



Maidstone Landscape Capacity Study: Site Assessments

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INTRODUCTION AND METHODOLOGY

Introduction

Maidstone Borough Council has commissioned Jacobs to undertake a report to determine the capacity of the landscape to accommodate either housing, mixed use, employment or economic development on a number of sites throughout Maidstone Borough. The sites assessed in the Landscape Capacity Study are those that were listed in the draft local plan together with those that came forward from the 2014 call for sites exercise, excluding brownfield sites and predominantly woodland sites.

The report will form part of a robust evidence base to the Local Plan and will be used to inform the Sustainability Appraisal of any land allocation proposals, assisting the Council in meeting the requirements of the National Planning Policy Framework (NPPF).

Methodology

The methodology used to undertake this study is derived from the *Landscape Character Assessment Guidance for England and Scotland: Topic Paper 6 Techniques and Criteria for Judging Capacity and Sensitivity* (The Countryside Agency and Scottish Natural Heritage, 2004).

Topic Paper 6 defines landscape capacity as follows:

'This term should be used to describe the ability of a landscape to accommodate different amounts of change or development of a specific type. This should reflect:

- The inherent sensitivity of the landscape itself, but more specifically its sensitivity to the particular type of development in question, as in (i) and (ii). This means that capacity will reflect both the sensitivity of the landscape resource and its visual sensitivity;*
- The value attached to the landscape or to specific elements in it.'*

Landscape capacity is further defined as a combination of landscape character sensitivity, visual sensitivity and landscape value. The meanings of these terms and the types of factors that need to be considered in each case are summarised in Figure 1 below.

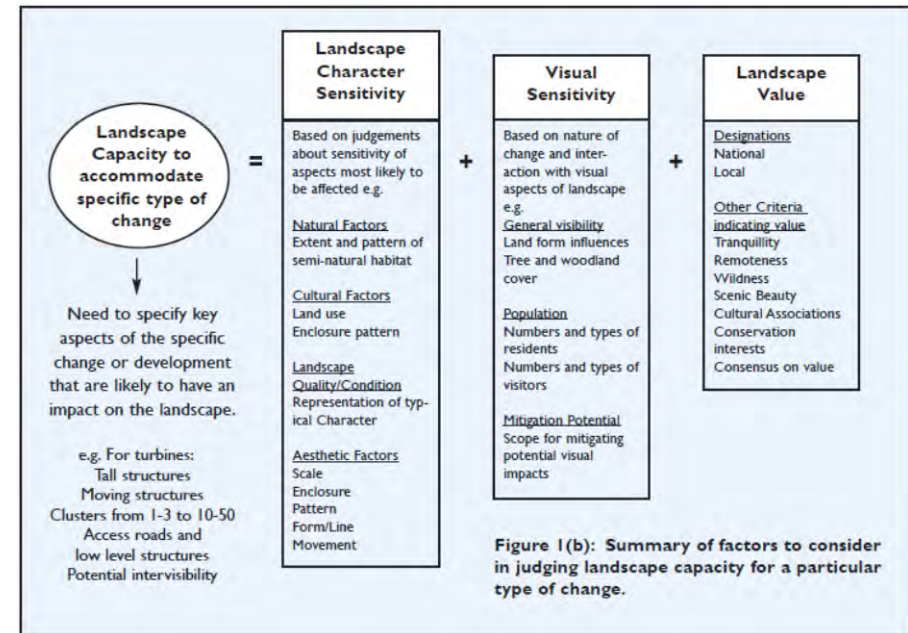


Figure 1: Topic Paper 6 Figure 1(b)

Landscape Character Sensitivity

Topic Paper 6 identifies three factors that should be considered when assessing landscape character sensitivity:

- 'The individual elements that contribute to character, their significance and their vulnerability to change;*
- The overall quality and condition of the landscape in terms of its intactness, representation of typical character and condition or state of repair or individual elements contributing to character;*
- The aesthetic aspects of landscape character.'*

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The criteria in Table 1 have been derived from guidance within Topic Paper 6 to assist the landscape professional in making judgements on landscape character sensitivity.

Table 1: Landscape Character Sensitivity

Landscape Character Sensitivity	Typical Criteria
High	<ul style="list-style-type: none"> • Strong pattern and/or extent of semi-natural habitat • Strong enclosure pattern and/or evidence of historic field boundaries • Landscape of consistently good quality/condition • Unified landscape • Landscape highly representative of typical surrounding landscape character • Landscape elements generally in a good state of repair • Landscape contains a number of aesthetic factors that contribute towards the landscape character
Moderate	<ul style="list-style-type: none"> • Moderate pattern and/or extent of semi-natural habitat • Some enclosure pattern • Landscape of consistently moderate quality/condition • Coherent landscape • Landscape makes some contribution to surrounding landscape character • Landscape elements generally in a moderate state of repair • Landscape contains some aesthetic factors that contribute towards the landscape character
Low	<ul style="list-style-type: none"> • Minimal or no semi-natural habitat • Poor enclosure pattern • Landscape of consistently poor quality/condition • Interrupted landscape • Landscape makes little or no contribution to surrounding landscape character • Landscape elements generally in a poor state of repair • Landscape contains no/very few aesthetic factors that contribute towards the landscape character

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Visual Sensitivity

Topic Paper 6 identifies three factors that should be considered when assessing visual sensitivity:

- *'The probability of change in the landscape being highly visible, based particularly on the nature of the landscape and the extent of tree cover both of which have a major bearing on visibility;*
- *The numbers of people likely to perceive any changes and their reasons for being in the landscape;*
- *The likelihood that change could be mitigated, without the mitigation measures in themselves having an adverse effect.'*

The criteria in Table 2 have been derived from guidance within Topic Paper 6 to assist the landscape professional in making judgements on visual sensitivity.

Table 2: Visual Sensitivity

Visual Sensitivity	Typical Criteria
High	<ul style="list-style-type: none"> • Open landscape with limited intervening landform, built development and/or vegetation cover • Extensive views within and to/from the landscape • Large number of visual receptors • Views from highly sensitive visual receptors such as residential properties, users of public rights of way or nationally designated landscapes • No/very limited scope for mitigating potential visual impacts
Moderate	<ul style="list-style-type: none"> • Partially enclosed landscape with some intervening landform, built development and/or vegetation cover • Some views within and to/from the landscape • Moderate number of visual receptors • Views from moderately sensitive visual receptors such as people working outdoors or using recreational/sports facilities where the focus is not primarily engaged on the view • Some scope for mitigating potential visual impacts
Low	<ul style="list-style-type: none"> • Landscape well enclosed by landform, built development and/or vegetation cover • Visually well contained with few visual receptors • Views from visual receptors of low sensitivity such as from vehicle travellers on roads or from people at their place of work (indoors), whose attention is primarily focused on their work or activity and not on the view • Good scope for mitigating potential visual impacts

INTRODUCTION AND METHODOLOGY

Landscape Value

Topic Paper 6 identifies two factors that should be considered when assessing landscape value:

- *'National designations based on landscape value;*
- *Other judgements about value based on a 'Quality of Life Assessment', or on consideration of a range of appropriate criteria relating to landscape value.'*

The criteria in Table 3 have been derived from guidance within Topic Paper 6 to assist the landscape professional in making judgements on landscape value.

Table 3 - Landscape Value

Value	Typical Criteria
High	<ul style="list-style-type: none"> • Designated at an international/national level • Provides the setting for nationally valued buildings or cultural features • Strong cultural associations • Strong conservation interests • Very attractive and rare scenic quality • Strong sense of remoteness and tranquillity
Moderate	<ul style="list-style-type: none"> • Designated at a local or regional level • Value expressed through cultural associations or through land use • Some conservation interests • Commonplace landscape with some areas of attractive scenic quality • Moderate sense of remoteness and tranquillity
Low	<ul style="list-style-type: none"> • Generally undesignated landscape • Few cultural associations • Few/no conservation interests • Although certain landscape elements/features may be worthy of conservation, the landscape would generally benefit from restoration or enhancement • Very limited areas of attractive scenic quality • Poor sense of remoteness and tranquillity

INTRODUCTION AND METHODOLOGY

Landscape Character Sensitivity	High	Moderate	High	High
	Moderate	Low	Moderate	High
	Low	Low	Low	Moderate
		Low	Moderate	High

Overall Landscape Sensitivity
The combination of landscape character sensitivity and visual sensitivity assessments identifies the overall landscape sensitivity on a three point scale of high, moderate or low.

Overall Landscape Sensitivity	High	Moderate	Low	Low
	Moderate	High	Moderate	Low
	Low	High	High	Moderate
		Low	Moderate	High

Landscape Capacity to Accommodate Change
The combination of the overall landscape sensitivity and landscape value assessments identifies the capacity to accommodate change on a three point scale of high, moderate or low.

Limitations and Assumptions

- The latest guidance has been followed to provide a consistent and transparent approach to the landscape capacity study. Whilst this approach is as objective as possible, the assessment relies on an element of professional judgement.

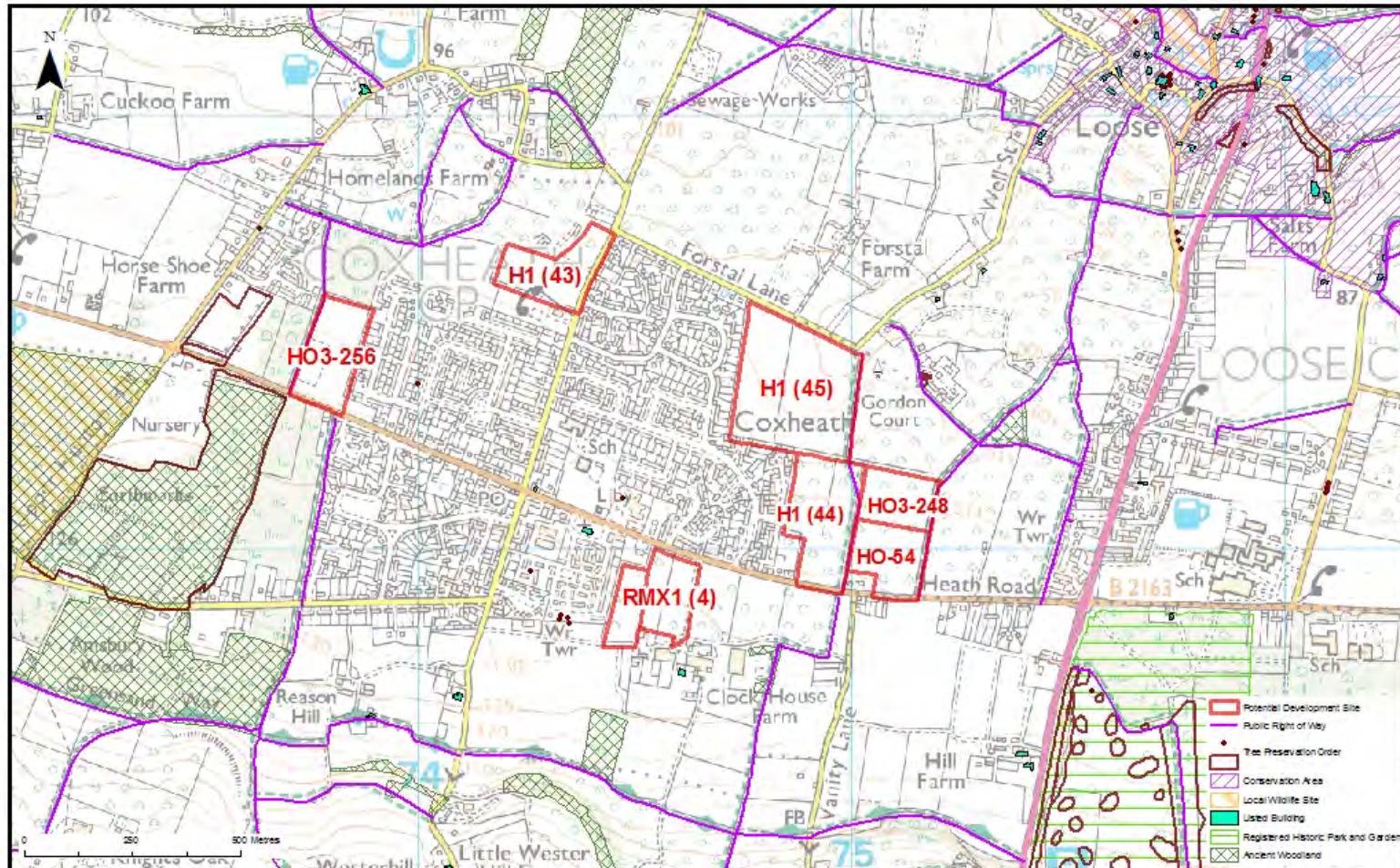
- The criteria included within Tables 1 – 3 have been used as a guide to assist the landscape professional in making their assessment, and not all of the criteria necessarily have to apply to arrive at each conclusion.
- Sites assessed as having high overall landscape sensitivity may still have moderate landscape capacity to accommodate change. This is because the overall landscape capacity to accommodate change is a balance between the overall landscape sensitivity and landscape value. Therefore if a site has been assessed as having high overall landscape sensitivity and low landscape value, the landscape capacity to accommodate change would be moderate.
- Landscape character sensitivity defined within this assessment differs to landscape sensitivity within the Maidstone Landscape Character Assessment (Jacobs, March 2012 amended July 2013) because the methodologies are different for the two assessment types. The analysis of landscape condition within this assessment (where noted) may also differ to that recorded in the Landscape Character Assessment because landscape character assessment assumes an average across the area and the sites assessed within this document are much smaller in scale.
- When considering landscape value, local policy has not been taken into account.
- Tree preservation orders (TPOs) offer formal recognition and protection to trees and groups of trees/areas of woodland. Whilst TPOs have been incorporated in this assessment, it is likely that there are other undesignated trees and woodland of equal importance and sensitivity that could potentially be adversely affected as a result of development. It is therefore recommended that a tree survey in accordance with BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations is carried out as part of any forthcoming development proposals.
- The generic development type has been considered (i.e. housing, mixed use, employment or economic development), and broad assumptions have been made on the likely building scale that would apply to each development type. Two storeys have been assumed for housing and an approximate height of 10-12m, whilst an approximate building height of 15-20m has been assumed for employment and economic development.
- As well as precise development details relating to scale and style, a variety of other factors that may be required to develop each

INTRODUCTION AND METHODOLOGY

site were unknown at the time of assessment. These include access requirements and associated necessary highway improvements, vegetation removal and changes to landform, which all have the potential to cause significant adverse landscape and visual impacts. Therefore it is advisable for a landscape and visual impact assessment to be carried out for any significant development proposals with potential to impact on the landscape.

