as having a medium sensitivity to residential development. This is due to its relatively low lying position in the landscape, such that the visibility of new residential land uses from the wider landscape would be less than other parts of the Site, as well as partially screened by roadside vegetation. This is balanced with close range views from Patricbourne Lane and the perceived rural approach to Bridge.
- 8.11 Table 7.1 sets out a range of mitigation measures, covering retained vegetation, design, green infrastructure, integration with Bridge's existing settlement pattern and adherence to AONB guidance.
- 8.12 With the incorporation of these mitigation measures the landscape and visual impacts and effects would reduce from those predicted for the principle of the Proposed Development. The design would also respond positively to the stated landscape character assessment guidance and relevant policies, such that the effects to the landscape character and recreational opportunities of the Site would be moderated, with the Proposed Development forming a logical and integrated extension to Bridge.

9.0 APPENDIX I: LVIA METHODOLOGY

9.1 The assessment methodology follows the best practice principles for assessing landscape and visual effects recommended by the Guidelines for Landscape and Visual Impact Assessment 3rd Edition, 2013 (GLVIA 3).

9.2 Landscape and Visual Impact Assessments (LVIAs) are undertaken by professionals who are also typically involved in the design of the landscape and the preparation of landscape strategies and management proposals. This can allow the assessment to proceed as an integral part of the overall scheme design. Judgements are based on training and experience, and supported by evidence and reasoned argument.

9.3 In accordance with the GLVIA 3, the following distinct but related assessments are undertaken within a LVIA:

- Assessment of landscape effects – assessing effects of the Proposed Development on the landscape as a resource (i.e. changes to physical elements/features of the landscape and/or the aesthetic, perceptual and experiential characteristics that make different landscapes distinctive); and
- Assessment of visual effects – assessing effects of the Proposed Development on the views available to people and their visual amenity (i.e. changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements).

9.4 A LVIA typically involves the following key steps:

- Baseline studies – establishing the existing landscape and visual conditions within the Site and the wider study area against which the effects of the Proposed Development are assessed.
- Assessment of effects – systematically assessing the potential landscape and visual effects of the Proposed Development, including whether they are adverse or beneficial.
- Mitigation – identifying measures to avoid/prevent, reduce or offset/remedy adverse potential landscape and visual effects.
- Residual effects – identifying the likely residual landscape and visual effects of the Proposed Development taking into account the proposed mitigation measures.

STUDY AREA

9.5 The LVIA study area extends up to 2 kilometres (km) from the Site. Whilst in some instances, a Proposed Development may be perceived beyond this, it is assessed that beyond 2km there would be no landscape or visual effects due to the combination of distance, landform, vegetation and the perception of existing settlements and infrastructure. The study area is therefore considered proportionate for the assessment of landscape and visual effects.

Limitations and Assumptions

9.6 The LVIA undertakes an assessment of the Proposed Development at year 1 of operation winter to demonstrate a ‘worst case’ scenario.

9.7 The LVIA fieldwork has been undertaken from publicly accessible locations, i.e. Public Rights of Way (PRoW) or pavements adjacent to residential properties. As viewpoint photography has not been undertaken from private properties, professional judgement has been used to assess the potential impacts and effects to these receptors.

9.8 The assessment is based on the principle of development rather than any specific proposals and is therefore a worst case assessment scenario.

ASSESSMENT OF LANDSCAPE EFFECTS

Landscape Receptors

9.9 The character within the Site and the wider study area are recorded to provide a baseline against which the effects of the Proposed Development can be assessed. The assessment adopts the broad and inclusive European Landscape Convention (ELC) definition of landscape character embracing both rural and urban landscapes.

9.10 The character of the landscape is recorded by reference to relevant published landscape character assessments, desk-top analysis and field surveys.

9.11 Landscape receptors are defined aspects of the landscape resource that have the potential to be affected by a proposal. Landscape receptors may include:

- National and local landscape designations (e.g. Areas of Outstanding Natural Beauty, Areas of High Landscape Value and Areas of Attractive Landscape);
- Landscape character areas as identified within published guidance; and
- Landscape features that contribute to landscape character.

9.12 The **sensitivity** of the landscape receptor is a combination of its **value** and **susceptibility** described below:

Landscape Value

9.13 Landscape value is defined as the relative value attached to different landscapes by society.

Table 1.1: Landscape Value Assessment Criteria

Value	Definition
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High	Designated landscape of high value in a national / local context by virtue of its good condition, high scenic qualities and strong sense of place due to its special cultural and natural heritage quality.
Medium	Undesignated landscape of moderate value in a local context by virtue of its moderate condition, local scenic qualities and locally distinctive sense of place/perception.
Low	Landscape of limited value by virtue of its poor condition, limited scenic qualities and lack of local distinctiveness.

Landscape Susceptibility

9.14 Landscape susceptibility is the ability of a defined landscape to accommodate the type of change that would result from a particular type of development without undue negative consequences. Landscape susceptibility may also be referred to by some professionals as ‘landscape vulnerability’.

9.15 The criteria for assessing landscape susceptibility is based on a three point scale as set out in Table 3.2 below.

Table 1.2: Landscape Susceptibility Assessment Criteria

Susceptibility	Definition
High	A landscape that has a very limited ability to accommodate the changes that would result from the type of development proposed without adversely changing its essential character / overall integrity.
Moderate	A landscape that has the ability to accommodate some degree of the changes that would result from the type of development proposed without adversely changing its essential character / overall integrity.
Low	A landscape that is robust or tolerant to accommodating the changes that would result from the type of development proposed, which would have limited effects on its essential character / overall integrity.

9.16 Criteria that may be taken into consideration in the assessment of landscape susceptibility include landform, pattern / complexity, composition, landcover and the relationship of a given landscape area to existing settlements or developments.

Landscape Sensitivity

9.17 Assessing the sensitivity of landscape receptors combines judgements of the value attached to the landscape with its susceptibility to the type of change or development proposed, as set out above.

9.18 The criteria for assessing landscape sensitivity is based on a three point scale, as set out within Table 3.3.

Table 1.3: Landscape Sensitivity Assessment Criteria

Sensitivity	Definition
High	Typically a landscape that is of high value and high susceptibility to relatively small changes. For example, a designated landscape of good condition with high scenic qualities and strong sense of place with a very limited ability to accommodate change without adversely changing its essential character / overall integrity.
Medium	Typically a landscape that is of medium value and moderate susceptibility to some degree of change. For example, an undesignated landscape of moderate condition and local scenic qualities that has the ability to accommodate some degree of change without adversely changing its essential character / overall integrity.
Low	Typically a landscape of low value and low susceptibility to more substantial changes. For example, a landscape of poor condition and limited scenic qualities and poor condition, tolerant to accommodating changes which would have limited effects on its essential character / overall integrity.

ASSESSMENT OF EFFECTS

Assessing the Magnitude of Landscape Effects

9.19 The magnitude of a landscape effect is defined as the degree of change to landscape features or characteristics that will result from the introduction of the Proposed Development. The key factors which may influence the magnitude of effect are:

- The extent of the Proposed Development;
- The relationship and distance of the Proposed Development to adjoining landscapes and the wider landscape context;
- The degree to which landscape character features will be changed by the Proposed Development;
- Whether effects are short (less than 5 years), medium (5-10 years) or long term more than 10 years) and
- Whether effects are permanent or temporary.

9.20 The criteria for assessing the magnitude of landscape effects is based on a four point scale as set out in Table 3.4 below.

Table 1.4: Magnitude of Landscape Effects Assessment Criteria

Magnitude	Definition
High	Typically, the Proposed Development would result in the extensive loss/alteration of key landscape characteristics and features. The change to the landscape character would be fundamental, permanent and long term and may cover an extensive area.

Moderate	Typically, the Proposed Development would result in some loss/alteration of key landscape characteristics and features. The change to the landscape character would be partial and long term and may cover a limited area.
Low	Typically, the Proposed Development would result in a slight loss/alteration of key landscape characteristics and features. The change to the landscape character would be slight and may be short term and may cover a more limited area.
Negligible	Typically, the Proposed Development result in only very minor loss/alteration of key landscape characteristics and features, and/or there would be no fundamental change to the landscape character.
None	The Proposed Development would not change the landscape characteristics or features.

Assessing Landscape Effects

9.21 Table 3.5 below sets out a matrix as a guide to the combination of sensitivity and magnitude, in order to establish the effect.

Table 1.5: Landscape Effects

		Sensitivity		
Criteria		High	Medium	Low
Magnitude	High	Major	Major or Moderate	Moderate or Minor
	Moderate	Major or Moderate	Moderate or Minor	Minor
	Low	Moderate or Minor	Moderate or Minor	Minor
	Negligible	Minor or Negligible	Minor or Negligible	Negligible
	None	Neutral	Neutral	Neutral

9.22 The criteria for assessing landscape effects are based on a seven point scale as set out in Table 3.6 below. Effects of major and moderate are significant effects. Effects of Minor, Negligible or Neutral are not significant.

