

## Written Statement

On behalf of Guildcrest Homes (Site Promoters)

To the Examination of the Dover District Local Plan to 2040 (Regulation 19 draft)

In relation to  
Land North and Northeast of St. Andrew's Gardens Shepherdswell  
Site SHE004 and Policy SAP36

Rebus Planning Solutions Ltd  
Basepoint Business Centre  
Shearway Business Park  
Shearway Road  
Folkestone  
Kent, CT19 4RH  
Tel. No. 01303 298160

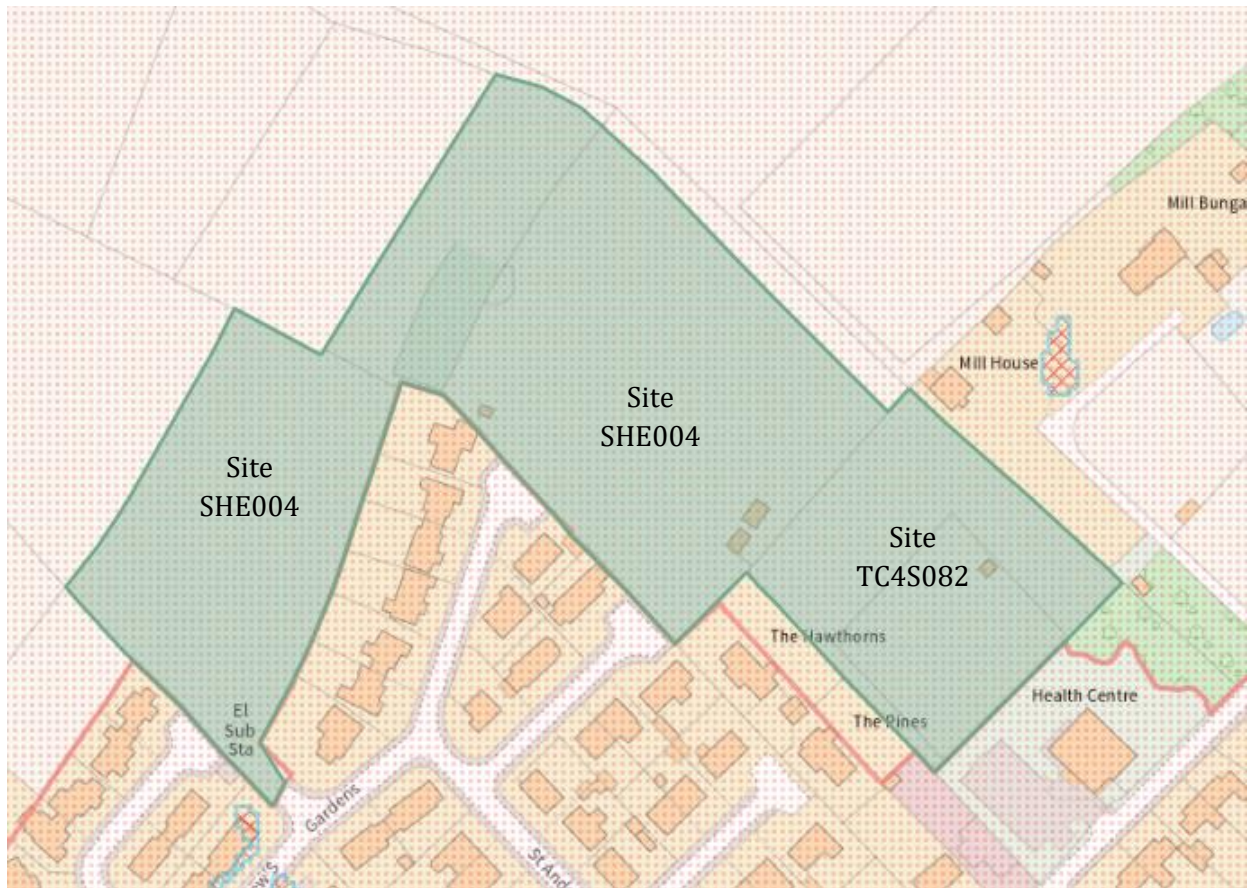
Our Ref: RS/0731

## 1. Introduction

- 1.1. This statement is submitted to the examination of Dover's Regulation 19 Submission Plan in relation to Policy SAP36 which itself relates to land to the north and east of St. Andrew's Gardens and land adjoining Mill House in Shepherdswell. This statement is submitted on behalf of the site promoters of the allocation site – Guildcrest Homes Ltd, who are the current option holders of the same – **being site reference SHE004**. The representatives of the developer/landowner promoting site TC4S082 (land adjoining Mill Lane) will be making separate submissions.
- 1.2. In **Section 2** of this statement, and in consideration of The Framework at paragraphs 35, 68(a) and 74, we confirm the status of the site. We also update the Examination with regard to the status of the current planning application affecting Site SHE004.
- 1.3. At **Section 3** we provide the Representators' views following consideration of the Inspectors' Matters, Issues and Questions (ED14) and in relevance to this site and the allocation generally.
- 1.4. We address issues raised by Shepherdswell Parish Council and those relevant points raised by Shepherdswell Against Development (SAD), (and other contributors) at **Section 4**.
- 1.5. At **Section 5** we set out our conclusions which, in effect, confirm the availability, the deliverability and the developability of the submission site.

## 2. Site SHE004 (St. Andrew's Gardens, Shepherdswell) and Policy SAP36

- 2.1. The draft allocation under Policy SAP36 conjoins Site SHE004 (land adjoining St. Andrew's Gardens) with site TC4S082 (land adjoining Mill House); the latter of which was included within the draft plan at the Regulation 18 consultation stage.



*Figure 1 – Extract from the submission policies map showing the extent of the SHE004 and TC4S082 sites comprising the SAP36 allocation*

- 2.2. A joint representation was made, by the current landowners/promoters and option holders of Site SHE004 in December 2022 advising that the site remained available and deliverable and this remains the case. Indeed, in September 2022 Guildcrest Homes Ltd (as the option holders) submitted an outline planning application for, up to, 39 dwellings on Site SHE004 wherein it was given the application reference number DOV/22/01207. The proposed (indicative) layout and relevant images are attached at **Appendix 1**.
- 2.3. In February 2023, a planning application was made by Woodchurch Properties Ltd relating to site TC4S082 for ten dwellings and this was subsequently given the planning application number DOV/23/00235. Recently, this application has been revised (now proposing nine dwellings) and, as mentioned, will be the subject of a separate submission to the Examination.

- 2.4. The Inspectors are advised that both of the land promoters of Site SHE004 and, in particular, Guildcrest Homes, and the applicant/developer (Woodchurch Properties) of Site TC4S082 are in discussions and will seek to jointly engage should any outstanding issues require. If a need arises, both parties involved in the delivery of allocation SAP36 will be able to assist the Examination in providing a Statement of Common Ground.

***Phasing and Trajectory***

- 2.5. It is of note that the housing trajectory as attached to the submission plan at Appendix D - *Local Plan Housing Supply Position and Trajectory*, shows the whole allocation coming forward in years 7, 8 and 9 i.e. 2028-2031. Whilst phasing was unknown during the Regulation 18 and early Regulation 19 consultation stages, and is therefore not included in Table 9 (paragraph 5.38) of the Council's Housing Topic Paper (HEB02), it is envisaged that the allocation can deliver housing, or certainly the majority of housing, within first period of the plan. In this regard, both applications DOV/22/01207 and DOV/23/00235 are at an advanced stage in terms of their assessment and, certainly, with regard to application DOV/22/01207 it is understood that this is receiving favourable consideration pending resolution of minor outstanding matters.
- 2.6. It is, therefore, possible for this submission to confirm that Site SHE004 is available and developable and capable of delivering, up to, 39 dwellings upon the receipt of a Reserved Matters Permission and, thereafter, the discharge of relevant Conditions Precedent. In this regard the anticipated timeframe for the commencement of development, and assuming the receipt of outline planning permission before the end of this year, would be spring 2025 and with a delivery rate of, at least, 15 houses within 2025 and the remainder thereafter (2025-2026).



### 3. Inspectors' Matters, Issues and Questions

3.1. The Inspectors published Version 1 of their Matters, Issues and Questions paper (ED14) in August 2023 following the receipt of the Council's response (ED5) to their initial questions (ED4) in May 2023. Those considered relevant to this submission are as follows.

#### ***Matter 2, Issue 2 – Settlement Hierarchy***

3.2. The Representors support the identification of Shepherdswell as a Local Centre being one of the larger villages within the district capable of accommodating growth at a scale that would reinforce the settlement's role - providing services for the local rural area. Indeed, aside from St. Margaret's at Cliffe (and Bay) it is evident, from an assessment of the 2022 Rural Settlement Hierarchy (HEB03), that Shepherdswell provides a sustainable location within the rural area that would benefit from additional homes helping to sustain local shops/services in line with The Framework at paragraph 84.

3.3. It is of note that since the preparation and publication of the Settlement Hierarchy and Confines Topic Paper (HEB03) a new local bus service – *Stagecoach Connect* - is now in operation. *Stagecoach Connect* serves the rural area in and around Shepherdswell linking the settlement with the nearby settlements of Eythorne, Elvington, Nonington, Tilmanstone, Chillenden, Adisham and Aylesham with Whitfield. *Stagecoach Connect* is a relatively new minibuss service providing a demand-responsive form of transport that can be booked either through an app or over the phone and it additionally caters for wheelchair users. Further details can be found by visiting <https://www.stagecoachbus.com/promos-and-offers/south-east/stagecoach-connect#>



Figure 2 – Area Plan served by the new bus service - Stagecoach (see above link)

- 3.4. In consideration of Draft Policy SP3 and, in particular, the fourth paragraph of the policy advising that development in the rural areas will be of a scale that is consistent with the relevant settlement's accessibility; the inclusion of the settlement hierarchy within the Reasoned Justification or preamble to the policy would ensure that Policy SP3 becomes effective. When we further consider the relevant provisions of Draft Policy SP4 (*Residential Windfall Development* - as potentially amended by minor modifications (SD06)), and that the settlement hierarchy is referred to here also, inclusion of the settlement hierarchy within the Reasoned Justification at Section 3 of the Plan would remove ambiguity for the purpose of decision making.

***Matter 2, Issue 4 – Site Selection Methodology***

- 3.5. Questions 1 to 5 (Issue 4, Matter 2) of Core Document ED14 will be a matter for the Council. However, having regard to Qu.2 it is the Representors' submission that Site SHE004 (as part of the larger allocation) is capable of delivering up to 39 dwellings (as evidenced by the plans attached at **Appendix 1**) and that the indicative development shown is capable of bringing forward a policy compliant percentage of affordable homes. In addition, the developer can deliver the required contributions towards development related infrastructure.

***Matter 2, Issue 4 – Question 4***

- 3.6. In consideration of Qu.4 (landscape sensitivity), the Inspectors are reminded that the Representors' Regulation 19 submission included a Landscape Visual Assessment (which accompanies the planning application) and this is again attached for ease of reference at **Appendix 3**. This assesses the landscape impacts of the development over a fifteen year period concluding that although an initial 'impact' will be realised (as it would with the majority of developments) the medium to longer term impacts will be 'low' to 'minimal'. The detailed assessment will hopefully assist the Examination in considering the suitability of the site in landscape terms.

***Matter 3, Issue 5 – Eastry and Shepherdswell Housing Sites***

- 3.7. Qu's 1 to 3, under the policy heading "*Policy SAP36 – Land North and East of St. Andrew's Gardens, Shepherdswell*" will again be questions for the Council in association with Kent County Council.

***Matter 3, Issue 5, SAP36 – Question 1***

- 3.8. As mentioned above, two separate applications are currently with the LPA at Dover having been submitted approximately six months apart by two individual developers (with relevant options/agreements between them and the relevant landowners). Preparation of the Guildcrest Homes submission (DOV/22/01207) commenced long before it was known that 'the Mill Lane' section of the allocation was to be included in the draft plan.



*Figure 3 – Extract from the Regulation 18 Submission draft Policies Plan showing Site SHE004. The Inspectors will note that that the allocation site has since been extended to show the landscaping buffer proposed as part of application DOV/22/01207 (see plans attached at Appendix 1)*

- 3.9. Application DOV/23/00235 was later submitted in February 2023 showing a separate access onto Mill Lane. With the Development Management section of DDC advising the Representatives and applicants of DOV/22/01207 that the access arrangements were acceptable, the two applications have progressed as conjoined, but separate, developments. At the time of this submission there are some on-going discussions with regard to access arrangements although; with both developers currently in discussions, the Examination will be updated before, or during, the scheduled hearing.

*Matter 3, Issue 5, SAP36 – Question 2*

- 3.10. At Qu.2 the Inspectors have queried whether it is sufficiently clear to users of the Plan what off-site highway infrastructure would be required and what the reason is for specially referring to 'pram crossings'.
- 3.11. Application DOV/22/01207 had been with the LPA for approximately one month prior to the publication of the Regulation 19 draft Plan. It was at this point that site TC4S082 was added to the allocation and the requirements of draft policy SAP36 changed considerably – adding a number of additional requirements relating to access and off-site highway improvements. The submission scheme (DOV/22/01207) was thereafter amended to show how the development could comply with the various revisions to the policy and this included off-site highway works to enable access for all - to Mill Lane from the site/s. These 'off-site highway works' were extended to include improvements along Mill Lane to the Public Right of Way known as The Kent Downs Way but there was much discussion, during this 'phase' of the application process with regard to what was actually required. The Inspectors' question is, therefore, in hindsight, fully understandable.

- 3.12. We attach, at **Appendix 2**, a submission drawing showing the provision of dropped curves and tactile paving/pram crossings which would facilitate access from the site(s) to the nearby Kent Downs Way Public Footpath - a scheme that has been considered as acceptable by the County Highway Authority and the LPA (as part of the planning application submission). The Representors would, however, support the rewording of “pram crossings” to *off-site highway works to facilitate disabled/accessible access from the site to Mill Lane*”.
- 3.13. The Representors do, however, wish to add that the works proposed as part of the outline planning application (DOV/22/01207) would facilitate better *inclusive* access for both existing and future residents of St Andrews Gardens; not only to the Public Right of Way via Mill Lane but to the Doctor’s Surgery nearby.

*Matter 3, Issue 5, SAP36 – Question 3*

- 3.14. At Qu.3 the Inspectors have queried how the two parcels of land will come forward to create a single coherent development site and have also queried whether the allocation, as a whole, is deliverable.
- 3.15. Up until, approximately, the beginning of September 2023, the Representors were advised that planning application DOV/22/01207 was being considered favourably; separately from the submission scheme submitted under DOV/22/00235, and that the two separate accesses serving the two separate schemes were acceptable to the County Highway Authority. There has, since then, been some on-going discussions in relation to how best to achieve a suitable access and an update will be provided to the Examination at the scheduled hearing.
- 3.16. Certainly, it is the Representors’ submission to the Examination that the two parcels of land can come forward as one single, coherent development site and that, as a consequence, the entire SAP36 allocation is deliverable for approximately 50 units.

#### 4. The Representors' Response to Regulation 19 representations

- 4.1. It is acknowledged that a number of representations have been made in relation to Policy SAP36, and as part of the Regulation 19 consultation process. With the Representors (at the application stage) having sought to engage with both the Parish Council and the leading amenity society/group representative - *Shepherdswell Against Development* (SAD), we seek to address those issues arising which are also raised separately by others.

##### *Settlement Sustainability*

- 4.2. Both the Parish Council and SAD (and associated representations) raise concerns with regard to the sustainability credentials of Shepherdswell. Comments are made that the Council's Sustainability Appraisal provides a contradictory 'assessment-to-decision' response and the Parish Council highlights some inaccuracies provided by the draft plan.
- 4.3. It appears that the Rural Settlement Hierarchy and Confines Topic Paper 2022 (HEB03) updates the services and facilities available in Shepherdswell as originally assessed and we have highlighted, (section 3 above) the recent introduction of *Stagecoach Connect* providing a relatively bespoke and, in the opinion of the Representors, a highly sustainable transportation mode to Shepherdswell and surrounding environs. It is of note that since the publication of the Regulation 18 draft of the submission plan, the council has updated its 'sustainability matrix' as part of the Settlement Hierarchy and Confines Topic Paper (HEB03) and that the concerns of the Parish Council that the background evidence to the plan is "a little out of date" would appear to have been remedied.

##### *Technical Matters*

- 4.4. It is noted that some representations, SAD in particular, raise a number of concerns in relation to technical matters arising. With the Representors having undertaken relevant investigations and technical work required in connection with the aforementioned planning application (DOV/22/01207), we believe that it may be useful to draw the Inspectors' attention to the following.

##### *Landscape setting*

- 4.5. We again refer to the Landscape Visual Assessment (mentioned above) that accompanied the Representors' Regulation 19 consultation (Attached here for ease of reference at **Appendix 3**).
- 4.6. Whilst it is acknowledged that the development would be visible from the nearby Kent Downs Way, as the nearest Public Right of Way (PRoW), the Inspectors will note from their site visit that the majority of this part of Shepherdswell is also visible from the PRoW and so the development will simply be viewed in relation to the backdrop of existing built form.

##### *Planning History*

- 4.7. The details of the historic 'appeal developments', and the extent of site areas cited by SAD in their Reg.19 submission is not before us but, again, with the benefit of the Landscape Visual Assessment (appendix 3), it is asserted that the cited planning history is no longer relevant. This is particularly the case as one of the developments was considered against relevant policy dating back, some, 50 years ago.

##### *Sewerage and Drainage*

- 4.8. During the public consultation exercise (prior to the submission of planning application DOV/22/01207) residents raised concerns with regard to drainage in Shepherdswell and so investigations were undertaken, prior to the submission of the application, at an early stage. During



the application process, discussions ensued between the Representors' civil engineer and the relevant department at Kent County Council resulting in "no objection" being raised by, both, KCC and the Environment Agency. These responses are attached at **Appendix 4**. The development can therefore be adequately drained and will not exacerbate flood risk elsewhere.

*Developer Contributions and Affordable Housing*

- 4.9. Again, given the benefits arising as a consequence of the submission of planning application DOV/22/01207 (and that relating to the Mill Lane site) scheme viability has been considered and the developer will not be mounting a viability case. In this regard the requested contributions can be afforded by the development and the development will contribute 30% of total numbers as affordable housing (NPPF definition).

*Environmental Impact including Impacts upon Biodiversity*

- 4.10. The Inspectors will be aware that planning applications of the type submitted need to consider impacts upon biodiversity, and in particular protected species and habitats, under relevant legislation. Prior to the application's submission, and throughout the application process, concerns from neighbours/representors have been raised that the development would adversely affect biodiversity and protected species – an understandable concern!
- 4.11. The application was initially accompanied by a preliminary ecological assessment undertaken by one of Kent's leading ecological experts (and Chairman of the Kent Badger Group) with a follow-up investigation undertaken during the application process and once further submissions had been made from concerned parties that slow worms were present on site. The ecologist in question has found no evidence of protected species (reports attached at **Appendix 5**). Assertions made by SAD that the investigations are nothing more than "a desk-bound assessment" is a little disingenuous given that a leading member of SAD (later becoming a Parish councillor) approached the ecologist in question whilst on site. The Representors are confident that allocation of the site, and its future development, would not give rise to adverse impacts upon protected species/habitats.
- 4.12. Given the findings of the ecologist, the Inspectors will note the intended revisions to the Policy (SD06) in relation to the deletion of the requirement for future developments to accommodate wintering birds, given the apparent lack of evidence (researched by the ecologist – **Appendix 5**).<sup>1</sup>

---

<sup>1</sup> Particularly as the site has, for many years, been in use – full-time - for horse grazing.



## 5. Conclusions

- 5.1. The Framework, at Section 3, requires councils to prepare succinct and up-to-date plans in order to provide a positive vision for the future of each area (NPPF 15). Plans need to be prepared to ensure that they promote/achieve sustainable development (NPPF 16a) and with draft plans needing to be assessed in terms of their soundness when assessed against legal and procedural requirements (NPPF 35).
- 5.2. It is the Representors' submission that the Plans' strategic policies, insofar as they relate to the location and distribution of housing, particularly within the rural areas, is sound given the robustness of background evidence provided by the Sustainability Appraisal (SD03b) and the Settlement Hierarchy and Confines Topic Paper 2022 (HEB03). In this regard Shepherdswell scores highly in consideration of its sustainability credentials and with the recent introduction of *Stagecoach Connect* serving Shepherdswell and surrounding environs (and connecting Shepherdswell with Whitfield with its various shops, services, facilities and secondary school) improves the transportation choice for existing and future residents.
- 5.3. With the benefit of the planning application submission (DOV/22/01207) on the majority of the site and that relating to the nine dwellings on land adjoining Mill Lane (DOV/23/00235), a number of detailed investigations have been undertaken which demonstrate that the proposed allocation is not only available and developable but will provide for approximately 50 dwellings – the majority of which can be delivered within the first phase of the Plan. Documentation submitted with the Representors' Regulation 19 consultation submission, and attached here, clearly demonstrates that technical issues as considered by the draft policy can be (and have been) duly considered and appropriately addressed enabling the allocation to deliver a highly sustainable form of development.
- 5.4. As such, it is the Representors' submission that the allocation:
  - a) **has been positively prepared** evidently meeting the required objectively assessed housing need and, insofar as this site is concerned, promoting an allocation for a suitably sized housing development in a sustainable location;
  - b) **is justified** evidenced by the background information to the Plan which evidences the sustainability credentials of Shepherdswell and confirms that the site is available, developable and deliverable;
  - c) **effective** as evidenced in this (and the previous) representation and the fact that two planning applications are currently with the Local Planning Authority at Dover;
  - d) **consistent with national policy** being capable of delivering a sustainable development and bringing about the benefits to the Shepherdswell community.

## **List of Appendices**

- Appendix 1 - Relevant plans/drawings – planning application DOV/22//01207
- Appendix 2 - Drawing T-2021-109-05B - access from the site/s to Mill Lane and the nearest PRowS
- Appendix 3 - Landscape Visual Assessment – Huskisson Brown (Application DOV/22/01702)
- Appendix 4 - Representation responses from the Environment Agency and KCC ‘Flood’ – responses received - application DOV/22/10207
- Appendix 5 - The ecology reports accompanying application DOV/22/01207

# Appendix 1







Legend

--- Site Boundary



Proposed Site Layout  
1:500



REV	DESCRIPTION	DATE	BY	CHKD
A	Red Line Boundary adjusted to include landscaping buffer, Units 09 and 10 re-orientated & ecological enhancement area removed at LPA request.	17.04.23	AR	

**TURNER JACKSON+DAY ASSOCIATES**  
Radio House  
Thanet Way, Whitstable  
Kent CT5 3JX  
t: 01227 261453  
e: enquiries@tjda.co.uk  
www.turnerjacksonday.co.uk

client details  
**Guildcrest Homes**

project details  
**St Andrews Garden, Shepherdswell**

drawing title  
**Proposed Site Layout**

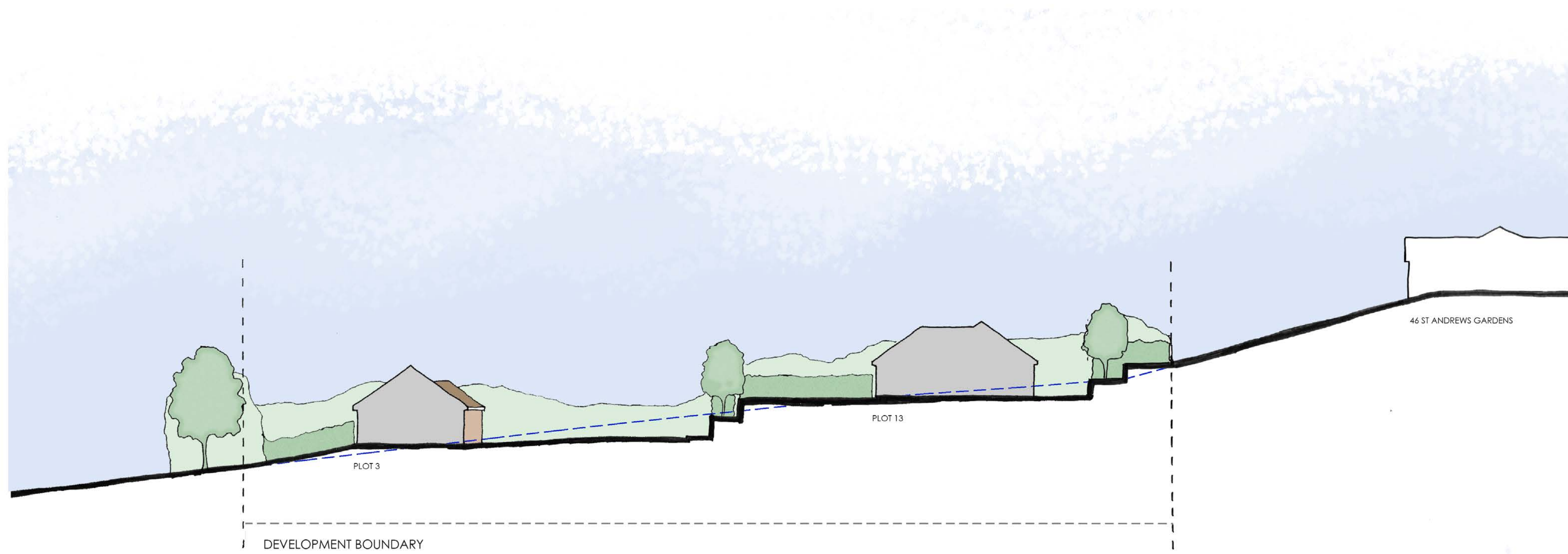
date scale drawn by checked by  
**Mar '22 1:500@A1 AR**

project no. <b>1789</b>	drawing no. <b>006</b>	revision <b>A</b>
----------------------------	---------------------------	----------------------



