

Dover

District Local Plan



Landscape Sensitivity Assessment of proposed development sites

FINAL REPORT

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Contents

1. Introduction	Page 5
- Purpose of report	Page 5
- What is landscape sensitivity?	Page 5
- Application of landscape sensitivity assessment	Page 6
2. Methodology	Page 8
- Key considerations	Page 8
- Assumptions	Page 8
- Proposed development sites	Page 8
- General approach	Page 10
- Assessment criteria and indicators	Page 11
- Overall landscape sensitivity	Page 14
3. Sensitivity of proposed development sites	Page 15
- Summary findings	Page 15
- Ash sites (x5)	Page 16
- Aylesham sites (x2)	Page 36
- Capel-le-Ferne sites (x1)	Page 44
- Deal/Sholden sites (x7)	Page 48
- Eastry sites (x3)	Page 76
- Elvington sites (x2)	Page 88
- Langdon sites (x2)	Page 96
- Sandwich sites (x1)	Page 104
- Sheperdswell sites (x3)	Page 108
- St. Margaret's at Cliffe sites (x5)	Page 120
- Wingham sites (x2)	Page 140
Figure list	
Figure 1 – Location of proposed sites	Page 9
Figure 2 - Location of proposed sites in relation to landscape character	Page 13

1. Introduction

Purpose of report

- 1.1 This report examines the landscape sensitivity of 33 sites (as selected by the Council) that have been put forward for development as part of the emerging Dover District Local Plan. The primary aim of this is to identify those sites which, in landscape terms, may have some opportunity for development and conversely, those that might be more unsuitable.
- 1.2 As a guiding principle, the informed planning and management of landscape change is important. Our landscapes are valued by society, and the European Landscape Convention¹ (ELC) reminds us that we need to achieve '*sustainable development based on a balanced and harmonious relationship between social needs, economic activity and the environment*'.¹
- 1.3 As part of this, the varied landscapes of the Dover District contribute to a distinctive sense of place, social wellbeing, and the natural and socio-cultural factors that shape our landscapes provide what are often termed 'ecosystem services'. The natural factors, or assets (for example soils, hydrology, flora and fauna, geology/minerals), may also be referred to as 'natural capital' which are the elements of nature that produce value, or landscape benefits, to people.
- 1.4 In considering the importance of landscape to the District, this report identifies how sensitive each site is to any likely development through addressing the following key questions:
 1. What is landscape sensitivity?
 2. What are the key principles and applications of a landscape sensitivity assessment?
 3. How has this landscape sensitivity assessment been undertaken?
 4. What is the overall landscape sensitivity rating of each site?

What is landscape sensitivity?

- 1.5 Landscape sensitivity may be regarded² as a 'measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value, such as changes to valued attributes of baseline landscape character and the visual resource'.
- 1.6 Landscape sensitivity assessment therefore, is a process that assesses the resilience or robustness of landscape character and the visual resource, and what we value, to a defined change, or changes. It can help decision makers to understand likely changes and the nature of change should particular courses of action, such as development or land management scenarios, be taken forward.
- 1.7 Importantly, a distinction needs to be drawn between the approach to landscape sensitivity assessment at a strategic level and the assessment of 'sensitivity' as dealt with in the *Guidelines for Landscape and Visual Impact Assessment*³ (GVLIA):
 - GVLIA is used for informing landscape impact and visual impact assessment (LVIA) concerning a known development proposal for a specific site, often within the context of an Environmental Impact Assessment. The consideration of landscape sensitivity and visual sensitivity assessment

¹ Council of Europe (2000), *European Landscape Convention*, Council of Europe, Florence, October 2000.

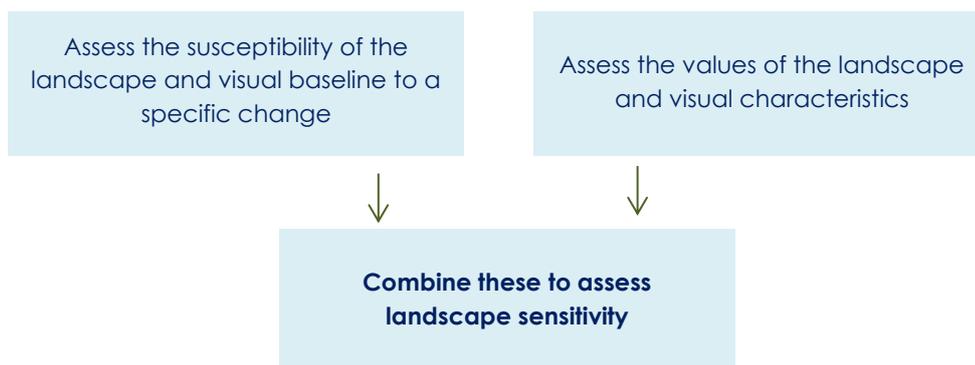
² Natural England (2019), *An approach to landscape sensitivity assessment – to inform spatial planning and land management*.

³ Landscape Institute and Institute of Environmental Management & Assessment (2013), *Guidelines for Landscape and Visual Impact Assessment*, third edition.

within an LVIA, together with the assessment of magnitude of change, informs judgements on significance of effects with regard to a specific development proposal.

- Landscape sensitivity assessment in this context of this study is used to inform spatial planning of development. This allows a more strategic assessment of landscape sensitivity, sometimes across a relatively large area, with regard to the principle of a particular type of change scenario where information concerning the nature of any potential/proposed development is generally more limited.

- 1.8 In both cases, the basic process of sensitivity assessment is similar and the approach to this study draws on the definition of sensitivity as set out in GLVIA where sensitivity is informed by judgements concerning landscape and visual susceptibility and value:



- 1.9 Within the context of spatial planning, *landscape sensitivity* is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.
- 1.10 *Landscape susceptibility* within the context of spatial planning is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type or scenario without undue negative effects on landscape character and the visual resource.

Application of landscape sensitivity assessment

- 1.11 Landscape sensitivity assessment should enable associated decision making to be sequential, transparent and auditable. A systematic and consistent approach can lend weight to the outcomes of the assessment. It is a flexible approach that can assist these aims, by informing decisions on where new development, might be most appropriately directed / located from a landscape point of view. Whilst every planning application will need to be judged on its own merits, its suitability may be informed, in part, by an appropriate landscape sensitivity assessment.
- 1.12 Landscape sensitivity assessment can be used to inform strategies, plans, and policies at a range of scales (from national / regional to local), where information concerning potential developments or land management change may be limited, but a range of scenarios will be put forward. A landscape sensitivity assessment can be carried out across a broad area, or focus on defined areas of land or in the case of this study, a series of sites.
- 1.13 The purpose of a particular landscape sensitivity assessment, and the associated scale of working, will be important since they will shape the study and influence various aspects of the approach to be taken to carry out the assessment.

- 1.14 In considering the findings of this report to inform the emerging Dover District Local Plan, it is important to recognise that landscape sensitivity is only one of many other material considerations that need to be taken into account. Once other sustainability, social and economic material factors have been considered and balanced accordingly, it could be the case that a site which is not very sensitive in landscape terms is not necessarily, acceptable in wider planning terms. Conversely, a site of higher landscape sensitivity might be considered to be acceptable when balanced with other material considerations.

- 1.15 In identifying landscape sensitivity and applying the findings to the emerging Dover District Local Plan, it is also important to note that the findings of this report are strategic in nature and do not preclude the need for an LVIA (or similar appraisal) to be undertaken as part of a planning application.

2. Methodology

Key considerations

- 2.1 The approach to this study has been designed to ensure its findings can be used to inform the emerging Dover District Local Plan and potentially, provide a robust evidence in assessing development applications. As such, the methodology is based on best practice guidance⁴ which sets out some principles and recommendations for undertaking a landscape sensitivity study.

Assumptions

- 2.2 As noted in the preceding section, landscape sensitivity is assessed in relation to specific types of change. For the purpose of this study therefore, it has been assumed that all sites put forward for inclusion in the Local Plan would be for residential development and that most or the entire site would be developed with two story dwellings, with a typical ridge height of approximately 8 metres.
- 2.3 Where sites are adjacent to each other, the assessment is based on existing conditions (i.e. the adjacent site is undeveloped) although in the scenario that an adjacent site becomes developed, then the report notes where relevant, that the sensitivity of a site might reduce.

Proposed development sites

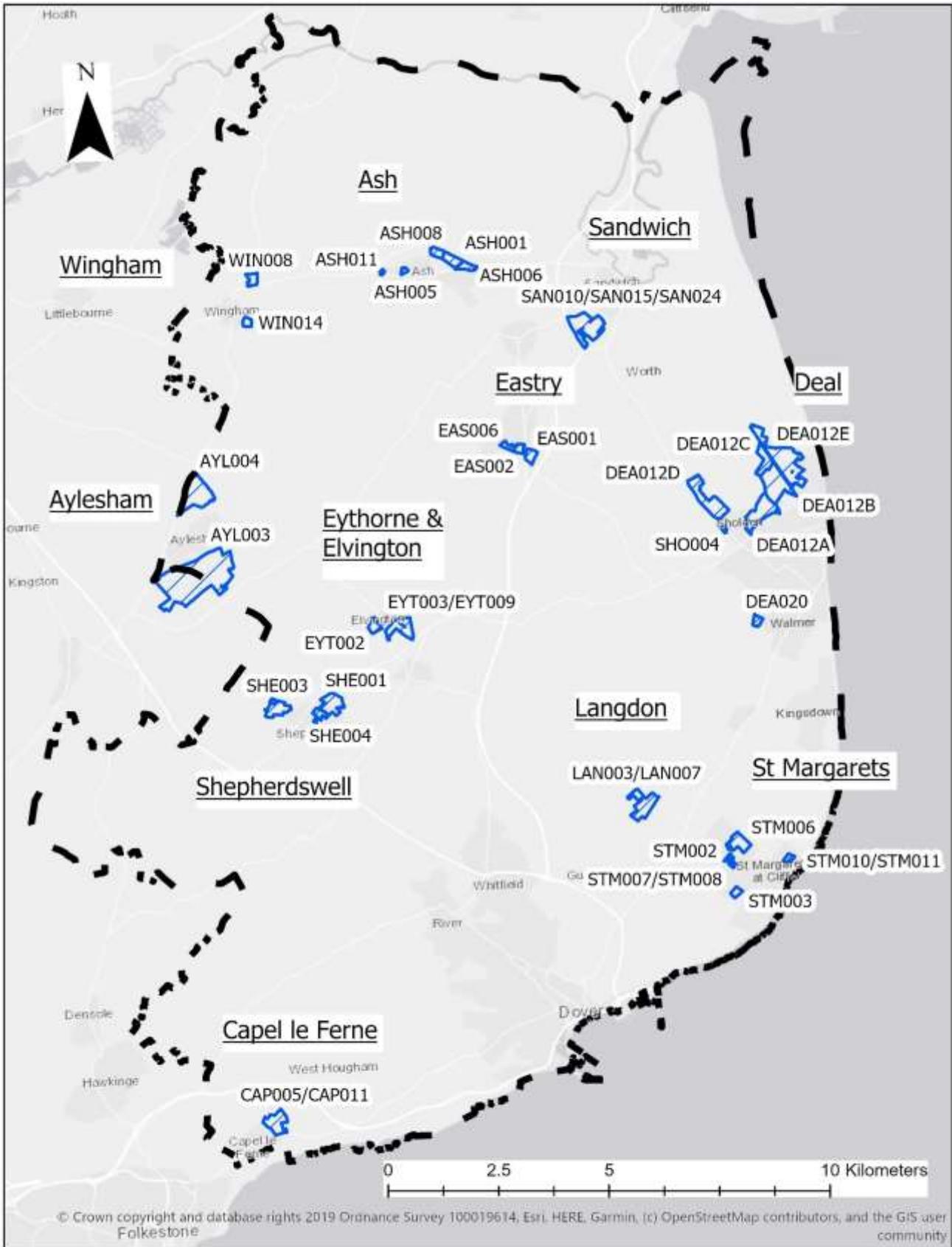
- 2.4 In total, the Council have identified 33 sites on the edges of 12 settlements across the District to be assessed. As illustrated in Figure 1 (see page 9), these are:

TABLE 1: Proposed development sites

Settlement	Site reference	Settlement	Site reference
Ash	ASH001	Elvington	EYT002
	ASH005		EYT003/009
	ASH006	Langdon	LAN003
	ASH008		LAN007
	ASH011	Sandwich	SAN010/015/024
Aylesham	AYL003	Sheperdswell	SHE001
	AYL004		SHE003
Capel-le-Ferne	CAP005/011		SHE004
Deal/Sholden	DEA012A	St. Margaret's at Cliffe	STM002
	DEA012B		STM003
	DEA012C		STM006
	DEA012D		STM007/008
	DEA012E		STM010/011
	DEA020	Wingham	WIN008
	SHO004		WIN014
Eastry	EAS001		
	EAS002		
	EAS006		

⁴ Natural England (2019), *An approach to landscape sensitivity assessment – to inform spatial planning and land management*.

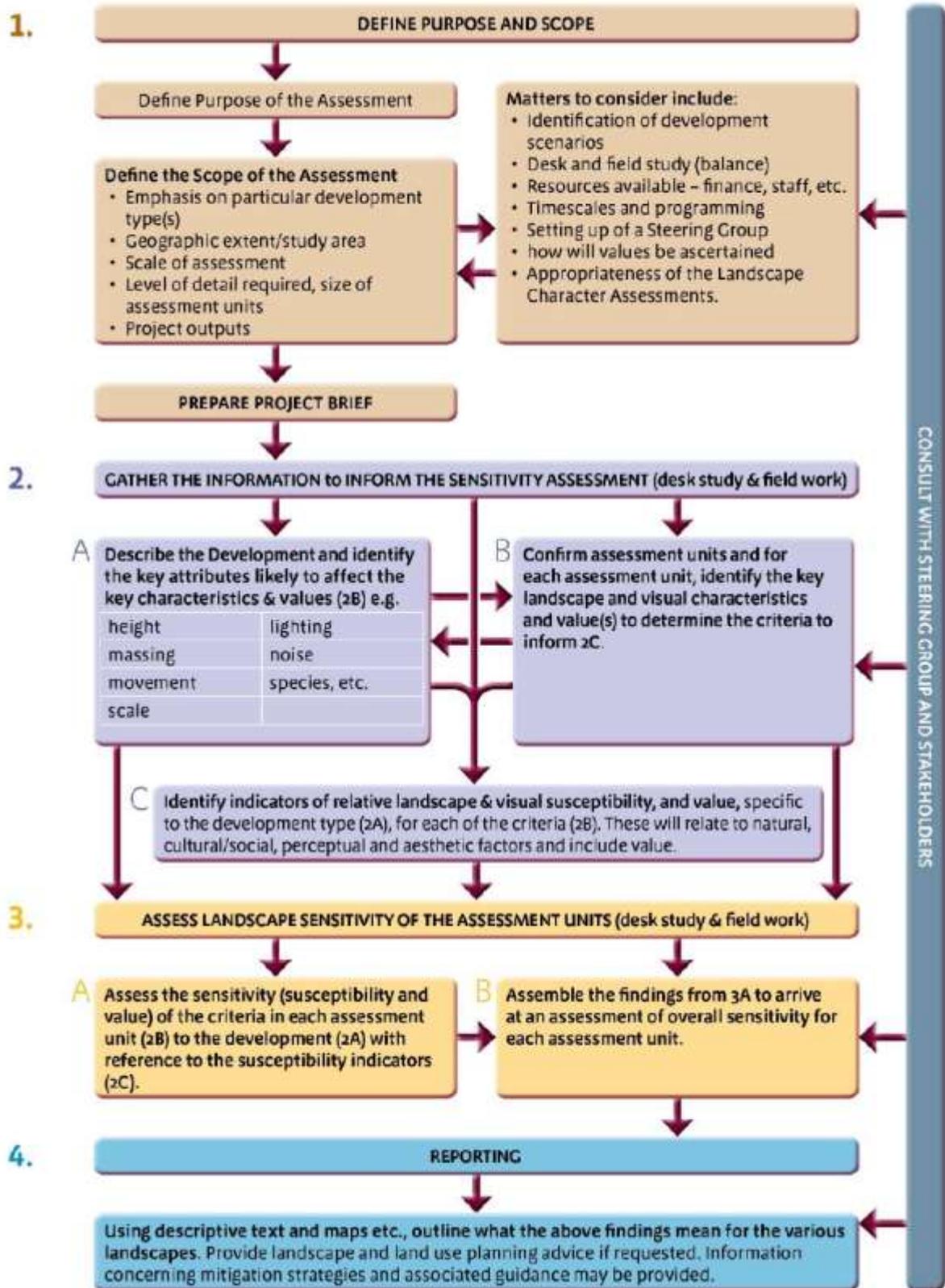
FIGURE 1: Location of proposed development sites



-  Sites Assessed
-  District Boundary

General approach

2.5 The following figure (as presented in 'An approach to landscape sensitivity assessment – to inform spatial planning and land management') sets out the generic process of undertaking a landscape sensitivity assessment:



Assessment criteria and indicators

- 2.6 For the purposes of this study, the assessment of sensitivity is based on the criteria in Table 2. In addition to general *landscape character*, *value* and *visual* criteria, the inclusion of *settlement* and *landscape role* criteria allows for a more focused assessment of any nearby settlement edges, and the landscape function of the site and its setting.

TABLE 2: Assessment criteria and indicators

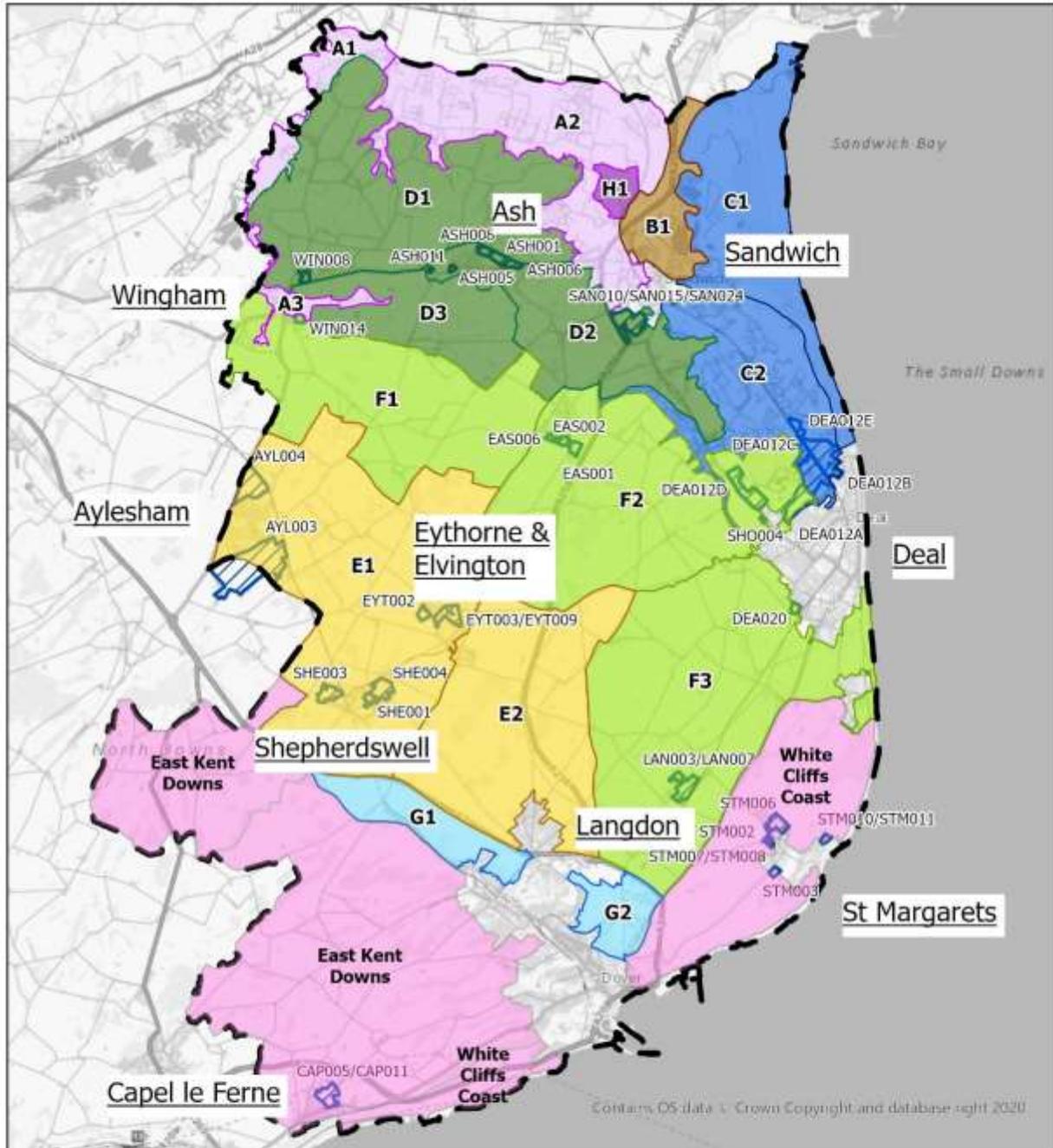
Criteria	Indicators of <i>higher susceptibility</i>	Indicators of <i>lower susceptibility</i>
LANDSCAPE CHARACTER		
<i>Landform</i>	<ul style="list-style-type: none"> - Rolling hills - Irregular or complex landform - Narrow valleys and ridges - Distinctive landform features 	<ul style="list-style-type: none"> - Simple featureless landform - Flatter and more uniform landform
<i>Landcover</i>	<ul style="list-style-type: none"> - Small / intimate scale field pattern / mosaic - Complex / irregular / diverse landscapes - Strong pattern / texture - Intact landscape - Ancient/Semi natural Woodland - Water / intertidal / coastal land - Other habitats (state) 	<ul style="list-style-type: none"> - Medium scale field pattern of rural landcover - Developed land, derelict or waste ground - Commercial forestry - Intensive farmland
<i>Man-made influences</i>	<ul style="list-style-type: none"> - Infrequent / no residential built form - Dispersed settlement / sparsely settled areas - Presence of historic buildings / structures or settlement 	<ul style="list-style-type: none"> - Major infrastructure (transport / communications / utility infrastructure) - Modern day industrial development - Large / concentrated urban / modern settlements - Commercial forestry
<i>Sense of place & distinctiveness</i>	<ul style="list-style-type: none"> - Strong sense of place - Many distinctive landscape characteristics 	<ul style="list-style-type: none"> - Weak sense of place - No or very few distinctive landscape characteristics, and/or landscape characteristics are disparate and fragmented
LANDSCAPE ROLE		
<i>Separation</i>	<ul style="list-style-type: none"> - Landscape provides important separation function between settlement /other landuses or features 	<ul style="list-style-type: none"> - Landscape provides no/little separation function between settlement /other landuses or features
<i>Gateway</i>	<ul style="list-style-type: none"> - Landscape provides important gateway function from key road, rail and/ or sea routes 	<ul style="list-style-type: none"> - Landscape provides no/little gateway function from key road, rail and/ or sea routes
<i>Setting</i>	<ul style="list-style-type: none"> - Landscape provides distinctive setting to settlement or historic feature 	<ul style="list-style-type: none"> - Landscape provides no or little setting to settlement or historic feature
SETTLEMENT		
<i>Form</i>	<ul style="list-style-type: none"> - Nucleated / organic settlement form, or focus on historic route/ landscape feature 	<ul style="list-style-type: none"> - Dense, modern designed form with little reference to historic route/ landscape feature
<i>Edge</i>	<ul style="list-style-type: none"> - Robust vegetated boundary or absence of settlement boundary - Settlement edge compromises landform and/or landscape feature 	<ul style="list-style-type: none"> - Harsh urban edge settlement boundary with very low level of edge definition - Settlement edge relates to landform and/or landscape feature
<i>Relationship</i>	<ul style="list-style-type: none"> - Site has no or little relationship with settlement 	<ul style="list-style-type: none"> - Site has strong relationship with settlement

Criteria	Indicators of higher susceptibility	Indicators of lower susceptibility
VIEWS & VISIBILITY		
Visibility, key views, vistas	<ul style="list-style-type: none"> - Very open, exposed landscapes - Landscapes with extensive intervisibility and little screening or filtering of views - Landscapes which are visible from designated viewpoints and open areas - Landscapes which are visible from or in views of key historic landmarks and protected landscapes - Prominent visual landmarks and / or topographic features such as distinct elevated ridge lines 	<ul style="list-style-type: none"> - Landscape with a strong sense of enclosure - Landscapes which are contained and strongly visually filtered - Very little or no intervisibility from designated viewpoints and open areas - Not visible from key historic landmarks and protected landscapes - No prominent landmarks or topographic features
Typical Receptors	<ul style="list-style-type: none"> - High number of receptors 	<ul style="list-style-type: none"> - Low number of receptors
VALUE		
Landscape	<ul style="list-style-type: none"> - Remote; tranquil; wild; spiritual; attractive; peaceful - Few obvious man-made features - AONB - High recreational value - Related published documentation (tourist information), art and literature - Historic Environment designations - Biodiversity and geodiversity designations - Other key habitats - Local community values 	<ul style="list-style-type: none"> - Unattractive; noisy; settled - Extensive visual and auditory intrusions - Notable presence of modern / large scale development and infrastructure (industrial areas, large settlements etc.) - No/very few designated interest and values
Visual	<ul style="list-style-type: none"> - High scenic quality (e.g. Coast, AONB) - Iconic views from land and/ or sea - views related to designated landscape related features - views valued by the local community 	<ul style="list-style-type: none"> - Low scenic quality (for example industrial areas) - No important views

- 2.7 Site visits were undertaken during August and September of 2019 and for each site, a series of photographs were taken and survey forms completed, based on the assessment criteria and indicators as detailed in Table 2.
- 2.8 Initially, each site was assessed in context of the Local Landscape Character Areas as described in the *Dover District landscape Character Assessment* (2018) although at the time when this report was initially drafted (February 2020), the Landscape Character Assessment was being updated. Consequently, the landscape character descriptions and associated evaluations (as set out in each of the site assessments in Section 3 of this report) have since been updated, based on the recent publication of the *Dover District Landscape Character Assessment*⁵. For the sites located within the AONB however, the assessment is based on a recently completed Landscape Character Assessment of the Kent Downs AONB. The location of all sites in relation to landscape character are illustrated in Figure 2.
- 2.9 In addition to assessing landscape values through field survey, the assessment also takes into account any landscape values that might be associated with natural and cultural designations. For each of the sites assessed, any nearby designations have therefore been mapped, based on data available in 2019.

⁵ Land Use Consultants (2019), *Dover District Landscape Character Assessment*

FIGURE 2: Location of proposed development sites in relation to landscape character



- HELAA Sites Assessed
- District Boundary
- AONB
- A: River Valleys and Marshes
 - A1: Little Stour Marshes
 - A2: Ash Levels
 - A3: Little Stour and Wingham River
- B: Developed River Valley
 - B1: Great Stour Sandwich Corridor
- C: Coastal Marshes and Dunes
 - C1: Sandwich Bay
 - C2: Lydden Valley
- D: Horticultural Belt
 - D1: Preston
 - D2: Ash
 - D3: Staple Farmlands
- E: Open Arable Chalk Farmland with Parkland
 - E1: Shepherdswell Aylesham Parklands
 - E2: Whitfield Parkland
- F: Open Arable Chalk Farmland with Woodland
 - F1: Chillenden
 - F2: Northbourne
 - F3: Ripple
- G: Chalk Hills
 - G1: Lydden Hills
 - G2: Guston Hills
- H: Defensive Hills
 - H1: Richborough Bluff

Overall landscape sensitivity

- 2.10 Following an assessment of indicator susceptibility, each criterion was then evaluated in terms of its sensitivity. Based on these ratings, a judgment of overall landscape sensitivity, informed by the definitions as set out in Table 3, was then made. As part of this, likely impacts and opportunities for mitigating and potential adverse effects were also considered.

TABLE 3: Overall landscape sensitivity

Sensitivity rating	Definition
Low	The site is generally able to accommodate residential development without significant landscape/ visual change, or in some cases, development (with appropriate design and mitigation) might enhance the landscape. In either case development could potentially relate well to the area.
Low-medium	The site is able to accommodate residential development in some situations without significant landscape and/or visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area.
Medium	The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape and/or visual change. Development could potentially relate to some characteristics of the area.
Medium-high	The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape and/or visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.
High	The site is very susceptible to change, and is unable to accommodate any residential development without significant landscape and/or visual change as a result of the loss of key characteristics and the introduction of uncharacteristic features. Development conflicts with the majority of landscape characteristics, and widespread significant landscape/visual impacts are very likely to occur.

3. Sensitivity of proposed development sites

- 3.1 Table 4 sets a summary of landscape sensitivity for each of the 33 sites assessed and following this, associated site assessments and evaluations.

TABLE 4: Summary ratings of landscape sensitivity

Settlement	Site reference (page no.)	Sensitivity
Ash	ASH001 (16)	Medium
	ASH005 (20)	Low
	ASH006 (24)	Low-medium
	ASH008 (28)	Low-medium
	ASH011 (32)	Medium
Aylesham	AYL003 (36)	High
	AYL004 (40)	Medium-high
Capel-le-Ferne	CAP005/011 (44)	Medium-high
Deal/Sholden	DEA012A (48)	Low-medium
	DEA012B (52)	Medium
	DEA012C (56)	Medium-high
	DEA012D (60)	Medium-high
	DEA012E (64)	Low-medium
	DEA020 (68)	Medium
	SHO004 (72)	Low-medium
Eastry	EAS001 (76)	High
	EAS002 (80)	Medium-high
	EAS006 (84)	Medium-high
Elvington	EYT002 (88)	Medium
	EYT003/009 (92)	Medium-high
Langdon	LAN003 (96)	Medium
	LAN007 (100)	Medium-high
Sandwich	SAN010/015/024 (104)	Medium
Sheperdswell	SHE001 (108)	Medium-high
	SHE003 (112)	Medium-high
	SHE004 (116)	Medium
St. Margaret's at Cliffe	STM002 (120)	Medium-high
	STM003 (124)	Medium
	STM006 (128)	Medium-high
	STM007/008 (132)	Low
	STM010/011 (136)	Low-medium
Wingham	WIN008 (140)	Medium-high
	WIN014 (144)	Medium-high

Settlement: Ash	Site reference: ASH001	Sensitivity: Medium
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Context

This site is located within a relatively large arable field to the north of the village of Ash and is situated between two other proposed development sites of ASH008 to the west and ASH006 to the east. ASH007 forms most of the southern site boundary and to its south, ASH009 - although both of these sites are not assessed as part of this study, it assumed that in assessing the sensitivity of ASH001, these sites would remain undeveloped. The busy Ash Bypass lies immediately to the north of the site.

The site forms part of the *Ash Settled Horticultural Belt (D2)* LCA, a landscape located to the north of the district, extending between Ash and Hacklinge. It defined to the north by the A257, to the east by the urban edge of Sandwich, to the south by the transition to the low-lying marshes of the Lydden Valley, to the south-west by the urban edge of Eastry, and to the west and north-west by the higher land of the Ash Ridge. The character is defined as distinctive from the *Preston Horticultural Belt LCA (D1)* and the *Staple Farmlands Horticultural Belt LCA (D3)* due to the extent of settlement and development.

The LCA comprises a gradually sloping landform with a distinct ridge containing the settlements at Ash, and Woodnesborough, with high quality agricultural soils supporting a variety of agricultural land use, including arable, orchards and vineyard. Its key characteristics are:

- Landform gradually sloping from the Ash Ridge, although for the most part perceived as being relatively flat. Churches on the ridgetops are landmark features in wider views.
- Good quality agricultural soils supporting a variety of agricultural land uses, including arable, orchards, vineyards, and some pasture.
- Large amalgamated arable fields dominate to the north and south, whilst orchards and horticultural cropping is common in a central east-west belt and to the east of Marshborough. Fields of varying shape and size dependent on use. Pasture with paddocks and horse keeping apparent in close proximity to settlements.
- Moderate tree cover with several small woodlands and copses and native hedgerows, added to by poplar and alder windbreaks, orchard plantations and highways structural planting.
- A range of settlement including the relatively large village of Ash, the smaller connected settlements of Marshborough, Woodnesborough and Worth; linear development along roads; and several scattered farmsteads.
- A number of principal roads, including the A257, A256 and A258, as well as a network of B roads connecting settlements and minor lanes and tracks providing access to farmsteads and agricultural land.
- Conservation area designations associated with the historic areas of settlement at Ash and Worth, and clusters of listed cottages and farmhouses within Marshborough and Woodnesborough.
- A dense network of PRow that connect the various settlements and roads and provide public access to the agricultural land.
- Strongly influenced by development including settlement, busy roads, electricity pylons, and the urban edge of Sandwich and Eastry.
- A strong sense of openness within the larger arable fields, whereas around orchards and within the smaller scale pasture fields there is a sense of enclosure due to tall hedgerows and windbreaks.
- Greater levels of woodland cover on the Ash Ridge creates a sense of enclosure, in particular around Coombe. This contrasts with long views out towards Sandwich and Thanet and south across the Staple Farmlands.
- Built-up edge of settlements and/or scattered farmsteads generally evident in views; oast houses and large black timber barns are a distinctive feature of the agricultural landscape.