Table 1.6: Landscape Effects Assessment Criteria

Effect	Definition
Major Adverse	Typically, the Proposed Development would result in considerable deterioration of the quality and integrity of the landscape. For example by:

Effect	Definition
	<ul style="list-style-type: none"> Introducing major changes that are at considerable variance with the scale, pattern and perceptual qualities of the area; or Substantially diminishing the condition of the landscape through the extensive loss of valued features. <p>Mitigation measures are very unlikely to fully remedy the effects and there would be adverse residual impacts.</p>
Moderate Adverse	Typically, the Proposed Development would result in a partial deterioration of the quality and integrity of the landscape: <ul style="list-style-type: none"> Introducing moderate changes that may be at odds with the scale, pattern and perceptual qualities of the area; or Diminishing the condition of the landscape through the partial loss of valued features. <p>Mitigation measures may remedy some but not all of the effects and there may still be some adverse residual impacts.</p>
Minor Adverse	Typically, the Proposed Development would result in a slight deterioration of the quality and integrity of the landscape: <ul style="list-style-type: none"> Introducing minor changes that are unlikely to be at odds with the scale, pattern and perceptual qualities of the area; or Slightly diminishing the condition of the landscape through the limited loss of valued features.
Negligible Adverse	Typically, the Proposed Development would result in a very slight deterioration of the quality and integrity of the landscape: <ul style="list-style-type: none"> Introducing negligible changes that are unlikely to be at odds with the scale, pattern and perceptual qualities of the area; or Very Slightly diminishing the condition of the landscape through the limited loss of valued features.
Neutral	The Proposed Development would result in no discernible change to the character and quality of the landscape.
Negligible Beneficial	Typically, the Proposed Development would result in a very slight improvement to the landscape resource by enhancing the condition of some existing valued landscape features.
Minor Beneficial	Typically, the Proposed Development would result in a slight improvement to the landscape resource by enhancing the condition of some existing valued landscape features.
Moderate Beneficial	Typically, the Proposed Development would result in a partial improvement to the quality and integrity of the landscape. For example, by: <ul style="list-style-type: none"> enhancing the condition of or restoring some existing valued landscape features, and introducing new features that make a modest contribution to strengthening landscape character.
Major Beneficial	The Proposed Development would result in a considerable improvement to the quality and integrity of the landscape. For example, by:

Effect	Definition
	<ul style="list-style-type: none"> substantially enhancing the condition of or restoring some existing valued landscape features, and introducing new features that make a substantial contribution to strengthening landscape character.

ASSESSMENT OF VISUAL EFFECTS

Visual Analysis and Viewpoint Mapping

9.23 The potential visibility of the Site is established through desk top studies, through a review of existing landform, vegetation and settlement patterns.

9.24 Taking into account the visibility mapping and the location of visual/landscape receptors within the study area, a range of representative viewpoint locations from which views of the Site may be possible are selected. These include short distance views (largely related to receptors within the Site's immediate zone of visual influence) and long distance views (related to receptors within the wider study area).

Zone of Theoretical Visibility Mapping

9.25 On projects where this is undertaken, the Zone of Theoretical Visibility (ZTV) mapping has been produced via ArcGIS online, which extrapolates the height of the poultry houses in relation to DEM topographical mapping, which does not include buildings or vegetation, such that it is a 'bare-earth' model. ArcGIS then enables an observer point to be placed in the model, from which a viewshed is then generated between the observer point and the top of the hotel to create the ZTV mapping.

Identification of Receptors

9.26 Visual receptors are individuals and/or defined groups of people who have the potential to be affected by a proposal. For the purposes of the assessment, the following visual receptors are considered:

- Users of public rights of way and public open spaces (including Country Parks and Access Land where relevant);
- Visitors to public viewpoints;
- People engaged in outdoor sport or at work;
- Residential properties; and
- Vehicular travellers.

Value of the View

9.27 The criteria for assessing the value of views is based on a three point scale as set out in Table 3.7 below.

Table 1.7: Value of Views Assessment Criteria

Value	Definition
High	View from a location that is likely to be of national importance, where the view forms part of the experience, and is likely to be experienced by a high number of people. Locations could include nationally designated landscapes / tourist destinations of national/regional importance / historic parks/gardens with designed vistas and views / National Trails and other promoted trails of regional importance.
Medium	View from a location that is likely to be of local importance, either designated or with cultural associations, where the view obtained forms part of the experience, and is likely to be experienced frequently by high numbers of people. Locations could include local public rights of way with evidence of regular use / public open spaces / residential areas / local transport routes.
Low	View from a location that is not designated, with minimal or no cultural associations, where the view is unlikely to be frequently experienced by a number of receptors. Locations could include recreational routes/areas, residential areas or transport routes.

Susceptibility of Visual Receptors

9.28 The susceptibility of visual receptors to changes in their views and general visual amenity typically depends on the activity or expectations of people experiencing the view, and the extent to which their attention is likely to be focused on the view.

9.29 The criteria for assessing the susceptibility of visual receptors to change is based on a three point scale as set out in Table 1.8 below.

Table 1.8: Susceptibility of Receptors Assessment Criteria

Susceptibility	Definition
High	Receptors with high susceptibility to changes in views that would result from the Proposed Development where the primary enjoyment/amenity value comes from the contribution that views of the surroundings make, such as: <ul style="list-style-type: none"> Residents at home; People engaged in informal outdoor recreation activities directly related to the visual setting (e.g. users of country parks, promoted trails/ public rights of way and historic parks and gardens); Visitors to public scenic viewpoints.
Moderate	Receptors with moderate susceptibility to changes in views that would result from the Proposed Development, such as: <ul style="list-style-type: none"> Visitors to tourist attractions or cultural landmarks where views of the surroundings contribute to the experience;

	<ul style="list-style-type: none"> Cyclists or recreational users, or scenic route where views of the surroundings contribute to the experience.
Low	<p>Receptors with limited susceptibility to changes in views that would result from the Proposed Development where views of the surroundings form an incidental contribution to the experience of the activity being undertaken, such as:</p> <ul style="list-style-type: none"> Areas of formal outdoor recreation activities (e.g. football, rugby, children's play areas); Main road and rail users; People at their place of work whose attention is focused on their work and the visual setting is not considered to contribute to the quality of working life.

Sensitivity of Visual Receptors

9.30 Assessing the visual sensitivity of receptors combines judgements of the value attached to the view with the susceptibility of the receptor to the type of change or development proposed.

9.31 The criteria for assessing visual sensitivity is based on a three point scale as set out in Table 1.9 below.

Table 1.9: Visual Sensitivity of Receptors Assessment Criteria

Sensitivity	Definition
High	Typically, a view of high value experienced by receptors of high susceptibility to relatively small changes in the view.
Medium	Typically, a view of medium value experienced by receptors of moderate susceptibility to some degree of changes in the view.
Low	Typically, a view of low value experienced by receptors of low susceptibility to more substantial changes in the view.

9.32 Typical examples of visual receptors and their sensitivity are set out in the table below:

Receptor	Typical sensitivity
Users of Public Rights of Way	High
Residents within their properties	High
Users of sports facilities	Low
Motorists on urban roads	Low
Motorists on scenic rural lanes	Medium
People at their place of work	Low

ASSESSMENT OF EFFECTS

Assessing the Magnitude of Visual Effects

9.33 The magnitude of a visual effect is defined as the degree of change in a view that will result from the introduction of the Proposed Development. The key factors which may influence the magnitude of effect are:

- the distance between the Proposed Development and the receptors;
- the prominence of the Proposed Development in views;
- the extent of the Proposed Development visible and the extent of the view being occupied by the Proposed Development;
- the backdrop and foreground within the view;
- whether effects are short, medium or long term; and
- whether effects are permanent or temporary.

9.34 The criteria for assessing the magnitude of landscape effects is based on a four point scale as set out in Table 1.10 below.

Table 1.10: Magnitude of Visual Effects Assessment Criteria

Magnitude	Definition
High	Typically, the Proposed Development would appear as a very visually dominant feature and have a large-scale effect on the view, resulting in a pronounced / complete change / contrast to the existing view. The change may be permanent and long-term.
Moderate	Typically, the Proposed Development would appear as a visually prominent feature and have a medium-scale effect on the view, resulting in a noticeable change / contrast in the view. The change may be permanent or temporary/short-term.
Low	Typically, the Proposed Development would appear as only a minor and not visually prominent component, resulting in an unobtrusive change / small-scale contrast in the view. The change may be permanent or temporary/short-term.
Negligible	The Proposed Development would result in a barely perceptible change in the view. There would be no fundamental change to the viewing experience. The change may be permanent or temporary/short-term.
None	The Proposed Development would not be visible.

Assessing the Visual Effects

9.35 Table 1.11 below sets out a matrix as a guide to the combination of sensitivity and magnitude, in order to establish the effect.

Table 1.11: Visual Effects

		Sensitivity		
	Criteria	High	Medium	Low
Magnitude	High	Major	Moderate	Moderate or Minor
	Moderate	Major or Moderate	Moderate or Minor	Minor
	Low	Moderate or Minor	Moderate or Minor	Minor
	Negligible	Minor or Negligible	Minor or Negligible	Negligible
	None	Neutral	Neutral	Neutral

Effect	Definition
Major Beneficial	Typically, large scale improvements to a view resulting from the Proposed Development that would result in substantial improvements to the view as experienced.

9.36 The criteria for assessing the visual effects is based on a seven point scale as set out in Table 3.12 below. Effects of major and moderate are significant effects. Effects of Minor, Negligible or Neutral are not significant.

Table 1.12: Visual Effects Assessment Criteria

Effect	Definition
Major Adverse	Typically, changes to a view resulting from the Proposed Development that would result in pronounced deterioration to the view. Mitigation measures are highly unlikely to remedy all the effects and there may be adverse residual impacts.
Moderate Adverse	Typically, changes to a view resulting from the Proposed Development that would result in a partial deterioration to the view Mitigation measures may be likely to remedy the effects although there may be some adverse residual impacts.
Minor Adverse	Typically, changes to a view resulting from the Proposed Development that would result in a slight deterioration to the view.
Negligible Adverse	Typically, changes to a view resulting from the Proposed Development that would result in a very slight deterioration to the view.
Neutral	No perceptible changes to a view from the Proposed Development that would result in either adverse or beneficial visual effects for any receptors.
Negligible Beneficial	Typically, small scale improvements to a view resulting from the Proposed Development that would result in very slight benefits to the view
Minor Beneficial	Typically, small scale improvements to a view resulting from the Proposed Development that would result in slight benefits to the view.
Moderate Beneficial	Typically, medium scale improvements to a view resulting from the Proposed Development that would result in partial improvements to the view.