Legend:

--- Existing Ground Level

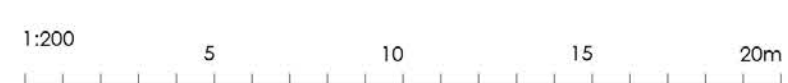


Proposed Site Section C-C



Proposed Site Section D-D

Proposed Site Sections - Upper Site



--- Site Boundary

REV	DESCRIPTION	DATE	BY	CHKD
A	Red Line Boundary adjusted to include landscaping buffer	17.04.23	AR	

**TURNER JACKSON+DAY ASSOCIATES**

Radio House Thanet Way, Whitstable Kent CT15 3JX  
t: 01227 261453 e: enquiries@tjda.co.uk www.turnerjacksonday.co.uk

client details  
**Guildcrest Homes**

project details  
**St Andrews Garden, Shepherdswell**

drawing title  
**Proposed Site Sections Lower Site**

date scale drawn by checked by  
**Feb '22 1:200@A1 AR**

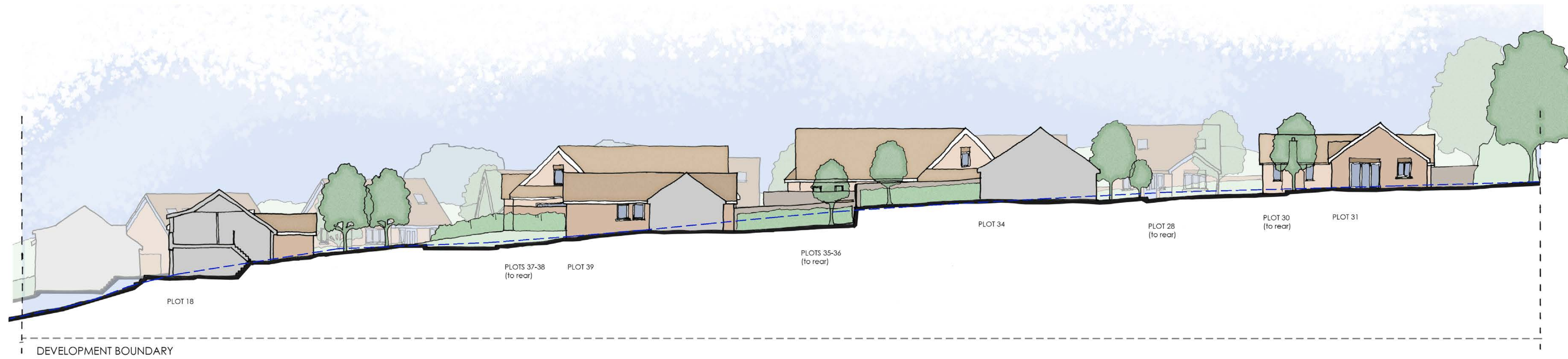
project no.	drawing no.	revision
<b>1789</b>	<b>007</b>	<b>A</b>



DO NOT SCALE FROM THIS DRAWING  
ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR ON SITE



Proposed Site Section A-A



Proposed Site Section B-B

Proposed Site Sections - Upper Site



Legend:

--- Existing Ground Level



Site Boundary

A	Red Line Boundary adjusted to include landscaping Buffer	17.04.23	AR
REV	DESCRIPTION	DATE	BY / CHKD

**TURNER JACKSON+DAY ASSOCIATES**

Radio House  
Thanel Way, Whitstable  
Kent CT15 3DX  
client details  
Gullcrest Homes

project details  
St Andrews Garden, Shepherdswell

drawing title  
Proposed Site Sections  
Upper Site

date: Nov '21 scale: 1:200@A1 drawn by: AR checked by:

project no: 1789 drawing no: 008 revision: A

client details  
Gullcrest Homes

project details  
St Andrews Garden, Shepherdswell

drawing title  
Proposed Site Sections  
Upper Site

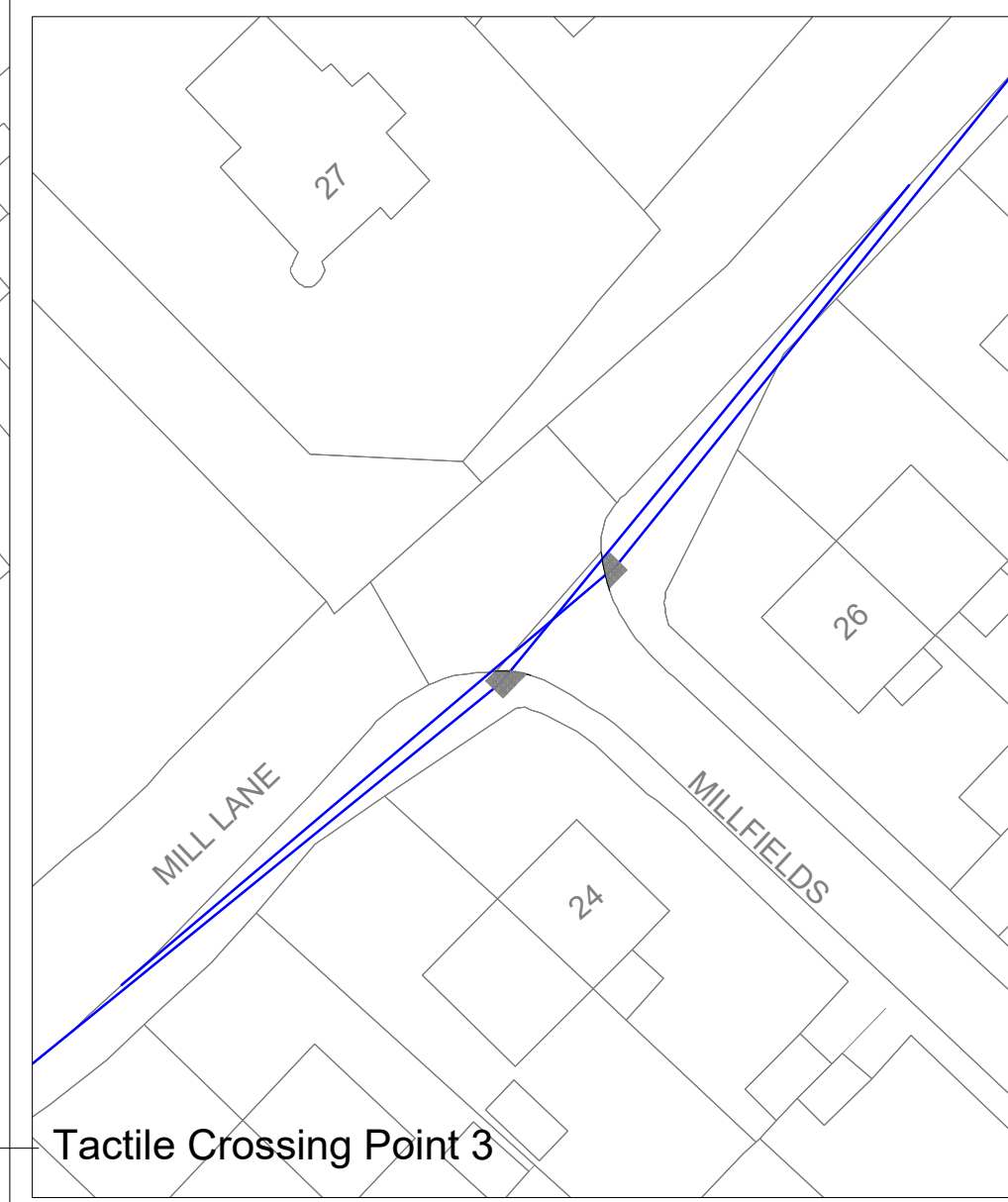
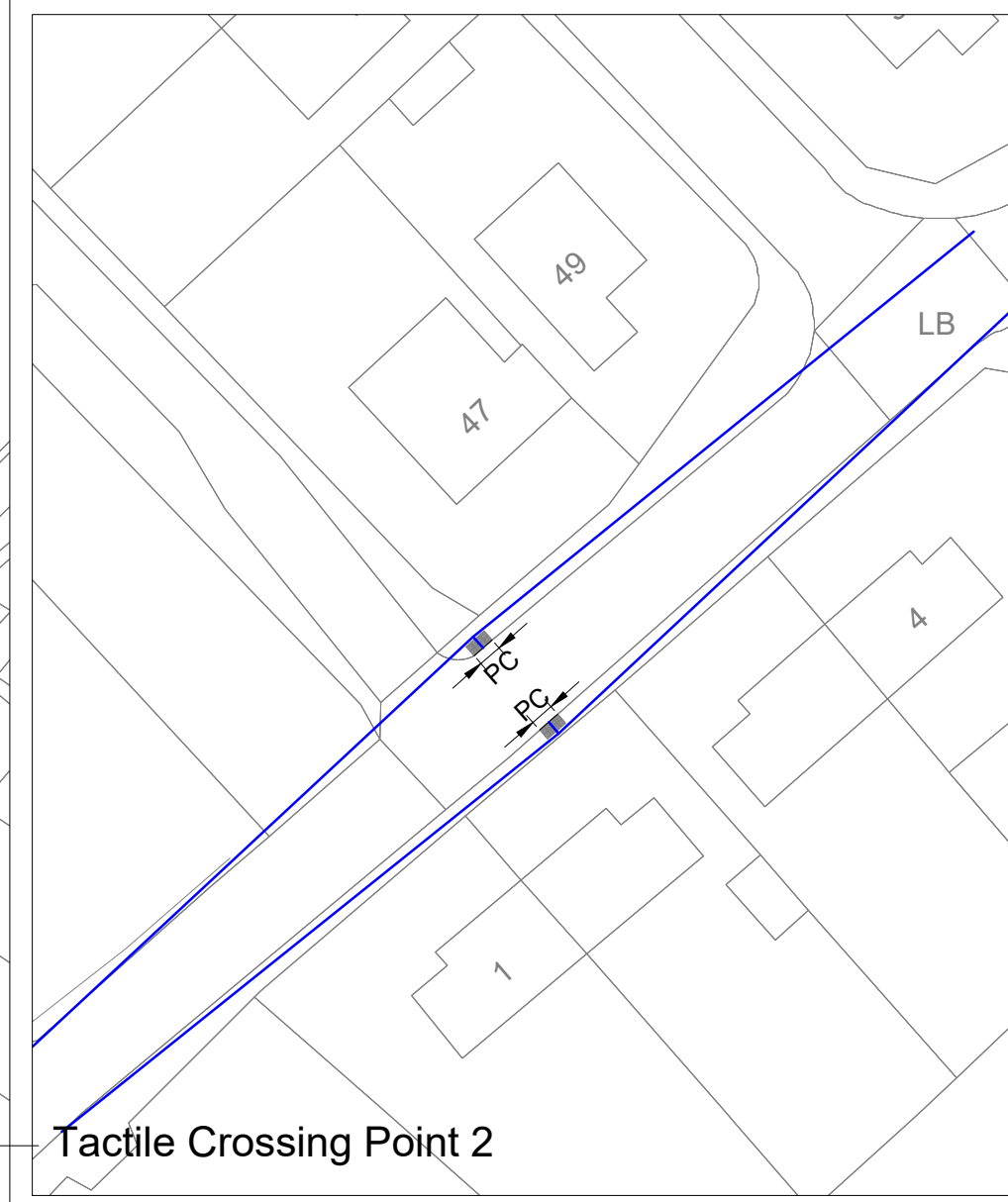
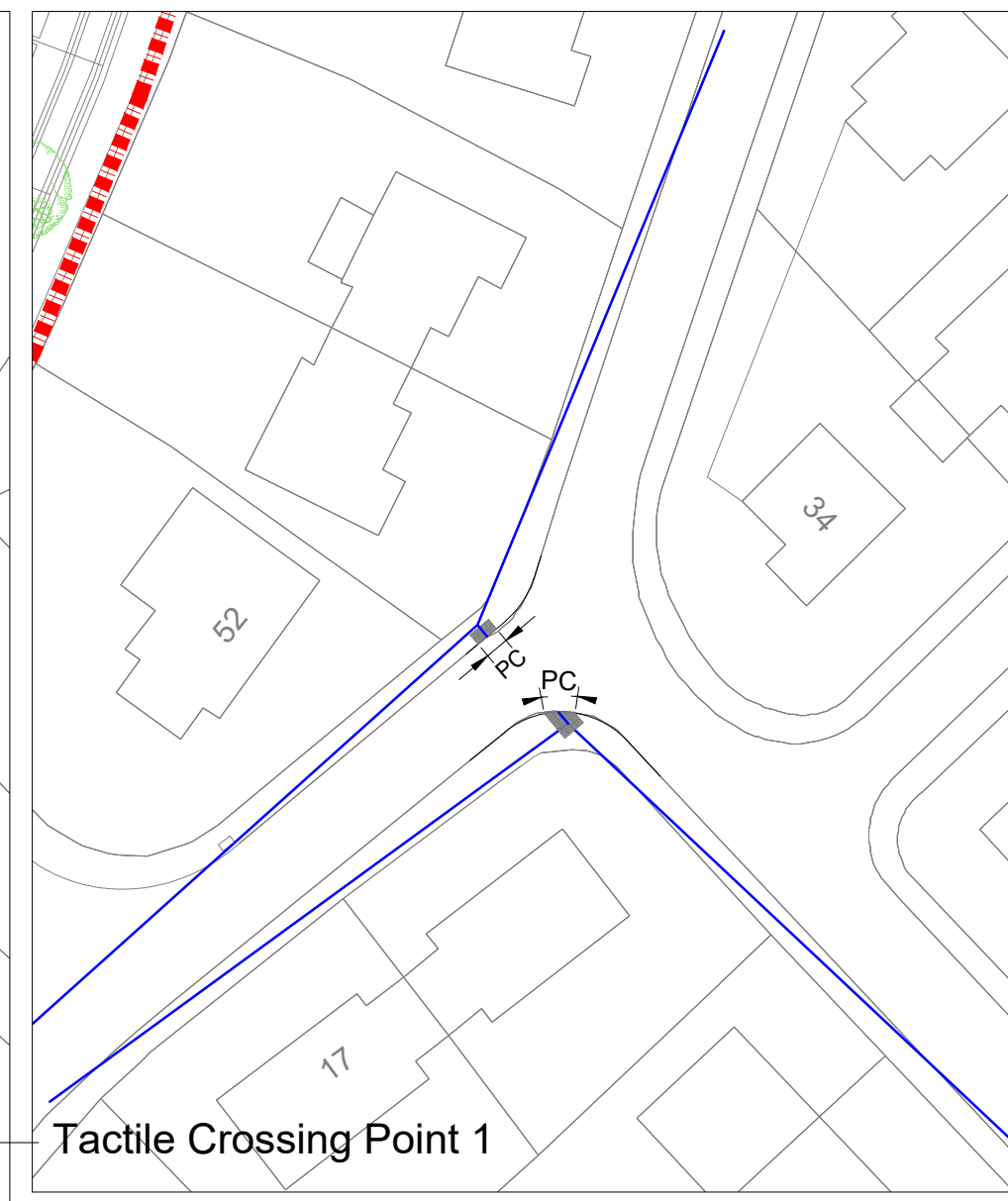
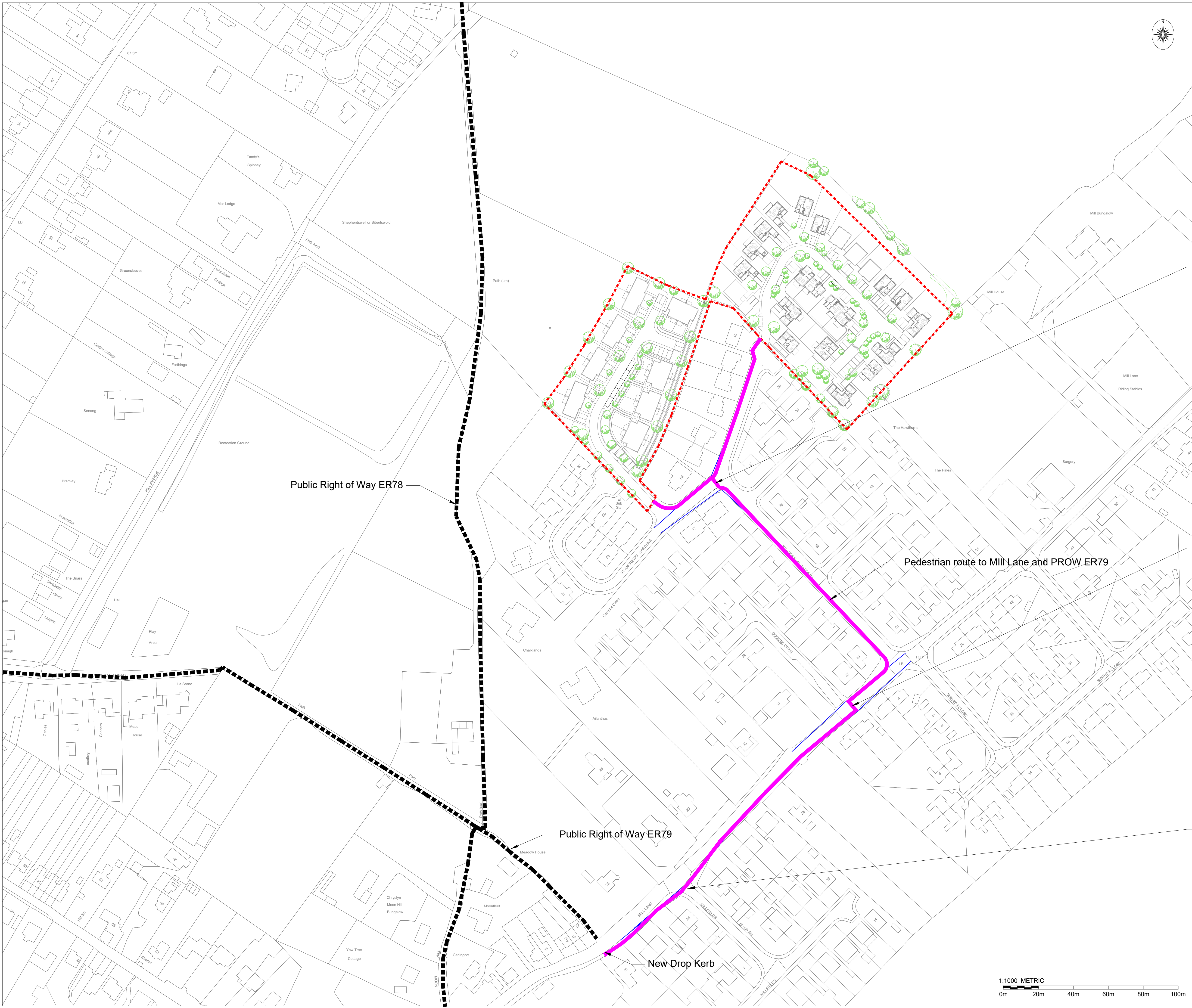
date: Nov '21 scale: 1:200@A1 drawn by: AR checked by:

project no: 1789 drawing no: 008 revision: A



# Appendix 2

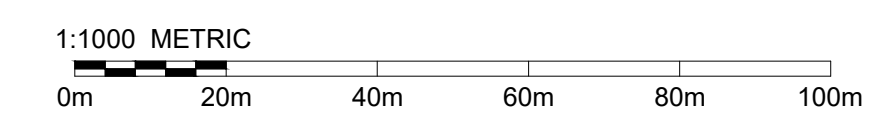




Rev	Description	Date
B	Updated to Client comments	28/06/2023
A	First issue to client	23/05/2023

PROJECT		
Proposed outline planning application for a residential scheme at St Andrews Gardens, Shepherdswell.		
CLIENT		Guildcrest Homes (UK) Ltd <small>Suite 2, The Powder House, Merceries Road, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 2HQ. Tel: 01304 820777</small>
DRAWING		
SCALE	DATE	SIZE
1:1000	23/05/2023	A1
STATUS		REV
PLANNING		T-2021-109-05
<small>Copyright and other intellectual property rights in this document and all related documents, drawings, etc., including calculations, is invested in Tridax Ltd and cannot be used or reproduced for any other purposes than that for which they were created without the express permission in writing by Tridax Ltd. In first instance ring 01304 820777.</small>		





# Appendix 3



landscape architecture ■ urban design  
expert witness ■ environmental planning



## LANDSCAPE & VISUAL APPRAISAL

relating to

**Land at St. Andrews Gardens, Shepherdswell**

on behalf of

**GuildCrest Homes Ltd.**

**September 2022**

1	INTRODUCTION	1
2	DEVELOPMENT PROPOSALS	3
3	RELEVANT PLANNING POLICY	4
4	BASELINE REVIEW	7
5	LANDSCAPE CHARACTER	14
6	LANDSCAPE & VISUAL EFFECTS	20
7	CONCLUSIONS	35

Appendix 1:

LTVA Methodology

LVA Drawings

HBA-886-001 Landscape Context

HBA-886-002 Aerial Context

HBA-886-003 Historic Mapping

HBA-886-004 Landscape Character

HBA-886-005 Viewpoint Locations

HBA-886-006 Landscape Masterplan

LVA Viewpoints

HBA-886-101 Viewpoint 01

HBA-886-102 Viewpoint 02

HBA-886-103 Viewpoint 03

HBA-886-104 Viewpoint 04

HBA-886-105 Viewpoint 05

HBA-886-106 Viewpoint 06

HBA-886-107 Viewpoint 07

HBA-886-108 Viewpoint 08

HBA-886-109 Viewpoint 09

**Date of Issue: 22.04.22**

**Revision: - 07.09.22**

File ref: P:\886 – St. Andrews Gardens\Reports\HBA\LVA

**Checked: DW Approved: DH**

No part of this report including plans, figures or other information, may be copied or reproduced by any means without the prior written permission of Huskisson Brown Associates. This report including plans, figures or other information, has been prepared for the exclusive use of the commissioning party in relation to the above planning application and unless otherwise agreed in writing by Huskisson Brown Associates, no other party may use, make use of or rely on the contents of this report other than in relation to the application and its determination. No liability is accepted by Huskisson Brown Associates for any use of this report, other than for the purpose for which it was originally prepared and provided.



## 1 INTRODUCTION

- 1.1 Huskisson Brown Associates (HBA) is a firm of Chartered Landscape Architects, established in 1987 and registered since then with the Landscape Institute. HBA has been a member of the Institute of Environmental Management and Assessment since 1992. All directors of the practice are Chartered Members of the Landscape Institute.
- 1.2 HBA has undertaken a range of environmental planning and landscape and visual assessment, appraisal and design work for many clients including public bodies, private companies and individuals on projects including commercial, industrial, retail, recreational, healthcare, agricultural, infrastructure and residential schemes. HBA also has experience in providing development control advice to Local Planning Authorities.
- 1.3 HBA have been commissioned by Guildcrest Homes UK Ltd. to provide a Landscape and Visual Appraisal (LVA) of proposals regarding an outline planning application for the erection of, up to, 39no. dwellings with associated accesses, car parking, landscaping and other infrastructure.
- 1.4 Current guidance on landscape and visual appraisal is set out in *The Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3)* places an “*emphasis on likely significant effects and stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of the likely effects*”.
- 1.5 *GLVIA3 (Paragraph 3.3 and Table 3.1)* makes a distinction between a Landscape and Visual Impact Assessment (LVIA) that is carried out as a part of an Environmental Impact Assessment (EIA) and Landscape/Townscape and Visual ‘Appraisals’ (LTVA) outwith the EIA process. There is no requirement to determine ‘significance’ in EIA terms where an LVA is carried out, hence as this proposal is not subject to an EIA the report has been termed an appraisal. Consequently, if the term ‘significant’ is used, it is used in the local context of the application as opposed to meaning a ‘significant effect’ in EIA terms.
- 1.6 The purpose of the LVA is to advise on the potential landscape and visual implications arising from the introduction of the Proposed Development.
- 1.7 The LVA records the landscape and visual baseline, identifying the key attributes and sensitivities of the Site and its surrounding context. It considers the range of landscape and visual opportunities and constraints that might inform the development potential of the Site. Where appropriate, broad landscape and visual mitigation measures are identified to overcome potential constraints.
- 1.8 The preparation of this LVA has involved both desk based and site work. The site work involved a walkover review of the Site and the Public Rights of Way (PRoW) and roads in the local area to help determine the landscape/townscape character and visual context of the Site, and to evaluate the degree of change that might be expected to arise from the Proposed Development. A site

visit was undertaken during the design process, with assessment photography completed on 17<sup>th</sup> November 2021 in good weather conditions.

- 1.9 The methodology for the assessment of potential landscape/townscape and visual effects is based on principles of good practice from *GLVIA3* and is set out in full in *Appendix 1*.
- 1.10 The LVA methodology identifies the value and susceptibility (or vulnerability) of landscape and visual receptors to assess their sensitivity to the type of development proposed. The likely magnitude of change experienced by these receptors as a result of the Proposed Development is then considered and combined with the receptor's sensitivity, to identify the importance of effect.
- 1.11 The Site and the surrounding context are illustrated in drawings *HBA-886-001* (Baseline Context) and *HBA-886-002* (Aerial Context).