- Whilst each site is assessed individually, development of one or more sites within close proximity to one another has the potential to cause cumulative effects, which should be considered in any future development proposals.
- It was not possible to carry out field assessment for all of the sites, for example where there was no nearby public vantage point or where there were other access considerations. Where field assessment was not feasible, desk top studies have been carried out using aerial photography and mapping.
- Some sites fall across parish boundaries. Where this is the case, they are included under one parish heading within the assessment, but a note is added to explain that they also fall partly within another parish as well.

COXHEATH



**H1 (43) Linden Farm, Stockett Lane
LCA 27 FARLEIGH GREENSAND FRUIT BELT**



Landscape Character Sensitivity: Moderate

- Rough grassland, hedgerow boundaries and scattered mature trees provide semi-natural habitat
- Site forms part of former orchard which is highly representative of surrounding land use
- Mature vegetation and undeveloped character provide aesthetic factors that contribute towards the landscape character

Visual Sensitivity: Moderate

- Site partially enclosed by boundary vegetation and vegetation within the site
- Foreground views into site from housing along Stockett Lane to east, Linden Farm to north and the community hall/public open space to south
- Some scope for mitigating potential visual impacts through retention and reinforcement of existing mature vegetation

Landscape Value: Moderate

- Value expressed through former use as orchard, which is typical of the wider surrounding landscape character
- Commonplace landscape but with attractive scenic quality provided by mature vegetation and undeveloped character
- Sense of remoteness and tranquillity weakened by proximity to the periphery of Coxheath, although site has a semi-rural landscape character

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site relates well to existing edge of Coxheath village to east and is well connected to facilities within Coxheath
- Development across entire site would involve significant vegetation loss and diminish the rural setting of Linden Farm to the north
- Some capacity for housing along eastern extent of site

Mitigation

- Retain as much existing vegetation and boundary hedgerow along Stockett Lane as possible
- Utilise existing mature vegetation within western part of site to provide sensitive urban/rural interface
- Enhance boundary with adjacent public open space to south with hedgerow planting
- Respect rural setting of Linden Farm to north

COXHEATH

H1 (44) Heathfield, Heath Road LCA 28 COXHEATH PLATEAU



Landscape Character Sensitivity: Low

- Unmanaged land with generally strong hedgerows on the boundaries creating good semi-natural habitat with links to adjoining woodland
- Tall hedgerows around the site are characteristic of the local area
- Culturally the land has no apparent historic features and the unmanaged character is out of keeping with the characteristic pattern of nearby orchards
- The unmanaged urban fringe character gives an air of neglect
- Proximity to adjoining housing estates and the B2163 weakens the coherence of the landscape although the undulating landform and distant views towards the Downs are more distinctive

Visual Sensitivity: Moderate

- Well enclosed by hedgerows although the site has views over the falling landform towards the Downs
- Sensitive residential receptors consist of the adjoining estate housing on the western boundary which have close views of the site, although often filtered by tall hedges and tree cover
- A public footpath runs along the eastern boundary with close and open views of the site
- Some scope for mitigation by strengthening and extending the characteristic network of small woodlands, shelter-belts and hedgerows

Landscape Value: Low

- The site has no landscape designations and the proximity to dense housing and roads reduces any sense of remoteness, wildness or tranquillity

- The site is generally of low scenic value and cultural significance
- The site has only limited potential to be of conservation interest
- Locally valued as used informally for dog walking

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			

Opportunities and Constraints

- Site relates well to existing edge of Coxheath village
- Opportunity to strengthen the rural urban edge with more extensive planting
- Capacity for housing if sensitively designed and responsive to the landform
- Links to adjoining residential developments

Mitigation

- Retain existing trees and boundary vegetation
- Consider views from more rural locations to the north
- Redefine the settlement edge with strong screen planting
- Ensure that the edge of development is responsive to the landform, concentrating development along the southern and western boundaries
- Potential to create a broad tract of recreational open space towards the north/east boundaries linking to the public footpath

COXHEATH

H1 (45) Forstal Lane LCA 28 COXHEATH PLATEAU



Landscape Character Sensitivity: Low

- Horse grazing and generally strong hedgerows on the boundaries create good semi-natural habitat with links to orchards and shelterbelts
- Tall hedgerows around the site are characteristic of the local area, although some are lower and gappy along the adjoining residential boundaries to the west
- Culturally the land has no apparent historic features
- Proximity to adjoining housing estates weakens the coherence of the landscape although the dipping valley landform, proximity to more rural areas to the north and distant views towards the Downs are more distinctive

Visual Sensitivity: Moderate

- Well enclosed by hedgerows although the site has views over the dipping valley landform towards the Downs
- Sensitive residential receptors consist of the adjoining estate housing on the western boundary which have close views of the site, although sometimes filtered by hedges and tree cover
- A public footpath runs along the eastern boundary with close and open views of the site
- Some scope for mitigation by strengthening and extending the locally characteristic network of small woodlands, shelter-belts and hedgerows

Landscape Value: Low

- The site has no landscape designations and the proximity to dense housing reduces the sense of remoteness, wildness or tranquillity

- The site is generally of low scenic value and cultural significance
- The site has only limited potential to be of conservation interest
- Locally valued as accessible space with public footpath links

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			

Opportunities and Constraints

- Site relates well to existing edge of Coxheath village
- Opportunity to strengthen the rural urban edge with more extensive planting
- Capacity for housing if sensitively designed and responsive to the valley landform, avoiding the eastern flank
- Links to adjoining residential developments

Mitigation

- Retain existing trees and boundary vegetation
- Consider views from more rural locations to the north
- Redefine the settlement edge with strong screen planting of small woodlands, shelter-belts and hedgerows
- Ensure that the edge of development is responsive to the landform, concentrating development along the southern and western boundaries avoiding the eastern flank of the valley
- Potential to create a broad tract of recreational open space on the eastern flank of the valley with links to the public footpath along the eastern boundary

COXHEATH

RMX1 (4) Clockhouse Farm, Heath Road
LCA 28 Coxheath Plateau

Landscape Character Sensitivity: Moderate

- Hedgerows around part of site provide linear wildlife corridors and some semi-natural habitat
- Some loss of hedgerows has slightly weakened field pattern
- Horticultural land use is representative of surrounding landscape character

Visual Sensitivity: Moderate

- Foreground views into site from housing to north and west
- Glimpsed views across agricultural barns towards site from Clock House Farm to south east
- Some scope for mitigating potential visual impacts with sensitive design and planting

Landscape Value: Moderate

- Clock House Farm to south east is listed, and site forms part of its landscape setting
- Site appears to have been an orchard previously, providing cultural association
- Semi-rural character on periphery of existing extent of Coxheath

Overall Landscape Sensitivity				Capacity to Accommodate Housing and Employment			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates reasonably well to existing development on edge of Coxheath
- Development across the entire site would potentially weaken the rural setting to Clock House Farm
- Whilst there would be capacity to expand housing within the western part of the site, employment development across the eastern part of the site would not be appropriate because it would be highly visible from surrounding residential areas and would weaken the semi-rural character of Clock House Farm

Mitigation

- Respect setting of Clock House Farm and Retain undeveloped land around the listed building
- Redefine settlement edge and create sensitive urban/rural interface
- Reflect scale and density of housing to west

COXHEATH

HO3-248 North of Heath Road LCA 28 COXHEATH PLATEAU



Landscape Character Sensitivity: High

- The orchards, with tall hedgerows and shelterbelts within and around the site are very distinctive, characteristic of the local area and are in good condition
- Orchards and strong hedgerows and shelterbelts on the boundaries create good semi-natural habitat with links to adjoining orchards, hedges and shelterbelts
- The regimented orchard trees create a strong pattern in the landscape and create a strong sense of place
- Culturally the land conforms to the historic land-use in the area but other historic features are not well expressed
- Separated from the built up area of Coxheath giving a rural feel although proximity to the busy B2163 detracts

Visual Sensitivity: Moderate

- Well enclosed by hedgerows with orchard trees limiting views, but removal of the fruit trees for development would open up the site to views from the north
- A few residential receptors in the south west corner
- Public footpaths run along the eastern and western boundaries with close and open views of the site
- Scope for mitigation by strengthening and extending the locally characteristic network of small woodlands, shelter-belts and hedgerows

Landscape Value: Moderate

- The site has no landscape designations and lacks a sense of wildness, but there is a sense of remoteness and tranquillity

- The site is highly representative of the local character area giving some scenic value and cultural significance
- The site has only limited potential to be of conservation interest
- Locally valued for the public footpath links

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site is detached from existing edge of Coxheath village
- Opportunity to strengthen the rural urban edge with more extensive planting
- Development would remove the distinctive character of orchards
- Development would open up views from more rural locations to the north
- Development is undesirable with only very limited capacity for housing sited along the B2163 if sensitively designed

Mitigation

- Retain and strengthen the existing pattern of trees and boundary vegetation
- Respect the pattern of development along the B2163
- Retain significant open space to accommodate the public footpaths
- Create a strong vegetated boundary on the northern and eastern boundary to give a strong urban/rural divide

COXHEATH

HO3-256 North of Heath Road
LCA 28 COXHEATH PLATEAU



Landscape Character Sensitivity: Moderate

- Regenerating scrub with mature trees across the site provides a strong pattern of semi-natural habitat
- Enclosure provided by woodland to the north, west and south and housing on the edge of Coxheath to the east
- Seasonal variation provided by vegetation across the site, and the undeveloped character provide aesthetic factors
- Mature trees and regenerating scrub contribute towards the surrounding wooded landscape character

Visual Sensitivity: Low

- Site visually well enclosed by woodland to north, west and south and housing on the edge of Coxheath to the east
- Few visual receptors
- Filtered views through mature trees into site from housing to east
- Views into site from public footpath to west
- Good scope for mitigating potential visual impacts through retention and reinforcement of existing mature vegetation

Landscape Value: Moderate

- Generally undesignated landscape
- No known cultural associations
- Locally valued for informal recreation such as dog walking
- Ecological value provides some conservation interest
- Sense of remoteness and tranquillity weakened by proximity to Coxheath and Heath Road

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site relates well to existing edge of Coxheath in terms of scale and location
- Site is well connected to Heath Road
- Development across the entire site would weaken the individuality of settlements at Coxheath and Dean Street
- Capacity to develop medium density housing within the eastern part of the site that relates to the existing edge of Coxheath

Mitigation

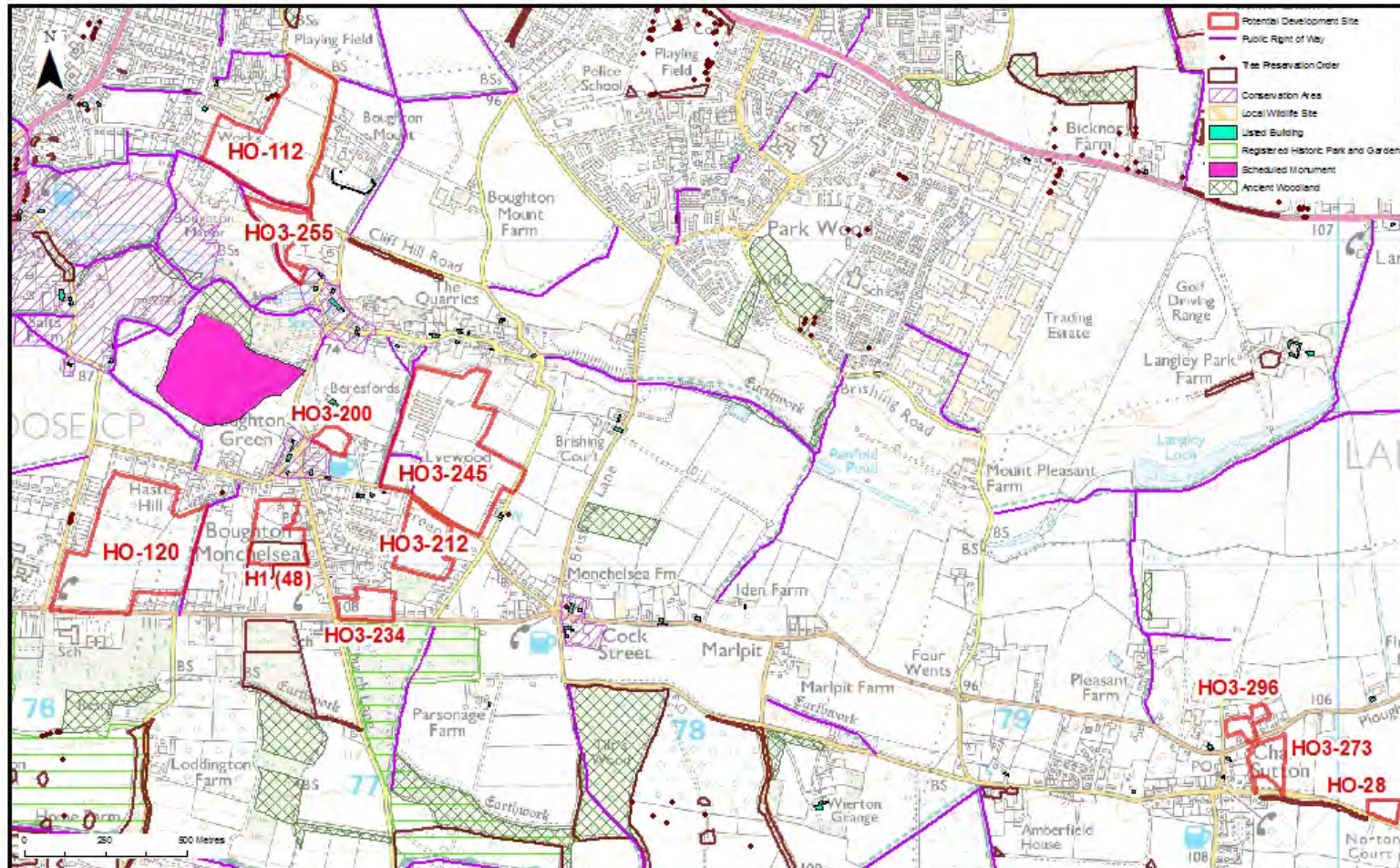
- Retain better quality mature trees and a framework of vegetation across the site that connects with surrounding mature vegetation
- Retain an undeveloped gap between the site and housing at Dean Street to avoid amalgamating the two settlement areas
- Reflect scale and density of housing within Coxheath to the east
- Consider views out from the public footpath and avoid urbanising and enclosing the path

COXHEATH

Summary: Coxheath

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
H1 (43) Linden Farm, Stockett Lane	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
H1 (44) Heathfield, Heath Road	Housing	Low	Moderate	Low	Low	High
H1 (45) Forstal Road	Housing	Low	Moderate	Low	Low	High
RMX1 (4) Clockhouse Farm, Heath Road	Housing and Employment	Moderate	Moderate	Moderate	Moderate	Moderate
HO-54 North of Heath Road	Housing	High	Moderate	High	Moderate	Low
HO3-248 North of Heath Road	Housing	High	Moderate	High	Moderate	Low
HO3-256 North of Heath Road	Housing	Moderate	Low	Low	Moderate	High