10.0 APPENDIX II : RELEVANT PUBLISHED STUDIES

10.1 AONB Management Plan justifies and details policies and actions for the conservation and enhancement of the Kent Downs AONB. The Special Characteristics and Qualities of the Kent Downs AONB are:

- *“Dramatic landform and views;*
- *Biodiversity rich habitats;*
- *Farmed landscapes;*
- *Woodland and trees;*
- *A rich legacy of historic and cultural heritage; and*
- *Geology and natural resources.”*

AONB Management Plan Sustainable Development

10.2 Guiding themes to sustainable development are:

- *“local character - these provide enormous variety around different parts of the AONB, in addition to the sense of place which comes from being within the designated area. These qualities, features and experiences should not be seen in isolation but as vital components of an approach to AONB management which reveres what is locally special; and*
- *climate change – with the AONB being vulnerable due to being a generally dry and free draining landscape.”*

10.3 Recurrent themes include ‘tranquillity and remoteness’, ‘design and materials’, ‘pressure of growth and infrastructure’ and ‘mitigation’.

10.4 Stated sustainable development aims include:

- *“The character and distinctiveness of villages, farmsteads and individual buildings are conserved and enhanced by combining the best traditions of the past with the best technologies of the present to create environmentally sustainable and locally enhancing development; and*
- *All development achieves landscape enhancement; conservation and mitigation is delivered in every case; and*
- *New developments respect and reinforce the traditions of the past, whilst integrating sustainable technologies and sensitive new design.”*

10.5 Relevant sustainable development policies are:

- *“SD2 - The local character, qualities and distinctiveness of the Kent Downs AONB will be conserved and enhanced in the design, scale, setting and materials of new development, redevelopment and infrastructure and will be pursued through the application of appropriate design guidance and position statements which are adopted as components of the AONB Management Plan;*
- *SD3 - New development or changes to land use will be opposed where they disregard or run counter to the primary purpose of the Kent Downs AONB;*
- *SD 8 - Proposals which negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the AONB will be opposed unless they can be satisfactorily mitigated; and*
- *SD 9 - The particular historic and locally distinctive character of rural settlements and buildings of the Kent Downs AONB will be maintained and*

strengthened. The use of locally-derived materials for restoration and conversion work will be encouraged. New developments will be expected to apply appropriate design guidance and to be complementary to local character in form, setting, scale, contribution to settlement pattern and choice of materials. This will apply to all development, including road design (pursued through the adoption and implementation of the AONB Rural Streets and Lanes Design Handbook), affordable housing, development on farm holdings (pursued through the farmstead design guidance), and rights of way signage.”

AONB Management Plan Special Characteristics and Qualities of the AONB – Landform and Landscape Character

10.6 The main issues, opportunities and threats to landform and landscape character includes:

“Loss of and damage to the quality of views in and out of the AONB through development and occasionally obstructing tree growth and vegetation.”

10.7 Landform and Landscape Character aims include:

“The diversity of landscape character across the Kent Downs is properly described and understood, maintained and enhanced, and the strong sense of place of individual localities is recognised, reinforced and celebrated.”

10.8 Landform and Landscape Character policies include:

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

AONB Management Plan Historic and Cultural Heritage

10.9 The main issues, opportunities and threats include:

“Recognition and reinforcement of special historic landscape character and the local distinctiveness of settlements, farmsteads, ancient routeways, buildings and design in the Kent Downs landscape through the statutory planning process as well as in, detailed historic characterisation, Neighbourhood Plans, Village Design Statements and Conservation Area Appraisals.”

10.10 Historic and Cultural Heritage aims include:

“New developments respect and reinforce the traditions of the past, whilst integrating sustainable technologies and sensitive new design.”

10.11 Historic and Culture Heritage policies include:

“The application of high standards of design sympathetic to cultural heritage within the AONB, identified in guidance including the AONB Landscape Design Handbook, Kent Downs Farmstead Guidance and any relevant Village Design Statements and Neighbourhood Plans, will be pursued.”

Kent AONB Landscape Design Handbook¹⁸

10.12 The Kent AONB handbook provides design guidance to contribute to the conservation and enhancement of the special characteristics of the AONB as a whole, and the distinctiveness of its individual character areas.

10.13 Design principles for ‘rural settlement development’ include:

- *“Ensure new development respects and complements rural settlement form, pattern, character and its landscape setting, reinforcing local distinctiveness;*
- *Maintain a direct relationship between the old settlement core and the surrounding landscape, allowing views in and out;*
- *Use native woodland, shaw, hedgerow planting as appropriate to local character and open space to integrate new development. Use advance planting of native local trees and shrubs;*
- *Avoid the introduction of features such as close board fencing, suburban style walls and fast growing conifers, particularly on the boundaries with rural lanes or with the wider landscape (see Detailed Guidance for alternatives);*
- *Seek the use of appropriate local materials;*
- *Seek to minimise the impact of new residential accesses by retaining existing hedgerows or traditional walls where possible. Use new native hedge species and sympathetic grass mix verges where new sight lines are necessary. Where possible, use local provenance wildflower/grass seed mixes. (Information available from Kent Downs AONB Unit);*
- *Avoid the introduction of urban bollards, concrete block paving and highly coloured signage;*
- *Use local stone, and ‘conservation’ kerbs and surface dressings to complement local materials for carriageways and pavements; and*
- *Consider the need for lighting and minimise the impact, using high pressure sodium lights. Lighting should be mounted on buildings.”*

Kent Downs AONB Rural Streets and Lanes: A Design Handbook¹⁹

10.14 This handbook aims to provide a new approach to the design of existing and new roads in the Kent Downs and includes focusing on ‘local distinctiveness’ and planning for pedestrians and cyclists.

Kent Downs AONB Viewpoints to Discover²⁰

10.15 This website identifies the ‘best views’ within the Kent Downs AONB. The Site is not within any of the identified views.

¹⁸ Kent AONB Landscape Design Handbook, <https://s3-eu-west-1.amazonaws.com/explore-kent-bucket/uploads/sites/7/2018/04/18113859/Landscape-Design-Handbook.pdf>

¹⁹ Kent AONB, Rural Streets and Lanes, <https://s3-eu-west-1.amazonaws.com/explore-kent-bucket/uploads/sites/7/2018/04/18113912/Rural-Streets-and-Lanes-a-design-handbook.pdf>

²⁰ Kent AONB, Viewpoints to Discover, <https://www.kentdowns.org.uk/visit/head-for-the-hills-and-discover/>

11.0 APPENDIX III: RELEVANT POLICY

BRIDGE NEIGHBOURHOOD PLAN

11.1 Policy B1 states:

"This Plan will support development proposals which integrate with and take opportunities to expand the local cycle network. Development proposals should provide traffic free cycle and pedestrian routes wherever possible. Opportunities to integrate with existing cycle routes and Local Plan safeguarded cycle routes should be considered at an early stage of the development design process."

11.2 Policy B2 states:

"All development proposals will provide adequate provision for off street parking. Development applications that would significantly increase the parking problems in Bridge will not be supported."

11.3 Policy C1 states:

"All development must be designed to a high quality, responding to the heritage, landscape and locally distinctive character of Bridge as described in the Village Design Statement. This will include careful consideration of:

- a) the height, scale, spacing, density, layout, orientation, design and materials of buildings;*
- b) the scale, design and materials of the public realm (highways, footways, open space and landscape);*
- c) the need to sustain and enhance the significance and setting of any heritage asset;*
- d) the need to conserve or enhance the character and appearance of the Conservation Areas and their settings;*
- e) utilising sustainable building design, including energy efficiency and use of renewable energy;*
- f) incorporating the principles of 'Secured by Design' 2016 (SBD) as amended, and wherever possible, achieve SBD accreditation to ensure that a safe and sustainable community is maintained;*
- g) providing sufficient garden space for each new dwelling so as to ensure that it is in keeping with the local character of the locality, within the Village, in which it is situated;*
- h) respecting the natural contours of the site; retaining existing important landscape features such as trees, hedges and ponds; and contributing towards landscape enhancement, including new open space where appropriate;*
- i) utilizing native species in new landscaping to conserve and enhance the natural beauty of the area and provide appropriate habitats for native fauna;*
- j) creating safe, accessible and well- connected environments that meet the needs of users;*
- k) avoiding unacceptable levels of light, noise, air or water pollution, and protecting the tranquillity and dark night skies of the area;*
- l) making best use of the site to accommodate development.*
- m) Whilst respecting the privacy, tranquillity and setting of existing neighbouring properties, to ensure that developments meet the highest standards of accessibility and inclusion."*

11.4 Policy C2 states:

"On the site, east of Bridge and West of the A2, between the recreation ground and the A2, as set out in the Proposal contained within Appendix F to this document, land is allocated for a Village Hall, for sports pitches, for recreational play areas and for undeveloped land for recreational use, and for limited housing development of a maximum 40 homes. This maximum number of homes to include a 30% element of affordable housing for people with a Bridge connection. Such housing is to be allocated under the similar criteria to that currently in force between Bridge Parish Council and Canterbury City Council regarding affordable housing at Brickfields. The granting of planning permission for any part of the housing development will be subject to the transfer of the Recreation Ground freehold to Bridge Parish Council so as to enable the community use of the Recreation Ground in perpetuity, and the provision of such other elements as are set out by Cantley Limited in their document, "Bridge-A Proposal for the Future," contained within Appendix F. Any such development must comply with all the relevant policies, particularly those relating to building within areas prone to flooding, which are set out elsewhere within this Neighbourhood Plan."