## 2 DEVELOPMENT PROPOSALS

- 2.1 The Application Site represents a 4.31 ha parcel of land which is divided into two irregular parcels of land, referred to as the 'Lower Site' and 'Upper Site'. Both comprise open, managed pastures with areas of trees and boundary vegetation and a number of electricity pylons. The site is located in an elevated position on top of a hill with long views out to the neighbouring countryside. The Application Site lies outside but adjacent to the settlement boundary.
- 2.2 The Lower Site is proposed to contain 16no. properties with access via an existing turning head located between No.52 and No.54 St. Andrew's Gardens. The Upper Site is proposed to contain a further 21no. dwellings with access provided from the existing turning head between No.38 and No.40 St Andrew's Gardens.
- 2.3 This LVA will refer to the Lower Site or Upper Site where the assessment relates to one site in greater measure than the other, or alternatively as the 'Site' where the assessment relates to both sites in equal measure.
- 2.4 The Lower Site is laid out on a similar, slight north-east south-west axis to the existing dwellings at St. Andrews Gardens, roughly following the topography of the site. A proposed new road will loop round from the south-east corner to run centrally through the site with four pairs of semi-detached bungalows addressing each side of the road.
- 2.5 The proposed dwellings in the north-east corner of the site are rotated 90 degrees enabling the dwellings to front a focus point at the top of the lower site. These dwellings, as well as addressing the termination of the main access road, front a small cul-de-sac which provides parking and turning facilities for the development.
- 2.6 The proposed bungalows are positioned at a lower level than the adjoining properties at St Andrews Gardens, using a series of terraces to provide optimum access and amenity to the new dwellings, and thereby minimising the impact on private residential views to the north and north-east (not assessed by this LVA).
- 2.7 The proposed layout of the Upper Site has been arranged around an access road which continues from St Andrews Gardens on the south-west boundary and curves around the site to continue along a north-west south-east axis. Four detached split-level dwellings with integrated garages are located along the north-west boundary and positioned to address the road. A pair of detached dwellings have been located in the northern corner and orientated to provide a point of visual interest along the line of sight from the entrance. Adjacent to the north-east boundary five detached dwellings are located, the frontage undulating slightly to reflect the organic form of the access road. On the eastern corner of the site, two L-shaped units have been located to mark the end of the road.

- 2.8 Three further detached dwellings are set in the south-east corner of the site, accessed from a shared private drive in the form of a 'Homezone' area. These dwellings have been set back from the existing dwellings No.30 and No.38 St Andrews Gardens to reduce overlooking.
- 2.9 The Site perimeter will be defined by a 5m depth landscape buffer designed to soften and screen the proposed built form and plot boundaries. The planting of deciduous and evergreen canopy tree species as part of this landscape buffer is proposed at extra-heavy standard (EHS) size ranging between 14-18cm girth. EHS heights vary but are typically of 4.25-4.5m at planting. Understorey shrub planting is proposed at 60-125cm height at planting at 1/sqm. density.
- 2.10 The internal layout of layout of both the Lower Site and the Upper Site has been designed to created space for public realm planting and new street trees in line with *NPPF Paragraph 131* that states:
- 2.11 *"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users".*
- 2.12 Please refer to drawing *HBA-886-006* (Landscape Masterplan) for an illustrative view of the proposed layout and landscape proposals.

### 3 RELEVANT PLANNING POLICY

3.1 A summary of planning policy relevant to the landscape/townscape and visual context of the Site and the Proposed Development is set out below:

#### National Planning Policy Framework (NPPF)

3.2 The National Planning Policy Framework (*NPPF*) (revised July 2021) sets out the Government's national planning policy for England. The *NPPF* is a material consideration in determining planning applications (*Paragraph 2*). The Framework should be read as a whole (including its footnotes and annexes) (*Paragraph 3*). Its overall aim is to promote sustainable development (*Paragraph 7*).

3.3 *Paragraph 8* states that "the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supporting ways (so that opportunities can be taken to secure net gains across each of the different objectives).

a) *an economic objective: ...*

b) *a social objective: ...*

c) *an environmental objective: to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy".*

3.4 *Paragraph 130* states: "Planning policies and decisions should ensure that developments:

- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping".*

3.5 *Paragraph 174* requires that "Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; ..."*

National Planning Practice Guidance (NPPG)

- 3.6 The *NPPG* supports and informs the *NPPF* and replaces a number of earlier planning practice guidance documents and government circulars. The guidance relating to 'Landscape: How can the character of landscapes be assessed' includes the following at *Paragraph 037* (Reference ID: 8-037-20190721) that *"To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used"*.

The National Design Guide

- 3.7 The National Design Guide was updated in January 2021 and sets out ten overarching characteristics that contribute to design quality. Under the heading of Context, Paragraph 40 notes that: *"Well-designed places are:*

- *based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;*
- *integrated into their surroundings so they relate well to them;*
- *influenced by and influence their context positively; and*
- *responsive to local history, culture and heritage"*.

Dover District Development Plan

- 3.8 The current planning policies for Dover District are set out in the statutory Development Plan which is made up of the following documents:

*Core Strategy*

- 3.9 The *Core Strategy* was adopted on 24<sup>th</sup> February 2010 and sets out the priorities for the future of the district. It allocates a number of strategic sites and contains the Core Policies and Development Management Policies to guide the future development of the district. Relevant policies include:

- *Policy CP1:* Shepherdswell is identified as a 'Local Centre' – described as a secondary focus for development in the rural area;
- *Policy CP4:* Housing quality, mix, density and design;
- *Policy CP7:* Green infrastructure network;
- *Policy DM1:* Settlement boundaries;
- *Policy DM15:* Protection of the countryside; and
- *Policy DM16:* Landscape character;



*Land Allocations Local Plan*

- 3.10 The *Land Allocations Local Plan* was adopted on the 28<sup>th</sup> January 2015 to identify and allocate specific sites for employment, retail and housing development and thereby deliver the aims of the Core Strategy.
- 3.11 Shepherdswell's designation as a 'Local Centre' reflects its role in serving other nearby settlements (i.e. Coldred, Eythorne and Elvington) and is considered in further detail within the *Land Allocations Local Plan*. Shepherdswell is the only Local Centre to have a mainline railway station with an hourly service to both London Victoria and Dover Priory.
- 3.12 At *Paragraph 3.344* it is noted that *"To help sustain and strengthen Shepherdswell's role in the settlement hierarchy, it is considered that additional housing will be required over the lifespan of this Plan"*. Only one site was identified for residential development, to provide approximately 10 dwellings (Policy LA32 – Land of Mill Lane), with one change to the Shepherdswell Settlement Confines (Policy LA32 – Land at 4 Mill Lane).

*Saved Policies*

- 3.13 A number of 'saved' policies from the *Dover District Local Plan 2002* and these continue to form part of the Development Plan, although none are considered relevant to this proposal.

*New Dover District Local Plan*

- 3.14 The Council are in the process of producing a new Local Plan to set out planning policies and proposals for new development in the District over the period from 2020 to 2040. Once adopted, the Local Plan will replace the current suite of Development Plan documents. At this stage the consultation on the Regulation 19 (pre-submission) version of the plan has been delayed.
- 3.15 The *Housing and Economic Land Availability Assessment (HELAA)* identifies a future supply of land in the District which is suitable, available and achievable for housing and economic development uses over the Plan period to 2040. Within this document the Site is identified as being *Reference Number SHE004*, of approximately 4.31ha in area, with an estimated dwelling number of 40 units within a 'short' delivery timescale. The HELAA indicates a potential direction of travel for DDC, but does not infer that the site identified in this study will automatically be allocated and come forward for development?
- 3.16 The *HELAA* notes that Shepherdswell is suitable for a scale of growth that would reinforce its role as a Local Centre and states:

*"Given that it is proposed to allocate all suitable and potentially suitable sites identified in the HELAA in Shepherdswell (i.e. SHE003, SHE004, SHE006 and SHE008). This is because these site options are in relatively sustainable locations that are compatible with the Council's preferred spatial strategy and can make notable contributions to delivery of district's housing needs of the Plan period over the short, medium and long term."*

## 4 BASELINE REVIEW

### Location & Local Land Use

- 4.1 The Site extends overall to approximately 4.31 hectares and is composed of two pastures currently used for horse grazing, that are described as the 'Lower Site' and the 'Upper Site'. The Lower Site is located to the north and the Upper Site to the east of St. Andrew's Gardens, Shepherdswell. The two pastures are separated by an open field that does not form part of the application.
- 4.2 The only buildings within the site are two small, dilapidated stables and a more modern shiplap stable located on the southern boundary of the Upper Site that adjoins land to the north of Shepherdswell Surgery.
- 4.3 The fields also contain water butts, electric fencing and storage relating to the current use. Both fields are overlooked by various dwellings within St. Andrews Gardens. There are open fields to the north and east, with further dwellings to the north at Bernard's Gardens. Overhead electricity cables pass over both Sites.
- 4.4 Shepherdswell is located to the north of the A2, approximately seven miles to the north of Dover, and located at the western boundary of the District. The Parish boundary borders Canterbury City Council. The Kent Downs AONB is located to the west of the built up area on Westcourt Lane and approximately 1.5km to the west of the Site.
- 4.5 There is one conservation area in Shepherdswell at the top of Church Hill, which includes the Church, a number of residential properties, and a small triangular green (approximately 400m to the south-west of the Site).
- 4.6 The settlement has a number of services and facilities including a village hall, a primary school, a church, the White Cliffs Medical Centre, a Co-operative store, and a number of public houses. The East Kent Railway terminus is located adjacent to the mainline railway station; this heritage line was originally built to serve the colliery at Tilmanstone, and now provides a two mile long tourist service to Eythorne.

### Topography

- 4.7 The Site is located in an elevated position on top of a hill with long northern and north-eastern views out to the neighbouring countryside.
- 4.8 The Lower Site comprises a rectangular-shaped parcel of land, approximately 100m in length and 60m wide on a slight north-east south-west axis, narrowing slightly to the north-east. The Lower Site is open to the countryside along the northern and western boundaries, with the northern boundary marked by a temporary post and wire fence. The eastern boundary is formed by the rear garden fencing of dwellings Nos.40-52 St Andrew's Gardens. The southern boundary

is abutted by land in the curtilage of dwellings No.33 and No.60 St Andrew's Gardens and a vehicle turning head serving the small adjacent cul-de-sac.

- 4.9 The topography of the Lower Site falls gently to the north-west at a consistent gradient of approximately 1 in 10, with a high-point at the south-western corner (approx. 112.50 AOD) near the proposed access, and a low-point at the north-eastern corner (approx. 104 AOD).
- 4.10 The Upper Site is rectangular-shaped parcel of land, approximately 85m in length and 125m in width, set on a 45 degree clockwise rotation. It has an open aspect to the countryside along the northern, eastern and western boundaries, with all three boundaries partially screened by existing vegetation. The southern boundary is abutted by the land in the curtilage of No.30, No.38 and No.40 St Andrew's Gardens, with two vehicle turning heads serving two small adjacent cul-de-sacs. A neighbouring dwelling 'Mill House' lies in close proximity to the eastern corner.
- 4.11 The topography of the Upper Site falls gently from the southern-western corner (approx. 118.50 AOD) to the north-eastern corner (approx. 107.50 AOD) at an approximate gradient of 1 in 15 however the gradient increases somewhat along the western boundary. St. Andrews Gardens to the north-east.

#### Vegetation

- 4.12 The south-eastern boundary of the Upper Site is defined by trees and hedgerows that create a high degree of screening between the Site and views from the south-east (including Mill House), south (in particular from the entrance and car park of The White Cliffs Medical Centre), and south-west (The Hawthornes).
- 4.13 The north-eastern boundary is defined by fencing, with offsite scrubby vegetation beyond. A strip of trees and dense hedgerow lies adjacent and 7m outside the sites northern boundary. There is sporadic vegetation within the open field separating the two Sites. A particularly dense area of vegetation to the north-west of the Upper Site and south-east of the Lower Site creates an 'island' of trees and understorey scrub that serves to separate the two land parcels.
- 4.14 The dense area of vegetation to the south-east of the Lower Site adjoins the rear garden of No.40 and continues as low scrub and fencing at the foot of the terraced gardens to the rear of properties that overlook the Lower Site from the south (Nos. 40 – 52 St. Andrew's Gardens).
- 4.15 The south-western boundary continues in a similar fashion, delineated by scrub and fencing, along the garden perimeters to nos. 33 and 60 St Andrews Gardens, that overlook the Lower Site from the west. The north-western boundary is not currently defined by vegetation or fencing.
- 4.16 The majority of the two pastures is comprised of short-sward grassland fields. The *Ecological Scoping Survey (M. Newcombe)*, submitted as part of this application, assesses the grassland as relatively species poor, as a result of its ecological interest having been damaged in botanical terms by having been intensively grazed by horses (particularly in the Upper Site). There is also

evidence of past attempts at sward improvements, by virtue of the presence of rye grass and red clover as common plants in the sward. No part of the site was considered particularly noteworthy in ecological terms.

#### Access & Rights of Way

- 4.17 There are a number of public footpaths in the vicinity of the Site, including *The North Downs Way* that passes within 50m of the north-western corner of the Lower Site as public footpath *ER78*, where it crosses the open fields to the north of the Site. This footpath exits the AONB near Woolage Village, approximately 3.5km to the north-west of the Site, before crossing the railway line and heading south-east past Long Lane Farm. The footpath then heads south through Shepherdswell past the Site before exiting east to the north of St Andrew's Church.
- 4.18 *The Miner's Way Trail* also follows footpath *ER78* to the north of the Site, passing within 400m of the Site, before heading north across open fields and north-east through a wooded copse known as 'Golgotha'.
- 4.19 Public footpath *EE333A* crosses open fields to the north of the Site, before joining Barfrestone Road, approximately 800m to the north of the Site, where this part of the road forms part of *The Cathedral to Coast Cycle Route*.
- 4.20 Public footpath *ER79* follows Approach Road, passing to the south of the recreation ground, before heading south-east towards Mill Lane, crossing the North Downs Way to just to the north of Mill Lane.
- 4.21 Please refer to *HBA-886-100 Site Context Plan* for location of public footpaths.

#### Designations

- 4.22 The Site is not subject to any landscape designations for scenic quality and lies approximately 1.5km to the south-east of the eastern boundary to the Kent Downs AONB.

#### Local Wildlife Sites

- 4.23 There are pockets of deciduous woodland to the north of the Site that have a local designation, including the woodland at 'Golgotha' (approximately 550m to the north-east), woodland lying along the route of the East Kent Railway (approximately 500m to the north-west of the Site).

#### Roadside Nature Reserve

- 4.24 Following the route of public footpath *ER78* from Long Lane Farm to Eythorne Road where it then follows the road to Golgotha and onwards between the road and the East Kent Railway.

#### Conservation Area

- 4.25 The *Shepherdswell Conservation Area* lies approximately 270m to the south of the Lower Site and includes a number of buildings clustered around 'The Green', a triangular area of open

space to the front (north-west) of St Andrew's Church. There is no intervisibility between the Site and the Conservation Area.

#### *Listed Buildings*

- 4.26 The following listed buildings are located in close proximity to the Site:
- Carlingcot (Grade II Listed – Ref: 1052324 - First listed: 8<sup>th</sup> April 1981) on the southern side of Moon Hill approximately 290m to south-west of Site
  - Holly Tree House (Grade II Listed – Ref: 1069993 - First listed: 30<sup>th</sup> May 1979) on the northern side of The Green approximately 365m to south-west of Site
  - 77 Church Hill (Grade II Listed – Ref: 1049129- First listed: 22<sup>nd</sup> August 1962) located approximately 375m to south-west of Site
  - Shepherdswell War Memorial (Grade II Listed – Ref: 1432776 - First listed: 17<sup>th</sup> February 2016) located approximately 395m to south-west of Site on The Green
  - The Bell Inn (Grade II Listed – Ref: 1051096 - First listed: 28<sup>th</sup> May 1987) located approximately 415m to south-west of Site overlooking The Green
  - Church of St. Andrew (Grade II Listed – Ref: 1049052 - First listed: 28<sup>th</sup> May 1987) located approximately 410m to south-west of Site overlooking The Green

#### Historic Development

- 4.27 Historical records show that there has been a settlement at Shepherdswell for over a thousand years. In Anglo-Saxon times the village was part of the estate of St. Augustine's Abbey in Canterbury. The earliest written reference to the village dates back to 944. The village still appears on some maps as 'Sibertswold', where Sibert is thought likely to have been an Anglo-Saxon chief, and the name means 'The wood of Sibert'. By the 19<sup>th</sup> century this had been altered to Shebbert's Well and the railway station was originally called 'Shepherd's Well'.
- 4.28 The arrival of the London-Chatham-Dover railway in 1861 heralded the start of the modern era, and new houses were built to expand the village as a dormitory for Dover. Miners from Tilmanstone brought further increases in population during the inter-War years.
- 4.29 Until the 1920's there was also a windmill locate approximately to the east of the Upper Site, but this was demolished and only Mill Lane and Mill House survive as a memory.
- 4.30 The construction of new homes pushed east along Mill Lane and a small council estate was constructed in the 1940's at Sibert's Place, on the opposite side of the lane to the existing St Andrews Gardens. There was further residential development on Mill Lane into the 1960's including that at St Andrew's Gardens.

### Views & Visual Amenity

- 4.31 The Site's location to the north of the existing built form at St. Andrew's Gardens and development along Mill Lane ensures that there are no available views towards either Site from the south, with the exception of a single view towards the southern boundary of the Upper Site from the entrance and car park servicing The White Cliffs Medical Centre located to the south of the Upper Site.
- 4.32 There are no publicly accessible views towards the Site from the Conservation Area, which is centred around 'The Green' in the historic heart of Shepherdswell and no views of the Site from Church Hill.
- 4.33 The Site's location near a hill top, on falling topography towards the north-east, and the relatively open aspect of these paddocks results in the potential for publicly accessible views towards the Site from the north and north-east.
- 4.34 There is potential for longer-range views looking towards the Site from *The North Downs Way* as it heads south-east over the mainline railway line and follows the route of Long Lane. In general, this lane is well-enclosed by roadside hedgerow that tends to be taller than average eye-level and views are limited to field entrances, gateways and other breaks in this vegetation. There is a relatively unobstructed view towards the Site from a field entrance at the northern-end of Long Lane, with additional screened and filtered views from the vicinity of Long Lane Farm.
- 4.35 There are also views towards the Site from Barfrestone Road to the north of the Site and from Long Lane as it approaches Golgotha to the north-east of the Site on the route of *The Cathedral to Coast Cycle Route*. There are also filtered and screened views from Mill Lane to the north-east of the Upper Site.
- 4.36 There are closer-range and direct views towards the Lower Site where *The North Downs Way* passes within 50m of the southern boundary. These views extend towards the existing built form on St. Andrews Gardens and take in the entirety of the Lower Site. Views towards the Upper Site are partially screened by the pocket of vegetation that is located between the two sites, and further limited by the relatively shallow topography of the Upper Site.
- 4.37 Views from the north-west are limited to the private dwellings (approximately 10–15no.) that overlook the open space to the north of the Site. There are no available views towards the Site from Eythorne Road or from Approach Road.
- 4.38 There is potential for glimpsed and screened views towards the Lower Site from the Recreation Ground, but the density of the boundary vegetation limits intervisibility to filtered views through breaks in this vegetation.
- 4.39 The visual assessment will therefore consider:
- Long-distance views from *The North Downs Way* and *The Miner's Way Trail* (Long Lane);



- Long and middle-distance views from *The Cathedral to Coast Cycle Route* (Long Lane, Barfreestone Road and Mill Lane);
- Middle-range view from entrance to The White Cliffs Medical Centre (Mill Lane);
- Middle-range view from the Recreation Ground;
- Middle-range view from Public Footpath *ER79*; and
- Close-range view from *The North Downs Way* (Public Footpath *ER78*).

4.40 It is understood that a number of private dwellings overlook the Site, particularly those at St. Andrew's Gardens, and those at Bernard's Gardens and Meadow View Road that have south facing views towards the Site. These receptors are considered to have a **High** sensitivity but are not explicitly considered by this assessment and should (if required) be the focus of a *Residential Visual Amenity Assessment (RVAA)*. An *RVAA* being the process by which the potential visual impact of a development on the residential amenity of a private property can be objectively assessed.

#### Landscape & Visual Detractors

- 4.41 The Site is typical of pasture land in use for horse grazing. The grassland is generally species poor and in poor condition after intensive horse grazing. The limited boundary vegetation is generally of poor quality and scrubby in nature. The area of vegetation separating the Lower and Upper Sites is also unmanaged and of poor quality.
- 4.42 Other detractors include those associated with horse grazing, including the temporary fencing and the dilapidated stables near the northern boundary. Other paraphernalia related to the horse grazing also detract and include a water storage tank, a corrugated steel structure and horse feed troughs.
- 4.43 The overhead electricity cables that cross both Site's further detract from the landscape and are visible in a number of the publicly accessible views towards the Site.

#### Landscape Condition

- 4.44 Landscape condition is defined by *GLVIA3* as being: *"A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements"*.
- 4.45 Having considered both the baseline context for the Site and its surroundings, and the published landscape character assessments at national, regional and local levels, the overall landscape condition of the Site is considered to be **Low**.

### Landscape Value

- 4.46 Landscape value is defined by *GLVIA3* as being: *“The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of different reasons”*.
- 4.47 Whilst the *NPPF* does not define ‘valued landscapes’, it is acknowledged and established by case law, that value is not merely something that is designated either by statute, such as an Area of Outstanding Natural Beauty, or non-statutory process. The landscape at the Site is not considered to be a ‘valued landscape’ in and of itself - *NPPF Paragraph 174(a)*.
- 4.48 To better assess the landscape value of the Site, the appraisal follows the advice set out in *GLVIA3* and identified in Box 5.1 (page 84), described as: *“Range of factors that can help in the identification of valued landscapes”*:

### *Landscape Quality (Condition)*

- 4.49 The baseline assessment of the Site’s landscape condition has concluded a ranking of **Low**, given the quality of the sward and landscape boundaries, and following a review of the various detractors.

### *Scenic Quality*

- 4.50 The scenic quality of the Site is considered largely a function of the wide-ranging views afforded from the Site towards the countryside to the north and east. The scenic value of the Site is otherwise somewhat limited, given the visual detractors and the generally low quality of the physical landscape. Nonetheless, the openness and elevation of the Site also allows views towards the countryside for residents of St. Andrews Gardens. The Site itself plays little role in these scenic views as the landform falls to the north towards the residential development at Bernard’s Gardens and Meadow View Road, which form linear belt of built form along Eythorne Road and separate the Site from the wider countryside.

### *Rarity*

- 4.51 The Site is typical of a horse grazing paddock and does not demonstrate any rare elements or features within the landscape, nor the presence of a rare Landscape Character Type.

### *Representativeness*

- 4.52 The Site does not contain any particular characteristics or landscape features/elements that are considered particularly important at a local, regional or national level.

### *Conservation Interests*

- 4.53 There are no features of wildlife, earth science, archaeological/historical, or cultural interest that add further value to the landscape and should therefore be conserved within the Site.

*Recreation Value*

- 4.54 Beyond the horse grazing there are no obvious signs that the Site is valued for recreational activity, where the Site is privately owned with no public access. The North Downs Way passes close to the Lower Site and there are clear views into the Site from this footpath. These views are limited to a short section of the footpath that already demonstrates an edge of settlement character and the views into the Lower Site take in a backdrop of the existing residential development at St Andrew's Gardens.

*Perceptual Aspects*

- 4.55 The Site offers few perceptual qualities, beyond its open aspect that affords views towards the wider countryside.

*Associations*

- 4.56 There are no known cultural, sporting or other associations, that contribute to the perception and natural beauty of the Site and its surrounding context.
- 4.57 When the factors above are considered in the round, alongside the Site's proximity to The North Downs Way, it is concluded that the landscape value of the Site should be considered to be of **Low (Ordinary)** ranking in its current state (please refer to *Appendix 1 – Table 2*).

## 5 LANDSCAPE CHARACTER

5.1 Landscape Character is defined in the *Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3)* as: *“A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse”.*

5.2 The general hierarchy of the published landscape character studies relevant to the Site and its surroundings are set out below, please also refer to drawing *HBA-888-104*:

### National Landscape Character

5.3 Natural England has divided the country into 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

5.4 The Site is located within *NCA 119: North Downs* and the profile is summarised as *“The North Downs National Character Area (NCA) forms a chain of chalk hills extending from the Hog’s Back in Surrey and ending dramatically at the internationally renowned White Cliffs of Dover. The settlement pattern is characterised by traditional small, nucleated villages...”.*

5.5 The following ‘Key Characteristics are identified:

- *“Cretaceous Chalk forms the backbone of the North Downs. A distinctive chalk downland ridge rises up from the surrounding land...”*
- *The broad dip slope gradually drops towards the Thames and the English Channel, affording extensive views across London and the Thames Estuary. The carved topography provides a series of dry valleys, ridges and plateaux.*
- *Chalk soils are predominant across the NCA...*
- *Woodland is found primarily on the steeper slopes of the scarp, valley sides and areas of the dip slope capped with clay-with-flints. Well-wooded hedgerows and shaws are an important component of the field boundaries, contributing to a strongly wooded character. Much of the woodland is ancient.*
- *Tracts of species-rich chalk grassland and patches of chalk heath are important downland habitats and of international importance.*
- *Ancient paths, drove roads and trackways, often sunken, cross the landscape and are a distinctive feature of the dip slope....*
- *Small, nucleated villages and scattered farmsteads including oasts and barns form the settlement pattern, with local flint, chalk and Wealden brick the vernacular materials.”*

- 5.6 Two Statements of Environmental Opportunity (SEO) have potential relevance. *SEO 1* guides: *“Manage, conserve and enhance the distinctive rural character and historic environment of the North Downs, including the long-established settlement pattern, ancient routeways and traditional buildings. Protect the tranquillity of the landscape and sensitively manage, promote and celebrate the area’s rich cultural and natural heritage, famous landmarks and views for future generations”.*
- 5.7 Examples of how this can be achieved include:
- *“Conserving and appropriately managing ancient trackways such as the North Downs Way National Trail which links Dover and Guildford, and the Pilgrims’ Way which links Canterbury and Winchester; and working across sectors to promote and strengthen the network through high-quality interconnecting routes, increasing the benefits of these routes for biodiversity, health and local businesses”.*
  - *“Seeking opportunities to minimise the impact of new developments, including visual intrusion, disturbance and noise, on the tranquillity and beauty of the countryside”.*
- 5.8 *SEO 4* guides: *“Plan to deliver integrated, well-managed multi-functional green space in existing and developing urban areas, providing social, economic and environmental benefits and reinforcing landscape character and local distinctiveness, particularly on or alongside the boundaries of the designated landscapes within the North Downs”.*
- 5.9 Examples of how this can be achieved include:
- *“Maintaining the existing downland character as a setting for new development (where allocated and approved), ensuring that this does not impact adversely on the special qualities of the designated landscapes, conserving the tranquillity and geodiversity of the area through planning and sympathetic design, in particular minimising light spill and traffic noise to retain the ‘undisturbed’ feel of parts of the NCA and enhancing local landscape character”.*
  - *“Targeted planting of woodland and trees surrounding existing and new development and major transport corridors where appropriate...”*
- 5.10 The Site is located on locally higher ground close to the historic location of a wind mill (approximately 118m AOD), where the land form and topography certainly reflect the dip slope character of the North Downs. However, few of the other ‘Key Characteristics’ are distinguishable within the Site, for example the presence of woodland areas and well-wooded field boundaries, or tracts of species rich chalk grassland (see baseline review). Shepherdswell was historically a small and nucleated village, clustered around The Green, but 20<sup>th</sup> century development along Mill Lane has resulted in expansion of the settlement boundaries.