BOUGHTON MONCHELSEA AND CHART SUTTON



BOUGHTON MONCHELSEA AND CHART SUTTON

H1 (48) Heath Road LCA 29 BOUGHTON MONCHELSEA TO CHART SUTTON PLATEAU

Landscape Character Sensitivity: High

- Woodland to south and around property within site boundary, as well as boundary vegetation provides strong semi-natural habitat
- Possible nut platts to south contribute significantly to local distinctiveness and surrounding landscape character
- Site forms part of wider rural setting to Boughton Monchelsea and Boughton Green

Visual Sensitivity: Moderate

- Views into site from residential properties along Church Street to east and Haste Hill Road to north
- Direct views of site from property within site boundary
- Filtered views into site from allotments to west and recreation ground to south
- Limited scope for mitigating potential visual impacts due to number and close proximity of surrounding visual receptors

Landscape Value: Moderate

- Southern part of site covered by TPO
- Boughton Green Conservation Area situated within close proximity to north of site
- Site appears to have previously been orchard, which provides cultural association along with possible nut platts
- Attractive scenic quality provided by well treed character
- Moderate sense of remoteness and tranquillity on the periphery of Boughton Monchelsea

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Whilst the site relates reasonably well to existing development, the scale of the site is disproportionate to the existing extent of Boughton Monchelsea
- Site is poorly connected to highways
- Development would weaken or remove the individuality of settlement along Heath Road to south, Boughton Monchelsea and Boughton Green
- Further extensive development would weaken the rural quality and small scale nature of Boughton Monchelsea and Boughton Green

Mitigation

- Retain woodland and other vegetation cover across site
- Retain the rural quality and small scale nature of Boughton Monchelsea and Boughton Green
- Respect linear pattern of development along Church Street to the east
- Respect wider rural setting of Boughton Green Conservation Area
- Maintain undeveloped space between settlement along Heath Road, Church Street and Haste Hill Road

BOUGHTON MONCHELSEA AND CHART SUTTON

HO-112 Boughton Lane

Note: Site also falls partly within Loose Parish
LCA 27 FARLEIGH GREENSAND FRUIT BELT

Landscape Character Sensitivity: Moderate

- Attractive but commonplace landscape
- Coherent with rural landscape to the south and east
- Urban influence to the north west

Visual Sensitivity: Moderate

- Moderate visibility within the wider landscape – due to enclosure afforded by hedgerows and shelterbelts
- Few visual receptors in the rural landscape but views out over the site from the urban edge

Landscape Value: Moderate

- No designations but locally valued as distinctive landscape in keeping with character of wider rural landscape
- Semi-rural location on southern edge of Maidstone's urban area

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates well to existing built development to west
- Moderate capacity to accommodate housing

Mitigation

- Consider the appearance of new development in the surrounding countryside using native planting to break up the appearance of the mass of development
- Create a landscape framework based upon the existing landscape pattern
- Consider the appearance of new development in the surrounding countryside using native planting to break up the appearance of the mass of development
- Design with outward facing frontages
- Consider the scale density and materials and their impact on the wider landscape

BOUGHTON MONCHELSEA AND CHART SUTTON

HO-120 Hubbard's Lane

Note: Site also falls partly within Loose Parish

LCA 29 BOUGHTON MONCHELSEA TO CHART SUTTON PLATEAU



Landscape Character Sensitivity: Low

- Although some shelter belts remain, there is limited semi-natural habitat with loss of some field boundary hedgerows to accommodate large intensive arable fields and horticultural areas
- Horticultural land use is typical of wider surrounding land use
- Landscape is slightly interrupted by surrounding suburban character
- Whilst horticultural areas appear well managed, loss of hedgerows and field pattern weakens the overall condition of the landscape
- Limited aesthetic factors, with horticultural frames and electricity poles and cables providing detracting features

Visual Sensitivity: Moderate

- Site partially enclosed by intervening shelter belts and residential development to the north, south and west
- Flat landscape and intervening vegetation and development restrict longer views towards the site
- Foreground views into the site from a number of visual receptors with residential properties to the north, south and west and from the public footpath along the eastern site boundary
- Some scope for mitigating potential visual impacts with planting

Landscape Value: Moderate

- Value expressed through horticultural land use, which is typical of wider surrounding area

- Commonplace landscape with some attractive scenic quality offered by horticultural land use
- Poor sense of remoteness and tranquillity owing to proximity to significant amount of existing surrounding residential development and Heath Road which is well trafficked

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site relates reasonably well to existing surrounding housing, and is well connected to services and facilities such as schools, allotments, church and recreation ground
- The scale of the site is disproportionate to the existing extent of Boughton Monchelsea and development across the entire site would amalgamate different areas of housing and diminish the linear settlement pattern
- Capacity for linear housing in keeping with pattern of existing housing along Heath Road and Hubbard's Lane

Mitigation

- Respect linear development pattern
- Retain open, undeveloped separation between housing along Heath Road and housing along Haste Hill Road
- Consider views from the public footpath along the eastern site boundary
- Retain and reinstate field boundary planting

BOUGHTON MONCHELSEA AND CHART SUTTON

**HO3-200 Forge House, Beresford Hill
LCA 27 FARLEIGH GREENSAND FRUIT BELT**



Landscape Character Sensitivity: High

- Well vegetated boundary to the east gives some site linkage to other semi-natural habitats, although the mown grass creates a low potential for wildlife
- The site links with the historic centre of Boughton Green and adds to the setting of the historic village core
- Culturally the ragstone wall may be an historic feature
- Adjoins the parkland setting within the curtilage of Beresfords which is listed
- Has a semi-rural 'edge of village' character
- Small scale field pattern is in keeping with the adjoining landscape character

Visual Sensitivity: Moderate

- Site is well enclosed by vegetation
- Views from Boughton Green Conservation Area and from the parkland of Beresfords which is listed
- Some views at close range views from a few houses on Church Street but generally filtered by garden vegetation and housing south of Beresfords

Landscape Value: Moderate

- Adjoining the designated conservation area and the parkland of Beresfords (a listed building)
- Some possible historic interest from the ragstone wall
- Some potential to be of conservation interest

- Locally valued as an attractive small green open area adjacent to the historic village core and parkland

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Visual Sensitivity			Landscape Value		
		Low	Moderate	High	Low	Moderate	High

Opportunities and Constraints

- Setting of conservation area and grounds of the listed building
- Residential development generally undesirable as location is sensitive historically and aesthetically
- Some minimal potential for residential development if the openness of the site can be retained within the above constraints

Mitigation

- Retain existing trees and boundary vegetation
- Retain ragstone wall and boundary vegetation
- Respect the setting of the conservation area and adjoining parkland by extending parkland trees and retaining the open nature of the site
- Ensure sensitive design in keeping with the historic local character
- Planting to reduce visual impacts and to soften any built development

BOUGHTON MONCHELSEA AND CHART SUTTON

HO3-212 Green Lane
LCA 29 BOUGHTON MONCHELSEA TO CHART SUTTON PLATEAU



Landscape Character Sensitivity: Moderate

- Moderate semi-natural habitat provided by woodland enclosing pasture to south and east and hedgerow along Green Lane
- Surrounding woodland and hedgerow boundaries, along with residential properties provide enclosure
- Landscape elements in a moderate state of repair
- Although in close proximity to the residential periphery of Boughton Monchelsea, the enclosed pasture contributes to the wider countryside to the north and is aesthetically pleasing

Visual Sensitivity: Moderate

- Site visually well contained by surrounding woodland, hedgerow along Green Lane and existing residential development within Boughton Monchelsea to the west
- Foreground views into the site from housing along Lewis Court Drive to the west and from Gandy's Lane to the south east
- Some scope for mitigating potential visual impacts with planting

Landscape Value: Moderate

- Value expressed through pastoral land use
- Pasture well enclosed by mature woodland and hedgerows provide attractive scenic quality
- Moderate sense of remoteness and tranquillity because the site is between existing development at Boughton Monchelsea and the wider open countryside to the north

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates reasonably well to existing development at Boughton Monchelsea to the west. Development across this entire site would, however, amalgamate residential development within Boughton Monchelsea to the west and along Gandy's Lane to the east
- Scale of site is slightly disproportionate to existing extent of residential development within Boughton Monchelsea
- Some limited capacity to slightly expand housing east of Boughton Monchelsea within the western part of the site only

Mitigation

- Retain undeveloped, open space between the separate residential areas of Boughton Monchelsea and Gandy's Lane
- Improve visual enclosure and wildlife connective by linking areas of woodland planting with tree and shrub planting
- Retain and reinforce hedgerow along Green Lane to north
- Redefine settlement edge and create sensitive urban/rural interface
- Reflect density, pattern and scale of existing properties to west of site

BOUGHTON MONCHELSEA AND CHART SUTTON

HO3-234 Church Street
LCA 29 BOUGHTON MONCHELSEA TO CHART SUTTON PLATEAU



Landscape Character Sensitivity: Low

- The site is in arable use and is isolated from semi natural vegetation
- The surrounding area is generally urban in character so that the site lacks a rural feel and is not characteristic of the wider countryside
- The busy road frontage reinforces the urban character

Visual Sensitivity: Moderate

- Generally well enclosed by hedgerows, with a few sensitive residential receptors consisting of the adjoining housing on the northern and eastern boundaries which have close views of the site, although often filtered by hedges and garden trees
- Limited scope for mitigation because of the small size of the site, although further tree planting could help filter views

Landscape Value: Low

- The site has no landscape designations and the proximity to housing and the arable use reduces the sense of remoteness, wildness or tranquillity
- The site is generally of low scenic value and cultural significance
- The site has very limited potential to be of conservation interest
- Locally valued as a small parcel of farmland in an otherwise urban setting

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Moderate	High	High	Moderate	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates closely to existing edge of development to the north
- Capacity for housing if sensitively designed with potential to infill around and link to existing development
- Strong existing boundary vegetation
- Opportunity for tree planting along Heath Road to soften the frontage

Mitigation

- Retain existing trees and boundary vegetation
- Reflect scale and mass of surrounding housing
- Plant trees to reduce visual impacts and soften the road frontage

BOUGHTON MONCHELSEA AND CHART SUTTON

HO3-245 Lyewood Farm, Green Lane
LCA 27 FARLEIGH GREENSAND FRUIT BELT



Landscape Character Sensitivity: Moderate

- Semi-natural habitat and connectivity weakened by arable land use and some loss of hedgerow boundaries
- Landscape of moderate quality and condition
- Landscape elements generally in a moderate state of repair
- Oast houses provide cultural features within the site
- Undulating, open landscape contributes aesthetically to wider landscape character, although large agricultural barns at Lyewood Farm are detracting features

Visual Sensitivity: High

- Visually open site with open, expansive, long distance views towards the site from the North Downs
- Elevated distant views towards the site from housing to the north
- Foreground views of the site from Lyewood Farm and oast houses within the site boundary, from housing to the east along Old Tree Lane and from the public footpath within the south western corner of the site
- Filtered views into the site through mature vegetation from housing south of Green Lane and west of the site
- Limited scope for mitigating potential visual impacts because of the highly visible nature of the site

Landscape Value: Moderate

- Site provides setting for listed building to east of site along Old Tree Lane and south of site along Green Lane
- Commonplace landscape but undulating landform and visually open character offer attractive scenic quality
- Site forms integral part of wider countryside and offers a moderate sense of remoteness and tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Rural site that is detached from any significant residential development
- Site relates poorly to other surrounding development
- Extent of site is disproportionate to pattern and extent of existing surrounding development
- Development across this site would remove the gap between residential development at Boughton Monchelsea and The Quarries

Mitigation

- Retain and reinstate hedgerow boundaries
- Respect landscape setting of surrounding listed buildings
- Retain open landscape between separate areas of built development at Boughton Monchelsea and The Quarries
- Consider extensive visibility of this site and sensitive distant views from the North Downs

BOUGHTON MONCHELSEA AND CHART SUTTON

HO3-255 Bottlescrew Hill
LCA 27 FARLEIGH GREENSAND FRUIT BELT

Landscape Character Sensitivity: High

- Semi-natural habitat provided by mosaic of pasture and mature trees
- Attractive and coherent landscape with parkland character

Visual Sensitivity: Low

- Enclosure afforded by trees and woodland within site and adjacent areas reduces visibility of the site from the wider landscape
- Few visual receptors typical of a rural landscape, although there would be views from public footpaths along the northern and south western site boundaries

Landscape Value: Moderate

- No designations but valued as locally distinctive landscape
- Boughton Monchelsea – The Quarries Conservation Area lies immediately to the south east of the site and Loose Valley Conservation Area is located within 200m to the west
- Rural landscape character

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Development would weaken the undeveloped gap between the urban edge of Maidstone and The Quarries, which would be undesirable
- Any development should retain and respect the landscape framework established by existing trees

Mitigation

- Consider the appearance of new development in the surrounding countryside using native planting to soften the impact
- Design with outward facing frontages
- Consider the scale density and materials and their impact on the wider landscape
- Retain the undeveloped gap between the urban edge of Maidstone and The Quarries
- Respect the setting of surrounding conservation areas

BOUGHTON MONCHELSEA AND CHART SUTTON

HO-28 West of Wentways, Warmlake Road
LCA 29 BOUGHTON MONCHELSEA TO CHART SUTTON PLATEAU

Landscape Character Sensitivity: High

- Strong boundary vegetation along Warmlake Road provides wildlife connectivity
- Small field enclosed by hedgerows typical of surrounding
- distinctly rural character
- Attractive but commonplace landscape

Visual Sensitivity: Low

- Low visibility across the wider countryside with direct views of the site limited to its immediate neighbours
- Broken views through hedgerows from playing field opposite

Landscape Value: Low

- No landscape designations
- Site forms wider rural setting to listed building on Norton Road to east and Church Road to south east

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Limited capacity as does not relate well to village centre – albeit that playing field is opposite

Mitigation

- Development should respect the scale, density and materials of the local vernacular in the design of housing and boundary treatments
- Respect the setting of listed buildings to the east/south east, and strengthen vegetation buffer east of site
- Retain strong boundary vegetation, particularly along Warmlake Road

BOUGHTON MONCHELSEA AND CHART SUTTON

HO3-273 Ivans Field
LCA 29 BOUGHTON MONCHELSEA TO CHART SUTTON PLATEAU

Landscape Character Sensitivity: Moderate

- Boundary hedgerows provide wildlife connectivity and semi-natural habitat
- Medium scale field enclosed by hedgerows
- Site contributes to wider rural setting to existing development at Chart Sutton

Visual Sensitivity: Moderate

- Not widely visible beyond immediate neighbours but provides an attractive outlook for properties along Plough Wents Road and Ivans Field
- Some scope for mitigating potential visual impacts through reinforcement of existing hedgerow boundaries

Landscape Value: Low

- No landscape designations
- Listed building along Plough Wents Road within Chart Sutton to west, although another property between this and the site restricts views
- Semi-rural character on the edge of Chart Sutton