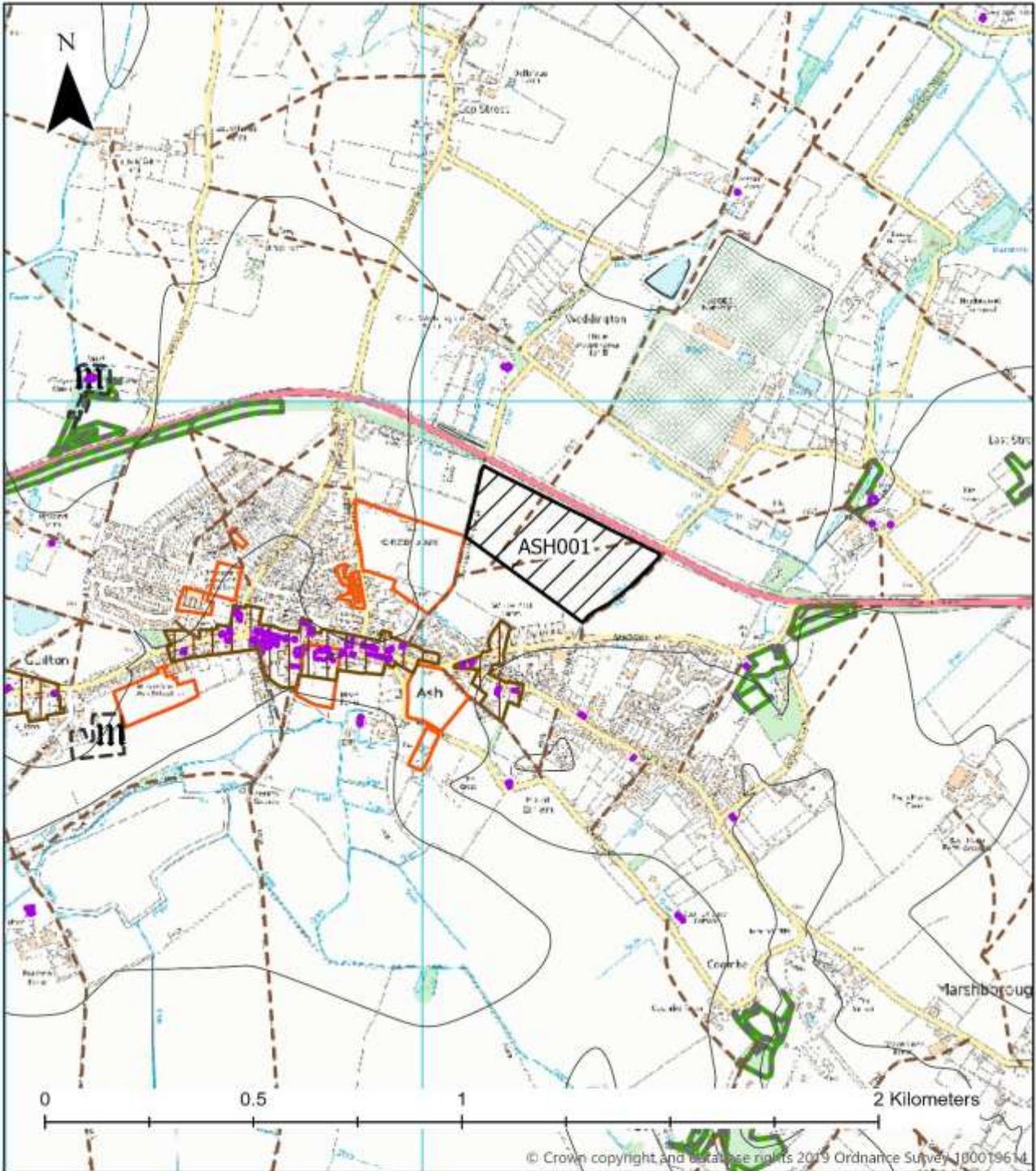


Looking south-west over the site



Looking north-east over the site

Natural and cultural designations



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Legend

- | | |
|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_Of_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - The simple and largely featureless landform of the site and its setting is gently sloping and development would result in little change to it – <i>lower</i> susceptibility. - The landcover pattern of the intensive farmland is simple and development would relate well to its relatively large scale – <i>lower</i> susceptibility. - Apart from the nearby main road, there are few obvious man-made influences within the immediate locality and as the site is detached from the main part of the village, development would contrast with the prevailing rural character – <i>higher</i> susceptibility. - Although the nearby historic village with views of the church provide some sense of place, the site has very few distinctive landscape characteristics and any development would be contained within roadside trees and other vegetation – <i>lower</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - Although the site provides some open separation function between the village and the bypass, the road is screened from view by near continuous roadside trees and other vegetation – <i>lower</i> susceptibility. - The site provides some very localised open/rural gateway function into the village from a local road leading off the bypass – <i>lower</i> susceptibility. - Although the site provides some open rural setting to the village, it is not particularly distinctive – <i>lower</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Although development would be partially contained by the bypass, it would appear detached from the main part of the village, with little visual relationship to it – <i>higher</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Internally, the site is very open with short range views leading south towards the edge of the village although to the north, visibility is notably restricted by roadside trees and other vegetation – <i>lower</i> susceptibility. - Although the church spire is quite prominent to the south, views from topographic features and important viewpoints in the wider landscape are unlikely to be significantly affected – <i>lower</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - The two sections of Core Path that lead across the site should be protected from development although the recreational enjoyment of users would be affected to a degree – <i>higher</i> susceptibility. - Development would detract from the setting of nearby Conservations Areas and associated Listed Buildings – <i>higher</i> susceptibility. - Although the site has some rural quality, the influence of nearby development and the bypass already detract from the experience of tranquility – <i>lower</i> susceptibility. - With few distinctive visual features, the site has relatively little scenic quality – <i>lower</i> susceptibility.
<i>Mitigation</i>	<p>To help minimise adverse effects, there is potential to strengthen the belt of roadside trees, alongside Core Paths and other boundaries.</p>
<i>Summary</i>	<p>Sensitivity: Medium</p> <p>The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape and/or visual change. Development could potentially relate to some characteristics of the area.</p> <p>If however any residential development is built on any adjacent sites, sensitivity is likely to be lower.</p>

Settlement: **Ash**Site reference: **ASH005**Sensitivity: **Low****Context**

This site is located within a medium sized arable field on the south-western edge of the village of Ash and to the north-east of the nearby smaller settlement of Guitton. Enclosed by mature trees along the southern, eastern and northern boundaries, the site occupies a slightly elevated position in relation to adjacent roads.

The site forms part of the *Ash Settled Horticultural Belt* (D2) LCA, a landscape located to the north of the district, extending between Ash and Hacklinge. It defined to the north by the A257, to the east by the urban edge of Sandwich, to the south by the transition to the low-lying marshes of the Lydden Valley, to the south-west by the urban edge of Eastry, and to the west and north-west by the higher land of the Ash Ridge. The character is defined as distinctive from the *Preston Horticultural Belt* LCA (D1) and the *Staple Farmlands Horticultural Belt* LCA (D3) due to the extent of settlement and development.

The LCA comprises a gradually sloping landform with a distinct ridge containing the settlements at Ash, and Woodnesborough, with high quality agricultural soils supporting a variety of agricultural land use, including arable, orchards and vineyard. Its key characteristics are:

- Landform gradually sloping from the Ash Ridge, although for the most part perceived as being relatively flat. Churches on the ridgetops are landmark features in wider views.
- Good quality agricultural soils supporting a variety of agricultural land uses, including arable, orchards, vineyards, and some pasture.
- Large amalgamated arable fields dominate to the north and south, whilst orchards and horticultural cropping is common in a central east-west belt and to the east of Marshborough. Fields of varying shape and size dependent on use. Pasture with paddocks and horse keeping apparent in close proximity to settlements.
- Moderate tree cover with several small woodlands and copses and native hedgerows, added to by poplar and alder windbreaks, orchard plantations and highways structural planting.
- A range of settlement including the relatively large village of Ash, the smaller connected settlements of Marshborough, Woodnesborough and Worth; linear development along roads; and several scattered farmsteads.
- A number of principal roads, including the A257, A256 and A258, as well as a network of B roads connecting settlements and minor lanes and tracks providing access to farmsteads and agricultural land.
- Conservation area designations associated with the historic areas of settlement at Ash and Worth, and clusters of listed cottages and farmhouses within Marshborough and Woodnesborough.
- A dense network of PRow that connect the various settlements and roads and provide public access to the agricultural land.
- Strongly influenced by development including settlement, busy roads, electricity pylons, and the urban edge of Sandwich and Eastry.
- A strong sense of openness within the larger arable fields, whereas around orchards and within the smaller scale pasture fields there is a sense of enclosure due to tall hedgerows and windbreaks.
- Greater levels of woodland cover on the Ash Ridge creates a sense of enclosure, in particular around Coombe. This contrasts with long views out towards Sandwich and Thanet and south across the Staple Farmlands.
- Built-up edge of settlements and/or scattered farmsteads generally evident in views; oast houses and large black timber barns are a distinctive feature of the agricultural landscape.

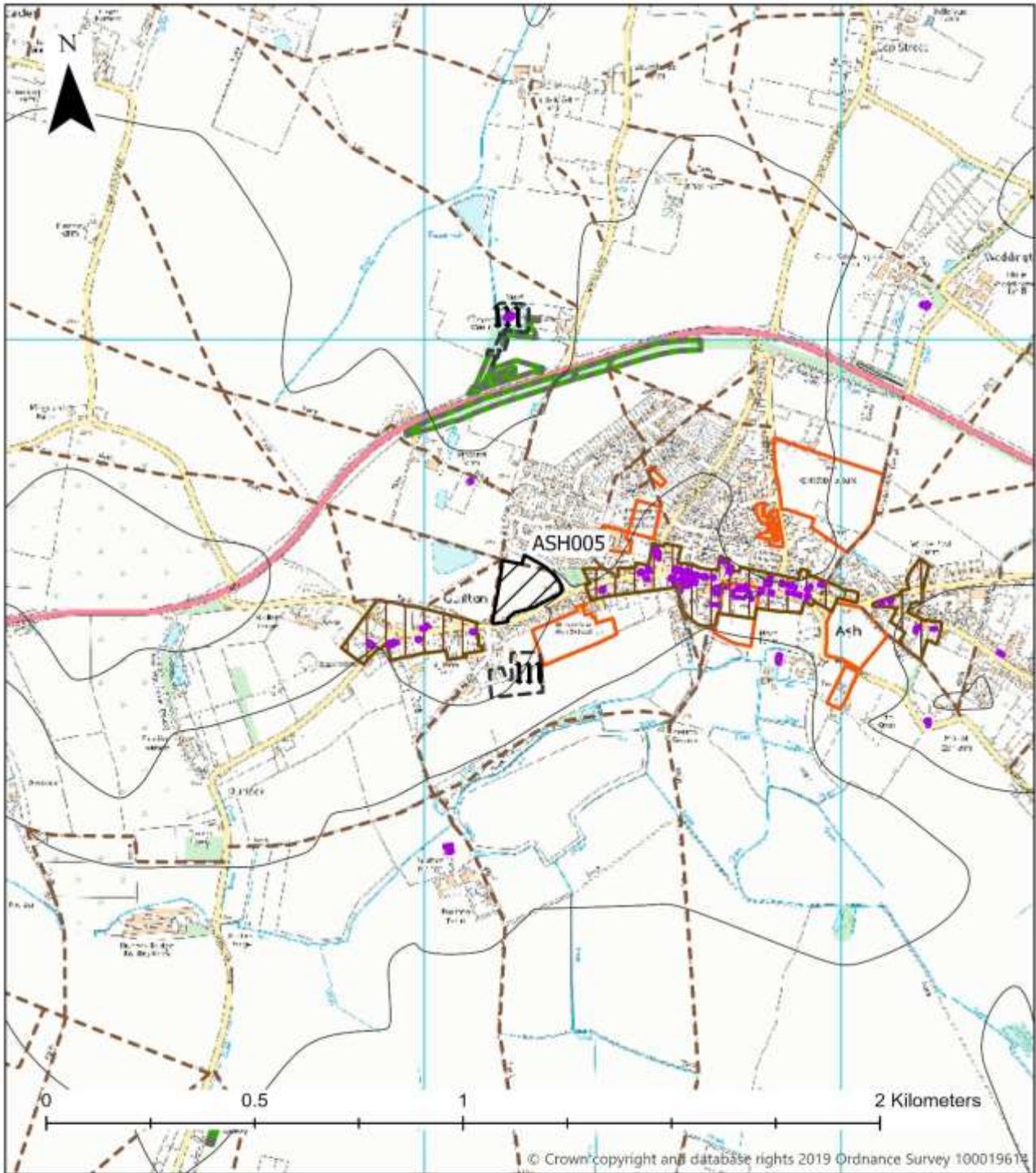


Looking west over the site



Looking south over the site

Natural and cultural designations



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Legend

- | | |
|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_OF_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
Landscape character	<ul style="list-style-type: none"> - The simple and largely featureless landform of the site and its setting is gently sloping and development would result in little change to it – <i>lower</i> susceptibility. - The landcover pattern of the intensive farmland is simple and development would relate well to its relatively large scale – <i>lower</i> susceptibility. - A transmission line on small poles crosses the site and although there are no other obvious man-made influences within it, considering the influences of evident residential development along the southern and north-eastern boundaries, development would relate relatively well to its partially settled context – <i>lower</i> susceptibility. - Although the nearby historic settlements provide some sense of place, the site has very few distinctive landscape characteristics or strong rural character and any development would be largely contained within dense mature trees – <i>lower</i> susceptibility.
Landscape role	<ul style="list-style-type: none"> - Although the site provides some physical separation between the villages of Ash and Gilton, its largely contained setting limits this function – <i>lower</i> susceptibility. - As the site is largely screened from view by mature trees along the southern, eastern and northern boundaries, it provides no important gateway function when travelling into the village from the Ash bypass – <i>lower</i> susceptibility. - Although the site may provide some limited and localised rural setting to adjacent residential dwellings, it is not particularly distinctive – <i>lower</i> susceptibility.
Settlement	<ul style="list-style-type: none"> - Considering the partially developed context to the site, any new development would relate well to the form of Ash and although this would contrast with the linear pattern of Gilton, intervening mature trees along the southern site boundary would limit any adverse effect upon it – <i>lower</i> susceptibility. - Development within the site would relate relatively well to adjacent urban edges with potential to soften these with further tree planting – <i>lower</i> susceptibility.
Views & visibility	<ul style="list-style-type: none"> - Views from within the site are generally short range, curtailed by mature trees and some nearby residential development along site boundaries – <i>lower</i> susceptibility. - As the site is largely contained, any development would unlikely be particularly visible from important historic landmarks, protected landscapes or features in the wider landscape – <i>lower</i> susceptibility.
Value	<ul style="list-style-type: none"> - The sections of Core Path that lead along/near to the site boundaries should be protected from development although the recreational enjoyment of users would be affected to a degree – <i>higher</i> susceptibility. - In considering the visually contained nature of the site and the potential for further tree planting along site boundaries, the setting of nearby Conservation Areas and associated Listed Buildings would remain largely unaffected – <i>lower</i> susceptibility. - Although the site has some limited rural quality, the influence of nearby development and the bypass already detract from the experience of tranquility – <i>lower</i> susceptibility. - With few distinctive visual features, the site has relatively little scenic quality – <i>lower</i> susceptibility.
Mitigation	To help minimise adverse effects, there is potential to plant additional trees alongside Core Paths and other boundaries.
Summary	<p>Sensitivity: Low</p> <p>The site is generally able to accommodate residential development without significant landscape/ visual change, or in some cases, development (with appropriate design and mitigation) might enhance the landscape. In either case development could potentially relate well to the area.</p>

Settlement: Ash

Site reference: ASH006

Sensitivity: Low-medium

Context

This site is located within a relatively large field to the north-east of the village of Ash. Separated by a section of Core Path, ASH001 is located immediately to the west of the site and to its west, ASH008. The busy Ash Bypass lies along the northern site boundary and Sandwich Road lies alongside the southern and eastern boundaries.

The site forms part of the *Ash Settled Horticultural Belt* (D2) LCA, a landscape located to the north of the district, extending between Ash and Hacklinge. It defined to the north by the A257, to the east by the urban edge of Sandwich, to the south by the transition to the low-lying marshes of the Lydden Valley, to the south-west by the urban edge of Eastry, and to the west and north-west by the higher land of the Ash Ridge. The character is defined as distinctive from the *Preston Horticultural Belt* LCA (D1) and the *Staple Farmlands Horticultural Belt* LCA (D3) due to the extent of settlement and development.

The LCA comprises a gradually sloping landform with a distinct ridge containing the settlements at Ash, and Woodnesborough, with high quality agricultural soils supporting a variety of agricultural land use, including arable, orchards and vineyard. Its key characteristics are:

- Landform gradually sloping from the Ash Ridge, although for the most part perceived as being relatively flat. Churches on the ridgetops are landmark features in wider views.
- Good quality agricultural soils supporting a variety of agricultural land uses, including arable, orchards, vineyards, and some pasture.
- Large amalgamated arable fields dominate to the north and south, whilst orchards and horticultural cropping is common in a central east-west belt and to the east of Marshborough. Fields of varying shape and size dependent on use. Pasture with paddocks and horse keeping apparent in close proximity to settlements.
- Moderate tree cover with several small woodlands and copses and native hedgerows, added to by poplar and alder windbreaks, orchard plantations and highways structural planting.
- A range of settlement including the relatively large village of Ash, the smaller connected settlements of Marshborough, Woodnesborough and Worth; linear development along roads; and several scattered farmsteads.
- A number of principal roads, including the A257, A256 and A258, as well as a network of B roads connecting settlements and minor lanes and tracks providing access to farmsteads and agricultural land.
- Conservation area designations associated with the historic areas of settlement at Ash and Worth, and clusters of listed cottages and farmhouses within Marshborough and Woodnesborough.
- A dense network of PRow that connect the various settlements and roads and provide public access to the agricultural land.
- Strongly influenced by development including settlement, busy roads, electricity pylons, and the urban edge of Sandwich and Eastry.
- A strong sense of openness within the larger arable fields, whereas around orchards and within the smaller scale pasture fields there is a sense of enclosure due to tall hedgerows and windbreaks.
- Greater levels of woodland cover on the Ash Ridge creates a sense of enclosure, in particular around Coombe. This contrasts with long views out towards Sandwich and Thanet and south across the Staple Farmlands.
- Built-up edge of settlements and/or scattered farmsteads generally evident in views; oast houses and large black timber barns are a distinctive feature of the agricultural landscape.

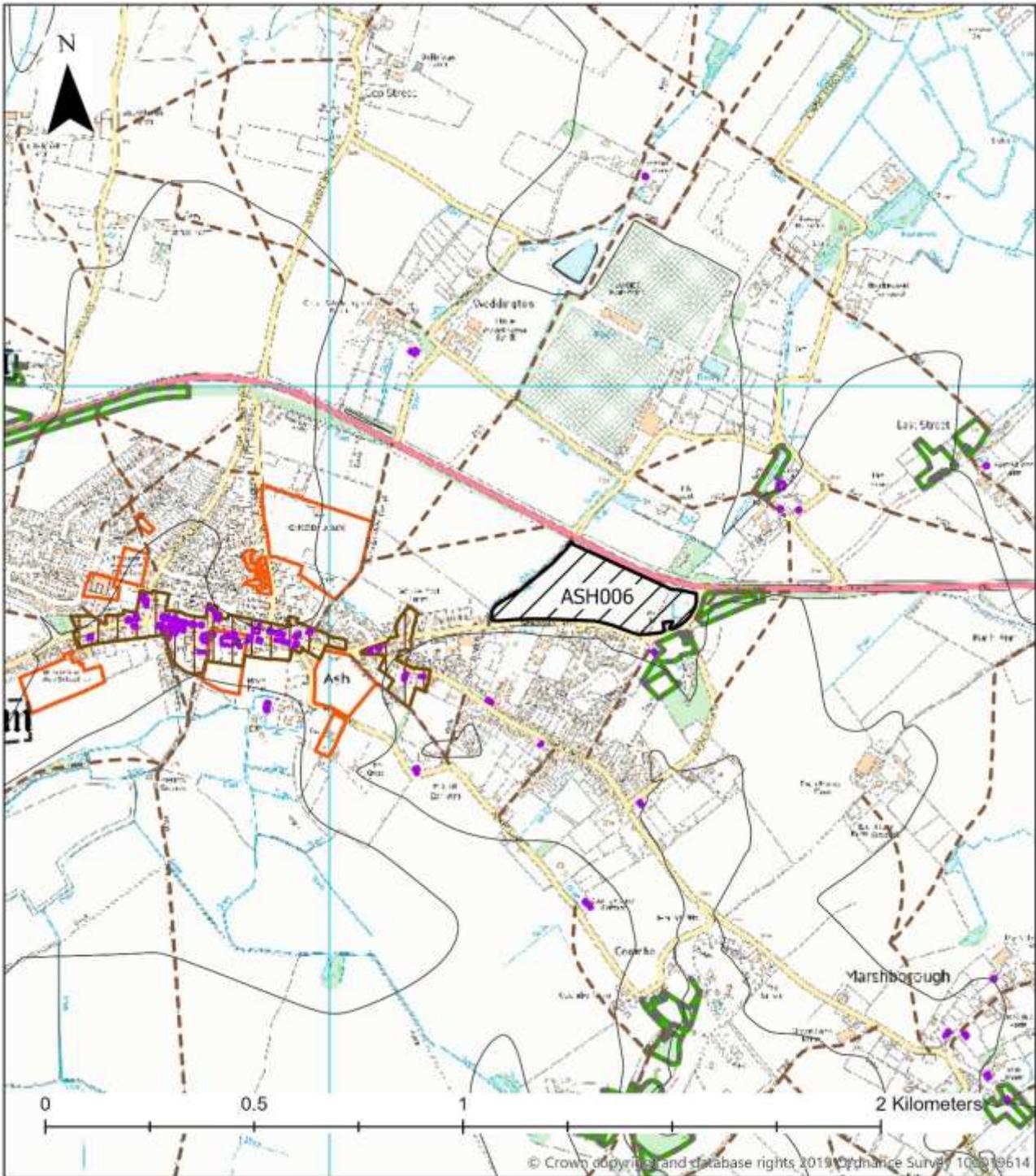


Looking west over the site towards the village



Looking north-east over the site towards the bypass

Natural and cultural designations



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Legend

- | | |
|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_Of_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
Landscape character	<ul style="list-style-type: none"> - The landform of the site and its setting is gently sloping and development would result in little change to it – <i>lower</i> susceptibility. - The landcover pattern is simple and development would relate well to its relatively large scale – <i>lower</i> susceptibility. - Although there are no obvious man-made influences within the site, considering the nearby influences of the built development in the village and the busy bypass to the north of the site, development would relate well to the settled context – <i>lower</i> susceptibility. - Although the nearby village and views of the church provide some sense of place, the site has very few distinctive landscape characteristics and any development would be partly contained within roadside trees and other vegetation – <i>lower</i> susceptibility.
Landscape role	<ul style="list-style-type: none"> - Although the site provides some open separation between the village and the bypass, this is screened from view by near continuous roadside woodland and other vegetation – <i>lower</i> susceptibility. - The site provides some very localised open/rural gateway function into the village from a local road leading off the bypass – <i>lower</i> susceptibility. - Although the site provides some open rural setting to the village, it is not especially distinctive – <i>lower</i> susceptibility.
Settlement	<ul style="list-style-type: none"> - To the south of the site, development would relate quite well to the form of the village – <i>lower</i> susceptibility. - Although development would extend to the north of Sandwich Road, it would relate quite well to adjacent urban edges with potential to soften these with new tree planting – <i>lower</i> susceptibility.
Views & visibility	<ul style="list-style-type: none"> - The site is very open with short range views leading south and west towards the edge of the village although to the north, visibility is notably restricted by roadside trees and other vegetation – <i>lower</i> susceptibility. - Although the church spire is prominent to the south-west, views from topographic features and important viewpoints in the wider landscape are unlikely to be significantly affected – <i>lower</i> susceptibility.
Value	<ul style="list-style-type: none"> - An adjacent section of Core Path that provides views across the site would be protected from development although the recreational enjoyment of its users would be affected to a degree – <i>higher</i> susceptibility. - Development would detract from the setting of nearby Conservations Areas and associated Listed Buildings – <i>higher</i> susceptibility. - Although the site has some limited rural quality, the influence of nearby development and the bypass detract from the experience of tranquility – <i>lower</i> susceptibility. - With few distinctive visual features, the site has relatively little scenic quality – <i>lower</i> susceptibility.
Mitigation	<p>To help minimise adverse effects, there is potential to strengthen the belt of roadside trees and undertake planting along other boundaries.</p>
Summary	<p>Sensitivity: Low-medium</p> <p>The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area.</p> <p>If however any residential development is built on any adjacent sites, sensitivity is likely to be lower.</p>

Settlement: Ash

Site reference: ASH008

Sensitivity: Low-medium

Context

This site comprises several grassed fields and a cluster of farm buildings to the north of the village of Ash. Separated by a section of Core Path, ASH006 is located immediately to the east of the site and to its east, ASH001. The busy Ash Bypass lies along the northern site boundary and the playing fields of Ash Rugby Club are located immediately south of the site.

The site forms part of the *Ash Settled Horticultural Belt* (D2) LCA, a landscape located to the north of the district, extending between Ash and Hacklinge. It defined to the north by the A257, to the east by the urban edge of Sandwich, to the south by the transition to the low-lying marshes of the Lydden Valley, to the south-west by the urban edge of Eastry, and to the west and north-west by the higher land of the Ash Ridge. The character is defined as distinctive from the *Preston Horticultural Belt* LCA (D1) and the *Staple Farmlands Horticultural Belt* LCA (D3) due to the extent of settlement and development.

The LCA comprises a gradually sloping landform with a distinct ridge containing the settlements at Ash, and Woodnesborough, with high quality agricultural soils supporting a variety of agricultural land use, including arable, orchards and vineyard. Its key characteristics are:

- Landform gradually sloping from the Ash Ridge, although for the most part perceived as being relatively flat. Churches on the ridgetops are landmark features in wider views.
- Good quality agricultural soils supporting a variety of agricultural land uses, including arable, orchards, vineyards, and some pasture.
- Large amalgamated arable fields dominate to the north and south, whilst orchards and horticultural cropping is common in a central east-west belt and to the east of Marshborough. Fields of varying shape and size dependent on use. Pasture with paddocks and horse keeping apparent in close proximity to settlements.
- Moderate tree cover with several small woodlands and copses and native hedgerows, added to by poplar and alder windbreaks, orchard plantations and highways structural planting.
- A range of settlement including the relatively large village of Ash, the smaller connected settlements of Marshborough, Woodnesborough and Worth; linear development along roads; and several scattered farmsteads.
- A number of principal roads, including the A257, A256 and A258, as well as a network of B roads connecting settlements and minor lanes and tracks providing access to farmsteads and agricultural land.
- Conservation area designations associated with the historic areas of settlement at Ash and Worth, and clusters of listed cottages and farmhouses within Marshborough and Woodnesborough.
- A dense network of PRow that connect the various settlements and roads and provide public access to the agricultural land.
- Strongly influenced by development including settlement, busy roads, electricity pylons, and the urban edge of Sandwich and Eastry.
- A strong sense of openness within the larger arable fields, whereas around orchards and within the smaller scale pasture fields there is a sense of enclosure due to tall hedgerows and windbreaks.
- Greater levels of woodland cover on the Ash Ridge creates a sense of enclosure, in particular around Coombe. This contrasts with long views out towards Sandwich and Thanet and south across the Staple Farmlands.
- Built-up edge of settlements and/or scattered farmsteads generally evident in views; oast houses and large black timber barns are a distinctive feature of the agricultural landscape.

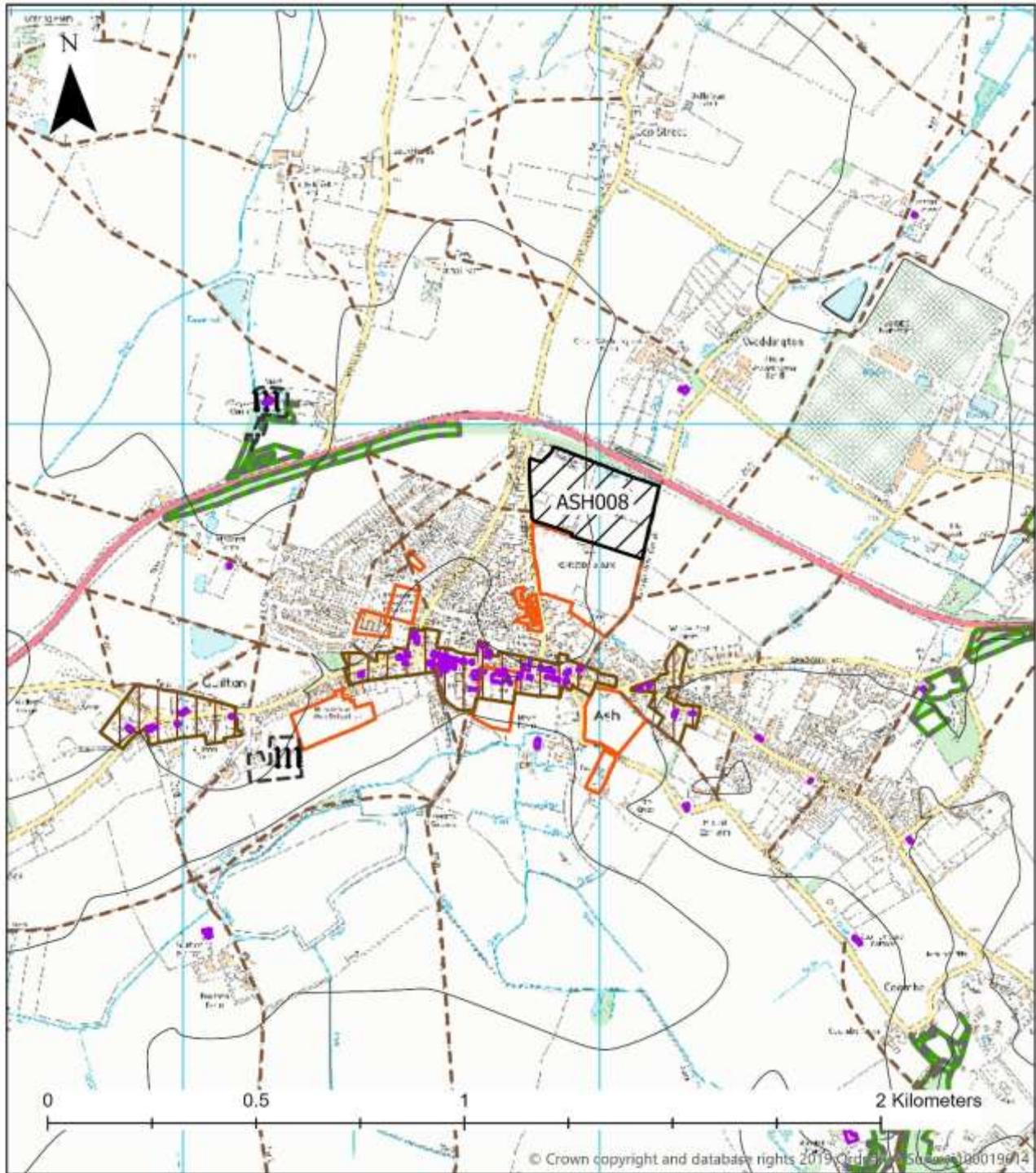


Looking west over the site along southern boundary



Looking north along eastern boundary

Natural and cultural designations



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Legend

- | | |
|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_Of_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
Landscape character	<ul style="list-style-type: none"> - The landform of the site and its setting is almost flat and development would result in little change to it – <i>lower susceptibility</i>. - The landcover pattern is simple and development would relate well to its scale – <i>lower susceptibility</i>. - There is an existing cluster of farm buildings within the site and considering the nearby influences of the built development in the village and the busy bypass to the north of the site, development would relate well to the partially settled context – <i>lower susceptibility</i>. - Although the nearby village and views of the church provide some sense of place, the site has very few distinctive landscape characteristics and any development would be partly contained within roadside trees and other vegetation – <i>lower susceptibility</i>.
Landscape role	<ul style="list-style-type: none"> - Although the site provides some open separation between the village and the bypass, this is screened from view by near continuous roadside woodland and other vegetation – <i>lower susceptibility</i>. - The site provides no important gateway function when travelling into the village – <i>lower susceptibility</i>. - Although the site provides some open setting to the village, it is not distinctive or rural – <i>lower susceptibility</i>.
Settlement	<ul style="list-style-type: none"> - Although there is some built development in close proximity to the west, development across the site would contrast with the form of the village – <i>higher susceptibility</i>. - Development would relate quite well to adjacent urban edges with potential to soften these with new tree planting – <i>lower susceptibility</i>.
Views & visibility	<ul style="list-style-type: none"> - The site is quite open with short range views leading south towards the edge of the village although to the north and west, visibility is notably restricted by roadside trees and other vegetation – <i>lower susceptibility</i>. - Although the church spire is prominent to the south, views from topographic features and important viewpoints in the wider landscape are unlikely to be significantly affected – <i>lower susceptibility</i>.
Value	<ul style="list-style-type: none"> - Two adjacent sections of Core Path that provide views across the site would be protected from development although the recreational enjoyment of its users would be affected to a degree – <i>higher susceptibility</i>. - Development would detract from the setting of nearby Conservations Areas and associated Listed Buildings – <i>higher susceptibility</i>. - The site exhibits very little landscape quality and the influence of nearby development and the bypass detract from the experience of tranquility – <i>lower susceptibility</i>. - With few distinctive visual features, the site has relatively little scenic quality – <i>lower susceptibility</i>.
Mitigation	<p>To help minimise adverse effects, there is potential to strengthen the belt of roadside trees and undertake planting along other boundaries.</p>
Summary	<p>Sensitivity: Low-medium</p> <p>The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area.</p> <p>If however any residential development is built on any adjacent sites, sensitivity is likely to be lower.</p>

Settlement: Ash

Site reference: ASH011

Sensitivity: Medium

Context

This site occupies two relatively small parcels of land to the west of Gilton. The parcel to the north of Pedding Hill is a derelict site (previously used for agricultural machinery repairs and storage) and to the south of the road, a second parcel is formed around a cluster of farm buildings and associated external areas. Separated by fields and some boundary trees, the busy Ash Bypass is located to the north and north-west of the site. The site is also separated from the core of the village by an intervening field.

The site forms part of the *Ash Settled Horticultural Belt* (D2) LCA, a landscape located to the north of the district, extending between Ash and Hacklinge. It defined to the north by the A257, to the east by the urban edge of Sandwich, to the south by the transition to the low-lying marshes of the Lydden Valley, to the south-west by the urban edge of Eastry, and to the west and north-west by the higher land of the Ash Ridge. The character is defined as distinctive from the *Preston Horticultural Belt* LCA (D1) and the *Staple Farmlands Horticultural Belt* LCA (D3) due to the extent of settlement and development.

The LCA comprises a gradually sloping landform with a distinct ridge containing the settlements at Ash, and Woodnesborough, with high quality agricultural soils supporting a variety of agricultural land use, including arable, orchards and vineyard. Its key characteristics are:

- Landform gradually sloping from the Ash Ridge, although for the most part perceived as being relatively flat. Churches on the ridgetops are landmark features in wider views.
- Good quality agricultural soils supporting a variety of agricultural land uses, including arable, orchards, vineyards, and some pasture.
- Large amalgamated arable fields dominate to the north and south, whilst orchards and horticultural cropping is common in a central east-west belt and to the east of Marshborough. Fields of varying shape and size dependent on use. Pasture with paddocks and horse keeping apparent in close proximity to settlements.
- Moderate tree cover with several small woodlands and copses and native hedgerows, added to by poplar and alder windbreaks, orchard plantations and highways structural planting.
- A range of settlement including the relatively large village of Ash, the smaller connected settlements of Marshborough, Woodnesborough and Worth; linear development along roads; and several scattered farmsteads.
- A number of principal roads, including the A257, A256 and A258, as well as a network of B roads connecting settlements and minor lanes and tracks providing access to farmsteads and agricultural land.
- Conservation area designations associated with the historic areas of settlement at Ash and Worth, and clusters of listed cottages and farmhouses within Marshborough and Woodnesborough.
- A dense network of PRow that connect the various settlements and roads and provide public access to the agricultural land.
- Strongly influenced by development including settlement, busy roads, electricity pylons, and the urban edge of Sandwich and Eastry.
- A strong sense of openness within the larger arable fields, whereas around orchards and within the smaller scale pasture fields there is a sense of enclosure due to tall hedgerows and windbreaks.
- Greater levels of woodland cover on the Ash Ridge creates a sense of enclosure, in particular around Coombe. This contrasts with long views out towards Sandwich and Thanet and south across the Staple Farmlands.
- Built-up edge of settlements and/or scattered farmsteads generally evident in views; oast houses and large black timber barns are a distinctive feature of the agricultural landscape.