11.5 Policy C3 states:

"Bridge Parish Council, via this Plan, will not entertain any residential development which does not include gardens appropriate to the size of the dwelling and in keeping with the established local provision. Recognizing the likely impact on the privacy and amenity of neighbouring properties, new developments must respect the separation between buildings and between buildings and the site boundaries, allowing for established local settings and local densities to be preserved. Development otherwise will not be supported."

11.6 Policy D1 states:

"Development proposals must retain and where appropriate, enhance, public rights of way and important local green spaces and green infrastructure around the village which contribute to the health and wellbeing of the residents."

11.7 Policy E1 states:

"The flood risk within the area covered by this Neighbourhood Plan is identified as being so significant such that no new residential development within Flood Zone 3 will be supported."

11.8 Policy E2 states:

"Development proposals that reduce a sense of openness and separation between Bridge and Canterbury will not be supported so as to ensure that the individual identity of these two settlements is retained."

11.9 Policy E4 states:

"Important Local Green Spaces within the village will be protected from development."

11.10 Policy F2 states:

"To respect the existing village character and appearance in terms of scale, style and setting, new development should complement the present building designs and materials as set out in the Village Design Statement."

11.11 Policy F2 states:

“No new development shall take place on any site without an archaeological assessment being undertaken to the specification of the City Council’s Archaeological Adviser. Where appropriate, proposals for new development should carry out an initial archaeological assessment to establish if an archaeological investigation is required.”

12.0 APPENDIX IV: LIKELY LANDSCAPE AND VISUAL EFFECTS

12.1 The following section set out the likely landscape and visual effects to the identified receptors.

Landscape Effects

Site Level Landscape Effects

12.2 Residential development would alter the character and scenic quality of the Site through the change in land use, with the introduction of buildings, structures and hardstanding in contrast to the open character of the fields and recreational areas.

12.3 Whilst there is some activity across the Site via its recreational usage, the Proposed Development would increase the amount of activity, via movement of vehicles, noise and lighting. This would reduce the tranquillity across the Site.

12.4 The Proposed Development would require alterations to landform, in order to create development platforms. This would require the removal of trees either located directly within the footprint of the Proposed Development or where the alterations would impact root protection areas.

12.5 The introduction of the Proposed Development would therefore result in a high level of impact to the Site character.

12.6 As the Site is within the AONB and a conservation area, provides a recreation value and has a scenic quality, along with TPO's trees, its landscape value is assessed as high.

12.7 The Site is proposed for redevelopment via Neighbourhood Plan Policy C2 and the recreational ground has already altered the character of the Site from the wider rural setting, such that the susceptibility of the Site is assessed as moderate.

12.8 The combination of the high value and moderate susceptibility results in high sensitivity to the Proposed Development. In relation to the predicted high impact, the landscape effect at the Site level would be major adverse.

Local Landscape Character Effects

Bridge

12.9 The Proposed Development would extend Bridge eastwards towards the A2. The extent of new residential land uses would mirror those adjacent to Conyngham Lane and those in the southern part of Bridge, which also extend to border the A2.

12.10 The Proposed Development would also reflect the extent of residential land uses to the west of the High Street, forming a logical 'infill' to the settlement pattern, and one where development is clearly bound and physically contained by the A2 and Patribourne Road.

12.11 Whilst the Proposed Development would be perceived in the context of residential and recreational land uses, it would reduce the rural setting to the eastern part of the village as perceived when travelling along Patribourne Road.

12.12 The impact to Bridge is therefore assessed as low.

12.13 As Bridge is within the AONB and is covered by a conservation area, its value is assessed as high. As a settlement, it is able to accommodate residential land use, such that its susceptibility is low. The combination of the high value and low susceptibility results in a medium sensitivity to the Proposed Development.

12.14 The medium sensitivity of Bridge, in relation to the low impact, would result in a minor adverse effect to Bridge.

Bifron's Conservation Area

12.15 The Proposed Development would change the land use and landscape character in the western part of the Conservation Area as, well as alter the vegetation patterns, in addition to the impact sets out at the Site level.

12.16 However, given the Conservation Area is already severed by the A2 and the Site is not perceived in the same context as the remainder of the Conservation Area, the impact is assessed as low.

12.17 As Conservation Area within the AONB, the value is assessed as high. As the Site is allocated within the Neighbourhood Plan, the susceptibility is moderate. The combination of the high value and moderate susceptibility results in a medium sensitivity to the Proposed Development.

12.18 The medium sensitivity of Bifron's Conservation Area, in relation to the low impact, would result in a minor adverse effect to the character of the conservation area.

Bridge Conservation Area

12.19 The Proposed Development would neither be located in, nor immediately adjacent to Bridge Conservation Area, so there would be no physical change to the landscape. The perception of the Proposed Development would be in the context of Riverside Close, such that the impact is assessed as negligible.

12.20 As a Conservation Area in the AONB the value is assessed as high. As an area of residential land uses the susceptibility is assessed as moderate. The combination of the high value and moderate susceptibility results in a medium sensitivity to the Proposed Development.

12.21 The medium sensitivity of Bridge Conservation Area, in relation to the negligible impact, would result in a negligible adverse effect to Bridge Conservation Area.

Published Landscape Character Areas

12.22 The Proposed Development would be located in NCA 119. The physical and perceptual changes would mirror those at the Site level. However the scale of the Proposed Development would be very small in relation to the wider geographic area of the NCA, such that whilst there would be physical change, the impact is assessed as none. Due to this, the effect to the NCA would be neutral.

County: Elham East Kent Downs

12.23 The Proposed Development would extend the settlement pattern to existing road boundaries, which already separate the Site from the wider rural landscape. Therefore whilst the physical change would reflect that at the Site level, the impact to the county landscape character area would be none. Due to this, the effect to the Elham East Kent Downs would be neutral.

Kent Downs AONB Landscape Character Area 1C: East Kent Downs

12.24 The Proposed Development would extend residential land uses within a valley system and locally reduce the extent of arable agriculture, both of which are stated key characteristics of the landscape. However, this is balanced with the Proposed Development being consolidated to Bridge and within the boundaries of the A2 and Patricbourne Road, such that the Proposed Development would retain the stated characteristics of a 'concentrated' settlement pattern in the Nail Bourne Valley. The low lying position of the Site would also locate new residential land uses in a low lying position, such that long range views would still remain from high ground, across to adjacent valleys.

12.25 The impact to Area 1C: East Kent Downs is therefore assessed as none and the effect is assessed as neutral.

Kent Downs AONB Local Landscape Character Area Petham

12.26 The Proposed Development would be located within a part of the landscape which is described by the published study as:

"although there have been large-scale development proposals elsewhere, such as at Bridge. Such developments risk undermining the area's rural nature, and the distinctive character of its buildings."

12.27 The Proposed Development would reduce the rural land use to the east of Bridge, but would remain contained by the A2 and Patricbourne Road. This is considered to protect the overall scale and extent of the settlement pattern across the character area. The low lying position of the Site, in combination with the assumed height of the Proposed Development would protect the skylines. Any perception of the Proposed Development would be in the context of existing residential and recreational land uses.

12.28 The impact to character area Petham is therefore assessed as negligible.

12.29 As Petham is in the AONB its value is assessed as high. As there are settlements and infrastructure within Petham, the susceptibility is assessed as moderate. The combination of the high value and moderate susceptibility results in a medium sensitivity to the Proposed Development.

12.30 The negligible impact in relation to the medium sensitivity would result in a negligible adverse effect to Petham.

Visual Effects

12.31 The following section sets out the likely impacts and effects to the visual receptors (VR) identified in the previous visual appraisal.

VR1: Visual Receptors on PRoW (footpath) CB297 across the Site

12.32 The Proposed Development would be visible at close range and truncate views across the landscape to the north and south of the PRoW. The introduction of the buildings and associated movement and activity would be an evident change from the open character of the fields. The impact would therefore be high.

12.33 As the view is across part of the AONB and a conservation area the value is high. As the receptor is engaged in outdoor recreation, their susceptibility is high. The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.

12.34 The high impact in relation to the high sensitivity of the receptor would result in a major adverse effect.

VR2: Residential receptors in Riverside Close

12.35 The composition of foreground views would remain, with the recreational ground remaining. With the removal of the vegetation within the Site there would be views of residential properties and associated activity in contrast to the wooded background of the view. The impact is assessed as moderate.

12.36 As the view is across a recreational area, part of the AONB and conservation area, the value is assessed as moderate. As the receptor is a residential receptor, their susceptibility is high. The combination of the moderate value and high susceptibility results in a high sensitivity to the Proposed Development.

12.37 The moderate impact in relation to the high sensitivity would result in a moderate adverse effect.

VR3: Users of the Recreation Ground

12.38 Views of the playing fields would remain, but new residential land uses would be visible at close range, in contrast to the wooded skyline, such that the impact is assessed as high.

12.39 As the view is across the recreational ground, AONB and conservation area, the value is assessed as high. As the receptor is engaged in outdoor activities which do not specifically rely on the view, the susceptibility is assessed as moderate.

12.40 The combination of the high value and moderate susceptibility results in a medium sensitivity.

12.41 The high impact in relation to the medium sensitivity of the receptor would result in a moderate adverse effect.

VR4: Recreational users of PRow (public bridleway) 0018/CB299/6 and 0044/CB299/5

12.42 There would be channelled views of the residential land use in the northern part of the Site, whilst the remainder of the Proposed Development would be screened by the intervening density of vegetation. The residential land uses would alter the composition of the view from a rural landscape and wooded backdrop, to one similar to foreground views of properties adjacent to fields. The impact is assessed as moderate.

