

PROPOSED DEVELOPMENT
LAND TO THE EAST OF GREAT CAULDHAM FARM
OFF CAPEL STREET
CAPEL-LE-FERNE
KENT

Landscape & Visual Appraisal

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1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Quinn Estates Ltd to undertake a Landscape and Visual Appraisal relating to a residential development on land to the east of Great Cauldham Farm, off Capel Street, Capel-le-Ferne (hereafter referred to as “the Site”). The proposed development is an “outline planning application for the erection of up to 90no. dwellings including Affordable Housing, with associated parking and infrastructure; with all matters reserved except access” (hereafter referred to as “the Proposed Developments”). The location and context of the Site is illustrated on **ASP1 Site Location Plan** and **ASP2 Site and Setting Plan**.
- 1.2. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy, and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyze the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 1.3. This Landscape and Visual Appraisal (LVA) is not a detailed Landscape and Visual Impact Assessment (LVIA) but seeks to introduce the principle of development into the context of the existing character, visual environment, and landscape related policy to assess the ability of the Site to integrate future development.
- 1.4. This appraisal should be read alongside the other supporting material which accompanies this application.

2. BASELINE ASSESSMENT

The Site and its Setting

- 2.1. The Application Site is on a parcel of land associated with Little Cauldham Farm on the western side of the village of Capel-le-Ferne, approximately 3km NE of the centre of Folkestone and 8km W of the centre of Dover. The Site is former arable farmland and abuts the development boundary of Capel-le-Ferne on two sides. The Site lies within the Dover District, and the parish boundary of Capel-le-Ferne, and its location is show on **Plan ASP1** and **ASP2**.
- 2.2. Capel-le-Ferne is a nucleated settlement with the bulk of residential development between two main roads, New Dover Road, which connects Folkestone and Dover, and Capel Street, which extends to the north. The Site lies west of Capel Street and is separated from it by a series of bungalows, which are typical of the traditional properties in the area. Further east is the bulk of the properties in the village.
- 2.3. To the south of the Site are more properties off Cauldham Lane, mostly bungalows, some with loft conversions and dormers, and some two-storey detached and semi-detached properties, which with the neighbouring properties on Cauldham Close, define the western settlement edge of Capel-le-Ferne. Further south from here is New Dover Road and the Battle of Britain Memorial, both of which are close to the White Cliffs of Dover.
- 2.4. To the north of the Site is open farmland, which will be retained post-development. This extends to the rural Hurst Lane, approximately 800m north of the Site, and shortly beyond Hurst Lane is the A20, the main connecting road between Dover and the M20, which terminates at Folkestone.
- 2.5. To the west of the Site is open countryside, which extends for approximately 2.5km before meeting the M20. This area is a part of the Kent Downs AONB, which wraps around Capel-le-Ferne, extending south to include the White Cliffs of Dover.
- 2.6. The Site is a rectangular parcel of former arable farmland measuring 4.02ha, including the access from Capel Street, which will be made by the demolition of one property, no.11 Capel Street under the proposed layout. There is also a proposed emergency entrance from Cauldham Lane.

- 2.7. To fully understand the history the Site, a detailed desktop survey has been undertaken, with access to all previous planning applications taken from publicly accessible sources. No planning applications have been made upon the land previously, with Little Cauldham Farm having had no development recently and none relevant to this proposal.
- 2.8. The Site abuts the boundary for the Kent Downs Area of Outstanding Natural Beauty (AONB), and any development at this Site must consider the AONB and the visual impact any development at this location could have on the wider landscape setting. This is compliant with national and emerging local policy. The location of the AONB is included in **Plan ASP3**.

LANDSCAPE RELATED POLICY

National Planning Policy

- 2.9. The revised National Planning Policy Framework (NPPF) was published in September 2023. The document sets out the Government's planning policies for England and how these are expected to be applied and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.10. **Paragraph 7** states that: ***"The purpose of the planning system is to contribute to the achievement of sustainable development."***
- 2.11. **Paragraph 8** states that: ***"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)"*** including ***"an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."***
- 2.12. **Paragraph 11** states that: ***"Plans and decisions should apply a presumption in favour of sustainable development."***

For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic plans should, as a minimum, provide for objectively assessed needs for housing and other development, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type, or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

2.13. Paragraph 60 confirms that ***“it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”***

2.14. In paragraph 135 of the NPPF, it is outlined that ***“planning policies and decisions should ensure that developments... are sympathetic to local character and***

history, including the surrounding built environment and landscape setting, while not preventing appropriate innovation or change”.

- 2.15. The NPPF confirms that planning policies should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside in **paragraph 180**. It confirms ***that “great weight should be given to conserving and enhancing landscape and scenic beauty in... AONBs which have the highest status protection”*** in **paragraph 182**.
- 2.16. **Paragraph 181** states that plans should ***“distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework”***.
- 2.17. The NPPF and associated Planning Practice Guidance has been of material consideration as part of our assessment of the Site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

Local Planning Policy

Dover District Local Development Framework Core Strategy (adopted Feb 2010)

- 2.18. The adopted Local Plan is the Dover District Local Development Framework Core Strategy, which was adopted in 2010 and is the overarching planning document for the district covering the period to 2026.
- 2.19. The policies considered of most relevance to the Proposed Development are:
- Policy CP1 - Settlement Hierarchy
 - Policy CP4 – Housing Quality, Mix, Density and Design
 - Policy CP7 – Green Infrastructure Network
 - Policy DM1 – Settlement Boundaries
 - Policy DM5 – Provision of Affordable Housing
 - Policy DM12 – Road Hierarchy and Development
 - Policy DM15 – Protection of the Countryside
 - Policy DM16 – Landscape Character