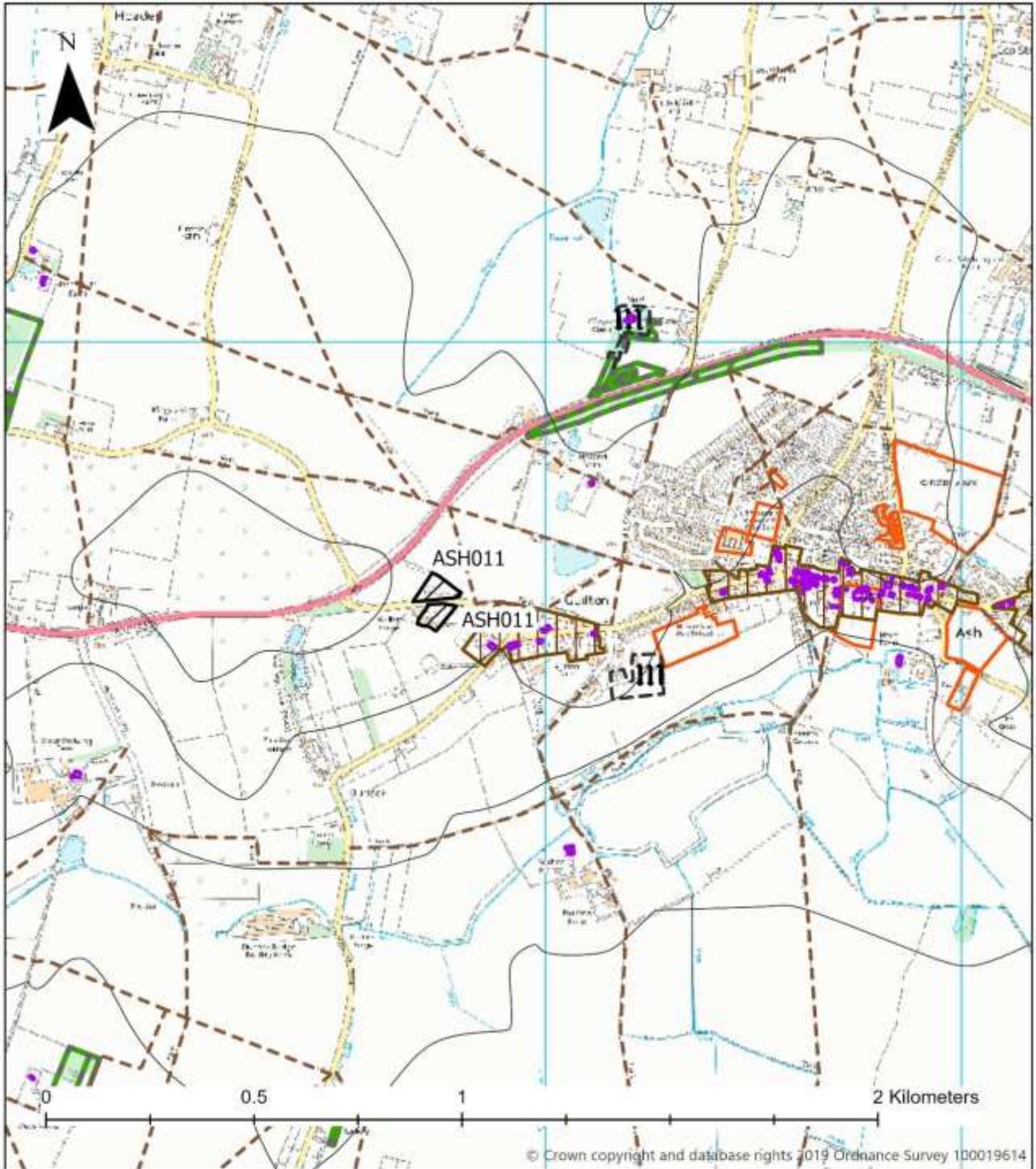


Site to north of Pedding Hill



Site to south of Pedding Hill

Natural and cultural designations



Legend

- | | |
|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_Of_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - The landform of the site and its setting is gently sloping and development would result in little change to it – <i>lower</i> susceptibility. - Considering the existing composition of farm buildings and partially derelict nature of the site, little distinctive landcover would be lost – <i>lower</i> susceptibility. - There is an existing cluster of farm buildings within the site and considering the nearby influences of the built development in the village and the busy bypass to the north, development could relate to the partially settled context – <i>lower</i> susceptibility. - Although the nearby village provides some sense of place, the site has very few distinctive landscape characteristics and any development would be partly contained within roadside trees and other vegetation – <i>lower</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - With a prevailing rural context outwith the main settlement envelope, the site provides some gateway function when travelling into the village – <i>higher</i> susceptibility. - The site provides some undeveloped setting to the village although it is not particularly distinctive – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development would tend to contrast with the linear form of Guilton – <i>higher</i> susceptibility. - The site is detached from the main settlement and any development would have little relationship to it – <i>higher</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - The site is quite well contained by surrounding trees and other vegetation – <i>lower</i> susceptibility. - Views of the site from topographic features and important viewpoints in the wider landscape are unlikely to be significantly affected – <i>lower</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - The site and its setting appear to have little recreational value – <i>lower</i> susceptibility. - Development could adversely affect the setting of the Guilton Conservation Area and associated Listed Buildings – <i>higher</i> susceptibility. - Although the sites are quite contained, the influence of nearby development and the bypass detract from the experience of tranquility – <i>lower</i> susceptibility. - With few distinctive visual features, the site has relatively little landscape quality – <i>lower</i> susceptibility.
<i>Mitigation</i>	<p>To help minimise adverse effects, there is potential to strengthen roadside trees and undertake planting along other boundaries.</p>
<i>Summary</i>	<p><i>Sensitivity: Medium</i></p> <p>The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area.</p>

Settlement: **Aylesham**Site reference: **AYL003**Sensitivity: **High****Context**

This very large site occupies several arable fields and woodland (some Ancient) to the south of the village of Aylesham. Spinney Lane forms the northern boundary, Pond Lane much of the western boundary, and a railway is located to the east. Arable fields and woodland form the southern boundary that leads from the small of village of Womenswold in the south-west, to the village of Snowdon in the south-east.

The site forms part of the *Shepherdswell Aylesham Parklands* LCA (E1), 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. Its key characteristics are:

- Undulating topography of distinct gentle ridges and valleys, ranging from 45m to 125m AOD, underlain by Chalk with Head deposits associated with the valleys.
- Numerous blocks of deciduous woodland, many of ancient origin, are locally designated and break up large arable fields. These include parkland belts, clumps, and copses.
- Historic parklands at Goodnestone, Knowlton and Fredville with associated historic buildings, woodland, and mature parkland trees.
- Small estate villages linked to the historic parklands with strong vernacular of redbrick, flint and Kent peg tiles, linked by narrow rural roads.
- Historic links to Kent coal mining at Aylesham, Eythorne and Shepherdswell.
- Good, connected PRow network enabling access into the landscape, including the North Downs Way and Miners Way Trail Long Distance Footpaths.
- A rural and tranquil landscape, although cut by the major transport corridors of the A256, A2 and Dover Priory to London Victoria railway line.

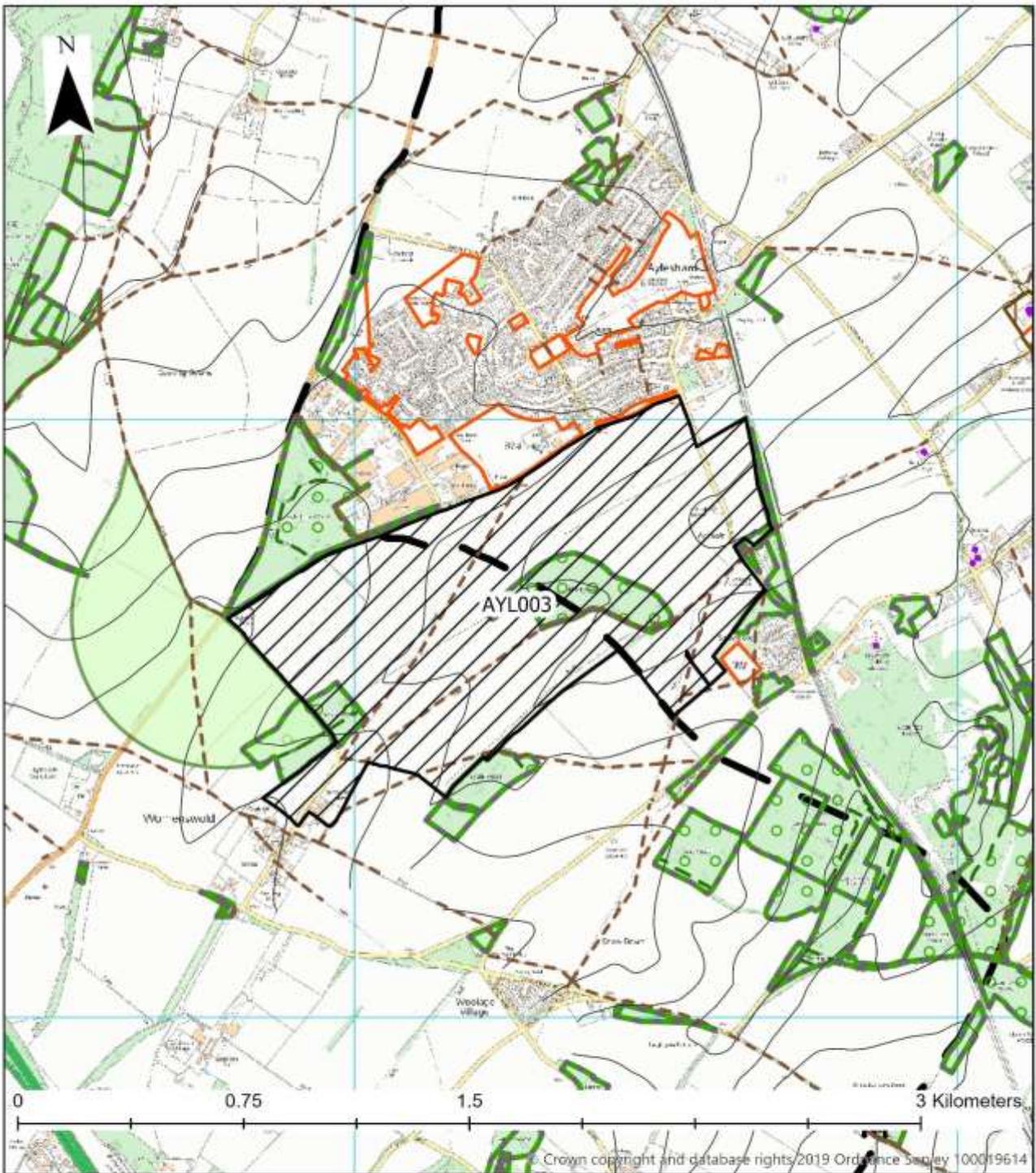


Looking south-east over the site



Spinney Lane

Natural and cultural designations



Legend

- | | | |
|--|---|-------------------|
| HELAA_Sites | Heritage_Coast | District Boundary |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan | |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty | |
| Listed_Buildings | Natural_England_National_Nature_Reserves | |
| Conservation_Areas | RAMSAR | |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest | |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_Of_Conservation | |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas | |
| | Natural_England_Ancient_Woodland | |

Criteria	Evaluation
Landscape character	<ul style="list-style-type: none"> - Development would tend to adversely affect the undulating valley landform of the site – <i>higher susceptibility</i>. - Although much of the site is intensively farmed, the landcover pattern of mature woodlands and trees within open fields is quite strong – <i>higher susceptibility</i>. - As nearby settlements tend to be screened from view by mature trees and woodlands, there are relatively few obvious man-made influences in the immediate locality – <i>higher susceptibility</i>. - The undulating valley landform and mature woodlands contribute to a distinctive sense of place with a strong rural character – <i>higher susceptibility</i>.
Landscape role	<ul style="list-style-type: none"> - The site provides an important separation function between the settlements of Aylesham, Snowdon and Womenswold – <i>higher susceptibility</i>. - When travelling north along the B2046, the site provides an important rural setting along the entire southern edge of Aylesham – <i>higher susceptibility</i>.
Settlement	<ul style="list-style-type: none"> - Although some development could relate to the nucleated form of Aylesham, it would compromise the robust tree lined nature of Spinney Lane that marks a notable change in landform - <i>higher susceptibility</i>. - In considering the tree lined nature of Spinney Lane, any development would appear very detached from Aylesham where it extends down the sensitive valley landform – <i>higher susceptibility</i>.
Views & visibility	<ul style="list-style-type: none"> - Despite the presence of some woodland, the site is quite open with some long views leading to the south and east in particular – <i>higher susceptibility</i>. - The pattern of mature woodlands and the valley landform are important visual features and development could be visible from nearby parts of the AONB – <i>higher susceptibility</i>.
Value	<ul style="list-style-type: none"> - Sections of Core Path lead across the site should be protected from development although the recreational enjoyment of users could be affected to a degree – <i>higher susceptibility</i>. - The site and its setting are relatively tranquil, have few obvious man-made features and the pattern of mature woodlands (some Ancient) contribute to an attractive landscape with a relatively high scenic quality – <i>higher susceptibility</i>.
Summary	<p>Sensitivity: High</p> <p>The site is very susceptible to change, and is unable to accommodate any residential development without significant landscape/ visual change as a result of the loss of key characteristics and the introduction of uncharacteristic features. Development conflicts with the majority of landscape characteristics, and widespread significant landscape/visual impacts are very likely to occur.</p>

Settlement: **Aylesham**Site reference: **AYL004**Sensitivity: **Medium-high****Context**

This relatively large site occupies several arable fields to the north of the village of Aylesham. The B2046 forms the western boundary that to the north of the site passes over a railway that forms the eastern boundary, with recent residential development and some open space to the south.

The site forms part of the *Shepherdswell Aylesham Parklands* LCA (E1), 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. Its key characteristics are:

- Undulating topography of distinct gentle ridges and valleys, ranging from 45m to 125m AOD, underlain by Chalk with Head deposits associated with the valleys.
- Numerous blocks of deciduous woodland, many of ancient origin, are locally designated and break up large arable fields. These include parkland belts, clumps, and copses.
- Historic parklands at Goodnestone, Knowlton and Fredville with associated historic buildings, woodland, and mature parkland trees.
- Small estate villages linked to the historic parklands with strong vernacular of redbrick, flint and Kent peg tiles, linked by narrow rural roads.
- Historic links to Kent coal mining at Aylesham, Eythorne and Shepherdswell.
- Good, connected PRow network enabling access into the landscape, including the North Downs Way and Miners Way Trail Long Distance Footpaths.
- A rural and tranquil landscape, although cut by the major transport corridors of the A256, A2 and Dover Priory to London Victoria railway line.

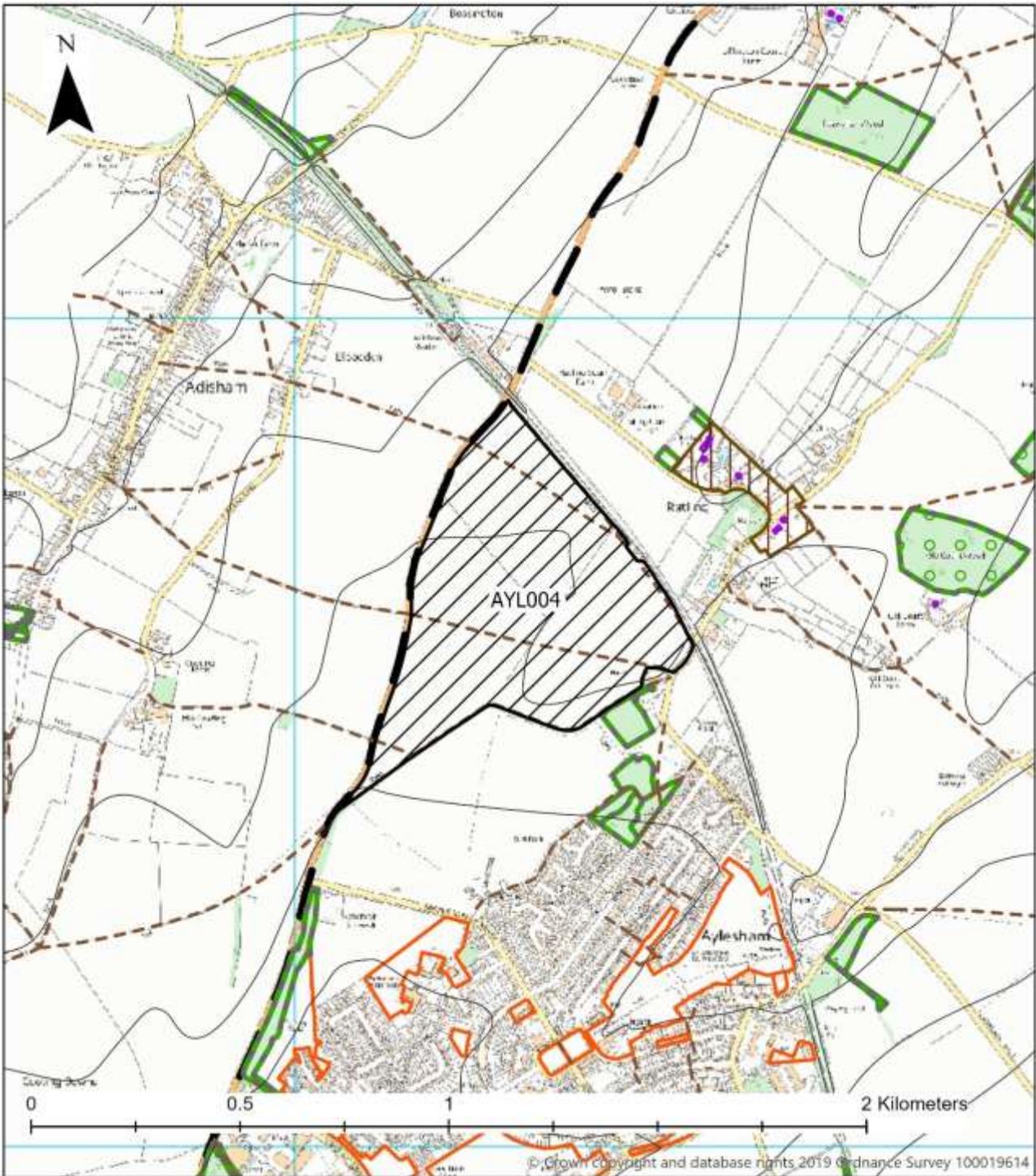


Looking south over the site



Looking south-east over the site

Natural and cultural designations



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Legend

- | | | |
|--|---|-------------------|
| HELAA_Sites | Heritage_Coast | District Boundary |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan | |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty | |
| Listed_Buildings | Natural_England_National_Nature_Reserves | |
| Conservation_Areas | RAMSAR | |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest | |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_Of_Conservation | |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas | |
| | Natural_England_Ancient_Woodland | |

Criteria	Evaluation
Landscape character	<ul style="list-style-type: none"> - The landform of the site and its setting is mostly flat and development would result in little change to it – <i>lower</i> susceptibility. - The landcover pattern is simple and development would relate well to its relatively large scale – <i>lower</i> susceptibility. - Although nearby transmission poles, the B2046 and views of recent housing are evident, a lack of other non-obvious man-made influences in the immediate locality result in a relatively rural context to the site – <i>higher</i> susceptibility. - Although the site has few distinctive landscape characteristics, it is very open – <i>higher</i> susceptibility.
Landscape role	<ul style="list-style-type: none"> - The site provides some open separation function between the settlements of Aylesham, Ratling and Adisham – <i>higher</i> susceptibility. - The site provides some open/rural gateway function when travelling south towards Aylesham along the B2046 – <i>higher</i> susceptibility. - Although the site provides some open rural setting to the village, it is not especially distinctive – <i>lower</i> susceptibility.
Settlement	<ul style="list-style-type: none"> - Although some development could relate to the nucleated form of Aylesham, it would have little visual relationship with it – <i>higher</i> susceptibility. - In general, development would compromise the relatively robust containing edge of mature trees along the existing northern edge of Aylesham and would tend to appear quite detached from it – <i>higher</i> susceptibility.
Views & visibility	<ul style="list-style-type: none"> - The site and surrounding landscape are very open with some long-range views to the north and west – <i>higher</i> susceptibility. - Although there are no prominent landmarks or topographic features in the immediate locality, development could be visible from nearby parts of the AONB – <i>higher</i> susceptibility.
Value	<ul style="list-style-type: none"> - Sections of Core Path that lead across the site should be protected from development although the recreational enjoyment of users could be affected to a degree – <i>higher</i> susceptibility. - Despite the nearby road, the site and its setting are quite tranquil, have few obvious man-made features and its simple and open character contribute to quite an attractive landscape with some scenic quality – <i>higher</i> susceptibility.
Mitigation	<p>Conserving open character is important although in helping to minimise adverse effects, there might be some limited potential to plant some trees/woodland and provide open spaces.</p>
Summary	<p>Sensitivity: Medium-high</p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>

Settlement: **Capel-le-Ferne**Site reference: **CAP005/011**Sensitivity: **Medium-high**

The site is within the AONB and occupies several arable fields on the eastern edge of Capel-le-Ferne. New Dover Road is located alongside the southern site boundary, with Winehouse Lane and an adjacent campsite alongside much of the eastern boundary. Residential development extends alongside the western boundary and to the north-west, several smaller fields separate the site from linear development along Capel Street.

The site forms part of the *East Kent Downs: Alkham* LCA, located in the east of the Kent Downs AONB, to the east of the Stour Valley LCA, and north of the Postling Scarp and Vale and the White Cliffs Coast LCAs. It includes several settlements, the largest of which are Lyminge, Hawkinge, Elham and Barham. Its key characteristics are:

- Underlying geology of Cretaceous chalk. In places the surface has weathered to create a layer of clay-with-flints, forming heavy, sticky soils.
- Rounded chalk plateau dissected by a series of parallel narrow dry valleys, becoming increasingly pronounced towards the south.
- Little surface water, but seasonal streams appearing only in winter (Nailbournes) are a distinctive feature.
- Extensive woodland blocks, particularly on ridge tops, and strips of woodland on steep valley sides. Extensive coppice and conifer woodlands. Shaves, copses and hedgerow trees throughout.
- Dominant land use is arable agriculture, but there are also areas of parkland, orchards, vines, woodland and pasture. Field patterns are variable, but are generally larger on ridges than in valleys, reflecting historic processes of enclosure.
- Semi-natural habitats include woodland, chalk grassland and parkland.
- Scattered historic buildings including churches, manors, country houses, farms and cottages.
- Relatively sparse settlement of scattered farms and occasional nucleated villages, often of brick and flint construction. Concentration of settlement in the Nail Bourne Valley, and notable common-edge settlement of Stelling Minnis.
- Dense network of historic roads and tracks, including Prehistoric routeways, Roman roads medieval drove roads and Turnpikes. Sunken single-track lanes are also characteristic.
- A relatively tranquil part of the Kent Downs AONB, with a strongly rural feel. The pattern of ridges and dry valleys gives the landscape a rhythmic feel, particularly in the south of the LCA.
- Views are often linear and channelled by landform. There are long views from high ground, overlooking adjacent valleys.

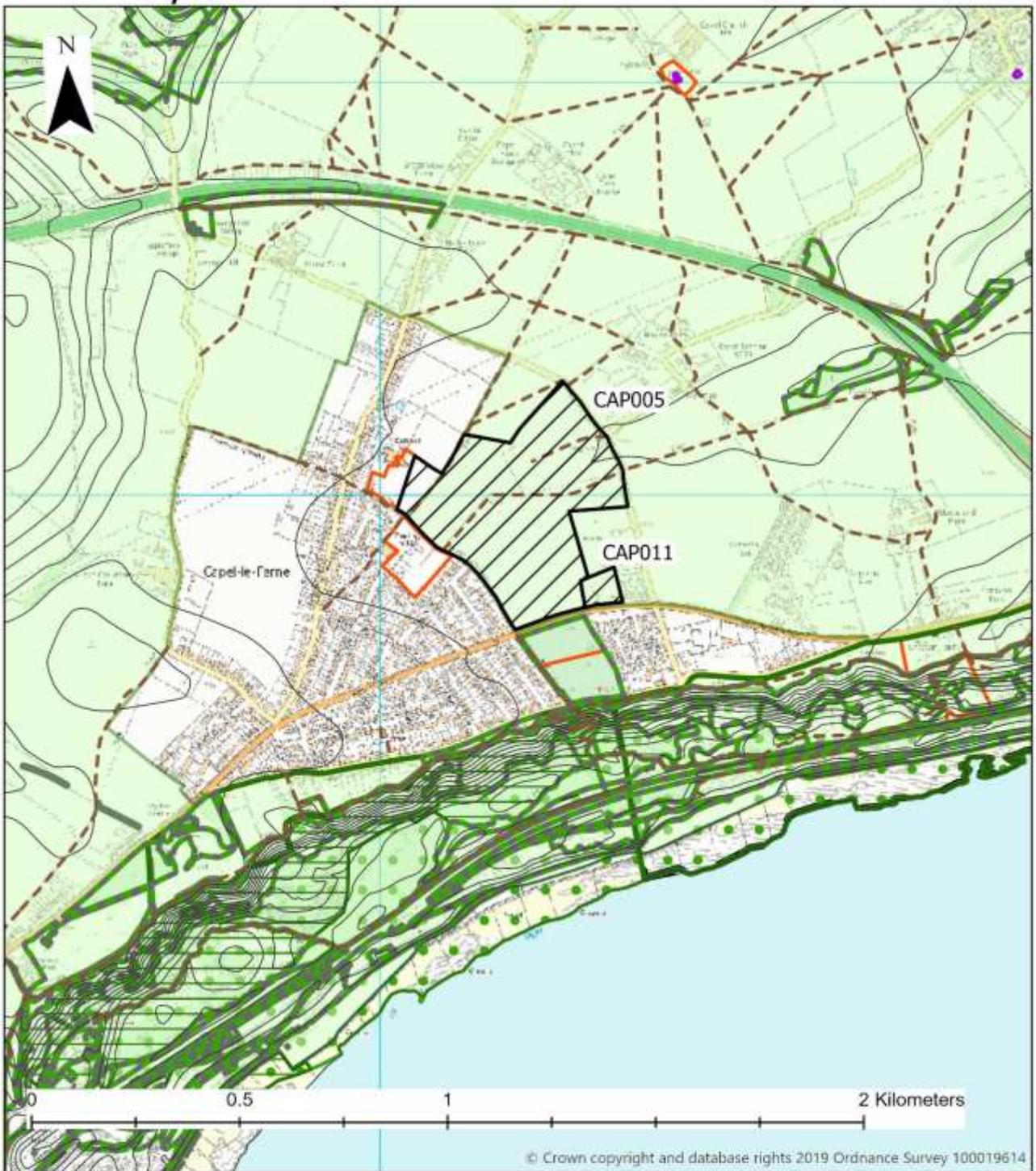


Looking north-east over the site



Looking west over the site

Natural and cultural designations



Legend

- | | | |
|--|---|-------------------|
| HELAA_Sites | Heritage_Coast | District Boundary |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan | |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty | |
| Listed_Buildings | Natural_England_National_Nature_Reserves | |
| Conservation_Areas | RAMSAR | |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest | |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_Of_Conservation | |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas | |
| | Natural_England_Ancient_Woodland | |

Criteria	Evaluation
Landscape character	<ul style="list-style-type: none"> - The landform of the site and its setting is gently undulating and development would result in little change to it – <i>lower</i> susceptibility. - The landcover pattern is simple and development would relate well to its relatively large scale – <i>lower</i> susceptibility. - There are several obvious man-made influences in the surrounding landscape and in places, visible residential development in Capel-le-Ferne contributes to a partially settled context – <i>lower</i> susceptibility. - Mature fields trees are quite distinctive and in places, the landscape is quite open in character – <i>higher</i> susceptibility.
Landscape role	<ul style="list-style-type: none"> - The site provides an open separation function between parts of Capel-le-Ferne, a campsite to the north-east of the site and a holiday park to the east – <i>higher</i> susceptibility. - When travelling along Dover New Road, the site provides an important open and partly rural setting to Capel-le-Ferne – <i>higher</i> susceptibility - With a simple pattern of open fields and some mature boundary trees, the site provides a quite distinctive setting to settlement – <i>higher</i> susceptibility.
Settlement	<ul style="list-style-type: none"> - Some development to the south-west of the site would relate to the form of surrounding settlement although elsewhere, it would notably contrast with surrounding patterns – <i>higher</i> susceptibility. - Some development to the south-west would relate to adjacent urban edges although elsewhere, it would have little relationship with the village – <i>higher</i> susceptibility.
Views & visibility	<ul style="list-style-type: none"> - The site is quite open with short range views leading south and west towards the edges of Capel-le-Ferne and associated busy roads. Looking north-east, there are some long-range views over open countryside – <i>higher</i> susceptibility. - Although trees and woodland are important visual features in the landscape, the extent of the sites' visibility from the wider open landscape is relatively extensive – <i>higher</i> susceptibility.
Value	<ul style="list-style-type: none"> - Sections of Core Path that lead across the site should be protected from development although the recreational enjoyment of users could be affected to a degree – <i>higher</i> susceptibility. - The site is within the AONB and the pattern of open fields and mature trees contribute to an attractive landscape with some scenic quality – <i>higher</i> susceptibility.
Mitigation	<p>Conserving open character is important although in helping to minimise adverse effects, there might be some limited potential to plant some trees/woodland and provide open spaces.</p>
Summary	<p><i>Sensitivity: Medium-high</i></p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>

Settlement: Deal/Sholden

Site reference: DEA012A

Sensitivity: Low-medium

Context

This site occupies several arable fields to the north of Deal and east of Sholden. Cottington Lakes are located immediately to the north with Betteshanger Park beyond. Residential development, some very recent, extends near to the southern boundary with the settlement of Sholden located to the west. This site forms part of a wider cluster of sites (DEA012A-E) that for the purposes of this assessment have been subdivided based on variations in character. Of these other sites, DEA012B forms the north-eastern boundary.

The site forms part of the *Northbourne* LCA (F2), located in the central east of the district. The western boundary is formed by Thornton Lane and the eastern boundary by the settlement edge of Deal. The northern boundary is formed by the change in topography and geology to the Lydden Valley. The southern boundary marks the transition to the more parkland and wooded landscape around Whitfield and the more undulating arable landscape at Ripple – these boundaries represent a gradual change in character. This is a rural chalk landscape with a gentle ridge and valley topography, with large arable fields interspersed with woodland blocks. Its key characteristics are:

- A gently rolling topography of ridges and valley, ranging from 5 to 70m AOD, underlain by Chalk with Head deposits.
- Numerous small blocks and belts of deciduous and coniferous woodland, often associated with parkland including ancient woodland at Betteshanger, break up large arable fields.
- A large-scale arable landscape on calcareous soils, intensively farmed for mixed crops with occasional pockets of pasture around settlements. Open exposed on ridges with expansive views.
- A mixed field pattern formed by straight-edged Parliamentary enclosure with large modern fields to the south.
- Historic parklands at Betteshanger and Northbourne which is on the Historic England register. Tilmanstone is also linked to a manorial estate. Estate walls, gatehouses, parkland trees and avenues are prominent in the landscape contrasting with open arable areas.
- Settlement pattern of small farmsteads and villages with numerous listed buildings and traditional building materials including flint, redbrick and render. Small picturesque villages retain a strong intact rural character.
- Historic links to Kent coal mining at Betteshanger, including Almond House former colliery administrative centre and miner's housing. Betteshanger Park now developed for recreation.
- Strong PRow network enabling access into the countryside, including the White Cliffs Country Trail Long Distance Footpath.
- A rural and tranquil landscape, with narrow winding lanes connecting the farmhouses and settlements, disrupted locally by the A258 and A256, but elsewhere with strong rural character.
- Views are enclosed by woodland and the rolling topography, although from the higher ground in the east there are views to the coast as far as Ramsgate.

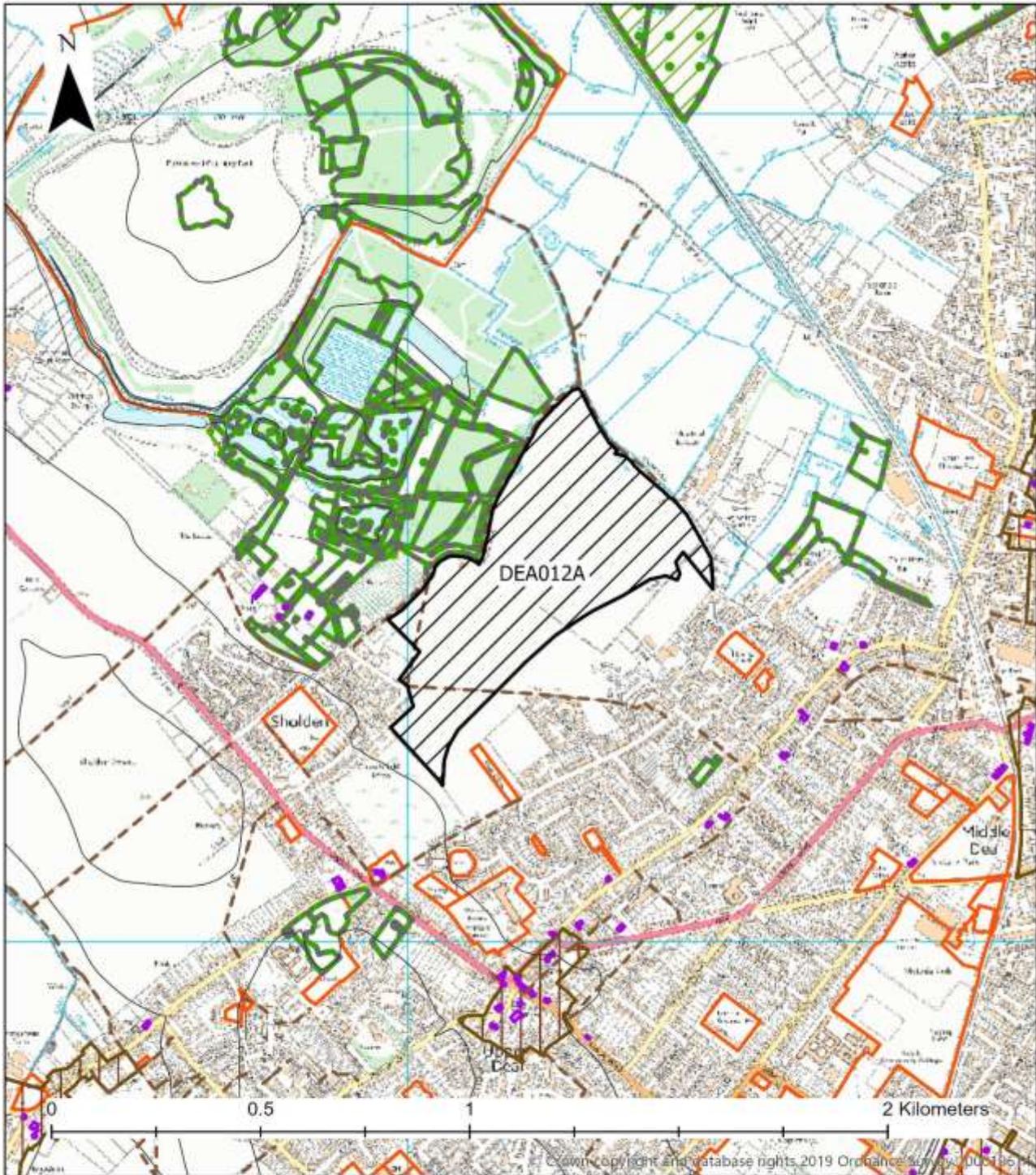


Looking west over the site



Looking south-west over the site

Natural and cultural designations



Legend

- | | |
|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_OF_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - The landform of the site and its setting is flat and development would result in little change to it – <i>lower</i> susceptibility. - The landcover pattern is simple and development would relate well to its scale – <i>lower</i> susceptibility. - Despite an absence of obvious man-made features within the site, development would relate well to the partially settled context, particularly to the south where recent development has taken place – <i>lower</i> susceptibility. - The site has few distinctive landscape characteristics and any development would be largely contained within areas of existing residential development to the south, with trees and woodland to the north – <i>lower</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides some localised open separation function between nearby settlement and Cottington Lakes – <i>higher</i> susceptibility. - The site provides no important gateway function when travelling into nearby settlements – <i>lower</i> susceptibility. - The site provides some limited open setting to nearby settlement that contained to north by woodland, is quite distinctive – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Assuming that sites to the east are developed, any development would relate well to the form of surrounding settlement – <i>lower</i> susceptibility. - Assuming that all surrounding sites are developed, development within this site would relate to adjacent urban edges with potential to soften these with new tree planting – <i>lower</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - The site is quite open with short range views leading south towards the edge of the Deal, although to the north, visibility is notably restricted trees and woodland – <i>lower</i> susceptibility. - Although surrounding trees and woodland are important visual features, the extent of the sites' visibility from the wider landscape would be relatively minimal – <i>lower</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - Sections of Core Path that provide views across the site should be protected from development although the recreational enjoyment of its users would be affected to a degree – <i>higher</i> susceptibility. - The site and its setting are quite tranquil, have few obvious man-made features and the partially wooded enclosure contribute to quite an attractive landscape with some scenic quality – <i>higher</i> susceptibility.
<i>Mitigation</i>	To help minimise adverse effects, there is potential to accommodate development within a wooded framework with areas of open space.
<i>Summary</i>	<p><i>Sensitivity: Low-medium</i></p> <p>The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area.</p>

Settlement: Deal/Sholden

Site reference: DEA012B

Sensitivity: Medium

Context

This site occupies several arable fields to the north of Deal. Cottington Lakes are located to the west with Betteshanger Park beyond. A railway line is located alongside the eastern boundary and to the south, some small light industrial units. Flat open fields with drainage ditches extend beyond the northern boundary. This site forms part of a wider cluster of sites (DEA012A-E) that for the purposes of this assessment have been subdivided based on variations in character. Of these other sites, DEA012A forms the south-western boundary and DEA012C the northern.