- 5.11 A network of public footpaths connect Shepherdswell with the wider landscape and there is a degree of intervisibility between the Site and *The North Downs Way*, particularly where the footpath passes immediately to the north of the Site. In response to guidance offered by *SEO 1* and *SEO 4*, it is suggested that landscape ‘buffers’ are incorporated within the landscape design to screen and soften the perimeter of the proposed development, thereby mitigating the impacts or effects on the footpath in the immediate vicinity of the Site.
- 5.12 Tree planting should be incorporated across the proposed development to create a ‘green grid’ throughout the scheme to provide breaks and screening between built form and associated roofscapes in longer distance views, and to integrate the proposals within the existing settlement edge.
- 5.13 The design of the scheme should reflect the local vernacular and landscape character.

#### County Landscape Character

- 5.14 At a county level, Kent County Council published *The Landscape Assessment of Kent* in 2004 which divides the county into 114 distinct character areas. The Site is located to the south of the *East Kent Arable Belt*.
- 5.15 The LCA is described: *“The East Kent Arable Belt is a large character area situated on the chalk downs outside the AONB to the south-east of Canterbury. It stretches from Bekesbourne in the west, north to Eastry and south to Sibertswold and Whitfield, bounded in the south by the Kent Downs AONB boundary, and to the east by the outskirts of Deal. The land rises from 20 metres at its junction with the lower, flatter Tertiary Beds up to 120 metres in the south-east as it bounds the AONB, not in an even manner but, as elsewhere in the Downs, in a distinct series of dry valleys. The soils are generally well-drained chalky, loamy soils over the chalk, being variously shallow or deep soils in places”.*
- 5.16 The assessment judges the ‘Condition’ of the LCA to be **Good** and states that *“This is a simple, unified landscape with long views and relatively few detracting features - some of which are associated with the former collieries and the redevelopment of colliery sites. The area also comprises the gently rolling dip slope of the North Downs to the south of Canterbury. Large blocks of broadleaf woodland, grassland and frequent copses provide a strong ecological framework for the large arable fields. To the south of Canterbury, remnant shelterbelts are apparent in the large arable fields...”*
- 5.17 It ranks the ‘Sensitivity’ of the LCA as **Moderate** concluding that *“The intermittent views within the rolling landscape contribute to a high sensitivity, despite the presence of large, occasional blocks of woodland. It is the ancient nature of the tranquil landscape, overlain with parkland features such as avenues of holm oak, which makes this a very distinct and unique landscape, sensitive to change. The large scale of the landform, and the tiny, scattered hamlets where flint is much*

*in evidence as a building material, link with more recent historical changes such as the Light Railway and the colliery buildings which are now an intrinsic part of the area's character”.*

5.18 The ‘Landscape Actions’ for the LCA are ‘Conserve and Reinforce’ to include:

- *“Conserve the large scale and manage the woodlands to promote wildlife interest.*
- *Upgrade the ecological value of some of the arable land by reverting selected areas to grasslands.*
- *Conserve the tranquillity and remote quality of the area.*
- *Restore and reinforce ancient features which are part of the woodland character. Manage the historic estate and parkland, re-creating the occurrences of features such as avenues to a similar frequency and using elements of estate design in new development.*
- *Conserve and interpret the heritage of colliery sites.*
- *Conserve the remote settings of small hamlets and villages”.*

5.19 The falling topography to the Site towards the north reflects the distinct ‘dry valley’ character of the North Downs. The longer range views from the Site to the north and east are also characteristic and include landscape features that are common within the LCA: large blocks of broadleaf woodland, grassland, frequent copses and large arable fields. That being said, these characteristics are not evident within the Site and development within the Site would not compromise these features subject to the implementation of sensitive design and appropriate mitigation.

5.20 There are no historic features with the Site that would benefit from restoration, and the design focus should be the conservation of the rural setting of Shepherdswell. This could be achieved through the retention of the existing trees along the site’s perimeter and enhanced boundary planting to provide a landscape and visual buffer between the adjacent housing and countryside, to sensitively integrate the proposed development and existing settlement edge.

#### District Landscape Character

5.21 LUC was commissioned in March 2020 to prepare a *Landscape Character Assessment for Dover District*, covering the area outside the Kent Downs AONB. This study updates the 2006 landscape assessment undertaken by Jacobs. The Kent Downs AONB have prepared their own landscape character assessment for the area within the designated area boundaries. The two assessments provide integrated district wide coverage.

5.22 The stated aim of the assessment is *“to create a comprehensive and up to date strategic district scale landscape evidence to provide a framework for more detailed landscape studies and sensitivity assessments”.*



- 5.23 The village of Shepherdswell (and the Site) are located with the *Open Arable Chalk Farmland with Parkland* Landscape Character Type (LCT) and more specifically within the Landscape Character Area (LCA) of *E1: Shepherdswell Aylesham Parklands*.
- 5.24 The LCA is located in the west of the district. The western boundary is formed by the district boundary with Canterbury and the south-eastern boundary by the Kent Downs AONB. The northern boundary marks the change between areas of parkland and arable land, and the eastern boundary between the parkland and wooded landscape around Whitfield.
- 5.25 The LCA is described as having *“A regular pattern of gentle ridges and valleys on a south-west to north-east axis, sits within the wider landform that falls gradually from the higher ground of the Kent Downs to the south-west. The topography within the LCA varies from 45m to 125m AOD. The landscape is underlain by Margate and Seaford Chalk, with overlying bands of Head brickearth deposits in a northeast-southwest direction”*.
- 5.26 The assessment also notes the presence of *“Blocks and belts of native deciduous woodland are found across the LCA, with priority habitat deciduous woodland and ancient woodland abundant. A number of the woodlands are locally designated as Local Wildlife Sites”*.
- 5.27 With regard to land use the assessment concludes *“Land is used primarily for arable farming, with large open fields supporting a mix of crops with linseed, wheat, barley and oil seed rape. Pasture fields associated with estate parklands have grazing sheep and cattle, and there are some pockets of pasture are contained within smaller, more enclosed fields around settlements”*.
- 5.28 The assessment describes views within the LCA as *“relatively open, with rolling valleys, and blocks of woodland terminating views. The open views contrast with enclosed woodland areas around the parkland estates. There is more enclosure around settlements due to the built fabric, narrow roads, hedgerows, and mature trees. Hedgerows are largely intact, although there has been some reinforcement with post and wire fencing”*.
- 5.29 Whilst the LCA is considered to be a *“largely tranquil landscape and there is a good experience of dark skies outside of the settlements”*. Nonetheless, tranquillity is reduced locally by the A256 in the east and the A2 in the south and *“there are a number of electricity pylons and wires through the area which detract from the rural landscape character”*.
- 5.30 The ‘Landscape Strategy’ for the LCA is *“to conserve and enhance the rural character and simple pattern of the rolling arable landscape interspersed with blocks of woodland and parkland”*.
- 5.31 Relevant ‘Landscape Management’ guidance includes *“Enhance and augment fragmented field boundary hedgerows with native species, replacing post and wire fencing where possible”*.
- 5.32 There are also a series of prescriptions for ‘Development Management’ including *“Conserve the strong vernacular of historic buildings and their rural setting, particularly within the Conservation Areas and ensure that landscape continues to provide a rural setting to these areas”*.

- 5.33 Also, *“Consider impacts of large-scale development/urban expansion associated with existing settlements with the wider rural setting including the open chalk dip slope to the west within Canterbury District and provide appropriate mitigation”*.
- 5.34 The topography of the Site and its surroundings reflects the regular pattern of gentle ridges and valleys on a south-west to north-east axis, set within a wider landform that falls gradually from the higher ground of the Kent Downs to the south-west.
- 5.35 The Site does not however reflect other characteristics of the LCA, the land use being paddocks rather than arable farmland and with no priority habitat deciduous woodland and ancient woodland present. The tranquillity of the Site is somewhat compromised by its edge of settlement location and would be further eroded by the Proposed Development. The Site is traversed by overhead electricity wires that detract from the settlement edge landscape, but it is noted that the proposals would require the removal/ rerouting of the cables which may result in an improvement to visual amenity.
- 5.36 It is not considered likely that the proposed development would have an adverse landscape of visual effect upon the Shepherdswell Conservation Area, its vernacular of historic buildings and their rural setting. There has been a succession of post Second World War development along Mill Lane that includes development at St Andrews Gardens and the housing on the opposite side of the Lane. This development has separated the Site from the Conservation Area, where the rural setting is determined almost entirely by the countryside to the south and east of Shepherdswell.

## 6 LANDSCAPE & VISUAL EFFECTS

- 6.1 Landscape and visual effects are related subject areas but are assessed separately. Landscape effects derive from changes in the natural and built environments which may give rise to changes in their fabric, character and quality and how these are experienced. Visual effects relate to the changes that arise in the composition of available views as a result of a development proposal.
- 6.2 Effects can be positive (beneficial), negative (adverse) and are sometimes neutral. This last ranking may most frequently occur where the change is very limited. It may also occur where a visual change may be very discernible but is considered no better or worse than what it replaced having regard to the context of the view.
- 6.3 Effects on landscape character, value, and visual amenity can arise from many causes, for example, perceived changes to:
- the scale, grain and pattern of the landscape, for example by alien or engineered landform or out of context planting or changes to land cover;
  - deterioration or erosion of the rural landscape by the urbanising effects of traffic, hard surfacing, structures and built development, lighting and signs and associated loss of tranquillity; and
  - views or loss of views between surrounding locations and the Proposed Development.
- 6.4 Predicted effects on receptors are assessed immediately following completion (*Day 1*), these effects tending to be the 'worst case'. Also provided is an assessment of effects at *Year 15* once mitigation planting has had time to mature and to settle the Proposed Development within its surrounding context. On this basis, *Year 15* (and beyond) is considered the most appropriate timeframe over which to measure landscape change and to judge the acceptability of the Proposed Development. The assessment methodology can be found at [Appendix 1](#).
- 6.5 The site visit and assessment were carried out on 17<sup>th</sup> November in fair weather conditions.

### Landscape Effects

- 6.6 Landscape susceptibility is defined by *GLVIA3* as: *"The ability of a defined landscape or visual receptors to accommodate the specific Proposed Development without undue negative consequences."*
- 6.7 In terms of landscape susceptibility, a review of the baseline context, published landscape character assessments and the specific proposed development indicate that the Site would be reasonably able to accommodate the specific proposed development without negative consequences, including such issues such as in scale and character and would not therefore be wholly out of character.

- 6.8 Effective mitigation would be possible, but the results may take time to be effective but might ultimately give rise to an element of enhancement. On this basis, the overall landscape susceptibility is considered to be **Medium** (please refer to *Appendix 1 – Table 3*).
- 6.9 Landscape effects are considered in terms of:
- *Sensitivity* of the receptor made up of judgements about:
    - the susceptibility of the receptor to the type of change arising from the specific proposals; and
    - the value attached to the receptor;
  - *Magnitude* of the effect made up of judgements about:
    - the size and scale of the effect, for example is there a complete loss of a particular element of the landscape or a minor change;
    - geographical extent of the area that would be affected; and
    - the duration of the effect and its reversibility.
- 6.10 The **Medium** susceptibility and **Low** landscape value combine to produce a ranking of **Medium Low** landscape sensitivity (please refer to *Appendix 1 – Table 7*).

#### *Construction Effects*

- 6.11 A description of the agreed good working practices will be detailed and recorded in a *Construction Environmental Management Plan (CEMP)* prior to any works commencing on Site and is assumed to be a condition imposed on the grant of planning permission.
- 6.12 Any construction within the RPA of existing trees or hedgerows to be retained will be conducted in accordance with *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*. Design and construction advice will be sought at the detailed design stage.
- 6.13 The sequencing of construction activities and issues such as siting of compounds, construction traffic, haul roads, temporary lighting, cranes and other plant and equipment is unknown at this outline stage and the landscape and visual effects of construction are therefore considered in a generic manner. Although phasing of the construction works across the Upper and Lower Sites is possible, a single phase of construction is generally assumed to represent the 'worse-case scenario' and therefore considered for the purpose of this assessment. It is assumed that best working practices would be adopted to minimise effects on the landscape resource.
- 6.14 The development would give rise to a range of short-term, temporary changes in the landscape and visual amenity during construction.

- 6.15 Landscape and visual impacts during construction will occur at various times throughout the build programme across the site. Typical issues and activities that would be likely to affect landscape and visual amenity include:
- Site clearance works, including loss of vegetation;
  - Site access and haul routes, including vehicle movements to, from and across the site;
  - Excavation, cut and fill and disposal areas;
  - Materials stockpiles;
  - Dust generation;
  - Staging areas;
  - Building construction works;
  - Fixed and mobile construction equipment and plant;
  - Lighting of construction works;
  - Installation of utilities, including water, drainage, power and lighting;
  - Temporary parking and on-site accommodation and working areas;
  - Presence of construction workers;
  - Potential road and footway closures during construction;
  - Construction and planting of open spaces and public realm;
  - Site hoardings; and
  - Protection of existing features such as adjacent woodland and trees.
- 6.16 Construction effects on the landscape would be of limited duration, although the changes to the landscape would be regarded as irreversible. It should be noted that in accordance with the GLVIA3, effects that are of a short duration or of a temporary nature can be regarded as less important/significant than permanent effects.
- 6.17 During construction there will be construction activity, compounds and partially completed structures within the site. Direct effects upon the site will occur during all phases of the construction works, where the existing scrub and grassland will be removed. The RPA of the retained tree belt on the southern boundary of the Upper Site will be fully protected in accordance with *BS5837:2012*.
- 6.18 The scale of change to the Site will be large and some of the main construction activities will be visible from private dwellings at St Andrews Gardens, and those at Bernard's Gardens and Meadow View Road that have south facing views towards the Site. The generally open aspect of

the Site allows for a number of middle and longer-distance views hence the geographical extent of any effect is considered to extend to 1km to the north-west of the Site and 500 – 750m to the north and north-east of the Site. The geographical extent to the south is far reduced, but screened views into the Site are likely to be possible from adjoining properties, including The White Cliffs Medical Centre, Mill House and Mill Cottage Bungalow. The duration of the works will be short term.

- 6.19 On this basis, the magnitude of effect during construction is considered to be **High Adverse** which, when considered with a **Medium Low** landscape sensitivity, gives rise to a **Moderate to Moderate/Substantial Adverse** importance of effect of limited duration.

#### *Day 1 Effects*

- 6.20 Upon completion of the proposed development would replace a greenfield site, albeit one with a **Medium Low** sensitivity and not in use for agricultural purposes. The new residential dwellings would read as a modest expansion of the existing settlement boundary in a part of the village where there has been deemed suitable for growth through the 20<sup>th</sup> century. Indeed, the development of the Upper Site arguably completes the adjoining part of St Andrew's Gardens.
- 6.21 The proposals would have no impact upon the Shepherdswell Conservation Area, or its setting given the intervening built form and vegetation, nor on any Listed building in the vicinity which are generally clustered around The Green at the heart of the Conservation Area.
- 6.22 The gently sloping topography of the Site would require substantial alteration and regrading to form the required development platforms and access arrangements. The effect would be to create terraces of development within the Site, potentially requiring retaining structures. The changes to the Site topography and single storey design of units within the Lower Site would ensure that where residences at St Andrew's close have existing long-range, private views to the north, that these views will be retained albeit with the rooflines of the proposed dwellings visible in the foreground of these views.
- 6.23 The existing grassland and much of the scrub would be replaced with built form, roads, parking bays and other associated infrastructure. It is noted that the landscape proposals indicate the enhancement of the Site boundary with 5m depth landscape buffers comprising native trees and shrubs. The planting of deciduous and evergreen canopy tree species as part of a landscape buffer along the southern and eastern boundary is proposed at extra-heavy standard (EHS) size ranging between 14-18cm girth. EHS heights vary but are typically of 4.25-4.5m at planting. Understorey shrub planting is proposed at 60-125cm height at planting at 1/sqm. density.
- 6.24 At a width of 5m, the landscape buffer will, from the outset, provide filtering and softening of the proposed development. In particular in views towards the Site from *The South Downs Way* where it passes immediately to the north of the Lower Site.

- 6.25 The landscape proposals also indicate a substantial number of new street trees, and front gardens featuring hedge and ornamental planting that could deliver ecological benefits through appropriate species selection. The existing trees on the southern boundary of the Upper Site would be retained, as would offsite trees and vegetation along the northern and eastern boundaries of the Upper Site.
- 6.26 In summary, the development would deliver built form that would alter the character of the Site itself but would not be substantially uncharacteristic with the adjoining residential context nor the settlement edge character of the Site. Indeed the landscape proposals would introduce a degree of mitigation planting to the Site boundaries, with landscape enhancements possible through the introduction of a large number of street trees and hedges within front gardens. In the short-term the scheme would be visible from *The North Downs Way* although softened and partially screened by the proposed landscape buffer.
- 6.27 When the Year 1 landscape effects are considered in the round, the magnitude of effect at Day 1 is considered to be **Medium Adverse** and when considered alongside the **Medium Low** landscape sensitivity, this results in a **Slight to Moderate Adverse** importance of effect.

#### *Year 15 Effects*

- 6.28 In the medium to longer-term the maturation of the proposed boundary vegetation will deliver substantial screening of the built form. By Year 15 the understorey planting will have reached approximately 5-6m in height and canopy trees approximately 8-10m (assuming a rate of growth of approximately 1m per 3 years with some variation above and below this rate. On the basis of this rate of growth, it is anticipated that a robust physical, visual and perceptual separation of the Site from *The North Downs Way* and wider landscape to the east will have been established by this point. Views from the footpath adjacent to the vegetation will be entirely screened by year 15 and by Year 10 are likely to be densely filtered if not entirely screened, assuming the understorey shrub planting will have reached approximately 4m in height and the canopy tree planting approximately 7-7.5m in height.
- 6.29 Overall, it is considered that the introduction of the locally-characteristic boundary planting and its establishment as a robust new extent of green infrastructure in this area can be achieved quickly. Furthermore, this growth will continue such that there would ultimately be canopy tree species in the order of 10-12m in height by Year 25 (assuming a rate of growth post-Year 15 of approximately 1m per 5 years with some variation above and below this rate).
- 6.30 On this basis, the Year 15 magnitude of effect is considered to be **Low Adverse** which, when considered with a **Medium Low** landscape sensitivity, gives rise to a **Slight Adverse** importance of effect.



### Visual Effects

- 6.31 Visual susceptibility to change depends upon receptor occupation or activity and the extent to which attention focuses on views and visual amenity. *GLVIA3* advises that it is common for users of public rights of way (PRoW) whose attention is mainly focussed on the landscape, and for residents of properties exposed to views of the Site, to have a **High** susceptibility.
- 6.32 This approach is considered appropriate for the visual assessment of the effects given the overall setting of the Site, the maturity of the vegetation that contains the Site and the network of PRoW that surround the Site.
- 6.33 Viewpoints were selected to represent a range of potential visual effects which may occur from the proposed development and demonstrate short, middle, long and very long distance views. Short distance views are categorised based on the viewpoint being within 100m of the Site, middle distance views 100 - 500m, long distance views 500 – 1,500m and very long distance views +1,500m.
- 6.34 Viewpoints were identified as either representative, illustrative or specific. Representative viewpoints are selected to best represent the nature of a view and where the effects are unlikely to differ across an area. Illustrative viewpoints are otherwise used to demonstrate an effect restricted to that particular location. Where a viewpoint is particularly noteworthy and sometimes promoted, associated with a designated landscape or feature, then this may be identified as a specific viewpoint. To undertake the final assessment, 9no. viewpoints were selected and are illustrated on drawing *HBA-886-005* (Viewpoint Locations).
- 6.35 The visual assessment will consider:
- Long-distance views from *The North Downs Way* and *The Miner's Way Trail* (Long Lane);
  - Long and middle-distance views from *The Cathedral to Coast Cycle Route* (Long Lane, Barfrestone Road and Mill Lane);
  - Middle-range view from entrance to The White Cliffs Medical Centre (Mill Lane);
  - Middle-range view from the Recreation Ground;
  - Middle-range view from Public Footpath *ER79*; and
  - Close-range view from *The North Downs Way* (Public Footpath *ER78*).
- 6.36 The visual assessment includes winter views during *Construction* and at *Day 1* as these tend to represent the 'worst case', particularly where mitigation is reliant on new planting. The situation at *Year 15* summer is usually also considered as this is deemed to be adequate time to have allowed for at least some benefit from mitigation by new planting and management to have taken place.

- 6.37 The overall importance of visual effects can be described as a consideration of:
- *Sensitivity* of the visual receptor (viewer) made up of judgements about:
    - the susceptibility to change of the receptor; and
    - the value attached to views.
  - *Magnitude* of visual effect:
    - for example, if there is a complete loss of a particular element or only a minor change, together with a consideration of extent and permanence.
- 6.38 The following 'worst case' visual sensitivities have been concluded:
- *Viewpoint 01: High* (Sus: H / Val: H)
  - *Viewpoint 02: High* (Sus: H / Val: H)
  - *Viewpoint 03: Medium High* (Sus: M / Val: H)
  - *Viewpoint 04: Medium High* (Sus: M / Val: H)
  - *Viewpoint 05: Medium High* (Sus: M / Val: H)
  - *Viewpoint 06: Low* (Sus: L / Val: L)
  - *Viewpoint 07: Medium* (Sus: M / Val: M)
  - *Viewpoint 08: Medium* (Sus: M / Val: M)
  - *Viewpoint 09: Medium High* (Sus: H / Val: M)
- 6.39 For pedestrians on public footpaths and the part of Long Lane that forms the route to *The North Downs Way*, the combination of a **High** susceptibility to changes in views and the generally **High** value placed on these views ensures that the visual sensitivity for all receptors is ranked as **High**.
- 6.40 Pedestrians on Barfreystone Road and Mill Lane are judged to have a **Medium** susceptibility, given the higher volume of traffic and less tranquil setting than Long Lane, with motorists on these roads considered to have a **Low** susceptibility. However only the receptors with the greatest sensitivity will be assessed to ensure the 'worst case' conclusions, which in all cases will be pedestrians.
- Viewpoint 01: Pedestrian view from The North Downs Way (Long Lane)*
- 6.41 *Existing:* This 'specific' viewpoint is located approximately 1,150m to the north-west of the Site off Long Lane, near the road bridge over the railway line (approximately 93m AOD) and looking through an inset gateway. Long Lane is characterised by tall roadside vegetation that obstructs most views towards the surrounding countryside until reaching Long Lane farm to the south-east. The view takes in both the Upper and Lower Sites and the central island of scrub vegetation and the vegetation along the southern boundaries of both Sites. The existing dwellings at St. Andrew's

Gardens are visible on the horizon as is Mill House that adjoins the south-eastern corner of the Upper Site. This part of the field appears to be planted with a grid of tree whips and therefore is no longer in agricultural use. This tree planting can be expected to grow in height over time.

- 6.42 *Construction:* Glimpsed but largely unobstructed views of construction activities will be visible from this viewpoint. The views are considered to be long-distance as over 500m from the Site. The view takes in almost the entirety of the Site and the construction activity will be evident from one of the only opportunities to look south-east towards Shepherdswell from Long Lane. The receptor sensitivity is considered **High** given the high susceptibility of receptors and generally high value placed on this longer-range view. The magnitude of change **High Adverse**, resulting in **Substantial Adverse** importance of effect, but only in this one uncharacteristically unobstructed view towards the Site.
- 6.43 *Day 1:* The greenfield character of the Site will have been replaced with clearly visible built form, including houses, roads, parking and other infrastructure. Whilst the settlement edge of Shepherdswell will be perceived to have grown and expanded, the new built form will be seen within the context of the existing townscape. The landscape proposals will soften and mitigate to a limited degree. The receptor sensitivity is considered **High** with a **Medium Adverse** magnitude of change, resulting in a **Moderate/Substantial Adverse** importance of effect, but only in this unobstructed view towards the Site through an inset gateway off Long Lane.
- 6.44 *Year 15:* Over the medium to longer-term the landscape proposals will have matured to provide robust boundary screening of the proposed development. On the northern boundary facing this view, the understorey planting will have reached approximately 5-6m in height and the canopy trees approximately 8-10m in height creating a robust physical, visual and perceptual boundary to the scheme. In addition, the street tree planting will also have matured to create screen planting along the internal roads and between dwellings thereby breaking-up the perceived extent of built form. In addition, the new tree planting within the field will have grown to approximately 5-6m in height, screening the views towards Shepherdswell. This view will essentially disappear over time. The receptor sensitivity remains **High**, but the magnitude of change is judged to have fallen to **Minimal Adverse**, resulting in a **Minimal Adverse** importance of effect.