12.43 The view is across fields, the AONB and a conservation area. The value is therefore high. As the receptor is engaged in outdoor recreation, the susceptibility is high. The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.

12.44 The moderate impact in relation to the high sensitivity would result in a moderate adverse effect.

VR5: Cyclists and motorist on Patricbourne Road

12.45 There would be close range views of the access road from Patricbourne Road and the Proposed Development within the northern field, although softened by the retained roadside vegetation. The change to the composition of the view would be via the buildings in contrast to the open character of the fields and truncating views across the Site, as well as altering views of the rural setting to this part of Bridge. The impact would be high.

12.46 The location is not visited specifically for the view, such that the value is low. As the receptor is on a secondary road, the susceptibility is moderate. The combination of the low value and moderate susceptibility results in a medium sensitivity to the Proposed Development.

12.47 The high impact in relation to the medium sensitivity would result in a moderate adverse effect.

VR 6: Recreational users on the North Downs Way Trail and PRow (public bridleway) 0018/CB268/2

12.48 There would be channelled views of residential land uses in the northern part of the Site, due to the existing break in the roadside vegetation by the A2 overbridge. The new residential land uses would be seen in the context of Bridge and on the opposite side of the A2, such that the impact would be negligible.

12.49 As the receptor is on a promoted route, the value is high. As a recreational receptor the susceptibility is high. The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.

12.50 The low impact in relation to the high sensitivity would result in a minor adverse effect.

VR7: Recreational users on PRow (public bridleway) 0044/CB3261/1

12.51 The elevated position of the receptor would enable views of the change to residential land use in the northern part of the Site. There would be some filtering of views from established trees adjacent to Patricbourne Road, but the composition of the view across a fields would be notably changed. The low lying position of the Proposed Development would enable views to remain across the wider rural landscape to the north and west of the Site. The impact would be moderate.

12.52 As the view is across an AONB and conservation area the value is high. As a recreational user the susceptibility is high. The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.

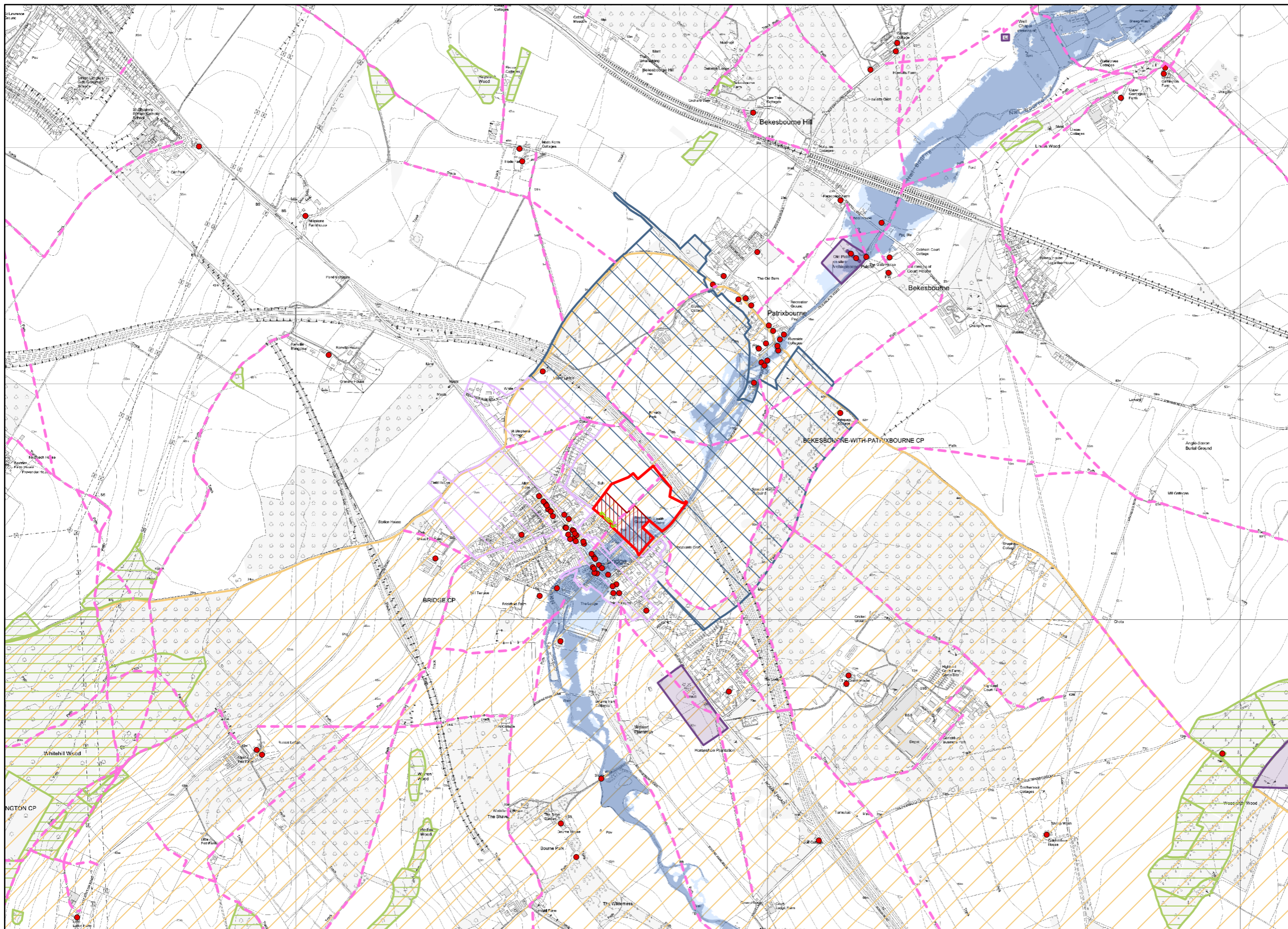
12.53 The moderate impact in relation to the high sensitivity would result in a moderate adverse effect.

VR8: Recreational users on PRow (footpath) 0044/CB300/4, to the south-west of Bridge

12.54 The residential land uses in the northern part of the Site would be visible, due to the elevated position of the receptor. However, at 1km away and situated beyond properties in Bridge, the impact would be negligible.

12.55 As the view is across an AONB and conservation area the value is high. As a recreational user the susceptibility is high. The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.

12.56 The negligible impact in relation to the high sensitivity would result in a negligible adverse effect.



- Key:**
- Site Boundary
 - Public Rights of Way
 - Listed Buildings
 - Scheduled Monuments
 - Flood Zone 2
 - Flood Zone 3
 - Ancient Woodland
 - TPO (ref: 3/1985/BRI)
 - Bifrons Park Conservation Area
 - Bridge Conservation Area
 - Important Local Green Space Draft Policy E4
 - Kent Downs AONB

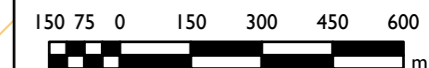
Local Planning Authority:
Canterbury City Council

The Site falls within the following landscape character areas:

National:
119: North Downs
(Natural England, April 2013)

County:
Elham: East Kent Downs
(The Landscape Assessment of Kent, October 2004)

Kent Downs AONB Landscape Character Assessment:
East Kent Downs
Local Landscape Character Area:
Petham



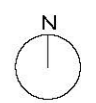
ETLA

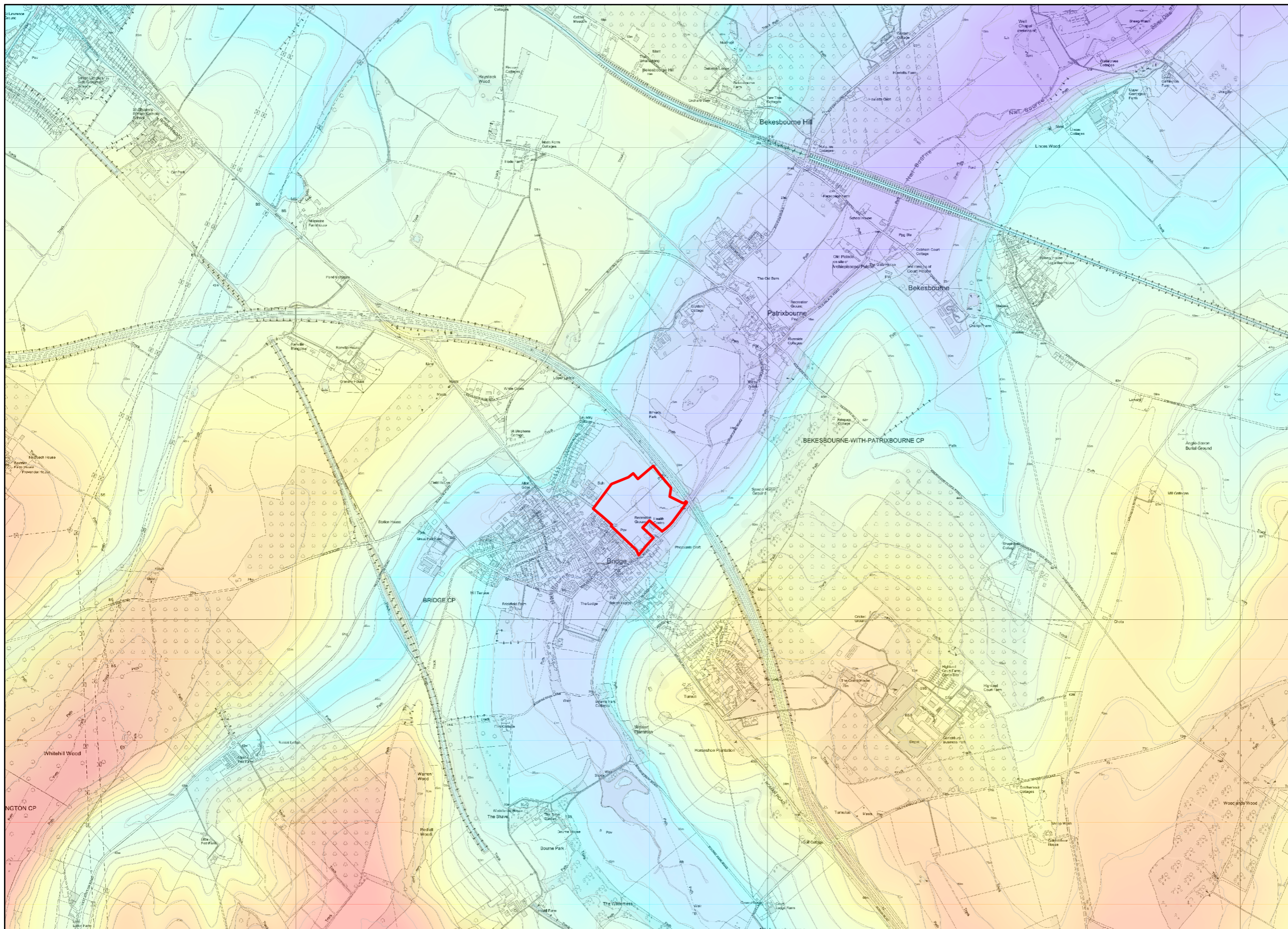
Elcano + Trenfield Landscape Architects Ltd
Canterbury Innovation Centre, University Road,
Canterbury, Kent CT2 7FG
www.eta.studio