The site forms part of the *Lydden Valley* LCA (C2), located on the low-lying coastal land south-east of Sandwich and north-west of Deal. It comprises agricultural land on former grazing marsh, drained by a complex network of streams, dykes and sewers. The North and South Streams run through the area and drain the land with the water pumped at 'Roaring Gutter' into the Delf Stream that runs to the Stour at Sandwich.

The LCA continues as a narrower enclosed valley inlet to the west along the North Stream towards Eastry. The south the boundary is marked by the rising landform of Betteshanger Country Park located on shale spoil associated with Betteshanger Colliery (LCA F2), and to the north and east by the lighter sands and golf links of Sandwich Bay (LCA C1). Inland, the boundary is marked by the rising landform and agricultural land (D2). A substantial part of the area of former agricultural land is now part of the RSPB Lydden Valley Reserve. Its key characteristics are:

- Flat low-lying topography – forming a large scale horizontal open landscape, with a more enclosed partially wooded valley landscape continuing eastwards to Eastry along the North Stream.
- Land use dominated by pasture, with some arable, horticultural cropping and extensive areas being reverted to traditional grazing marsh.
- Fields are medium scale, with no discernible pattern and boundaries defined by a complex network of drainage ditches.
- Large part of area designated SSSI and Ramsar (area east of the railway also SPA), and part of an Important Bird Area, valued for the large numbers of waders and wildfowl who use the coast and inland grazing marsh in winter and during spring and autumn migrations.
- Other important habitats include blocks of ancient woodland at Great Wood and Reedbrook Wood, plus wet alder wood at Hambrooks. Rare areas of relict fen occur at Hacklinge Marsh and along the Lydden Valley.
- Access limited to a minor single-track lane from Worth plus a network of rights of way, along dike walls as at Pinnock Wall. Large parts of the area are remote and inaccessible.
- General absence of development apart from occasional chalets and farm buildings. Sandwich- Deal rail line cuts across the centre of the area. Occasional telegraph poles and wires are visually prominent.
- Unenclosed open landscape with the big skies and strong perception of remoteness and tranquillity.
- Sense of an isolated 'forgotten' hidden rural landscape.

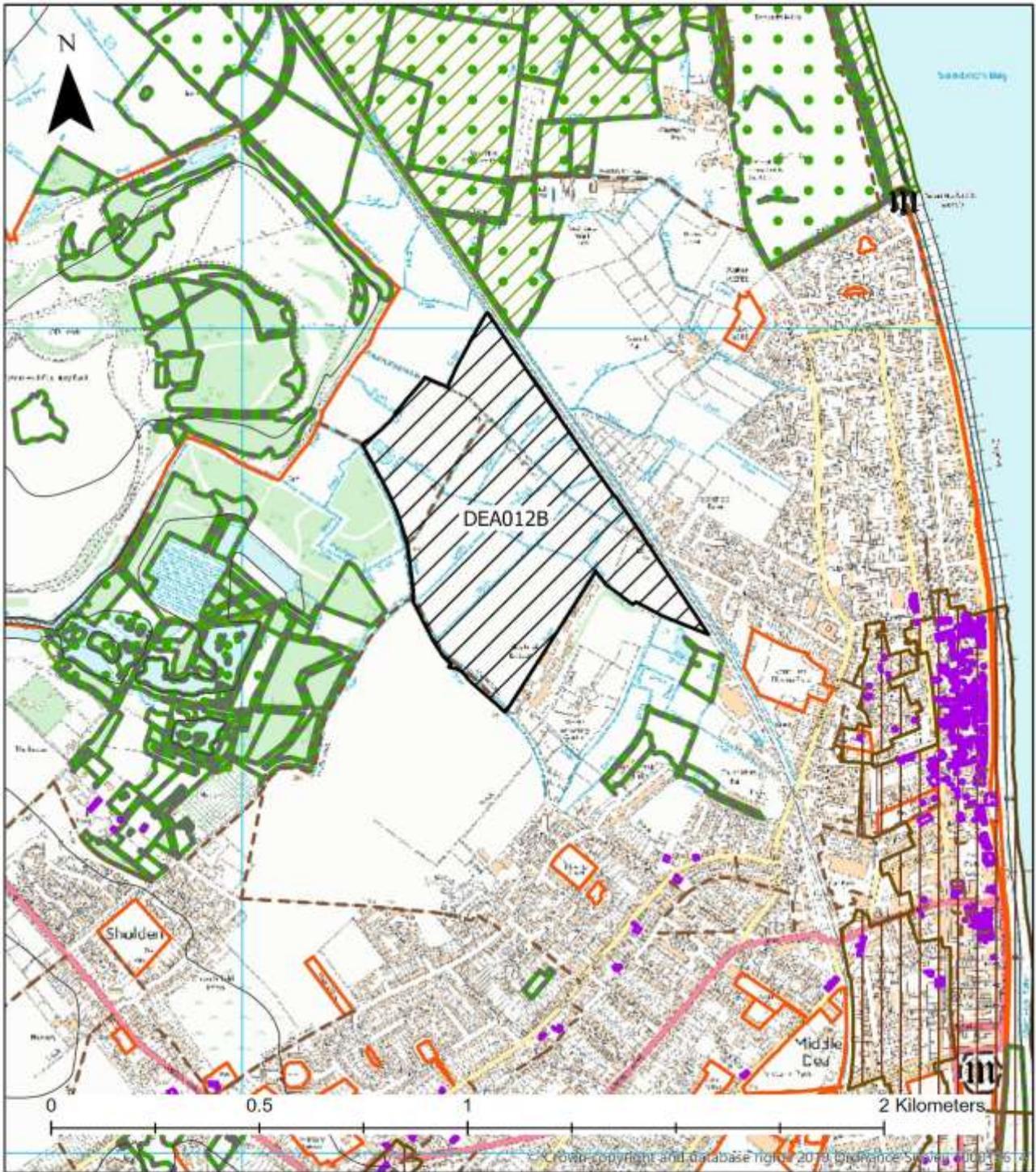


Looking east over the site



Looking south over the site

Natural and cultural designations



Legend

- | | |
|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
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| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - The landform of the site and its setting is flat and development would result in little change to it – <i>lower susceptibility</i>. - The landcover pattern is simple and development would relate well to its scale – <i>lower susceptibility</i>. - The site has few distinctive landscape characteristics and although there are some obvious man-made influences in the locality, particularly to the south of the site, development would tend to contrast with the prevailing open and undeveloped character of the landscape – <i>higher susceptibility</i>.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides some localised open separation function between nearby settlement and Cottington Lakes – <i>higher susceptibility</i>. - The site provides some open and rural gateway function when travelling into Deal along the nearby railway – <i>higher susceptibility</i>. - The site provides little setting to nearby settlement – <i>lower susceptibility</i>.
<i>Settlement</i>	<ul style="list-style-type: none"> - Although there is some nearby development to the south, development on the site would appear quite detached from the main part of the town – <i>higher susceptibility</i>. - To the south of the site, development could relate to adjacent urban edges with potential to soften these with new tree planting – <i>lower susceptibility</i>.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - The site is very open but views in all directions tend to be curtailed by adjacent landuses – <i>lower susceptibility</i>. - Although surrounding trees and woodland are important visual features, the extent of the sites' visibility from the wider landscape is relatively minimal – <i>lower susceptibility</i>.
<i>Value</i>	<ul style="list-style-type: none"> - Sections of Core Path that provide views across the site should be protected from development although the recreational enjoyment of its users would be affected to a degree – <i>higher susceptibility</i>. - The site and its setting are quite tranquil, have few obvious man-made features and its open character contributes to quite an attractive landscape with some scenic quality – <i>higher susceptibility</i>.
<i>Mitigation</i>	<p>Conserving open character to north is important although in helping to minimise adverse effects, there might be some very limited potential to plant some trees/woodland, amongst large areas of open space.</p>
<i>Summary</i>	<p><i>Sensitivity: Medium</i></p> <p>The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area.</p>

Settlement: Deal/Sholden

Site reference: DEA012C

Sensitivity: Medium-high

Context

This site occupies several arable fields to the north of Deal. The wooded edge of Betteshanger Park is located to the west of the site with a railway line alongside the eastern boundary. Flat open fields with drainage ditches extend beyond the northern boundary. This site forms part of a wider cluster of sites (DEA012A-E) that for the purposes of this assessment have been subdivided based on variations in character. Of these other sites, DEA012B forms the southern boundary.

The site forms part of the *Lydden Valley LCA (C2)*, located on the low-lying coastal land south-east of Sandwich and north-west of Deal. It comprises agricultural land on former grazing marsh, drained by a complex network of streams, dykes and sewers. The North and South Streams run through the area and drain the land with the water pumped at 'Roaring Gutter' into the Delf Stream that runs to the Stour at Sandwich.

The LCA continues as a narrower enclosed valley inlet to the west along the North Stream towards Eastry. The south the boundary is marked by the rising landform of Betteshanger Country Park located on shale spoil associated with Betteshanger Colliery (LCA F2), and to the north and east by the lighter sands and golf links of Sandwich Bay (LCA C1). Inland, the boundary is marked by the rising landform and agricultural land (D2). A substantial part of the area of former agricultural land is now part of the RSPB Lydden Valley Reserve. Its key characteristics are:

- Flat low-lying topography – forming a large scale horizontal open landscape, with a more enclosed partially wooded valley landscape continuing eastwards to Eastry along the North Stream.
- Land use dominated by pasture, with some arable, horticultural cropping and extensive areas being reverted to traditional grazing marsh.
- Fields are medium scale, with no discernible pattern and boundaries defined by a complex network of drainage ditches.
- Large part of area designated SSSI and Ramsar (area east of the railway also SPA), and part of an Important Bird Area, valued for the large numbers of waders and wildfowl who use the coast and inland grazing marsh in winter and during spring and autumn migrations.
- Other important habitats include blocks of ancient woodland at Great Wood and Reedbrook Wood, plus wet alder wood at Hambrooks. Rare areas of relict fen occur at Hacklinge Marsh and along the Lydden Valley.
- Access limited to a minor single-track lane from Worth plus a network of rights of way, along dike walls as at Pinnock Wall. Large parts of the area are remote and inaccessible.
- General absence of development apart from occasional chalets and farm buildings. Sandwich- Deal rail line cuts across the centre of the area. Occasional telegraph poles and wires are visually prominent.
- Unenclosed open landscape with the big skies and strong perception of remoteness and tranquillity.
- Sense of an isolated 'forgotten' hidden rural landscape.

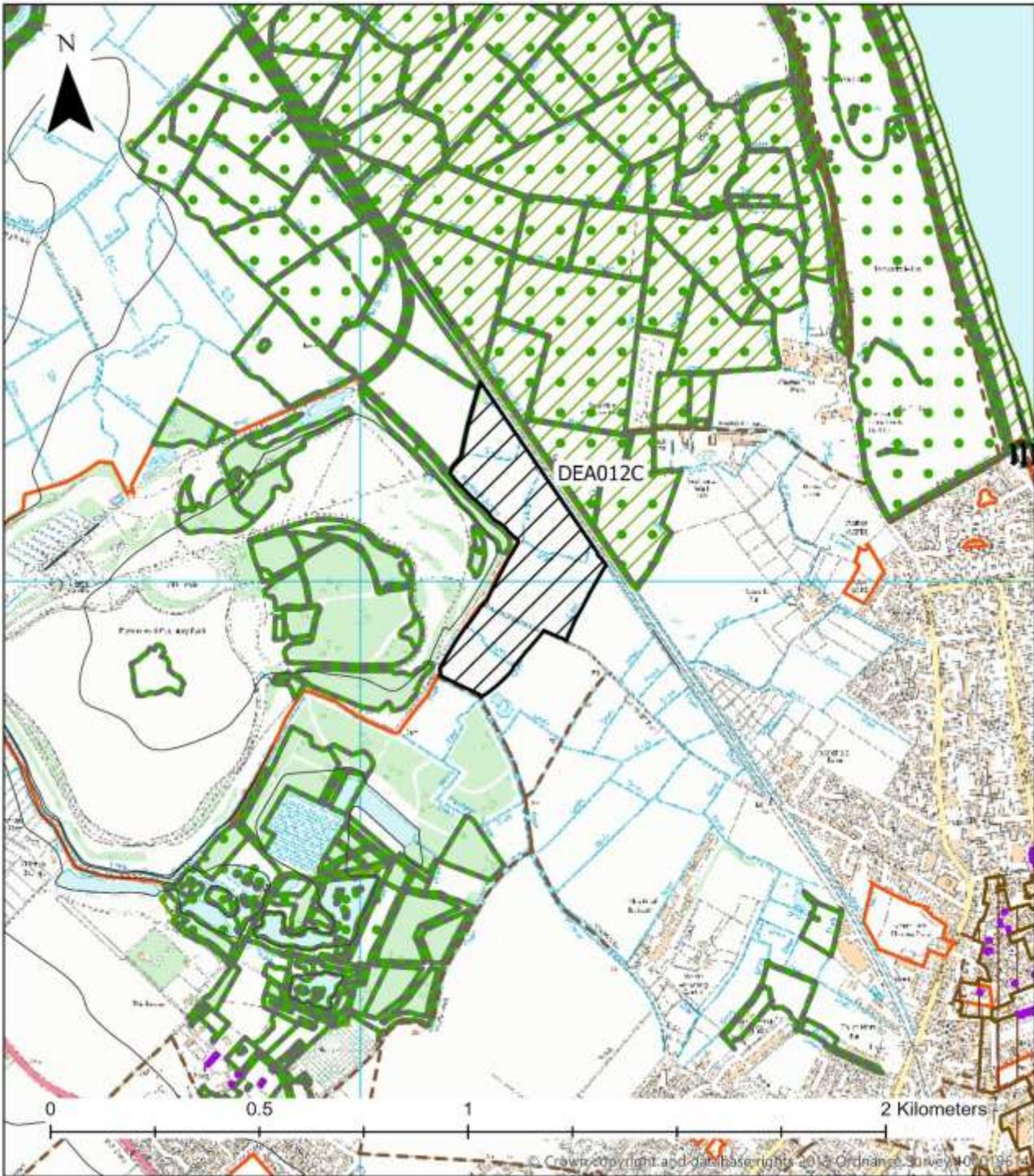


Looking east over the site



Looking north over the site

Natural and cultural designations



Legend

- | | |
|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
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| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
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| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - The landform of the site and its setting is flat and development would result in little change to it – <i>lower susceptibility</i>. - The landcover pattern is simple and development would relate well to its scale – <i>lower susceptibility</i>. - Although the site has few distinctive landscape characteristics, development would notably contrast with the strong undeveloped and open character of the landscape – <i>higher susceptibility</i>.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides some localised open separation function between Deal and the sensitive SSSI habitats to the north – <i>higher susceptibility</i>. - The site provides some open and rural gateway function when travelling into Deal along the nearby railway – <i>higher susceptibility</i>. - The site provides little setting to nearby settlement – <i>lower susceptibility</i>.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development would be very detached from surrounding settlement – <i>higher susceptibility</i>.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Although the site is very open, views to the south are curtailed by adjacent landuses that partially contain the site – <i>lower susceptibility</i>. - Although the landscape is flat, the site's visibility from open areas to the north is quite extensive – <i>higher susceptibility</i>.
<i>Value</i>	<ul style="list-style-type: none"> - Sections of nearby Core Path that provide views across the site should be protected from development although the recreational enjoyment of its users would be affected to a degree – <i>higher susceptibility</i>. - The site and its setting are tranquil, has few obvious man-made features and its open and undeveloped character contributes to an attractive landscape with scenic quality – <i>higher susceptibility</i>.
<i>Mitigation</i>	<p>Conserving open character is very important although in helping to minimise adverse effects, there might be some limited potential to plant some trees/woodland, amongst large areas of open space.</p>
<i>Summary</i>	<p><i>Sensitivity: Medium-high</i></p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>

Settlement: Deal/Sholden

Site reference: DEA012D

Sensitivity: High-medium

Context

This site occupies two relatively fields arable fields to the north-west of Sholden. A Caravan storage yard is located immediately to the east of the site beyond which, the wooded edge of Betteshanger Park. The busy A259 forms the western boundary, the Betteshanger Park access road along the northern boundary, with residential development in Sholden to the south. This site forms part of a wider cluster of sites (DEA012A-E) that for the purposes of this assessment have been subdivided based on variations in character, although none of these are adjacent to this site.

The site forms part of the *Northbourne* LCA (F2), located in the central east of the district. The western boundary is formed by Thornton Lane and the eastern boundary by the settlement edge of Deal. The northern boundary is formed by the change in topography and geology to the Lydden Valley. The southern boundary marks the transition to the more parkland and wooded landscape around Whitfield and the more undulating arable landscape at Ripple – these boundaries represent a gradual change in character. This is a rural chalk landscape with a gentle ridge and valley topography, with large arable fields interspersed with woodland blocks. Its key characteristics are:

- A gently rolling topography of ridges and valley, ranging from 5 to 70m AOD, underlain by Chalk with Head deposits.
- Numerous small blocks and belts of deciduous and coniferous woodland, often associated with parkland including ancient woodland at Betteshanger, break up large arable fields.
- A large-scale arable landscape on calcareous soils, intensively farmed for mixed crops with occasional pockets of pasture around settlements. Open exposed on ridges with expansive views.
- A mixed field pattern formed by straight-edged Parliamentary enclosure with large modern fields to the south.
- Historic parklands at Betteshanger and Northbourne which is on the Historic England register. Tilmanstone is also linked to a manorial estate. Estate walls, gatehouses, parkland trees and avenues are prominent in the landscape contrasting with open arable areas.
- Settlement pattern of small farmsteads and villages with numerous listed buildings and traditional building materials including flint, redbrick and render. Small picturesque villages retain a strong intact rural character.
- Historic links to Kent coal mining at Betteshanger, including Almond House former colliery administrative centre and miner’s housing. Betteshanger Park now developed for recreation.
- Strong PRoW network enabling access into the countryside, including the White Cliffs Country Trail Long Distance Footpath.
- A rural and tranquil landscape, with narrow winding lanes connecting the farmhouses and settlements, disrupted locally by the A258 and A256, but elsewhere with strong rural character.
- Views are enclosed by woodland and the rolling topography, although from the higher ground in the east there are views to the coast as far as Ramsgate.

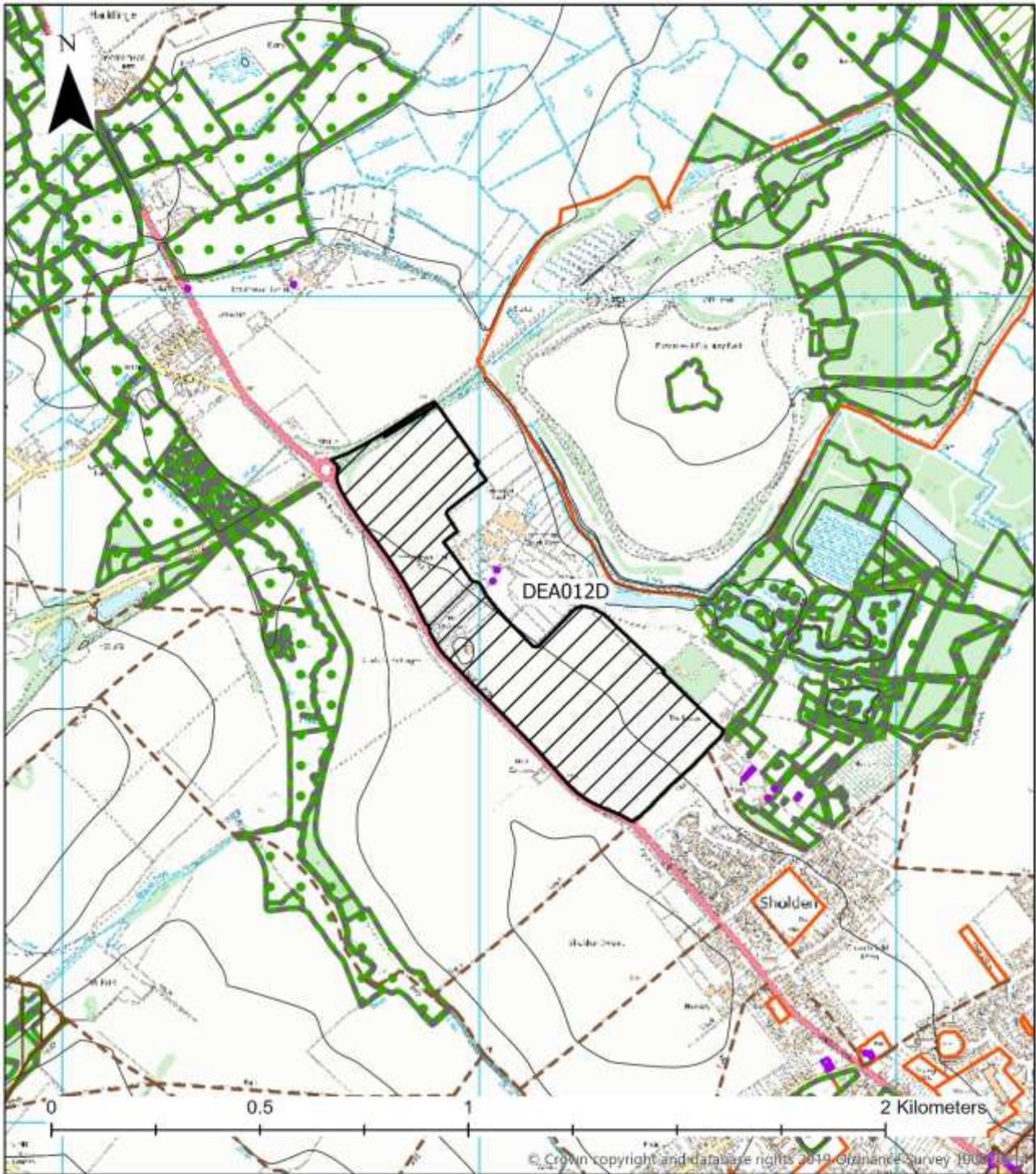


Looking north over the site



Looking south-east over the site

Natural and cultural designations



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Legend

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| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_Of_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - Development on the gently sloping landform of the site and its setting would result in little change to it – <i>lower</i> susceptibility. - Although much of the site is intensively farmed, the landcover pattern of dense woodlands and trees enclosing open fields is quite strong – <i>higher</i> susceptibility. - Although the busy A259 is adjacent to the site, there are relatively few other obvious man-made influences in the immediate locality – <i>higher</i> susceptibility. - The pattern of open fields and surrounding trees and woodland contribute to a sense of sense of place with some rural character – <i>higher</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides some separation function between Sholden and Betteshanger Country Park – <i>higher</i> susceptibility. - When travelling along the A259, the site provides a rural gateway to Sholden – <i>higher</i> susceptibility. - The site provides a rural setting to the northern part of Sholden – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development would contrast with the nucleated form of Sholden – <i>higher</i> susceptibility. - Development would have little relationship with Sholden and in places, might appear as a separate settlement – <i>higher</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Despite the presence of trees and woodland in the surrounding landscape, the site is quite open with some long-range views from the north-east to north-west – <i>higher</i> susceptibility. - Although tree planting may screen some development, the site is very visible from the busy A259 – <i>higher</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - Sections of nearby Core Path that provide views across the site would be protected from development although the recreational enjoyment of its users would be affected to a degree – <i>higher</i> susceptibility. - The site and its setting are relatively tranquil, have few obvious man-made features and the pattern of open fields and surrounding woodlands contribute to scenic quality – <i>higher</i> susceptibility.
<i>Mitigation</i>	<p>Conserving open character is important although in helping to minimise adverse effects, there might be some limited potential to plant some trees/woodland and provide open spaces.</p>
<i>Summary</i>	<p><i>Sensitivity: Medium-high</i></p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>

Settlement: Deal/Sholden

Site reference: DEA012E

Sensitivity: Low-medium

Context

This site occupies several large fields to the north of Deal, some of which have been subdivided for horse keeping. A railway line is located alongside the western boundary with dense residential development to the south and east. A golf course is located to the north-east and sensitive SSSI wetland habitats to the north-west. This site forms part of a wider cluster of sites (DEA012A-E) that for the purposes of this assessment have been subdivided based on variations in character. Of these other sites, DEA012B is located to the south-west, beyond the railway.

The site forms part of the *Lydden Valley LCA (C2)*, located on the low-lying coastal land south-east of Sandwich and north-west of Deal. It comprises agricultural land on former grazing marsh, drained by a complex network of streams, dykes and sewers. The North and South Streams run through the area and drain the land with the water pumped at 'Roaring Gutter' into the Delf Stream that runs to the Stour at Sandwich.

The LCA continues as a narrower enclosed valley inlet to the west along the North Stream towards Eastry. The south the boundary is marked by the rising landform of Betteshanger Country Park located on shale spoil associated with Betteshanger Colliery (LCA F2), and to the north and east by the lighter sands and golf links of Sandwich Bay (LCA C1). Inland, the boundary is marked by the rising landform and agricultural land (D2). A substantial part of the area of former agricultural land is now part of the RSPB Lydden Valley Reserve. Its key characteristics are:

- Flat low-lying topography – forming a large scale horizontal open landscape, with a more enclosed partially wooded valley landscape continuing eastwards to Eastry along the North Stream.
- Land use dominated by pasture, with some arable, horticultural cropping and extensive areas being reverted to traditional grazing marsh.
- Fields are medium scale, with no discernible pattern and boundaries defined by a complex network of drainage ditches.
- Large part of area designated SSSI and Ramsar (area east of the railway also SPA), and part of an Important Bird Area, valued for the large numbers of waders and wildfowl who use the coast and inland grazing marsh in winter and during spring and autumn migrations.
- Other important habitats include blocks of ancient woodland at Great Wood and Reedbrook Wood, plus wet alder wood at Hambrooks. Rare areas of relict fen occur at Hacklinge Marsh and along the Lydden Valley.
- Access limited to a minor single-track lane from Worth plus a network of rights of way, along dike walls as at Pinnock Wall. Large parts of the area are remote and inaccessible.
- General absence of development apart from occasional chalets and farm buildings. Sandwich- Deal rail line cuts across the centre of the area. Occasional telegraph poles and wires are visually prominent.
- Unenclosed open landscape with the big skies and strong perception of remoteness and tranquillity.
- Sense of an isolated 'forgotten' hidden rural landscape.

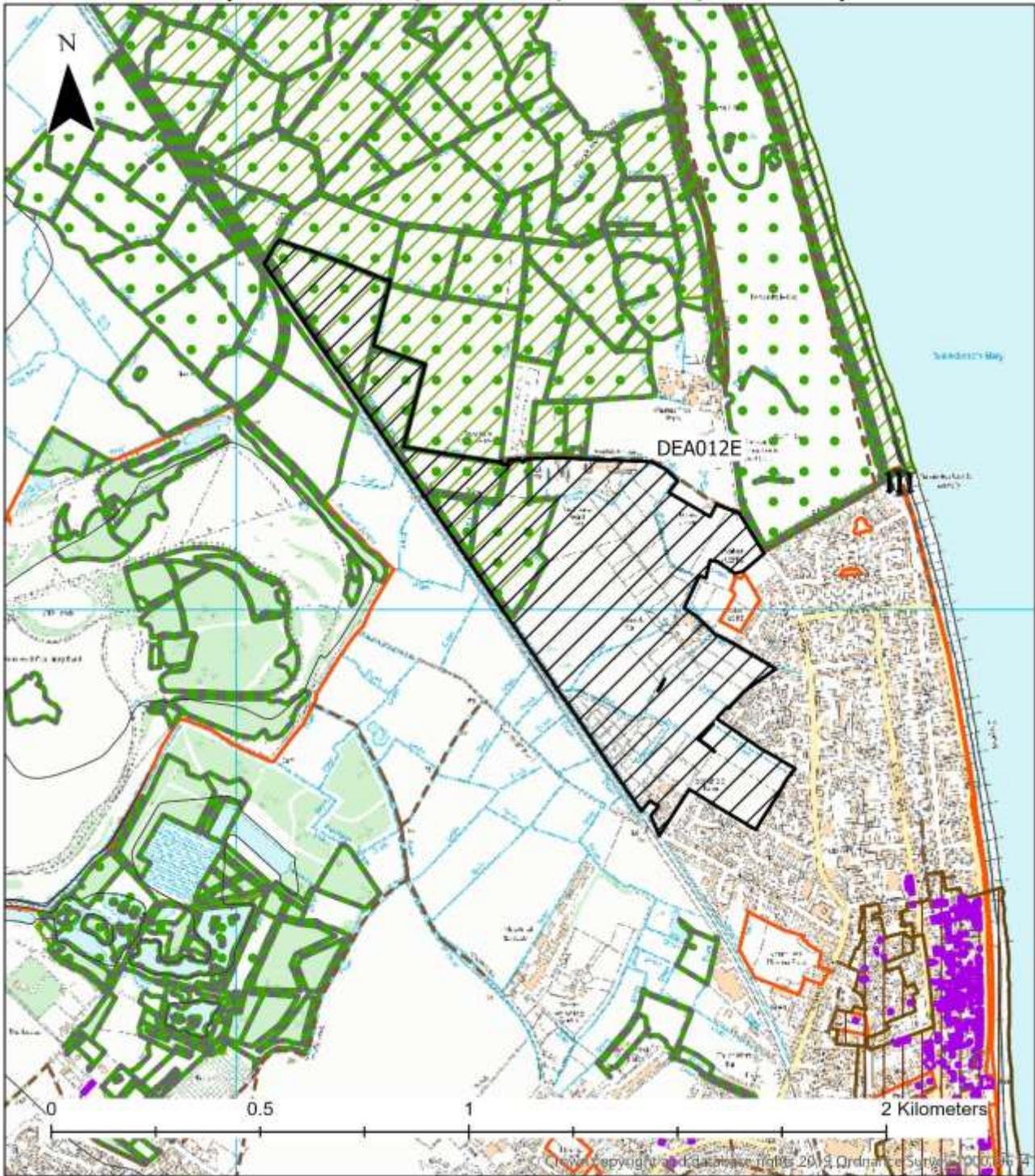


Looking south-west over the site



Looking north over the site

Natural and cultural designations



Legend

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| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
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| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - The landform of the site and its setting is flat and development would result in little change to it – <i>lower</i> susceptibility. - The landcover pattern is simple and development would relate well to its scale – <i>lower</i> susceptibility. - The site has few distinctive landscape characteristics and although there are some obvious man-made influences in the locality, particularly to the south of the site, development would tend to contrast with the prevailing undeveloped and open character of the landscape – <i>higher</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides some localised open separation function between nearby settlement to the south and east and sensitive habitats to the north – <i>higher</i> susceptibility. - The site provides some open and rural gateway function when travelling into Deal along the nearby railway – <i>higher</i> susceptibility. - The site provides little setting to nearby settlement – <i>lower</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Some development towards the south of the site would relate quite well to the form of surrounding settlement – <i>lower</i> susceptibility. - Development could relate to adjacent urban edges with potential to soften these with new tree planting – <i>lower</i> susceptibility. - In places, development would appear quite detached from Deal – <i>higher</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Although the site is quite open, views to the south are curtailed by adjacent landuses that partially contain the site – <i>lower</i> susceptibility. - Although the landscape is largely flat, the site's visibility from open areas to the north is quite extensive – <i>higher</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - There are no nearby sections of Core Path and opportunities for public recreational enjoyment are limited – <i>lower</i> susceptibility. - Although woodland in the western backdrop is quite distinctive, the site and its immediate setting is not particularly scenic, especially towards the southern and eastern fringes where horse paddocks dominate – <i>lower</i> susceptibility.
<i>Mitigation</i>	<p>Conserving open character is important although in helping to minimise adverse effects, there might be some limited potential to plant some trees/woodland amongst open spaces.</p>
<i>Summary</i>	<p><i>Sensitivity: Low-medium</i></p> <p>The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area.</p>

Settlement: Deal/Sholden

Site reference: DEA020

Sensitivity: Medium

Context

This site is located within an arable field on the south-western edge of Deal. Residential development is located alongside the northern and eastern site boundaries and beyond narrow roads along the southern and western boundaries, a largely open arable landscape extends across open fields.

The site forms part of the *Ripple* LCA (F3), located between Dover and Deal in the east of the District. It consists of open undulating arable farmland on chalk extending to the coast at South Foreland. The eastern boundary extends around Deal to the coast to Kingsdown and follows the Kent Downs AONB boundary along the A258 Deal Road until it meets the A2 at Dover which forms the short southern boundary. The western boundary follows the White Cliffs Country Trail/Roman Road to Studdal and rural lanes between Studdal and Deal on the northern boundary. It forms a transitional area of semi remote open chalk landscape between the AONB on the coast and the inland chalk with parkland, north of Whitfield. Its key characteristics are:

- Underlying chalk geology creates a regular pattern of long parallel valleys and chalk 'downs' with extensive and panoramic views.
- A large-scale arable landscape on calcareous soils, intensively farmed for cereals. Large modern fields arranged in a regular pattern following the north east – south west axis of the landform.
- Small nucleated settlements enclosed by trees and hedgerow and scattered historic farms with traditional building materials including flint, red brick, and Kent peg tiles.
- Extensive archaeological sites related to ceremonial use of the landscape and heritage sites along the coast relating to defence.
- Short stretch of coast at Walmer between the Kent Downs AONB and Deal, nationally and locally designated.
- Narrow rural roads connect the traditional villages, although the A2 on the southern boundary of the area and the A258 to the east are locally dominant and audible. The railway line runs across the area linking Deal to Dover.
- Relatively few trees and large arable fields create an open landscape with expansive views out over the open countryside
- Crossed by a network of narrow rural lanes, often with biodiverse grassy verges in contrast to adjacent arable fields.

