

Landscape and Visual Assessment of Lenham Neighbourhood Plan Strategic Housing Delivery Sites

OCTOBER 2019



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LENHAM NEIGHBOURHOOD PLAN SHDS

LANDSCAPE & VISUAL ASSESSMENT

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1. EXECUTIVE SUMMARY

- 1.1. The seven strategic housing delivery sites (SHDS) identified within the Lenham Neighbourhood Plan (LNP) have been appraised according to the following sensitivities:

- Topography / Geology
- Statutory Landscape Designations
- Priority Habitats
- Historic Designations
- Public Rights of Way
- Landscape Character Areas
- Visual Amenities

Landscape Sensitivity of SHDS

- 1.2. The following sensitivities are identified in the report. The report also outlines landscape mitigation measures for each site.
- 1.3. SHDS 1 to the east of Lenham comprises agricultural land, with native hedgerows around it opposite a light industrial area. It is situated in close proximity to the Kent Downs AONB but is partially screened by the intervening industrial area which reduces its sensitivity when viewed from access land on the North Downs or the North Downs Way national trail.
- 1.4. SHDS 2, 3 and 4 are situated to the south of the mainline railway and bounded to the south by woodland.
- 1.5. SHDS 2 contains an area of woodland, areas of emerging scrub and young trees. Its capacity for residential development is likely to be reduced by established mature trees.
- 1.6. SHDS 3 is located adjacent to an area of ancient woodland and a buffer area would be required to effectively mitigate any harmful effects upon it. The remainder of the site is open, comprising grassland, with no other known constraints. It is visually well contained although there are high levels of amenity for users of the public footpath which passes through the site.
- 1.7. SHDS 4 is discreet in the landscape with established hedgerows which bound the site. A row of slender trees follow the line of a shallow seasonal water course which passes through the site. There are no other constraints and the site is considered to have capacity for residential

development without detracting from its setting.

- 1.8. SHDS 5, 6 & 7 are situated to the west of Old Ham Lane and south of a committed development site at the corner of Old Ham Lane and the Ashford Road.
- 1.9. SHDS 5 is a large irregularly shaped agricultural field situated between Old Ham Lane and Dickley Wood. It can be seen from the Kent Downs AONB. The site contains few constraints with the exception of its high grade agricultural soil classification, and ancient woodland to the west.
- 1.10. Landscape mitigation set out in the report will help to offset harmful effects upon views from the Kent Downs AONB, and a considerable part of the site would be screened by development on the committed development site to the north and woodland. Dickley Wood is ancient semi-natural woodland and therefore a buffer area adjacent to the woodland is required to mitigate any adverse effects upon it.
- 1.11. SHDS 6 is a levelled and mown sports pitch with hedgerows which has little constraint in landscape terms, however it is visible from the Kent Downs AONB and some mitigation of views is recommended.
- 1.12. SHDS 7 consists of a paddock to the immediate south of a committed development site. The site has been grazed and has intermittent hedgerows around it. There is some visual sensitivity to views from the Kent Downs, however mitigation and development of committed sites will limit the anticipated effect upon views.

Special Views

- 1.13. Lenham parish is set across the boundary of the AONB designation. There are various views throughout the parish which are of exceptional quality. Some of the views are gained from national trails. Some are gained from well used long distance recreational routes and Local Green Spaces. In one view two Grade I listed buildings feature prominently.
- 1.14. A selection of the most sensitive views have been included in this report to demonstrate that the neighbourhood plan would not harm nationally significant views.

Mitigation Strategies

- 1.15. Landscape constraints, visual sensitivity and measures which could mitigate visual effects are outlined in section 13.

Conclusion

- 1.16. The selection of potential development sites in and around Lenham is constrained by the statutory AONB designation, areas of ancient woodland, historic designations, landscape character of high sensitivity and high levels of visual amenity.
- 1.17. SHD sites within the neighbourhood plan are located at some of the least sensitive areas in close proximity to the village of Lenham in terms of landscape constraints and visual sensitivity.
- 1.18. Where adverse effects may occur, mitigation measures are considered to be effective in preventing or limiting harmful effects upon landscape and visual amenity.

2. INTRODUCTION

Purpose of the Landscape Assessment

- 2.1. Lenham Parish Council commissioned DPLC to provide an assessment of the anticipated landscape and visual effects of the Strategic Housing Delivery Sites (SHDS) as set out within Lenham Neighbourhood Plan (LNP).
- 2.2. This report also identifies sensitive views and demonstrates that the most sensitive views would be conserved.
- 2.3. Landscape and Visual Sensitivity has been assessed in accordance with the 'Guidelines for Landscape and Visual Impact Assessment, 3rd edition' published by the Landscape Institute and the Institute for Environmental Management and Assessment.

Structure of the Report

- 2.4. In the first part of the report the SHD sites are described in the context of the following formative landscape influences:
 - Topography
 - Geology
 - Statutory Landscape Designations
 - Priority Habitats
 - Historic Designations
 - Borough Landscape Character
 - Visual Sensitivity
- 2.5. Each SHDS is assessed in terms of its condition, valued attributes and visual sensitivity. A summary can be found

in the table on page 31.

- 2.6. Recommendations to mitigate potential adverse landscape and visual effects arising from development are outlined.
- 2.7. Appendix A shows additional single frame survey photographs which are scaled to better represent the actual viewing experience when printed at A3 and held at arms length.
- 2.8. Appendix B shows the locations of in text photos. (Note: these are not the locations of individually assessed views which are denoted on p24- 26).

Photo 1 – View from Lenham Square



3. STRATEGIC HOUSING DELIVERY SITES

- 3.1. The locations of the SHDS and LLLA are described below and are shown in Figure 1 on the following page.

SHDS 1 - Dean Lewis Estates Ltd.

- 3.2. The site comprises an area of approximately 7.0ha of land in arable use to the east of Lenham to the south of Old Lenham Road, close to its junction with the A20 Ashford Road.
- 3.3. This site is located to the north of a cluster of buildings at East Lenham Farm, and to the south of a small light industrial complex located between Old Ashford Road and Ashford Road.
- 3.4. The development site is bounded to the north by a hawthorn hedgerow; to the east by mature lime trees which line the drive to East Lenham Farm; to the south, by an intermittent mixed species hedgerows and a continuous hedgerow; and to the west by the garden curtilages of Burnside Cottages.
- 3.5. There are no rights of way passing through the site.

SHDS 2 - Tower Land

- 3.6. This site comprises an area of approximately 3.9ha of land with a mosaic of differing habitats.
- 3.7. Formerly the site was predominantly grassland, with an area of woodland to the west. Grass areas appear to have been mown or grazed until around 2008. Since that time low levels of management have resulted in the emergence of a mosaic of different habitats including rough tussocky grassland, emerging scrub and areas of young woodland.

SHDS 3 - Knight Land

- 3.8. This area comprises approximately 9.6ha of grassland and some woodland, bounded to the north by a railway; to the east by a narrow band of deciduous woodland in SHDS 2 and fence bounding SHDS 4; to the south by Kiln Wood; and to the west by Old Ham Lane, and a small (0.3ha) area adjacent to Lenham station, comprising hardstanding and commercial buildings with some peripheral trees.
- 3.9. There are two seasonal water courses which flow through the site into woodland to the south. There is a large barn located close to the railway.
- 3.10. A public footpath crosses the site from east to west.

SHDS 4 - Russell Land

- 3.11. This site consists of 3.8ha of grassland with a narrow band of trees passing from north to south through the centre of the site, following the course of a seasonal stream.
- 3.12. The area is bounded to the north by a wide hedgerow beyond which lies an area of land to be developed for housing; to the east a by a hedgerow lining the Headcorn Road; to the south by emerging scrub in SHDS 2; and to the west by a fence between the site and SHDS 3.
- 3.13. There are no public footpaths through the site.

SHDS 5 - Countryside Properties PLC

- 3.14. This site forms the largest of the SHDS and comprises an single irregular arable field of 18.5ha land to the west of Old Ham Lane.
- 3.15. The site is bounded to the north by Dickley Wood and a narrow field between the site and Ashford Road; to the east by a paddock to the west of Loder Close (SHDS 7), and William Pitt Field (SHDS 6), and Old Ham Lane; and to the south by the railway.
- 3.16. There are is no public access across the site.

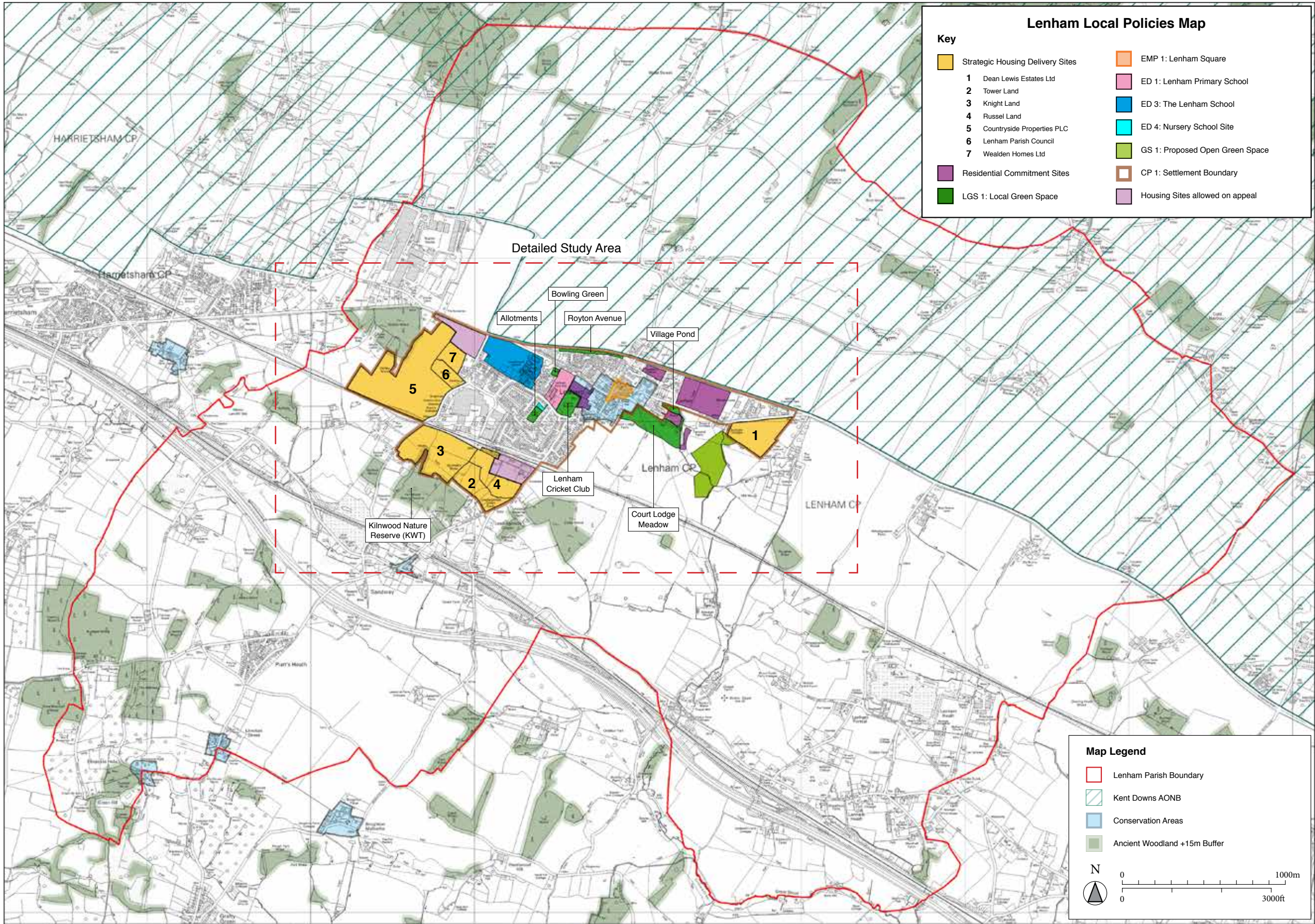
SHDS 6 - Lenham Parish Council

- 3.17. This site comprises a playing area of approximately 1.8ha known as William Pitt Field. The site is bounded by mixed hedgerows on all sides, with vehicular access, a small car park and changing block adjacent to Old Ham Lane.

SHDS 7 - Wealden Homes

- 3.18. This site consists of approximately 1.9ha of paddock situated between SHDS 5 to the west, and residential development adjacent to Old Ham Lane to the east. Loose and intermittent hedgerows bound the site to the north west and north east. An established hedgerow to the north of SHDS 6 bounds the site to the south west.