- 2.20. **Policy CP1 – Settlement Hierarchy** confirms that Capel-le-Ferne is considered a **Local Centre** and its function is as a **“secondary focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to its home and adjacent communities.”**
- 2.21. **Policy CP4 – Housing Quality, Mix, Density and Design** outlines that **“planning applications for residential development for 10 or more dwellings should identify the purpose of the development in terms of creating, reinforcing or restoring the local housing market** in which they are located and develop an appropriate housing mix... **Density should wherever possible exceed 40 dwellings net per hectare** and will seldom be justified at less than 30 dwellings net per hectare.”
- 2.22. **Policy CP7 – Green Infrastructure Network** ensures that the **“integrity of the existing GR network will be protected and enhanced”** and that **“planning permission for development that would harm the network would only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.”**
- 2.23. **Policy DM1 – Settlement Boundaries** confirms that development on land outside of the adopted settlement boundaries will not be permitted **“unless specifically justified by other development plan policies, or it functionally requires such a location, or it is ancillary to existing development or uses.”**
- 2.24. **Policy DM5 – Provision of Affordable Housing** confirms that for all developments with 15 dwellings or more, a **minimum of “30% of the overall allocation should be affordable homes, in home types that will address prioritised need...”**
- 2.25. **Policy DM12 – Road Hierarchy and Development** confirms that any **“planning applications that would involve the construction of a new access...onto a trunk road or primary road will not be permitted if there would be a significant increase in the risk of crashes or traffic delays...”**
- 2.26. **Policy DM15 – Protection of the Countryside** specifies that **“development which would result in the loss of, or adversely affect the character or appearance of the countryside will only be permitted if it is:**

- i. In accordance with allocations made in Development Plan Documents**

- ii. *Justified by the needs of agriculture.*
- iii. *Justified by a need to sustain the rural economy or a rural community.*
- iv. *It cannot be accommodated elsewhere.*
- v. *It does not result in the loss of ecological habitats.*

2.27. **Policy DM16 – Landscape Character** confirms that ***“development that would harm the character of the landscape...will only be permitted if it is in accordance with allocations made in Development Plan Documents and incorporates any necessary avoidance and mitigation measures”***; or ***“it can be sited to avoid or reduce the harm and/or incorporate design measures to mitigate the impacts to an acceptable level.”***

Emerging Dover District Local Plan (2040)

2.28. The Dover District Local Plan was submitted for Examination on Friday 31st March 2023, and it sets out the vision, strategic objectives, and overarching development strategy for the growth of Dover District over the period to 2040. At the time of writing, the Emerging Local Plan remains unadopted, however it should be considered with some weight in planning terms.

2.29. Policies from the emerging Local Plan which are deemed to have most significance to the Proposed Development are:

Policy SP2 – Planning for Healthy and Inclusive Communities

Policy SP3 – Housing Growth

Policy SP5 – Affordable Housing

Policy SAP44 – Land to the east of Great Cauldham Farm, Capel-le-Ferne (CAP006)

2.30. **Policy SP3 – Housing Growth** confirms Capel-le-Ferne’s status as a ***“Larger Village”*** which has been categorized as having ***“a good range of services and facilities which serve their won residents and those of nearby hamlets...are served by frequent regular bus routes...additional housing over the lifetime of the Plan is considered appropriate.”***

2.31. **Policy SAP44** specifically concerns planning applications for the Site at Great Cauldham Farm, confirming that the Site has been allocated for housing under the

emerging Dover District Local Plan. This policy addresses multiple conditions which must be met for development proposals including design, access, landscaping, flood risk and drainage and transport, all of which must be considered when applying at this location.

Vegetation Cover

2.32. The location for the proposed development is currently arable farmland, part of the wider farmland network which encompasses much of the north and west of Capel-le-Ferne. There are no landscape features, plants or shrubs within the site boundary which have any significant biodiversity value, with most of the boundary vegetation being off-site, provided by neighbouring properties and their gardens.

2.33. The existing components of the Site are illustrated on **Plan ASP2** Site and Setting.

Public Rights of Way

2.34. The Site is not publicly accessible, and there are no Public Rights of Way which cross the Site or associated farmland.

2.35. There are some mapped Public Rights of Way in the locality, including the following:

- **ER253** connects to Cauldham Lane near the southwest corner of the Site, and connects to HE213 in the South, and further to the North Downs Trail.
- **ER252** runs E-W from Cauldham Lane, approximately 300m north of the Site. This passes through the much of the residential area of Capel-le-Ferne and connects to the North Downs Way to the south.
- **ER242** connects to Capel Street close to the northeast corner of the Site, and passes a residential setting before heading north through open countryside, and terminating at Capel House Farm on the north side of the A20.
- **HF52** is part of the North Downs Way and runs E-W on Crete Road East. A promoted route, this is approximately 900m SW of the Site boundary.
- Approximately 1.4km west of the Site is Cut Throat Lane, a track which serves Hope Farm, and is a public access route and bridleway within the AONB.

- 2.36. The OS base on **Plan ASP1 and ASP2** illustrates the extent of the Public Right of Way network within the wider setting of the Site, which has informed the visual assessment.

Topography

- 2.37. The Site gently rises from north to south, with a lowest point of approximately 154m AOD rising to 166m AOD at the southwest point.
- 2.38. Capel-le-Ferne lies on a plateau close to the White Cliffs. To the west, the settlement of Hawkinge lies on the ridge across the Alkham Valley from the development site. The highest point locally is around 189m AOD near Paddlesworth, to the west of Hawkinge.
- 2.39. To the south, the land falls away gently before reaching the White Cliffs, with Folkestone lying around 30-40m AOD to the southwest. To the east and north, the land gently falls towards Dover, and to the north towards Alkham. The Alkham Valley cuts through the ridge line in this area.

Cultural and Settlement Pattern

- 2.40. The village of Capel-le-Ferne is a linear settlement along two main roads, with the bulk of the village and old properties along New Dover Road which connects Dover and Folkestone, and an area to the north which lies off Capel Street. Traditional properties in the area are often made from brick and flint, with bungalows being prevalent in Capel-le-Ferne and other coastal areas of southern Kent. The now redundant parish church dedicated to St. Mary dates to the 12th Century and provides the context for the villages name.

National Landscape Character

- 2.41. A landscape assessment of the local area has been carried out which seeks to identify broadly homogenous zones that can be categorised in terms of quality and character. Natural England have produced a countrywide landscape character assessment resulting in the National Character Areas (NCA's). The Site lies within the North Downs National Character Area (NCA) 119. This NCA forms a chain or chalk hills extending from the Hog's Back in Surrey and ending dramatically at the

internationally renowned White Cliffs of Dover. The settlement pattern is characterised by traditional small, nucleated villages, scattered farms and large houses with timber framing, flint walls and Wealden brick detailing... The Kent Downs and Surrey Hills AONB designations are testament to the scenic qualities and natural beauty of the area.”

- 2.42. The National Character Area is considered a good introduction to the wider landscape, but it is far too broad and covering a far too large area to be considered accurate when looking at specific sites.