*Viewpoint 02: Pedestrian view from The North Downs Way & Miner's Way Trail (Long Lane)*

- 6.45 *Existing:* This 'illustrative' viewpoint is located approximately 740m to the north-west of the Site on Long Lane slightly to the east of Long Lane farm, where *The Miner's Way Trail* crosses Long Lane to head south towards Eythorne Road, following the same route as *The North Downs Way* to the junction of Barfrestone Road and Eythorne Road. This viewpoint relies upon the small number of breaks in the roadside vegetation, in the vicinity of Long Lane Farm, to snatch a glimpsed view towards the Site. This viewpoint is at a lower elevation of approximately 75m AOD

and thus takes in more of the intervening vegetation that lies along the route of the East Kent Railway and within the open space at Meadow View. The views towards the Upper Site are almost screened in this view with heavy filtering of the Lower Site. The existing dwellings at St. Andrew's Gardens are visible on the horizon as is Mill House to the south-east of the Upper Site.

- 6.46 *Construction:* Glimpsed but largely screened and filtered views of construction activities will be visible from this viewpoint. The views are considered to be long-distance as over 500m from the Site. The view takes in almost the entirety of the Site, but the construction activity will be obscured to substantial degree by the intervening vegetation. The receptor sensitivity is considered **High** and the magnitude of change **Medium Adverse**, resulting in **Moderate/Substantial Adverse** importance of effect.
- 6.47 *Day 1:* The greenfield character of the Site will have been replaced with screened and filtered views of built form, including houses, roads, parking and other infrastructure. The settlement boundary of Shepherdswell will be seen to have extended northwards within this view. The receptor sensitivity is considered **High** and the magnitude of change **Medium to Low Adverse**, resulting in a **Moderate** importance of effect.
- 6.48 *Year 15:* Over the medium to longer-term the landscape proposals will have matured to provide further screening of the proposed development. On the northern boundary facing this view, the understorey planting will have reached approximately 5-6m in height and the canopy trees approximately 8-10m in height creating a robust physical, visual and perceptual boundary to the scheme. In addition, the street tree planting will also have matured to create screen planting along the internal roads and between dwelling thereby breaking-up the perceived extent of built form. The receptor sensitivity remains **High**, but the magnitude of change is judged to be **Low to Minimal Adverse**, resulting in a **Slight Adverse** importance of effect.

*Viewpoint 03: Pedestrian/cyclist view from The Cathedral to Coast Cycle Route (Barfrestone Road)*

- 6.49 *Existing:* This 'representative' viewpoint is located approximately 810m to the north of the Site on Barfrestone Road at the point where public footpath EA333A emerges (at approximately 85m AOD). The view is considered to be long-distance as over 500m from the Site but takes in almost the entirety of the Site. This part of Barfrestone Road forms part of *The Cathedral to Coast Cycle Route* and as such it is expected that a greater number of recreational users will use this route than nearby roads. Given that this location is the start/finish of a footpath that connects with *The Miner's Way* pedestrians are also considered. Both receptor types are considered to have a **Medium** sensitivity on the basis of this recreational use of a road. The mid-ground of this view takes in a large swathe of the intervening vegetation that lies along the route of the East Kent Railway and within the open space at Meadow View. The viewpoint overlooks this intervening vegetation to provide slightly filtered views towards the Upper Site, with partially screened views

of the Lower Site. The existing dwellings at St. Andrew's Gardens are visible on the horizon, but well integrated into their setting by virtue of the mature settlement edge vegetation.

- 6.50 *Construction:* Views of construction activities will be visible from this viewpoint, although construction within the Lower Site will be somewhat screened by intervening vegetation. The receptor sensitivity is considered **Medium High** and the magnitude of change **High Adverse**, resulting in **Moderate/Substantial Adverse** to **Substantial** importance of effect.
- 6.51 *Day 1:* The greenfield character of the Site will have been replaced with clearly visible built form, including houses, roads, parking and other infrastructure. The landscape proposals will soften and mitigate to a limited degree, but the settlement boundary of Shepherdswell will be clearly seen to have extended within this view. The receptor sensitivity is considered **Medium High** and the magnitude of change **Medium Adverse**, resulting in a **Moderate** to **Moderate/Substantial Adverse** importance of effect.
- 6.52 *Year 15:* Over the medium to longer-term the landscape proposals will have matured to provide robust boundary screening of the proposed development. On the northern boundary facing this view, the understorey planting will have reached approximately 5-6m in height and the canopy trees approximately 8-10m in height creating a robust physical, visual and perceptual boundary to the scheme. In addition, the street tree planting will also have matured to create screen planting along the internal roads and between dwellings thereby breaking-up the perceived extent of built form. The receptor sensitivity remains **Medium High**, but the magnitude of change is judged to have fallen to **Low Adverse**, resulting in a **Slight Adverse** to **Moderate** importance of effect.

*Viewpoint 04: Pedestrian/cyclist view from The Cathedral to Coast Cycle Route (Long Lane)*

- 6.53 *Existing:* This 'illustrative' viewpoint is located approximately 635m to the north of the Site on Long Lane near the woodland belt at Golgotha (at approximately 95m AOD) looking through a gateway. The view is considered to be long-distance as over 500m from the Site but takes in part of the Upper Site and most of the Lower Site. This part of Long Lane forms part of *The Cathedral to Coast Cycle Route* and as such it is expected that a greater number of recreational users will use this route than nearby roads and both pedestrians and cyclists are considered to have a **Medium** sensitivity on the basis of this recreational use of a road. The foreground of this view takes in open paddocks, whilst the mid-ground overlooks the vegetation that lies between Eythorne Road and the East Kent Railway (a designated Roadside Nature Reserve). Views towards the Upper Site are partially obstructed by the woodland vegetation at Golgotha. There is limited degree of filtering of views towards the Lower Site, resulting in largely open and unobstructed views. The existing dwellings at St. Andrew's Gardens are visible on the horizon, but well integrated into their setting by virtue of the mature settlement edge vegetation.

- 6.54 *Construction:* Views of construction activities will be visible from this viewpoint, although construction within the Upper Site will be somewhat screened by intervening vegetation. The receptor sensitivity is considered **Medium High** and the magnitude of change **Medium High Adverse**, resulting in **Moderate/Substantial Adverse** importance of effect given the illustrative nature of this view and more contained landscape character in the vicinity of the viewpoint.
- 6.55 *Day 1:* The greenfield character of the Site will have been replaced with clearly visible built form, including houses, roads, parking and other infrastructure. The landscape proposals will soften and mitigate to a limited degree, but the settlement boundary of Shepherdswell will be clearly seen to have extended within this view. The receptor sensitivity is considered **Medium High** and the magnitude of change **Medium Adverse**, resulting in a **Moderate Adverse** importance of effect.
- 6.56 *Year 15:* Over the medium to longer-term the landscape proposals will have matured to provide robust boundary screening of the proposed development. On the northern boundary facing this view, the understorey planting will have reached approximately 5-6m in height and the canopy trees approximately 8-10m in height creating a robust physical, visual and perceptual boundary to the scheme. In addition, the street tree planting will also have matured to create screen planting along the internal roads and between dwellings thereby breaking-up the perceived extent of built form. The receptor sensitivity remains **Medium High**, but the magnitude of change is judged to have fallen to **Low Adverse**, resulting in a **Slight Adverse** importance of effect.

*Viewpoint 05: Pedestrian/cyclist view from The Cathedral to Coast Cycle Route (Mill Lane)*

- 6.57 *Existing:* This 'representative' viewpoint is located approximately 455m to the north-west of the Site on Mill Lane (at approximately 100m AOD). The view is considered to be medium-distance as under 500m from the Site and takes in part of the Upper Site. The Lower Site is not visible given the falling landform within the Site. This part of Mill Lane continues to form part of *The Cathedral to Coast Cycle Route* and as such it is expected that a greater number of recreational users will use this route than nearby roads. Both pedestrians and cyclists are considered to have a **Medium** sensitivity on the basis of this recreational use of a road. The foreground of this view takes in open paddocks, whilst the horizon is formed from the offsite vegetation that lies along the eastern boundary of the Upper Site. The telegraph pole carrying the overhead power lines that is located near the north-east corner of the Upper Site can be seen on the far right of the line of telegraph poles (no. 5 in line). The electricity wire over the Upper Site can be seen heading left from this pole. Centre of the view is a large evergreen tree that is located within the garden of No.38 St. Andrews Gardens, adjoining the western boundary of the Upper Site. No other built form of infrastructure is visible in the view.
- 6.58 *Construction:* Views of construction activities within the Upper Site will be visible from this viewpoint, although partially filtered by the eastern boundary vegetation. Construction within the Lower Site will be largely obscured by the intervening landform. The receptor sensitivity is

considered **Medium High** and the magnitude of change **Medium Adverse**, resulting in **Moderate Adverse** to **Moderate/Substantial Adverse** importance of effect.

- 6.59 *Day 1*: The open character of the Upper Site will have been replaced with partially screened built form, in particular the roofs and ridgelines of the proposed dwellings. The overhead power cables will be removed and rerouted below ground. The landscape proposals to enhance the existing offsite boundary vegetation with a 5m depth landscape buffer will serve to soften and somewhat mitigate the effects. Nonetheless, the settlement boundary of Shepherdswell will be perceived to have spread north-eastwards in this view. The receptor sensitivity is considered **Medium High** and the magnitude of change **Medium to Low Adverse**, resulting in a **Moderate Adverse** importance of effect.
- 6.60 *Year 15*: Over the medium to longer-term the landscape proposals will have matured to provide robust boundary screening of the proposed development. On the eastern boundary of the Upper Site that faces this view, the understorey planting will have reached approximately 5-6m in height and the canopy trees approximately 8-10m in height creating a robust physical, visual and perceptual boundary to the scheme. The receptor sensitivity remains **Medium High**, but the magnitude of change is judged to have fallen to **Low Adverse**, resulting in a **Slight Adverse** importance of effect.

*Viewpoint 06: Pedestrian view from the entrance to The White Cliffs Medical Centre (off Mill Lane)*

- 6.61 *Existing*: This 'specific' viewpoint is located approximately 160m to the south-east of the Site off Mill Lane looking through the entrance to the Medical Centre (at approximately 115m AOD). The view takes in the block paved vehicular access to the car park, the eastern part of the car park, and the flag paved entrance to the Medical Centre. The single story Medical Centre building and clipped hedgerow bounding the car park frame a view towards the southern boundary of the Upper Site, formed from a mix of evergreen and deciduous trees. The land between the Medical Centre and the Upper Site is made up of paddocks with post and wire mesh fencing. The coniferous tree to the far left of the view is located within the gardens of 'The Hawthorns' that adjoins the south-western corner of the Upper Site. Views into the Lower Site are not available from this viewpoint.
- 6.62 *Construction*: The tree-lined southern boundary of the Upper Site will screen the construction activity to a substantial degree, particularly as much of this vegetation appears to have a fairly dense evergreen canopy. The western part of the boundary is more open and views towards the south-western corner of the Upper Site are likely, where two new dwellings are proposed together with an area for ecological enhancement and should experience less activity than more central parts of the Site that would be expected to witness higher levels of plant movement and ground works. The receptor sensitivity is considered **Low** and the magnitude of change **Medium Adverse**, resulting in a **Slight Adverse** importance of effect.

- 6.63 *Day 1*: Whilst the open character of the Upper Site will have been replaced with built form, this will be largely screened by the boundary vegetation. The occasional roof or ridgeline may be apparent over the shorter vegetation, or to the left of the view where the vegetation is sparser and more deciduous in nature. The new housing will be offset from the boundary to allow for rear gardens which will also serve to reduce their impact. Any new built form will also be seen within the context of the Medical Centre and the other existing buildings that form the settlement edge to Shepherdswell. The receptor sensitivity is considered **Low** and the magnitude of change **Low Adverse**, resulting in a **Slight Adverse** importance of effect.
- 6.64 *Year 15*: Over the medium to longer-term the existing boundary vegetation will continue to grow and mature, to reinforce the screening of the Upper Site. The landscape proposals also include proposals to infill and enhance ‘gaps’ in the existing boundary vegetation such that views towards the more open south-western corner of the Upper Site will also be screened. The receptor sensitivity remains **Low**, but the magnitude of change is judged to have fallen to **Minimal Adverse**, resulting in a **Minimal Adverse** importance of effect.

*Viewpoint 07: Pedestrian view from public footpath ER79 (south-east of Approach Road)*

- 6.65 *Existing*: This ‘representative’ viewpoint is located approximately 220m to the south-west of the Lower Site at a central point on public footpath ER79 between Approach Road and Moon Road (at approximately 120m AOD). The view takes in the paddocks lying between the footpath and the vegetation lying to the west of ‘Chalklands’ and St Andrew’s Gardens. The rooflines to these dwellings can be seen through this vegetation. Also visible are the overhead power cables that traverse the Lower Site before heading south-west over the paddocks. The telegraph pole in the middle ground right of the view (no. 3 in line moving right to left) is located within the south-western corner of the Lower Site. In the central background of the view is another pole (behind central evergreen vegetation) which is located in the north-eastern corner of the Lower Field.
- 6.66 *Construction*: Construction activity in the western half of the Lower Site is likely to be visible in this view, but operations will largely be screened by the intervening built form and vegetation. It is unlikely that any construction activity within the Upper Site will be visible. The receptor sensitivity is considered **Medium** on the basis that there is little scenic quality to this public footpath and its generally enclosed nature. The magnitude of change is judged to **Medium Adverse**, resulting in a **Moderate Adverse** importance of effect.
- 6.67 *Day 1*: Whilst the open character of the Lower Site will have been replaced with built form, this will be largely screened by the intervening built form and vegetation. The gable end of the dwelling in Plot 1 will be visible in the south-western corner of the Lower Site, as will roofs and ridgelines belonging to nearby dwellings. The boundary to Plot 1 features extensive new native planting that will serve to soften and filter views of the new built form from completion. Any new built form will also be seen within the context of the existing buildings at St. Andrew’s Gardens



and elsewhere that form the existing settlement edge to Shepherdswell. The receptor sensitivity is considered **Medium** and the magnitude of change **Low Adverse**, resulting in a **Slight Adverse** importance of effect.

- 6.68 *Year 15*: Over the medium to longer-term the new boundary planting will have matured to provide robust screening of the proposed development. On the south-western boundary facing this view, the understorey planting will have reached approximately 5-6m in height and the canopy trees approximately 8-10m in height creating a robust physical, visual and perceptual boundary to the scheme. The receptor sensitivity remains **Medium**, but the magnitude of change is judged to have fallen to **Minimal Adverse**, resulting in a **Minimal Adverse** importance of effect.

*Viewpoint 08: Pedestrian view from Recreation Ground*

- 6.69 *Existing*: This 'illustrative' viewpoint is located approximately 125m to the east of the Lower Site at a central point within the Recreation Ground (at approximately 105m AOD). The view takes in the lower, northern-most playing field and the dense woodland belt that encloses the Recreation Grounds on the northern and eastern boundaries. This vegetation effectively screens views into the Lower Site, with the exception of the occasional gap below canopies and a partial view into the southern-most part of the Lower Site. Properties at St. Andrews Gardens that overlook the Lower Site can clearly be seen on the horizon line through this break in the boundary vegetation. Views towards the Upper Site are not available.
- 6.70 *Construction*: Construction activity in the southern half of the Lower Site through gaps in the boundary vegetation but winter operations will largely be screened and filtered. It is unlikely that any construction activity within the Upper Site will be visible. The receptor sensitivity is considered **Medium** as most will be focussed on sport and other recreational activities, but several dog walkers were noted during the site visit. The magnitude of change is judged to be **Medium Adverse** given the proximity to the Lower Site, resulting in a **Moderate Adverse** importance of effect.
- 6.71 *Year 1*: Whilst the open character of the Lower Site will have been replaced with built form, this will be largely screened by the intervening vegetation. The main entrance and access road to the Lower Site may be available through the larger break in the boundary vegetation, and views of new dwellings at Plots 15 and 16 may be available set below the existing built form at St. Andrews gardens. The southern boundary to the Lower Site features extensive new native planting that will serve to soften and filter views of the new built form from completion. In addition, the street tree planting will also have matured to create screen planting along the internal roads and between dwellings thereby breaking-up the perceived extent of built form. Any new built form will also be seen within the context of the existing buildings at St. Andrew's Gardens that forms the existing settlement edge to Shepherdswell. The receptor sensitivity is considered **Medium** and the magnitude of change **Low Adverse**, resulting in a **Slight Adverse** importance of effect.

6.72 *Year 15:* Over the medium to longer-term the new boundary planting will have matured to provide robust screening of the proposed development. On the southern boundary facing this view, the understorey planting will have reached approximately 5-6m in height and the canopy trees approximately 8-10m in height creating a robust physical, visual and perceptual boundary to the scheme. The proposed street trees will also have matured to further interrupt views of the built form. The receptor sensitivity remains **Medium**, but the magnitude of change is judged to have fallen to **Minimal Adverse**, resulting in a **Minimal Adverse** importance of effect.

*Viewpoint 09: Pedestrian view from public footpath ER78 (The North Downs Way)*

6.73 *Existing:* This 'representative' viewpoint is located approximately 80m to the north-east of the Lower Site and at a central point on public footpath ER78 as it traverses the open paddocks adjoining the Site (at approximately 95m AOD). The view takes in the entirety of the Lower Site together with the properties at St. Andrew's Gardens that overlook the Lower Site. At the centre of the view is the large evergreen tree that is located within the garden of No.38 St. Andrews Gardens, adjoining the western boundary of the Upper Site. Slightly left of centre is the island of vegetation lying between the Upper and Lower Sites is visible. The Upper Site is largely screened by this vegetation, but views of the southern boundary vegetation to the Upper Site can be seen on the horizon line to the left of the island of vegetation. The overhead power cables are clearly seen in this view. This viewpoint is seen as the 'worst case' along an approximately 300m length of the footpath as it passes to the north of the Site.

6.74 *Construction:* Construction activity in both Sites will be visible but particularly so in the Lower Site, where views into the wider Site will be partially screened by site hoardings. The receptor sensitivity is considered **Medium High** given that many will be engaged in walking *The North Downs Way*, but the value placed on these views is likely to fall where receptors are aware that they have moved from open countryside to a more residential character area. The magnitude of change is judged to be **High Adverse** given the proximity to the construction activities. This results in a **Moderate/Substantial** to **Substantial Adverse** importance of effect along this relatively short stretch of footpath (max. 300m).

6.75 *Year 1:* The open character of both Sites will be replaced with built form that will be clearly visible to walkers on this part of *The North Downs Way*. This view point looks uphill towards the fencing that forms the plot boundaries with the rooflines of the single storey dwelling visible beyond. The landscape proposals introduce a 5m depth landscape buffer will serve to soften and somewhat mitigate the effects. Nonetheless, the settlement boundary of Shepherdswell will be perceived to have spread northwards towards the footpath in this view. The receptor sensitivity is considered **Medium High** and the magnitude of change **Medium** to **High Adverse**, resulting in a **Moderate/Substantial Adverse** importance of effect along this relatively short stretch of footpath.

6.76 *Year 15*: Over the medium to longer-term the new boundary planting will have matured to provide robust screening of the proposed development. On the northern boundary facing *The North Downs Way*, the understorey planting will have reached approximately 5-6m in height and the canopy trees approximately 8-10m in height creating a robust physical, visual and perceptual boundary to the scheme. The proposed street trees will also have matured to further interrupt views of the built form further within the Site. The receptor sensitivity remains **Medium High**, but the magnitude of change is judged to have fallen to a **Low to Medium Adverse** ranking on the assumption that the buffer vegetation reaches its predicted mature height and density. This results in a **Moderate Adverse** importance of effect.

## 7 CONCLUSIONS

- 7.1 The Site extends overall to approximately 4.31 hectares and is composed of two pastures currently used for horse grazing, that are described as the 'Lower Site' and 'Upper Site'. The Lower Site is located to the north and the Upper Site to the east of St. Andrew's Gardens, Shepherdswell. The two pastures are separated by an open field that does not form part of the application.
- 7.2 The only buildings within the site are two small, dilapidated stables and a more modern shiplap stable located on the southern boundary of the Upper Site that adjoins land to the north of Shepherdswell Surgery.
- 7.3 Shepherdswell is located to the north of the A2, approximately seven miles to the north of Dover, and located at the western boundary of the District. The AONB is located to the west of the built up area on Westcourt Lane and approximately 1.5km to the west of the Site.

### Landscape Effects

- 7.4 *Construction:* The scale of change to the Site will be large and some of the main construction activities will be visible from private dwellings at St Andrews Gardens, and those at Bernard's Gardens and Meadow View Road that have south facing views towards the Site. The duration of the works will be short term. On this basis, the magnitude of effect during construction is considered to be **High Adverse** which, when considered with a **Medium Low** landscape sensitivity, gives rise to a **Moderate** to **Moderate/Substantial Adverse** importance of effect.
- 7.5 *Day 1:* Upon completion of the proposed development would replace a greenfield site, albeit one with a **Medium Low** sensitivity and not in use for agricultural purposes. The new residential dwellings would read as a modest expansion of the existing settlement boundary in a part of the village where there has been deemed suitable for growth through the 20<sup>th</sup> century. The proposals would have little impact upon the Shepherdswell Conservation Area, or its setting given the intervening built form and vegetation, nor on any Listed building in the vicinity which are generally clustered around The Green at the heart of the Conservation Area.
- 7.6 The development would deliver built form that would alter the character of the Site itself but would not be substantially uncharacteristic with the adjoining residential context nor the settlement edge character of the Site. Indeed the landscape proposals would introduce a degree of mitigation planting to the Site boundaries, with landscape enhancements possible through the introduction of a large number of street trees and hedges within front gardens. In the short-term the scheme would be visible from *The North Downs Way* although softened and partially screened by the proposed landscape buffer. When the Year 1 landscape effects are considered in the round, the magnitude of effect at Day 1 is considered to be **Medium Adverse** and when considered alongside the **Medium Low** landscape sensitivity, this results in a **Slight** to **Moderate Adverse** importance of effect.

- 7.7 *Year 15*: The understorey planting will have reached approximately 5-6m in height and canopy trees approximately 8-10m (assuming a rate of growth of approximately 1m per 3 years with some variation above and below this rate. On the basis of this rate of growth, it is anticipated that a robust physical, visual and perceptual separation of the Site from *The North Downs Way* and wider landscape to the east will have been established by this point.
- 7.8 On this basis, the Year 15 magnitude of effect is considered to be **Low Adverse** which, when considered with a **Medium Low** landscape sensitivity, gives rise to a **Slight Adverse** importance of effect.

#### Visual Effects

- 7.1 The visual appraisal confirms that there are limited views looking towards the Site from the surrounding countryside. Views from the wider countryside are generally screened by intervening vegetation. This is particularly the case where *The North Downs Way* routes along Long Lane to the north of the Site. Glimpsed views towards the Site are only available through rare breaks in the tall roadside vegetation, including *Viewpoint 01* that is actually off Long Lane and looking through an inset gateway. *Viewpoint 02* also illustrates a rare break in the roadside vegetation.
- 7.2 There are a short sequence of views towards the Site from location near the junction of Long Lane and Barfrestone Road, which takes in a small part of *The Cathedral to Coast Cycle Route* however views towards the Site would only be available to cyclists (and other receptors) heading southwards. This would be the case for *Viewpoint 03* and *Viewpoint 04*.
- 7.3 Views towards the Site continue to be screened and filtered by roadside vegetation until more open views towards the Site appear for a short stretch of Mill Lane to the north-east of the Site, where representative *Viewpoint 05* illustrates that whilst views towards the Site may be available the intervening topography and vegetation limit the extent of the view. There are no views towards the Site from Mill Lane from the east or south, with the exception of *Viewpoint 06* looking through the entrance to The White Cliffs Medical Centre. Views from this location are largely screened by the existing vegetation along the southern boundary to the Upper Site.
- 7.4 There are no views towards the Site from the Conservation Area given the intervening built form and vegetation, and only highly screened and filtered views from public footpath ER79 (see *Viewpoint 07*) as it heads north-west towards Approach Road. It is unlikely that pedestrians on this footpath would perceive any change when walking towards Approach Road, only those heading towards Mill Lane / Moon Road would be in a realistic position to appreciate the proposed development. Similarly, those using the Recreation ground – *Viewpoint 08* – would have extremely filtered views of the proposals given the intervening vegetation.
- 7.5 The greatest effect will be to those receptors using *The North Downs Way* as it passes diagonally across open paddocks to the north of the Site – *Viewpoint 09*. Pedestrians moving southwards along the footpath will be most affected as they will have unobstructed views of the proposed

development from the point of entering the open space to the north of the Site. Those heading north will benefit from a degree of screening by vegetation and built form to the west of St. Andrews Gardens. The effects are considered to fall from **Moderate/Substantial Adverse** to **Moderate Adverse** in the longer-term as the landscape buffers and other mitigation planting reach maturity to provide a robust physical, visual and perceptual boundary to the scheme.