Figure 1 – Lenham Local Policies Map



4. TOPOGRAPHY

- 4.1. The village of Lenham is situated at the foot of the scarp slope of the North Downs, with a spring line which is the source for two significant local water courses: the Great Stour which flows south east; and the River Len which flows west into the Medway catchment basin.
- 4.2. There are significant interferences with natural landform to the south of Lenham. These are earthworks along the routes of three major transport routes; a mainline railway; the channel tunnel rail link; and the M20 motorway.
- 4.3. Topography gently undulates as the scarp slope moves south with some slight changes in elevation around the SDH sites as describe below.

SHDS 1

- 4.4. The elevation of the site falls evenly from approximately 118m A.O.D. in the north east corner to an elevation of approximately 108m A.O.D. in the south west side of the site.

SHDS 2

- 4.5. The west of the site has an elevation of about 120m A.O.D. land falls by several metres to a lowest point at the stream which passes through the site from north to south before rising to around 123m at the Headcorn Road at the east of the site.

SHDS 3

- 4.6. The site has its highest elevation of approximately 122m A.O.D. adjacent to the railway to the north of the site. Land falls slightly to the south with a very shallow seasonal stream bed which enters Kiln Wood to the south in to the west of the site.

SHDS 4

- 4.7. The site falls by several metres from an elevation of approximately 122m A.O.D. in the west. Land rises again from the lowest part at the centre of the site to an elevation of around 123m A.O.D. at the Headcorn Road.

SHDS 5

- 4.8. The north of the site near the Ashford Road has an elevation of around 125m A.O.D. Land undulates and descends to the lowest point within the site adjacent to the railway to the south at an elevation of around 111m A.O.D.

SHDS 6

- 4.9. This site comprises a levelled sports field which has an elevation of approximately 123m A.O.D. This site appears to have been raised slightly in the south west corner which is marginally higher than the surrounding land.

SHDS 7

- 4.10. This area is fairly level with a slight fall from an elevation of 125m A.O.D. in the north east to about 122m A.O.D. in the south west.

Photo 2 – View of Court Lodge Meadow from St Mary’s Church

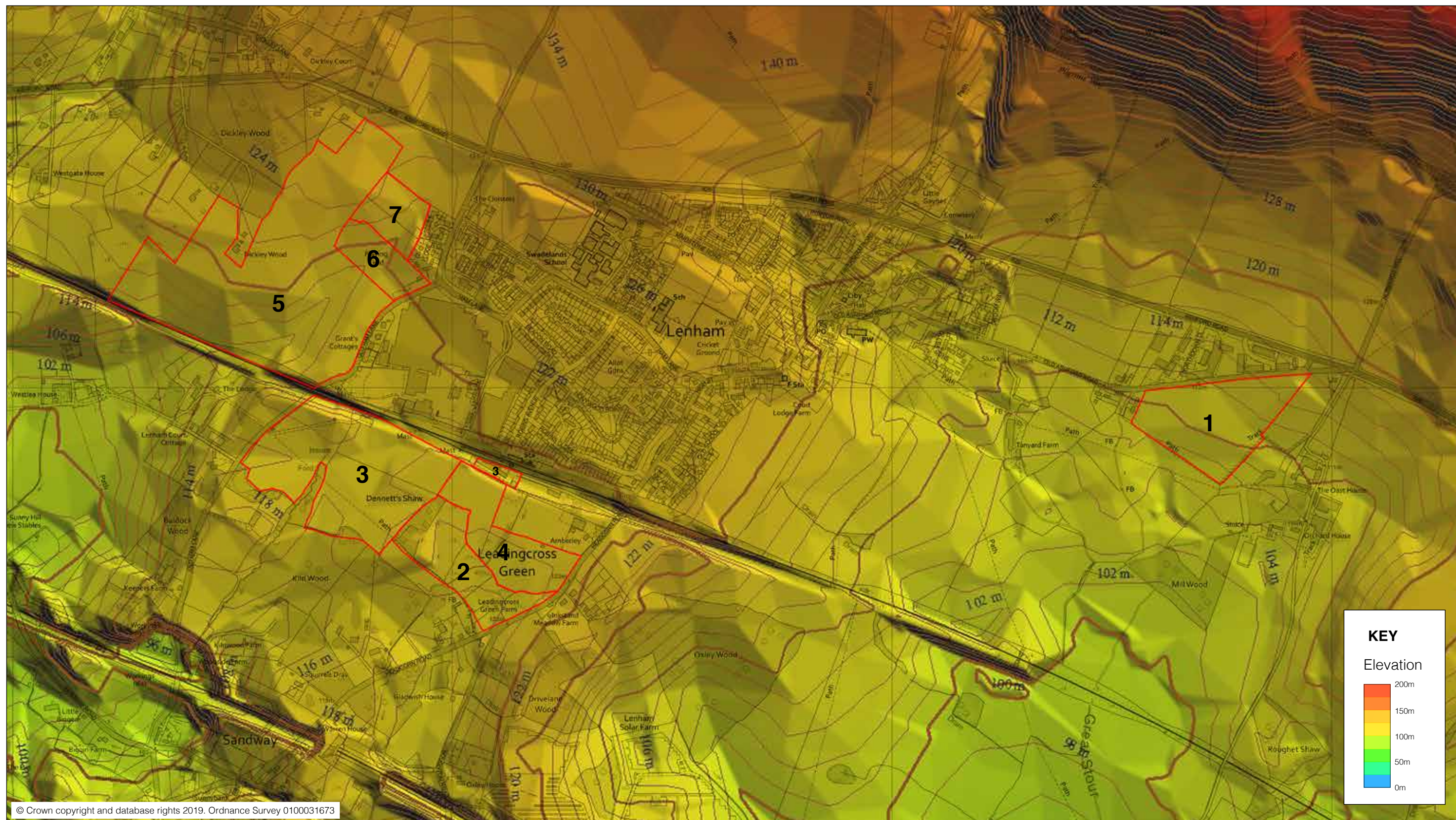


TOPOGRAPHY

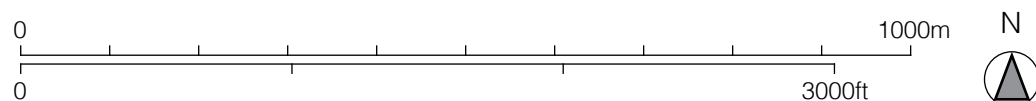
LENHAM NEIGHBOURHOOD PLAN SHDS

LANDSCAPE & VISUAL ASSESSMENT

Figure 2 – Topography



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5. GEOLOGY

- 5.1. Figure 3 identifies the bedrock and superficial geology which underlies the SHDS and LLLA.
- 5.2. The West Melbury Chalk Formation underlies northern areas of the SHDS and LLLA, transitioning into Mudstone of the Gault Formation to the south.
- 5.3. Some areas within the SHDS are overlain by Head superficial deposits. The LLLA is overlain by Alluvium to the east.

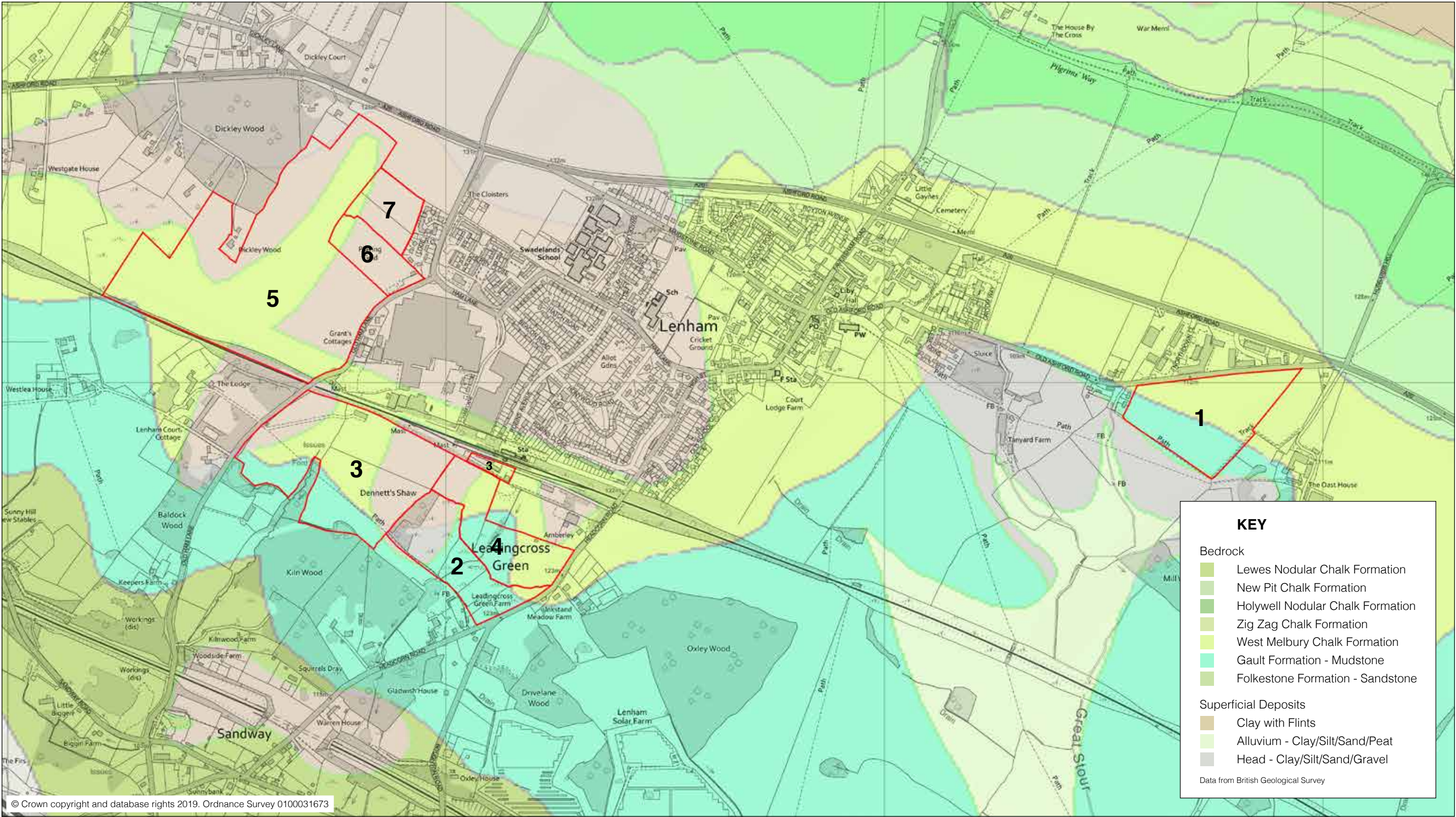
Agricultural Land Classification

- 5.4. The Agricultural Land Classification map of the South East, by Natural England indicates that SHD sites are likely to be Grade 3 (good to moderate) or Grade 2 (very good).

Photo 3 – View of St Mary’s Church and Tithe Barn from Court Lodge Meadow



Figure 3 – Geology



6. STATUTORY LANDSCAPE DESIGNATIONS

Kent Downs AONB

- 6.1. The AONB designation recognises the high visual qualities of the Kent Downs. The management plan for the Kent Downs AONB places importance upon the setting of the AONB including views from the scarp of the North Downs.
- 6.2. All SHD sites lie outside of the AONB designation. The potential for effects upon views from the AONB is considered in the assessment of baseline views with potential to be affected. Refer to Section 10 on Visual Sensitivity.
- 6.3. SHDS 1 is located almost adjacent to the AONB designation. The interrelation between this site and the

AONB designation is quite strong, however the presence of the light industrial area between the site and the AONB reduced the sensitivity of the site and provides some screening.

- 6.4. SHDS 2, 3 & 4 are located beyond the existing settlement of Lenham. The spatial relationship between these sites and the AONB is weak.
- 6.5. Sites 5, 6 & 7 currently have visual and spatial links with the AONB. The undulating landform of the lower scarp slope continues into SHDS 5, a connection which is reinforced by similar arable land uses. However there are intervening elements; dwellings and trees to the west of Old Ham Lane; and the presence of Dickley Wood bounding SHDS 5 to the west which partially buffers the site from the AONB.