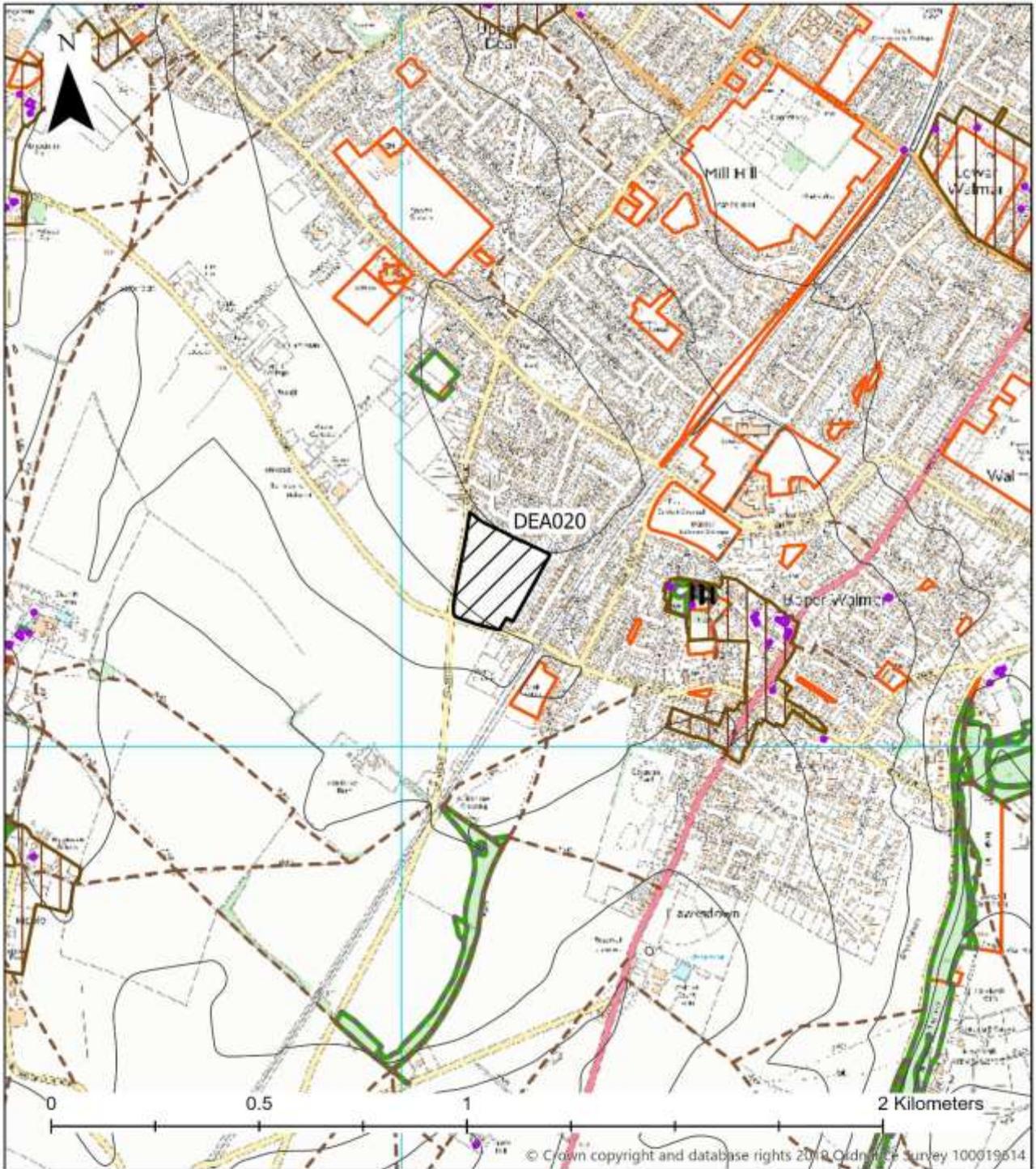


Looking north-east over the site



Looking south-west from the site

Natural and cultural designations



Legend

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| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
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| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - Development across the sloping landform of the site would result in some evident changes to it – <i>higher</i> susceptibility. - The landcover pattern is simple and development would relate well to its scale – <i>lower</i> susceptibility. - Although there are no obvious man-made influences within the site, considering the nearby influences of the built development, any further development would relate quite well to the partially settled context – <i>lower</i> susceptibility. - With a simple of pattern of open undulating fields and occasional woodlands, the landscape to the south and west of the site is quite distinctive and exhibits a relatively strong rural character – <i>higher</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides no important separation function between settlement and other landuses and/or landscape features – <i>lower</i> susceptibility. - The site provides some very localised open/rural gateway function when travelling into Deal along local roads – <i>higher</i> susceptibility. - The site provides some open rural setting to Deal although this has been eroded in places – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development would relate well to the form of existing settlement along the south-western fringes of Deal – <i>lower</i> susceptibility. - Development would have some landscape and visual relationship with existing settlement along the northern and eastern site boundaries – <i>lower</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - The site is open and although rising landform and development curtails views to the north and east, there are some quite long-range views to the south and west over surrounding farmland – <i>higher</i> susceptibility. - Views from topographic features and important viewpoints in the wider landscape are unlikely to be notably affected – <i>lower</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - In open areas, the recreational enjoyment of those using nearby local roads (for cycling and walking) and a good network of Core Paths that lead across the rural landscape to the south and west would be affected to a degree – <i>higher</i> susceptibility. - Although the site has some rural character, the influence of nearby development detracts from scenic quality in places – <i>lower</i> susceptibility. - The site and its setting are relatively tranquil and the pattern of open fields and surrounding woodlands contribute to its scenic quality – <i>higher</i> susceptibility.
<i>Mitigation</i>	Tree planting along western and southern boundaries, with the provision of areas of open space, would help to minimise any adverse effects.
<i>Summary</i>	<p><i>Sensitivity: Medium</i></p> <p>The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area.</p>

Settlement: Deal/Sholden

Site reference: SHO004

Sensitivity: Low-medium

Context

This site occupies a field/paddock at the north-western edge of Sholden. Residential development is located alongside the southern boundary with further development and the busy London Road alongside the eastern boundary. Beyond the site boundary of trees and scrubby hedgerows, open fields lie to the north and west.

The site forms part of the *Northbourne* LCA (F2), located in the central east of the district. The western boundary is formed by Thornton Lane and the eastern boundary by the settlement edge of Deal. The northern boundary is formed by the change in topography and geology to the Lydden Valley. The southern boundary marks the transition to the more parkland and wooded landscape around Whitfield and the more undulating arable landscape at Ripple – these boundaries represent a gradual change in character. This is a rural chalk landscape with a gentle ridge and valley topography, with large arable fields interspersed with woodland blocks. Its key characteristics are:

- A gently rolling topography of ridges and valley, ranging from 5 to 70m AOD, underlain by Chalk with Head deposits.
- Numerous small blocks and belts of deciduous and coniferous woodland, often associated with parkland including ancient woodland at Betteshanger, break up large arable fields.
- A large-scale arable landscape on calcareous soils, intensively farmed for mixed crops with occasional pockets of pasture around settlements. Open exposed on ridges with expansive views.
- A mixed field pattern formed by straight-edged Parliamentary enclosure with large modern fields to the south.
- Historic parklands at Betteshanger and Northbourne which is on the Historic England register. Tilmanstone is also linked to a manorial estate. Estate walls, gatehouses, parkland trees and avenues are prominent in the landscape contrasting with open arable areas.
- Settlement pattern of small farmsteads and villages with numerous listed buildings and traditional building materials including flint, redbrick and render. Small picturesque villages retain a strong intact rural character.
- Historic links to Kent coal mining at Betteshanger, including Almond House former colliery administrative centre and miner's housing. Betteshanger Park now developed for recreation.
- Strong PRoW network enabling access into the countryside, including the White Cliffs Country Trail Long Distance Footpath.
- A rural and tranquil landscape, with narrow winding lanes connecting the farmhouses and settlements, disrupted locally by the A258 and A256, but elsewhere with strong rural character.
- Views are enclosed by woodland and the rolling topography, although from the higher ground in the east there are views to the coast as far as Ramsgate.

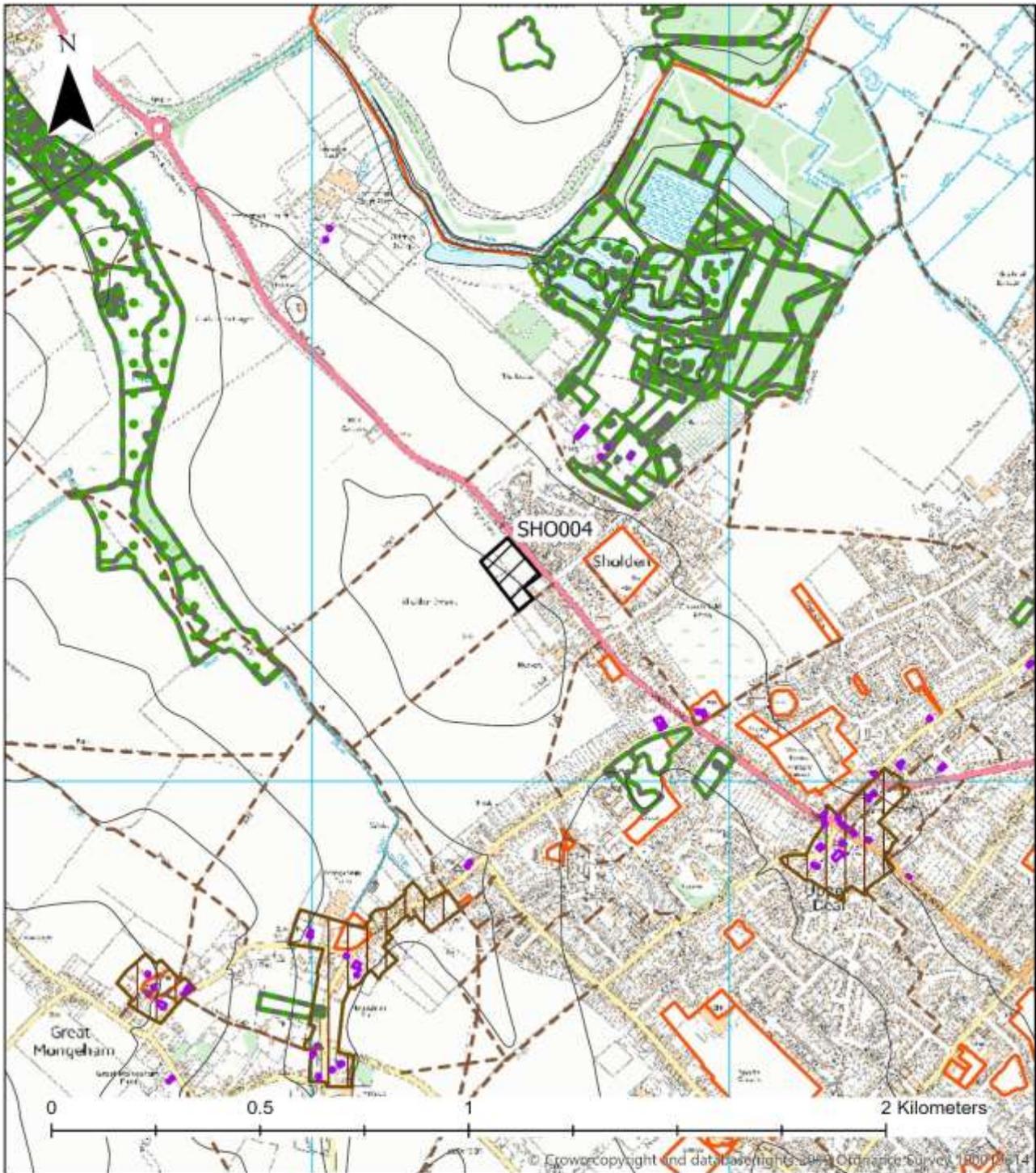


Looking north-west over the site towards London Road



Looking south-west across site from footpath alongside southern boundary

Natural and cultural designations



Legend

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| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
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| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - The landform of the site and its setting is flat and development would result in little change to it – <i>lower susceptibility</i>. - The landcover pattern is simple and some development would relate well to its scale – <i>lower susceptibility</i>. - Considering the nearby influences of built development on the northern edge of the town and the busy main road immediately to the east of the site, development would relate well to the settled context – <i>lower susceptibility</i>. - The site has very few distinctive landscape characteristics and any development would be largely contained within boundary trees and other vegetation – <i>lower susceptibility</i>.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides no important separation function between settlement and other landuses and/or landscape features – <i>lower susceptibility</i>. - The site provides some very limited and localised open/undeveloped gateway when travelling into Deal – <i>lower susceptibility</i>. - Although the site provides some open setting to nearby settlement, it is not distinctive or particularly rural – <i>lower susceptibility</i>.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development would relate well to the form of the town – <i>lower susceptibility</i>. - Development would relate quite well to adjacent urban edges with potential to soften these with new further planting – <i>lower susceptibility</i>.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Although the site is quite open from the main road, visibility is largely contained by boundary trees and other vegetation – <i>lower susceptibility</i>. - Although boundary vegetation would provide some screening, development could be visible on the skyline from lower lying areas to the west of the – <i>higher susceptibility</i>.
<i>Value</i>	<ul style="list-style-type: none"> - When travelling along sections of nearby Core Path, potential views from most parts of any development are likely to be screened/filtered by intervening trees and other vegetation – <i>lower susceptibility</i>. - The site exhibits little landscape quality and the influence of nearby development and the busy main road detract from the experience of tranquility – <i>lower susceptibility</i>. - With few distinctive visual features, the site has relatively little scenic quality – <i>lower susceptibility</i>.
<i>Mitigation</i>	<p>To help minimise adverse effects, there is potential to plant some trees and incorporate open space throughout the site and undertake planting along other boundaries, especially to the north and west.</p>
<i>Summary</i>	<p><i>Sensitivity: Low-medium</i></p> <p>The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area.</p>

Settlement: **Eastry**Site reference: **EAS001**Sensitivity: **High****Context**

This site is located within a pastoral field to the south-east of the village of Eastry. Lower Street and several houses are located alongside the western boundary with a tree lined local access road to the south. Mature trees with several dwellings beyond are located alongside the eastern boundary and a hedgerow with fields beyond marks the northern boundary.

The site forms part of the *Northbourne* LCA (F2), located in the central east of the district. The western boundary is formed by Thornton Lane and the eastern boundary by the settlement edge of Deal. The northern boundary is formed by the change in topography and geology to the Lydden Valley. The southern boundary marks the transition to the more parkland and wooded landscape around Whitfield and the more undulating arable landscape at Ripple – these boundaries represent a gradual change in character. This is a rural chalk landscape with a gentle ridge and valley topography, with large arable fields interspersed with woodland blocks. Its key characteristics are:

- A gently rolling topography of ridges and valley, ranging from 5 to 70m AOD, underlain by Chalk with Head deposits.
- Numerous small blocks and belts of deciduous and coniferous woodland, often associated with parkland including ancient woodland at Betteshanger, break up large arable fields.
- A large-scale arable landscape on calcareous soils, intensively farmed for mixed crops with occasional pockets of pasture around settlements. Open exposed on ridges with expansive views.
- A mixed field pattern formed by straight-edged Parliamentary enclosure with large modern fields to the south.
- Historic parklands at Betteshanger and Northbourne which is on the Historic England register. Tilmanstone is also linked to a manorial estate. Estate walls, gatehouses, parkland trees and avenues are prominent in the landscape contrasting with open arable areas.
- Settlement pattern of small farmsteads and villages with numerous listed buildings and traditional building materials including flint, redbrick and render. Small picturesque villages retain a strong intact rural character.
- Historic links to Kent coal mining at Betteshanger, including Almond House former colliery administrative centre and miner's housing. Betteshanger Park now developed for recreation.
- Strong PRoW network enabling access into the countryside, including the White Cliffs Country Trail Long Distance Footpath.
- A rural and tranquil landscape, with narrow winding lanes connecting the farmhouses and settlements, disrupted locally by the A258 and A256, but elsewhere with strong rural character.
- Views are enclosed by woodland and the rolling topography, although from the higher ground in the east there are views to the coast as far as Ramsgate.

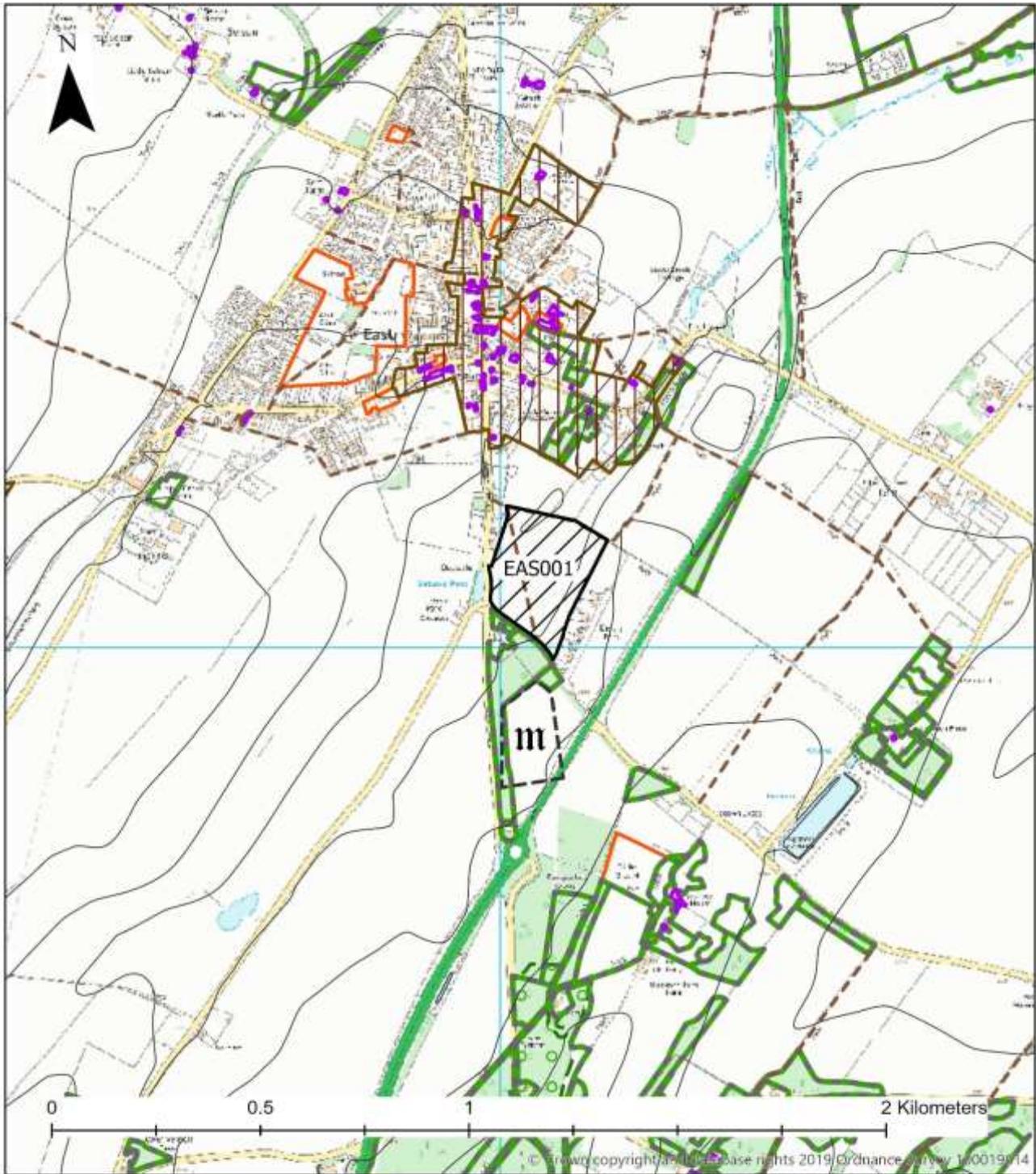


Looking north-east over the site



Looking north-west over the site

Natural and cultural designations



Legend

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| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
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| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - Development would adversely affect the undulating valley landform of the site – <i>higher</i> susceptibility. - Although much of the site is intensively farmed, there is strong landcover pattern of mature woodlands and trees – <i>higher</i> susceptibility. - Most of the village is screened from view by intervening mature trees and woodland and although some nearby dwellings are evident, there are relatively few obvious man-made influences in the immediate locality – <i>higher</i> susceptibility. - The undulating valley landform and mature woodlands contribute to a distinctive sense of place with a strong rural/parkland character – <i>higher</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides a separation function between the village and important woodland habitats and Scheduled cemetery to the south – <i>higher</i> susceptibility. - When travelling along Lower Street, views of the church, nearby Listed Buildings and village sign contribute towards a distinctive and historic gateway into the settlement – <i>higher</i> susceptibility. - The site provides an important rural setting to the southern part of Eastry – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development would contrast with the nucleated form of Eastry – <i>higher</i> susceptibility. - Development would not relate to any main settlement edges, appearing very detached from the main core of the village – <i>higher</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Despite the presence of some surrounding trees and mature woodland, the site is quite visible on approach to the village – <i>higher</i> susceptibility. - Development would detract from the important visual features of mature woodlands and valley landform – <i>higher</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - Sections of Core Path lead across the site should be protected from development although the recreational enjoyment of users could be affected to a degree – <i>higher</i> susceptibility. - The site and its setting are relatively tranquil, have few obvious man-made features and the pattern of mature woodlands contribute to an attractive landscape with a relatively high scenic quality – <i>higher</i> susceptibility.
<i>Summary</i>	<p>Sensitivity: High</p> <p>The site is very susceptible to change, and is unable to accommodate any residential development without significant landscape/ visual change as a result of the loss of key characteristics and the introduction of uncharacteristic features. Development conflicts with the majority of landscape characteristics, and widespread significant landscape/visual impacts are very likely to occur.</p>

Settlement: **Eastry**Site reference: **EAS002**Sensitivity: **Medium-high****Context**

This site is located within a grass field to the south-west of the village of Eastry. Lower Street and several houses are located alongside the eastern boundary with an area of woodland and scrub to the north, beyond which is a derelict site. Site EA006 is located immediately to the west and open arable fields extend to the south.

The site forms part of the *Northbourne* LCA (F2), located in the central east of the district. The western boundary is formed by Thornton Lane and the eastern boundary by the settlement edge of Deal. The northern boundary is formed by the change in topography and geology to the Lydden Valley. The southern boundary marks the transition to the more parkland and wooded landscape around Whitfield and the more undulating arable landscape at Ripple – these boundaries represent a gradual change in character. This is a rural chalk landscape with a gentle ridge and valley topography, with large arable fields interspersed with woodland blocks. Its key characteristics are:

- A gently rolling topography of ridges and valley, ranging from 5 to 70m AOD, underlain by Chalk with Head deposits.
- Numerous small blocks and belts of deciduous and coniferous woodland, often associated with parkland including ancient woodland at Betteshanger, break up large arable fields.
- A large-scale arable landscape on calcareous soils, intensively farmed for mixed crops with occasional pockets of pasture around settlements. Open exposed on ridges with expansive views.
- A mixed field pattern formed by straight-edged Parliamentary enclosure with large modern fields to the south.
- Historic parklands at Betteshanger and Northbourne which is on the Historic England register. Tilmanstone is also linked to a manorial estate. Estate walls, gatehouses, parkland trees and avenues are prominent in the landscape contrasting with open arable areas.
- Settlement pattern of small farmsteads and villages with numerous listed buildings and traditional building materials including flint, redbrick and render. Small picturesque villages retain a strong intact rural character.
- Historic links to Kent coal mining at Betteshanger, including Almond House former colliery administrative centre and miner's housing. Betteshanger Park now developed for recreation.
- Strong PRow network enabling access into the countryside, including the White Cliffs Country Trail Long Distance Footpath.
- A rural and tranquil landscape, with narrow winding lanes connecting the farmhouses and settlements, disrupted locally by the A258 and A256, but elsewhere with strong rural character.
- Views are enclosed by woodland and the rolling topography, although from the higher ground in the east there are views to the coast as far as Ramsgate.

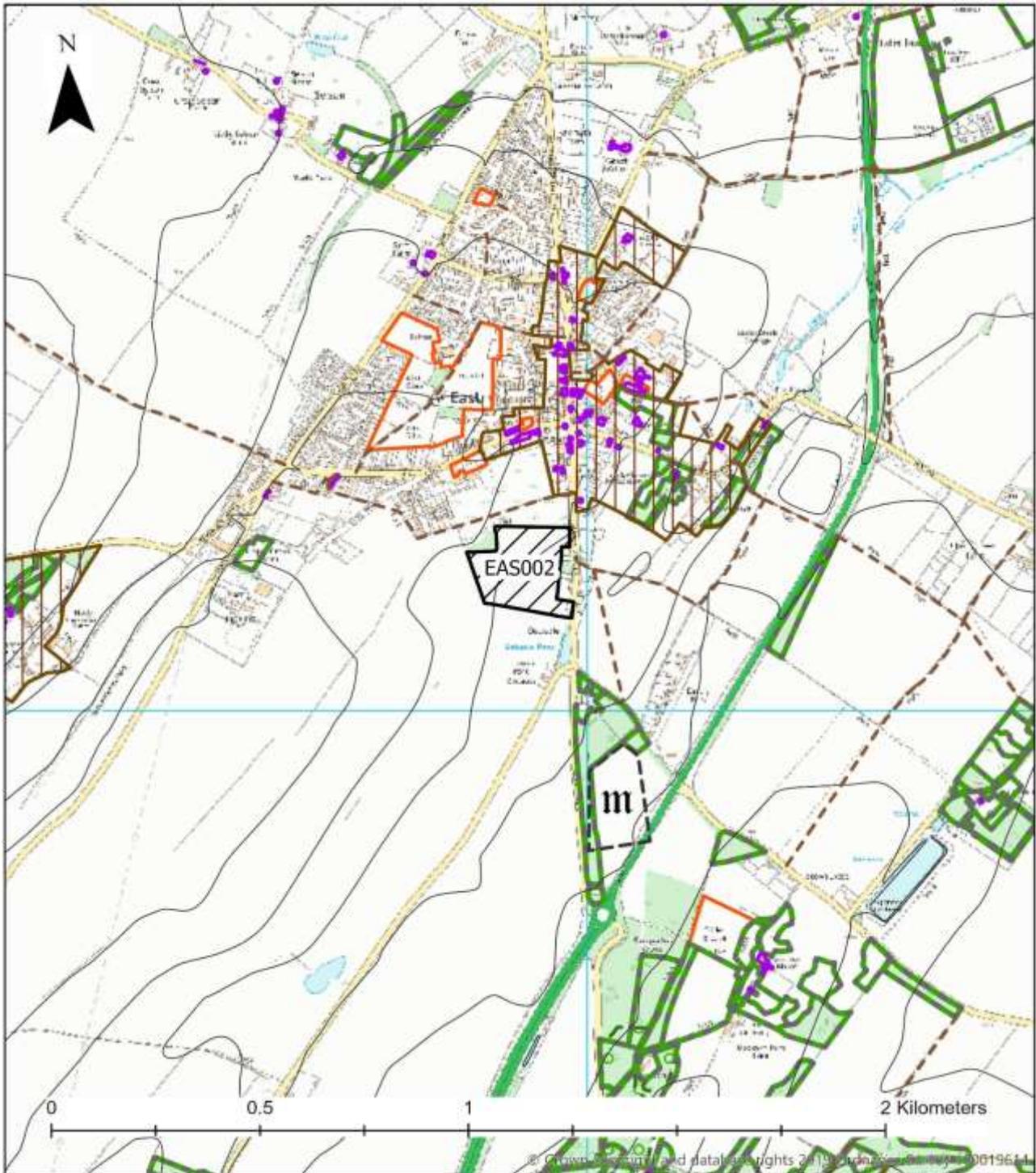


Looking west over the site



Looking north over the site

Natural and cultural designations



Legend

- | | |
|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_Of_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
Landscape character	<ul style="list-style-type: none"> - Development would adversely affect the sloping landform of the site – <i>higher</i> susceptibility. - Although much of the site is intensively farmed, the landcover pattern of open fields contributes to the wider landscape – <i>higher</i> susceptibility. - Most of the village is screened from view by intervening mature trees and woodland and although some nearby dwellings are evident, there are relatively few obvious man-made influences in the immediate locality – <i>higher</i> susceptibility. - The sloping landform, open fields and mature woodlands contribute to a distinctive sense of place with a strong rural character – <i>higher</i> susceptibility.
Landscape role	<ul style="list-style-type: none"> - The site provides no important separation function between settlement and other landuses and/or landscape features – <i>lower</i> susceptibility. - When travelling along Lower Street, views of the church, nearby Listed Buildings and village sign contribute towards a distinctive and historic gateway into the settlement – <i>higher</i> susceptibility. - The site provides an important rural setting to the southern part of Eastry – <i>higher</i> susceptibility.
Settlement	<ul style="list-style-type: none"> - Development would contrast with the nucleated form of Eastry – <i>higher</i> susceptibility. - Despite being located near to a delict site, development would not relate to any main settlement edges, appearing detached from the main core of the village as it extends down the slope – <i>higher</i> susceptibility.
Views & visibility	<ul style="list-style-type: none"> - The site is very open to the south and west – <i>higher</i> susceptibility. - Trees and development along the northern and eastern boundaries provide a degree of visual containment – <i>lower</i> susceptibility.
Value	<ul style="list-style-type: none"> - The site has no recreational value and the enjoyment of users along sections of nearby Core Path should be largely unaffected – <i>lower</i> susceptibility. - The site and its setting are relatively tranquil, have few obvious man-made features and the pattern of open fields and nearby mature woodlands contribute to an attractive landscape with a relatively high scenic quality – <i>higher</i> susceptibility.
Mitigation	Conserving open character is important although there might be some limited potential to plant some trees/woodland and provide open spaces to help minimise any adverse effects.
Summary	<p>Sensitivity: Medium-high</p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>

Settlement: **Eastry**Site reference: **EAS006**Sensitivity: **Medium-high****Context**

This site occupies small parts of two large fields on the south-eastern edge of Eastry. Liss Road with the village beyond is located alongside the north-west boundary with residential development to the north-east. Site EA002 is located immediately to the east with open arable fields to the south.

The site forms part of the *Northbourne* LCA (F2), located in the central east of the district. The western boundary is formed by Thornton Lane and the eastern boundary by the settlement edge of Deal. The northern boundary is formed by the change in topography and geology to the Lydden Valley. The southern boundary marks the transition to the more parkland and wooded landscape around Whitfield and the more undulating arable landscape at Ripple – these boundaries represent a gradual change in character. This is a rural chalk landscape with a gentle ridge and valley topography, with large arable fields interspersed with woodland blocks. Its key characteristics are:

- A gently rolling topography of ridges and valley, ranging from 5 to 70m AOD, underlain by Chalk with Head deposits.
- Numerous small blocks and belts of deciduous and coniferous woodland, often associated with parkland including ancient woodland at Betteshanger, break up large arable fields.
- A large-scale arable landscape on calcareous soils, intensively farmed for mixed crops with occasional pockets of pasture around settlements. Open exposed on ridges with expansive views.
- A mixed field pattern formed by straight-edged Parliamentary enclosure with large modern fields to the south.
- Historic parklands at Betteshanger and Northbourne which is on the Historic England register. Tilmanstone is also linked to a manorial estate. Estate walls, gatehouses, parkland trees and avenues are prominent in the landscape contrasting with open arable areas.
- Settlement pattern of small farmsteads and villages with numerous listed buildings and traditional building materials including flint, redbrick and render. Small picturesque villages retain a strong intact rural character.
- Historic links to Kent coal mining at Betteshanger, including Almond House former colliery administrative centre and miner's housing. Betteshanger Park now developed for recreation.
- Strong PRow network enabling access into the countryside, including the White Cliffs Country Trail Long Distance Footpath.
- A rural and tranquil landscape, with narrow winding lanes connecting the farmhouses and settlements, disrupted locally by the A258 and A256, but elsewhere with strong rural character.
- Views are enclosed by woodland and the rolling topography, although from the higher ground in the east there are views to the coast as far as Ramsgate.

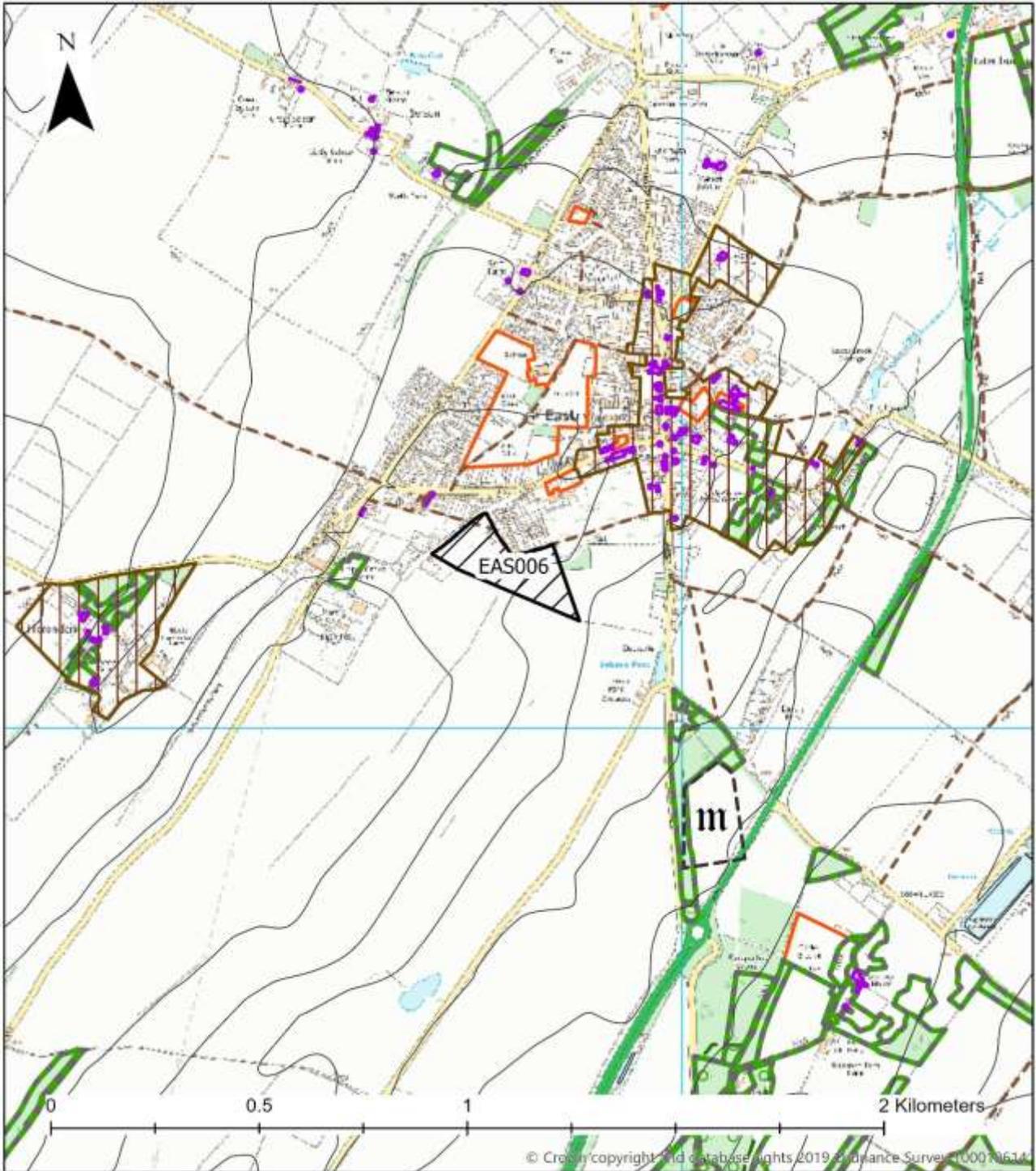


Looking east over the site



Looking south over the site

Natural and cultural designations



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Legend

- | | |
|--|---|
| HELAA_Sites | Heritage Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_Of_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - Towards the south and east of the site, development would adversely affect the sloping landform – <i>higher</i> susceptibility. - Although the site is intensively farmed and located alongside some residential development, the landcover pattern of open fields contributes to the wider landscape – <i>higher</i> susceptibility. - Most of the village is screened from view and although some nearby dwellings are evident, there are relatively few obvious man-made influences in the immediate locality – <i>higher</i> susceptibility. - The sloping landform and open fields contribute to a distinctive sense of place with quite a strong rural character – <i>higher</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides no important separation function between settlement and other landuses and/or landscape features – <i>lower</i> susceptibility. - When travelling north along Lower Street, views of the church, nearby Listed Buildings and village sign contribute towards a distinctive and historic gateway into the settlement in which the site is partially visible – <i>higher</i> susceptibility. - The site provides an important rural setting to the southern part of Eastry – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Some development could relate to the nucleated form of Eastry – <i>lower</i> susceptibility. - Some development would relate quite well to adjacent urban edges with potential to soften these with new further planting – <i>lower</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - The site is quite open, especially to the south and east – <i>higher</i> susceptibility. - Development would be visible on the skyline/sloping landform from areas to the south of the site – <i>higher</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - The site has little recreational value and the enjoyment of users along sections of nearby Core Path should be largely unaffected – <i>lower</i> susceptibility. - The site and its setting are relatively tranquil and despite the influences of some nearby residential development, the pattern of open fields and nearby mature woodlands contribute to an attractive landscape with a relatively high scenic quality – <i>higher</i> susceptibility.
<i>Mitigation</i>	<p>Conserving open character is important although there might be some limited potential to plant some trees/woodland and provide open spaces to help minimise any adverse effects.</p>
<i>Summary</i>	<p>Sensitivity: Medium-high</p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>

<i>Settlement:</i> Elvington	<i>Site reference:</i> EYT002	<i>Sensitivity:</i> Medium
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Context

This site occupies an open arable field on the western edge of Elvington. Residential development is located alongside the north-eastern boundary with a tree/scrub lined footpath to the north-west. Open arable fields are located to the south-west and south-east.