District Landscape Character

Kent Downs AONB Landscape Character Assessment Update 2020 (Published 2023)

- 2.43. The Kent Downs AONB Landscape Character Assessment was published in 2023 by Fiona Fyfe Associates Ltd. following an update in 2020, and expands upon The Kent Downs Landscape, published in 1995. The project brief states the following purposes of the Landscape Character Assessment Review:

- To bring the Landscape Character Assessment of the Kent Downs up to date in line with current best practice.
- To assess changes in condition of the landscape character areas, identifying trends, key issues and reporting these particularly in relation to the character and qualities of the landscape which underpin the AONB designation.
- To identify actions, investments and priorities to conserve and enhance the landscapes of the Kent Downs AONB.
- To provide an opportunity for members of the AONB team and partnership to improve their skills, practice and understanding of landscape character assessment.

- 2.44. The Landscape Character Assessment identified six key Landscape Character Types (LCTs) within which there are 13 Landscape Character Areas (LCAs).

- 2.45. The Site lies within LCT 1: Chalk Downs, and more specifically within **LCA 1C: East Kent Downs**, of which the following are key characteristics:

- 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, woodlands, 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.

2.46. Within this LCA, there are three Local Character Areas identified, of which the Site falls into the Alkham area. This area is dominated by the long parallel ridges and sometimes isolated valleys which feed into the Dour valley. Near the coast, the ridges are often framed by valley landforms. The area has several areas of very old and of high nature conservation value, including surviving Elm woods and hedges near Elms Vale, Dover. The wider area is characterised by scrub on valley sides, ungrazed grassland and field boundaries with hedgerows. There are several

surviving medieval buildings within the Alkham area, with several medieval village churches still in use, and numerous historic houses.

2.47. The Landscape Character Assessment for each area is published with several Landscape Management Recommendations and can be referred to in **Appendix 3**. The guidance which is considered relevant to this Site and proposed development include:

Protect

- Protect non-designated historic landscape features such as lane and field patterns, particularly where they are threatened with highways works or other development.
- Protect the small scale, isolated pattern, and rural character of settlements within this LCA. Avoid ribbon development along roads and large-scale development.
- Protect skylines and consider the impacts of new developments on open skylines.
- Protect trees and woodlands, particularly where they have a screening function.
- Protect open views and long views along valleys, avoiding the introduction of new developed elements into these views.
- Protect tranquillity, resisting developments which increase levels of noise and movement in the landscape, and maintain the remote, undeveloped qualities of the valleys.

Manage

- Manage tree and woodland cover, promoting a characteristic and resilient species mix... Replace dead ash trees with alternative species as necessary, and increase the proportion of deciduous woodlands.
- Manage hedgerows and shaws and try to link them with woodlands to enhance the habitat network. Reinststate hedgerows lost through intensive agricultural practices.

Plan

- Promote high design standards for rural developments to ensure that they make a positive contribution to landscape character... Seek the sympathetic use of local materials – brick, tile, and flint.

- Ensure that high quality design of settlement edges is integrated into any plans for development within the LCA or on its periphery.
- Work with local communities to raise awareness of the landscape's value.
- Develop guidance to ensure the impacts on views from the LCA are taken into account when considering development in the vicinity of the AONB.
- Within the setting of the LCA, work with Local Planning Authorities and designers to achieve the best possible landscape and ecological integration and minimal impact on views, with compensation achieved for lost qualities.

2.48. These descriptions are mostly associated with the wider landscape surrounding the Site, rather than identifying Site specific nuances, however these descriptions do provide some context to the Site and the wider landscape in which it is located.

Local Landscape Character

Up on the Downs: The White Cliffs Landscape Partnership Scheme (WCLPS) 2019

- 2.49. Up on the Downs is a £2.5 million Heritage Lottery funded Landscape Partnership Scheme that aims to make a significant difference to the easily recognisable and iconic landscape in the Dover and Folkestone area. The aims and objectives of Up on the Downs are contained in the Landscape Conservation Action Plan, which identifies 11 distinctive Landscape Character Areas within the WCLPS.
- 2.50. The Site lies within the **Folkestone Warren and Shakespeare Cliff LCA**, which largely follows the boundary of the Dover to Folkestone Heritage Coast and includes the dramatic landscape of open cliff-top fields, exposed chalk cliffs and tumbled, scrub covered rock-falls along the under-cliff.
- 2.51. This LCA is published with a series of positive actions which address the needs of the landscape, which include:
- Maintain, restore, and increase understanding of military heritage.
 - Improve and maintain access in Folkestone Warren and along the cliff tops.
 - Landscape repair at Folkestone Warren and East Cliff.
 - Scrub and grassland management at Folkestone Warren.
 - Improve ecological connectivity in arable areas and maintain links.
 - Restrictions on further campsites.

- Sensitive development management of the village edge.
- Landscape restoration of cliff-top area at Capel-le-Ferne.

Effect on Area of Outstanding Natural Beauty

- 2.52. The Kent Downs AONB wraps around the settlement of Capel-le-Ferne. The Site abuts the Kent Downs Area of Outstanding Natural Beauty (AONB) to its west, c.300m to the south, and c.400m to the north. Due to the proximity to the AONB, the proposed development needs to be considered alongside the Kent Downs AONB Management Plan 2021-2026, which is further adopted guidance for development in and near to the AONB.
- 2.53. It is considered that due to the existing settlement edge of Capel-le-Ferne, the Site is well contained from both the south and east, and any potential sensitive views are from the AONB from the north and west.

Aspect Landscape Character Appraisal

- 2.54. The Site of the Proposed Development is an area of arable farmland, which abuts the developed edge of Capel-le-Ferne. There are no structures on site, and it is bound on three sides by properties and gardens on Capel Street and Cauldham Street. The Site itself does not have any features which are deemed to be considered of high landscape value, due to its history as farmland, nor is the land linked with any aspects of cultural heritage. The site boundaries do contain some established vegetation which helps to contain the site visually, although the majority of the substantial trees and shrubs are off-site. The site is more susceptible to views from the north, due to the open boundary and the arable farmland which lies directly north. The topography on site is gently undulating at around 155-165m AOD and the wider area is an elevated plateau. The topography of the area limits any long views from the south and west. To the north, the A20 and associated traffic noise punctuates the tranquillity and remoteness associated with open countryside. The Site is currently used for arable farmland, which is typical of much of the land to the north and west of Capel-le-Ferne. The Site is not crossed by any Public Rights of Way or accessible by any routes and does not have any features which contribute to the wider purposes of the community or the neighbouring AONB. As such, given the assessment of the above, the Site is considered to be of **limited (low) landscape**

value, in relation to 'Box 5.1' of the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA 3).