Sites of Special Scientific Interest

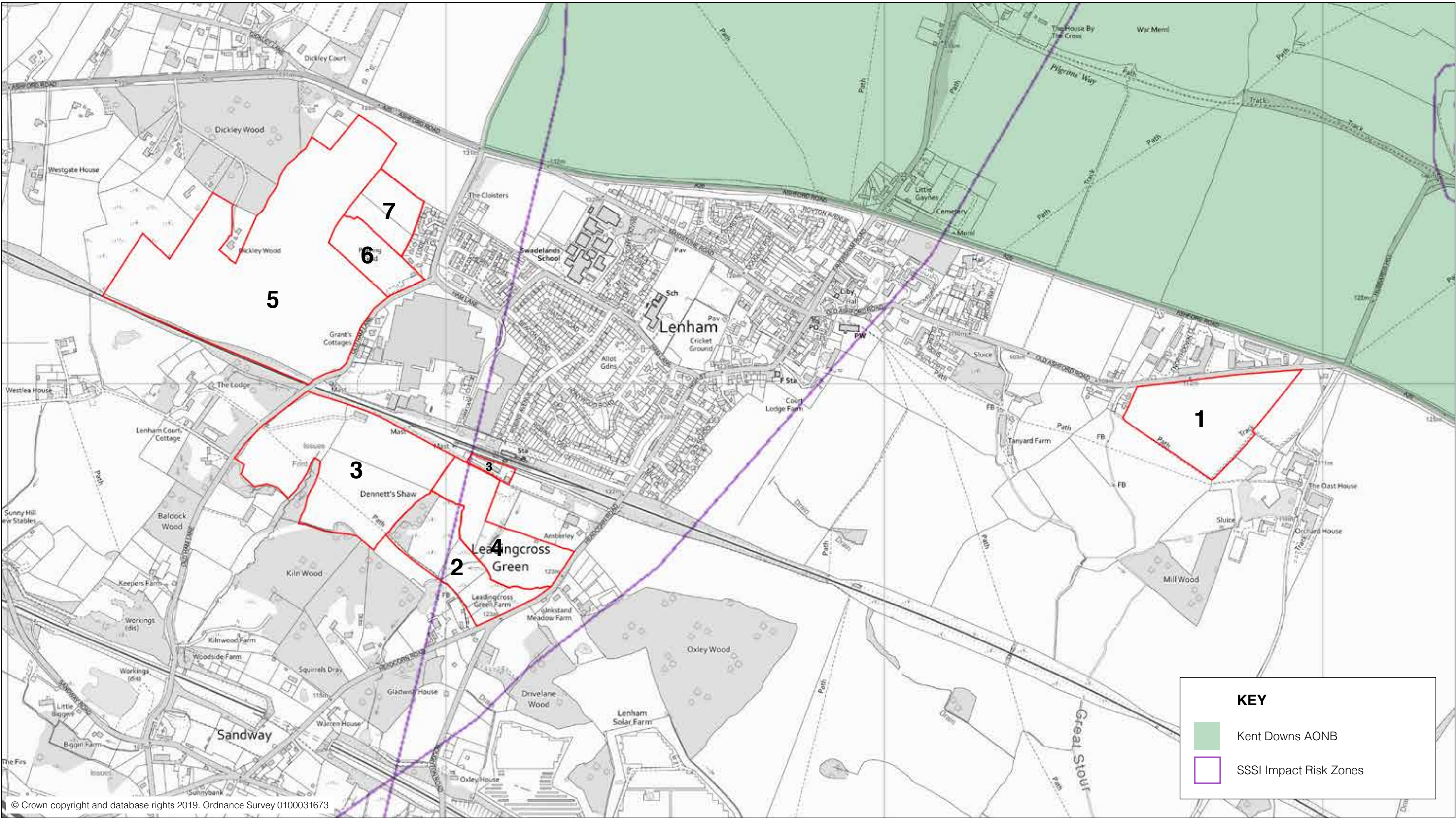
- 6.6. Lenham Quarry SSSI is located to the north east of the village of Lenham.
- 6.7. The site shows a section of the Lenham Beds, of interest for their marine gastropod and bivalve faunas, as well as serpulid worms, brachiopods, bryozoans, scaphopods and echinoids¹.
- 6.8. The nature of the SSSI would not be adversely affected by development within any of the SHD sites.

¹ Natural England Citation for Lenham Quarry SSSI, 1981.

Photo 4 – View from Stour Valley Walk



Figure 4 – Statutory Landscape Designations



7. PRIORITY HABITATS

- 7.1. An area of deciduous woodland priority habitat is located within SDHS 2. None of the other sites contain areas of priority habitat.
- 7.2. There are areas of ancient and semi-natural woodland immediately adjacent to the south of SHDS 3 (Kiln Wood) and to the west of SHDS 5 (Dickley Wood).

Ancient Woodland

- 7.3. Ancient woodland is an irreplaceable resource of great importance for its wildlife, soils, recreation, cultural value, history and the contribution it makes to our diverse landscapes. It is a scarce resource, covering only 3% of England's land area. Veteran trees can be hundreds of years old, provide habitat for many different species and are a part of our landscape and cultural heritage.
- 7.4. Even if the woodland itself is protected, it can suffer serious disturbance where houses or roads are built right up to its margins, both directly from the impact of development, or indirectly through changes to drainage.²
- 7.5. Effects arising from the development of land adjacent to ancient woodland may include:
- Fragmentation and loss of ecological connections with surrounding woodland/ veteran trees and the wider natural landscape;
 - Effects on the root protection area of individual trees;
 - Reduction in the area of other semi-natural habitats adjoining ancient woodland;
 - Increased exposure to pollutants from the surrounding area;
 - Increased deposition of dust, particularly from quarries, resulting in physical and/or chemical effects;
 - Impacts on local hydrology through drainage or water table levels changing;
 - Increased public use near veteran trees such that safety works leading to possible damage to the

tree may be needed;

- Change to the landscape context for ancient woods and veteran trees;
- Change to light pollution at night (if development includes street lighting);
- Fly tipping, garden encroachment and increased predation from cats.

Mitigation Measures for Ancient Woodland

- 7.6. Development must be kept as far as possible from ancient woodland, with a buffer area maintained between the ancient woodland and any development boundary.
- 7.7. An appropriate buffer area will depend on the local circumstances and the type of development. A 15m buffer around ancient woodland may be appropriate, but larger buffers may be required.
- 7.8. The permanent retention of buffer zones are usually secured as part of the planning permission. These should be allowed to develop into semi-natural habitat.
- 7.9. Developments such as gardens are not included within buffer zones as there is limited control over how they may be used, or developed in the future. They might be paved or decked without the need for planning permission or they may include inappropriate species which could escape into the woodland.

Other Individual Trees

- 7.10. There are a number of trees present in SHDS 2 and SHDS 4 that are not part of a priority habitat or ancient woodland.

SHDS 2

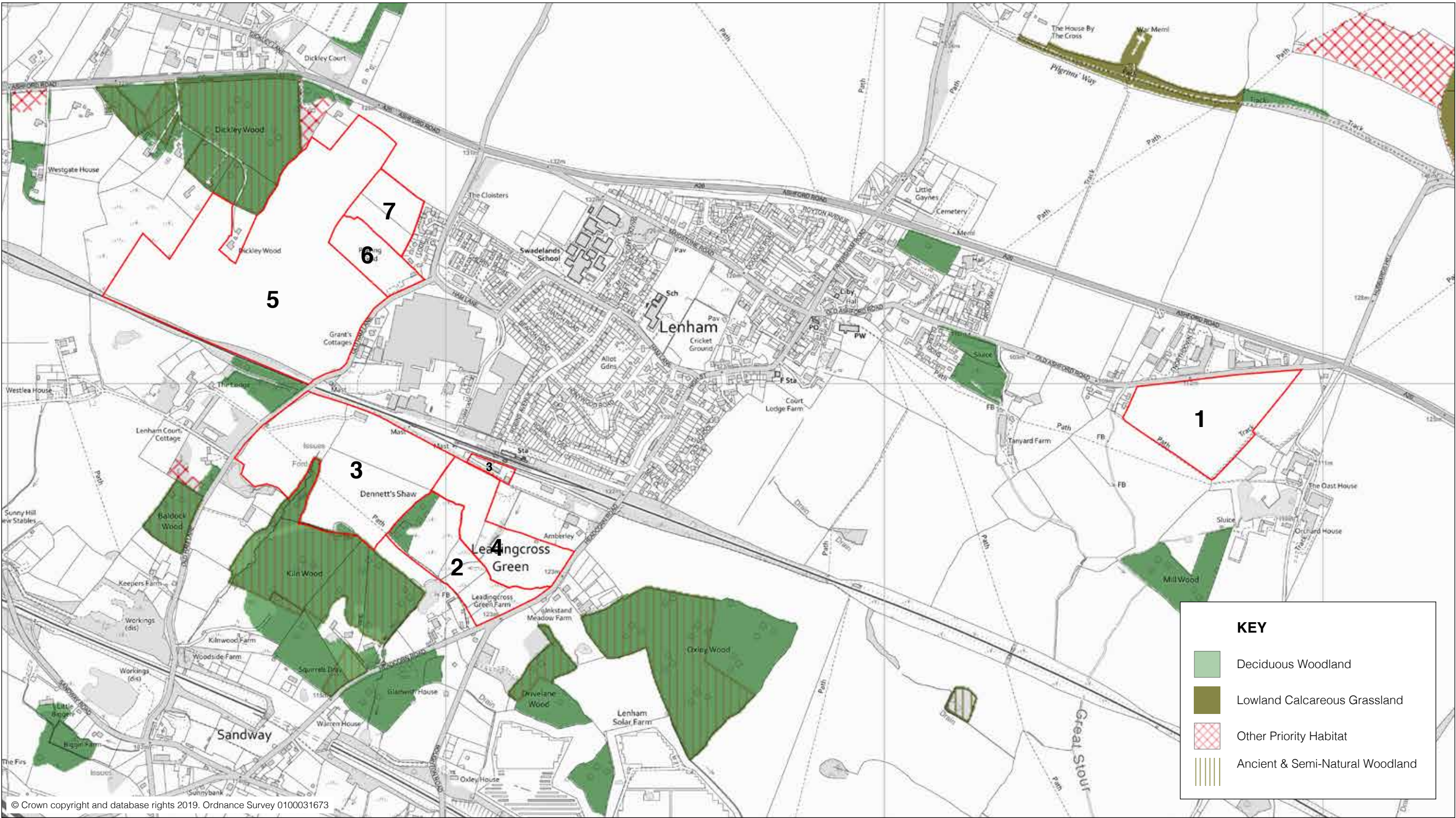
- 7.11. This area has a number of young trees and scrub emerging throughout the site, with several larger more established trees in certain locations (Photo 3).

SHDS 4

- 7.12. Existing trees form a linear shaw which has developed along the line of a shallow seasonal water course which passes through the site from north to south.
- 7.13. These trees have grown as a group becoming slender yet providing a combined resistance to wind.

² Keepers of Time, Defra/ Forestry Commission (2005)

Figure 5 – Priority Habitats



8. HISTORIC DESIGNATIONS

Listed Buildings and Scheduled Monuments

- 8.1. There are a large number of Grade 1, II* and II listed buildings in Lenham.
- 8.2. None of the SHD sites have listed buildings or other historic designations such as scheduled monuments, or tumuli present within.
- 8.3. Some listed buildings are located close to the south of SHDS 2 at Leadingcross Green Farm.
- 8.4. Lenham Court is a Grade II* listed building set in landscaped grounds which is located to the west of SHDS 4 and Old Ham Lane.

Lenham Conservation Area

- 8.5. The conservation area at Lenham is one of the formative reasons for the definition of the LLLA. The Grade I listed

buildings of the Church of St Mary and the nearby Tithe barn overlook open countryside to the south and east.

Historic Landscape Characterisation

- 8.6. Oxford Archaeological Unit was commissioned in the winter of 1999 by Kent County Council and English Heritage to undertake an Historic Landscape Characterisation of Kent (Figure 7).
- 8.7. The SHD sites were identified as follows:

SHDS 1

- 8.8. Rectilinear with wavy boundaries (late medieval to 17th / 18th century enclosure), (Type: 1.6).

SHDS 2

- 8.9. Small regular with straight boundaries (parliamentary type enclosure), (Type: 1.9).
- 8.10. Small irregular assarts intermixed with woodland, (Type:

1.1).

SHDS 3 & 4

- 8.11. Small regular with straight boundaries (parliamentary type enclosure), (Type: 1.9).

SHDS 5, 6 & 7

- 8.12. Fields predominantly bounded by tracks, roads and other rights of way, (Type: 1.14).