LAND AT BRIDGE
LANDSCAPE AND VISUAL ASSESSMENT

SITE CONTEXT PLAN

Drawing No 0394-L01
Status Final
Date 20-08-2021
Scale 1:16,000@A3
Revision -

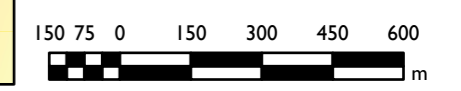




Key:

- Site Boundary
- 5m Contours
- DTM (metres above ordnance datum)
- Value
- 91.372
- 10.322

*The contour coloring is representative for visualization purposes only, taken from a LIDAR Composite DTM 1m Data (2020) from the DEFRA website <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey> (accessed at 09.07.2021)



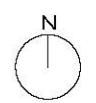
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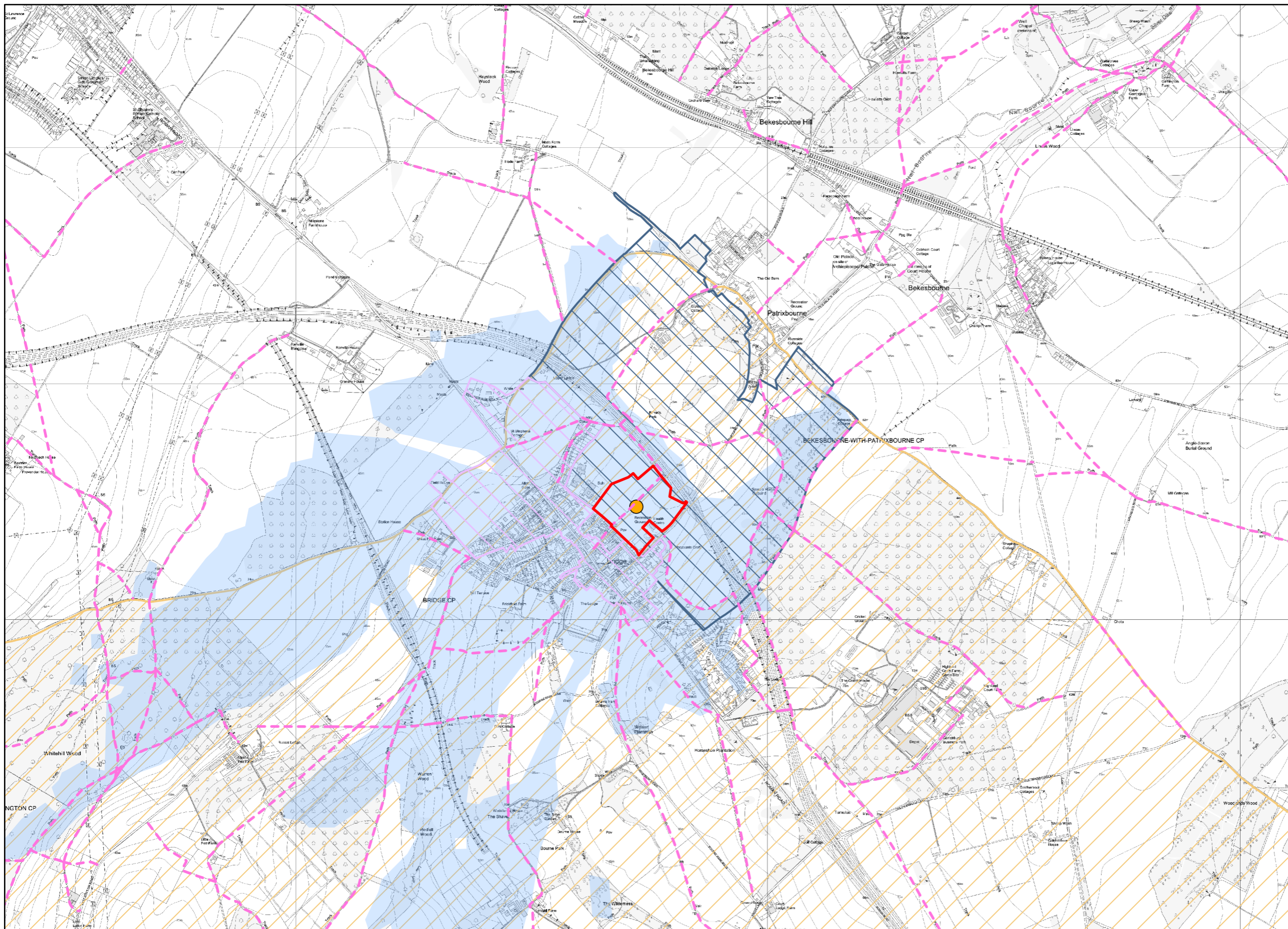
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 Canterbury, Kent CT2 7FG
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LAND AT BRIDGE LANDSCAPE AND VISUAL ASSESSMENT

TOPOGRAPHY PLAN

Drawing No	0394-L02
Status	Final
Date	20.08.2021
Scale	1:16,000@A3
Revision	-

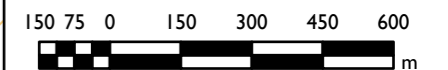




- Key:**
- Site Boundary
 - Public Rights of Way
 - ZTV Point
 - Zone of Theoretical Visibility
 - Bifrons Park Conservation Area
 - Bridge Conservation Area
 - Kent Downs AONB

Notes:

Modelled on DTM data (topography)
 Height of building: 9m
 Height of viewer: 1.5m
 This illustrates the potential extents of visibility of development on the site, based on bare earth modelling, it does not take into account structures or woodlands that may further restrict visibility.



ETLA

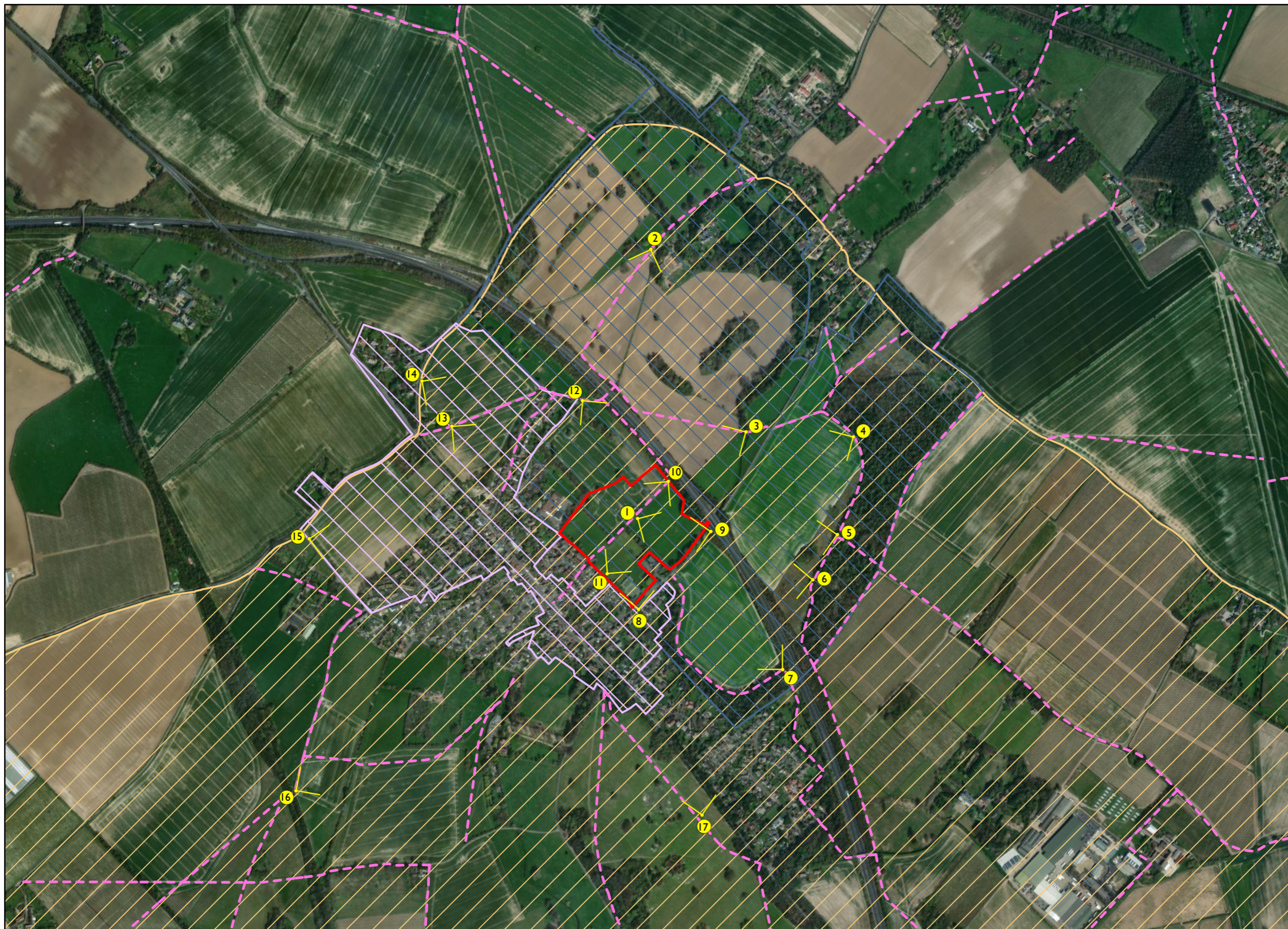
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 Canterbury, Kent CT2 7FG
 www.etcstudio