7.6 A summary of the proposed visual effects can be seen in *Table 1* below:

Table 1: Viewpoint	Receptor Sensitivity	Day 1 Magnitude of Effect	Day 1 Importance of Effect	Year 15 Magnitude of Effect	Year 15 Importance of Effect
Viewpoint 1: The North Downs Way	High	Medium (Adverse)	Moderate / Substantial (Adverse)	Minimal (Adverse)	Minimal (Adverse)
Viewpoint 2: The North Downs Way	High	Medium to Low (Adverse)	Moderate (Adverse)	Low to Minimal (Adverse)	Slight (Adverse)
Viewpoint 3: Barfrestone Road	Medium High	Medium (Adverse)	Moderate to Moderate / Substantial (Adverse)	Low (Adverse)	Slight to Moderate (Adverse)
Viewpoint 4: Long Lane	Medium High	Medium (Adverse)	Moderate (Adverse)	Low (Adverse)	Slight (Adverse)
Viewpoint 5: Mill Lane	Medium High	Medium to Low (Adverse)	Moderate (Adverse)	Low (Adverse)	Slight (Adverse)
Viewpoint 6: Medical Centre	Low	Low (Adverse)	Slight (Adverse)	Minimal (Adverse)	Minimal (Adverse)
Viewpoint 7: Public Footpath ER79	Medium	Low (Adverse)	Slight (Adverse)	Minimal (Adverse)	Minimal (Adverse)
Viewpoint 8: Recreation Ground	Medium	Low (Adverse)	Slight (Adverse)	Minimal (Adverse)	Minimal (Adverse)
Viewpoint 9: The North Downs Way	Medium High	Medium to High (Adverse)	Moderate / Substantial (Adverse)	Low to Medium (Adverse)	Moderate (Adverse)

## **APPENDIX 1**

### LTVA Methodology (Non-EIA)

### Appraisal Methodology

A1.1 The methodology used for the accompanying appraisal of landscape/townscape and visual effects is based on the guidance set out in the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The guidance sets out some differences between works carried out as part of an EIA and non-EIA work, although the approach to both is essentially the same. Assessment work carried out for non-EIA projects is referred to as a Landscape/townscape and Visual Appraisal (LTVA).

A1.2 GLVIA3 states that the role of a Landscape and Visual Impact Assessment (LVIA) is to *“consider the effects of development on the landscape as a resource in its own right and the effects on views and visual amenity”*. GLVIA3 refers to landscape in accordance with the definition adopted by the Council of Europe the European Landscape Convention 2002 i.e., *“an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors”*. The Convention is all encompassing, referring to natural, rural, urban and peri-urban areas, including land, inland water and marine areas and includes *“landscapes that might be considered outstanding as well as everyday or degraded landscapes”*. Its main thrust is landscape protection.

A1.3 Set out below are tables containing the criteria used within the appraisal. The tables are:

<b>Table 1</b>	Landscape Condition
<b>Table 2</b>	Landscape Receptor Value
<b>Table 3</b>	Landscape Susceptibility
<b>Table 4</b>	Magnitude of Landscape Effects – Thresholds
<b>Table 5</b>	Visual Value
<b>Table 6</b>	Magnitude of Visual Effects – Thresholds
<b>Table 7</b>	Hierarchy of Landscape and Visual Sensitivity
<b>Table 8</b>	Importance of Effects Thresholds - Landscape or Visual Effects

*Note: Visual susceptibility is addressed in the report*

A1.4 Despite the tables, it should be noted that there is necessarily scope for professional judgements to be made. The tables are there to clarify and support the appraisal, not solely as a mechanism to be applied in their own right irrespective of professional judgement. In this regard GLVIA3 stresses the need to avoid a formulaic approach to appraisal, also noting the need for proportionality, focus on likely significant effects and focus on what is likely to be important to the competent authority’s decision.



- A1.5 Landscape and visual effects are related subject areas but are considered separately. Landscape effects derive from changes in the natural and built environments which may give rise to changes in their fabric, character and quality and how these are experienced. Visual effects relate to the changes that arise in the composition of available views as a result of a development proposal.
- A1.6 Effects can be positive (beneficial), negative (adverse) and are sometimes neutral. Proposals frequently include both beneficial and adverse elements. These are taken into account in determining the ranking of effect recorded in the assessment. Neutral effects may most frequently occur where the change is very limited. A neutral effect may also occur where a visual change may be very discernible but is considered no better or worse than what it replaced having regard to the context of the view, or where the beneficial elements are considered to be balanced by the adverse elements.
- A1.7 The landscape and visual appraisals undertaken as part of this study have involved a combination of desktop study and field surveys with subsequent analysis and assessment, summarised below:

*Establishing the landscape/townscape and visual baseline:*

- A review of relevant background data (including salient drawings and reports forming part of the planning application, planning policies, designations, OS and historic mapping, aerial photography and published Landscape Character and Capacity Studies).
- Field surveys of the site and surrounding area and inspection of publicly accessible views.
- Evaluation of the features and components of the landscape and their contribution to the landscape character, context and setting, based on the above desktop study and field work.
- Evaluation of the potential area in which the development may be visible, considering people (visual receptors) who may experience views, viewpoints and the nature of views based upon the above desktop study and field work.
- The landscape and visual baseline is based upon the site as it was at the time the appraisal is undertaken but, where appropriate, taking into account committed development and / or development allocations not yet implemented, where appropriate including a cumulative appraisal.

*Appraisal of landscape/townscape effects:*

- Identification of the components of the landscape that are likely to be affected by the scheme (landscape receptors), such as overall character and key characteristics, individual elements or features, and specific aesthetic or perceptual aspects.

- Analysis of the development proposals and consideration of the potential landscape and visual effects of the Proposed Development on landscape receptors.
- Appraisal of the sensitivity of the landscape to the changes likely to arise from the development (combining judgements about the susceptibility of the receptor to the type of change arising and the value attached to the receptor).
- Consideration of the design proposals and mitigation measures proposed to avoid, reduce or offset significant adverse effects.
- Appraisal of the magnitude of effect, made up of judgements about the size and scale of the effect, the geographical extent of the area that will be affected; and the duration of the effect and its reversibility\*.
- Appraisal of the importance of the effect on the landscape, (taking into consideration the sensitivity of the receptor and the magnitude of effect) at Winter Day 1 (or winter during construction whichever is the 'worse case') and Summer Year 10 or Year 15.

*Appraisal of visual effects:*

- Identification of the likely visual effects of the development on visual receptors. Unless specifically instructed to do so, individual residential receptors will not be considered although comments may be included to summarise properties likely to be exposed to visual change.
- Appraisal of the sensitivity of visual receptors to the changes likely to arise from the development (combining judgements about the susceptibility of the receptor to the type of change arising and the value attached to views).
- Consideration of the design proposals and mitigation measures proposed to avoid, reduce or offset significant adverse effects.
- Appraisal of the magnitude of effect, made up of judgements about the size and scale of the effect, the geographical extent of the area that will be affected; and the duration of the effect and its reversibility\*.
- Appraisal of the importance of visual effects (taking into consideration the sensitivity of the receptor and the magnitude of effect) at Winter Day 1 (or winter during construction whichever is the 'worse case') and Summer Year 10 or Year 15.
- View lengths: Close to short distance 0m -100m, Middle distance 100m-500m, Long distance 500m-1500m. Very long distance 1500m+.

*\* Unless stated otherwise in the appraisal the project has been assumed to be irreversible.*

- A1.8 In the accompanying appraisal, adverse effects ranked as **Moderate** or above are considered to be potentially determining landscape or visual issues, particularly where combined with other similar rankings.
- A1.9 Unless noted otherwise, definitions are those contained in GLVIA3. In this regard, for the avoidance of doubt, landscape susceptibility (Table 3) is deemed to refer to the specific project that is the subject of the appraisal, not to the generic type of development.

Assumptions / Limitations

- A1.10 Where adverse effects have been predicted to reduce over time on account of proposed mitigation planting, it has been assumed that the planting will be subject to appropriate long-term management and maintenance so that the mitigation scheme establishes and performs the mitigation role identified.
- A1.11 Unless noted otherwise in the appraisal, the Day 1 effects reported exclude any allowance for mitigation by planting unless advance planting has been carried out, but they will include allowance for screening measures such as land raising, fencing and walling as may be appropriate.
- A1.12 Other key assumptions or limitations that have been made in undertaking the accompanying appraisal are set out in the body of the report.

TABLE 1 – Landscape/Townscape Condition (Quality)

TYPICAL EVALUATION CRITERIA FOR LANDSCAPE CONDITION	RANK
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in substantially unchanged / intact form as evidenced by reference to early historic mapping or other evidence. It will be likely to be well managed in a way that is sympathetic to its landscape type and form. It may be either representative or rare and could form part of a wider tract sharing the same or similar attributes. Does not require restoration.	Very Good ↕ Good
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in generally unchanged / intact form as evidenced by reference to early historic mapping or other evidence. It will be likely to be managed in a way that is broadly sympathetic to its landscape type and form. It may not be either representative or rare and could form part of a wider tract sharing the same or similar attributes. Would / might benefit from modest restoration.	↕ Ordinary ↕ Low
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in generally substantially changed / fragmented / heavily eroded form as evidenced by reference to early historic mapping or other evidence. It will be managed in a way that may be unsympathetic to its landscape type and form or it may be unmanaged. It may not be either representative or rare or form part of a wider tract sharing the same or similar attributes. Requires landscape creation and /or restoration.	↕ Poor ↕ Very Poor

TABLE 2 - Landscape/Townscape Receptor Value

TYPICAL LANDSCAPE / TOWNSCAPE RECEPTOR VALUE (to be read in conjunction with GLVIA Box 5.1)	RANK
EG: important components or particularly distinctive positive character and may be susceptible to relatively small changes. Usually all National Parks / AONB's and some areas with County / District notations and some Conservation Areas and settings of some Listed Buildings. May also be undesignated land. Probably only very limited minor detracting features. Landscape components may be nationally rare whilst locally abundant or locally rare but nationally abundant. Landscape condition likely to be good or very good. Likely to have specific biodiversity interest. Commonly would have significant literary or other cultural associations and high recreational value.	Exceptional* ↕ High Value
EG: an area of moderately positive characteristics and possibly reasonably tolerant of changes, occasionally parts of AONB's, Conservation Areas and settings of some Listed Buildings, usually County / District notations, and with few detracting features. May also be undesignated land. Landscape components not rare either nationally or locally. Landscape condition likely to be fair or good. Likely to have some biodiversity interest. May have significant literary or other cultural associations and good recreational value.	↕ Medium (Good) Value
EG: A relatively unimportant area, weak landscape structure or character, the nature of which is potentially tolerant of substantial change and probably has frequent detracting features. Usually undesignated land. Landscape components common nationally and locally. Landscape condition likely to be fair to poor. Likely to have relatively poor biodiversity interest. Unlikely to have significant literary or cultural associations. Some recreational value.	↕ Low (Ordinary) Value
EG: A degraded landscape structure, characteristic landscape patterns and combinations of landform and landcover are masked by land use. Landscape components common nationally and locally. Landscape condition likely to be poor. Likely to have poor biodiversity interest. Unlikely to have literary or cultural associations. Little or no recreational value.	↕ Poor Value
* In this instance the site does not lie in an area of exceptional value, thus this value ranking is not referenced in subsequent Tables.	

**TABLE 3 - Landscape/Townscape Susceptibility**

TYPICAL EVALUATION CRITERIA FOR LANDSCAPE SUSCEPTIBILITY	RANK
EG: A landscape, including topographic form, features and visual attributes, that would be unlikely to accommodate the specific proposed development without undue negative consequences including such issues such as being out of scale and out of character <b>and / or contrary to policy</b> . Effective, in character, mitigation would be difficult to achieve, would be very unlikely to enhance.	High
EG: A landscape, including topographic form, features and visual attributes, that would be reasonably able to accommodate the specific proposed development without negative consequences including such issues such as in scale and character which and would not therefore be wholly out of character <b>and / or partly contrary to policy</b> . Effective, in character, mitigation would be possible, but results may take time to be effective and exceptionally might give rise to an element of enhancement.	↕ Medium
EG: A landscape, including topographic form, features and visual attributes, that would be likely to be able to accommodate the specific proposed development with not more than very minor negative consequences including such issues such as being in scale and character which and would therefore not be out of character <b>and / or generally in accordance with policy</b> . If required, effective, in character, mitigation would be readily achievable and could enhance.	↕ Low

**TABLE 4 - Magnitude of Landscape/Townscape Effects – Thresholds**

MAGNITUDE OF LANDSCAPE / TOWNSCAPE EFFECTS (Day 1 - excluding proposed “soft” mitigation)	RANK
EG: Total loss or major alteration to key elements / features characteristics of the baseline i.e. predevelopment landscape and / or introduction of elements considered to be totally uncharacteristic when set within the attributes of the wider receiving landscape.	High Adverse
EG: Partial loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that may be prominent and may be considered to be substantially uncharacteristic when set within the attributes of the wider receiving landscape.	↕ Medium Adverse
EG: Minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that may not be uncharacteristic when set within the attributes of the wider receiving landscape.	↕ Low Adverse
EG: Very minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	↕ Minimal / No change
EG: Very minor introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	↕ Low Beneficial
EG: Moderate introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	↕ Medium Beneficial
EG: Substantial introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	↕ High Beneficial

TABLE 5 - Visual Value

TYPICAL VISUAL RECEPTOR VALUES	RANK
EG: A recognised view within, towards or across a designated landscape or heritage asset, or locally important feature of key importance to defining or appreciating the local context. Historic or published viewpoints either identified in published guidebooks or literature. Views from most rural public rights of way in such locations noted above. Views from private residences may fall into this category.	High
EG: A view within, towards or across a locally important landscape or heritage feature, or important to defining or appreciating the local context. Viewpoints either identified in published local guidebooks or literature. Views from private residences may fall into this category.	Medium
EG: A view of little intrinsic merit in the local context and does not add to an appreciation of the locality. Views from some public rights of way in such locations noted above. Views from private residences may fall into this category.	Low

TABLE 6 - Magnitude of Visual Effect – Thresholds

RANK	MAGNITUDE OF VISUAL EFFECT (Day 1 - excluding proposed “soft” mitigation)
High	EG: the majority of viewers affected / major change(s) in open direct close view or notable change in more distant view. Could be either adverse or beneficial.
Medium	EG: many viewers affected / moderate change(s) in view, could be some fragmentation of view or sequence of views. Could be either adverse or beneficial.
Low	EG: few viewers affected / minor change(s) in view or very small changes in wide scale /panoramic view or oblique / fragmented views etc. Could be either adverse or beneficial or possibly neutral.
No/ Minimal	EG: few viewers affected / change(s) in view barely discernible. Could be either adverse or beneficial but usually neutral.

TABLE 7 - Hierarchy of Landscape/Townscape and Visual Sensitivity

LANDSCAPE / TOWNSCAPE SENSITIVITY or VISUAL SENSITIVITY			
Value	Susceptibility*		
	Low	Medium	High
High	Medium	Medium high	High
Medium	Medium low	Medium	Medium high
Low	Low	Medium low	Medium
Poor	Minimal / Low	Low / Medium low	Medium low

• Refer to text for rankings of visual susceptibility of receptors adopted in this case

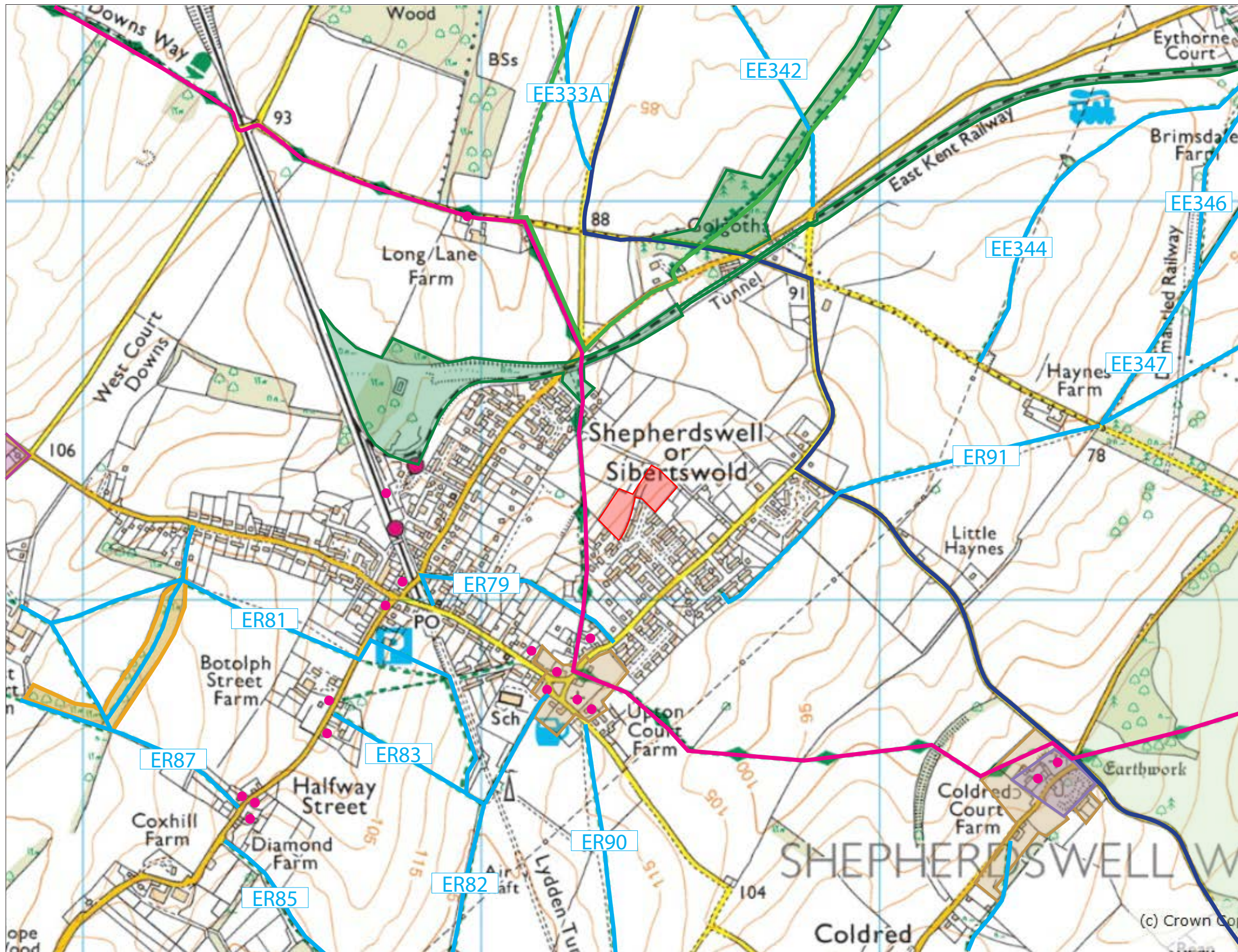
**TABLE 8 - Importance of Effects Thresholds – Landscape/Townscape or Visual effects**

IMPORTANCE OR LANDSCAPE or VISUAL EFFECTS			
MAGNITUDE OF EFFECT (Day 1 - excluding proposed "soft" mitigation).	LANDSCAPE / TOWNSCAPE SENSITIVITY OR VISUAL SENSITIVITY		
	Low	Medium	High
High	Moderate Effect	Moderate / Substantial Effect	Substantial Effect
Medium	Slight Effect	Moderate Effect	Moderate / Substantial Effect
Low	Minimal / Slight Effect	Slight Effect	Moderate Effect
No / Minimal Change	No Effect	No / Minimal Effect	No / Minimal / Slight Effect

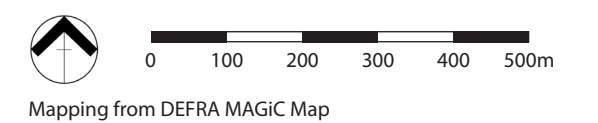
  

- **Substantial adverse or beneficial effect** - where the proposal would cause a very significant deterioration or improvement in the landscape resource or visual appearance. Could be a determining issue in its own right.
- **Moderate adverse or beneficial effect** - where the proposal would cause a noticeable and clear deterioration or improvement in the landscape resource or visual appearance. Could be a determining issue, especially where combined with other similar rankings.
- **Slight adverse or beneficial effect** - where the proposal would cause a perceptible but small deterioration or improvement in the landscape resource or visual appearance. Unlikely to be a determining issue in its own right but will contribute to other landscape and / or visual effects in terms of overall effect.
- **Minimal adverse or beneficial effect** - where the proposal would cause a barely perceptible deterioration or improvement in the landscape resource or visual appearance. Can be regarded as "de minimis" or "not material" and may thus be regarded as neutral.
- **The colour coding of effects identifies the most important levels of effect.**






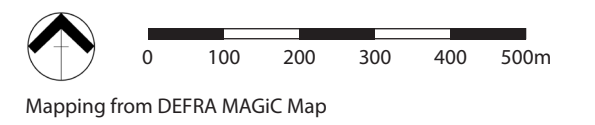
- Approximate Site Location
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Local Wildlife Site
- Conservation Area
- Kent Downs AONB
- Public Right of Way
- North Downs Way
- Miner's Way Trail
- Cathedral to Coast Cycle Route