Photo 5 – View from Ashford Road



Figure 6 – Historic Designations

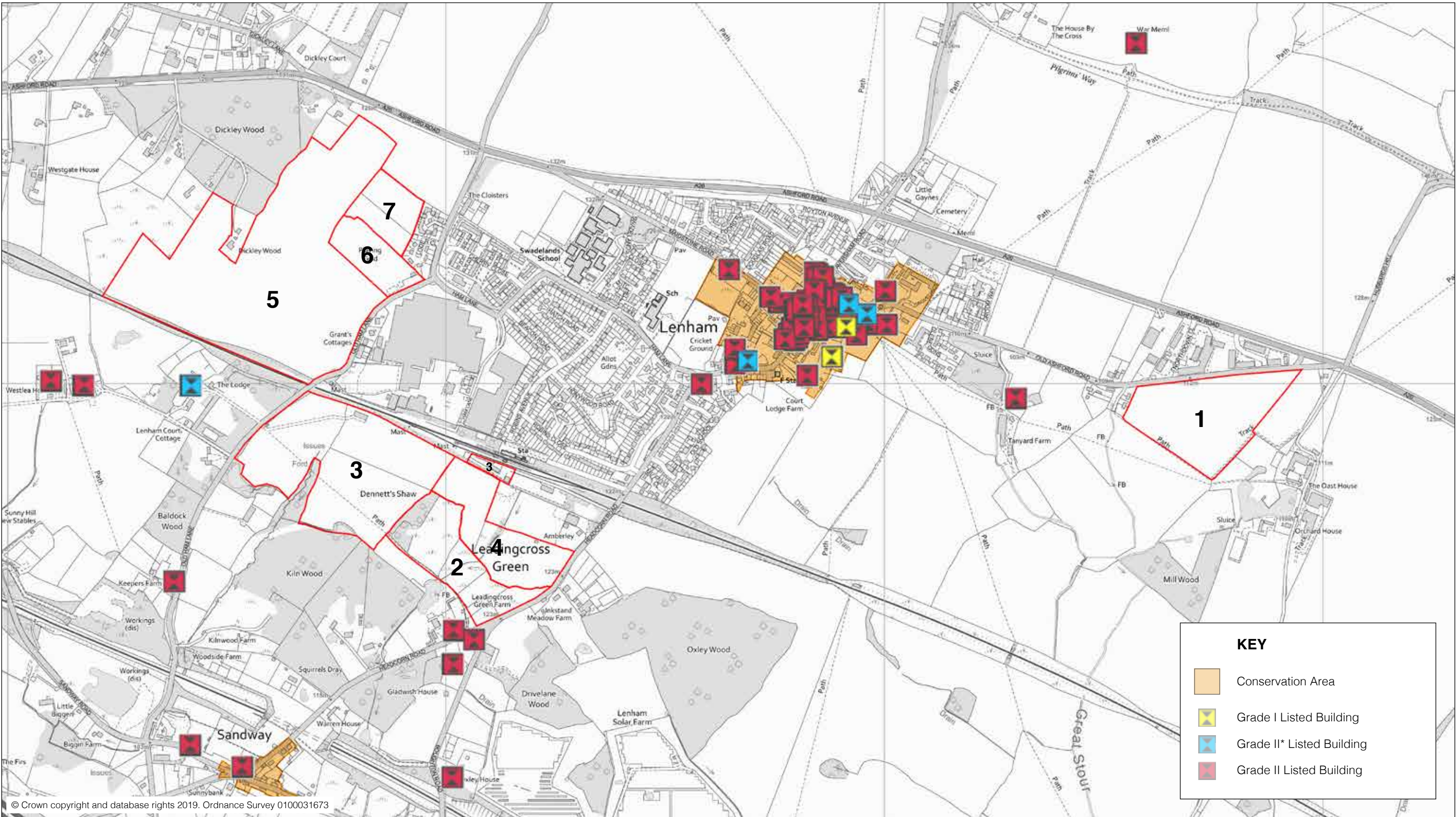
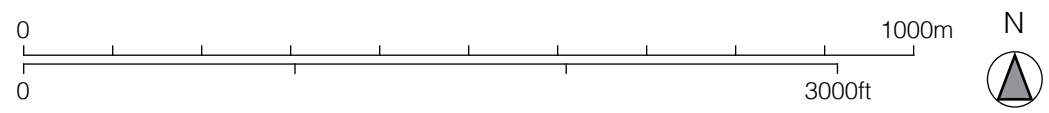
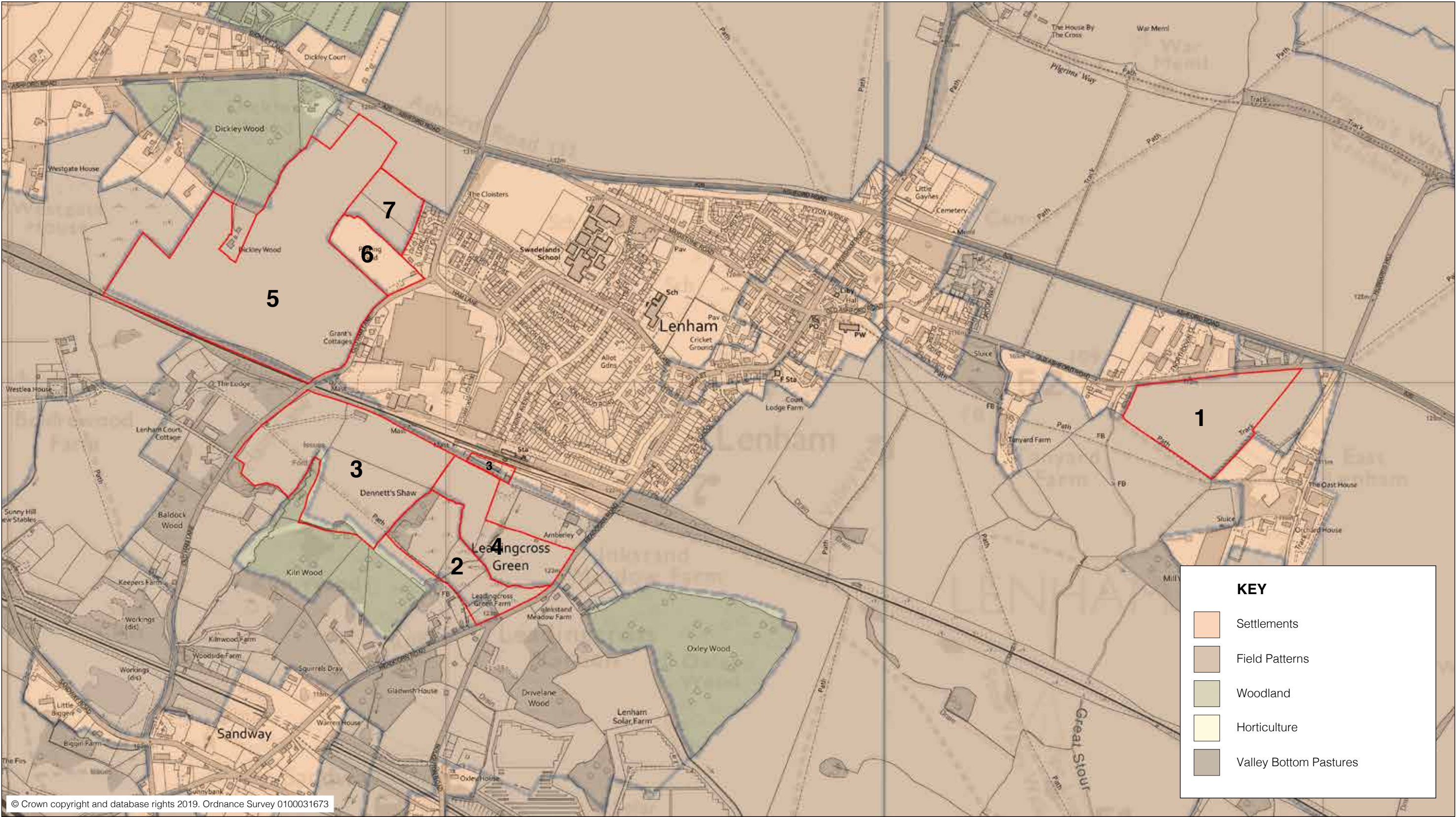


Figure 7 – Kent Historic Landscape Character Types



9. PUBLIC RIGHTS OF WAY

Public Footpaths in SHDS

- 9.1. Public Footpath KH413 passes to the side of SHDS 2 and through SHDS 3, providing pedestrian access between Ham Lane and Headcorn Road over a distance of 677m.
- 9.2. There are no other PROW through the other SHD sites.

Other PROWs

- 9.3. Several footpaths diverge from Lenham Square adjacent to the Church of St Mary, including a popular long-distance recreational route, the Stour Valley Walk.
- 9.4. Footpaths within the parish are frequently used and this

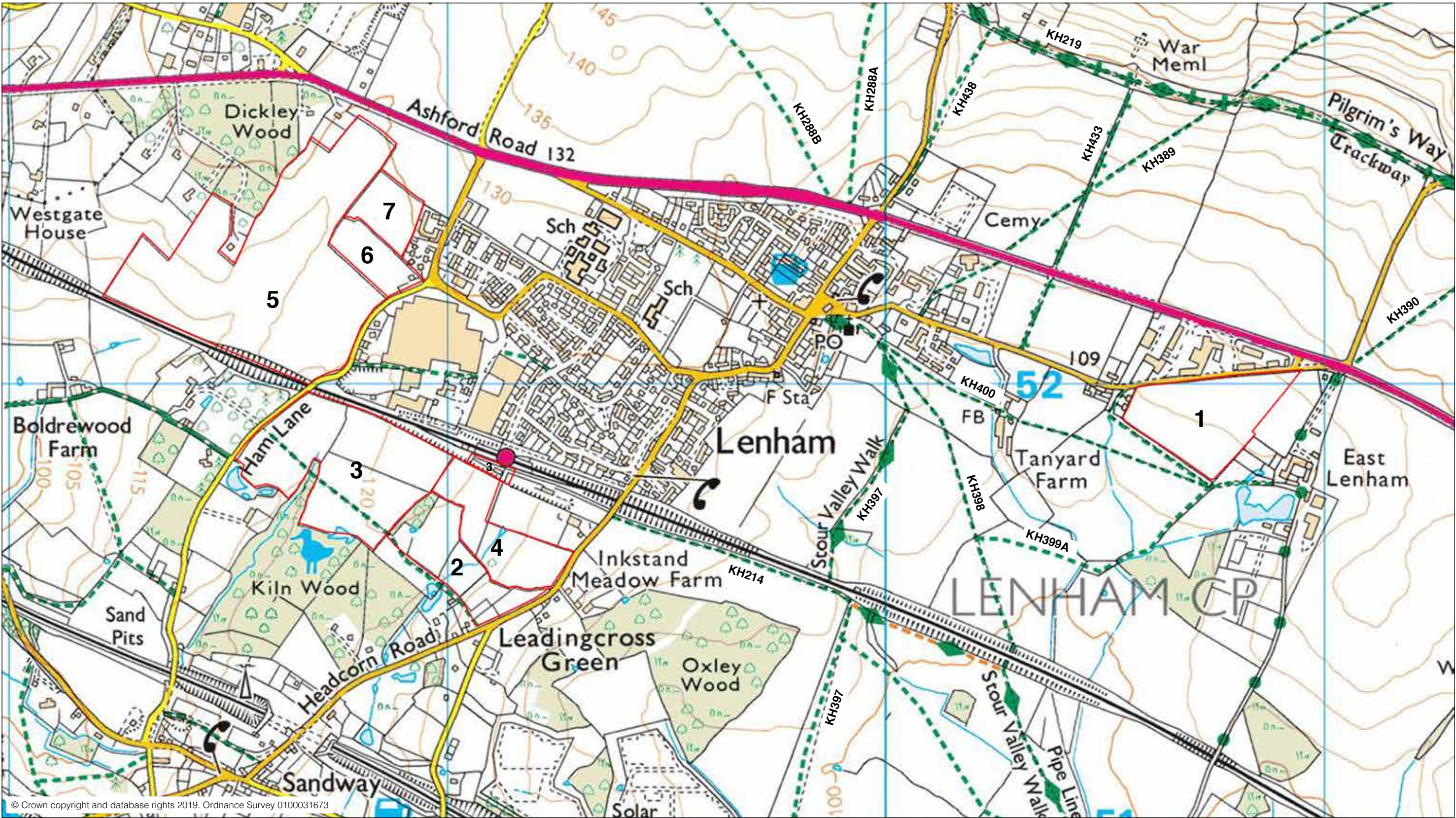
contributes to their importance for amenity.

- 9.5. The North Downs Way is a national trail which is maintained at a high standard and is usually surfaced. The North Downs Way is in places a byway open to all traffic. There is a restriction of some vehicles along the trail to the north of Lenham.

Photo 6 – Panoramic view from Lenham Quarry SSSI



Figure 8 – Public Rights of Way



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10. LANDSCAPE CHARACTER

10.1. The Maidstone Landscape Character Assessment (MCLA) provides detailed information regarding landscape character pertaining to the SHD sites.