LAND AT BRIDGE LANDSCAPE AND VISUAL ASSESSMENT

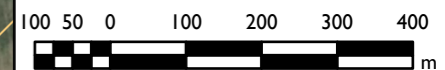
ZONE OF THEORETICAL VISIBILITY

Drawing No	0394-L03
Status	Final
Date	20.08.2021
Scale	1:16,000@A3
Revision	-





- Key:**
- Site Boundary
 - Public Rights of Way
 - Viewpoint Location
 - Bifrons Park Conservation Area
 - Bridge Conservation Area
 - Kent Downs AONB



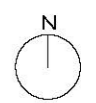
ETLA

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LAND AT BRIDGE
LANDSCAPE AND VISUAL ASSESSMENT

VIEWPOINT LOCATIONS PLAN

Drawing No	0394-L04
Status	Final
Date	20.08.2021
Scale	1:10,000@A3
Revision	-



Approximate extent of the southern part of the Site

PRoW (footpath)
CB297

Vegetation
bordering the A2

Vegetation bordering
Patixbourne Road

Elevated land across
Beech Hill



Health Centre

VIEWPOINT I

[FOR CONTEXT ONLY]

Description: View from PRoW (footpath) CB297, within the central part of the Site, looking south towards the vegetated boundaries of the Site and elevated land to the south of the Site. The Site is visible at close range, local road networks and footpaths to the south of the Site, across the elevated land.

VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 12:47		Visualisation Type. Type I		Drawing Title. Site Context Photos		Project Number. 0394	
Direction of View (Clockwise). 120° from North		Distance from site. 0m		Projection. Cylindrical		Date. 06/08/2021	
				Drawn By. MG		Approved By. RH	
				Date. 06/08/2021		Rev. Final	

ETLA



Description: View from PRoW (footpath) CB297, within the central part of the Site, looking south towards the vegetated boundaries of the Site and elevated land to the south of the Site. The Site is visible at close range, local road networks and footpaths to the south of the Site, across the elevated land.

VIEWPOINT 1 - SINGLE FRAME



VIEWPOINT 2
[FOR CONTEXT ONLY]

Description: View from PRoW (footpath) 0018/CB318/1, looking south-west, across Bifrons Park. The Site is not visible due to the density of vegetation bordering the A2 embankments.

VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 12:09		Visualisation Type. Type I		Drawing Title. Site Context Photos	Project Number. 0394	Sheet Number. 3 of 34	
Direction of View (Clockwise). 200° from North	Distance from site. 572m	Projection. Cylindrical		Drawn By. MG	Approved By. RH	Date. 06/08/2021	Rev. Final





Description: View from PRow (footpath) 0018/CB318/1, looking south-west, across Bifrons Park. The Site is not visible due to the density of vegetation bordering the A2 embankments.

VIEWPOINT 2 - SINGLE FRAME

Approximate extent of the Site



VIEWPOINT 3

[FOR CONTEXT ONLY]

Description: View from the bridge within Bifrons Park, looking west. The location forms part of the Elham Valley Way and PRow (public bridleway) 0018/CB299/8. The Site is not visible due to the density of the intervening vegetation across the A2 embankments.

VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 11:53		Visualisation Type. Type I		Drawing Title. Site Context Photos		Project Number. 0394	
Direction of View (Clockwise). 240° from North		Distance from site. 240m		Projection. Cylindrical		Sheet Number. 5 of 34	
				Drawn By. MG Approved By. RH		Date. 06/08/2021	
						Rev. Final	

ETLA



Description: View from the bridge within Bifrons Park, looking west. The location forms part of the Elham Valley Way and PRow (public bridleway) 0018/CB299/8. The Site is not visible due to the density of the intervening vegetation across the A2 embankments.

VIEWPOINT 3 - SINGLE FRAME



VIEWPOINT 4

[FOR CONTEXT ONLY]

Description: View south-west from the North Downs Way National Trail and PRow (public bridleway) 0018/CB268/2. The Site is not visible due to the density of the vegetation on the A2 embankments.

VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 11:34		Visualisation Type. Type I		Drawing Title. Site Context Photos	Project Number. 0394	Sheet Number. 7 of 34	
Direction of View (Clockwise). 240° from North	Distance from site. 446m	Projection. Cylindrical		Drawn By. MG	Approved By. RH	Date. 06/08/2021	Rev. Final





Description: View south-west from the North Downs Way National Trail and PRow (public bridleway) 0018/CB268/2. The Site is not visible due to the density of the vegetation on the A2 embankments.

VIEWPOINT 4 - SINGLE FRAME

North Downs Way National Trail
and PRoW (public bridleway)
0018/CB268/2.



VIEWPOINT 5

[FOR CONTEXT ONLY]

Description: View south-west from the North Downs Way National Trail and PRoW (public bridleway) 0018/CB268/2. The Site is not visible due to the density of the vegetation on the A2 embankments.

VIEWPOINT INFORMATION				PROJECT INFORMATION		
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04
Date & time of photograph. 23/07/2021 @ 11:40		Visualisation Type. Type I		Drawing Title. Site Context Photos	Project Number. 0394	Sheet Number. 9 of 34
Direction of View (Clockwise). 260° from North	Distance from site. 341m	Projection. Cylindrical		Drawn By. MG Approved By. RH	Date. 06/08/2021	Rev. Final

ETLA



Description: View south-west from the North Downs Way National Trail and PRow (public bridleway) 0018/CB268/2. The Site is not visible due to the density of the vegetation on the A2 embankments.

VIEWPOINT 5 - SINGLE FRAME



VIEWPOINT 6

[FOR CONTEXT ONLY]

Description: View south-west from North Downs Way National Trail and PRow (public bridleway) 0018/CB268/2. The Site is not visible due to its relatively low lying position in the landscape and the density of the intervening vegetation.

VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 11:43		Visualisation Type. Type I		Drawing Title. Site Context Photos	Project Number. 0394	Sheet Number. 11 of 34	
Direction of View (Clockwise). 265° from North	Distance from site. 313m	Projection. Cylindrical		Drawn By. MG	Approved By. RH	Date. 06/08/2021	Rev. Final

ETLA



Description: View south-west from North Downs Way National Trail and PRow (public bridleway) 0018/CB268/2. The Site is not visible due to its relatively low lying position in the landscape and the density of the intervening vegetation.

VIEWPOINT 6 - SINGLE FRAME



VIEWPOINT 7

[FOR CONTEXT ONLY]

Description: View north from PRow (public bridleway) 0044/CB326/1. Parts of the Site are visible, seen through the intervening vegetation.

VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 11:14		Visualisation Type. Type I		Drawing Title. Site Context Photos	Project Number. 0394	Sheet Number. 13 of 34	
Direction of View (Clockwise). 315° from North	Distance from site. 396m	Projection. Cylindrical		Drawn By. MG	Approved By. RH	Date. 06/08/2021	Rev. Final





Description: View north from PRoW (public bridleway) 0044/CB326/I. Parts of the Site are visible, seen through the intervening vegetation.

VIEWPOINT 7 - SINGLE FRAME

Approximate extent of the Site

Patricbourne Road



VIEWPOINT 8

[FOR CONTEXT ONLY]

Description: View from Patricbourne Road looking north-east. The Site is visible on the opposite side of the road.

VIEWPOINT INFORMATION				PROJECT INFORMATION			ETLA
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 13:49		Visualisation Type. Type I		Drawing Title. Site Context Photos	Project Number. 0394	Sheet Number. 15 of 34	
Direction of View (Clockwise). 355° from North	Distance from site. 15m	Projection. Cylindrical		Drawn By. MG Approved By. RH	Date. 06/08/2021	Rev. Final	



Description: View from Patrixbourne Road looking north-east. The Site is visible on the opposite side of the road.