- 2.55. The Site's setting, with the existing built form backdrop and associated vegetation providing containment from views from the east, south and southwest, and the nature of the development being residential in the settlement edge, the Site's susceptibility to the nature of change is considered to be **Medium**.
- 2.56. In summary, the low value and medium susceptibility of the Site conclude that the overall site sensitivity is **Low / Medium**.
- 2.57. It is noted that the application site is located within close proximity to the Kent Downs Area of Outstanding Natural Beauty (AONB). As such, the sensitivity of the site's wider setting is considered to be Very High.

3. DESCRIPTION OF PROPOSALS

- 3.1. The proposed development is an “outline planning application for the erection of up to 90no. dwellings including Affordable Housing, with associated parking and infrastructure; with all matters reserved except access” at land off Capel Street, Capel-le-Ferne (coordinates 624670, 138687).
- 3.2. The proposed development will create a new access to the Site from Capel Street with the demolition of one property. An intended emergency access will be created from Cauldham Lane, through land associated with Little Cauldham Farm.
- 3.3. The properties will be a mix of 1- to 5-bedroom dwellings, with a policy compliant level of affordable housing, and seven plots for self-build houses included. The houses will be no more than two storeys in height to limit their visual impact on the nearby AONB, and to help the development assimilate closely with the existing built form in the area.
- 3.4. The houses will be constructed from traditional materials to match similar properties in the area, with materials including natural slate or red tile roofs, with red brick and rendered walls making up the frontages of most of the local properties. Further details are available in the Design & Access Statement which accompanies the planning application.
- 3.5. As part of the proposed development, the northern boundary will be planted with native hedgerow and planting, in order to help visually contain the development from views from the north and west. The northern boundary will also be the location of the development’s proposed Sustainable Drainage Scheme (SuDS), which will include swales and a retention pond, to ensure surface water runoff is suitable filtered and stored naturally. These features will also be part of the wider open space network and will have ecological and biodiversity value higher than the existing land use.
- 3.6. Along the sites other boundaries, there will be native hedgerow and tree planting within the Site boundary, to safeguard the future development with a vegetative buffer in case of any off-site changes. Tree-lined streets are another feature which has been included, which will provide shade in streets and reduce impact of urban heat. Details are included in the supporting **Landscape Plan – ASPX**.

4. POTENTIAL LANDSCAPE AND VISUAL EFFECTS

- 4.1. The Landscape and Visual Appraisal does not include a fully detailed assessment of effects but seeks to assess the principle of introducing the development of the site for the proposed dwellings. This will be considered within the context of the receiving landscape and visual environment as identified within the baseline assessment, whilst also accounting for the Kent Downs Area of Outstanding Natural Beauty.

Effect upon Landscape Character

- 4.2. The application site is characterised by the settlement edge of Capel-le-Ferne, and the associated traffic and noise which comes with that. The development of Capel-le-Ferne, and a recent development which have been granted outline permission locally DOV/19/00669, a development of 34no. dwellings off Capel Street approximately 500m north of the proposed development, establish the principle of development at this location.
- 4.3. As outlined in Section 2, there are several key characteristics of the local landscape character to be considered. Here, each of the landscape characteristics within the associated Landscape Character Areas will be considered against the proposed development.
- 4.4. The proposed development abuts a woodland block which is characteristics of the local landscape, and which will be retained and enhanced by the northern boundary planting of hedgerow (or shave as they are referred to locally) with intermittent hedgerow trees.
- 4.5. While it is accepted that the development will have an impact upon the Site itself in terms of it's arable land use, it is deemed that due to the volume of surrounding land which is committed to arable farming mostly by Great Cauldham Farm which is close to the Site, the significance of the loss of this specific parcel of land is minimal to the wider landscape character. The wider field patterns will not be affected by the proposed development.

- 4.6. The proposals will have no impact upon the semi-natural habitats associated with the wider landscape character area, and more areas of woodland and habitat supporting areas will be created within the site boundary as part of the proposals. There are no historic or listed buildings within the local vicinity which will be affected by this development.
- 4.7. The development will retain the relatively sparse settlements of scattered farms and will contribute to the defined edge of Capel-le-Ferne as a nucleated village. Due to the chosen location, the development does not pose any change to this feature and there is no threat of coalescence from development at this Site.
- 4.8. The wider dense network of historic roads and tracks such as prehistoric routeways and roman roads will be retained by the development proposals. The Site will have no significant impact upon any publicly accessible routes, including the wider Public Right of Way network.
- 4.9. It is acknowledged that the Site is open countryside as it lies outside of any formal development boundary, and where the Site comes close to the Kent Downs AONB, it is relatively tranquil, although the strongly rural feel is heavily reduced by the existing settlement at Capel-le-Ferne and traffic along Capel Street and the B2011 New Dover Road, as well as the presence of the A20 approximately 1km north which can be clearly heard from within the Site getting louder as one moves further north.
- 4.10. The often-linear views which are channelled by landform are not prevalent in this location, with longer views of the Site limited from the west, due to the undulating topography and intervening vegetation. From the north the development is not visible from beyond the boundaries of the land owned by the landowner, again due to the layers of intermittent vegetation. The A20 provides a separating feature in the landscape to the west and north of the Site, with no views from beyond the A20 deemed to be significant.
- 4.11. Ultimately, it is expected that the development can be incorporated into this location without having a significant impact upon the characteristics which comprise the wider landscape.