10.2. The sites fall within two character areas as follows:

Harrietsham to Lenham Vale

- 10.3. Key characteristics of the area identified in the MLCA:
- Landscape to the north forms part of the Kent Downs AONB
 - Topography slopes upwards to the north across the foothills and lower slopes of the North Downs
 - Mosaic of mixed farmland divided by non rectilinear hedgerow boundaries
 - Pocket of lowland dry acid grassland
 - Small field pattern and equestrian grazing north of Harrietsham
 - Series of drains running south, often defined by ribbons of native vegetation
 - Blocks of native woodland
 - Large scale industrial and commercial development
- 10.4. The condition of the area is assessed as being moderate with high sensitivity. Recommendations for the area are to conserve and restore.
- 10.5. The summary of actions for the character area include:
- Conserve the undeveloped foreground and rural setting of the Kent Downs AONB
 - Conserve the mosaic field pattern and hedgerow boundaries, and restore further traditional boundaries where practicable
 - Resist further agricultural intensification and maintain the separation between Lenham and Harrietsham
 - Conserve the setting of traditional listed buildings and Conservation Areas

East Lenham Vale

- 10.6. Key characteristics of the area identified in the MLCA:
- Landscape to north of A20 is situated within the

Kent Downs AONB

- Series of springs and drains run south towards the Great Stour
 - Medium to large sized fields of arable and pasture
 - Field boundaries and roads run against and along the contours
 - Isolated farmsteads
 - Railway line cuts through landscape with arched brick underpasses
- 10.7. The condition of the area is assessed as high with high sensitivity. Recommendations for the area are to conserve.
- 10.8. The summary of recommended actions include:
- Conserve and enhance hedgerows and tree belts and restore hedgerow boundaries and field headlands where practicable
 - Restore historic hedgerow and shaw pattern where opportunities arise
 - Plant new oak standards in hedgerows to replace ageing specimens
 - Conserve the traditional setting of historic buildings and Conservation Areas, and soften the impact of recent farm buildings through native planting
 - Conserve the defined boundary between Lenham's compact settlement and the surrounding rural area

SHDS 1

- 10.9. This site lies within East Lenham Vale LCA. It features hedgerows around its perimeter which could be conserved and enhanced with the planting of additional characteristic native oaks.

SHDS 2, 3 & 4

- 10.10. The sites lie within Harrietsham to Lenham Vale LCA. They are enclosed and do not significantly contribute to the setting of the Kent Downs AONB.
- 10.11. There is potential for traditional field boundaries and mosaic habitats to be conserved.

SHDS 5, 6 & 7

- 10.12. These sites lie within Harrietsham to Lenham Vale LCA. They form part of the rural setting of the Kent Downs AONB.
- 10.13. There are several hedgerow boundaries between and around the sites which contribute natural capital, and historic delineation. There is scope to conserve and enhance hedgerows.
- 10.14. The rural setting of the Kent Downs AONB should be conserved and the separation between Lenham and Harrietsham maintained.
- 10.15.

Figure 9 – Maidstone Landscape Character Assessment Landscape Character Areas

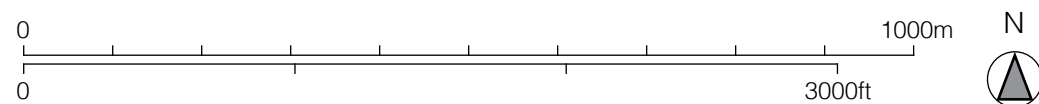
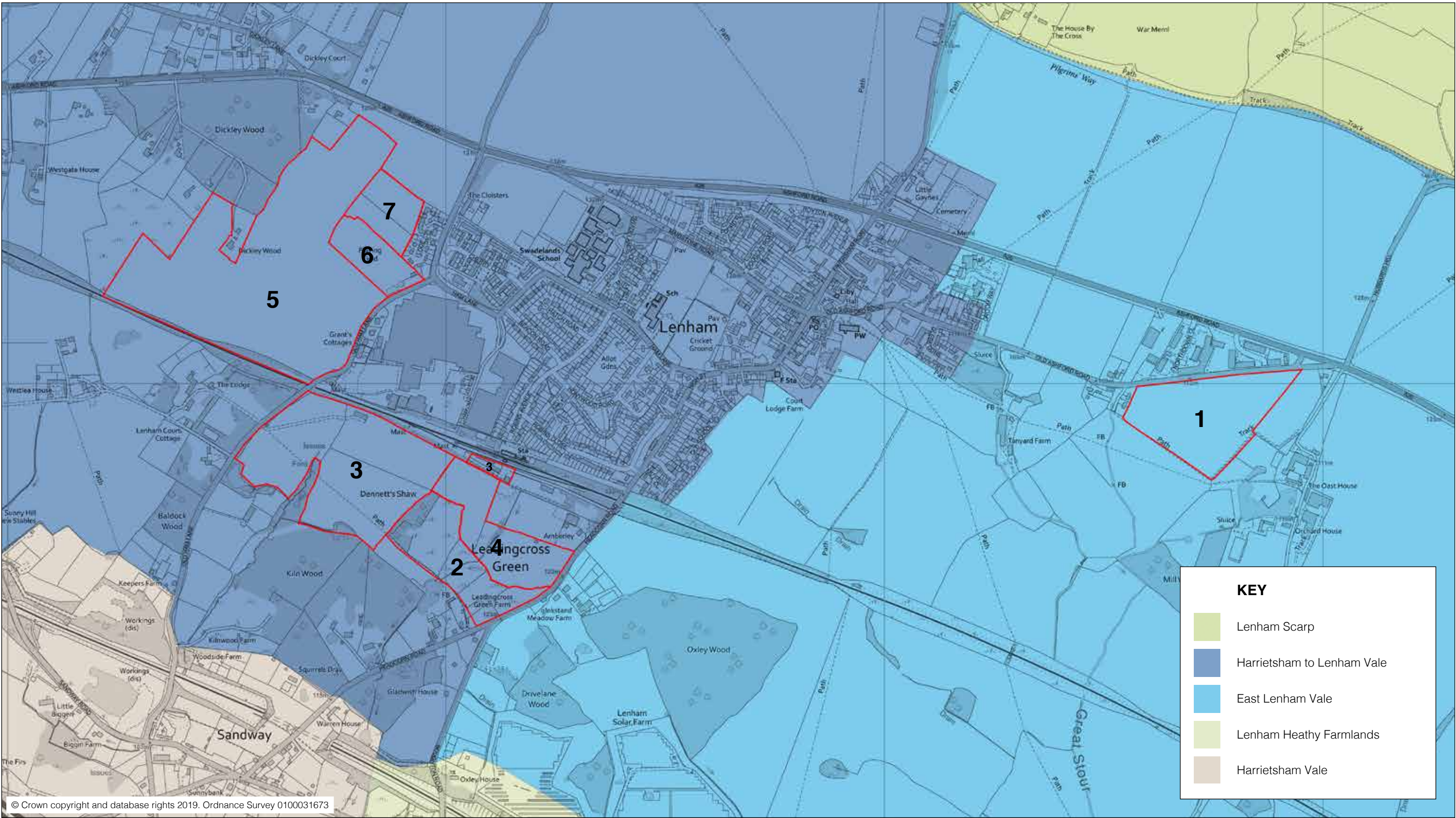


Photo 7 – Panoramic view from War Memorial on North Downs Way



11. VISUAL SENSITIVITY

Zones of Theoretical Visibility

- 11.1. Zones of Theoretical Visibility (ZTV), or viewsheds, are GIS analyses of topographical data with the effect of buildings and woodland shown as an obstruction to visibility³.
- 11.2. Each Zone of Theoretical Visibility is based upon the visibility of a 5 metre tall masts located near the centre of each group of sites and viewed from a receptor viewpoint at 1.5m above ground level.
- 11.3. The ZTVs do not show the effects of all visual obstructions and the actual extent of the zone of visibility is less than depicted.

Views from the Kent Downs AONB

- 11.4. Seven views have been photographed to illustrate the visual sensitivity of the development sites and inform recommendations for mitigation.
- 11.5. Each view is gained from a publicly accessible location. See following pages.

Visual sensitivity of SHDS

SHDS 1

- 11.6. This site is visible from sections of the North Downs Way, LLLA, and other areas.
- 11.7. The site is bounded by a hedgerow along its north side which limits views onto the site from the Old Ashford Road. The light industrial area to the north of the site impedes

views of the site from the A20.

- 11.8. Elevated viewpoints at Pivington Quarry and the North Downs Way allow views to be gained over the hedgerow and buildings onto the site.

SHDS 2

- 11.9. This site is well screened by a block of deciduous woodland at its north west end, other trees within the site and trees and remnant hedgerow along Headcorn Road.
- 11.10. The footpath which passes along the southern edge of the site affords views onto the site by pedestrian receptors.
- 11.11. There is very limited scope for the site to be seen from the Kent Downs AONB

SHDS 3

- 11.12. The wooded railway embankment to the north and woodland to the south and east of the site, and hedgerow along Old Ham Lane impede views onto the site.
- 11.13. Views are gained from the footpath which passes through the site.
- 11.14. This site has limited potential to be seen from the Kent Downs AONB.

SHDS 4

- 11.15. The topography of the site in conjunction with the presence of mature hedgerows along Headcorn Road and along the north site boundary effectively visually enclose the site.
- 11.16. This site has limited potential to be seen from the Kent Downs AONB.

SHDS 5

- 11.17. Part of this site can be seen from the Kent Downs AONB. Some parts of the site are obscured by Dickley Wood, and a wooded shaw north of the A20.
- 11.18. The landform and openness of the site is considered to have contributed to the rural setting of the Kent Downs AONB.

SHDS 6

- 11.19. Parts of this site can be seen from the Kent Downs AONB. Trees lining the A20 and dwellings at Westwood Grange and Loder Close provide some screening. The hedgerow along the site's northern boundary is sparse and would have a limited screening effect upon views.

SHDS 7

- 11.20. This site can be seen from the Kent Downs AONB. There are some trees around the site which provide a limited amount of screening.