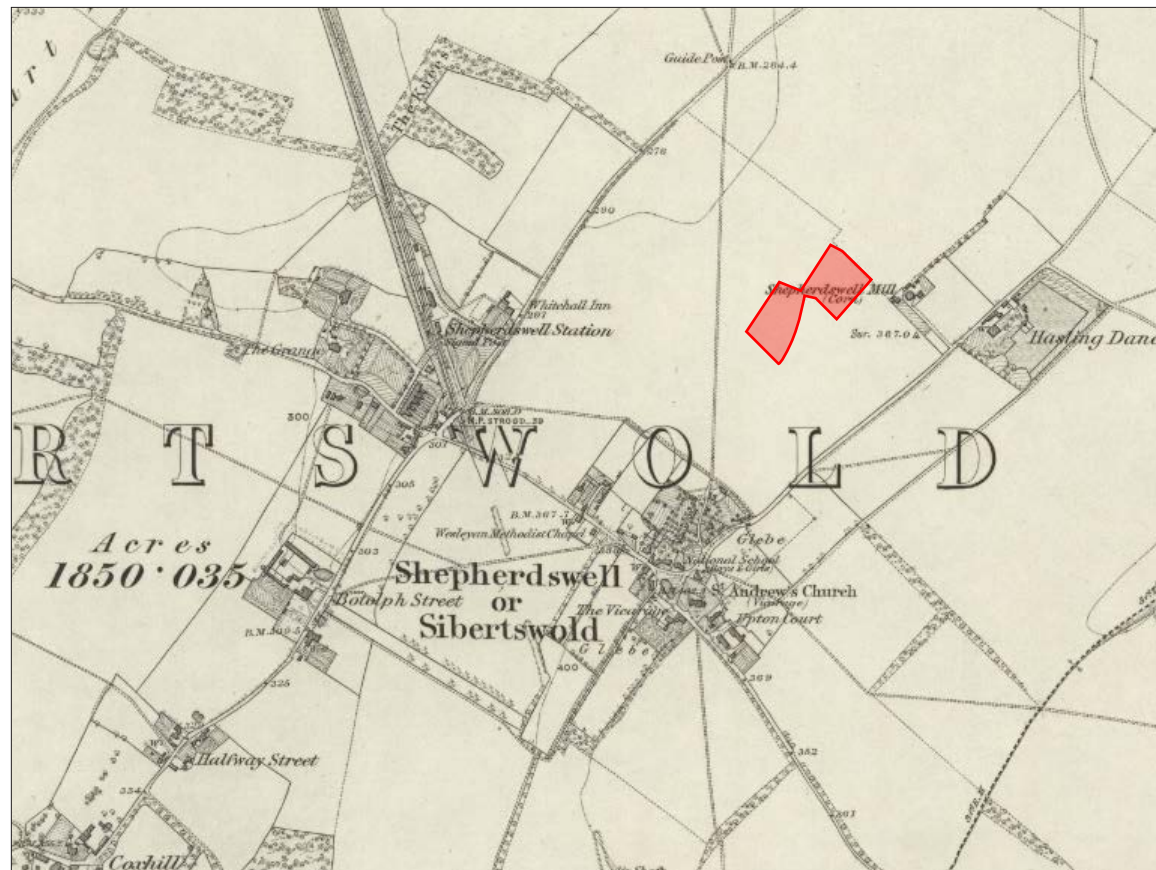




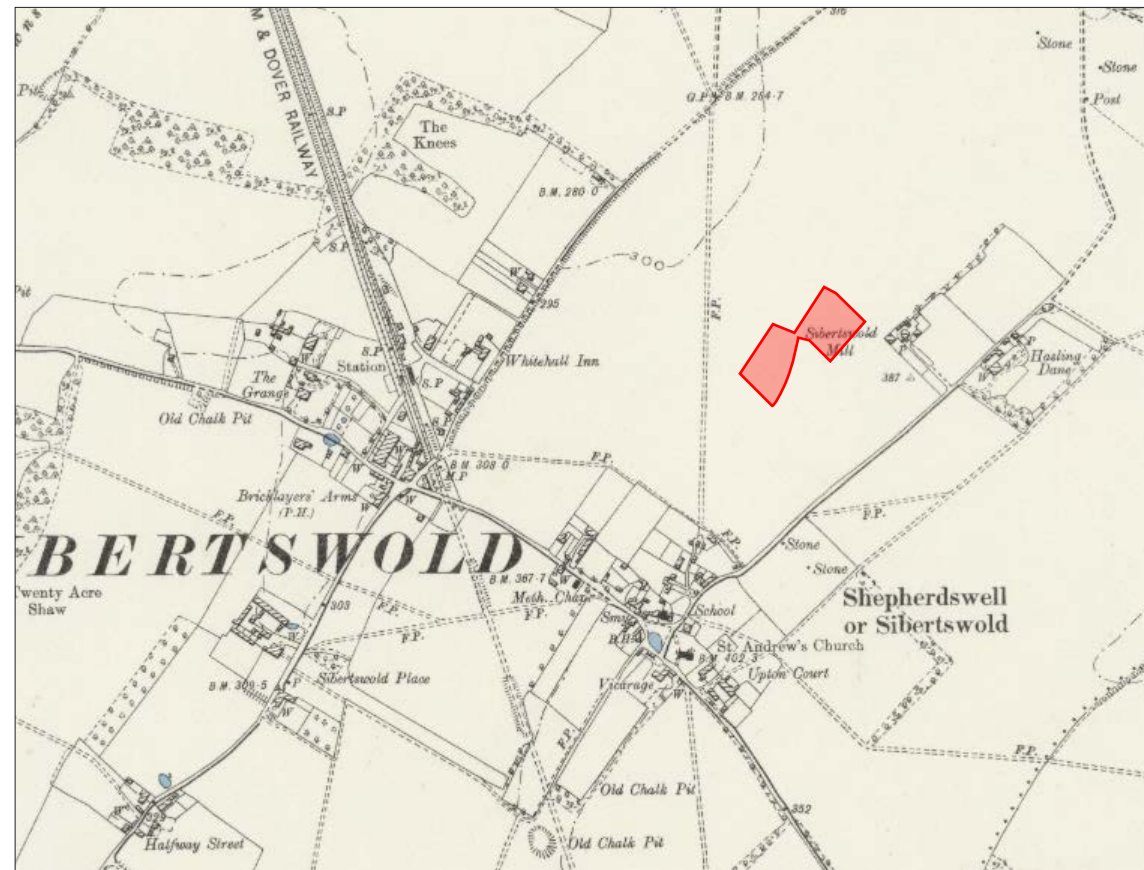
 Approximate Site Location



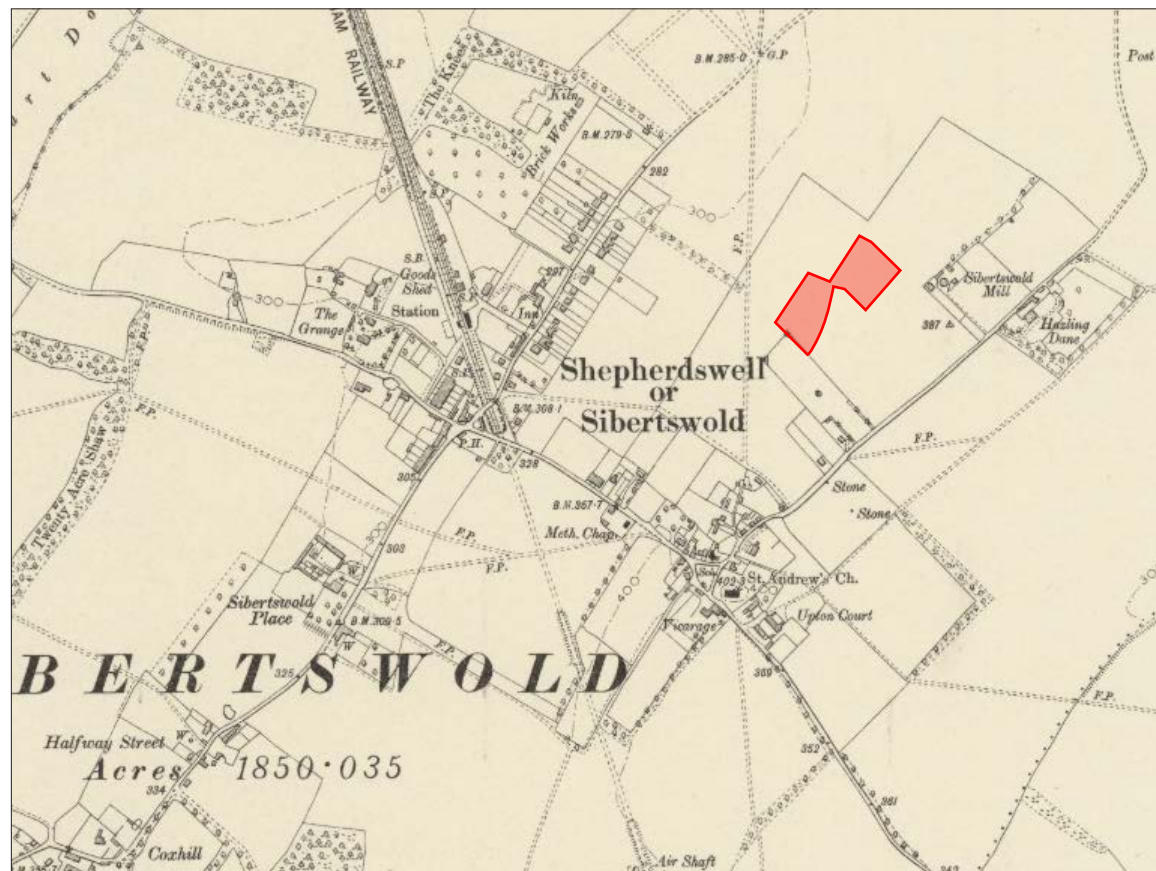




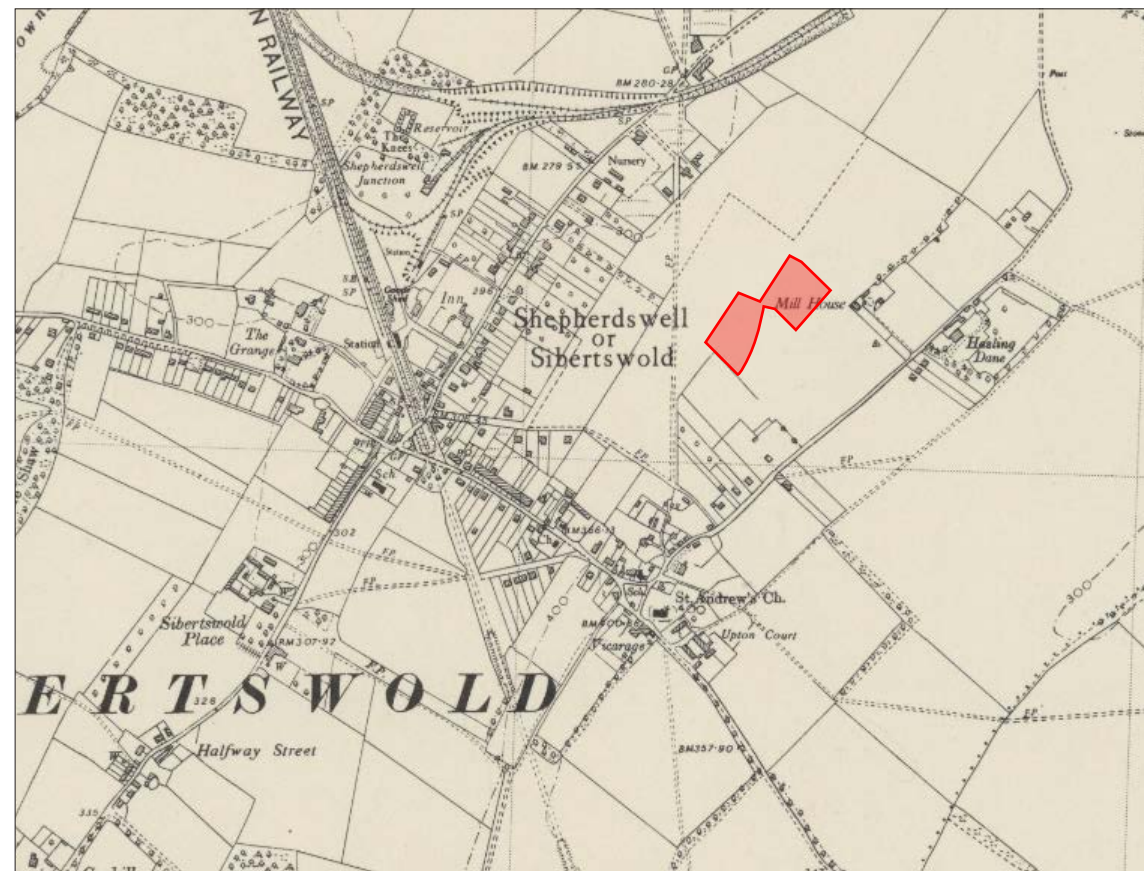
OS Six-inch England and Wales, 1842-1952 (Surveyed 1872, Published 1876)




OS Six-inch England and Wales, 1842-1952 (Revised 1896, Published 1898)



OS Six-inch England and Wales, 1842-1952 (Revised 1906, Published 1908)



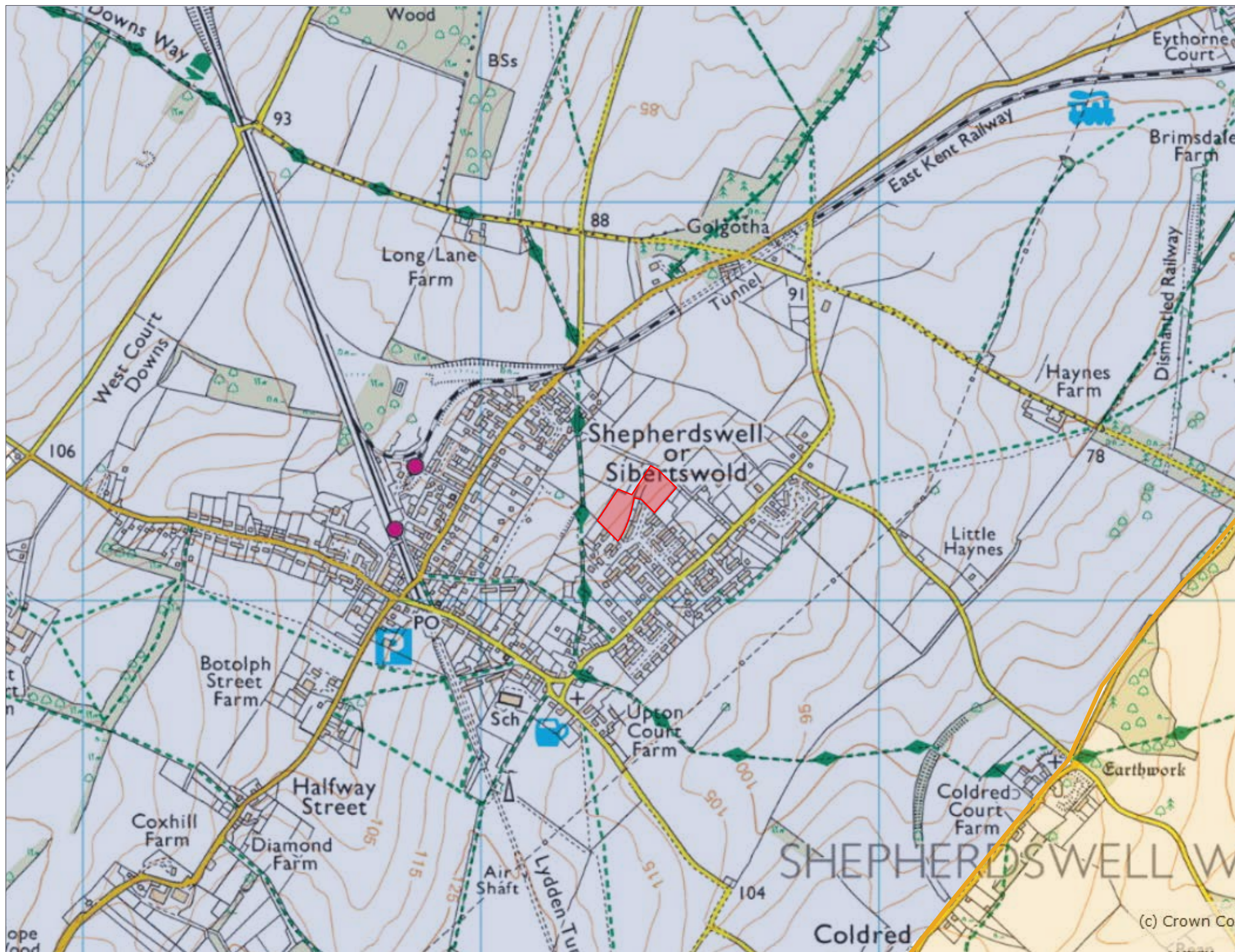
OS Six-inch England and Wales, 1842-1952 (Revised 1937-1938, Published ca. 1950)

 Approximate Site Location



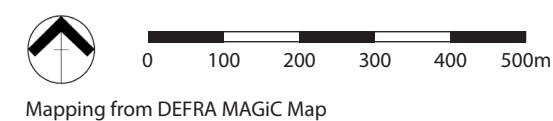
Mapping from National Library of Scotland





- Site Location
- DDC Landscape Character Assessment E1- Shepherdswell Aylesham parklands
- DDC Landscape Character Assessment E2- Whitfield Parkland

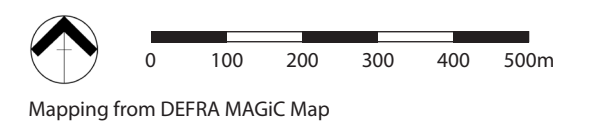
The whole study area is located within NCA 119: North Downs of the National Character Area profiles (2014) and in the East Kent Arable Belt of The Landscape Assessment of Kent (2004).







- Approximate Site Location
- Public Right of Way
- North Downs Way
- Miner's Way Trail
- Cathedral to Coast Cycle Route
- 01 View from Long Lane (inset gateway)
- 02 View from Long Lane (gap in hedgerow)
- 03 View from Barfreystone Road (at EA333A)
- 04 View from Long Lane (near Golgotha)
- 05 View from Mill Lane Lane (inset gateway)
- 06 View from White Cliffs Medical Centre
- 07 View from Public Footpath ER79
- 08 View from Recreation Ground
- 09 View from Public Footpath ER78







Approximate Site Extents

Note<sup>1</sup>: For viewpoint locations please refer to HBA-886-005

Distance:	1,150m	Camera:	Nikon D5300
Direction:	South-East	Lens:	Nikon 50mm
Paper Size:	420 x 297mm	Camera Height:	1.7m
Printed Image Size:	395 x 240mm	Date & Time:	17 <sup>th</sup> Nov 2021 @ 11:21

Project: Land at St Andrews Gardens  
 Client: Guildcrest Homes (UK) Ltd  
 Title: Viewpoint 01: View from Long Lane

Date: 24/11/21      Dwg No: HBA-886-101      Rev: -  
 Scale: N/A      By: DW      Ck: DW      Ap: DW  
 File Ref: 886/Drawings/HBA/Current Drawings





Approximate Site Extents

Note<sup>1</sup>: For viewpoint locations please refer to HBA-886-005

Distance:	740m	Camera:	Nikon D5300
Direction:	South-East	Lens:	Nikon 50mm
Paper Size:	420 x 297mm	Camera Height:	1.7m
Printed Image Size:	395 x 240mm	Date & Time:	17 <sup>th</sup> Nov 2021 @ 11:33

Project: Land at St Andrews Gardens  
 Client: Guildcrest Homes (UK) Ltd  
 Title: Viewpoint 02: View from Long Lane

Date: 24/11/21      Dwg No: HBA-886-102      Rev: -  
 Scale: N/A      By: DW      Ck: DW      Ap: DW  
 File Ref: 886/Drawings/HBA/Current Drawings





Approximate Site Extents

Note<sup>1</sup>: For viewpoint locations please refer to HBA-886-005

Distance:	810m	Camera:	Nikon D5300
Direction:	South	Lens:	Nikon 50mm
Paper Size:	420 x 297mm	Camera Height:	1.7m
Printed Image Size:	395 x 240mm	Date & Time:	17 <sup>th</sup> Nov 2021 @ 11:48





Approximate Site Extents

Note<sup>1</sup>: For viewpoint locations please refer to HBA-886-005

Distance:	635m	Camera:	Nikon D5300
Direction:	South	Lens:	Nikon 50mm
Paper Size:	420 x 297mm	Camera Height:	1.7m
Printed Image Size:	395 x 243mm	Date & Time:	17 <sup>th</sup> Nov 2021 @ 11:51





Approximate Site Extents

Note<sup>1</sup>: For viewpoint locations please refer to HBA-886-005

Distance:	455m	Camera:	Nikon D5300
Direction:	South-East	Lens:	Nikon 50mm
Paper Size:	420 x 297mm	Camera Height:	1.7m
Printed Image Size:	395 x 243mm	Date & Time:	17 <sup>th</sup> Nov 2021 @ 12:06

Project: Land at St Andrews Gardens  
 Client: Guildcrest Homes (UK) Ltd  
 Title: Viewpoint 05: View from Mill Lane

Date: 24/11/21      Dwg No: HBA-886-105      Rev: -  
 Scale: N/A      By: DW      Ck: DW      Ap: DW  
 File Ref: 886/Drawings/HBA/Current Drawings



Approximate Site Extents



Note<sup>1</sup>: For viewpoint locations please refer to HBA-886-005

Distance:	150m	Camera:	Nikon D5300
Direction:	North-West	Lens:	Nikon 50mm
Paper Size:	420 x 297mm	Camera Height:	1.7m
Printed Image Size:	395 x 243mm	Date & Time:	17 <sup>th</sup> Nov 2021 @ 12:27

Project: Land at St Andrews Gardens  
Client: Guildcrest Homes (UK) Ltd  
Title: Viewpoint 06: View from Medical Centre

Date: 24/11/21 Dwg No: HBA-886-106 Rev: -  
Scale: N/A By: DW Ck: DW Ap: DW  
File Ref: 886/Drawings/HBA/Current Drawings





Approximate Site Extents

Note<sup>1</sup>: For viewpoint locations please refer to HBA-886-005

Distance:	220m	Camera:	Nikon D5300
Direction:	North-East	Lens:	Nikon 50mm
Paper Size:	420 x 297mm	Camera Height:	1.7m
Printed Image Size:	395 x 243mm	Date & Time:	17 <sup>th</sup> Nov 2021 @ 13:46





Note<sup>1</sup>: For viewpoint locations please refer to HBA-886-005

Distance:	125m	Camera:	Nikon D5300
Direction:	West	Lens:	Nikon 50mm
Paper Size:	420 x 297mm	Camera Height:	1.7m
Printed Image Size:	395 x 115mm	Date & Time:	17 <sup>th</sup> Nov 2021 @ 13:42





Note<sup>1</sup>: For viewpoint locations please refer to HBA-886-005

Distance:	80m	Camera:	Nikon D5300
Direction:	South-West	Lens:	Nikon 50mm
Paper Size:	420 x 297mm	Camera Height:	1.7m
Printed Image Size:	395 x 130mm	Date & Time:	17 <sup>th</sup> Nov 2021 @ 13:58

# Appendix 4



**Subject:**FW: Dover District Council- Planning Application consultation on 22/01207

**From:** KSLPlanning <[KSLPLANNING@environment-agency.gov.uk](mailto:KSLPLANNING@environment-agency.gov.uk)>  
**Sent:** Friday, September 23, 2022 12:18 PM  
**To:** DDC Development Management <[DevelopmentManagement@DOVER.GOV.UK](mailto:DevelopmentManagement@DOVER.GOV.UK)>  
**Subject:** RE: Dover District Council- Planning Application consultation on 22/01207

Dear Sir/Madam,

Thank you for consulting us on the above planning application.

We have assessed this application as having a low environmental risk. We therefore have no comments to make.

### **Non planning consents**

Although we have no comments on this planning application, the applicant may be required to apply for other consents directly from us. The term 'consent' covers consents, permissions or licences for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

If you feel we should assess this planning application in more detail due to local issues please email [KSLPLANNING@environment-agency.gov.uk](mailto:KSLPLANNING@environment-agency.gov.uk).

Kind regards,

**Adam Harwood**

Planning Advisor, Sustainable Places, Kent, South London and East Sussex

**Environment Agency** | Orchard House, Endeavour Park, Addington, West Malling, Kent, ME19 5SH

[adam.harwood@environment-agency.gov.uk](mailto:adam.harwood@environment-agency.gov.uk)

External: 0208 4749112

Team: [kslplanning@environment-agency.gov.uk](mailto:kslplanning@environment-agency.gov.uk)



**Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!**

If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who be a single point of contact for you at the EA. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#).

Please note – Our hourly charge is now £100 per hour plus VAT from 1<sup>st</sup> April 2018.

-----Original Message-----

From: [DevelopmentManagement@DOVER.GOV.UK](mailto:DevelopmentManagement@DOVER.GOV.UK) <[DevelopmentManagement@DOVER.GOV.UK](mailto:DevelopmentManagement@DOVER.GOV.UK)>

Sent: 23 September 2022 08:35

To: KSLPlanning <[KSLPLANNING@environment-agency.gov.uk](mailto:KSLPLANNING@environment-agency.gov.uk)>

Subject: Dover District Council- Planning Application consultation on 22/01207

Please find attached correspondence relating to Land At St Andrew's Gardens, Shepherdswell, CT15 7LP,  
Regards Development Management Dover District Council

-----

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.



**Nicola Kingsford**  
**Dover District Council**  
White Cliffs Business Park  
Dover  
Kent  
CT16 3PJ

**Flood and Water Management**

Invicta House  
Maidstone  
Kent  
ME14 1XX

**Website:** [www.kent.gov.uk/flooding](http://www.kent.gov.uk/flooding)  
**Email:** [suds@kent.gov.uk](mailto:suds@kent.gov.uk)  
**Tel:** 03000 41 41 41  
**Our Ref:** DDC/2022/091992  
**Date:** 13 June 2023

**Application No:** 22/01207

**Location:** Land At St Andrew's Gardens, Shepherdswell, CT15 7LP,

**Proposal:** Outline application for the erection of 39 dwellings (with all matters reserved except access)

Thank you for your consultation on the above referenced planning application.

Kent County Council as Lead Local Flood Authority understands that a letter has been submitted from Tridax Consulting (29th March 2023) following our earlier consultation response. Upon review of this letter, the LLFA now remove our earlier objection subject to the following planning conditions being attached:

**Condition:**

No development shall take place until the details required by Condition 1 (assumed to be reserved matters condition for layout) shall demonstrate that requirements for surface water drainage for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm can be accommodated within the proposed development layout.

**Reason:**

To ensure the development is served by satisfactory arrangements for the disposal of surface water and that they are incorporated into the proposed layouts.

**Condition:**

Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any

proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

**Reason:**

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

**Condition:**

No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

**Reason:**

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 169 of the National Planning Policy Framework.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,

**Daniel Hoare**

Flood Risk Project Officer  
Flood and Water Management

# Appendix 5



**LAND ADJACENT TO ST. ANDREWS CLOSE  
SHEPHERDSWELL  
KENT:  
ECOLOGICAL SCOPING SURVEY**

BY

MARTIN NEWCOMBE<sup>i</sup>

14<sup>th</sup> October 2021

D158. Shepherdswell (TR264482 / 263482) R



Martin Newcombe Wildlife Management Consultancy  
01233 720229

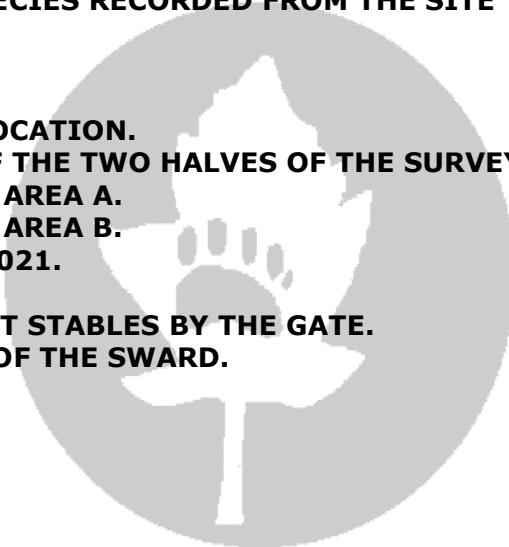
<b>CONTENTS</b>	<b>PAGE</b>
<b>1.0 INTRODUCTION</b>	<b>3</b>
<b>2.0 METHODS</b>	<b>4</b>
<b>3.0 RESULTS</b>	<b>5</b>
<b>4.0 DISCUSSION AND CONCLUSIONS</b>	<b>6</b>
<b>5.0 BIBLIOGRAPHY</b>	<b>10</b>

## **APPENDIX**

### **1 INITIAL LIST OF SPECIES RECORDED FROM THE SITE**

## **FIGURES**

- 1 THE SURVEY SITE LOCATION.**
- 2 IDENTIFICATION OF THE TWO HALVES OF THE SURVEY AREA.**
- 3 A TYPICAL VIEW OF AREA A.**
- 4 A TYPICAL VIEW OF AREA B.**
- 5 AREA B IN MARCH 2021.**
- 6 THE MAIN STABLES.**
- 7 THE SEMI - DERELICT STABLES BY THE GATE.**
- 8 A TYPICAL SAMPLE OF THE SWARD.**



## 1.0 INTRODUCTION

**1.1** This document was compiled to report upon a protected species scoping survey of land off St. Andrews Close, Shepherdswell, Kent<sup>1</sup>. The survey site consists of two pastures separated from each other by a third; the two pastures form part of a larger block of largely grass - dominated landscape which is situated between two halves of Shepherdswell village<sup>2</sup>. The survey site slopes to the north – west and is surrounded by development to the east, south and south – west, and by the rest of the open fields of the block on the other sides. It is delineated on all sides by fences, albeit with an additional hedge on the north – east and south - east sides of area B, and there is also a linear scrub edge to the south – eastern side of area A where it adjoins residential developments. The location of the site is shown in Figure 1 and the approximate boundary of the survey areas in Figure 2. The site is located on shallow clay drift soil over chalk at a mean elevation of 110 – 115 metres OD.

**1.2** There is the following designated **site** within one kilometre of the survey site:

- The Knees and railway line is a Local Wildlife Site<sup>3</sup>. This is 272 metres north of the survey site at its nearest.

**1.3** The survey site is to be the subject of a future planning application for development<sup>4</sup>.

---

<sup>1</sup> OS / TR264482 / 263482 – approximate centres. Grid reference taken from <http://gridreferencefinder.com/#>

<sup>2</sup> For the purposes of this report, the westernmost pasture is designated 'Area A' and the easternmost pasture is designated 'Area B'.

<sup>3</sup> Hereafter 'LWS.' LWS are protected against development at a local (county) level.

<sup>4</sup> Guildcrest Homes, verb. comm.