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Relates well to village centre and community facilities
- Potential to create an attractive development of low to medium density

Mitigation

- Respect the scale, density and materials of the local vernacular in the design of housing and boundary treatments
- Respect the setting of, and views from, listed building to west

BOUGHTON MONCHELSEA AND CHART SUTTON

HO3-296 Leston Lane
LCA 27 FARLEIGH GREENSAND FRUIT BELT

Landscape Character Sensitivity: Moderate

- Boundary hedgerows provide wildlife connectivity and semi-natural habitat
- Mixture of plots within village core of unmanaged yards and garden land

Visual Sensitivity: Moderate

- Not widely visible beyond immediate neighbours but provides an attractive outlook for properties around Plough Wents Road
- Some scope for mitigating potential visual impacts through reinforcement of existing hedgerow boundaries

Landscape Value: Low

- No landscape designations
- Semi-rural, village character
- Listed buildings to south and west, although intervening vegetation limits views between these and the site

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Relates well to village centre and community facilities
- Potential to create an attractive development of low to medium density

Mitigation

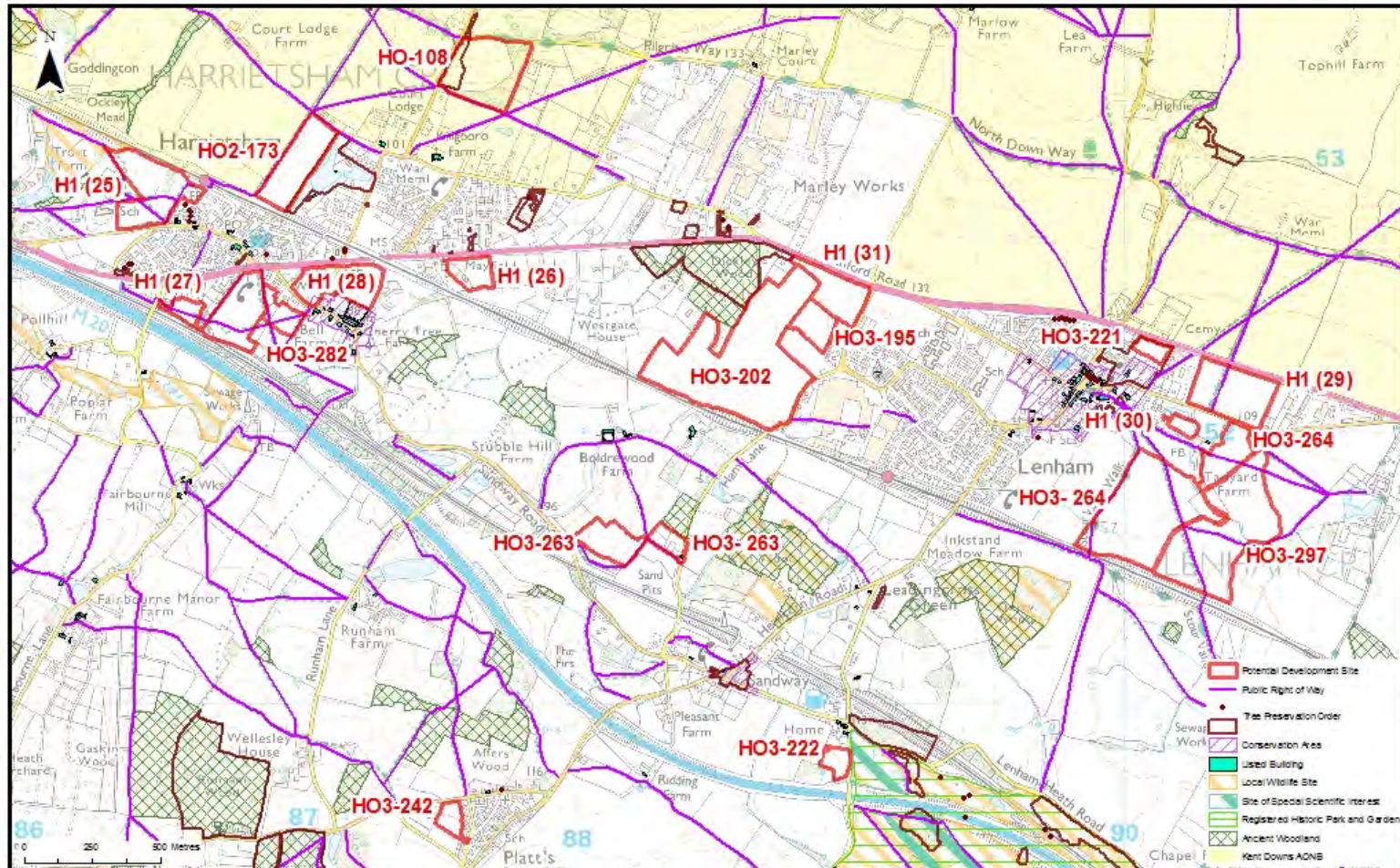
- Respect the scale, density and materials of the local vernacular in the design of housing and boundary treatments
- Respect the setting of, and views from, listed buildings to south and west

BOUGHTON MONCHELSEA AND CHART SUTTON

Summary: Boughton Monchelsea and Chart Sutton

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
H1 (48) Heath Road	Housing	High	Moderate	High	Moderate	Low
HO-112 Boughton Lane	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-120 Hubbards Lane	Housing	Low	Moderate	Low	Moderate	High
HO3-200 Forge House, Beresford Hill	Housing	High	Moderate	High	Moderate	Low
HO3-212 Green Lane	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-234 Church Street	Housing	Low	Moderate	Low	Low	High
HO3-245 Lyewood Farm, Green Hill	Housing	Moderate	High	High	Moderate	Low
HO3-255 Bottlescrew Hill	Housing	High	Low	Moderate	Moderate	Moderate
HO-28 West of Wentways, Warmlake Road	Housing	High	Low	Moderate	Low	High
HO3-273 Ivans Field	Housing	Moderate	Moderate	Moderate	Low	High
HO3-296 Leston Lane	Housing	Moderate	Moderate	Moderate	Low	High

HARRIETSHAM AND LENHAM



HARRIETSHAM AND LENHAM

H1 (25) Tongs Meadow, West Street LCA 49 LEEDS CASTLE PARKLANDS



Landscape Character Sensitivity: Moderate

- Strong pattern and extent of semi-natural habitat with natural regeneration of scrub and trees, scattered mature trees and a mature belt of trees along the northern site boundary and railway line
- Slightly interrupted landscape where land use is largely undefined except for an area to the east which is currently used as a grass sports pitch
- Whilst not characteristic of the wider landscape, mature copper beech and other standard trees form distinctive local features

Visual Sensitivity: Moderate

- Possible long views towards the site from the elevated North Downs to the north
- Foreground views into the site from residential properties on the periphery of Harrietsham to the south and east and from school to west
- Views across site from several public footpaths that cross the site
- Some scope for mitigating potential visual impacts with sensitive design and planting

Landscape Value: Moderate

- Site forms part of the immediate foreground to the nationally designated Kent Downs AONB, which lies immediately to the north of the site
- Chalk Stream and Goddington Wood Local Wildlife Site situated adjacent to the site to the north west
- Listed buildings along West Street to east of site
- Value expressed through recreational use across site

- Sense of remoteness and tranquillity weakened by proximity to, and views from, nearby housing and school

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High

Opportunities and Constraints

- Site relates reasonably well to existing housing and the school within Harrietsham
- Site is well connected to Harrietsham centre, services and facilities including the train station
- Some capacity to accommodate housing of medium density

Mitigation

- Respect and consider views from the AONB
- Respect setting of listed buildings along West Street
- Retain and strengthen strong tree belt along railway line
- Retain mature isolated trees as landscape features
- Create an ecological network by retaining and linking better quality areas of regenerating scrub and young trees across the site and with the adjacent local wildlife site
- Create areas of open space within housing
- Consider views from, and the character of, public footpaths across the site
- Reflect scale and density of existing housing within Harrietsham
- Strengthen pedestrian links to school and train station

HARRIETSHAM AND LENHAM

H1 (26) South of Ashford Road
LCA 16 HARRIETSHAM TO LENHAM VALE

Landscape Character Sensitivity: Moderate

- Semi-natural habitat with natural regeneration of scrub and trees along the site boundaries
- Slightly interrupted landscape where land use is largely undefined

Visual Sensitivity: Moderate

- Possible long views towards the site from the North Downs, although would be viewed within the context of other development in Harrietsham
- Foreground views into the site from residential properties on the north of Ashford Road, and from farm building to the east
- Some scope for mitigating potential visual impacts with sensitive design and planting

Landscape Value: Moderate

- Site forms part of the foreground to the nationally designated Kent Downs AONB
- No designations directly affecting the site
- Remoteness and tranquillity weakened by proximity to the busy A20 Ashford Road and railway

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates reasonably well to existing housing within Harrietsham
- Site is well connected to Harrietsham centre, services and facilities including the train station
- Some capacity to accommodate housing of medium density

Mitigation

- Resist development further east along Ashford Road to prevent ribbon development and maintain separation between Harrietsham and Lenham
- Respect and consider views from the AONB
- Retain and strengthen hedgerows and tree belts along boundaries
- Retain mature isolated trees as landscape features
- Create areas of open space within housing
- Reflect scale and density of existing housing within Harrietsham

HARRIETSHAM AND LENHAM

H1 (27) Mayfield Nursery, Ashford Road
LCA 50 HARRIETSHAM VALE

Landscape Character Sensitivity: Moderate

- Attractive, medium scale pasture that, although severed by the High Speed 1 (HS1) and the M20 is coherent with the countryside to the south and east
- Slightly interrupted landscape due to a number of detracting features

Visual Sensitivity: Moderate

- Possible long views towards the site from the North Downs, although would be viewed within the context of other development in Harrietsham
- Foreground views into the site from residential properties bordering the site
- Some scope for mitigating potential visual impacts with sensitive design and planting

Landscape Value: Moderate

- No designations directly affecting the site
- Crossed by public rights of way
- Remoteness and tranquillity weakened by proximity to the busy A20 Ashford Road, HS1 and M20 motorway

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- To the north and west the site relates reasonably well to existing housing within Harrietsham, however to the south and east the rural character dominates suggesting capacity for some medium density development but not across the entire site
- Site is well connected to Harrietsham centre, services and facilities including the train station

Mitigation

- Respect and consider views from the Kent Downs Area of Outstanding Natural Beauty (AONB)
- Retain and strengthen hedgerows and tree belts along boundaries – in particular the retention and enhancement mitigation for the transport corridor and the creation of a definitive edge to the village to the east to contain further sprawl
- Create areas of open space within housing increasingly to the south and east
- Reflect scale and density of existing housing within Harrietsham

HARRIETSHAM AND LENHAM

H1 (28) Church Road
LCA 50 HARRIETSHAM VALE/LCA 16 HARRIETSHAM TO LENHAM VALE

Landscape Character Sensitivity: Moderate

- Semi-natural habitat and pasture with some natural regeneration of scrub and trees along the site boundaries
- Slightly isolated from other agricultural land

Visual Sensitivity: Moderate

- Possible long views towards the site from the North Downs, although would be viewed within the context of other development in Harrietsham
- Foreground views into the site from residential properties on the north of Ashford Road, Church Road and Rectory Lane – many of which are listed buildings
- Some scope for mitigating potential visual impacts with sensitive design and planting

Landscape Value: Moderate

- Site forms part of the foreground to the nationally designated Kent Downs AONB
- No designations directly affecting the site – many listed building to the south east of the site
- Remoteness and tranquillity weakened by proximity to the busy A20 Ashford Road

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates reasonably well to existing housing within Harrietsham
- Site is well connected to Harrietsham centre, services and facilities including the train station
- Some capacity to accommodate housing of medium density

Mitigation

- Respect and consider views from the AONB
- Consider the setting of listed buildings
- Retain and strengthen hedgerows and tree belts along boundaries
- Retain mature isolated trees as landscape features
- Create areas of open space within housing
- Reflect scale and density of existing housing within Harrietsham

HARRIETSHAM AND LENHAM

HO-108 East of Stede Hill and south of Pilgrim's Way
LCA 16 HARRIETSHAM TO LENHAM VALE



Landscape Character Sensitivity: High

- Strong and varied pattern and extent of semi-natural habitat provided by mature woodland to south, east and west as well as chalk grassland
- Enclosure pattern provided by mature woodland, which forms an integral part of the wider pattern of woodland across this part of the Downs
- Unified landscape of consistently good quality/condition
- Landscape and topography form an integral part of surrounding North Downs
- Mature woodland, chalk grassland, steep scarp face and expansive views to the south form aesthetic factors which contribute towards the landscape character

Visual Sensitivity: High

- Whilst the southern part of the site is visually enclosed by mature woodland, the landscape rises steeply to the north and there are extensive views to and from the upper part of the scarp
- The northern part of the site is widely visible from a significant number of visual receptors within Harrietsham to the south
- Elevated views from Stede Court to the north
- Elevated foreground views of the site from the promoted North Downs Way/Pilgrim's Way which runs along the northern site boundary
- Filtered foreground views from public bridleway along southern site boundary

Landscape Value: High

- Site falls within the nationally designated Kent Downs AONB
- Part of the woodland within the western part of the site is covered by a TPO
- Very attractive with strong scenic value owing to distinctive downland character and expansive, elevated views to the south
- Remoteness and tranquillity provided by rural and exposed downland character

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Remote site that relates poorly to the existing extent of Harrietsham
- Steep scarp slope offers poor scope for development
- Development generally undesirable

Mitigation

- Retain strong woodland surrounding site, distinctive enclosure pattern and strong rural character
- Respect rural views from the Kent Downs AONB

HO2-173 South of Court Lodge Cottages, Court Lodge Road
LCA 15 EYHORNE VALE



Landscape Character Sensitivity: High

- Whilst the site is intensively farmed, mature mixed woodland to the east and mature tree belts to the south and west provide semi-natural habitat
- Strong enclosure provided by mature woodland boundaries
- Field pattern forms an integral part of the wider downland landscape to the north and west
- Landscape elements in a good state of repair
- The strong sense of enclosure to the east, south and west, and close views of the North Downs form strong aesthetic factors that contribute towards the strength of landscape character

Visual Sensitivity: Moderate

- Whilst the site is well contained to the east, south and west, there are extensive elevated views into the site from the Kent Downs AONB to the north
- Open foreground views across the site from residential properties to the north
- Filtered views into the site through mature tree belt from the public footpath to the west
- Limited scope for mitigation due to the elevated nature of views from the AONB to the north

Landscape Value: Moderate

- Site forms part of the immediate foreground to the nationally designated Kent Downs AONB, which lies immediately to the north and west of the site
- Woodland along the eastern site boundary is covered by a TPO
- Interrelationship with the wider downland landscape provides an attractive landscape of scenic quality
- Moderate sense of remoteness and tranquillity despite proximity to railway line and periphery of Harrietsham because of visual enclosure to east, south and west and because of strong visual links with the rural downland to the north