3 The height of woodland included in the GIS analysis is 12m. Buildings are given a nominal height of 7m

Figure 10 – ZTV for SHDS 1

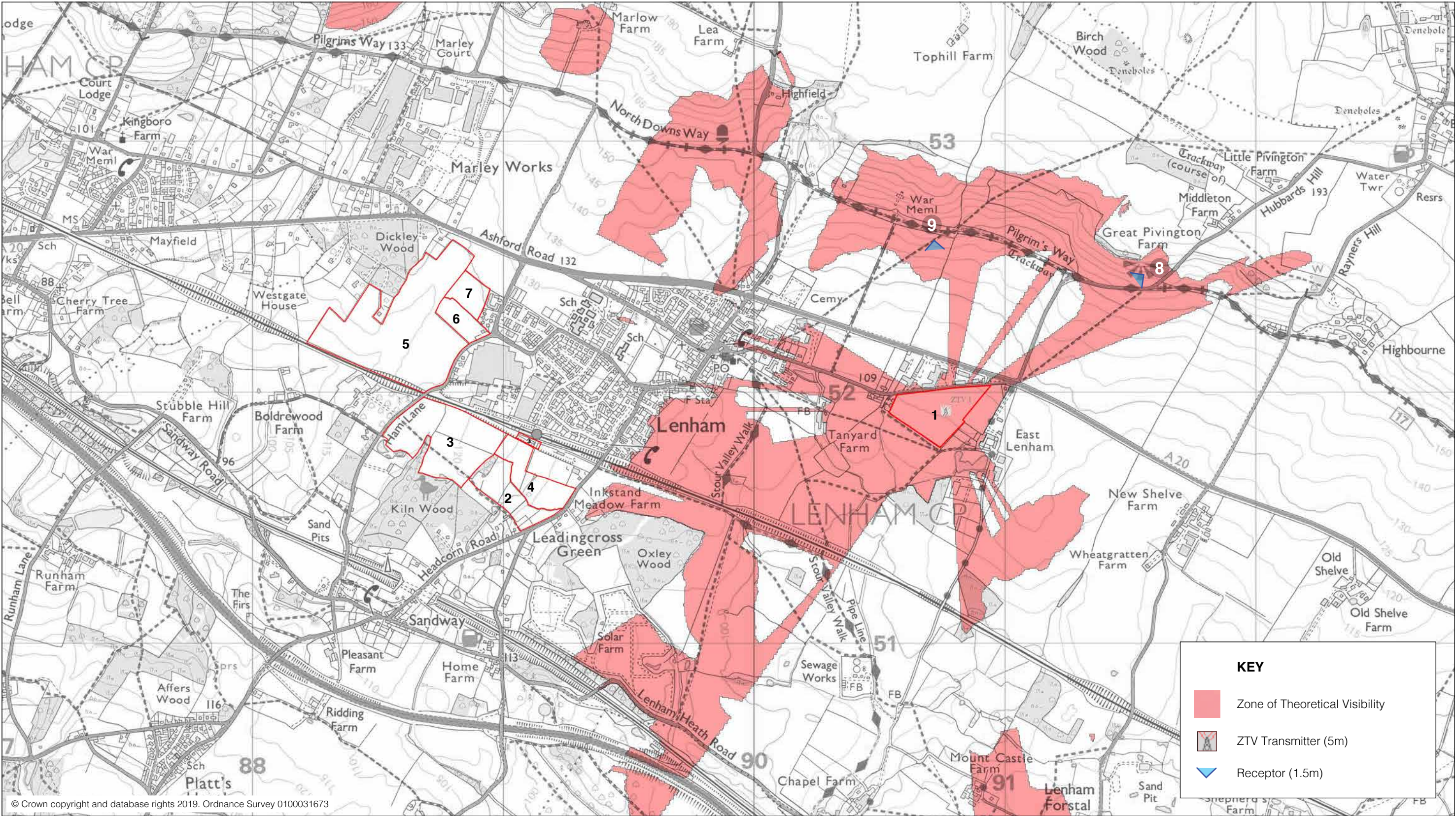


Figure 11 – ZTV for SHDS 2, 3 & 4

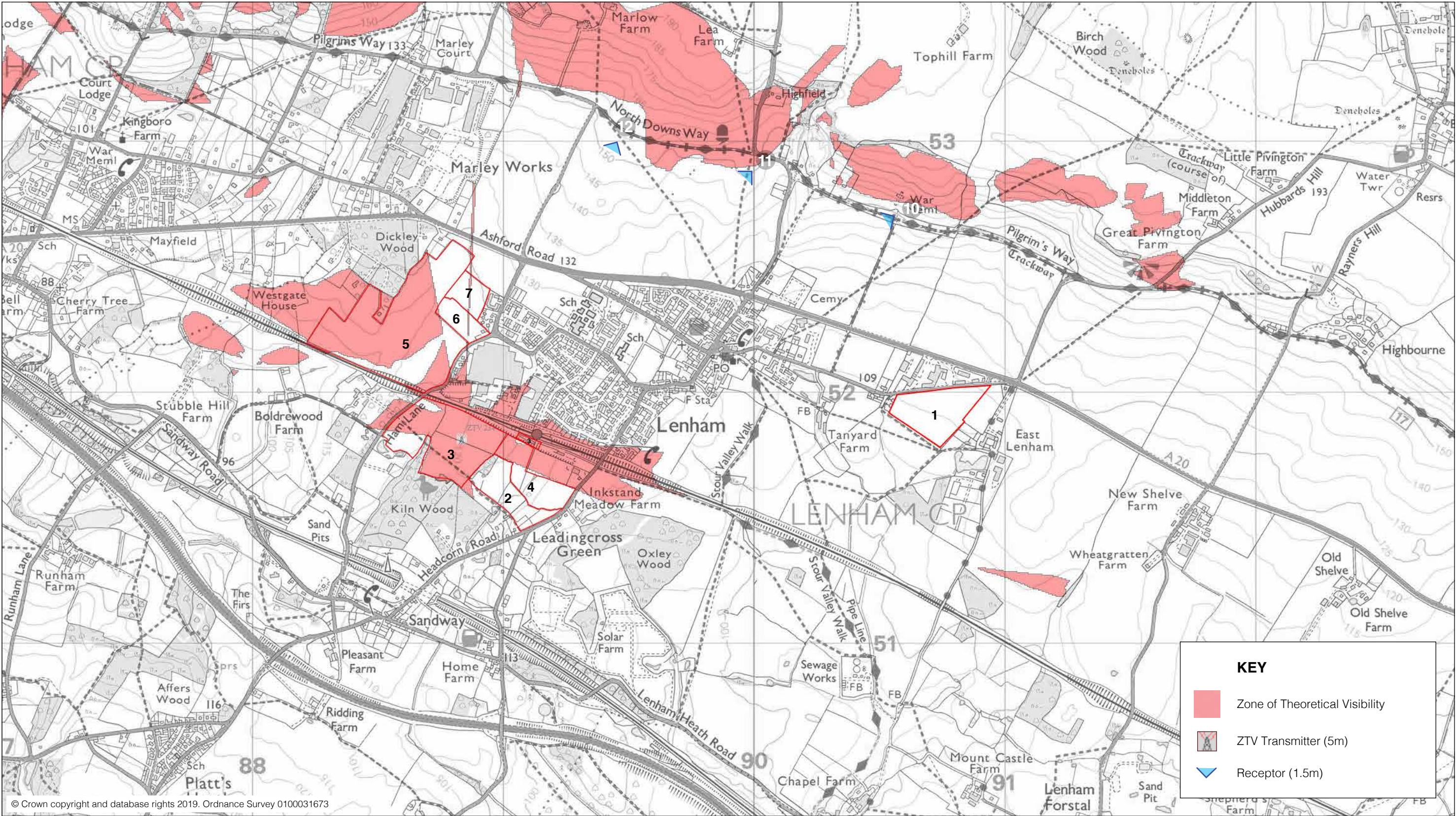


Figure 12 – ZTV for SHDS 5, 6 & 7

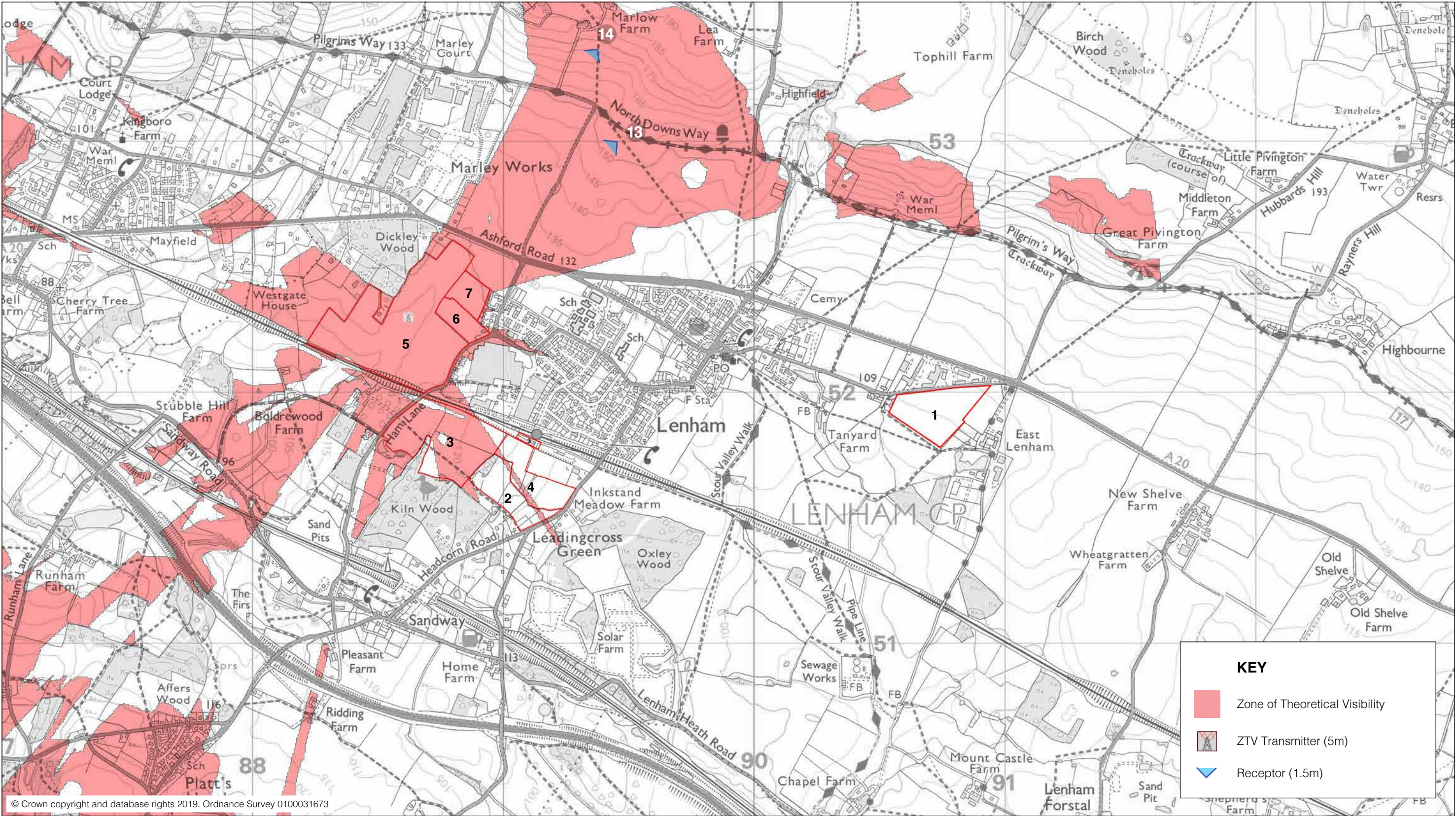


Photo 8 – View from Pivington Quarry



Lenham Quarry SSSI
Access Land

Viewpoint Data

Date: 11.02.2019
Time: 14:45
Bearing to Site: 238°
Distance to Site: 954m
Viewpoint Elevation: 167m
Camera Height: 1.5m
Grid Reference: TQ 91561 52474

Features
The view is gained from access land at Lenham Quarry SSSI within the Kent Downs AONB.

Detractors
Building at the light industrial area and vehicle movements on the Ashford Road detract from the view.

Receptors
The view would be gained by pedestrians.

Value
The elevated viewpoint, long distance sight lines to the horizon, the location of the viewpoint close to a long distance recreational route and the nationally protected designation give the view a high value.

Susceptibility
SHDS 1 can be partly seen from the viewpoint. There is scope for some effects upon the view. The susceptibility of the view is considered to be high.

View Sensitivity
The sensitivity of the view is assessed as high.

SENSITIVITY OF VIEW			
SUSCEPTIBILITY	HIGH	MODERATE	MODERATE to HIGH
	MODERATE	LOW to MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE
		LOW	MODERATE
VALUE			

Photo 9 – View from Footpath KH319



Footpath KH319
Public Footpath

Viewpoint Data

Date: 11.02.2019
Time: 14:26
Bearing to Site: 178°
Distance to Site: 681m
Viewpoint Elevation: 143m
Camera Height: 1.5m
Grid Reference: TQ 90724 52615

Features
The view is gained from a public footpath at a location close to the North Downs Way. The foreground lies within the Kent Downs AONB designation.

Detractors
Building at the light industrial area and vehicle movements on the Ashford Road detract from the view.

Receptors
The view would be gained by pedestrians using the footpath.

Value
The elevated viewpoint, long distance sight lines to the horizon, the location of the viewpoint close to a long distance recreational route and the nationally protected designation give the view a high value.

Susceptibility
SHDS 1 can be partly seen from the viewpoint as buildings screen some of the site. There is scope for some limited effects upon the view. The susceptibility of the view is considered to be moderate.

View Sensitivity
The sensitivity of the view is assessed as moderate.

SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE
	VALUE			HIGH

Photo 10 – View from North Downs Way



North Downs Way / Byway KH219
Byway

Viewpoint Data

Date: 11.02.2019
Time: 14:19
Bearing to Site: 245°
Distance to Site: 1.9km
Viewpoint Elevation: 146m
Camera Height: 1.5m
Grid Reference: TQ 90560 52702

Features
The view is gained from the North Downs Way close to the Cross memorial. The foreground lies within the Kent Downs AONB designation.

Detractors
Vehicle movements on the Ashford Road detract from the view.

Receptors
The view would be gained by pedestrians, cyclists and other users of the byway, which is a long distance recreational route.

Value
The elevated viewpoint, long distance sight lines to the horizon, the location of the viewpoint close to a long distance recreational route and the nationally protected designation give the view a high value.

Susceptibility
None of the SHD sites can be clearly seen in the view. The susceptibility of the view is considered to be low.

View Sensitivity
The sensitivity of the view is assessed as moderate.

SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE
	VALUE			HIGH

Photo 11 – View from Footpath KH288A



Footpath KH288A
Public Footpath

Viewpoint Data

Date: 11.02.2019
Time: 14:00
Bearing to Site: 230°
Distance to Site: 1.6km
Viewpoint Elevation: 151m
Camera Height: 1.5m
Grid Reference: TQ 89992 52888

Features
The view is gained from a footpath close to the North Downs Way. The foreground lies within the Kent Downs AONB designation.

Detractors
None.

Receptors
The view would be gained by pedestrian users of the footpath.

Value
The elevated viewpoint, long distance sight lines to the horizon, the location of the viewpoint close to a long distance recreational route and the nationally protected designation give the view a high value.

Susceptibility
None of the SHD sites can be clearly seen in the view. The susceptibility of the view is considered to be low.

View Sensitivity
The sensitivity of the view is assessed as moderate.

SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE
		LOW	MODERATE	HIGH
VALUE				

Photo 12 – View from Footpath KH288B (1)



Footpath KH288B (1)
Public Footpath

Viewpoint Data

Date: 11.02.2019
Time: 13:44
Bearing to Site: 210°
Distance to Site: 1.3km
Viewpoint Elevation: 156m
Camera Height: 1.5m
Grid Reference: TQ 89454 53001

Features
The view is gained from a footpath close to the North Downs Way. The foreground lies within the Kent Downs AONB designation.

Detractors
Vehicle movements on the A20 and some buildings slightly detract from the view.

Receptors
The view would be gained by pedestrian users of the footpath.

Value
The elevated viewpoint, long distance sight lines to the horizon, the location of the viewpoint close to a long distance recreational route and the nationally protected designation give the view a high value.

Susceptibility
SHD sites 2, 3 & 4 can not be clearly seen in the view. Sites 5, 6 & 7 can be just discerned to the right of the view. The susceptibility of the view is considered to be moderate.