Effect upon Visual Environment

- 4.12. In reviewing the effects upon the visual environment, the location of the proposed development, being within the settlement edge and close to residential premises on two sides, as well as the general topography and intervening vegetation, intervisibility from the south and east is limited to the immediate vicinity. The visual assessment can be found in Appendix 1 of this report.
- 4.13. **Viewpoints 1, 2 & 10** are taken from Capel Street, and show the residential nature of the area and the peri-urban environment into which the proposed development will sit. The existing properties along Capel Street limit intervisibility between the Site and these points, and the change in topography between the houses and street in places helps to emphasise this. **VP10** is taken from the proposed access point, where the house will be demolished, and a new access created connecting to Capel Street. Views into the development from Capel Street would be occasional glances at most.
- 4.14. **Viewpoints 3, 4, 5, 6 & 7** are taken from PRowS and roads to the north and west of the Site. These are the most prominent views of the Site from publicly accessible locations. The Site is clearly visible and the backdrop in which the Site lies is also prominent. The residential backdrop which makes up the southern and eastern boundaries is clear from these points, and the established vegetation which exists to the west of the Site is also a prominent feature. It is anticipated that the proposed planting to the northern boundary will essentially look like an extension of the planting to the west, and in the long term the visual impact of the development will be mitigated by the continues establishment of the boundary treatments. These viewpoints are taken from within (or on the edge of) the Kent Downs AONB and go to show how the propose development can be accommodated into the settlement edge without causing harm to visual amenity in the AONB.
- 4.15. **Viewpoints 8 & 9** are taken from along Cauldham Lane, showing close-range views from the south and southwest. The residential properties are as dense as the properties on Capel Street and provide the Sute with visual containment from any road users or pedestrians passing. The established planting associated with Little Cauldham Farm also contains the Site from views from the PRow ER253 from the southwest, as shown in **VP8**.
- 4.16. **Viewpoints 11, 12, 13 & 14** show further views towards the Site, from areas within the Kent Downs AONB and other sensitive locations. **VP11** is taken from PRow ER246 which passes along the top of the White Cliffs and connects to the Battle of

Britain Memorial on the edge of Capel-le-Ferne, and **VP12** is taken from the entrance to the Battle of Britain memorial. The existing built form, topography and intervening vegetation ensure there is no intervisibility to the Site from the south. **VP13** shows the housing which comprises the settlement edge from the adjacent fields and characterises the space. Views from this location are again limited by the built form and vegetation, and the settlement edge. While it is accepted that there may be some glimpsed rooftop views from this location, they will not stand out from the existing settlement edge in the long term. **VP14** shows the longer view from the AONB to the east. Due to the distance, undulating topography and intervening vegetation, the Site is considered well contained from views from the east.

- 4.17. **Viewpoint A** is taken from within the Site and shows the residential and vegetation associated with the Site boundaries. The ground covering is confirmed as arable farmland, recently harvested before the site visit in August 2023. The gentle undulation in the land is visible from this viewpoint, as well as the lack of intervisibility with any points to the south.
- 4.18. In conclusion, the visual assessment shows that the Site is well contained from any potential views from the south and east but the existing settlement at Capel-le-Ferne, and any views from the east are limited to the immediate vicinity due to the intervening hedgerows and vegetation, and undulating topography. Views from the north are the most prevalent, however the proposed development intends to install a significant northern boundary treatment, which will mitigate the effect of the development on visual amenity from the AONB. The residential backdrop which currently characterises the Site will remain, as will the large arable fields to the north which are typical of the wider landscape. Visually, the Site has the capacity to accommodate the proposed development without long-term significant detriment to visual amenity in the vicinity.

Effect upon White Cliffs Coast

- 4.19. While it is acknowledged that the Site lies within proximity of the Kent Downs AONB, it also lies close to the White Cliffs Coast. There are some schemes to protect the landscape character and visual amenity of the White Cliffs of Dover, including 'Up on the Downs: The White Cliffs Landscape Partnership Scheme', and the LCA 3A White Cliffs Coast, under the Kent Downs AONB Landscape Character Assessment. Due to the intervening topography, vegetation and built form, it is considered that

the development will integrate well within the existing settlement edge and have no adverse effects upon the White Cliffs Coast.

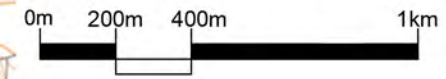
5. SUMMARY AND CONCLUSIONS

- 5.1. Aspect Landscape Planning Ltd has been appointed by Quinn Estates Ltd to undertake a Landscape and Visual Appraisal relating to a residential development on land east of Great Cauldham Farm, Capel-le-Ferne. The proposed development is an “outline planning application for the erection of up to 90no. dwellings including Affordable Housing, with associated parking and infrastructure; with all matters reserved except access”. The location and context of the Site is illustrated on **ASP1 Site Location Plan** and **ASP2 Site and Setting Plan**.
- 5.2. In terms of landscape, it is considered that the proposed development of 90 dwellings at this location would be appropriate and would not cause any significant harm to the immediate or wider setting.
- 5.3. The Site is generally well contained from intervisibility with publicly accessible locations to the south and east due to the change in topography and existing settlement edge of Capel-le-Ferne, and from the west due to the intervening vegetation and undulation. From the north, while the Site is visible from the edge of the AONB, the tranquillity and remoteness which is associated with open countryside and the AONB is punctuated by the traffic noise of the nearby A20. The development proposes the formation of an extensive boundary treatment which will visually contain the Site and mitigate the impact of the development on the AONB in the longer term.
- 5.4. The development proposals have been sensitively designed respond to the localised context of Capel-le-Ferne, to ensure they do not result in significant harm to the landscape character, the Kent Downs Area of Outstanding Natural Beauty, the wider visual environment or the tranquillity and wildness associated with open countryside.
- 5.5. The Site has been allocated for housing under Policy SAP44 of the New Dover District Local Plan, and regarding landscape, the development of the site in line with the proposals is policy compliant and would not result in significant impacts upon landscape character.

ASPECT PLANS



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- Key:
- Application Site Boundary
 - Footpath
 - Bridleway
 - National Trail/ Long Distance Route
 - Motorway
 - Main Road
 - Cycle Trail
 - Contours

REV	DATE	NOTE	DRAWN	CHK'D
B	23.02.24	Update to redline boundary	EL	AJ
A	19.02.24	Update to redline boundary	EL	AJ

aspect landscape planning

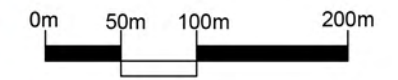
TITLE
 Great Cauldham Farm,
 Capel Le Ferne, Kent
 Site Location Plan

CLIENT
 Quinn Estates

SCALE	DATE	DRAWN	CHK'D
1:20,000@A3	AUG 2023	AS	CJ

DRAWING NUMBER	REVISION
7876 / ASP1 / SLP	B

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- Key:
- Application Site Boundary
 - Public Rights of Way
 - Long Distance Routes
 - Woodland



REV	DATE	NOTE	EL	AJ
B	23.02.24	Update to red line boundary	EL	AJ
A	19.02.24	Update to red line boundary	EL	AJ

REVISIONS

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TITLE
 Great Cauldham Farm,
 Capel Le Ferne, Kent
 Site and Setting