## 2.0 METHODS

**2.1** The main site **visit** took place on Tuesday 12<sup>th</sup> October 2021<sup>5</sup>, during which time the entire site was visited. The purpose of the visit was to conduct ecological scoping surveys as follows:

**2.1.1** A search was made for any species, or habitat suitable for any species that are specifically **protected** for conservation purposes by wildlife legislation<sup>6</sup> such as badgers<sup>7</sup>, bats, and common reptiles<sup>8</sup>, using appropriate established techniques e.g., assessment of potential habitat for reptiles by comparison of the habitat on site with descriptions of potential reptile habitat given by Gent and Gibson (2003) as augmented by previous personal experience.

**2.1.2** A search was also made for species<sup>9</sup> that are included within the short list of the national **Biodiversity Action Plans** and associated lists<sup>10</sup>. For birds, a search was made for species which are included within the red part of the national bird '**Red List**'<sup>11</sup> as well as any other species that were recorded within the Kent Red Data Book<sup>12</sup>, Kent Rare Plant Register<sup>13</sup> and other similar publications.

**2.1.3** The biological records for one kilometre radius were sought from the Kent and Medway Biological Records Centre<sup>14</sup>.

**2.1.4** The habitat was classified using Rodwell (1998).

---

<sup>5</sup> The site has been viewed several times since March 2021, when paddock B was very damaged by horses.

<sup>6</sup> Mostly, this included species listed in <http://jncc.defra.gov.uk/page-3408> as being protected by the Wildlife and Countryside Act 1981 and related legislation.

<sup>7</sup> Meles meles.

<sup>8</sup> E.g., common lizard (*Zootoca vivipara*), grass snake (*Natrix helvetica*) and slow – worm (*Anguis fragilis*).

<sup>9</sup>Or habitat suitable for species.

<sup>10</sup> Biodiversity Steering Group, 1995 as amended. Hereafter known as the 'BAP.' Also, the species subject of Biodiversity 2020 (<https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>).

<sup>11</sup> Burns et al (2020).

<sup>12</sup> Waite, 2001. Hereafter referred to as 'KRDB.'

<sup>13</sup> <http://bsbi.org/kent>

<sup>14</sup> Hereafter 'KMBRC.'



### 3.0 RESULTS

**3.1** The following evidence of species, or habitat suitable for any species which are specifically **protected** under wildlife legislation was found on the site:

- There was evidence of **badger** foraging in area A, but no setts were found. Badger is protected by the 1992 Protection of Badgers Act.

**3.2** The following evidence of **BAP**, KRDB or other notable species was found on site:

- **House sparrow** was seen feeding on site, but there was negligible nesting habitat. House sparrow is a red book and KRDB species.
- **Redwing** which is a red book species.

**3.3** The KMBRC **records** showed the following protected species within one kilometre of the survey site:

- Common frog<sup>15</sup>. Four records from private residences and one from an unknown site. Common frogs are protected by Section 9 (5) of the Wildlife and Countryside Act 1981, which prohibits the sale, exchange, transporting for sale and advertising of common frogs.
- Smooth newt<sup>16</sup> has two records. Smooth newt is also protected by Section 9 (5) of the Wildlife and Countryside Act 1981, in the same way as common frog.
- Slow - worm<sup>17</sup> has four records. Slow - worm is protected by the provisions of the Wildlife and Countryside Act 1981.
- There are two records of common lizard<sup>18</sup> which is also protected by the provisions of the Wildlife and Countryside Act 1981.

**3.4** The grassland **habitat** was overall closest to Rodwell's (1998) *MG1 Arrhenatheretum elatioris* grassland, albeit that it was probably a plagioclimax due to regular winter damage by horse grazing.

---

<sup>15</sup> *Rana temporaria*.

<sup>16</sup> *Lissotriton vulgaris*.

<sup>17</sup> *Anguis fragilis*

<sup>18</sup> *Zootoca vivipara*.

## 4.0 DISCUSSION AND CONCLUSIONS

- 4.1** Short surveys such as this one are good at giving a sample of the ecological value of a given site and showing which species, if any, require more detailed survey<sup>19</sup>.
- 4.2** The **methods** of the survey have been used extensively elsewhere with consistent results and accord with good practice guidelines<sup>20</sup>. Signs of protected species and their habitat parameters are reasonably obvious to an experienced surveyor and ecological surveys of this type are valuable in terms of helping to determine whether protected or notable habitats, animals or plants are likely to be present, are present, or have been present in or around a site and whether further, more detailed Phase 2 survey is required for certain species. However, the results of a survey are partially determined by the time of year at which the survey takes place, the stages in an organism's life cycle, and the accessibility of the site. At this site, access was complete.
- 4.3** The site as a whole is relatively species – poor, although its ecological interest has probably been damaged in botanical terms by having been intensively – grazed and used in winter by horses, especially in area A. There is also evidence of past attempts at sward improvements, by virtue of the presence of rye grass and red clover as common plants in the sward. No part of the site is particularly noteworthy, however.
- 4.4** **Badger** is common around Shepherdswell<sup>21</sup>, but only the animal and its sett are protected; the foraging grounds are not, and there was no sett anywhere in or near to the survey area. As a result, there is no impact from any proposed development upon this species.
- 4.5** **House sparrows** have declined considerably throughout Britain in recent years<sup>22</sup> and there is now considerable concern for their future. However, it is unlikely that any changes to the site will have any negative impact as the birds were only feeding on site, and there may be some positive impact if house sparrow nesting boxes are included in any biodiversity enhancement plan.

---

<sup>19</sup> Stork and Samways, 1995.

<sup>20</sup> E.g., Chartered Institute of Ecology and Environmental Management, 2013; British Standards Institute, 2013, Collins, 2016.

<sup>21</sup> Personal observation.

<sup>22</sup> Parkin and Knox, 2010; Summers – Smith, 1999.

- 4.6 Redwing** was only flying over the site and was not seen feeding in it. It is red – listed in the UK due to the declines in its small breeding population which is still declining. As a result, it will be unaffected by the proposals for the site and will consequently require no mitigation, although, in winter, the site is of the type which, being smaller and less rough, is preferred by the birds for roosting and feeding<sup>23</sup>. In the latest Kent Ornithological Society winter atlas<sup>24</sup> covering 2007 / 8 and 2010/11<sup>25</sup> redwing was not, however, recorded as being present in tetrad TR24U which covers the survey area, but the fact that it was seen during the recent survey suggests that it could occur in the survey area from time to time.
- 4.7** Dover District Council, in page 42 of their local plan Habitat Regulations Assessment<sup>26</sup> gave their assessment of suitability for **SPA<sup>27</sup> qualifying birds** in the survey area as high, but this is not for redwing, but for golden plover; the KOS atlas does not mention golden plover, although the species is known to winter at times at high tide in small numbers on arable land between Shepherdswell and Eythorne and around West Court Downs 1.5 kilometres to the north – west of the survey site<sup>28</sup>. However, according to the Dover District HRA, the survey area and the land surrounding it between the two halves of Shepherdswell, is considered to be arable land, but arable land is not really preferred by golden plover when feeding inland<sup>29</sup>, so it is unlikely that the survey site really is significant<sup>30</sup>.
- 4.8** On Magic Maps<sup>31</sup> the Bird Conservation Targeting Project<sup>32</sup> includes the survey area within its bounds but the only likely species are lapwing<sup>33</sup>, grey partridge<sup>34</sup> or corn bunting<sup>35</sup>. However, of the three, lapwing is the rarest as far as the latest breeding survey for Kent is concerned<sup>36</sup> and corn bunting is the most likely<sup>37</sup> as there are posts, small trees or shrubs and similar potential song posts for the males, and

---

<sup>23</sup> Cramp, 1988.

<sup>24</sup> Hereafter 'the KOS atlas'.

<sup>25</sup> [https://www.kentos.org.uk/atlas/2007/TR24U\\_c.shtml](https://www.kentos.org.uk/atlas/2007/TR24U_c.shtml)

<sup>26</sup> Dover District Council, 2021 at <https://www.doverdistrictlocalplan.co.uk/uploads/pdfs/habitat-regulation-assessment-of-the-draft-local-plan-2020.pdf> Hereafter referred to as the 'Dover District HRA'.

<sup>27</sup> Special Protection Area. SPAs are strictly protected sites classified in accordance with the European Union's Birds Directive and protect rare and vulnerable birds and regularly - occurring migratory species. In this case the SPA referred to Thanet Ramsar (nine kilometres to the east) and the Thanet SPA (eleven kilometres to the east).

<sup>28</sup> Personal observation.

<sup>29</sup> Barnard and Thompson, 1985.

<sup>30</sup> Dover District Council were queried about this classification, but at the time of writing there had been no reply. Records were also sought from the British Trust for Ornithology, but there were no suitable datasets.

<sup>31</sup> <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>32</sup> This has produced maps which can be used to guide the types of land management advice based on the species already breeding in an area.

<sup>33</sup> *Vanellus vanellus*.

<sup>34</sup> *Perdix perdix*.

<sup>35</sup> *Emberiza calandra*.

<sup>36</sup> Clements et al, 2015.

<sup>37</sup> *Ibid*.

there is bare ground and pasture which are favoured nesting habitats<sup>38</sup>. Common partridge favours open ground for feeding<sup>39</sup> but nests in hedge bottoms, long grass and similar situations; it is therefore likely to feed but not breed within the survey area. As a result of development, lapwing is least likely to be impacted, but feeding partridge will lose habitat, whilst corn bunting is likely to be worst – affected overall. For all three species there is no mitigation which is possible within the built development, albeit that habitat elsewhere nearby could potentially be improved.

**4.9** Consideration was given to a wide range of protected species that might occur on site, but none were found. For example:

- The only buildings in the survey site were two small, dilapidated stables<sup>40</sup> and a more modern shiplap stable, but all of them were unsuitable for use by roosting **bats**. In addition, there were no trees of suitable size for bats to use for roosting.
- With respect to **great crested newt**<sup>41</sup>, there are no ponds within one kilometre of the survey site except for a reservoir that is located 600 metres north - west of the survey area, on the far side of Shepherdswell village. This is too far away for the terrestrial stages of great crested newts to be likely to occur in the survey area, and, anyway, the species has not been recorded in the KMBRC records.
- There was no habitat for **common reptiles** within the survey site because the grassland of the site is maintained by grazing throughout the year so suitable habitat is non – existent, although it is possible that small numbers of slow – worms and lizards could be found in adjoining gardens, as evidenced by the KMBRC records.
- There was limited habitat for other breeding **birds** in the survey site; the hedges in area B offered the only potential nesting sites, along with the stables buildings. However, the hedges were very thin in places, so their appeal to breeding birds was extremely limited. All breeding birds are protected by the Wildlife and Countryside Act 1981, and their nests are protected whilst being built and occupied, until the young have left the nest, and it is recommended that if the buildings are dismantled during the breeding season<sup>42</sup>, they are first checked by a suitable ecologist.

---

<sup>38</sup> Cramp and Perrins, 1994.

<sup>39</sup> Personal observation and Dwenger, 1991.

<sup>40</sup> Both in area B, one by the gate in the western corner, and the other beside the newer stables on the eastern boundary.

<sup>41</sup> Which has not been recorded in the area according to the KMBRC data. Great crested newts (*Triturus cristatus*) are protected by the Wildlife and Countryside Act 1981 and the Habitat Regulations 2019.

<sup>42</sup> Approximately the end of March to mid – August.



- There was no suitable habitat for **dormouse** at the site, as this species has not been recorded in this part of Kent<sup>43</sup>. Dormice are protected by the Wildlife and Countryside Act 1981, and the Conservation of Habitats and Species Regulations 2019.
- There is no suitable nesting habitat for **hedgehog**<sup>44</sup> in the survey site, but it is known to be present in the Shepherdswell area<sup>45</sup> and could occasionally forage in the survey site in summer.

**4.10** The development proposals for the survey site will be unlikely to affect the nearby **designated site** which lacks public access.

**4.11** In **summary**, therefore, no protected species are likely to be impacted by any development at the survey site, but some bird species may be impacted to varying extents.

**4.12** It is, nevertheless, strongly recommended that, to accord with the National Planning Policy Framework<sup>46</sup> and to provide some positive ecological benefits<sup>47</sup>, some of the wildlife conservation measures and **mitigation** suggested by Gunnell, Murphy and Williams (2013) for instance, for the built environment should be incorporated into any proposed Scheme by means of a biodiversity plan for any completed development. Such measures could include:

- The provision of bird and bat boxes.
- The provision of log piles for invertebrates.
- The provision of bumble bee nest boxes and pollinator resources.
- Provision for some of the species on the Kent BAP species list<sup>48</sup> where applicable to the site and conditions.
- The provision of hedgehog nesting facilities and fencing arrangements.
- A scheme of native species landscaping and similar measures where required.

<sup>43</sup> Young et al, 2015.

<sup>44</sup> Hedgehogs are partially protected by the Wildlife and Countryside Act 1981 which makes it illegal to kill or capture wild hedgehogs; they are also protected by the Wild Mammals Protection Act 1996, which prohibits cruel ill - treatment of hedgehogs.

<sup>45</sup> Personal observation and Anon verb. comm.

<sup>46</sup> Ministry of Housing, Communities and Local Government, 2021.

<sup>47</sup> Because no firm development proposals were available at the time that this report was prepared, no calculation of Biodiversity Metric 3.0 (<http://publications.naturalengland.org.uk/publication/6049804846366720#:~:text=Downloads%20available%20for%20this%20record%20%20%20,%20%202021%2F07%2F07%20%207%20more%20rows%20>) was carried out..

<sup>48</sup> For details see <http://www.kentbap.org.uk/habitats-and-species/priority-species/>. The list includes such species as great crested newt, common toad, slow worm and other common reptiles, house sparrow, hedgehog, noctule, soprano pipistrelle and brown long-eared bat, dormouse, and other species.

## 5.0 BIBLIOGRAPHY

- Barnard C. J. and Thompson D. B. A. 1985. Gulls and plovers. The ecology of a mixed species group. London, Croom Helm.
- Biodiversity Steering Group. 1995. Biodiversity: the UK. Steering group report. Volume 2. Action plans. London, HMSO.
- British Standards Institute. 2013. BS42020 Biodiversity. Code of practice for planning and development. London, British Standards Institute.
- Burns F., Eaton M. A., Balmer D. E., Banks A., Caldow R., Donelan J. L., Douse A, Duigan C, Foster S., Frost T, Grice P.V., Hall C., Hanmer H.J., Harris S. J., Johnstone I., Lindley P., McCulloch N., Noble D.G., Risely K., Robinson R.A., Wotton S. 2020. The state of the UK's birds 2020. The RSPB, BTO, WWT, DAERA, JNCC, NatureScot, NE and NRW, Sandy, Bedfordshire.
- Clements R., Orchard M., McCanch N. and Wood S. 2015. Kent breeding bird atlas 2008 - 13. Kent Ornithological Society.
- Cramp, S. (Ed.). 1988. Handbook of the birds of Europe, the Middle East and North Africa. Vol. 5. Tyrant flycatchers to thrushes. Oxford University Press.
- Cramp S. and Perrins C. (Eds.). 1994. Handbook of the birds of Europe, the Middle East and North Africa. Vol. 9. Buntings and New World warblers. Oxford University Press.
- Chartered Institute of Ecology and Environmental Management. 2013. Guidelines for Preliminary Ecological Appraisal. Winchester, Chartered Institute for Ecology and Environmental Management.
- Collins J. (Ed.). 2016. Bat surveys for professional ecologists. London, Bat Conservation Trust.
- Dwenger R. 1991. Das Rebhuhn Germany, Wittenberg - Lutherstadt; Ziemsen verlag.
- Gent T. and Gibson S. 2003. Herpetofauna workers' manual. Revised reprint. Peterborough, JNCC.
- Gunnell, K., Murphy B., and Williams C. 2013. Designing for biodiversity; a technical guide for new and existing buildings. London, RIBA. Second edition.
- Ministry of Housing, Communities and Local Government. 2021. National Planning Policy Framework. Ministry of Housing, Communities and Local Government.
- Parkin, David T. and Knox, Alan G. 2010. The status of birds in Britain and Ireland. London, Christopher Helm.
- Summers – Smith J. D. 1999. Current status of the house sparrow in Britain. British Wildlife 10 (6) 381 – 386.
- Rodwell, J. S. (Ed.). 1998. British plant communities. Vol. 3. Grasslands and montane communities. Cambridge University Press.
- Stork N. E. and Samways M. J. 1995. Inventorying and monitoring. In Heywood, V. H. Global Biodiversity. Cambridge University Press / United Nations Environment Programme pps. 453 – 543.
- Waite A. (Ed.).2000. The Kent red data book. Maidstone, Kent County Council.
- Young J. S., Ryan H., Thompson S., Newcombe M. and Puckett J. 2015. Mammals of Kent. Kent Mammal Group.

APPENDIX 1: INITIAL LIST OF SPECIES RECORDED FROM THE SITE (All data approximate) (Notable species in red)				
	SCIENTIFIC NAME	VERNACULAR NAME	NOTES	NO SPP
<b>ALL FUNGI</b>				
	<i>Agaricus comtulus</i>	A mushroom		
	<i>Panaeolus semiovatus</i>	A dung - fungus		
	<i>Rhytisma acerinum</i>	Sycamore Tar - spot		3
<b>MOSSES</b>				
	<i>Brachythecium rutabulum</i>	A moss		
	<i>Bryum sp.</i>	A moss		
	<i>Rhytidiadelphus squarrosus</i>	A moss		
	<i>Thuidium tamariscinum</i>	A moss		4
<b>VASCULAR PLANTS</b>				
	<i>Acer pseudoplatanus</i>	Sycamore	In hedgerows.	
	<i>Achillea millefolium</i>	Yarrow		
	<i>Agrimonia eupatoria</i>	Agrimony	Abundant.	
	<i>Arrhenatherum elatius</i>	False Oat - grass		
	<i>Bellis perennis</i>	Daisy		
	<i>Cerastium fontanum</i>	Common Mouse - ear		
	<i>Cirsium arvense</i>	Creeping Thistle		
	<i>Cirsium vulgare</i>	Spear Thistle		
	<i>Crataegus monogyna</i>	Hawthorn	In hedgerows.	
	<i>Dactylis glomerata</i>	Cocksfoot Grass	Abundant, sometimes dominant.	
	<i>Daucus carota</i>	Wild Carrot	Abundant.	
	<i>Elytrigia repens</i>	Common Couch		
	<i>Euonymus europaeus</i>	Spindle	In hedgerows.	
	<i>Festuca rubra</i>	Red Fescue		
	<i>Galium aparine</i>	Goosegrass		
	<i>Geranium dissectum</i>	Cut-leaved Cranesbill		
	<i>Hedera helix</i>	Ivy	In hedgerows.	
	<i>Heracleum sphondylium</i>	Hogweed		
	<i>Holcus lanatus</i>	Yorkshire Fog		



	<i>Leucanthemum vulgare</i>	Ox Eye	Locally abundant.	
	<i>Lolium perenne</i>	Rye Grass	Widespread.	
	<i>Lotus corniculatus</i>	Birdsfoot Trefoil		
	<i>Odontites verna</i>	Red Bartsia		
	<i>Pilosella officinarum</i>	Mouse - ear Hawkweed		
	<i>Plantago lanceolata</i>	Ribwort Plantain	Abundant.	
	<i>Plantago major</i>	Common Plantain		
	<i>Potentilla anserina</i>	Silverweed		
	<i>Prunella vulgaris</i>	Selfheal		
	<i>Prunus spinosa</i>	Blackthorn	In hedgerows.	
	<i>Ranunculus acris</i>	Meadow Buttercup		
	<i>Ranunculus repens</i>	Creeping Buttercup	Unusually rare.	
	<i>Rosa canina</i>	Dog Rose	In hedgerows.	
	<i>Rubus fruticosus agg.</i>	Blackberry	Common as dwarf shrubs.	
	<i>Rumex acetosa</i>	Sorrel	Rare.	
	<i>Rumex obtusifolius</i>	Broad Dock		
	<i>Sambucus nigra</i>	Elderberry	In hedgerows.	
	<i>Senecio jacobaea</i>	Ragwort		
	<i>Sonchus asper</i>	Prickly Sowthistle		
	<i>Stellaria media</i>	Chickweed		
	<i>Symphoricarpus albus</i>	Snowberry	In hedgerows.	
	<i>Taraxacum officinale agg.</i>	Dandelion		
	<i>Thelycrania sanguinea</i>	Dogwood	In hedgerows.	
	<i>Trifolium dubium</i>	Common Yellow Trefoil		
	<i>Trifolium pratense</i>	Red Clover	Widespread.	
	<i>Urtica dioica</i>	Stinging Nettle		
	<i>Veronica chamaedrys</i>	Birdseye Speedwell		46
<b>CRUSTACEA ISOPODA</b>				
	<i>Trichoniscus pusillus</i>	A woodlouse		1
<b>INSECTA: HYMENOPTERA</b>				
	<i>Lasius flavus</i>	Common Yellow Ant		
	<i>Lasius niger</i>	Common Black Ant		2
<b>INSECTA LEPIDOPTERA</b>				
	<i>Pieris rapae</i>	Small White	One dead imago.	

	<i>Stigmella aurella</i>	Golden Pygmy	Mines in blackberry leaves.	2
<b>MOLLUSCA</b>				
	<i>Cepaea nemoralis</i>	Grove Snail		
	<i>Ceriuella virgata</i>	A land snail	Common.	
	<i>Deroceras reticulatum</i>	Milky Slug		
	<i>Monacha cantiana</i>	Kentish Snail		4
<b>BIRDS</b>				
	<i>Carduelis carduelis</i>	Goldfinch		
	<i>Corvus corone</i>	Carrion Crow		
	<i>Erithacus rubecula</i>	Robin		
	<b><i>Passer domesticus</i></b>	<b>House Sparrow</b>	Feeding on site.	
	<i>Troglodytes troglodytes</i>	Wren		
	<b><i>Turdus iliacus</i></b>	<b>Redwing</b>	Flying over.	6
<b>MAMMALS</b>				
	<b><i>Meles meles</i></b>	<b>Badger</b>	Foraging evidence and hairs.	
	<i>Oryctolagus cuniculus</i>	Rabbit		
	<i>Vulpes vulpes</i>	Fox		3
<b>Total number of species:</b>				<b>71</b>



**Figure 1: THE SURVEY SITE LOCATION.**  
Reproduced with the permission of the Ordnance Survey licence no. 100016414.



**Figure 2: IDENTIFICATION OF THE TWO HALVES OF THE SURVEY AREA.**  
Reproduced with the permission of the Ordnance Survey licence no. 100016414.



**Figure 3: A TYPICAL VIEW OF AREA A.**



**Figure 4: A TYPICAL VIEW OF AREA B.**





**Figure 5: AREA B IN MARCH 2021.**



**Figure 6: THE MAIN STABLES.**



**Figure 7: THE SEMI - DERELICT STABLES BY THE GATE.**



**Figure 8: A TYPICAL SAMPLE OF THE SWARD.**

<sup>1</sup> Martin Newcombe is principal of MN Wildlife, a small ecological practice in Kent, which has now been operating for over 30 years. Martin studied botany and zoology at college before qualifying as a further education lecturer. His interests and that of his practice are in mammals and woodland matters, with extensive experience in badgers, bats, dormice, deer, woodland management and conservation and general ecology. He holds a Natural England (NE) bat class licence level 2, and a NE dormouse licence, and has also held many NE badger licenses.

**PLANNING APPLICATION 22/01207**

**OUTLINE APPLICATION FOR THE ERECTION OF 39 DWELLINGS (WITH ALL MATTERS RESERVED EXCEPT ACCESS). LAND AT ST ANDREW'S GARDENS SHEPHERDSWELL CT15 7LP.**

**ADDENDUM TO ECOLOGICAL SCOPING SURVEY REPORT REF. D158. Shepherdswell (TR264482 / 263482) R**

Since visiting site prior to writing the report, a fresh set of plans for the site have been provided<sup>1</sup>. This differs from a previously – supplied red – line plan<sup>2</sup> insofar as the Upper Site and the Lower Site, previously designated in my report as Area A and Area B, were connected by a small area of land in the north-eastern corner of Area A and the westernmost corner of area B. Despite them not being connected on the first plan, they were surveyed, since there is no physical barrier on the land at that point.

The northwest corner of Area B has a steep slope which is covered in a thin line of scrub, which morphs into a hedge behind some of the properties in St. Andrew's Way. This was inspected during the fieldwork for the report and again on Monday 7th November 2022, and was found to be a mixture of gappy hawthorn<sup>3</sup> and blackthorn<sup>4</sup> scrub which has been damaged by the entry of grazing horses. All the way round it is pasture, and the grass has been cropped not just within the scrub but immediately adjacent to it, so that no long grass habitat for reptiles exists. Indeed, the whole site is close – grazed and / or otherwise reduced in terms of vegetation height. I understand that it has been alleged that slow worms<sup>5</sup> have been alleged to be present in this field. However, there is insufficient habitat of the right quality in the scrub or in the rest of the survey site, although there is a strong likelihood of slow worms in the gardens of the adjacent properties in St. Andrew's Gardens, given the right habitat, but any attempt by them to inhabit the survey site would expose them to predation.

The connecting area of scrub was also checked for badgers' setts, and none are present.

The two fields were surveyed as one for the report, and the designations that they were given was purely for identification purposes, rather than suggesting that they were separately surveyed.

The above comments are made following a repeat visit to the site on Monday 7<sup>th</sup> November 2022.

Martin Newcombe

11<sup>TH</sup> December 2022

---

<sup>1</sup> Turner, Jackson + Day Associates. 2022. St Andrews Garden, Shepherdswell. Block and location plan. Drawing reference 1789 001 /. Hereafter referred to as 'the new plan.'

<sup>2</sup> The first plan.

<sup>3</sup> *Crataegus monogyna*.

<sup>4</sup> *Prunus spinosa*.

<sup>5</sup> *Anguis fragilis*.