View Sensitivity
The sensitivity of the view is assessed as moderate.

SENSITIVITY OF VIEW					
SUSCEPTIBILITY	HIGH	MODERATE	MODERATE to HIGH	HIGH	
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH	
	LOW	LOW	LOW to MODERATE	MODERATE	
	VALUE			LOW	MODERATE

Photo 13 – View from Footpath KH288B (2)



Footpath KH288B (2)
Public Footpath

Viewpoint Data

Date: 11.02.2019
Time: 13:42
Bearing to Site: 210°
Distance to Site: 1.1km
Viewpoint Elevation: 156m
Camera Height: 1.5m
Grid Reference: TQ 89454 53001

Features
The view is gained from a footpath close to the North Downs Way. The foreground lies within the Kent Downs AONB designation.

Detractors
Vehicle movements on the A20 and some buildings slightly detract from the view.

Receptors
The view would be gained by pedestrian users of the footpath.

Value
The elevated viewpoint, long distance sight lines to the horizon, the location of the viewpoint close to a long distance recreational route and the nationally protected designation give the view a high value.

Susceptibility
Parts of SHD sites 5, 6 & 7 can be discerned to the right of the view. SHD sites 2, 3 & 4 can not be clearly seen. The susceptibility of the view is considered to be moderate.

View Sensitivity
The sensitivity of the view is assessed as moderate.

SENSITIVITY OF VIEW			
SUSCEPTIBILITY	HIGH	MODERATE	MODERATE to HIGH
	MODERATE	LOW to MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE
	LOW	MODERATE	HIGH
VALUE			

Photo 14 – View from Footpath KH288B (3)



Footpath KH882B (3)
Public Footpath

Viewpoint Data

Date: 11.02.2019
Time: 13:30
Bearing to Site: 218°
Distance to Site: 1.3km
Viewpoint Elevation: 168m
Camera Height: 1.5m
Grid Reference: TQ 89378 53368

Features
The view is gained from a footpath close to the North Downs Way. The immediate foreground lies within the Kent Downs AONB designation.

Detractors
Vehicle movements on the A20 and some buildings at Westwood Grange slightly detract from the view.

Receptors
The view would be gained by pedestrian users of the footpath.

Value
The elevated viewpoint, long distance sight lines to the horizon, the location of the viewpoint close to a long distance recreational route and the nationally protected designation give the view a high value.

Susceptibility
Parts of SHD sites 5, 6 & 7 can be seen. The susceptibility of the view is considered to be high.

View Sensitivity
The sensitivity of the view is assessed as high.

SENSITIVITY OF VIEW			
SUSCEPTIBILITY	HIGH	MODERATE	MODERATE to HIGH
	MODERATE	LOW to MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE
		LOW	MODERATE
VALUE			

SUMMARY OF LANDSCAPE AND VISUAL SENSITIVITY

LENHAM NEIGHBOURHOOD PLAN SHDS

LANDSCAPE & VISUAL ASSESSMENT

SHDS	Topography / Geology	Statutory Landscape Designations	Priority Habitats	Historic Designations / Characterisation	Landscape Character	Visual Sensitivity
SHDS 1	Elevation falls evenly from 118m A.O.D. in north east corner to approximately 108m A.O.D. in the south west side of the site. West Melbury Chalk Formation in north and Gault Mudstone in south.	SHDS 1 is located almost adjacent to the AONB designation. The interrelation between this site and the AONB designation is quite strong, however the presence of the light industrial area between the site and the AONB reduced the sensitivity of the site and provides some screening.	There are no priority habitats in the site or immediately adjacent to it.	Fields are rectilinear with wavy boundaries (late medieval to 17th / 18th century enclosure). Type: 1.6.	This site lies within East Lenham Vale LCA. It features hedgerows around its perimeter which could be conserved and enhanced with the planting of additional characteristic native oaks.	This site is visible from sections of the North Downs Way, LLLA, and other areas. The site is bounded by a hedgerow along its north side which limits views onto the site from the Old Ashford Road. The light industrial area to the north of the site impedes views of the site from the A20. Elevated viewpoints at Pivington Quarry and the North Downs Way allow views to be gained over the hedgerow and buildings onto the site.
SHDS 2	West has elevation 120m A.O.D. Land falls to lowest point at stream which passing through site from north to south. Elevation rises to 123m at Headcorn Road in east. West Melbury Chalk Formation in north and Gault Mudstone in south with deposits of Head.		An area of deciduous woodland priority habitat is located within SDHS 2.	Grade II listed buildings are located close to south of site. Fields are small, regular with straight boundaries (parliamentary type enclosure). Type: 1.9. Fields are small, irregular assarts intermixed with woodland. Type: 1.1.		This site is well screened by a block of deciduous woodland at its north west end, other trees within the site and trees and remnant hedgerow along Headcorn Road. The footpath which passes along the southern edge of the site affords views onto the site by pedestrian receptors. There is very limited scope for the site to be seen from the Kent Downs AONB.
SHDS 3	Highest elevation of 122m A.O.D. adjacent to railway in north of site. Land falls slightly to south with very shallow seasonal stream bed which enters Kiln Wood to south. West Melbury Chalk Formation in north and Gault Mudstone in south with deposits of Head.	SHDS 2, 3 & 4 are located beyond the existing settlement of Lenham. The spatial relationship between these sites and the AONB is weak.	There are areas of ancient and semi-natural woodland immediately adjacent to the south of SHDS 3 (Kiln Wood)	Lenham Court is a Grade II* listed building set in landscaped grounds which is located to the west of Old Ham Lane. Fields are small, regular with straight boundaries (parliamentary type enclosure). Type: 1.9.	The sites lie within Harrietsham to Lenham Vale LCA. They are enclosed and do not significantly contribute to the setting of the Kent Downs AONB. There is potential for traditional field boundaries and mosaic habitats to be conserved.	The wooded railway embankment to the north and woodland to the south and east of the site, and hedgerow along Old Ham Lane impede views onto the site. Views are gained from the footpath which passes through the site. This site has limited potential to be seen from the Kent Downs AONB.
SHDS 4	Site falls by several metres from elevation of approximately 122m A.O.D. in west. Land rises again from the lowest part at centre of site to an elevation of 123m A.O.D. at the Headcorn Road. Mostly West Melbury Chalk Formation with deposits of Head.		There are no priority habitats in the site or immediately adjacent to it	Fields are small, regular with straight boundaries (parliamentary type enclosure) Type: 1.9.		The topography of the site in conjunction with the presence of mature hedgerows along Headcorn Road and along the north site boundary effectively visually enclose the site. This site has limited potential to be seen from the Kent Downs AONB.
SHDS 5	North of the site near Ashford Road has elevation of 125m A.O.D. Land undulates and descends to the lowest point adjacent to railway to south at elevation of 111m A.O.D. West Melbury Chalk Formation with deposits of Head.	Sites 5, 6 & 7 currently have visual and spatial links with the AONB. The undulating landform of the lower scarp slope continues into SHDS 5, a connection which is reinforced by similar arable land uses. However there are intervening elements; dwellings and trees to the west of Old Ham Lane; and the presence of Dickley Wood bounding SHDS 5 to the west which partially buffers the site from the AONB.	An area of ancient and semi-natural woodland is located immediately adjacent to the west of SHDS 5 (Dickley Wood).		These sites lie within Harrietsham to Lenham Vale LCA. They form part of the rural setting of the Kent Downs AONB.	Part of this site can be seen from the Kent Downs AONB. Some parts of the site are obscured by Dickley Wood, and a wooded shaw north of the A20. The landform and openness of the site is considered to have contributed to the rural setting of the Kent Downs AONB.
SHDS 6	Site comprises levelled sports field which has elevation of 123m A.O.D. Site appears to have been raised slightly in the south west corner which is marginally higher than the surrounding land. West Melbury Chalk Formation with deposits of Head.		There are no priority habitats in the site or immediately adjacent to it	Fields predominantly bounded by tracks, roads and other rights of way. Type: 1.14.	There are several hedgerow boundaries between and around the sites which contribute natural capital, and historic delineation. There is scope to conserve and enhance hedgerows.	Parts of this site can be seen from the Kent Downs AONB. Trees lining the A20 and dwellings at Westwood Grange and Loder Close provide some screening. The hedgerow along the site's northern boundary is sparse and would have a limited screening effect upon views.
SHDS 7	Area is fairly level with a slight fall from an elevation of 125m A.O.D. in the north east to about 122m A.O.D. in the south west. West Melbury Chalk Formation with deposits of Head.		There are no priority habitats in the site or immediately adjacent to it		The rural setting of the Kent Downs AONB should be conserved and the separation between Lenham and Harrietsham maintained.	This site can be seen from the Kent Downs AONB. There are some trees around the site which provide a limited amount of screening.