CLIENT
 Quinn Estates

SCALE	DATE	DRAWN	CHK'D
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DRAWING NUMBER	REVISION		
7876 / ASP2 / SS	B		



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- Key:
-  Application Site Boundary
 -  Public Rights of Way
 -  Long Distance Routes
 -  Woodland
 -  Area of Outstanding Natural Beauty
 -  Conservation Area
 -  Scheduled Monument
 -  Listed Buildings

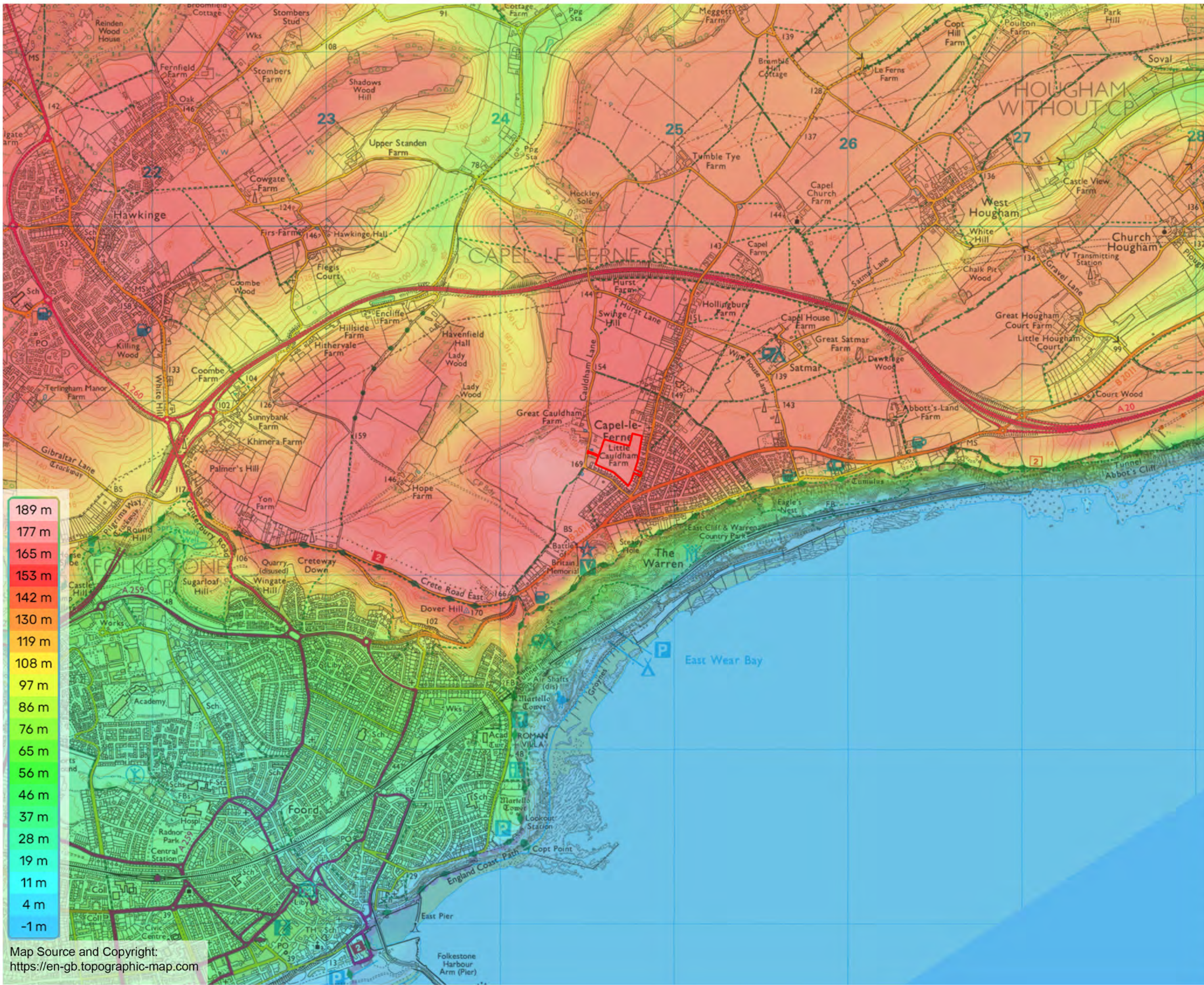
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B	23.02.24	Update to red line boundary	EL	AJ
A	19.02.24	Update to red line boundary	EL	AJ

REVISIONS

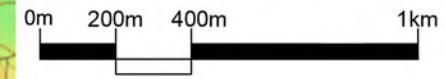
aspect landscape planning

TITLE
 Great Cauldham Farm,
 Capel Le Ferne, Kent
 Designation Plan
 CLIENT
 Quinn Estates

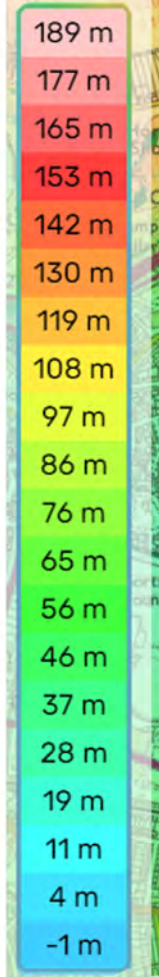
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7876 / ASP3 / DP	B		



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Key:
 Application Site Boundary



Map Source and Copyright:
<https://en-gb.topographic-map.com>

REV	DATE	NOTE	EL	AJ
B	23.02.24	Update to red line boundary	EL	AJ
A	19.02.24	Update to red line boundary	EL	AJ

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TITLE
 Great Cauldham Farm,
 Capel Le Ferne, Kent
 Topography Plan

CLIENT
 Quinn Estates

SCALE	DATE	DRAWN	CHKD
1:20,000@A3	AUG 2023	AS	CJ

DRAWING NUMBER	REVISION
7876 / ASP4 / TP	B

Internal Ornamental & Street Trees

- Acer campestre 'Streetwise'
- Amelanchier arborea 'Robin Hill'
- Betula pendula
- Carpinus betulus 'Lucas'
- Corylus colurna
- Malus trilobata
- Prunus avium 'Plena'
- Pyrus calleryana 'Chanticleer'
- Sorbus aucuparia 'Sheerwater Seedling'
- Tillia cordata 'Rancho'
- Tillia tomentosa 'Brabant'
- Ulmus 'New Horizon'



Ornamental Shrubs

- Cistus corbariensis, Cornus sanguinea, Euonymus fortunei 'Silver Queen', Fatsia japonica, Hebe 'Nicola's Blush', Hebe rakaiensis, Viburnum davidii