The site forms part of the *Shepherdswell Aylesham Parklands* LCA (E1), 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. Its key characteristics are:

- Undulating topography of distinct gentle ridges and valleys, ranging from 45m to 125m AOD, underlain by Chalk with Head deposits associated with the valleys.
- Numerous blocks of deciduous woodland, many of ancient origin, are locally designated and break up large arable fields. These include parkland belts, clumps, and copses.
- Historic parklands at Goodnestone, Knowlton and Fredville with associated historic buildings, woodland, and mature parkland trees.
- Small estate villages linked to the historic parklands with strong vernacular of redbrick, flint and Kent peg tiles, linked by narrow rural roads.
- Historic links to Kent coal mining at Aylesham, Eythorne and Shepherdswell.
- Good, connected PRoW network enabling access into the landscape, including the North Downs Way and Miners Way Trail Long Distance Footpaths.
- A rural and tranquil landscape, although cut by the major transport corridors of the A256, A2 and Dover Priory to London Victoria railway line.

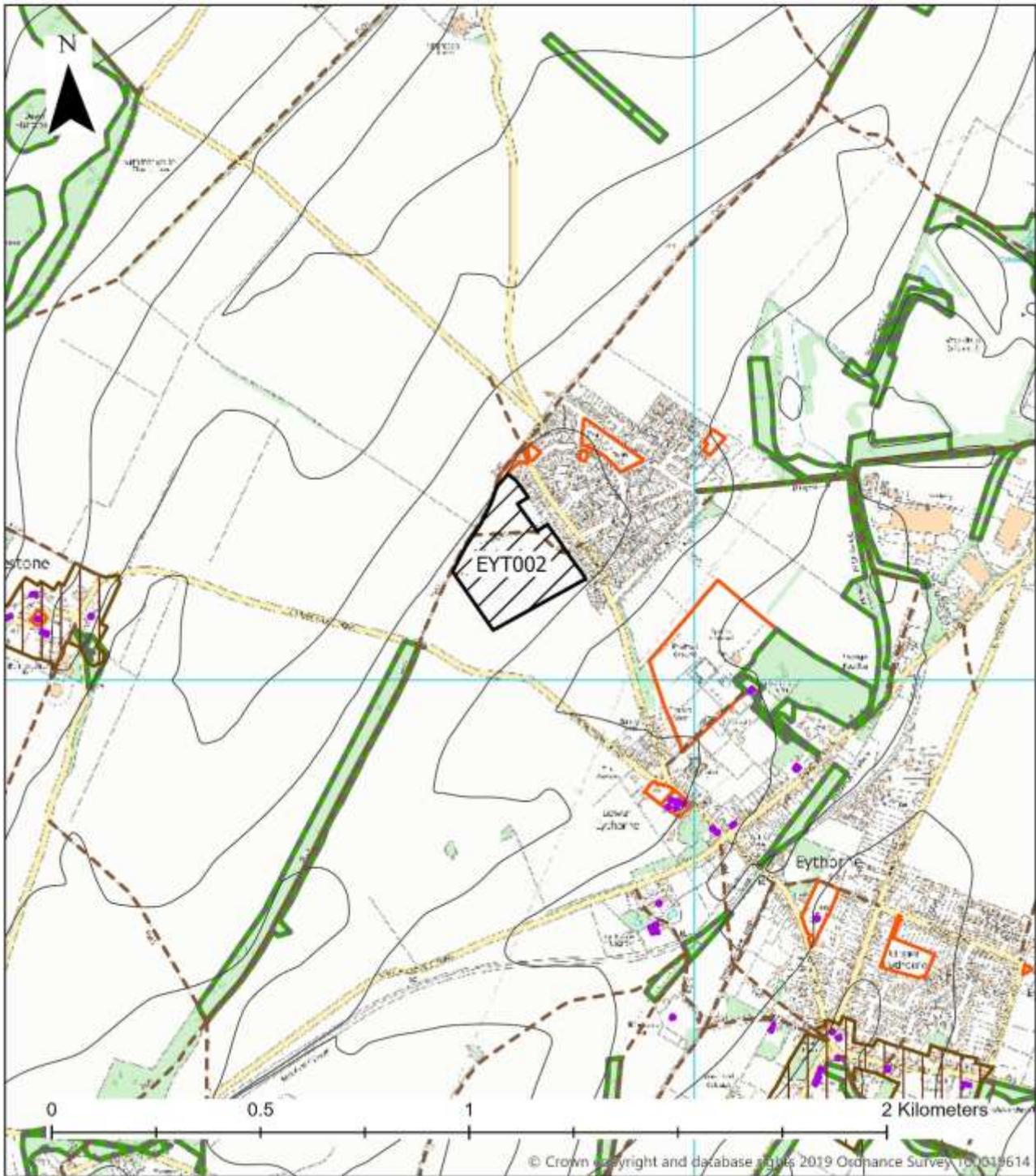


Looking west over the site



Looking south over the site

Natural and cultural designations



Legend

- | | |
|--|---|
| HELAA_Sites | Heritage Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_of_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - The landform of the site and its setting is flat and development would result in little change to it – <i>lower</i> susceptibility. - The landcover pattern is simple and some development would relate well to its scale – <i>lower</i> susceptibility. - Despite the nearby influences of the built development, the site and its setting have a prevailing undeveloped character – <i>higher</i> susceptibility. - With a simple of pattern of open fields and occasional woodlands, the landscape surrounding much of the site is quite distinctive and exhibits a relatively strong rural character – <i>higher</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides no important separation function between settlement and other landuses and/or landscape features – <i>lower</i> susceptibility. - The site provides no important gateway function – <i>lower</i> susceptibility. - The site provides an open and rural setting to the village – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development could relate quite well to the nucleated and compact form of existing settlement – <i>lower</i> susceptibility. - Development would have some landscape and visual relationship with existing settlement edges – <i>lower</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - The site is very open and although boundary vegetation curtails views to the west, there are some very long-range views to the south over surrounding farmland – <i>higher</i> susceptibility. - Views from topographic features and important viewpoints in the wider landscape are unlikely to be notably affected – <i>lower</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - A section of Core Path that leads across the site should be protected from development although the recreational enjoyment of users would be affected to a degree – <i>higher</i> susceptibility. - The site and its setting are relatively tranquil and the pattern of open fields and surrounding woodlands contribute to its scenic quality – <i>higher</i> susceptibility.
<i>Mitigation</i>	Tree planting along northern, western and southern boundaries, with the provision of areas of open space, would help to minimise any adverse effects.
<i>Summary</i>	<p><i>Sensitivity: Medium</i></p> <p>The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area.</p>

Settlement: **Elvington**

Site reference: **EYT003/009**

Sensitivity: **Medium-high**

Context

This site comprises of several fields on the southern edge of Elvington. Residential development is located alongside the north-western boundary, just beyond a partially tree/scrub lined road. Trees and scrub also contain the north and eastern parts of the site and to the west, trees alongside Adelaide Road. Sport pitches and some woodland are located to the south of the site, beyond which lies the nearby village of Eythorne.

The site forms part of the *Shepherdswell Aylesham Parklands* LCA (E1), 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. Its key characteristics are:

- Undulating topography of distinct gentle ridges and valleys, ranging from 45m to 125m AOD, underlain by Chalk with Head deposits associated with the valleys.
- Numerous blocks of deciduous woodland, many of ancient origin, are locally designated and break up large arable fields. These include parkland belts, clumps, and copses.
- Historic parklands at Goodnestone, Knowlton and Fredville with associated historic buildings, woodland, and mature parkland trees.
- Small estate villages linked to the historic parklands with strong vernacular of redbrick, flint and Kent peg tiles, linked by narrow rural roads.
- Historic links to Kent coal mining at Aylesham, Eythorne and Shepherdswell.
- Good, connected PRow network enabling access into the landscape, including the North Downs Way and Miners Way Trail Long Distance Footpaths.
- A rural and tranquil landscape, although cut by the major transport corridors of the A256, A2 and Dover Priory to London Victoria railway line.

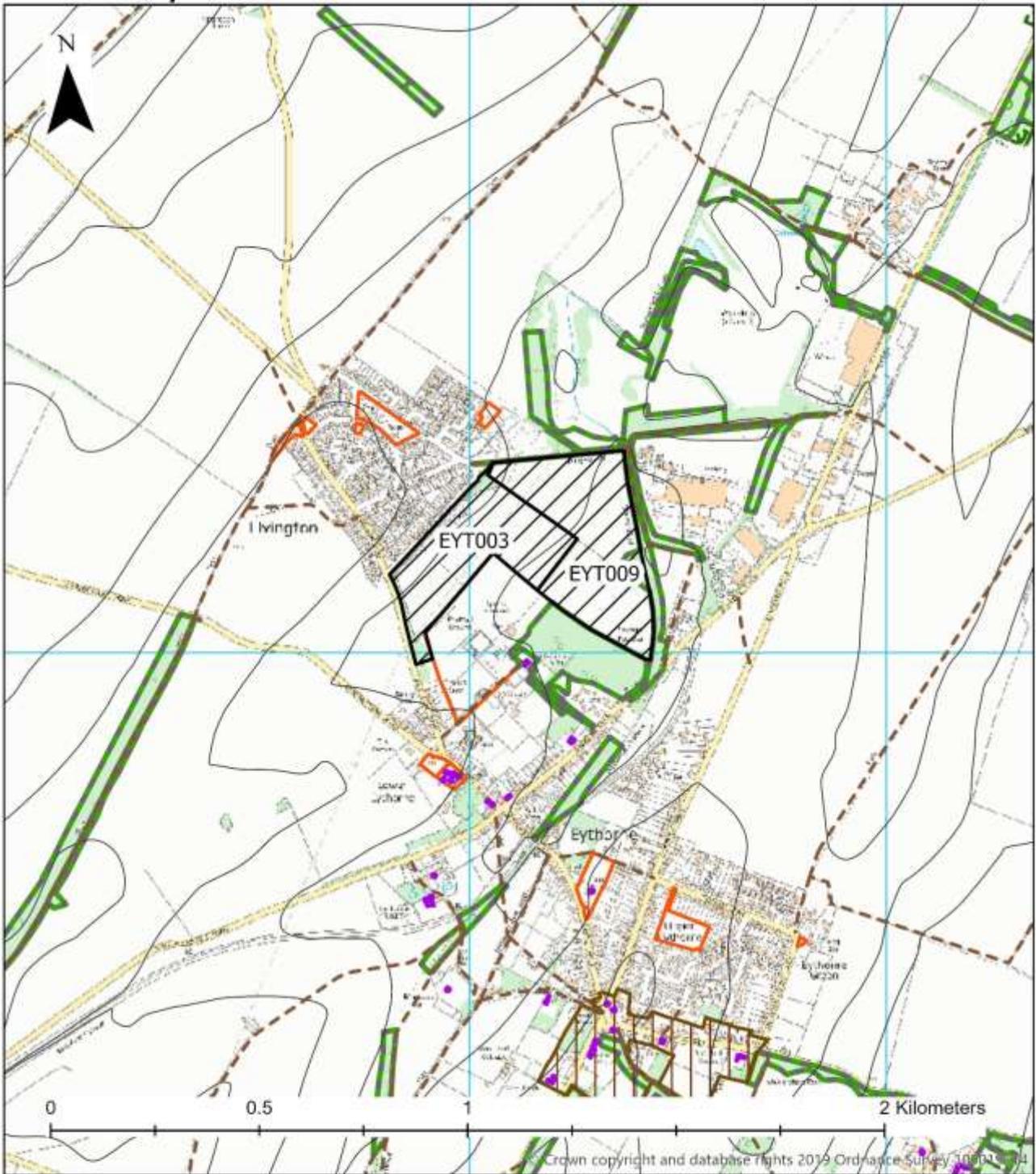


Looking east over the site



Looking west over the site towards Terrace Road

Natural and cultural designations



Legend

- | | |
|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_of_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - Development would adversely affect the sloping landform of the site – <i>higher</i> susceptibility. - The landcover pattern is simple and some development could relate to its scale – <i>lower</i> susceptibility. - Although most parts of Elvington and Eythorne are screened from view by intervening trees and woodland, some nearby dwellings are evident and in combination with large pylons that cross the site and views of some nearby industrial units, these form obvious man-made influences in the immediate locality – <i>lower</i> susceptibility. - The sloping landform with open fields contained by surrounding woodland contribute to a distinctive sense of place with some rural character – <i>higher</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides an important separation function between the settlements of Elvington and Eythorne and any development would lead to coalescence with adjacent landuses – <i>higher</i> susceptibility. - The site provides little gateway role when travelling into adjacent settlements – <i>lower</i> susceptibility. - The site provides quite an important open and partly rural setting to the southern part of Eastry and the sports fields to the south of the site – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development would contrast with the compact form of Eastry – <i>higher</i> susceptibility. - In considering the tree lined nature of Terrace Road, any development would appear very detached from Elvington as it extends down the sensitive valley landform – <i>higher</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Although the site is largely contained by surrounding woodland, internally it is quite open with views along the valley – <i>higher</i> susceptibility. - The pattern of open fields contained by surrounding woodland and the valley landform are important visual features – <i>higher</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - The site has little recreational value and the enjoyment of users along sections of nearby Core Path should be largely unaffected – <i>lower</i> susceptibility. - Although the site and its setting have some obvious man-made features, the pattern of open fields contained by surrounding woodland contribute have some scenic quality – <i>higher</i> susceptibility.
<i>Mitigation</i>	<p>Conserving open character is important although there might be some limited potential to plant some trees/woodland and provide open spaces to help minimise any adverse effects.</p>
<i>Summary</i>	<p>Sensitivity: Medium-high</p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>

Settlement: **Langdon**Site reference: **LAN003**Sensitivity: **Medium****Context**

This site comprises a relatively small arable field on the northern edge of Langdon. To the south-west, the site is partially enclosed by trees alongside residential development and a nearby primary school. A playing field is located to the east of the site with enclosed fields to the north-east and north-west. Separated by a rural lane, site LAN007 is located to the south-east.

The site forms part of the *Ripple* LCA (F3), located between Dover and Deal in the east of the District. It consists of open undulating arable farmland on chalk extending to the coast at South Foreland. The eastern boundary extends around Deal to the coast to Kingsdown and follows the Kent Downs AONB boundary along the A258 Deal Road until it meets the A2 at Dover which forms the short southern boundary. The western boundary follows the White Cliffs Country Trail/Roman Road to Studdal and rural lanes between Studdal and Deal on the northern boundary. It forms a transitional area of semi remote open chalk landscape between the AONB on the coast and the inland chalk with parkland, north of Whitfield. Its key characteristics are:

- Underlying chalk geology creates a regular pattern of long parallel valleys and chalk 'downs' with extensive and panoramic views.
- A large-scale arable landscape on calcareous soils, intensively farmed for cereals. Large modern fields arranged in a regular pattern following the north east – south west axis of the landform.
- Small nucleated settlements enclosed by trees and hedgerow and scattered historic farms with traditional building materials including flint, red brick, and Kent peg tiles.
- Extensive archaeological sites related to ceremonial use of the landscape and heritage sites along the coast relating to defence.
- Short stretch of coast at Walmer between the Kent Downs AONB and Deal, nationally and locally designated.
- Narrow rural roads connect the traditional villages, although the A2 on the southern boundary of the area and the A258 to the east are locally dominant and audible. The railway line runs across the area linking Deal to Dover.
- Relatively few trees and large arable fields create an open landscape with expansive views out over the open countryside.
- Crossed by a network of narrow rural lanes, often with biodiverse grassy verges in contrast to adjacent arable fields.

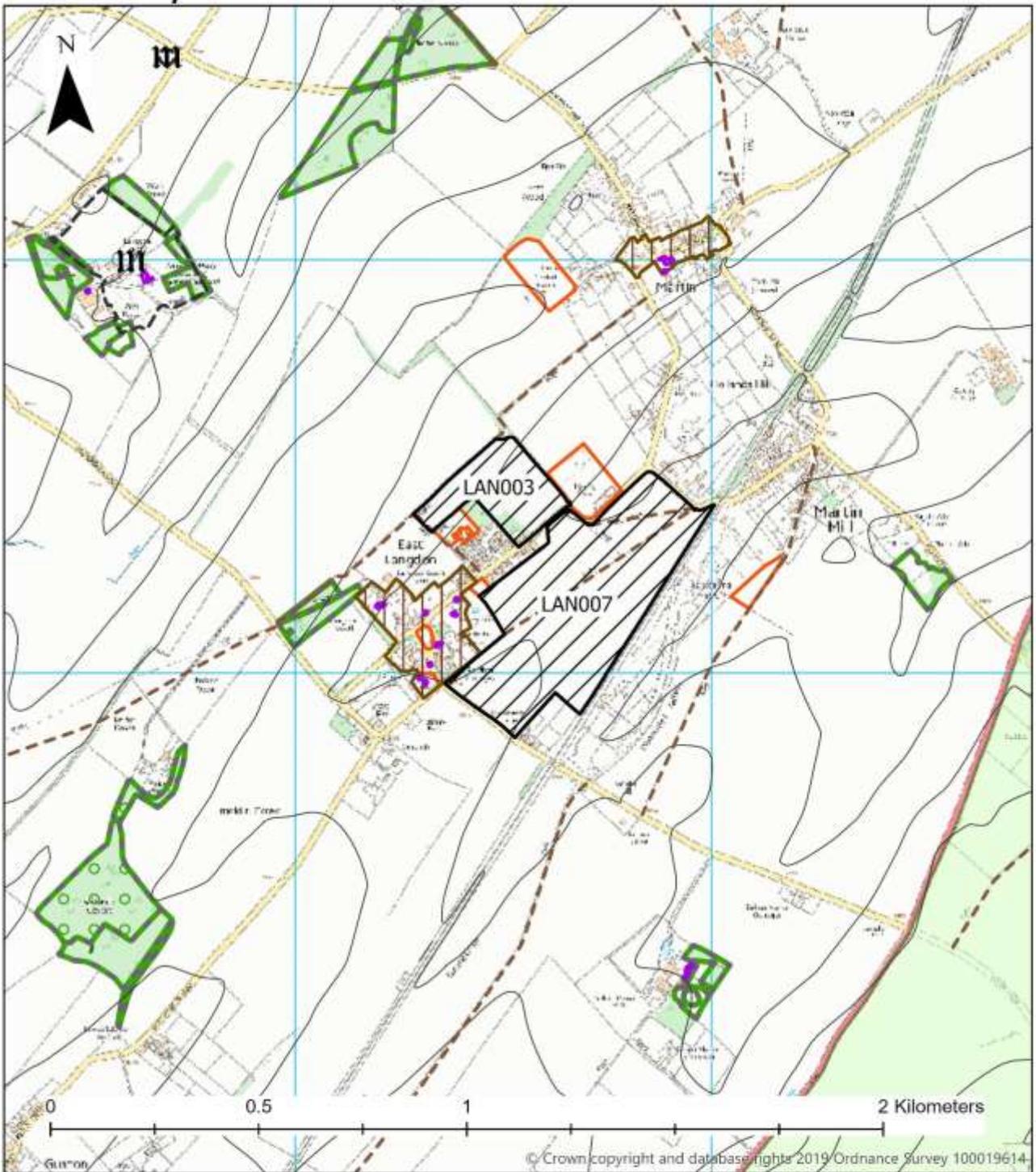


Looking north-east over the site



Looking east over the site

Natural and cultural designations



Legend

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|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_Of_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
Landscape character	<ul style="list-style-type: none"> - The simple landform of the site and its setting is gently sloping and development would result in little change to it – <i>lower</i> susceptibility. - The landcover pattern of the intensive farmland is simple and development would relate well to its scale – <i>lower</i> susceptibility. - Nearby development is largely screened from view by mature trees and with little obvious man-made influences in the locality, development would contrast with the prevailing undeveloped character – <i>higher</i> susceptibility. - The open field contained by surrounding mature trees exhibits quite a strong rural character – <i>higher</i> susceptibility.
Landscape role	<ul style="list-style-type: none"> - The site provides some separation function between the settlements of Langdon and Martin Mill and some development could lead to coalescence with adjacent landuses – <i>higher</i> susceptibility. - The site provides a localised undeveloped/rural gateway when travelling into the village – <i>higher</i> susceptibility. - The site provides quite an important rural setting to the eastern part of the village and the nearby playing fields – <i>higher</i> susceptibility.
Settlement	<ul style="list-style-type: none"> - Development would relate well to the nucleated and compact form of the village – <i>lower</i> susceptibility. - Development would breach the strong containment of mature trees with little visual relationship to adjacent settlement edges – <i>higher</i> susceptibility.
Views & visibility	<ul style="list-style-type: none"> - Views from within the site are generally short range, curtailed by mature trees and other boundary vegetation – <i>lower</i> susceptibility. - As the site is largely contained, any development would unlikely be particularly visible from important historic landmarks, protected landscapes or features in the wider landscape – <i>lower</i> susceptibility.
Value	<ul style="list-style-type: none"> - The sections of Core Path that lead along/near to the site boundaries should be protected from development although the recreational enjoyment of users would be affected to a degree – <i>higher</i> susceptibility. - In considering the visually contained nature of the site and the potential for further tree planting along site boundaries, the setting of nearby Conservations Areas and associated Listed Buildings would remain largely unaffected – <i>lower</i> susceptibility. - The pattern of open fields contained by surrounding mature trees and woodland have some scenic quality – <i>higher</i> susceptibility.
Mitigation	There is potential to plant additional trees alongside the boundaries of the site.
Summary	<p><i>Sensitivity: Medium</i></p> <p>The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area.</p>

Settlement: **Langdon**Site reference: **LAN007**Sensitivity: **Medium-high****Context**

This site occupies a relatively large arable field to the south of Langdon. The Deal to Dover railway is located alongside the south-eastern boundary with a rural lane to the south-west. Residential development set amongst mature trees and punctuated by pockets of fields and open space characterise adjacent landuse to north-west/east. Separated by a rural lane, site LAN003 is located to the north-west.

The site forms part of the *Ripple LCA (F3)*, located between Dover and Deal in the east of the District. It consists of open undulating arable farmland on chalk extending to the coast at South Foreland. The eastern boundary extends around Deal to the coast to Kingsdown and follows the Kent Downs AONB boundary along the A258 Deal Road until it meets the A2 at Dover which forms the short southern boundary. The western boundary follows the White Cliffs Country Trail/Roman Road to Studdal and rural lanes between Studdal and Deal on the northern boundary. It forms a transitional area of semi remote open chalk landscape between the AONB on the coast and the inland chalk with parkland, north of Whitfield. Its key characteristics are:

- Underlying chalk geology creates a regular pattern of long parallel valleys and chalk 'downs' with extensive and panoramic views.
- A large-scale arable landscape on calcareous soils, intensively farmed for cereals. Large modern fields arranged in a regular pattern following the north east – south west axis of the landform.
- Small nucleated settlements enclosed by trees and hedgerow and scattered historic farms with traditional building materials including flint, red brick, and Kent peg tiles.
- Extensive archaeological sites related to ceremonial use of the landscape and heritage sites along the coast relating to defence.
- Short stretch of coast at Walmer between the Kent Downs AONB and Deal, nationally and locally designated.
- Narrow rural roads connect the traditional villages, although the A2 on the southern boundary of the area and the A258 to the east are locally dominant and audible. The railway line runs across the area linking Deal to Dover.
- Relatively few trees and large arable fields create an open landscape with expansive views out over the open countryside.
- Crossed by a network of narrow rural lanes, often with biodiverse grassy verges in contrast to adjacent arable fields.

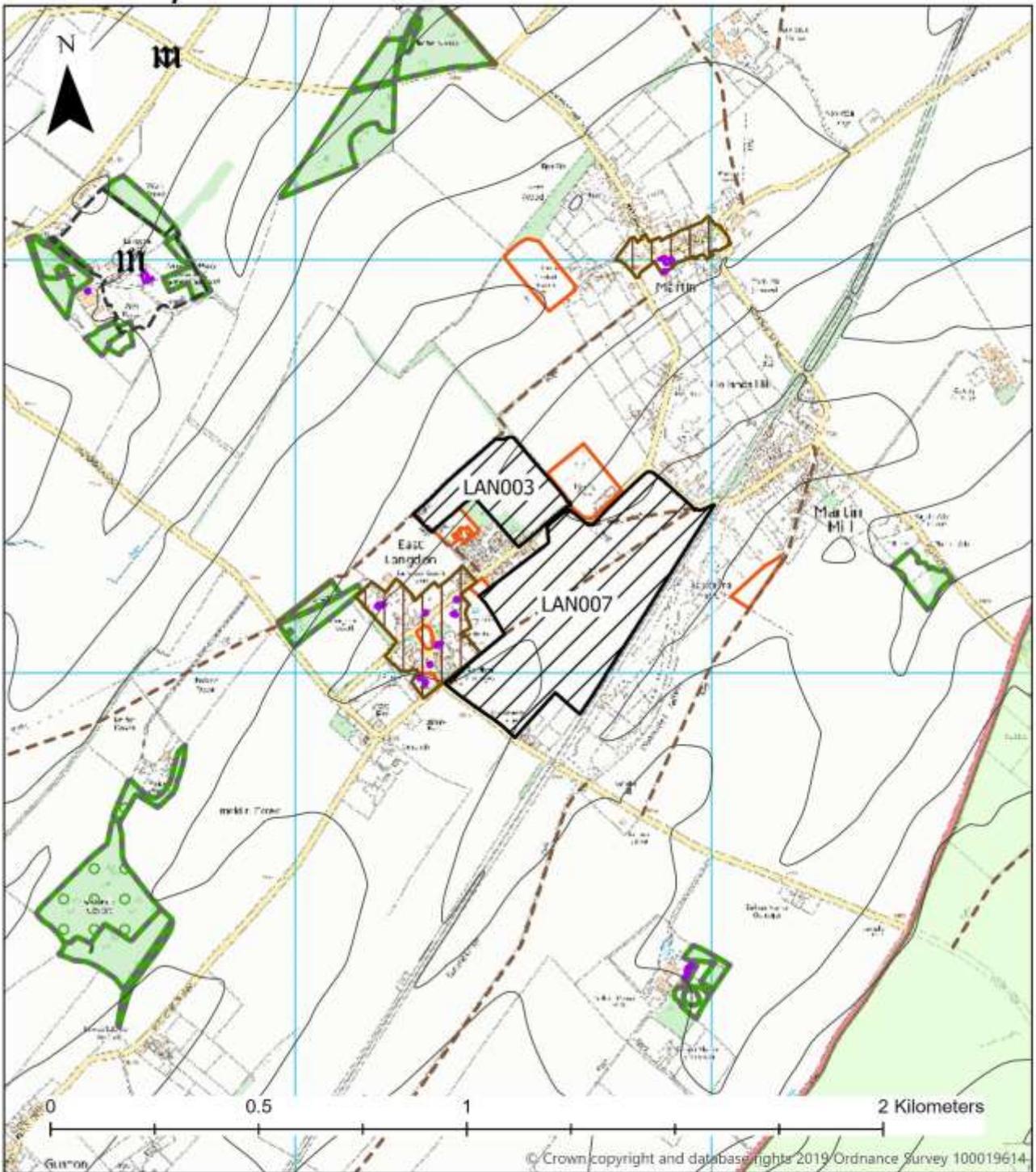


Looking south-west over the site



Looking north-east over the site

Natural and cultural designations



Legend

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| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_Of_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - The simple landform of the site and its setting is gently sloping and development would result in little change to it – <i>lower susceptibility</i>. - The landcover pattern of the intensive farmland is simple and development would relate well to its scale – <i>lower susceptibility</i>. - Nearby development is largely screened from view by mature trees and with little obvious man-made influences in the locality, development would contrast with the prevailing undeveloped character – <i>higher susceptibility</i>. - The open field contained by surrounding mature trees exhibits quite a strong rural character – <i>higher susceptibility</i>.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides some separation function between the settlements of Langdon and Martin Mill and some development could lead to coalescence with adjacent landuses – <i>higher susceptibility</i>. - The site provides a localised undeveloped/rural gateway when travelling into the village – <i>higher susceptibility</i>. - The site provides quite an important rural setting to the southern part of the village – <i>higher susceptibility</i>.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development would contrast with the nucleated and compact form of the village – <i>higher susceptibility</i>. - Development would breach the strong containment of mature trees with little visual relationship to adjacent settlement edges – <i>higher susceptibility</i>.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Internally, the site is very open and is very visible from footpaths and nearby roads and railway – <i>higher susceptibility</i>. - Development would detract from views of the nearby church and Listed Buildings within the Conservation Area – <i>higher susceptibility</i>.
<i>Value</i>	<ul style="list-style-type: none"> - The sections of Core Path that cross the site should be protected from development although the recreational enjoyment of users would be affected to a degree – <i>higher susceptibility</i>. - The setting of the nearby Conservations Area and associated Listed Buildings would be adversely affected – <i>higher susceptibility</i>. - The pattern of open fields contained by surrounding mature trees and woodland have some scenic quality – <i>higher susceptibility</i>.
<i>Mitigation</i>	<p>Conserving open character is important although there might be some limited potential to plant some trees/woodland and provide open spaces to help minimise any adverse effects.</p>
<i>Summary</i>	<p><i>Sensitivity: Medium-high</i></p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>

Settlement: **Sandwich**Site reference: **SAN010/015/024**Sensitivity: **Medium****Context**

This relatively large site occupies several arable fields to the south-west of Sandwich. The tree lined A256 forms the western boundary and beyond a local road alongside the northern boundary, residential development on the edge of Sandwich. Fields are located alongside the north-eastern boundary with mostly linear development to the south.

The site forms part of the *Ash Settled Horticultural Belt* (D2) LCA, a landscape located to the north of the district, extending between Ash and Hacklinge. It defined to the north by the A257, to the east by the urban edge of Sandwich, to the south by the transition to the low-lying marshes of the Lydden Valley, to the south-west by the urban edge of Eastry, and to the west and north-west by the higher land of the Ash Ridge. The character is defined as distinctive from the *Preston Horticultural Belt* LCA (D1) and the *Staple Farmlands Horticultural Belt* LCA (D3) due to the extent of settlement and development.

The LCA comprises a gradually sloping landform with a distinct ridge containing the settlements at Ash, and Woodnesborough, with high quality agricultural soils supporting a variety of agricultural land use, including arable, orchards and vineyard. Its key characteristics are:

- Landform gradually sloping from the Ash Ridge, although for the most part perceived as being relatively flat. Churches on the ridgetops are landmark features in wider views.
- Good quality agricultural soils supporting a variety of agricultural land uses, including arable, orchards, vineyards, and some pasture.
- Large amalgamated arable fields dominate to the north and south, whilst orchards and horticultural cropping is common in a central east-west belt and to the east of Marshborough. Fields of varying shape and size dependent on use. Pasture with paddocks and horse keeping apparent in close proximity to settlements.
- Moderate tree cover with several small woodlands and copses and native hedgerows, added to by poplar and alder windbreaks, orchard plantations and highways structural planting.
- A range of settlement including the relatively large village of Ash, the smaller connected settlements of Marshborough, Woodnesborough and Worth; linear development along roads; and several scattered farmsteads.
- A number of principal roads, including the A257, A256 and A258, as well as a network of B roads connecting settlements and minor lanes and tracks providing access to farmsteads and agricultural land.
- Conservation area designations associated with the historic areas of settlement at Ash and Worth, and clusters of listed cottages and farmhouses within Marshborough and Woodnesborough.
- A dense network of PRow that connect the various settlements and roads and provide public access to the agricultural land.
- Strongly influenced by development including settlement, busy roads, electricity pylons, and the urban edge of Sandwich and Eastry.
- A strong sense of openness within the larger arable fields, whereas around orchards and within the smaller scale pasture fields there is a sense of enclosure due to tall hedgerows and windbreaks.
- Greater levels of woodland cover on the Ash Ridge creates a sense of enclosure, in particular around Coombe. This contrasts with long views out towards Sandwich and Thanet and south across the Staple Farmlands.
- Built-up edge of settlements and/or scattered farmsteads generally evident in views; oast houses and large black timber barns are a distinctive feature of the agricultural landscape.

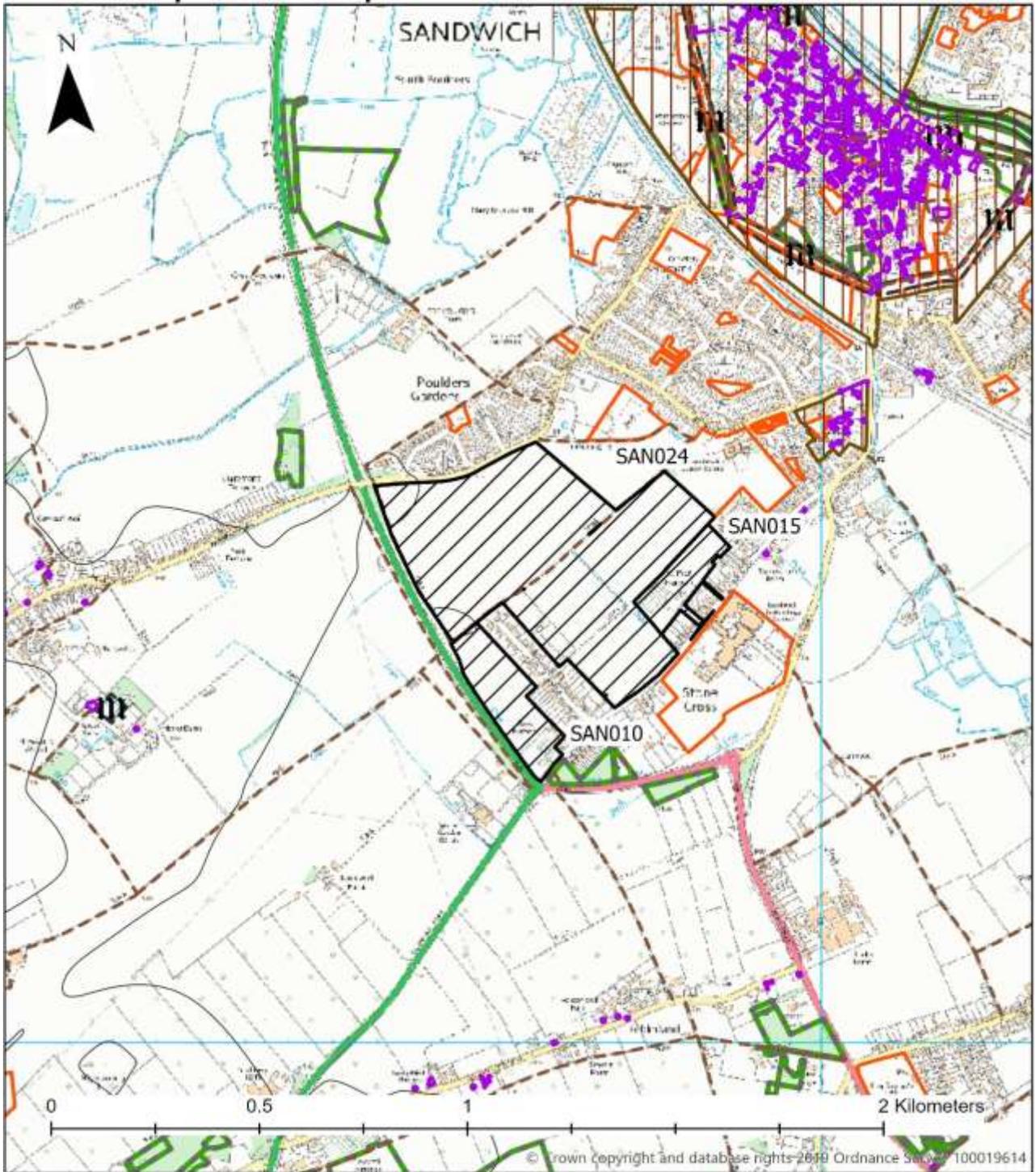


Looking north over the site



Looking south-west over the site

Natural and cultural designations



Legend

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|  HELAA_Sites |  Heritage_Coast |
|  Public_Rights_of_Way |  Open_Space_sites_in_the_Development_Plan |
|  OS_Contours |  Natural_England_Area_of_Outstanding_Natural_Beauty |
|  Listed_Buildings |  Natural_England_National_Nature_Reserves |
|  Conservation_Areas |  RAMSAR |
|  Historic_England_Scheduled_Monuments |  Natural_England_Site_Of_Special_Scientific_Interest |
|  Natural_England_Priority_Habitat_Inventory |  Natural_England_Special_Areas_Of_Conservation |
|  Natural_England_Local_Nature_Reserves |  Natural_England_Special_Protection_Areas |
| |  Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - The landform of the site and its setting is mostly flat and development would result in little change to it – <i>lower susceptibility</i>. - The landcover pattern is simple and development would relate well to its large scale – <i>lower susceptibility</i>. - The site has few distinctive landscape characteristics and in considering some obvious man-made influences in the locality, development would relate to the settled context – <i>lower susceptibility</i>.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides some localised open separation function between Sandwich and areas of linear of development to the south – <i>higher susceptibility</i>. - The site provides little gateway function when travelling into nearby settlements along main routes – <i>lower susceptibility</i>. - The site provides some open setting to nearby settlement – <i>higher susceptibility</i>.
<i>Settlement</i>	<ul style="list-style-type: none"> - In places, development would appear quite detached from the main part of the town and result in coalescence with areas of development to the south of the site – <i>higher susceptibility</i>. - Development could relate to adjacent urban edges with potential to soften these with new tree planting – <i>lower susceptibility</i>.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Internally, the site is very open and is very visible from footpaths and some nearby dwellings and roads – <i>higher susceptibility</i>. - Although the site is very open, views to the wider landscape are generally curtailed by adjacent landuses – <i>lower susceptibility</i>.
<i>Value</i>	<ul style="list-style-type: none"> - The sections of Core Path that cross the site should be protected from development although the recreational enjoyment of users would be affected to a degree – <i>higher susceptibility</i>. - The pattern of open fields on sloping landform contained by surrounding mature trees and woodland has some scenic quality – <i>higher susceptibility</i>.
<i>Mitigation</i>	There is potential to incorporate open spaces and plant additional trees/woodland alongside the boundaries of the site.
<i>Summary</i>	<p><i>Sensitivity: Medium</i></p> <p>The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area.</p>

Settlement: **Sheperdswell**Site reference: **SHE001**Sensitivity: **Medium-high****Context**

This relatively large site occupies several pastoral fields to the north-east of Sheperdswell. Residential development is located beyond the south-east site boundary and to the south west, site SHE004. There is a local road and some open fields to the north-east and a rail line also terminates alongside the north-west boundary, with an area of scrubby woodland to its north.