Figure 13 – Landscape Sensitivity: SHDS 1

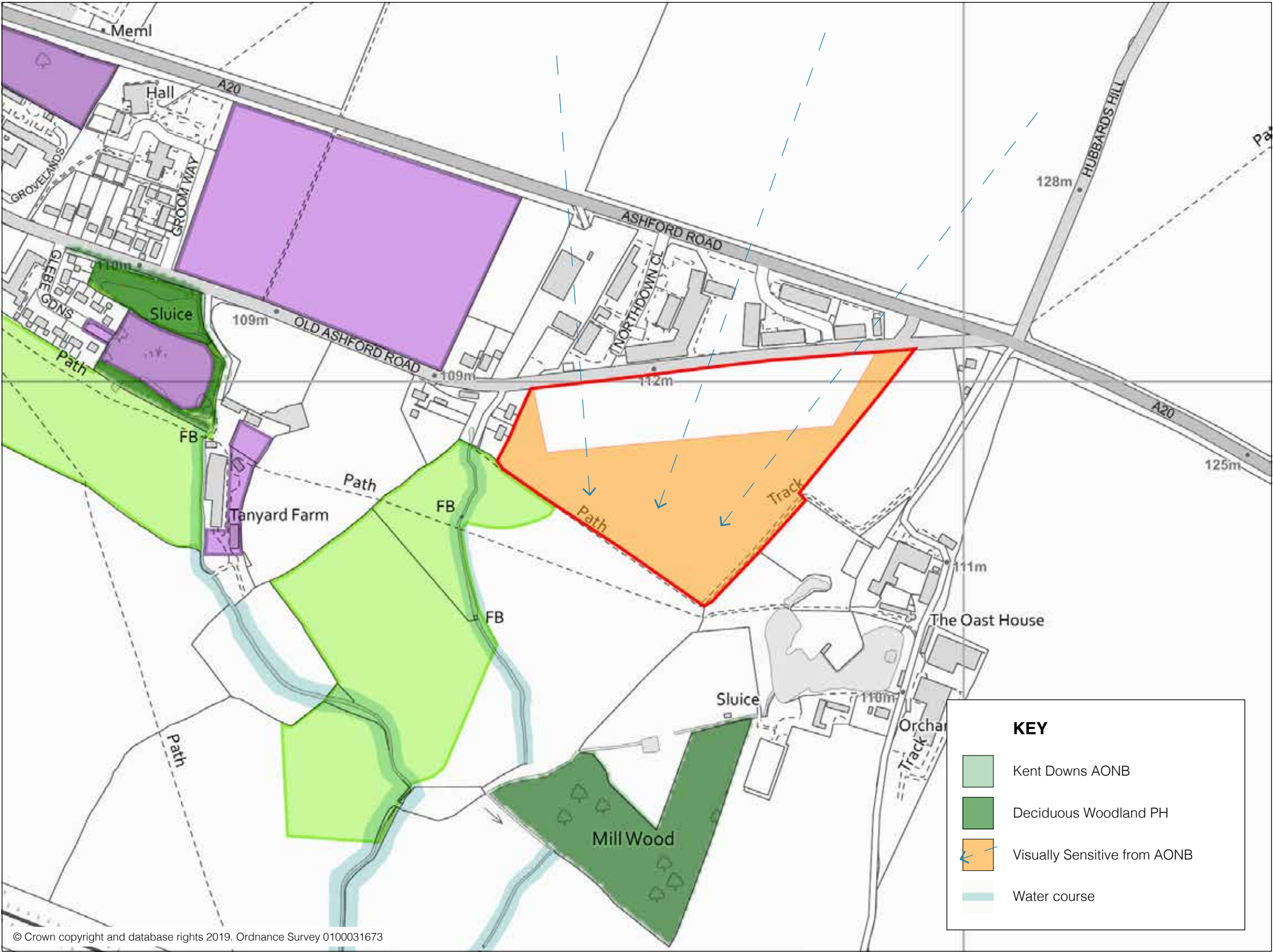


Figure 14 – Landscape Sensitivity: SHDS 2, 3 & 4

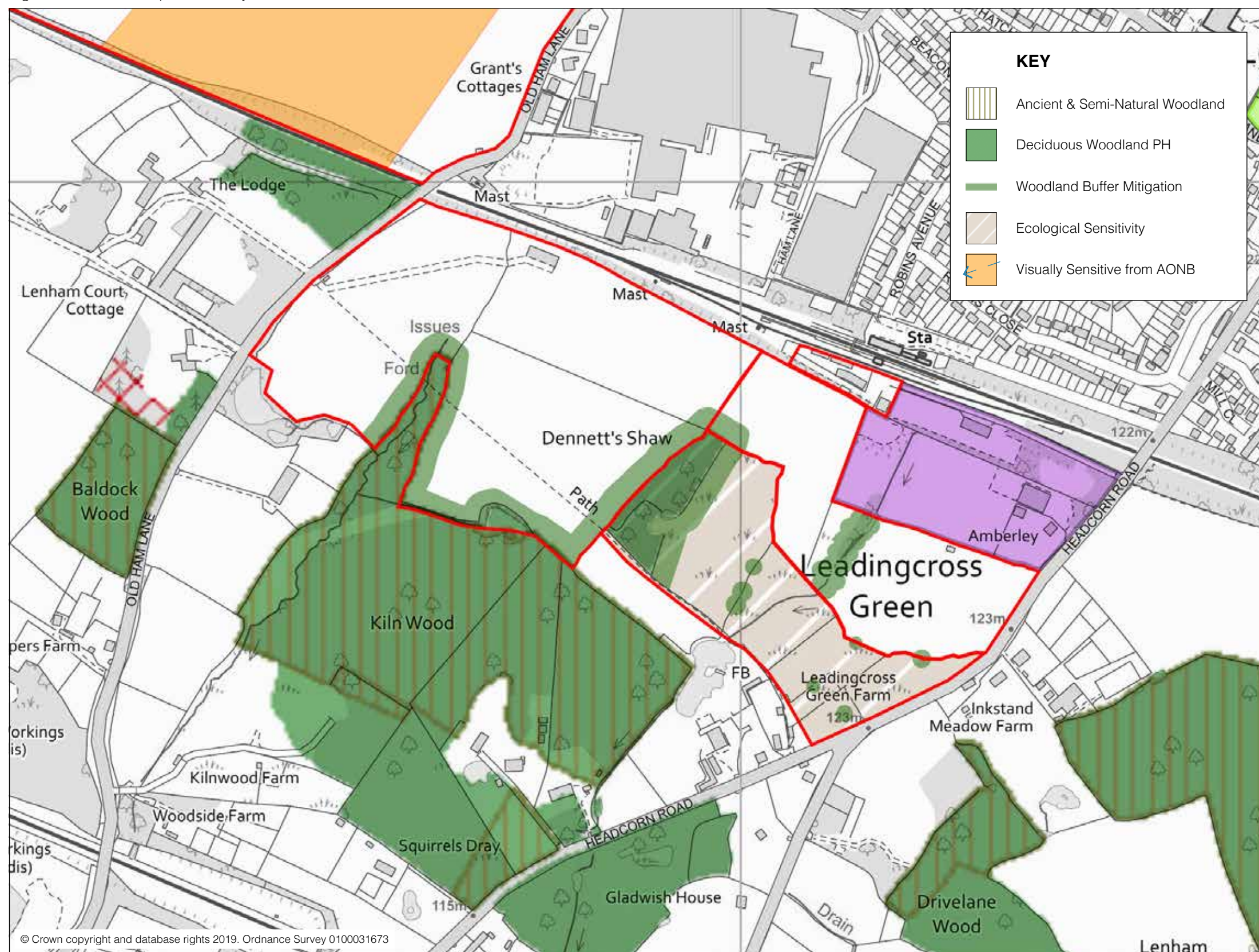
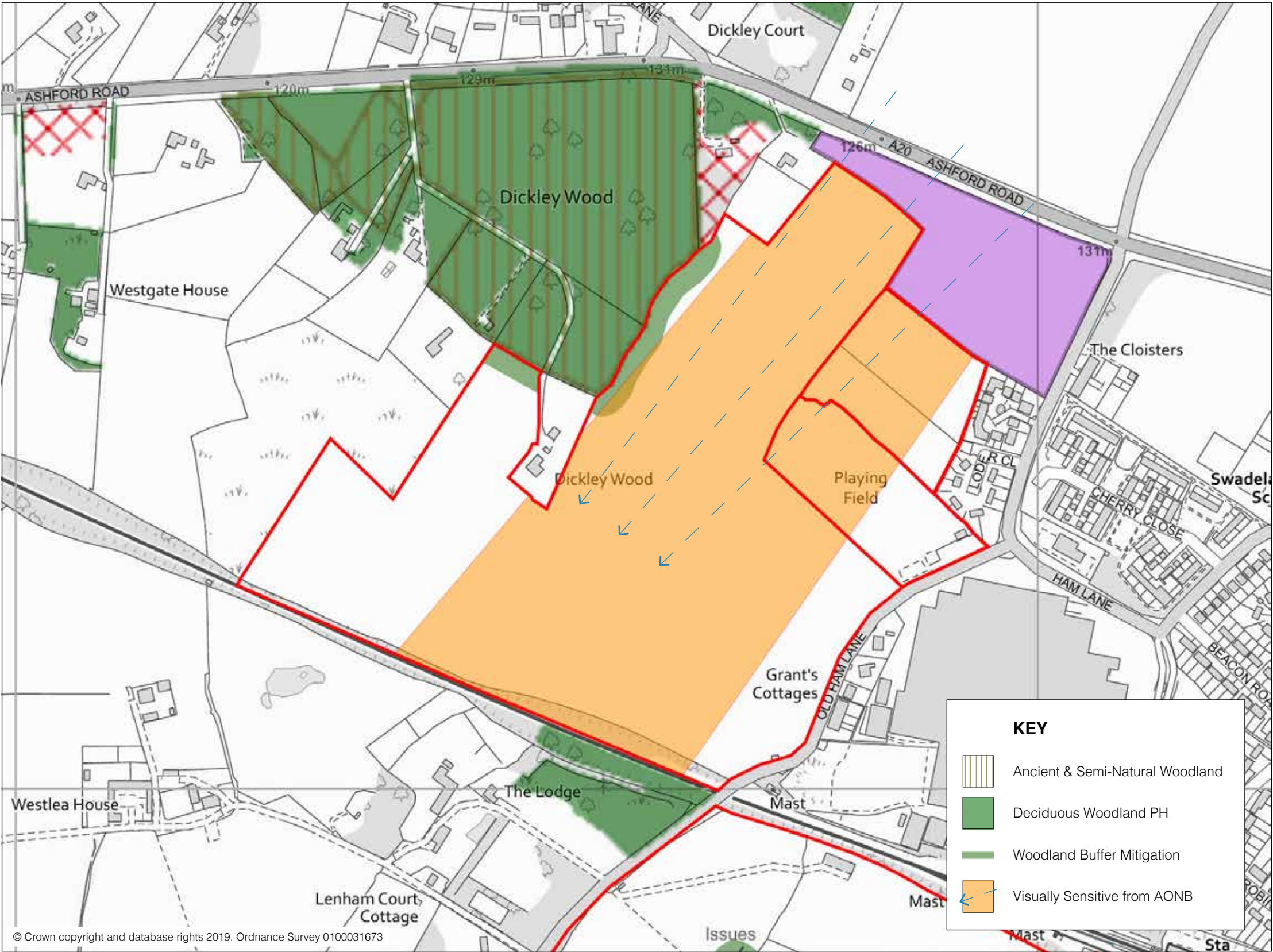


Figure 15 – Landscape Sensitivity: SHDS 5, 6 & 7



12. MITIGATION MEASURES

- 12.1. The appraisal of landscape and visual sensitivity of SHD sites informs these recommended mitigation measures.

SHDS 1

- 12.2. This site is situated opposite an existing group of light industrial buildings which screen views onto some of the site from the Kent Downs AONB. There is, however, scope for an effect on views from the Kent Downs and also to a lesser extent scope for effects on views from public footpaths in the LLLA and south of East Lenham Farm.
- 12.3. An existing hedgerow encloses the SHDS along the Old Ashford Road, and an avenue of mature lime trees bounds the east of the site.
- 12.4. In order to mitigate visual effects arising from residential development on the site the following measures are recommended:
- Planting of large canopied native trees throughout the site
 - Planting of a group of large canopied native trees at the north east corner of the site
 - Conservation and reinforcement (widening) of existing hedgerows, and planting of native oak trees at intervals within existing hedgerows.

SHDS 2

- 12.5. There is an area of deciduous woodland priority habitat at the west of the site, which is to be conserved. There are a number of characteristic mature native trees across the site which should be retained to conserve habitat connectivity between larger blocks of nearby ancient woodland.
- 12.6. Mature trees on the site represent natural resource which contributes to the setting of Leadingcross Green Farm and listed buildings to the south.
- 12.7. Ecological assessment and mitigation for development within the site are likely to be required.
- 12.8. Residential development would be limited by site constraints and the locations of any dwellings would need careful consideration. There is potential for the site to provide natural and semi-natural open space and play for nearby residential development whilst retaining natural assets.
- 12.9. Mitigation of effects upon visual amenity would include

retention of large mature trees and enhancement of the public footpath which passes to the south of the site.

SHDS 3

- 12.10. Kiln Wood lies to the south of the site and a seasonal water course originates within the site. Proposals should follow mitigation measures contained within standing advice for ancient woodland and veteran trees published by the Forestry Commission and Natural England.
- 12.11. Mitigation of development adjacent to ancient woodland would require a buffer area between ancient woodland and residential areas. This ensures tree roots are not harmed and provides an area for woodland species to colonise.
- 12.12. There is scope for some visual effects upon views from Old Ham Lane and in relation to the setting of the Grade II* listed building of Lenham Court and its landscape setting.
- 12.13. It is recommended that the effects upon views from Old Ham Lane is mitigated with the following measures:
- Ensuring that dwellings are located at least 10m from the lane
 - Plant large canopied native trees along the frontage with Old Ham Lane
 - Conserving the existing hedgerow

SHDS 4

- 12.14. A linear group of trees growing close together is located along a seasonal water course which passes through the site.
- 12.15. Retention of all the trees may not be viable where a new connection route is required to the south of Lenham connecting Old Ham Lane and Headcorn Road. However it is recommended that the seasonal water course be incorporated into the SUDS strategy for the site. A coppicing regime may enable existing trees to be retained as part of a landscape swathe passing through the site.
- 12.16. There is scope for effects upon views from Headcorn Road which can be mitigated by ensuring dwellings are located 10m from the road. Additional trees should be planted within a landscape buffer to the east of the site.

SHDS 5

- 12.17. This site is located adjacent to Dickley Wood. Mitigation should include the creation of a landscape buffer between

residential development and areas of ancient woodland in accordance with standing advice for ancient woodland and veteran trees.

- 12.18. The site is visible from the Kent Downs AONB. Sight lines pass from north to south through the site. Other approved development sites are located to the north of SHDS. Its is likely that development in this area will further obscure the site. However to ensure that development within SHDS 5 itself does not detract from views from the AONB the following recommendations are given:

- Large canopied native trees should be planted throughout the site with cluster of trees located at the north end of the site.
- The density of dwellings is not to exceed 35 dwellings per hectare.

- 12.19. The hedgerow along Old Ham Lane should be retained and enhanced with the planting of native oaks or other suitable native trees. Dwellings should be located to facilitate anticipated growth of hedgerow trees. It is recommended that the hedgerow be kept intact as far as possible with a single point of entry onto the site from Old Ham Lane.

SHDS 6

- 12.20. There is scope for effects upon views from the Kent Downs AONB. In order to mitigate adverse effects it is recommended that native trees be planted within developed areas.

- 12.21. The hedgerow along Old Ham Lane should be retained and enhanced with the planting of native oaks or other suitable native trees.

SHDS 7

- 12.22. SHDS 7 has scope for adverse effects upon views from the Kent Downs AONB which should be mitigated by the inclusion of native tree planting within developed areas.

Appendix A - Single Frame Photographs

Single Image: Photo 8 - Lenham Quarry SSSI

Represents actual scale of viewing experience when A3 at arms length



Single Image: Photo 9 - Footpath KH319

Represents actual scale of viewing experience when A3 at arms length



Single Image: Photo 10 - North Downs Way

Represents actual scale of viewing experience when A3 at arms length



Single Image: Photo 11 - Footpath KH288A

Represents actual scale of viewing experience when A3 at arms length



Single Image: Photo 12 - Footpath KH288B (1)

Represents actual scale of viewing experience when A3 at arms length



Single Image: Photo 13 - Footpath KH288B (2)

Represents actual scale of viewing experience when A3 at arms length



Single Image: Photo 14 - Footpath KH288B (3)

Represents actual scale of viewing experience when A3 at arms length



Appendix B - In-text Photo Locations

Location of Photographs 1 - 7