Ornamental Hedge Planting

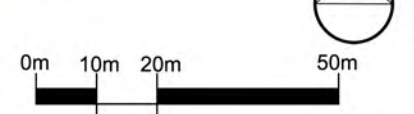
- Carpinus betulus (Hornbeam)
- Ligustrum ovalifolium (Privet)
- Osmanthus x burkwoodii
- Skimmia spp
- Prunus spp
- Escallonia spp
- Mixed native species hedges to site boundaries



1. A minimum 5m vegetative buffer has been proposed along the southern and eastern boundaries, which will enhance the existing boundaries offering biodiversity benefits while also protecting residential amenity.
2. A variety of shrub, hedgerow and tree planting has been proposed across the development, which will further break up the built form and provide high quality environment.
3. A mixed-species native hedgerow and woodland belt proposed to the north of the site to contain the site from sensitive AONB views. Allowing time to mature, the tree belt will appear an extension of existing woodland to N.W.
4. SUDS/Swale close to northern boundaries utilises existing landfall and provide best opportunity to retain water on site, while also creating habitat opportunities.
5. Existing vegetation to the west to be retained and enhanced to limit visual impact of development or neighbouring properties.



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Key:

- Site Boundary
- Existing/Retained Vegetation
- Proposed Feature Tree Planting
- Proposed Garden Tree Planting
- Proposed Open Space Tree Planting
- Proposed Street Tree Planting
- Proposed Native Shrub Planting
- Proposed Ornamental Shrub Planting
- Proposed Native Hedgerow Planting
- Proposed Ornamental Hedgerow Planting
- Proposed Species Rich Wildflower Mix
- Proposed Attenuation Basin
- Proposed Marginal Planting
- Proposed Swale
- Proposed Indicative Natural Play Area

Species Rich Wildflower Grass

- Emorsgate EM2 General Purpose Meadow Mix, EH1 Hedgerow Mix & EM10 Tussock Mix



Open Space & Native Boundary Trees

- Acer campestre
- Alnus glutinosa
- Betula pendula
- Carpinus betulus
- Corylus avellana
- Crateagus monogyna
- Fagus sylvatica
- Malus sylvestris
- Prunus avium
- Quercus robur
- Salix alba
- Sorbus aria
- Sorbus aucuparia
- Tillia cordata



F	23.02.24	Updated to redline boundary	EL	AJ
E	21.02.24	Updated to access road update	EL	AJ
D	16.02.24	Updated to updated layout	EL	AJ
C	14.02.24	Updated to updated layout	EL	AJ
B	23.01.24	Updated to comments	EL	AJ
A	17.01.24	Updated layout	EL	AJ
REV	DATE	NOTE	EL	AJ
DRAWN CHK'E				



TITLE Great Cauldham Farm, Capel Le Ferne, Kent			
Landscape Strategy Plan			
CLIENT Quinn Estates			
SCALE 1:1250 @ A3	DATE NOV 2023	DRAWN EL	CHK'D AJ
DRAWING NUMBER 7876/ASP5/LSP		REVISION F	

APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

1. Baseline study

Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.

This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative / adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

Assessing effects

Landscape Sensitivity

- 1.4. The sensitivity of a particular landscape in relation to new development is categorised as very high, high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society. The following table explains each threshold and the factors that make up the degree of sensitivity.

Table 1: Landscape Sensitivity Thresholds

Sensitivity	Definition
Very High	Landscape resource where there is a very high susceptibility to change. Landscapes would be considered of very high value, have a high degree of intimacy, strong landscape structure, a high sense of intactness and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be Nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, National Landscapes (AONBs) etc.
High	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of Regional or County importance e.g. within the setting of National Parks, National Landscapes (AONB's), Conservation Areas etc.
Medium	Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
Low	Landscape resource where there is a low susceptibility to

	change. Landscapes would be considered of low value, and contain evidence of previous landscape change.
Negligible	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

Visual Sensitivity

- 1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as very high, high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

Table 2: Visual Sensitivity Thresholds

Sensitivity	Definition
Very High	Viewers on public rights of way whose prime focus is on the high quality of the landscape around, and are often very aware of its value. Examples include viewers within nationally designated landscapes such as National Parks or National Landscapes (AONB's).
High	Viewers on public rights of way whose prime focus is on the landscape around, or occupiers of residential properties with primary views affected by the development. Examples include viewers within regional/local landscape designations, users of National Trails, Long Distance Routes or Sustrans cycle routes, or the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

Effect Magnitude

- 1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.

Table 3: Magnitude of Change

Magnitude	Effect Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
No Change	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

Significance Threshold

- 1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Substantial, Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

Table 4: Significance of Effect

Significance	Threshold Definition
Substantial	A very high magnitude of change that materially affects a landscape or view of national / international importance that has little or no ability to accommodate change.
Major	A high magnitude of change that materially affects a landscape or view that has limited ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.
- 1.9. In terms of assessing whether the effects are significant or otherwise, it is noted that para 5.56 of GLVIA3 states that there are no “hard and fast rules” about what makes a significant effect. For the purposes of this assessment significant landscape or visual effects are those effects considered to be greater than moderate – shaded below in Table 5.

Table 5: Measuring Significance of Effect

		Sensitivity of Receptors				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate	Moderate/ Minor	Minor	Negligible	Negligible/ None