The site forms part of the *Shepherdswell Aylesham Parklands* LCA (E1), 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. Its key characteristics are:

- Undulating topography of distinct gentle ridges and valleys, ranging from 45m to 125m AOD, underlain by Chalk with Head deposits associated with the valleys.
- Numerous blocks of deciduous woodland, many of ancient origin, are locally designated and break up large arable fields. These include parkland belts, clumps, and copses.
- Historic parklands at Goodnestone, Knowlton and Fredville with associated historic buildings, woodland, and mature parkland trees.
- Small estate villages linked to the historic parklands with strong vernacular of redbrick, flint and Kent peg tiles, linked by narrow rural roads.
- Historic links to Kent coal mining at Aylesham, Eythorne and Shepherdswell.
- Good, connected PRow network enabling access into the landscape, including the North Downs Way and Miners Way Trail Long Distance Footpaths.
- A rural and tranquil landscape, although cut by the major transport corridors of the A256, A2 and Dover Priory to London Victoria railway line.

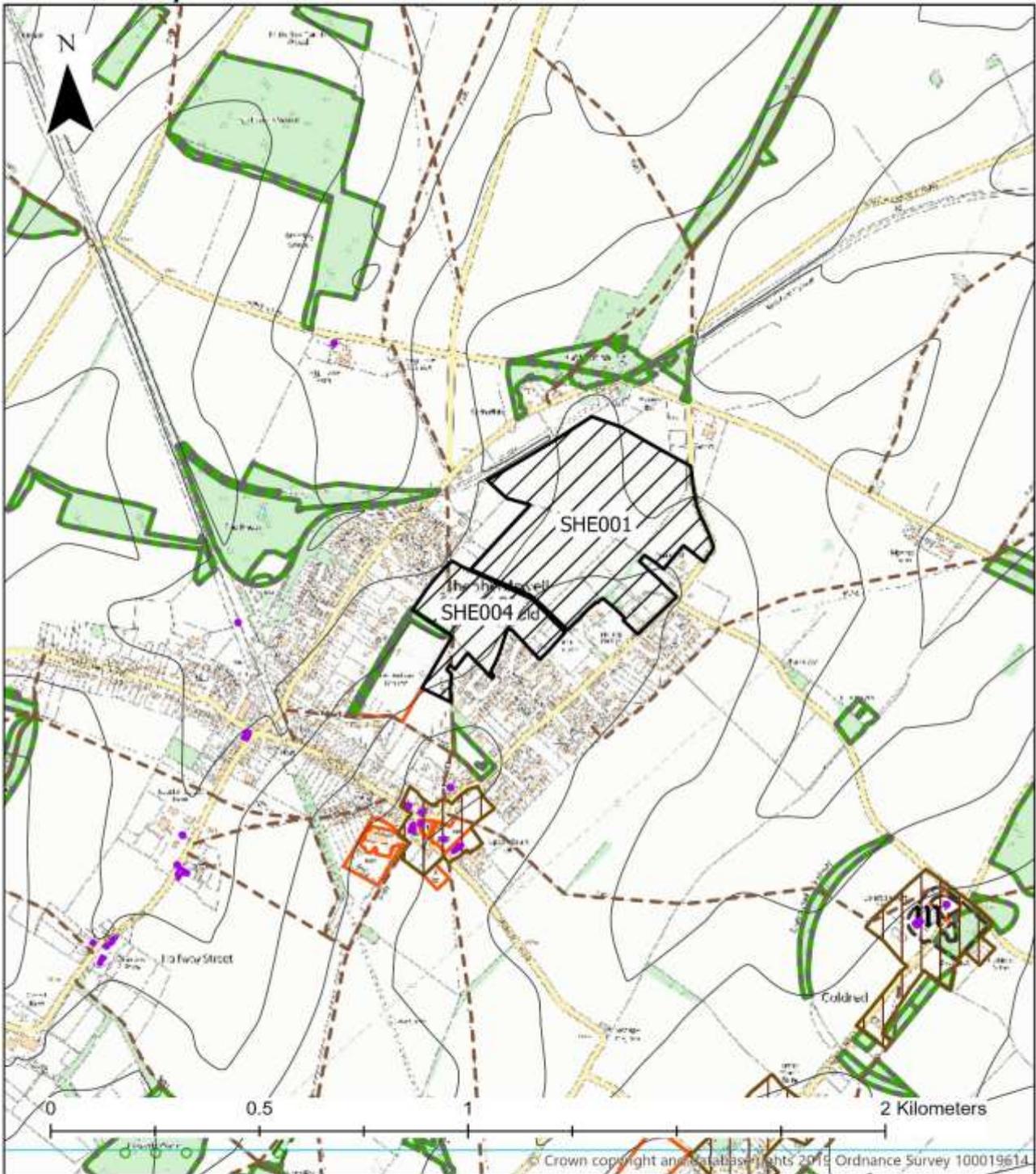


Looking south-west over the site



Looking north-west over the site

Natural and cultural designations



Legend

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| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
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| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - Development would adversely affect the sloping landform of the site – <i>higher</i> susceptibility. - Although parts of the site to the south have some settled context, there are few obvious man-made influences across much of the site and towards the north, development would contrast with the prevailing undeveloped character – <i>higher</i> susceptibility. - The sloping landform and open fields with surrounding trees and woodland contribute to a distinctive sense of place with some rural character – <i>higher</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides some localised open separation function between some northern parts of the village – <i>higher</i> susceptibility. - The site provides some localised gateway function when travelling into the village from the north – <i>higher</i> susceptibility. - The site provides some open and rural setting to nearby settlement – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Towards the north, development would appear quite detached from the main part of the village, contrasting with its form – <i>higher</i> susceptibility. - To the south-east, development would relate to adjacent urban edges – <i>lower</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - To the south, views tend to be short range, curtailed by sloping landform and surrounding mature trees and urban edges – <i>lower</i> susceptibility. - To the north-west, the landscape is quite open with some views to the surrounding landscape – <i>higher</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - The recreational enjoyment of users passing along a section of Core Path near to the site would be affected to a degree – <i>higher</i> susceptibility. - The site and its immediate setting are quite scenic although towards the south, some urban influences are evident – <i>lower</i> susceptibility.
<i>Mitigation</i>	There is potential to incorporate open spaces and plant additional trees/woodland alongside the boundaries of the site.
<i>Summary</i>	<p>Sensitivity: Medium-high</p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>

Settlement: **Sheperdswell**Site reference: **SHE003**Sensitivity: **Medium-high****Context**

This site occupies a relatively large arable field and some woodland to the north of some linear development on the western part of the village. Beyond a field, a tree-lined railway is located to the east of the site with some residential development edged by mature trees to the south. Fields largely enclosed by trees and or woodland are located to the north and west of the site.

The site forms part of the *Shepherdswell Aylesham Parklands* LCA (E1), 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. Its key characteristics are:

- Undulating topography of distinct gentle ridges and valleys, ranging from 45m to 125m AOD, underlain by Chalk with Head deposits associated with the valleys.
- Numerous blocks of deciduous woodland, many of ancient origin, are locally designated and break up large arable fields. These include parkland belts, clumps, and copses.
- Historic parklands at Goodnestone, Knowlton and Fredville with associated historic buildings, woodland, and mature parkland trees.
- Small estate villages linked to the historic parklands with strong vernacular of redbrick, flint and Kent peg tiles, linked by narrow rural roads.
- Historic links to Kent coal mining at Aylesham, Eythorne and Shepherdswell.
- Good, connected PRow network enabling access into the landscape, including the North Downs Way and Miners Way Trail Long Distance Footpaths.
- A rural and tranquil landscape, although cut by the major transport corridors of the A256, A2 and Dover Priory to London Victoria railway line.

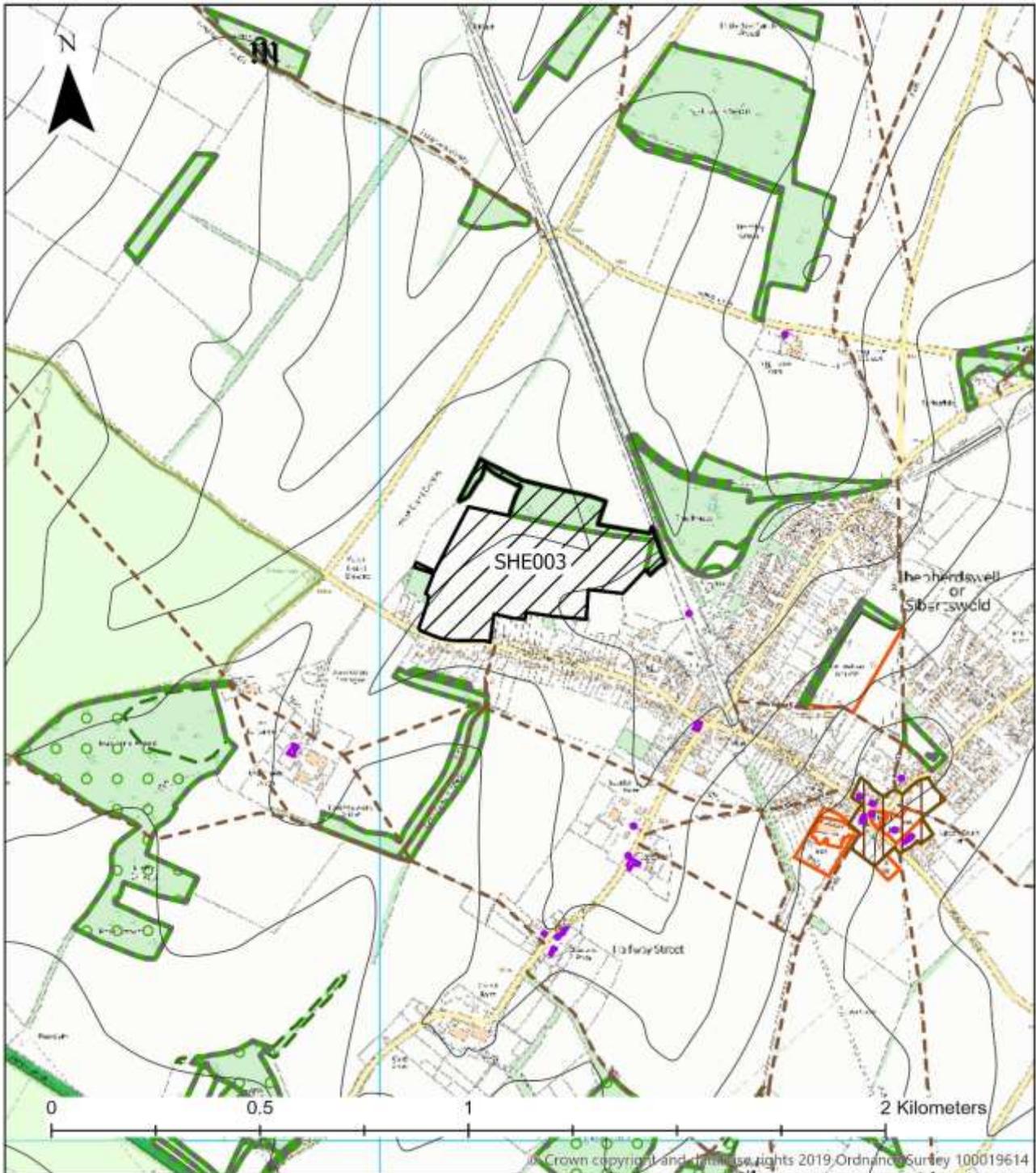


Looking north-east over the site



Looking east over the site

Natural and cultural designations



Legend

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| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
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| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - Development would adversely affect the sloping/undulating valley landform of the site – <i>higher</i> susceptibility. - Although much of the site is intensively farmed, there is strong landcover pattern of mature woodlands and trees enclosing the site – <i>higher</i> susceptibility. - Most of the village is screened from view by intervening mature trees and woodland and although some nearby dwellings are evident, there are relatively few obvious man-made influences in the immediate locality – <i>higher</i> susceptibility. - The undulating valley landform and mature woodlands contribute to a distinctive sense of place with a very strong rural character – <i>higher</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides no important separation function between settlement and other landuses and/or landscape features – <i>lower</i> susceptibility. - Screened by roadside trees, the site provides no important gateway function – <i>lower</i> susceptibility. - The site provides a rural setting to the village – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development would contrast with the linear form of settlement to the south – <i>higher</i> susceptibility. - Development would breach the edge of mature trees along the flatter ground and appear very detached from the main core of the village – <i>higher</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Largely contained by surrounding mature trees and woodland, views within the site are short range with little visibility to the surrounding landscape - <i>lower</i> susceptibility. - Development would detract from the important visual features of mature woodlands and sloping landform – <i>higher</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - The site has little recreational value – <i>lower</i> susceptibility. - The site and its setting are relatively tranquil, have few obvious man-made features and the pattern of mature woodlands contribute to an attractive landscape with a relatively high scenic quality – <i>higher</i> susceptibility.
<i>Mitigation</i>	<p>There is some limited potential to incorporate open spaces and plant additional trees/woodland alongside the boundaries of the site.</p>
<i>Summary</i>	<p><i>Sensitivity: Medium-high</i></p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>

Settlement: Sheperdswell	Site reference: SHE004	Medium
Context		
<p>The site occupies several relatively small pastoral fields/paddocks to the north of the village centre. Residential development is located beyond the western and eastern site boundaries, with some small fields/paddocks to the south. Site SHE001 forms the northern site boundary.</p> <p>The site forms part of the <i>Shepherdswell Aylesham Parklands</i> LCA (E1), 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. Its key characteristics are:</p> <ul style="list-style-type: none"> • Undulating topography of distinct gentle ridges and valleys, ranging from 45m to 125m AOD, underlain by Chalk with Head deposits associated with the valleys. • Numerous blocks of deciduous woodland, many of ancient origin, are locally designated and break up large arable fields. These include parkland belts, clumps, and copses. • Historic parklands at Goodnestone, Knowlton and Fredville with associated historic buildings, woodland, and mature parkland trees. • Small estate villages linked to the historic parklands with strong vernacular of redbrick, flint and Kent peg tiles, linked by narrow rural roads. • Historic links to Kent coal mining at Aylesham, Eythorne and Shepherdswell. • Good, connected PRow network enabling access into the landscape, including the North Downs Way and Miners Way Trail Long Distance Footpaths. • A rural and tranquil landscape, although cut by the major transport corridors of the A256, A2 and Dover Priory to London Victoria railway line. 		

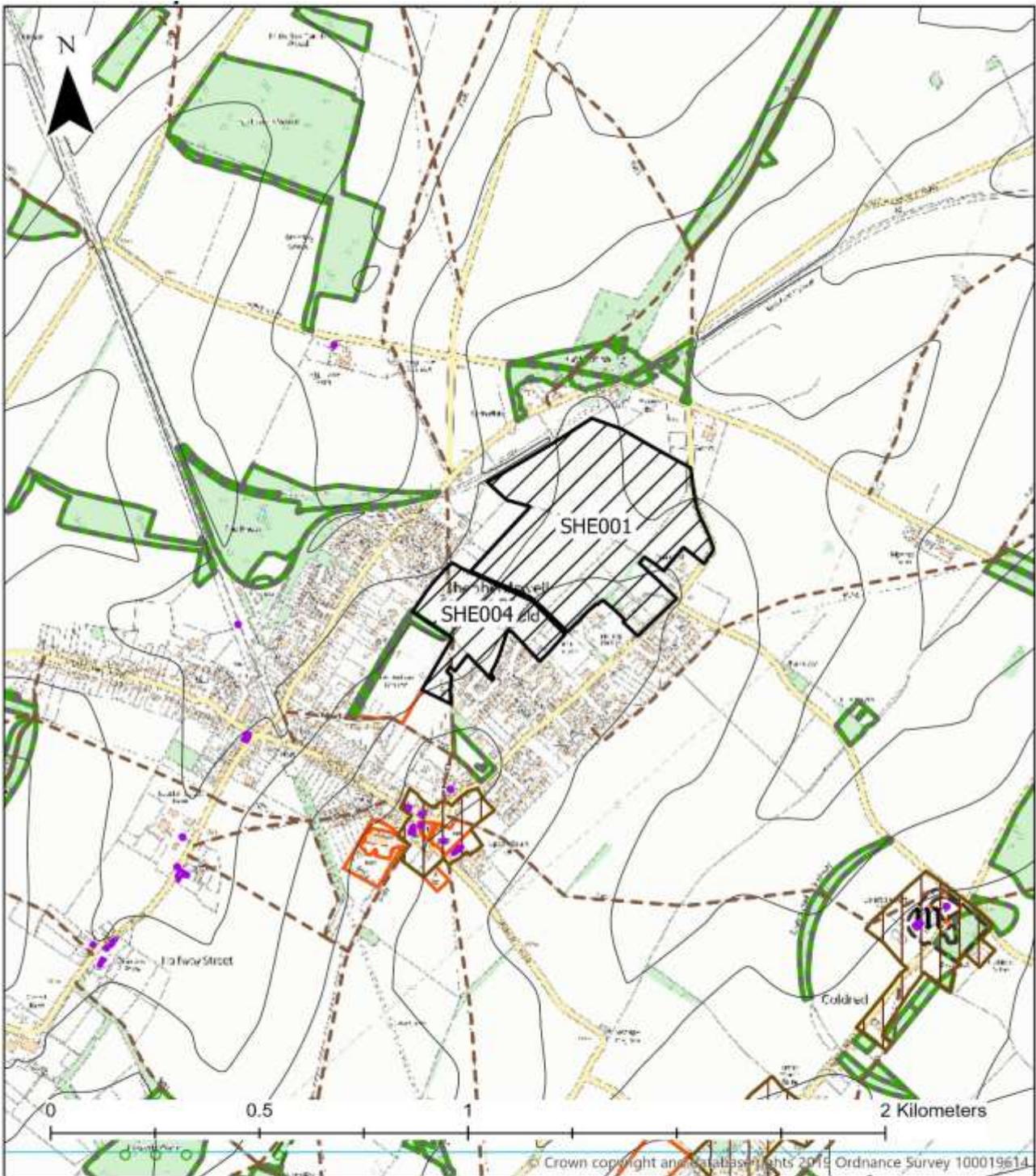


Looking north over the site



Looking east over the site

Natural and cultural designations



Legend

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| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
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| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
Landscape character	<ul style="list-style-type: none"> - Development would adversely affect the sloping landform of the site – <i>higher</i> susceptibility. - Development could overwhelm the relatively small scale and irregular landcover pattern of fields enclosed by some trees and hedges – <i>higher</i> susceptibility. - Development could relate to its partially settled context – <i>lower</i> susceptibility. - The sloping landform and open fields with surrounding trees and woodland contribute to a distinctive sense of place with some rural character – <i>higher</i> susceptibility.
Landscape role	<ul style="list-style-type: none"> - The site provides some localised open separation function between settled areas of the village – <i>higher</i> susceptibility. - The landscape provides no gateway function – <i>lower</i> susceptibility. - The site provides some open and rural setting to nearby settlement – <i>higher</i> susceptibility.
Settlement	<ul style="list-style-type: none"> - Development would relate to the form of the village and adjacent urban edges – <i>lower</i> susceptibility.
Views & visibility	<ul style="list-style-type: none"> - Views tend to be short range, curtailed by sloping landform and surrounding mature trees and urban edges – <i>lower</i> susceptibility.
Value	<ul style="list-style-type: none"> - The sections of Core Path that cross the site should be protected from development although the recreational enjoyment of users would be affected to a degree – <i>higher</i> susceptibility. - The site and its immediate setting are quite scenic although some urban influences are evident – <i>lower</i> susceptibility.
Mitigation	There is potential to incorporate open spaces and plant additional trees/woodland alongside the boundaries of the site.
Summary	<p>Sensitivity: Medium</p> <p>The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area.</p>

Settlement: **St. Margaret's at Cliffe**Site reference: **STM002**Sensitivity: **Medium-high****Context**

Located within the AONB, the site occupies a small part of a relatively large open arable field to the north-west of the village. Station Road, with some development beyond, is located alongside the north-eastern boundary and Dover Road, with largely open fields beyond, alongside the southern boundary. Open fields extent to the west of the site and a residential dwelling, enclosed by mature trees, is located immediately to the south-east.

The site forms part of the *White Cliffs Coast: South Foreland LCA*, located in the far east of the Kent Downs AONB, to the south and east of the East Kent Downs LCA. It encompasses the coastal area between Folkestone and Kingsdown. It includes the settlement of St Margaret's at Cliffe, and forms the setting to Dover and to Folkestone. Its key characteristics are:

- Underlying chalk geology, spectacularly revealed in high white cliffs at the coast.
- Dramatic coastal landforms include cliffs, landslips and pebble beaches. Above the cliffs, the land forms a gently undulating coastal plateau punctuated by dry valleys.
- Relatively few trees, creating an open landscape, although there is secondary woodland in sheltered valleys and on landslips.
- Dominant land use is arable agriculture within large, open fields. Also extensive areas managed for recreation and/or nature conservation.
- Important semi-natural habitats include coastal chalk grassland, secondary woodland and scrub, cliffs, landslip and shoreline habitats.
- Extensive archaeological and heritage sites, particularly relating to defence and communication over two millennia.
- Limited settlement within the LCA, although Folkestone, Dover and smaller 20th Century coastal settlements are adjacent. Scattered farms in the east of the LCA.
- Relatively few roads, but A20 has an impact where it runs close to the coast.
- An exceptionally open and exposed landscape, with a strong awareness of the presence of the sea in sights, sounds and smells.
- Popular for recreation, with coastal path, Country Parks, visitor centre and golf courses.
- Prominent landmarks include White Cliffs, Dover Castle, Port of Dover and South Foreland lighthouse.

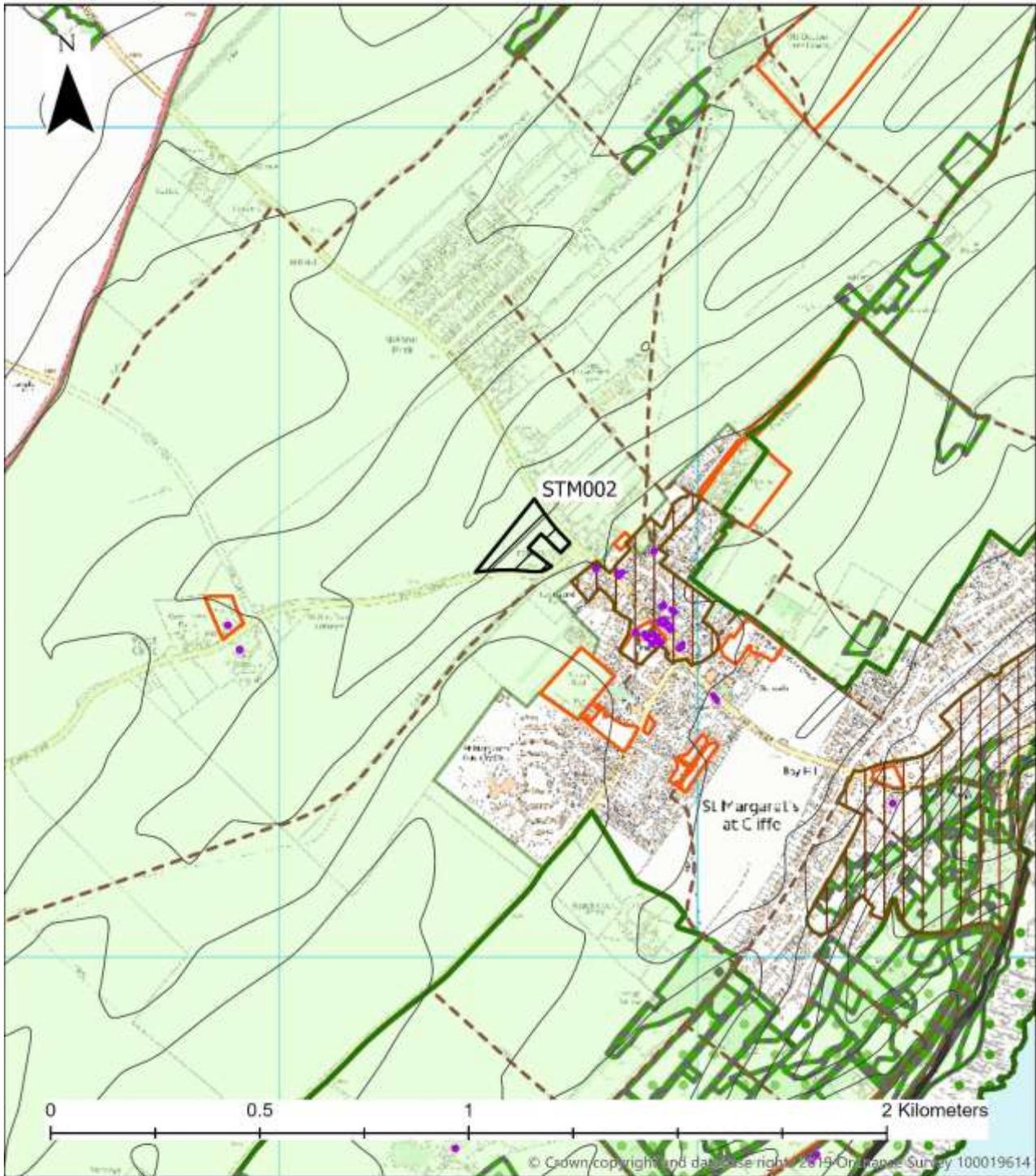


Looking north-east over the site



Looking north-east over the site

Natural and cultural designations



Legend

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| HELAA_Sites | Heritage_Coast |
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| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - Development would adversely affect the sloping landform of the site – <i>higher</i> susceptibility. - Although much of the site is intensively farmed, the landcover pattern of open fields contributes to the wider landscape – <i>higher</i> susceptibility. - Most of the village is screened from view by intervening mature trees and woodland and although some nearby dwellings are evident, there are relatively few obvious man-made influences in the immediate locality – <i>higher</i> susceptibility. - The sloping landform, open fields and mature woodlands contribute to a distinctive sense of place with a strong rural character – <i>higher</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides no important separation function between settlement and other landuses and/or landscape features – <i>lower</i> susceptibility. - When travelling into the village, the site provides an important open/rural gateway – <i>higher</i> susceptibility. - The site provides an important rural setting to parts of the village – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development would contrast with the form of nearby settlement – <i>higher</i> susceptibility. - Development would not relate to any main settlement edges, appearing detached from the main core of the village as it extends into the rural landscape – <i>higher</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - The site is quite open with views to the north-west – <i>higher</i> susceptibility. - Roadside trees along the north-eastern and southern boundaries provide a degree of visual containment – <i>lower</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - The site has no recreational value and the enjoyment of users along sections of nearby Core Path would be largely unaffected – <i>lower</i> susceptibility. - Within the AONB, the site and its setting are relatively tranquil, has few obvious man-made features and the pattern of open fields and nearby mature trees contribute to an attractive landscape with a high scenic quality – <i>higher</i> susceptibility.
<i>Mitigation</i>	<p>Conserving open character is important although there might be some limited potential to plant some trees/woodland to help minimise any adverse effects.</p>
<i>Summary</i>	<p><i>Sensitivity: Medium-high</i></p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>

Settlement: **St. Margaret's at Cliffe**Site reference: **STM003**Sensitivity: **Medium****Context**

The site is mostly located within the AONB on the south-western edge of the village. It occupies an arable field that is separated by a driveway that leads to Reach Court Farm, located just beyond the south-eastern site boundary. Reach Road, with a holiday park beyond, is located alongside the north-western boundary with some residential development alongside the north-eastern boundary. Beyond boundary trees, fields extend to the south-west.

The site forms part of the *White Cliffs Coast: South Foreland LCA*, located in the far east of the Kent Downs AONB, to the south and east of the East Kent Downs LCA. It encompasses the coastal area between Folkestone and Kingsdown. It includes the settlement of St Margaret's at Cliffe, and forms the setting to Dover and to Folkestone. Its key characteristics are:

- Underlying chalk geology, spectacularly revealed in high white cliffs at the coast.
- Dramatic coastal landforms include cliffs, landslips and pebble beaches. Above the cliffs, the land forms a gently undulating coastal plateau punctuated by dry valleys.
- Relatively few trees, creating an open landscape, although there is secondary woodland in sheltered valleys and on landslips.
- Dominant land use is arable agriculture within large, open fields. Also extensive areas managed for recreation and/or nature conservation.
- Important semi-natural habitats include coastal chalk grassland, secondary woodland and scrub, cliffs, landslip and shoreline habitats.
- Extensive archaeological and heritage sites, particularly relating to defence and communication over two millennia.
- Limited settlement within the LCA, although Folkestone, Dover and smaller 20th Century coastal settlements are adjacent. Scattered farms in the east of the LCA.
- Relatively few roads, but A20 has an impact where it runs close to the coast.
- An exceptionally open and exposed landscape, with a strong awareness of the presence of the sea in sights, sounds and smells.
- Popular for recreation, with coastal path, Country Parks, visitor centre and golf courses.
- Prominent landmarks include White Cliffs, Dover Castle, Port of Dover and South Foreland lighthouse.

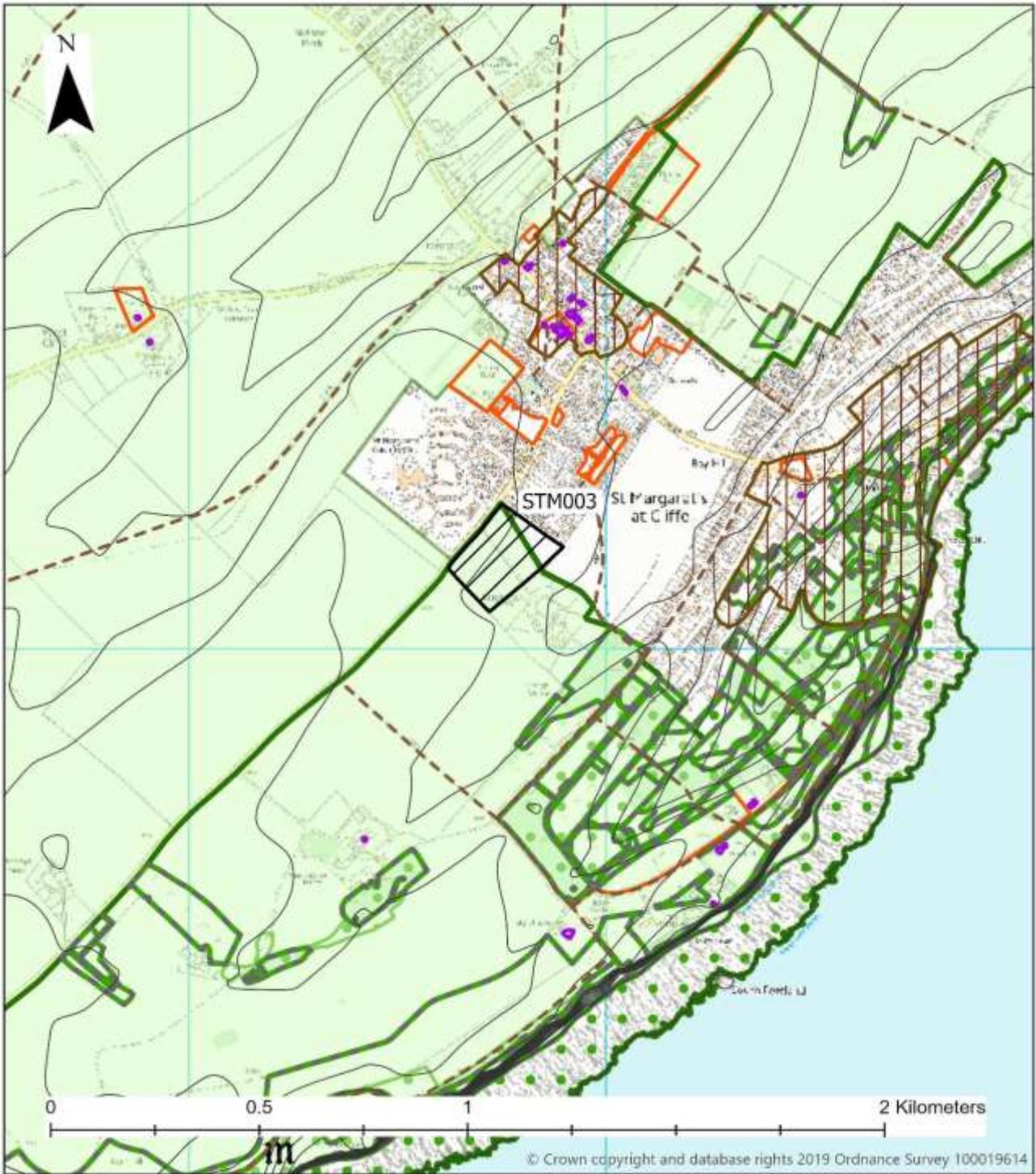


Looking east over the site



Looking south over the site

Natural and cultural designations



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Legend

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| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_OF_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - The landform of the site and its setting is gently sloping and development would result in little change to it – <i>lower</i> susceptibility. - The landcover pattern is simple and some development would relate well to its scale – <i>lower</i> susceptibility. - Despite the nearby influences of the built development, the site and its setting have a prevailing undeveloped character – <i>higher</i> susceptibility. - With a simple of pattern of open fields and surrounding trees, the landscape surrounding much of the site is quite distinctive and exhibits a relatively strong rural character, especially to the south-west – <i>higher</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides little separation function between settlement and other landuses and/or landscape features – <i>lower</i> susceptibility. - The site provides some gateway function when travelling into the village – <i>higher</i> susceptibility. - The site provides a rural setting to part of the village – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development could relate quite well to the nucleated and compact form of existing settlement – <i>lower</i> susceptibility. - Development would have some landscape and visual relationship with existing settlement edges – <i>lower</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - The site is quite open and although boundary vegetation curtails some views to the wider landscape, it is quite visible from Reach Road and adjacent dwellings – <i>higher</i> susceptibility. - Views from topographic features and important viewpoints in the wider landscape are unlikely to be notably affected – <i>lower</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - The site has little recreational value and the enjoyment of users along sections of nearby Core Path would be largely unaffected – <i>lower</i> susceptibility. - The site and its setting are relatively tranquil and the pattern of open fields and surrounding trees contribute to the scenic quality of the AONB – <i>higher</i> susceptibility.
<i>Mitigation</i>	Tree planting along northern and western, with the provision of areas of open space to the south-west, would help to minimise any adverse effects.
<i>Summary</i>	<p><i>Sensitivity: Medium</i></p> <p>The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area.</p>

Settlement: **St. Margaret's at Cliffe**Site reference: **STM006**Sensitivity: **Medium-high****Context**

Located within the AONB on the north-western edge of the village, the site occupies several fields, including part of a very large field that extends beyond the north-eastern boundary. Sometimes separated by small intervening fields, residential development is located just beyond the south-eastern/western and north-western boundaries.