Overall Landscape Sensitivity			Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low
	Moderate	Low	Moderate	High	High	Moderate
	Low	Low	Low	Moderate	High	Moderate
		Low	Moderate	High	Low	Moderate

Opportunities and Constraints

- Whilst the site relates well to the existing extent of Harrietsham and is well connected to the train station, it has a rural character and forms an integral part of the wider downland landscape
- Development generally undesirable

Mitigation

- Retain strong woodland surrounding site, distinctive enclosure pattern and strong rural character
- Respect the downland character and the distinctive topography
- Respect rural views to and from the Kent Downs AONB

HARRIETSHAM AND LENHAM

HO3-282 Bell Farm North
LCA 50 HARRIETSHAM VALE

Landscape Character Sensitivity: Moderate

- Attractive, small scale pasture immediately adjacent to H1(27), Mayfield Nursery
- Coherent with the countryside to the south and east
- Slightly interrupted landscape due to a number of detracting features

Visual Sensitivity: Moderate

- Possible long views towards the site from the North Downs, although would be viewed within the context of other development in Harrietsham
- Foreground views into the site from residential properties bordering the site
- Some scope for mitigating potential visual impacts with sensitive design and planting

Landscape Value: Moderate

- No designations directly affecting the site
- Crossed by public rights of way
- Remoteness and tranquillity weakened by proximity to the busy A20 Ashford Road, HS1 and M20 motorway

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- To the north the site relates reasonably well to existing housing within Harrietsham, however to the south and east the rural character dominates suggesting capacity for some medium density development but not across the entire site
- Site is well connected to Harrietsham centre, services and facilities including the train station

Mitigation

- Respect and consider views from the AONB
- Retain and strengthen hedgerows and tree belts along boundaries – in particular the retention and enhancement mitigation for the transport corridor and the creation of a definitive edge to the village to the east to contain further sprawl
- Create areas of open space within housing increasingly to the south and east
- Reflect scale and density of existing housing within Harrietsham

HARRIETSHAM AND LENHAM

H1 (29) Tanyard Farm, Old Ashford Road
LCA 17 EAST LENHAM VALE



Landscape Character Sensitivity: Moderate

- Medium scale open arable field, on the eastern edge of the village between the A20 Ashford Road and Old Ashford Road
- Intermittent trees and hedges around the perimeter of the site
- Unremarkable in itself but provides direct public access to and setting of Lenham Cross and the Pilgrim's Way

Visual Sensitivity: High

- Open views to and from Kent Downs AONB and Pilgrim's Way
- Limited views from properties on the Old Ashford Road to the west and east, and from the listed Tanyard Farm to the south east
- Limited scope for mitigating potential visual effects from the AONB, although some scope to mitigate views from properties with sensitive design

Landscape Value: High

- Direct views and access to Lenham Cross, a Christian style cross commemorating casualties of the two world wars, and the Pilgrim's Way
- Foreground to the Kent Downs AONB
- Public right of way along the axis of the Cross

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High

Opportunities and Constraints

- Significant impact on the setting of Lenham Cross and views from the AONB
- Extension of urban edge would increase the footprint of Lenham when viewed from the AONB including the effects of lighting
- Unlikely to be able to mitigate without mitigating measures creating an adverse impact themselves

Mitigation

- Direct views of Lenham Cross and public right of way should be retained and enhanced along current axis
- Retain the rural, undeveloped setting to the Kent Downs AONB and Lenham Cross

H1 (30) Glebe Gardens LCA 17 EAST LENHAM VALE



Landscape Character Sensitivity: Moderate

- Small scale site with regenerating vegetation providing strong semi-natural habitat
- Several mature trees scattered throughout site
- Low lying with areas of standing water/overgrown ponds

Visual Sensitivity: Moderate

- Site currently screened by its own vegetation, however if cleared it would open up views from houses in Glebe Close
- Potential views from the Old Ashford Road to the north
- Views from public footpaths leading from the churchyard and potential views from the churchyard
- Extensive views towards the site from Lenham Cross and the Kent Downs AONB
- Some scope for mitigating potential visual effects with sensitive design

Landscape Value: Moderate

- Immediately adjacent to the Glebe Pond, one of three springs at the foot of the Downs that are the source of the Great Stour
- Pastoral setting of St Mary's churchyard and Lenham Conservation Area to the west and open countryside to the south
- Potential views from Lenham Cross, a Christian style cross commemorating casualties of the two world wars, situated next to the Pilgrim's Way

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Close proximity to Lenham centre
- Small scale and location of site relates to existing settlement scale and pattern

Mitigation

- Mature vegetation within and surrounding site should be utilised to provide a landscape setting to future development
- Reflect the style, density, pattern and materials of village housing
- Respect the setting of the sensitive frontage overlooking the Glebe Pond
- Consider linking the Glebe Pond to the public footpath network to connect paths south of the site to Lenham Cross and the Kent Downs AONB
- Retain a framework of the best quality trees and vegetation within and surrounding the site
- Consider the use of open water as part of the drainage design
- Consider views from, and the character of, the public footpaths to the south of the site

HARRIETSHAM AND LENHAM

H1(31) Ham Lane LCA 16 HARRIETSHAM TO LENHAM VALE



Landscape Character Sensitivity: Moderate

- Pasture enclosed by hedgerows, bordered by the A20 Ashford Road on the northern boundary
- Attractive but unremarkable in character and in moderate condition, although somewhat overgrown
- Rural, village edge location

Visual Sensitivity: Moderate

- Views to and from the Kent Downs AONB and Pilgrim's Way
- Views from properties in Ham Lane and Loder Close

Landscape Value: High

- Foreground to Kent Downs AONB
- Important function as open countryside separating Lenham and Harrietsham

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Impact on the setting of and views from the Kent Downs AONB
- Extension of urban edge would increase the footprint of Lenham when viewed from the AONB including the effects of lighting
- Located on threshold of the village
- Potential cumulative effects with adjacent sites, in particular the potential effect of ribbon development along the A20 between Lenham and Harrietsham

Mitigation

- Reflect the style, density, pattern and materials of the village vernacular
- Consider frontages to both the A20 Ashford Road and Ham Lane, and the site's role as a gateway to Lenham
- Maintain open countryside between the villages of Lenham and Harrietsham to maintain distinctiveness and prevent the exacerbation of ribbon development along the A20 Ashford Road
- Consider the development of a village framework to address cumulative effects with adjacent sites

HARRIETSHAM AND LENHAM

HO3-195 Loder Close
LCA 16 HARRIETSHAM TO LENHAM VALE



Landscape Character Sensitivity: Moderate

- Small scale horse paddock enclosed by hedgerows, bordered by the William Pitt playing field to the south, Loder Close to the east and countryside to the north and west
- Attractive but unremarkable in character and in poor condition with scrubby vegetation
- Rural, village edge location

Visual Sensitivity: Low

- Largely contained albeit with potential glimpses to and from the Kent Downs AONB
- Close views from properties in Loder Close, with potential views from other properties in Ham Lane

Landscape Value: Moderate

- Village edge location providing part of the open countryside that separates Lenham and Harrietsham

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	
	Low	Low	Low	Moderate	High	Moderate	
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Extension of urban edge would increase the footprint of Lenham when viewed from the AONB including the effects of lighting
- Opportunity to relate to other amenities such as the playing field and schools
- Potential cumulative effects with adjacent sites, in particular the effect of loss of open countryside between Lenham and Harrietsham

Mitigation

- Reflect the style, density, pattern and materials of the village vernacular
- Consider outward looking frontages to the adjacent countryside and playing field
- Maintain open countryside between the villages of Lenham and Harrietsham to maintain distinctiveness and prevent the exacerbation of ribbon development along the A20 Ashford Road
- Consider the development of a village framework to address cumulative effects with adjacent sites

HARRIETSHAM AND LENHAM

HO3-202 Old Ham Lane
LCA 16 HARRIETSHAM TO LENHAM VALE



Landscape Character Sensitivity: Moderate

- Large, gently undulating arable landscape enclosed by native tree belts and woodland
- Bordered by Old Ham Lane to the east, with open countryside to the north and west and the railway line to the south
- The William Pitt playing field is enclosed by the site on its southern and western boundaries
- Attractive in character and in moderate condition
- Rural, village edge location

Visual Sensitivity: Moderate

- Views to and from the Kent Downs AONB and Pilgrim's Way to the north
- Long views to the Greensand Ridge to the south
- Views from properties at Old Ham Lane, Loder Close and Ham Lane, and scattered properties to the west

Landscape Value: High

- Foreground to Kent Downs AONB
- Important function as open countryside separating Lenham and Harrietsham

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Impact on the setting of and views from the Kent Downs AONB
- Extension of urban edge would increase the footprint of Lenham when viewed from the AONB including the effects of lighting
- Potential cumulative effects with adjacent sites, in particular the effect of loss of open countryside between Lenham and Harrietsham

Mitigation

- Reflect the style, density, pattern and materials of adjacent properties with higher densities along Old Ham Lane and adjacent to the playing field, and very low density housing to the west to maintain open rural character
- Consider outward looking frontages onto Old Ham Lane and playing field
- Maintain open countryside between the villages of Lenham and Harrietsham to maintain distinctiveness and prevent the exacerbation of ribbon development
- Consider the development of a village framework to address cumulative effects with adjacent sites

HARRIETSHAM AND LENHAM

HO3-221 Grove Paddock, Ashford Road
LCA 16 HARRIETSHAM TO LENHAM VALE

Landscape Character Sensitivity: Low

- Small enclosed site bordered by the A20 Ashford Road, community centre/surgery and existing housing at Groveland and Atwater Court
- Unmanaged area of regenerating scrub with some mature trees mostly on the boundaries but some specimens within the site; mature highway vegetation along A20 Ashford Road
- Unremarkable in character and aesthetically in poor condition due to lack of management, although likely to be of ecological interest and is well connected to wider habitats by the linear corridor of the A20 and retained mature vegetation in adjacent housing areas

Visual Sensitivity: Low

- Enclosed from views of the wider landscape by adjacent developments and mature highway planting. The effects of potential views would be greater in winter when trees are not in leaf
- Potential localised views from Kent Downs AONB when in close proximity to the site. However more distant views and views from the scarp would be viewed in the context of the existing village boundary and the screening effect of the highway vegetation
- Despite the proximity to neighbouring residential properties very few have windows facing directly on to the site

Landscape Value: Moderate

- The site and land to the south and west are covered by a TPO
- Lenham Conservation Area is situated in close proximity to south of site

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Opportunity to integrate mature trees into the design of the development
- Good links to the village centre and amenities
- A discrete site within the village boundary with limited impact on the wider, rural landscape

Mitigation

- Integrate protected trees into the layout providing a framework for the housing development - consider using Atwater Court as a template
- Respect setting of Lenham Conservation Area
- Strengthen the buffer along the boundary with A20 to screen potential views
- Provide pedestrian links to the village centre and adjacent community centre and surgery

HARRIETSHAM AND LENHAM

HO3-222 Home Farm Oast, Lenham Heath
LCA 33 LENHAM HEATH PARKLANDS

Landscape Character Sensitivity: Moderate

- Small cluster of horse paddocks surrounded by intermittent hedgerows and mature oaks
- Adjacent woodland and parkland opposite
- Remote location away from village setting
- Moderate condition with good landscape structure, although the proximity to the M20 motorway makes it very noisy

Visual Sensitivity: Low

- Enclosed site screened from wider countryside
- Views from properties at Home Farm, including the oast house and converted farm buildings

Landscape Value: Moderate

- Immediately opposite Chilston Park which is designated as a registered historic park and garden and Site of Special Scientific Interest (SSSI)
- Listed buildings at Home Farm to north
- Proximity to the M20 and lack of tranquillity are overriding features in an otherwise attractive area

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Limited capacity for low density rural housing in keeping with existing

Mitigation

- Retain and enhance boundary vegetation, including roadside hedgerow to maintain rural character of Boughton Road
- Reflect the style, density, pattern and materials of adjacent properties

HARRIETSHAM AND LENHAM

HO3-242 South of Lenham Road, Platts Heath
LCA 31 KINGSWOOD PLATEAU

Landscape Character Sensitivity: Moderate

- An overgrown site with many mature trees which appears to have been unmanaged for many years
- Traditional and characteristic hedgerow along Lenham Lane
- Located on northern edge of the village, contained within the village envelope with a typical mix of arable and woodland blocks in the surrounding countryside
- The village playing field lies to the north east, enclosed by hedgerows on all sides

Visual Sensitivity: Low

- The overgrown nature of the site and enclosing hedgerows of the site and immediate surrounds mean that this site is not generally visible in the wider landscape
- There are potential views from properties in Green Lane, although the majority of the properties are bungalows with ground floor views contained by hedgerows and garden vegetation

Landscape Value: Moderate

- There are no designations that directly affect the site
- The village playing field is adjacent to the site which appears to also be used by the village primary school and is of local value
- It is an attractive but commonplace landscape
- The ecological potential of the site is assumed to be strong due to its overgrown nature and connectivity with the wider landscape

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	Moderate	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- The site relates well to the existing village and community facilities such as the playing field
- Relative to the scale of Platts Heath this is a sizable plot which if developed would represent a significant percentage increase of the village footprint

Mitigation

- Retain the characteristic hedgerow boundary, in particular along Lenham Lane
- Retain a framework of the best quality trees and vegetation within the site
- Consider the relationship of development to the playing field and the village to enhance community facilities
- Consider and respect the outlook from properties in Green Lane

HARRIETSHAM AND LENHAM

HO3-263 Keepers Farm, Old Ham Lane
LCA 50 HARRIETSHAM VALE/LCA 16 HARRIETSHAM TO LENHAM VALE



Landscape Character Sensitivity: Moderate

- Largely open site on south facing valley side
- Medium scale horse pastures enclosed by intermittent hedgerows
- Attractive but unremarkable landscape, generally well maintained with some temporary buildings on the western boundary to support equestrian use
- Attractive traditional buildings on the upper part of the site adjacent to Old Ham Lane

Visual Sensitivity: Moderate

- The south facing aspect of the site affords extensive views to the south
- Views to and from the north are contained by topography or woodland
- Locally visual receptors are limited to Keepers Farm itself and users of the public footpath that runs along the southern site boundary

Landscape Value: Moderate

- Designations include ancient woodland to the north of the upper part of the site and Keepers Farm is a listed building
- Although attractive in itself the landscape value of the remainder of the site is marred by the proximity of the former sandpits and HS1

- Both HS1 and the M20 impair the sense of remoteness and tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- The openness and aspect of much of the upper parts of the site make this site unsuitable for large scale, extensive or visually intrusive development
- There is some limited development potential adjacent to the existing farm buildings on the upper part of the site
- Carefully considered development at the lower level could help reconcile the haphazard appearance of the temporary equestrian building