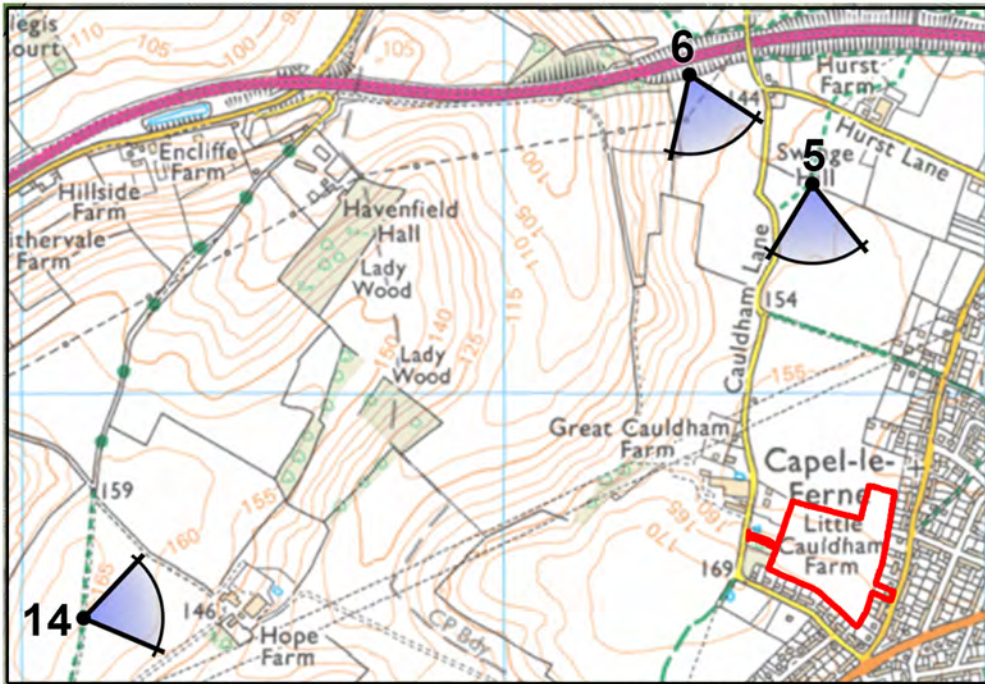
- 1.10. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.11. A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

Assessing cumulative effects

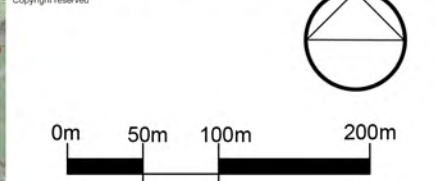
- 1.12. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

APPENDIX 2

VISUAL ASSESSMENT



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- Key:
- Application Site Boundary
 - Public Rights of Way
 - Long Distance Routes
 - Woodland
 - 2

 Viewpoint Location
 - A

 Internal Viewpoint Location

REV	DATE	NOTE	EL	AJ
B	23.02.24	Update to red line boundary	EL	AJ
A	19.02.24	Update to red line boundary	EL	AJ

REVISIONS

aspect landscape planning

TITLE
 Great Cauldham Farm,
 Capel Le Ferne, Kent
 Viewpoint Location Plan

CLIENT
 Quinn Estates

SCALE	DATE	DRAWN	CHK'D
1:5,000 @ A3	AUG 2023	EL	CJ
DRAWING NUMBER	REVISION		
7876 / VLP	B		



Viewpoint Coordinates: E 624860, N 138719 Date & time of photograph: 16/08/2023 09:12 AOD & Viewing height: c. 153m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 1 (Annotated Panorama Image for Context Only)



Viewpoint Coordinates: E 624928, N 139031 Date & time of photograph: 16/08/2023 09:18 AOD & Viewing height: c. 152m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 2 (Annotated Panorama Image for Context Only)



Viewpoint Coordinates: E 624650, N 139134 Date & time of photograph: 16/08/2023 9:23 AOD & Viewing height: c. 152m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 3 (Annotated Panorama Image for Context Only)



Viewpoint Coordinates: E 624568, N 139371 Date & time of photograph: 16/08/2023 9:45 AOD & Viewing height: c. 151m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 4 (Annotated Panorama Image for Context Only)



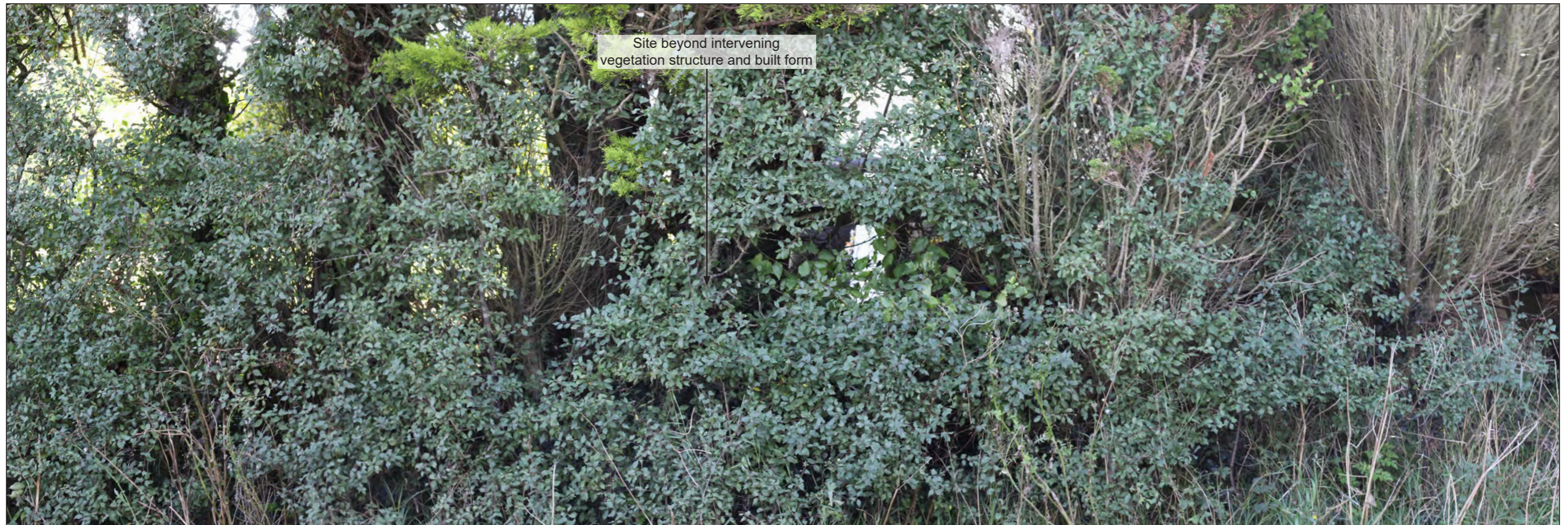
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Viewpoint Coordinates: E 624409, N 139658 Date & time of photograph: 16/08/2023 9:35 AOD & Viewing height: c. 140m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 6 (Annotated Panorama Image for Context Only)



Viewpoint Coordinates: E 624505, N 138951 Date & time of photograph: 16/08/2023 9:53 AOD & Viewing height: c. 153m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 7 (Annotated Panorama Image for Context Only)



Viewpoint Coordinates: E 624490, N 138619 Date & time of photograph: 16/08/2023 10:13 AOD & Viewing height: c. 170m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 8 (Annotated Panorama Image for Context Only)