VIEWPOINT 8 - SINGLE FRAME

Approximate extent of the Site

Patrixbourne Road



VIEWPOINT 9

[FOR CONTEXT ONLY]

Description: View from Patrixbourne Road looking north-west. The Site is visible on the opposite side of the road

VIEWPOINT INFORMATION				PROJECT INFORMATION			ETLA
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 11:27		Visualisation Type. Type I		Drawing Title. Site Context Photos	Project Number. 0394	Sheet Number. 17 of 34	
Direction of View (Clockwise). 260° from North	Distance from site. 17m	Projection. Cylindrical		Drawn By. MG Approved By. RH	Date. 06/08/2021	Rev. Final	



Description: View from Patrixbourne Road looking north-west. The Site is visible on the opposite side of the road.

VIEWPOINT 9 - SINGLE FRAME

Approximate extent of the Site

PRoW (footpath) CB297



VIEWPOINT 10

[FOR CONTEXT ONLY]

Description: View from PRoW (footpath) CB297 at the eastern edge of the Site, looking south-west across the Site.

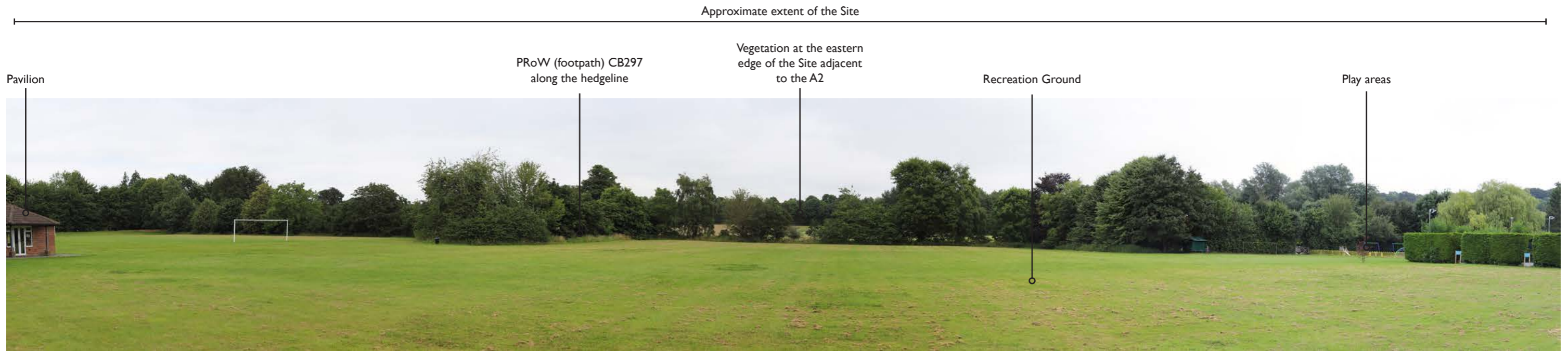
VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 12:46		Visualisation Type. Type I		Drawing Title. Site Context Photos		Project Number. 0394	
Direction of View (Clockwise). 220° from North		Distance from site. 2m		Projection. Cylindrical		Date. 06/08/2021	
				Drawn By. MG Approved By. RH		Date. 06/08/2021	
						Sheet Number. 19 of 34	
						Rev. Final	

ETLA



Description: View from PRoW (footpath) CB297 at the eastern edge of the Site, looking south-west across the Site.

VIEWPOINT 10- SINGLE FRAME



VIEWPOINT I I
[FOR CONTEXT ONLY]

Description: View from Bridge Recreation Ground at the western edge of the Site, looking north-east.

VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 12:52		Visualisation Type. Type I		Drawing Title. Site Context Photos		Project Number. 0394	
Direction of View (Clockwise). 40° from North		Distance from site. 0m		Projection. Cylindrical		Date. 06/08/2021	
				Drawn By. MG		Approved By. RH	
				Date. 06/08/2021		Rev. Final	





Description: View from Bridge Recreation Ground at the western edge of the Site, looking north-east.

VIEWPOINT 11 - SINGLE FRAME

Approximate extent of the Site

Vegetation bordering the A2



VIEWPOINT 12

[FOR CONTEXT ONLY]

Description: View from part of Elham Valley Way and PRow (public bridleway) 0018/CB299/6 and 0044/CB299/5. The eastern edge of the Site is visible beyond the intervening wheat fields.

VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 12:36		Visualisation Type. Type I		Drawing Title. Site Context Photos		Project Number. 0394	
Direction of View (Clockwise). 140° from North		Distance from site. 257m		Projection. Cylindrical		Date. 06/08/2021	
				Rev. Final			

ETLA



Description: View from part of Elham Valley Way and PRow (public bridleway) 0018/CB299/6 and 0044/CB299/5. The eastern edge of the Site is visible beyond the intervening wheat fields.

VIEWPOINT 12 - SINGLE FRAME



VIEWPOINT 13

[FOR CONTEXT ONLY]

Description: View from PRoW (Public Bridleway) 0044/CB299/1 looking south-east. The Site is not visible due to its low lying position and intervening properties and vegetation.

VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 12:30		Visualisation Type. Type I		Drawing Title. Site Context Photos	Project Number. 0394	Sheet Number. 25 of 34	
Direction of View (Clockwise). 130° from North	Distance from site. 400m	Projection. Cylindrical		Drawn By. MG	Approved By. RH	Date. 06/08/2021	Rev. Final





Description: View from PRow (Public Bridleway) 0044/CB299/1 looking south-east. The Site is not visible due to its low lying position and intervening properties and vegetation.

VIEWPOINT 13 - SINGLE FRAME



VIEWPOINT 14

[FOR CONTEXT ONLY]

Description: View from Town Hill Road, looking south-east. The Site is not visible due to its low lying position in the landscape and intervening vegetation.

VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 12:25		Visualisation Type. Type I		Drawing Title. Site Context Photos		Project Number. 0394	
Direction of View (Clockwise). 125° from North		Distance from site. 536m		Projection. Cylindrical		Date. 06/08/2021	
				Drawn By. MG		Approved By. RH	
				Date. 06/08/2021		Rev. Final	





Description: View from Town Hill Road, looking south-east. The Site is not visible due to its low lying position in the landscape and intervening vegetation.

VIEWPOINT 14 - SINGLE FRAME

Approximate extent of the Site



Pett Hill

VIEWPOINT 15

[FOR CONTEXT ONLY]

Description: View from Pett Hill, looking east. The Site is not visible due to its low lying position and intervening properties.

VIEWPOINT INFORMATION				PROJECT INFORMATION			ETLA
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 13:33		Visualisation Type. Type I		Drawing Title. Site Context Photos	Project Number. 0394	Sheet Number. 29 of 34	
Direction of View (Clockwise). 100° from North	Distance from site. 665m	Projection. Cylindrical		Drawn By. MG Approved By. RH	Date. 06/08/2021	Rev. Final	



Description: View from Pett Hill, looking east. The Site is not visible due to its low lying position and intervening properties.

VIEWPOINT 15 - SINGLE FRAME



VIEWPOINT 16

[FOR CONTEXT ONLY]

Description: View from PRow (footpath) 0044/CB300/4, looking north-east. Parts of the Site are visible, although views are filtered by intervening vegetation.

VIEWPOINT INFORMATION				PROJECT INFORMATION			
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 13:22		Visualisation Type. Type I		Drawing Title. Site Context Photos	Project Number. 0394	Sheet Number. 31 of 34	
Direction of View (Clockwise). 55° from North	Distance from site. 977m	Projection. Cylindrical		Drawn By. MG	Approved By. RH	Date. 06/08/2021	Rev. Final

ETLA



Description: View from PRoW (footpath) 0044/CB300/4, looking north-east. Parts of the Site are visible, although views are filtered by intervening vegetation.

VIEWPOINT 16 - SINGLE FRAME



VIEWPOINT 17

[FOR CONTEXT ONLY]

Description: View from PRow (footpath) 0044/CB296/1 looking north. The Site is not visible due to its low lying position and intervening vegetation.

VIEWPOINT INFORMATION				PROJECT INFORMATION			ETLA
Camera make & model. Canon EOS 6D Mark II		Focal Length. 50mm		Project Title. Land at Bridge		Figure Number. L04	
Date & time of photograph. 23/07/2021 @ 11:01		Visualisation Type. Type I		Drawing Title. Site Context Photos	Project Number. 0394	Sheet Number. 33 of 34	
Direction of View (Clockwise). 350° from North	Distance from site. 580m	Projection. Cylindrical		Drawn By. MG Approved By. RH	Date. 06/08/2021	Rev. Final	



Description: View from PRow (footpath) 0044/CB296/1 looking north. The Site is not visible due to its low lying position and intervening vegetation.

VIEWPOINT 17 - SINGLE FRAME



- KEY**
-  Site Boundary
 -  Public Rights of Way (PRoW)
 -  Listed Buildings
 -  Tree Preservation Order (ref. 3/1985/BRI)
Requires offset of development in relation to root protection areas
 -  Important Local Green Space, Draft Policy E4
 -  Bridge Conservation Area
 -  Brifrons Park Conservation Area
 -  Kent Downs Area of Outstanding Natural Beauty (AONB)
 -  Flood Zone 2 and 3 (No development)
 -  Close range views of the Site, including from PRoW
 -  Partial views of the Site and longer distance views
 -  Retain and enhance existing tree belt across the Site, allowing for new access
 -  New planting to enclose development and provide a landscape buffer from PRoW
 -  Opportunities for new recreational links to wider PRoW routes
 -  Sloping landform (high to low)
 -  5m Contour lines
 -  Noise from vehicles on the A2 requiring sensitive design measures to ensure a high quality development for future users
 -  Low sensitivity to residential development due to proximity to existing village edge and containment by tree belt
 -  Medium sensitivity to residential development due to close range views from road balanced with lower lying position in landscape and relationship to residential edge and road networks.
 -  High sensitivity to residential development due to individual trees, reduced enclosure and continuity with wider landscape to north-west of the Site