Mitigation

- Respect the scale, density and vernacular detailing of the existing traditional buildings in the area
- Retain and enhance existing hedgerows and trees
- Resist visually sensitive development, including lighting, on the open parts of the site that would be visible from the wider landscape

HARRIETSHAM AND LENHAM

HO3-264 South of Old Ashford Road
LCA 17 EAST LENHAM VALE



Landscape Character Sensitivity: High

- A large open flat landscape typically representative of the Gault Clay Vale with many characteristic elements
- A mixture of traditional sheep pasture and large arable fields
- Occasional trees and intermittent boundary hedges both within and around the site
- Generally in good condition with strong rural character

Visual Sensitivity: Moderate

- The northern part of the site is moderately well contained by surrounding hedgerows
- Whilst there are opportunities for extensive long views to the south, local views to the south are contained by the railway line to some extent
- Visual receptors include residents in properties on the east side of Lenham and Glebe Close to the north, along with views from properties on the Old Ashford Road to the west and east, and the listed Tanyard Farm
- Visible from the Kent Downs AONB

Landscape Value: High

- Locally distinct landscape that forms part of the setting of the Kent Downs AONB
- Potential views from Lenham Conservation Area
- Numerous public rights of way linking the village centre to the wider countryside, including the Stour Valley Walk

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Potential impact on the setting of and views from the Kent Downs AONB
- Extension of urban edge would increase the footprint of Lenham when viewed from the AONB including the effects of lighting
- Potential cumulative effects with adjacent sites

Mitigation

- Reflect the style, density, pattern and materials of adjacent properties
- Consider outward looking frontages onto Old Ashford Road and the relationship with the adjoining countryside
- Integrate green links along existing public rights of way to maintain attractive links between the village centre and the wider countryside
- Consider the development of a village framework to address cumulative effects with adjacent sites

HARRIETSHAM AND LENHAM

HO3-297 South of Old Ashford Road, east of Tanyards Farm
LCA 17 EAST LENHAM VALE

Landscape Character Sensitivity: High

- A large open flat landscape typically representative of the Gault Clay Vale with many characteristic elements including a network of ditches with occasional trees and intermittent boundary hedges
- Predominately large arable fields with smaller areas of pasture
- Generally in good condition with strong rural character

Visual Sensitivity: Moderate

- Extensive views over the open wider countryside, albeit contained locally by the railway line to the south
- As the site is detached from the village, visual receptors are somewhat distant but include residents in properties on the east side of Lenham
- Views are possible from properties on the Old Ashford Road, Tanyard Farm and the farm buildings to the west although many are screened by intervening vegetation
- Visible from the Kent Downs AONB

Landscape Value: High

- Locally distinct landscape that forms part of the setting of the Kent Downs AONB
- Potential views from Lenham Conservation Area
- Numerous public rights of way linking the village centre to the wider countryside, including the Stour Valley Walk

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Potential impact on the setting of and views from the Kent Downs AONB
- Extension of urban edge would increase the footprint of Lenham when viewed from the AONB including the effects of lighting
- Potential cumulative effects with adjacent sites

Mitigation

- Reflect the style, density, pattern and materials of adjacent properties
- Consider the relationship with the adjoining countryside
- Integrate green links along existing public rights of way to maintain attractive links between the village centre and the wider countryside
- Consider the development of a village framework to address cumulative effects with adjacent sites

HARRIETSHAM AND LENHAM

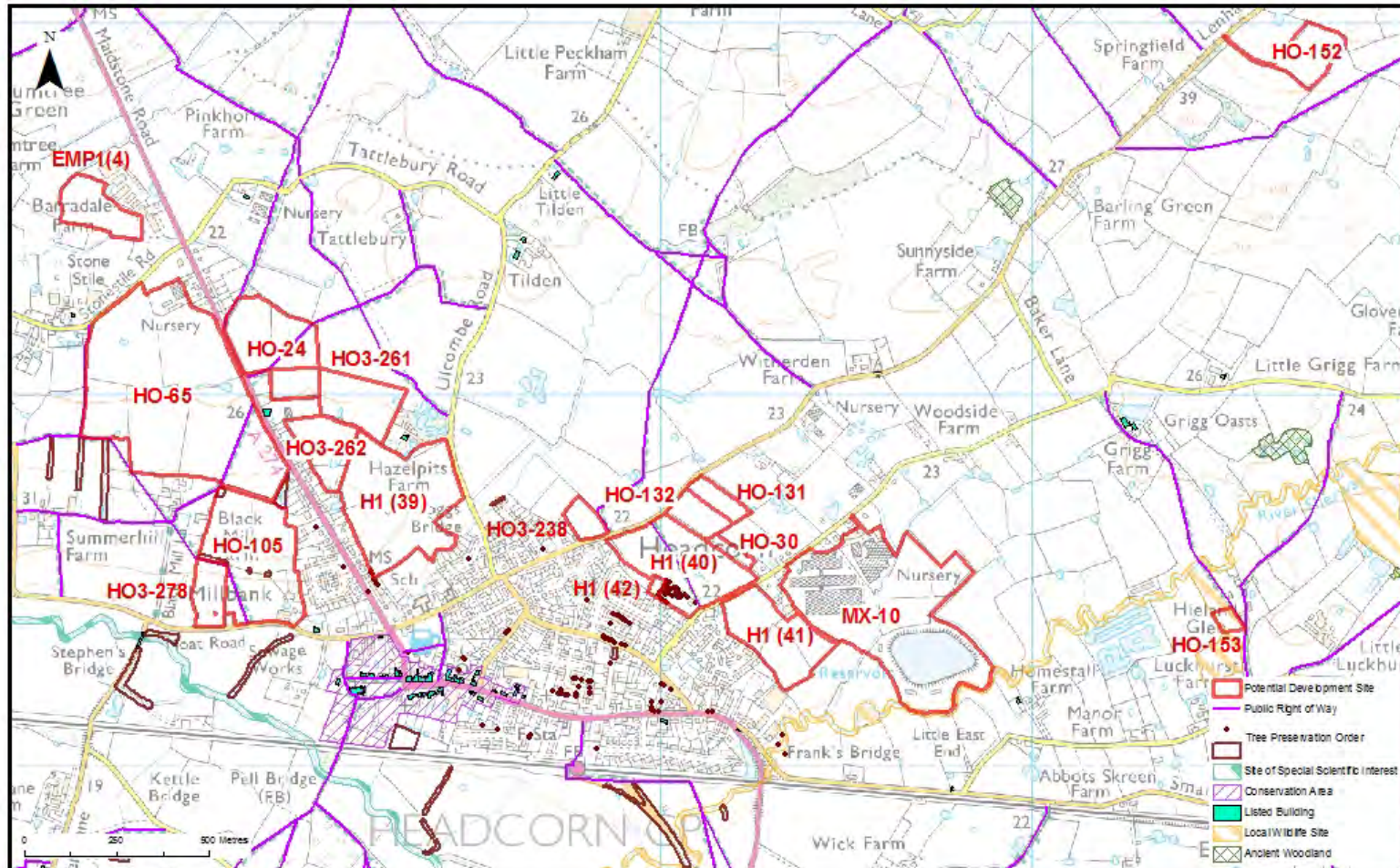
Summary: Harrietsham and Lenham

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
H1 (25) Tongs Meadow, West Street	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
H1 (26) South of Ashford Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
H1 (27) Mayfield Nursery, Ashford Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
H1 (28) Church Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-108 East of Stede Hill and south of Pilgrim's Way	Housing	High	High	High	High	Low
HO2-173 South of Court Lodge Cottages, Court Lodge Road	Housing	High	Moderate	High	Moderate	Low
HO3-282 Bell Farm North	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
H1(29) Tanyard Farm, Old Ashford Road	Housing / Mixed Use	Moderate	High	High	High	Low
H1(30) Glebe Gardens	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
H1(31) Ham Lane	Housing	Moderate	Moderate	Moderate	High	Low
HO3-195 Loder Close	Housing	Moderate	Low	Low	Moderate	High

HARRIETSHAM AND LENHAM

HO3-202 Old Ham Lane	Housing	Moderate	Moderate	Moderate	High	Low
HO3-221 Grove Paddock, Ashford Road	Housing	Low	Low	Low	Moderate	High
HO3-222 Home Farm Oast, Lenham Heath	Housing	Moderate	Low	Low	Moderate	High
HO3-242 South of Lenham Road, Platts Heath	Housing	Moderate	Low	Low	Moderate	High
HO3-263 Keepers Farm, Old Ham Lane	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-264 South of Old Ashford Road	Housing	High	Moderate	High	High	Low
HO3-297 South of Old Ashford Road, east of Tanyards Farm	Housing	High	Moderate	High	High	Low

HEADCORN



EMP1(4) West of Barradale Farm LCA 43 HEADCORN PASTURELANDS

Landscape Character Sensitivity: High

- Mature trees and vegetation around field boundary, along with peripheral ditches and pond on northern site boundary provide strong wildlife connectivity and semi-natural habitat
- Small, enclosed field forms an integral part of wider landscape pattern
- Whilst large agricultural barns at Barradale Farm to the east and Stone Stile to the south are slightly detracting features, the sinuous enclosing pattern of mature vegetation and pastoral land use are attractive aesthetic factors which contribute towards the wider landscape character

Visual Sensitivity: Moderate

- Site partially enclosed with mature vegetation
- Filtered views towards the site from scattered surrounding farms
- Some scope for mitigating potential visual impacts through utilisation of strong boundary vegetation

Landscape Value: Moderate

- Commonplace landscape, although sinuous enclosing pattern of mature vegetation and pastoral land use provide attractive scenic quality
- Rural landscape character and moderate sense of remoteness and tranquillity, with limited surrounding development except rural scattered farmsteads
- Scattered wider surrounding farm houses are often listed

Overall Landscape Sensitivity			Capacity to Accommodate Employment			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low
	Moderate	Low	Moderate	High	Moderate	Low
	Low	Low	Low	Moderate	High	Moderate
		Low	Moderate	High	Low	Moderate

Opportunities and Constraints

- Site relates poorly to existing development at Headcorn and is not well connected to the existing highway network
- Development on this site would detract from the existing rural pattern of scattered farmsteads
- Site considered unsuitable for development

Mitigation

- Retain rural landscape character with sinuous enclosing pattern of mature vegetation and pastoral land use
- Respect the rural setting of scattered surrounding listed buildings

HEADCORN

H1 (39) Ulcombe Road and Mill Bank LCA 43 HEADCORN PASTURELANDS

Landscape Character Sensitivity: Moderate

- Semi-natural habitat provided by stream, hedgerow boundaries, tree groups, some pasture and mature hedgerow trees
- Historic field boundary pattern weakened with some hedgerow boundary loss apparent, creating a large scale field pattern
- Arable land use and hedgerow loss indicate a decline in the characteristic Low Weald landscape pattern, although adjoining ponds and water courses are characteristic
- Adjoining recent development slightly interrupts the landscape

Visual Sensitivity: Moderate

- Large number of visual receptors includes housing along Millbank, Uptons, and Brooklands with potential views of the site but these are generally filtered by presence of gardens, boundary hedges and trees
- Views from Headcorn Primary School
- No public footpaths
- Some scope for mitigating potential visual impacts with sensitive layout, design and planting

Landscape Value: Moderate

- Hedgerow boundaries and mature trees provide attractive scenic quality although intimacy has been reduced by loss of hedgerows
- Lowered sense of tranquillity and remoteness because of major road and surrounding development
- Some nature conservation value
- Listed building nearby at Hazel Pit Farm

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Site relates reasonably well to existing residential extent of Headcorn, especially in the southern half of the site
- Opportunities for sustainable drainage to recreate the pattern of ponds and watercourses typical of the Low Weald landscape
- Some capacity for development, preferably building on the existing urban edges on the southern half of the site

Mitigation

- Restrict development to only the southern field
- Redefine settlement edge and create sensitive urban/rural interface by creating a new well vegetated edge
- Retain existing vegetation
- Improve footpath connections to Headcorn centre and facilities
- Restore and reinforce the hedgerow network and plant new hedgerows and hedgerow trees to create screening and to integrate development
- Consider incorporating existing hedgerows and new sustainable drainage features into open space provision
- Consider views from adjoining housing and school

HEADCORN

H1 (40) Grigg Lane and Lenham Road LCA 43 HEADCORN PASTURELANDS



Landscape Character Sensitivity: Moderate

- Semi-natural habitat provided by strong hedgerow boundaries/tree belts, scattered ponds and a collection of mature trees within the south western corner of the site
- Historic field boundary pattern and sense of enclosure weakened very slightly with some hedgerow boundary loss
- Field pattern and pastoral land use contribute to surrounding Low Weald landscape character
- Recent development along Grigg Lane slightly interrupts the landscape

Visual Sensitivity: Moderate

- Moderate number of visual receptors
- Filtered views into the site from visual receptors within residential properties to the south west and from recent housing within the site boundary along Grigg Lane to the south east
- Foreground views within site from public footpath running through site
- Some scope for mitigating potential visual impacts with sensitive layout, design and planting

Landscape Value: Moderate

- A number of mature trees within the south western corner of the site are recognised by TPO status
- Pastoral land use, hedgerow boundaries and mature trees provide attractive scenic quality
- Moderate sense of remoteness and tranquillity owing to the proximity to surrounding residential development

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	Moderate
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates reasonably well to existing residential extent of Headcorn and is reasonably well connected to Headcorn centre and facilities
- Some capacity for medium density housing

Mitigation

- Retain and strengthen hedgerow boundaries
- Retain mature collection of trees with TPO status on an open space within any further development
- Retain and utilise ponds to create open space and landscape
- Consider views from, and the character of, public footpath running through site and strengthen connectivity via public rights of way with Headcorn centre
- Redefine settlement edge and create sensitive urban/rural interface
- Reflect density, pattern, scale and style of existing properties developed within south eastern part of site
- Strengthen public right of way links to Headcorn centre

HEADCORN

H1 (41) South of Grigg Lane LCA 43 HEADCORN PASTURELANDS



Landscape Character Sensitivity: Low

- Limited semi-natural habitat provided by remnant hedgerows/tree belts
- Enclosure pattern and landscape condition weakened by gaps within hedgerow boundaries
- Proximity to large glass houses to the north east, depot to south west and housing to the west interrupt the landscape
- Pasture and remnant oak trees make some limited contribution to surrounding Low Weald landscape character

Visual Sensitivity: Moderate

- Landscape partially enclosed by surrounding development and intervening trees within remnant hedgerows
- Filtered foreground views into site from visual receptors within housing on periphery of Headcorn to west and from Gibbs Farm to north east
- Some scope for mitigating potential visual impacts with sensitive design and planting

Landscape Value: Low

- No known cultural associations or conservation interests
- Remnant hedgerows and mature oak trees provide some scenic quality
- Poor sense of remoteness and tranquillity owing to proximity to extensive surrounding development