The site forms part of the *White Cliffs Coast: South Foreland LCA*, located in the far east of the Kent Downs AONB, to the south and east of the East Kent Downs LCA. It encompasses the coastal area between Folkestone and Kingsdown. It includes the settlement of St Margaret's at Cliffe, and forms the setting to Dover and to Folkestone. Its key characteristics are:

- Underlying chalk geology, spectacularly revealed in high white cliffs at the coast.
- Dramatic coastal landforms include cliffs, landslips and pebble beaches. Above the cliffs, the land forms a gently undulating coastal plateau punctuated by dry valleys.
- Relatively few trees, creating an open landscape, although there is secondary woodland in sheltered valleys and on landslips.
- Dominant land use is arable agriculture within large, open fields. Also extensive areas managed for recreation and/or nature conservation.
- Important semi-natural habitats include coastal chalk grassland, secondary woodland and scrub, cliffs, landslip and shoreline habitats.
- Extensive archaeological and heritage sites, particularly relating to defence and communication over two millennia.
- Limited settlement within the LCA, although Folkestone, Dover and smaller 20th Century coastal settlements are adjacent. Scattered farms in the east of the LCA.
- Relatively few roads, but A20 has an impact where it runs close to the coast.
- An exceptionally open and exposed landscape, with a strong awareness of the presence of the sea in sights, sounds and smells.
- Popular for recreation, with coastal path, Country Parks, visitor centre and golf courses.
- Prominent landmarks include White Cliffs, Dover Castle, Port of Dover and South Foreland lighthouse.

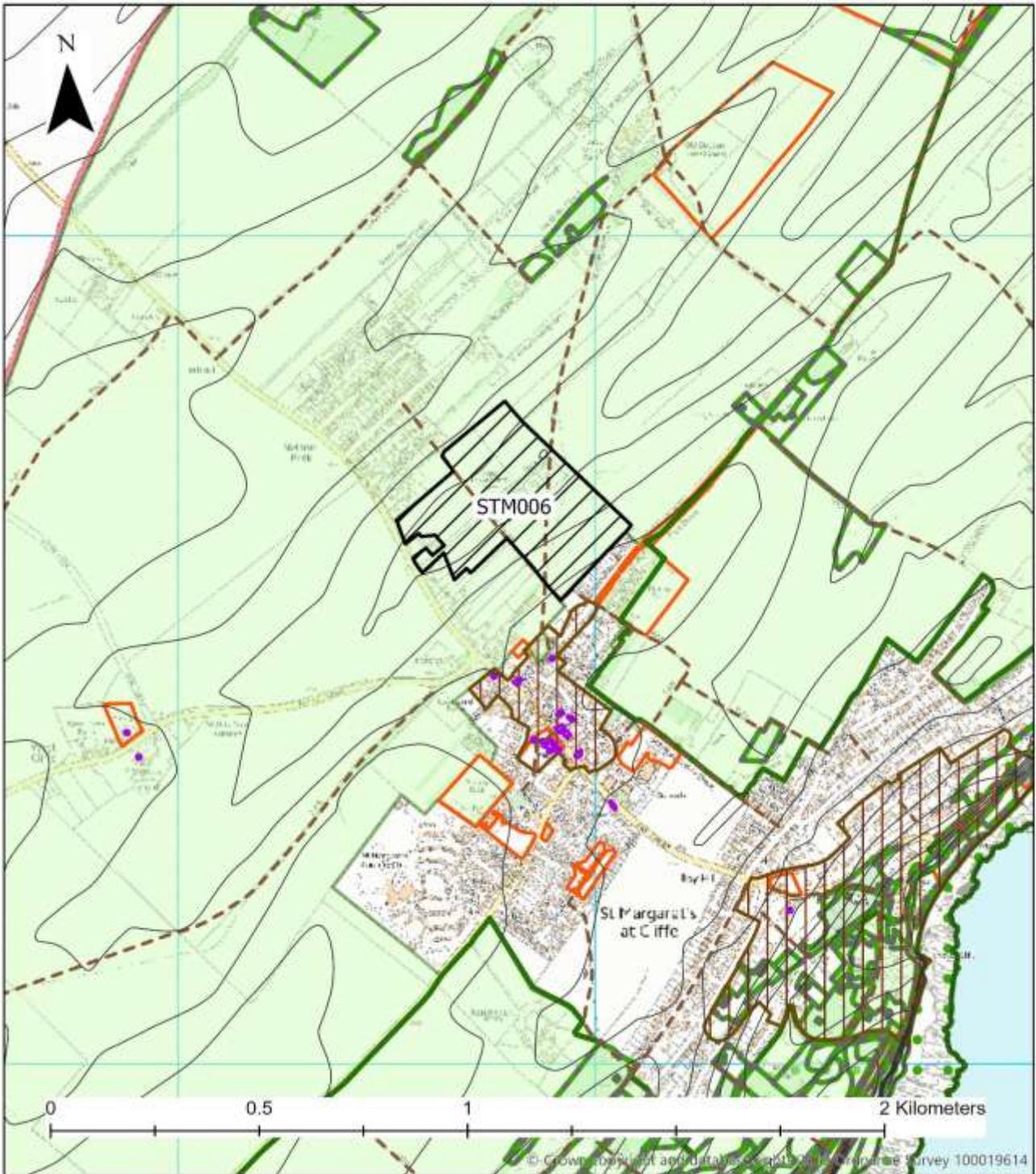


Looking east over the site



Looking west over the site

Natural and cultural designations



Legend

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|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
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| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - Although already compromised in places, development would adversely affect the sloping valley landform of the site – <i>higher</i> susceptibility. - The landcover pattern is simple and some development could relate to its scale – <i>lower</i> susceptibility. - Nearby settlement forms an obvious man-made influence in the immediate locality – <i>lower</i> susceptibility. - The sloping landform with open fields contribute to a distinctive sense of place with some rural character – <i>higher</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides an important separation function between the settlement to the north and south of the site – <i>higher</i> susceptibility. - The site provides little gateway role when travelling into adjacent settlements – <i>lower</i> susceptibility. - The site provides quite an important open and partly rural setting to adjacent settlements – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - In places, development would appear quite detached from the main part of the town and result in coalescence with areas of development to the north and south of the site – <i>higher</i> susceptibility. - Although development could relate to some adjacent urban edges, it would generally compromise the containing edge of sloping landform – <i>higher</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Although largely contained by landform and surrounding development, there are some long views to the north-east along the valley – <i>higher</i> susceptibility. - The pattern of open fields and the valley landform are important visual features – <i>higher</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - The sections of Core Path that cross the site should be protected from development although the recreational enjoyment of users would be affected to a degree – <i>higher</i> susceptibility. - Although there are some obvious man-made features in the locality, the pattern of open fields and valley landform contribute to the scenic quality of the AONB – <i>higher</i> susceptibility.
<i>Mitigation</i>	<p>Conserving open character is important although there might be some limited potential to plant some trees/woodland and provide open spaces to help minimise any adverse effects.</p>
<i>Summary</i>	<p>Sensitivity: Medium-high</p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>

Settlement: **St. Margaret's at Cliffe**Site reference: **STM007/008**Sensitivity: **Low****Context**

This small site is mostly located within the AONB on the north-western edge of the village. Largely consisting of unmanaged land, Dover Road is located alongside the northern boundary with open arable fields extending to the west. Residential development is located alongside the north-eastern and south-eastern boundaries.

The site forms part of the *White Cliffs Coast: South Foreland* LCA, located in the far east of the Kent Downs AONB, to the south and east of the East Kent Downs LCA. It encompasses the coastal area between Folkestone and Kingsdown. It includes the settlement of St Margaret's at Cliffe, and forms the setting to Dover and to Folkestone. Its key characteristics are:

- Underlying chalk geology, spectacularly revealed in high white cliffs at the coast.
- Dramatic coastal landforms include cliffs, landslips and pebble beaches. Above the cliffs, the land forms a gently undulating coastal plateau punctuated by dry valleys.
- Relatively few trees, creating an open landscape, although there is secondary woodland in sheltered valleys and on landslips.
- Dominant land use is arable agriculture within large, open fields. Also extensive areas managed for recreation and/or nature conservation.
- Important semi-natural habitats include coastal chalk grassland, secondary woodland and scrub, cliffs, landslip and shoreline habitats.
- Extensive archaeological and heritage sites, particularly relating to defence and communication over two millennia.
- Limited settlement within the LCA, although Folkestone, Dover and smaller 20th Century coastal settlements are adjacent. Scattered farms in the east of the LCA.
- Relatively few roads, but A20 has an impact where it runs close to the coast.
- An exceptionally open and exposed landscape, with a strong awareness of the presence of the sea in sights, sounds and smells.
- Popular for recreation, with coastal path, Country Parks, visitor centre and golf courses.
- Prominent landmarks include White Cliffs, Dover Castle, Port of Dover and South Foreland lighthouse.

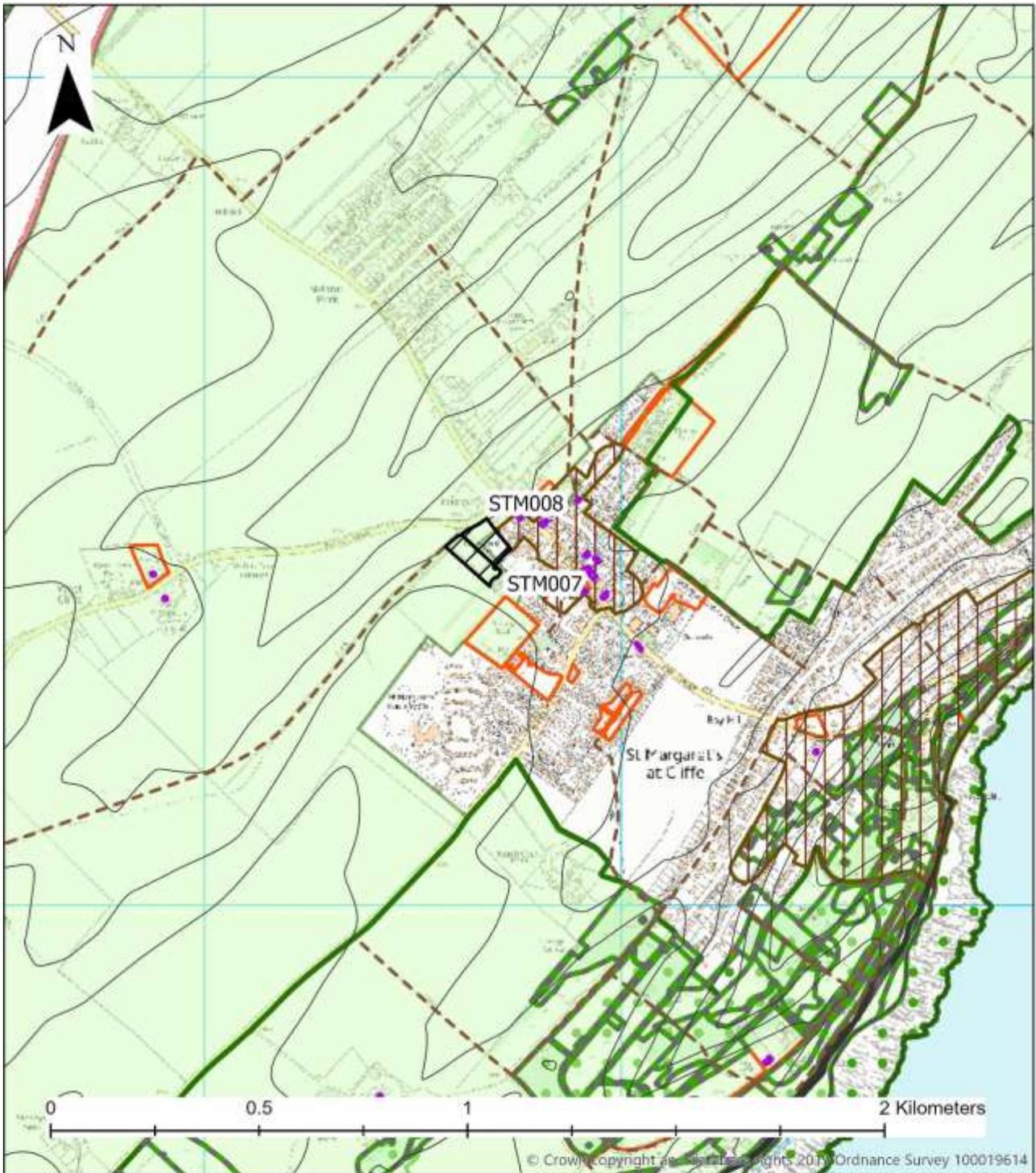


Looking south-west over the site



Looking north-west over the site

Natural and cultural designations



Legend

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| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
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| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - The landform of the site and its setting is mostly flat and development would result in little change to it – <i>lower susceptibility.</i> - The landcover pattern is simple and some development would relate well to its scale – <i>lower susceptibility.</i> - Considering the nearby influences of built development, any further development would relate well to the settled context – <i>lower susceptibility.</i> - The site has very few distinctive landscape characteristics and any development would be largely contained within existing development, trees and other vegetation – <i>lower susceptibility.</i>
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides no important separation function between settlement and other landuses and/or landscape features – <i>lower susceptibility.</i> - The site provides very little gateway function when travelling into the village – <i>lower susceptibility.</i> - Although the site provides some very localised setting to nearby settlement, it is not distinctive or particularly rural – <i>lower susceptibility.</i>
<i>Settlement</i>	<ul style="list-style-type: none"> - Development would relate well to the form of the village – <i>lower susceptibility.</i> - Development would relate quite well to adjacent urban edges with potential to soften these with new further planting – <i>lower susceptibility.</i>
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Although an open rural landscape extends to the south-west, the site is largely visually contained by existing development, trees and other vegetation – <i>lower susceptibility.</i>
<i>Value</i>	<ul style="list-style-type: none"> - When travelling along sections of nearby Core Path, potential views of any development from most parts are likely to be screened/filtered by intervening trees and other vegetation – <i>lower susceptibility.</i> - Although partly within the AONB, the site exhibits little landscape quality and the influence of nearby development detract from the experience of tranquility – <i>lower susceptibility.</i> - With few distinctive visual features, the site has relatively little scenic quality and the setting of the nearby Conservation Area would remain largely unaffected – <i>lower susceptibility.</i>
<i>Mitigation</i>	<p>There is potential to plant some trees along site boundaries, especially to the south-west.</p>
<i>Summary</i>	<p>Sensitivity: Low</p> <p>The site is generally able to accommodate residential development without significant landscape/ visual change, or in some cases, development (with appropriate design and mitigation) might enhance the landscape. In either case development could potentially relate well to the area.</p>

Settlement: **St. Margaret's at Cliffe**Site reference: **STM010/011**Sensitivity: **Low-medium****Context**

Located within the AONB on the north-eastern edge of the village, the site occupies an arable field and a small paddock. Beyond field boundary trees, residential development is located to the north, west and south of the site with informal open space (National Trust) located beyond the eastern boundary.

The site forms part of the *White Cliffs Coast: South Foreland* LCA, located in the far east of the Kent Downs AONB, to the south and east of the East Kent Downs LCA. It encompasses the coastal area between Folkestone and Kingsdown. It includes the settlement of St Margaret's at Cliffe, and forms the setting to Dover and to Folkestone. Its key characteristics are:

- Underlying chalk geology, spectacularly revealed in high white cliffs at the coast.
- Dramatic coastal landforms include cliffs, landslips and pebble beaches. Above the cliffs, the land forms a gently undulating coastal plateau punctuated by dry valleys.
- Relatively few trees, creating an open landscape, although there is secondary woodland in sheltered valleys and on landslips.
- Dominant land use is arable agriculture within large, open fields. Also extensive areas managed for recreation and/or nature conservation.
- Important semi-natural habitats include coastal chalk grassland, secondary woodland and scrub, cliffs, landslip and shoreline habitats.
- Extensive archaeological and heritage sites, particularly relating to defence and communication over two millennia.
- Limited settlement within the LCA, although Folkestone, Dover and smaller 20th Century coastal settlements are adjacent. Scattered farms in the east of the LCA.
- Relatively few roads, but A20 has an impact where it runs close to the coast.
- An exceptionally open and exposed landscape, with a strong awareness of the presence of the sea in sights, sounds and smells.
- Popular for recreation, with coastal path, Country Parks, visitor centre and golf courses.
- Prominent landmarks include White Cliffs, Dover Castle, Port of Dover and South Foreland lighthouse.



Looking north over the site



Paddock to north-east of site

Natural and cultural designations



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Legend

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| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_In_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
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| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - The landform of the site and its setting is mostly flat and development would result in little change to it – <i>lower</i> susceptibility. - The landcover pattern is simple and some development would relate well to its scale – <i>lower</i> susceptibility. - Considering the nearby influences of built development, any further development would relate well to the settled context – <i>lower</i> susceptibility. - The site has very few distinctive landscape characteristics and any development would be largely contained within existing development, trees and other vegetation – <i>lower</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides some localised separation function between settlement to the north and south of the site – <i>higher</i> susceptibility. - The site provides no gateway function when travelling into the village – <i>lower</i> susceptibility. - Although the site provides some very localised and relatively rural setting to nearby settlement, it is not especially distinctive – <i>lower</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development would relate well to the form of the village – <i>lower</i> susceptibility. - Development would relate quite well to adjacent urban edges although it would be sited on slightly higher ground than existing dwellings – <i>higher</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Although an open coastal landscape extends to the north-east, the site is partly visually contained by existing development, trees and other vegetation – <i>lower</i> susceptibility. - Sited on higher ground than surrounding development, two-story dwellings could be quite visible on the edge of the village – <i>higher</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - When travelling along sections of nearby Core Path, potential views of development are likely to be partly screened by intervening trees and other vegetation – <i>lower</i> susceptibility. - Although there are some obvious man-made features in the locality, the open field and surrounding trees contribute to the scenic quality of the AONB – <i>higher</i> susceptibility.
<i>Mitigation</i>	<p>There is potential to plant some trees along site boundaries, especially to the north-east. Any development should also be one story to minimise visual impact.</p>
<i>Summary</i>	<p><i>Sensitivity: Low-medium</i></p> <p>The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area.</p>

Settlement: **Wingham**Site reference: **WIN008**Sensitivity: **Medium-high****Context**

This site occupies a relatively large orchard to the north-east of Wingham. Some scattered residential development set amongst mature trees and woodland is located to the west of the site and an orchard to the north. The busy A257 is located alongside the southern boundary and to the east, a field separates the site from a wildlife park.

The site forms part of the *Preston Horticultural Belt* LCA (D1), a landscape located to the north of the district. It is defined to the south by the A257; to the north by lower ground associated with the River Stour (the Ash Level); to the east by Goshall Valley; and to the west by lower ground around the Little Stour (Little Stour Marshes). A largely flat and gently rolling landscape where fertile soils support a variety of agricultural land use, including orchards, vineyards, and arable cropping. The area is rural in character with numerous glasshouses and poly-tunnels, and scattered farmsteads, hamlets, and small villages. Its key characteristics are:

- An area of gradually sloping landform, between the Ash Ridge in the south and south west and the Stour Valley
- marshes but generally perceived as being relatively flat.
- High quality agricultural soils support a variety of agricultural and horticultural land uses, including significant areas of orchards, glasshouses, vineyards, arable and some pasture.
- Narrow north-south valleys on the north side of the ridge draining to the marshes are distinctive features with areas of pasture and sheep grazing.
- Moderate tree cover with small, scattered woodlands and copses and native hedgerows, with tall poplar and alder and beech windbreaks, plus orchard plantations.
- Predominantly rectilinear field pattern, with field size varying depending on land use, large open arable fields contrasting with more enclosed orchards, horticultural uses surrounded by shelterbelts.
- Numerous glasshouses and poly-tunnels, although often well-concealed within the landscape.
- Network of roads, narrow lanes, and tracks, which largely follow north-south and east-west axes.
- A dense network of PRoW that connect the various settlements and roads and provide public access across the agricultural land; including the Stour Valley Walk.
- Settlement comprises several scattered clusters of farmsteads and oast houses, hamlets and small villages, as well as some linear settlement along roads with a mix of building styles. More remote and isolated character to the east.
- Areas to the west are more settled, with linear development along the road linking the Stourmouths, Preston and Wingham with a concentration of villages and hamlets.
- Conservation area designations marking historic villages and Numerous Grade II listed buildings throughout the LCA, reflecting the local vernacular and agricultural nature of the landscape, including distinctive brick and black timber barns as well as large modern packing sheds.
- An overriding rural character, although this is eroded in places, with some villages extended. A busy working agricultural character throughout, more 'remote' unsettled character in the east.
- A sense of openness within the larger arable fields, whilst there is a stronger sense of enclosure around orchards, along narrow lanes and within the smaller scale pasture fields near settlements.
- Views are generally limited across the LCA due to the relatively flat topography and enclosure by hedgerow and shelterbelts, although some longer-distance views are available from higher ground.
- A linear pattern, due to the predominant north-south and east-west axes of roads, lanes and tracks; the predominance of rectilinear fields; the straight lines of Poplar and Alder windbreaks; and the parallel lines of poly-tunnels and planting within fields and orchards.

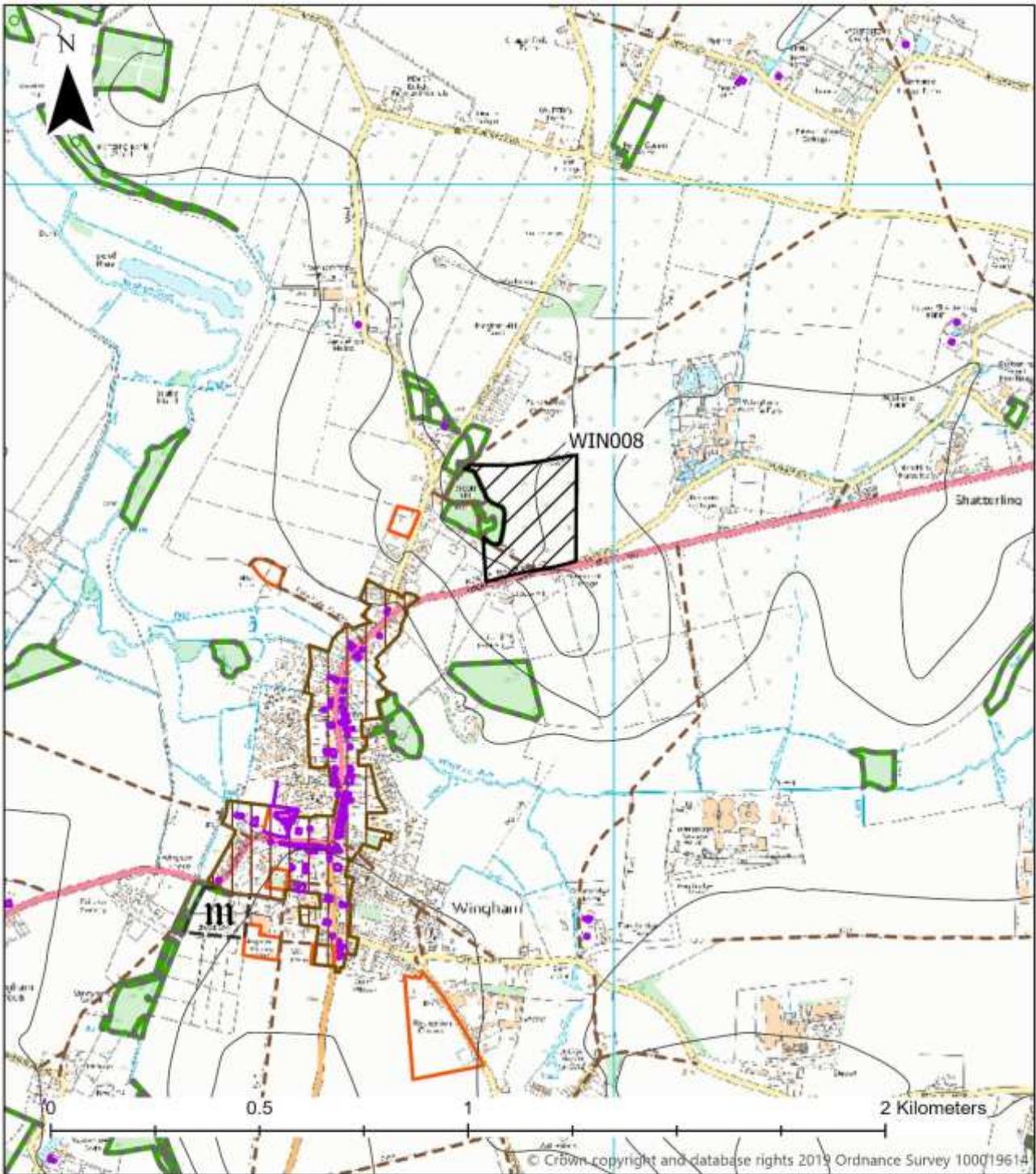


Looking east over the site



Looking south-west over the site

Natural and cultural designations



Legend

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|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_In_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
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| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - Development would adversely affect the sloping valley landform of the site – <i>higher</i> susceptibility. - The landcover pattern is quite simple and some development could relate to its scale – <i>lower</i> susceptibility. - Despite some views of scattered settlement in the local landscape, there are relatively few obvious man-made influences in the immediate locality – <i>lower</i> susceptibility. <p>The sloping landform and adjacent mature woodland contributes to a distinctive sense of place with some rural character – <i>higher</i> susceptibility.</p>
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides some separation function between the village and the wildlife park – <i>higher</i> susceptibility. - The site provides some limited undeveloped gateway when travelling into the village on the A257 the – <i>lower</i> susceptibility. - The site provides quite an important rural setting to the eastern part of the village – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development would appear very detached from the village in both landscape and visual terms – <i>higher</i> susceptibility. - Development would compromise the wooded enclosure of settlement to the west of the site and the associated gradual break of slope – <i>higher</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Although part of the site is contained by surrounding trees and woodland, there are some long views to the north-east and south west – <i>higher</i> susceptibility. - The sloping landform and adjacent mature woodland are important visual features – <i>higher</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - The sections of Core Path that cross the site should be protected from development although the recreational enjoyment of users would be affected to a degree – <i>higher</i> susceptibility. - The pattern of fields and valley landform contribute to some scenic quality – <i>higher</i> susceptibility.
<i>Mitigation</i>	<p>Conserving open character is important although there might be some limited potential to plant some trees/woodland and provide open spaces to help minimise any adverse effects.</p>
<i>Summary</i>	<p><i>Sensitivity: Medium-high</i></p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>

Settlement: **Wingham**Site reference: **WIN014**Sensitivity: **Medium-high****Context**

This site occupies an arable field on the south-eastern edge of the village. Residential development is located alongside the western site boundary with several dwellings also located to the south-east. Staple Road is located alongside the southern boundary and beyond a tree and scrub lined site boundary to the north, fields fall away towards the Wingham River.

The site forms part of the *Chillenden LCA (F1)*, a landscape located in the central west of the district. The western boundary is formed by the district boundary with Canterbury and the eastern boundary by Thornton Lane. The northern boundary marks the transition to the flatter horticultural belt around the Wingham River Valley and the southern boundary to the parkland and wooded landscape around Aylesham. This is a rural chalk landscape with a gentle ridge and valley topography with large arable fields interspersed with woodland blocks and associated parkland estates. Its key characteristics are:

- A gentle ridge and dry valley topography ranging from 5 to 50m AOD, underlain by chalk with head deposits.
- Numerous small blocks of deciduous woodland, some of ancient origin, break up large arable fields.
- Mixed field pattern formed by Parliamentary and 17th century enclosure, with large open fields in the east. Land use is largely arable with areas of pasture on steeper valley sides
- Historic Wingham village, related to the adjacent valley, contains Roman remains and numerous listed buildings, and is designated as a Conservation Area.
- Limited settlement, with a pattern of small historic hamlets, moated manor houses and farmsteads, with traditional building materials including flint, red brick, and render. Flint and brick barns and distinctive features of the agricultural landscape.
- Church spires, such as at one at Wingham and the windmill at Chillenden, and Ash to the north are distinctive landmarks in open views.
- Strong PRoW network connects the farms and villages enabling access into the countryside.
- A rural and tranquil landscape with few modern intrusions crossed by narrow winding rural lanes. Undulating landform giving rise to moderate range views across open arable land with more enclosure around villages and hamlets and in minor valleys.

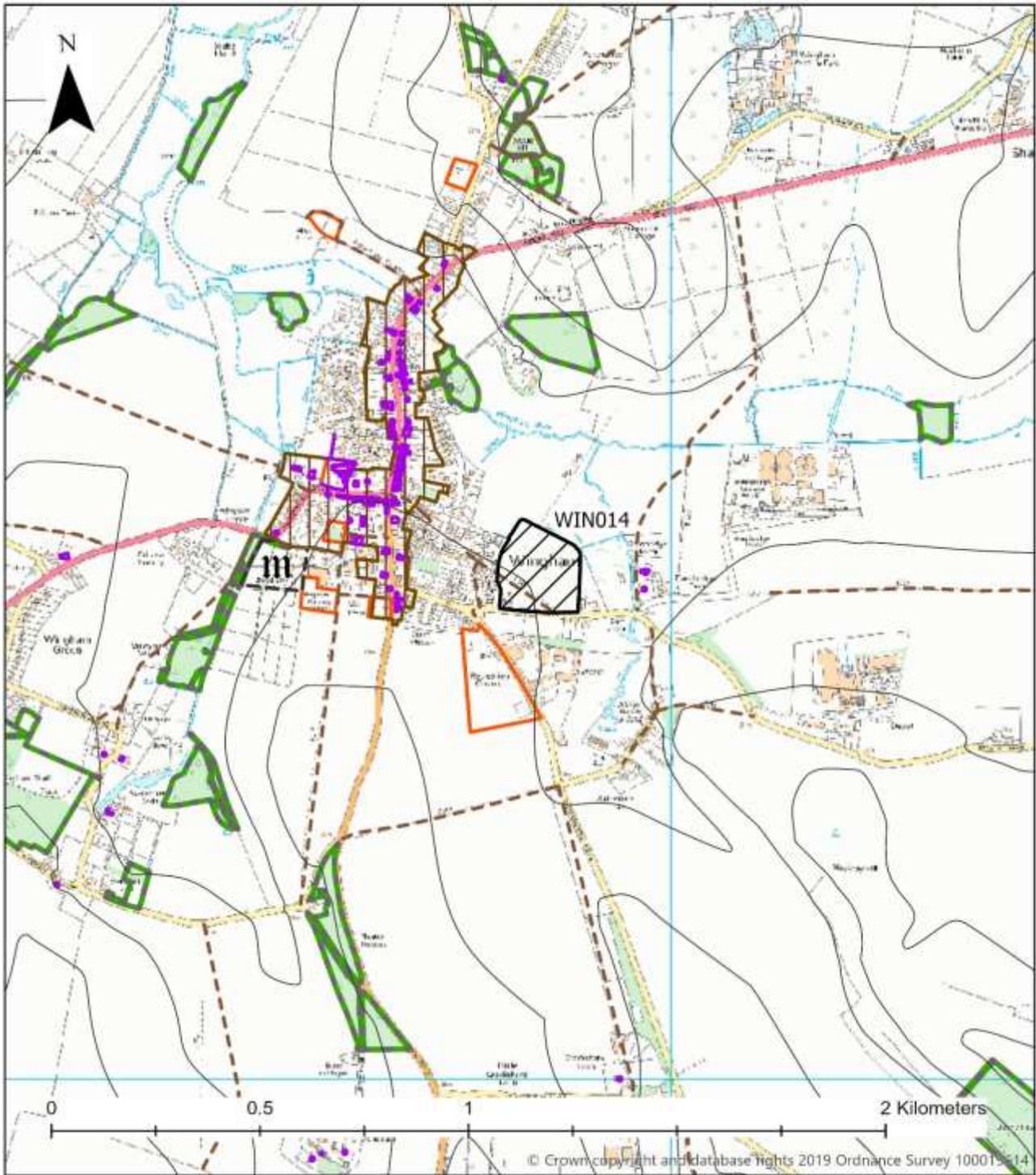


Looking north-east over the site towards the nearby Wingham River



Recent development alongside western site boundary

Natural and cultural designations



Legend

- | | |
|--|---|
| HELAA_Sites | Heritage_Coast |
| Public_Rights_of_Way | Open_Space_sites_in_the_Development_Plan |
| OS_Contours | Natural_England_Area_of_Outstanding_Natural_Beauty |
| Listed_Buildings | Natural_England_National_Nature_Reserves |
| Conservation_Areas | RAMSAR |
| Historic_England_Scheduled_Monuments | Natural_England_Site_Of_Special_Scientific_Interest |
| Natural_England_Priority_Habitat_Inventory | Natural_England_Special_Areas_Of_Conservation |
| Natural_England_Local_Nature_Reserves | Natural_England_Special_Protection_Areas |
| | Natural_England_Ancient_Woodland |

Criteria	Evaluation
<i>Landscape character</i>	<ul style="list-style-type: none"> - Development would adversely affect the sloping valley landform of the site – <i>higher</i> susceptibility. - Development could compromise the relatively small scale landcover pattern – <i>higher</i> susceptibility. - Considering the nearby influences of built development, any further development could relate quite well to the partially settled context – <i>lower</i> susceptibility. - The site and its setting are quite distinctive and exhibits some rural character that contributes to the local river valley landscape – <i>higher</i> susceptibility.
<i>Landscape role</i>	<ul style="list-style-type: none"> - The site provides some localised separation function between the village and the river corridor – <i>higher</i> susceptibility. - The site provides a local undeveloped gateway function when travelling into the village – <i>higher</i> susceptibility. - The site provides some localised and relatively rural setting to nearby settlement – <i>higher</i> susceptibility.
<i>Settlement</i>	<ul style="list-style-type: none"> - Development could relate quite well to the form of the village – <i>lower</i> susceptibility. - Development could relate quite well to adjacent urban edges – <i>lower</i> susceptibility.
<i>Views & visibility</i>	<ul style="list-style-type: none"> - Although the site is partially enclosed by adjacent development and some boundary vegetation, it is quite visible from parts of the surrounding landscape – <i>higher</i> susceptibility. - The sloping landform and the pattern of fields and mature trees are important visual features – <i>higher</i> susceptibility.
<i>Value</i>	<ul style="list-style-type: none"> - The section of Core Path that cross the site should be protected from development although the recreational enjoyment of users would be affected to a degree – <i>higher</i> susceptibility. - The pattern of fields and valley landform contribute to some scenic quality – <i>higher</i> susceptibility.
<i>Mitigation</i>	<p>There is potential to plant some trees along site boundaries, especially to the north-east. Any development should also be one story to minimise visual impact.</p>
<i>Summary</i>	<p>Sensitivity: Medium-high</p> <p>The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur.</p>