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Moderate	High	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates well to existing residential extent of Headcorn and is well connected to Headcorn centre and facilities
- Capacity for medium density housing

Mitigation

- Retain remaining boundary vegetation and better quality mature trees
- Provide a framework of planting between existing surrounding large scale buildings and any further development
- Redefine settlement edge and create sensitive urban/rural interface to south east
- Reflect density, pattern, scale and style of existing properties to south west and recent properties north west of Grigg Lane
- Strengthen public right of way links to Headcorn centre

HEADCORN

H1 (42) Knaves Acre LCA 43 HEADCORN PASTURELANDS



Landscape Character Sensitivity: High

- Strong semi-natural habitat provided by mature trees, scrub and ditch along north eastern boundary
- Strong enclosure pattern provided by mature boundary tree belts
- Mature trees and ditch contribute to the wider Low Weald landscape character

Visual Sensitivity: Moderate

- Few visual receptors largely because this is a very small site and it is well enclosed by mature boundary trees
- Filtered foreground views into site from visual receptors within adjacent housing to west
- Filtered middle-distance views into site from public footpath to east

Landscape Value: Moderate

- Numerous mature native trees with TPO status along eastern site boundary
- Large trees within and marking site boundaries provide attractive scenic quality and provide a semi-rural character to adjacent housing
- Poor sense of remoteness and tranquillity owing to proximity to adjacent housing

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates reasonably well to existing residential extent of Headcorn and wider surrounding permitted development may enable access to site
- Development generally undesirable unless it can be accommodated without extensive removal of mature boundary trees

Mitigation

- Retain better quality mature trees and TPO trees along eastern boundary in particular
- Retain semi-rural and well treed setting to properties to west

HEADCORN

HO-24 Maidstone Road LCA 43 HEADCORN PASTURELANDS

Landscape Character Sensitivity: High

- Site adjoins A274 which is intrusive
- Generally good hedgerows with some mature trees
- Woodland to the north of the site
- Public footpaths to north and directly through the site
- Remote from the settlement core at Headcorn
- Pond with mature trees, amidst pasture gives conservation interest
- Heritage feature includes listed building near the site
- Links with wider countryside and is distinctively Low Weald

Visual Sensitivity: High

- Sensitive users of the strong footpath network adjoining and crossing the sites are important in the flat landscape
- Some limited filtered views from residential properties along Maidstone Road
- Some mitigation with planting would be possible

Landscape Value: Moderate

- Potential conservation value
- Sense of remoteness although tranquillity reduced in areas close to Maidstone Road
- Listed building close by gives heritage interest
- Generally attractive with scenic value

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relatively remote from existing residential core of Headcorn and does not relate well to existing settlement pattern
- Development generally undesirable
- Site acts as a green wedge between Headcorn and the settlement to the north

Mitigation

- Retain and conserve pond and mature trees
- Retain and strengthen semi-rural setting to properties along A274
- Retain the rural green wedge function of the site
- Retain hedgerows and re-create the lost field boundaries

HEADCORN

HO-30 Elizabeth House, Grigg Lane
LCA 43 HEADCORN PASTURELANDS

Landscape Character Sensitivity: High

- Strong hedgerow boundaries and mature trees provide semi-natural habitat
- Hedgerow boundaries and mature oak trees form an integral part of wider field boundary pattern and are highly representative of wider Low Weald landscape

Visual Sensitivity: Moderate

- Site partially enclosed with surrounding boundary hedgerows and mature trees
- Foreground filtered views into site from residents within residential properties to south east along Grigg Lane and to west (housing to west is recent and was not illustrated on OS mapping at the time of assessment)
- Limited scope for mitigating potential visual impacts because site is reasonably small and is in close proximity to visual receptors

Landscape Value: Moderate

- Hedgerow boundaries and mature oak trees offer attractive scenic quality
- Proximity to adjacent housing reduces sense of remoteness and tranquillity to moderate

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates reasonably well to recent housing to west and existing extent of Headcorn, but does not relate well to linear pattern of development to south east along Grigg Lane
- Site is reasonably well connected to Headcorn village and facilities such as the surgery on Grigg Lane
- Development generally undesirable

Mitigation

- Retain hedgerow boundaries and mature trees
- Respect rural and undeveloped landscape character

HEADCORN

HO-65 North west of Maidstone Road LCA 43 HEADCORN PASTURELANDS

Landscape Character Sensitivity: Moderate

- Site adjoins A274 which is locally intrusive on the western site boundary
- Generally reasonable hedgerows to boundaries with some trees
- Stream with ponds and adjoining hedgerow and tree cover runs across the site
- Public footpaths on the western boundary and crossing the site towards the east
- Remote from Headcorn and site has a generally rural feel
- Pond, streams and trees amidst pasture gives conservation interest
- Limited area of large scale (nursery) development to the north
- Heritage feature includes a listed building near the site
- Evidence of loss of field pattern through hedgerow removal, however the site links with wider countryside and is characteristic of the Low Weald

Visual Sensitivity: High

- Sensitive users of the strong footpath network around and crossing the sites are important in the flat landscape
- Some generally filtered views from residential properties along the A247 Maidstone Road

Landscape Value: Moderate

- Potential conservation value
- Sense of remoteness although tranquillity reduced in areas close to Maidstone Road
- Listed building close by gives heritage interest
- Generally attractive with scenic value and a rural feel despite hedgerow loss

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Low capacity to accommodate housing
- Network of streams and vegetation
- Opportunity to create a stronger rural boundary to the north
- Retain rural character
- Distant from urban centre of Headcorn and would substantially extend development into open countryside
- Site acts as a green wedge between Headcorn and the settlement to the north

Mitigation

- Retain the green wedge function of the site
- Network of streams and vegetation should be conserved
- Create a stronger rural boundary to the north
- Retain rural and undeveloped character

HEADCORN

HO 105 Moat Farm, Moat Road LCA 43 HEADCORN PASTURELANDS



Landscape Character Sensitivity: Moderate

- Moderate pattern of semi-natural habitat provided by hedgerow boundaries with mature trees and clustered vegetation along boundary with adjacent residential area
- Remaining hedgerow/tree belt boundaries provide some field and enclosure pattern
- Mature oak trees with hedgerow boundaries contribute towards surrounding Low Weald landscape character
- Undulating landscape and mature trees within remnant hedgerow boundaries provide strength of character

Visual Sensitivity: High

- Extensive views to/from the higher, northern, part of the site from the Beult Valley to the south
- Filtered foreground views into the site from adjacent residential properties along the eastern site boundary
- Foreground views across the site from public footpath that runs south east to north west through site
- Limited scope for mitigating potential visual impacts because of close proximity of views from houses to the east and because of the visual prominence of the higher ground to the north

Landscape Value: Moderate

- Clusters and a belt of mature trees covered by TPO
- Listed building to south east along Moat Road
- Undulating pasture with open views across the Beult Valley and mature trees within remnant hedgerow boundaries provide attractive scenic quality

- Moderate sense of remoteness and tranquillity owing to proximity to residential edge of Headcorn to east

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Whilst located in reasonably close proximity to Headcorn centre, the site does not relate well to the existing settlement pattern to the east which forms a narrow and largely linear extension to the core of Headcorn
- Development generally undesirable, particularly on the higher, northern, part of the site where it would be highly visible from the Beult Valley

Mitigation

- Retain field and enclosure pattern
- Retain mature vegetation and TPO trees
- Respect the setting of listed building to south east along Moat Road
- Retain and respect the attractive, well treed, urban/rural interface along the urban boundary
- Respect remote, rural setting to Headcorn
- Respect rural, open views from public footpath that crosses site

HEADCORN

HO-131 Lenham Road LCA 43 HEADCORN PASTURELANDS

Landscape Character Sensitivity: High

- Strong hedgerow boundary vegetation with mature oak trees along Lenham Road provide semi-natural habitat and ecological connectivity
- Hedgerow enclosed pasture provides a unified landscape
- Landscape elements in good state of repair
- Hedgerow boundaries form an integral part of wider field boundary pattern and are highly representative of wider Low Weald landscape

Visual Sensitivity: Moderate

- Site visually well contained by hedgerow boundary vegetation
- Few visual receptors due to remote, rural location
- Filtered views through hedgerow boundary from adjacent cricket ground to north east and from scattered rural properties along Grigg Lane to east
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Moderate

- Hedgerow boundaries and mature oak trees within hedgerow along Lenham Road offer attractive scenic quality
- Strong sense of remoteness and tranquillity because site is detached from surrounding development

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	
	Moderate	Low	Moderate	High	Moderate	Low	
	Low	Low	Low	Moderate	High	Moderate	
		Low	Moderate	High	Low	Moderate	
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site is significantly detached from Headcorn
- Location and scale of site does not relate well to existing settlement pattern of Headcorn
- Poor connectivity with Headcorn centre and facilities
- Development generally undesirable

Mitigation

- Respect rural character of the landscape and very scattered pattern of development along Lenham Lane
- Retain strong hedgerow boundaries, pastoral land use and mature oak trees

HEADCORN

HO-132 Lenham Road LCA 43 HEADCORN PASTURELANDS

Landscape Character Sensitivity: High

- Strong hedgerow boundary vegetation with mature oak trees along Lenham Road provides semi-natural habitat and ecological connectivity
- Hedgerow enclosed pasture provides a unified landscape
- Landscape elements in good state of repair
- Hedgerow boundaries form an integral part of wider field boundary pattern and are highly representative of wider Low Weald landscape

Visual Sensitivity: Moderate

- Site visually well contained by hedgerow boundary vegetation
- Few visual receptors due to remote, rural location
- Filtered views from scattered rural properties along Grigg Lane to east
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Moderate

- Hedgerow boundaries and mature oak trees within hedgerow along Lenham Road offer attractive scenic quality
- Strong sense of remoteness and tranquillity because site is detached from surrounding development

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site is significantly detached from Headcorn
- Location and scale of site does not relate well to existing settlement pattern of Headcorn
- Poor connectivity with Headcorn centre and facilities
- Development generally undesirable

Mitigation

- Respect rural character of the landscape and very scattered pattern of development along Lenham Lane
- Retain strong hedgerow boundaries, pastoral land use and mature oak trees

HEADCORN

HO-152 Green Gates, Lenham Road
LCA 43 HEADCORN PASTURELANDS

Landscape Character Sensitivity: High

- Strong hedgerow boundary vegetation with mature trees, pond and pasture provide semi-natural habitat and ecological connectivity
- Hedgerow enclosed pasture and small scale field pattern provides a unified landscape
- Landscape elements in good state of repair
- Hedgerow boundaries form an integral part of wider field boundary pattern and are highly representative of wider Low Weald landscape

Visual Sensitivity: Moderate

- Site visually well contained by hedgerow boundary vegetation
- Some potential visual receptors despite remote, rural location - filtered views from scattered rural properties along Lenham Road to the north and a public footpath to the south
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Moderate

- Some ecological conservation interest
- Hedgerow boundaries and trees within hedgerow offer attractive scenic quality
- Strong sense of remoteness and tranquillity because site is very detached from surrounding development

Overall Landscape Sensitivity			Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low
	Moderate	Low	Moderate	High	High	Moderate
	Low	Low	Low	Moderate	High	Moderate
		Low	Moderate	High	Low	Moderate

Opportunities and Constraints

- Remote site with low capacity for development
- Hedgerows, ponds and trees and rural atmosphere are constraints
- Development generally undesirable because of impact on landscape character and ecology

Mitigation

- Conserve hedgerows, ponds and trees
- Conserve rural undeveloped atmosphere
- Conserve and reinforce landscape character

HEADCORN

HO-153 Green Gates Farm, Love Lane
LCA 43 HEADCORN PASTURELANDS

Landscape Character Sensitivity: High

- Strong boundary vegetation with mature trees to the eastern and western boundaries
- Important as a semi-natural habitat and for ecological connectivity within the floodplain of the River Sherway
- Landscape elements in good state of repair
- Forms an integral and distinctive part of wider field boundary pattern within the River Sherway
- Highly representative of wider Low Weald landscape

Visual Sensitivity: Moderate

- Site visually well contained by hedgerow boundary vegetation
- Some potential visual receptors at Hieland Glen despite remote, rural location plus views from public footpath to the east
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: High

- Designated local wildlife site with ecological and conservation interest
- Trees and pasture offer attractive scenic quality
- Strong sense of remoteness and tranquillity because site is very detached from surrounding development

Overall Landscape Sensitivity			Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low
	Moderate	Low	Moderate	High	High	Moderate
	Low	Low	Low	Moderate	High	Moderate
		Low	Moderate	High	Low	Moderate

Opportunities and Constraints

- Site generally unsuitable for development
- Constrained by ecological importance
- Rural and distinctive character very remote from urban areas
- Important trees and vegetation

Mitigation

- Protect ecological importance
- Ensure tranquillity and remoteness is maintained
- Retain important trees and vegetation
- Consider views from the public footpath
- Site generally unsuitable for development even with mitigation

HEADCORN

MX-10 Ringles Nursery, Grigg Lane LCA 43 HEADCORN PASTURELANDS/LCA 58 BEULT VALLEY

Landscape Character Sensitivity: Low

- Poor semi-natural habitat to north west in vicinity of glass houses and horticultural land use, but strong semi-natural habitat to south east with field boundary hedgerows, large reservoir and River Sherway
- Extensive glass houses and polytunnels interrupt the landscape
- Historic field pattern has largely been lost to horticultural land use and reservoir
- Remaining hedgerow boundaries to south east make some limited contribution to wider Low Weald landscape character

Visual Sensitivity: Moderate

- Landscape partially enclosed by large scale glass houses to north west and hedgerow boundaries to south east
- Moderate number of visual receptors including residents within properties along Grigg Lane to the north west and within scattered surrounding farmsteads, and employees at Ringles Nursery
- Some scope for mitigating potential visual impacts by utilising intervening buildings and strengthening boundary vegetation

Landscape Value: Moderate

- River Sherway, ponds and pasture along southern boundary designated as a local wildlife site
- Reservoir, hedgerow boundaries and River Sherway to south east offer attractive scenic quality
- Glasshouses and polytunnels at Ringles Nursery are visually detracting and weaken sense of remoteness and tranquillity
- Remoteness and tranquillity stronger to south east away from Ringles Nursery and development along Grigg Lane

Overall Landscape Sensitivity				Capacity to Accommodate Mixed Development			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Moderate	High	High	Moderate	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Northern part of site relates reasonably well to existing urban extent of Headcorn in terms of location and connectivity, but scale of site is disproportionate to existing settlement extent
- Southern part of site is detached from, and is poorly connected to, Headcorn
- Southern part of site may be liable to flooding
- Whilst there may be some capacity to develop this site further, there is limited available space with extent of Ringles Nursery and reservoir

Mitigation

- Retain rural character and setting of River Sherway and adjacent reservoir, protect and strengthen ecological value
- Retain hedgerow boundaries
- Strengthen public rights of way between the northern part of the site and Headcorn village
- Respect linear development pattern along Grigg Lane

HEADCORN

HO3 – 238 Lenham Road
LCA 43 HEADCORN PASTURELANDS



Landscape Character Sensitivity: Moderate

- Strong hedgerow boundary vegetation provides semi-natural habitat and ecological connectivity
- Some gaps within/loss of boundary vegetation slightly weaken field and enclosure pattern
- Landscape quality/condition weakened slightly by gaps within/loss of boundary vegetation
- Remaining hedgerow boundaries with mature oak trees and pastoral land use contribute towards wider Low Weald landscape

Visual Sensitivity: Moderate

- Site partially enclosed by surrounding hedgerow vegetation
- Few visual receptors
- Filtered foreground views from residential properties to west of site and from users of public footpath to east
- Very long distance views from high ground along Greensand Ridge to north
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Moderate

- Oast houses immediately to west of site offer some cultural association

- Moderate sense of remoteness and tranquillity owing to location of site between residential edge of Headcorn and the rural landscape to the north east

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site relates well to the existing extent of Headcorn
- Site is reasonably well connected to Headcorn centre and facilities
- Moderate capacity to accommodate medium density housing

Mitigation

- Well contained site
- Respect the rural and sparsely developed character of Lenham Road to east of site
- Retain and strengthen hedgerow boundaries and field pattern
- Redefine settlement edge and create sensitive urban/rural interface

HEADCORN

HO3-261 Land at Tong Farm between Mill Bank (A274) and Ulcombe Road, Headcorn
LCA 43 HEADCORN PASTURELANDS

Landscape Character Sensitivity: High

- Site adjoins A274 which is intrusive
- Generally good hedgerows with some mature trees
- Public footpaths to north
- Remote from Headcorn
- Pond with mature trees, amidst pasture gives conservation interest
- Heritage feature includes listed building near the site
- Links with wider countryside and is distinctively Low Weald

Visual Sensitivity: High

- Sensitive users of the strong footpath network adjoining the site are important in the flat landscape
- Some limited filtered views from residential properties along Maidstone Road
- Some mitigation with planting would be possible

Landscape Value: Moderate

- Potential conservation value
- Sense of remoteness although tranquillity reduced in areas close to Maidstone Road
- Listed building close by gives heritage interest
- Generally attractive with scenic value

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relatively remote from existing residential core of Headcorn and does not relate well to existing settlement pattern
- Development generally undesirable
- Site acts as a green wedge between Headcorn and the settlement to the north

Mitigation

- Retain and conserve pond and mature trees
- Retain and strengthen semi-rural setting to properties along A274
- Retain the rural green wedge function of the site
- Retain hedgerows and re-create the lost field boundaries

HO3-262 Tong Farm LCA 43 HEADCORN PASTURELANDS

Landscape Character Sensitivity: High

- Pasture enclosed by hedgerow and rear garden vegetation
- Pond with trees provides semi-natural habitat and ecological connectivity
- Some gaps within/loss of boundary vegetation slightly weaken field and enclosure pattern, although field pattern is coherent and small scale
- Generally in good condition
- Clusters of trees outside the site to the north add to visual pattern
- Remaining hedgerow boundaries with mature trees and pastoral land use contribute towards wider Low Weald landscape

Visual Sensitivity: Moderate

- Site partially enclosed by surrounding hedgerow and garden vegetation
- Filtered foreground views from sensitive visual receptors of housing along the A274
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Moderate

- Moderate sense of remoteness and tranquillity owing to location of site between residential edge of Headcorn and the rural landscape to the north east, although A274 is noisy
- Conservation value of trees, hedges, pond and pasture

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site somewhat remote from main area of settlement
- Pond and trees within site are important features
- Low capacity to accommodate housing

Mitigation

- Minimise the extent of development on the site
- Retain the pond and trees within site possibly incorporating into garden or open space
- Use sustainable drainage to replicate Low Weald ditches and ponds

HEADCORN

HO3 – 278 Mote Road LCA 43 HEADCORN PASTURELANDS



Landscape Character Sensitivity: High

- Good extent of semi-natural habitat provided by hedgerow boundaries/tree belt along northern boundary, and areas of scrub within pasture left un-grazed
- Hedgerow boundaries are generally intact and in a good state of repair
- Sub-station and metal palisade fencing to south east of site slightly interrupt the landscape, but have a very localised affect
- Hedgerow boundaries and belt of mature oak trees along northern boundary form an integral part of wider field boundary pattern and are highly representative of wider Low Weald landscape

Visual Sensitivity: Moderate

- Few visual receptors owing to rural location and strong hedgerow boundaries surrounding the site
- Views into the site from the public footpath that runs east of the site and along the northern boundary before heading north west
- Some views to/from the slightly higher, northern, part of the site from the Beult Valley to the south
- Views towards site from Black Mill Farm situated on higher ground to north
- Limited scope for mitigating potential visual impacts because of the visual prominence of the higher ground to the north

Landscape Value: Moderate

- Strong belt of mature oak trees along northern site boundary covered by TPO

- Small scale field pattern and strong hedgerows/tree belts offer attractive scenic quality
- Whilst Mote Road is well trafficked, there is a moderate sense of remoteness and tranquillity within the site because it is detached from the urban extent of Headcorn

Overall Landscape Sensitivity				Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low	
	Moderate	Low	Moderate	High	Moderate	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate	
		Low	Moderate	High				
		Visual Sensitivity			Low	Moderate	High	
					Landscape Value			

Opportunities and Constraints

- Although Mote Road provides a direct link to the centre of Headcorn village, the site is detached from, and relates poorly to, the urban extent of Headcorn
- Development on the slightly higher, northern extent of the site would be highly visible from the Beult Valley
- Development generally undesirable

Mitigation

- Retain field and enclosure pattern
- Retain mature vegetation and TPO trees
- Respect the rural pattern of scattered farmsteads
- Respect the remote, rural setting and approach to Headcorn
- Respect rural views from public footpath along northern boundary

HEADCORN

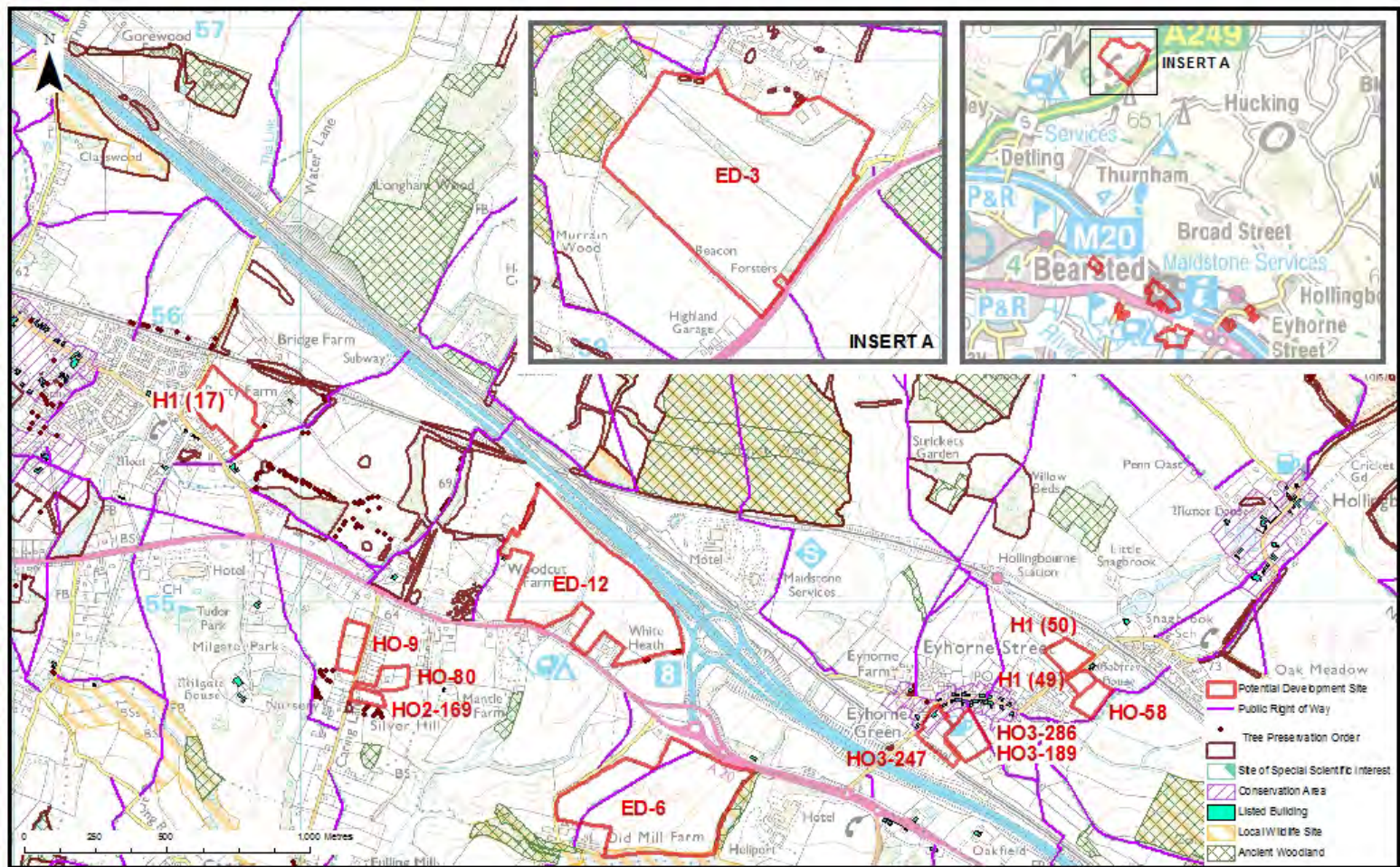
Summary: Headcorn

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
EMP1(4) West of Barradale Farm, Maidstone Road	Employment	High	Moderate	High	Moderate	Low
H1 (39) Ulcombe Road and Mill Bank	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
H1 (40) Grigg Lane and Lenham Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
H1 (41) South of Grigg Lane	Housing	Low	Moderate	Low	Low	High
H1 (42)Knaves Acre	Housing	High	Moderate	High	Moderate	Low
HO-24 Maidstone Road	Housing	High	High	High	Moderate	Low
HO-30 Elizabeth House, Grigg Lane	Housing	High	Moderate	High	Moderate	Low
HO-65 North west of Maidstone Road	Housing	Moderate	High	High	Moderate	Low
HO-105 Moat Farm, Moat Road	Housing	Moderate	High	High	Moderate	Low
HO-131 Lenham Road	Housing	High	Moderate	High	Moderate	Low
HO-132 Lenham Road	Housing	High	Moderate	High	Moderate	Low
HO-152 Greengates, Lenham Road	Housing	High	Moderate	High	Moderate	Low
HO-153 Great	Housing	High	Moderate	High	High	Low

HEADCORN

Love Farm, Love Lane						
MX-10 Ringles Nursery, Grigg Lane	Mixed use	Low	Moderate	Low	Moderate	High
HO3-238 Lenham Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-261 Tong Farm	Housing	High	High	High	Moderate	Low
HO3-262 Tong Farm	Housing	High	Moderate	High	Moderate	Low
HO3-278 Mote Road	Housing	High	Moderate	High	Moderate	Low

HOLLINGBOURNE AND THURNHAM



H1 (49) East of Eyhorne Street
LCA 15 EYHORNE VALE

Landscape Character Sensitivity: Moderate

- Semi-natural habitat provided by scattered regenerating scrub and pond on north eastern boundary
- Field scale and enclosure pattern typical of surrounding landscape, although field has been left unmanaged so that its use does not form part of pastoral land use to east

Visual Sensitivity: Moderate

- Visually well contained by strong boundary vegetation and built development to the west
- Possible long elevated views towards the site from Kent Downs AONB to north
- Close views into the site from the periphery of housing to west
- Filtered views into site from short section of public footpath to south
- Views from public footpath to south east screened by well-established vegetation belt
- Some scope for mitigating potential visual impacts through use and reinforcement of site boundary vegetation and sensitive design

Landscape Value: Moderate

- Kent Downs AONB located approximately 125m to north
- Listed building in close proximity to north east of site
- Commonplace landscape where the lack of development offers some attractive scenic quality
- Sense of remoteness and tranquillity moderated by proximity to housing to west and noise from M20 and HS1

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates well to existing housing development to the west in terms of location and extent
- Site well connected to Eyhorne Street, the village core and Hollingbourne train station
- Whilst the site is in close proximity to the Kent Downs AONB and a listed building, well-established vegetation provides good visual enclosure
- Moderate capacity to integrate medium density housing

Mitigation

- Retain and strengthen boundary vegetation
- Retain better quality trees within site
- Respect the setting of listed building to north east and retain an adequate landscape buffer between the house and further development
- Utilise pond to create landscape feature within overall design
- Reflect scale and layout of housing to south west
- Reflect building materials used along wider historic Eyhorne Street

HOLLINGBOURNE AND THURNHAM

H1 (50) West of Eyhorne Street LCA 15 EYHORNE VALE



Landscape Character Sensitivity: Moderate

- Semi-natural habitat provided by strong hedgerows, mature individual trees and stream along north western boundary
- Field scale and enclosure pattern typical of surrounding landscape
- Landscape elements generally in a moderate state of repair, although some fencing is deteriorating and some hedgerows are gappy
- Mature trees, stream and pastoral land use form aesthetic features that contribute towards the surrounding landscape character

Visual Sensitivity: Moderate

- Site partially enclosed with surrounding hedgerows/tree belts
- Possible long elevated views towards the site from Kent Downs AONB to north
- Filtered views into the site from access to Hollingbourne train station
- Foreground views into site from Godfrey House to east and from housing to south west on Eyhorne Street
- Some scope for mitigating potential visual impacts through use and reinforcement of site boundary vegetation and sensitive design

Landscape Value: Moderate

- Kent Downs AONB situated within 100m to north east
- Listed building (Godfrey House) situated within close proximity (approximately 15m) to south east of site

- Commonplace landscape where the lack of development, mature trees and stream provide some attractive scenic quality
- Sense of remoteness and tranquillity moderated by proximity to housing to south west and noise from M20 and HS1

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	Moderate	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Site relates well to existing housing development to the south west in terms of location, although the extent of the site does not relate well to the linear pattern of development to the north of Eyhorne Street in this location
- Site well connected to Eyhorne Street, the village core and Hollingbourne train station
- Whilst the site is in close proximity to the Kent Downs AONB, well-established vegetation provides good visual enclosure
- Moderate capacity to extend linear housing along Eyhorne Street

Mitigation

- Retain and strengthen boundary vegetation
- Retain better quality trees within site
- Retain open space within north western part of site
- Respect views from, and the setting of, Godfrey House to north
- Reflect scale and layout of linear housing to north west of Eyhorne Street
- Reflect building materials used along wider historic Eyhorne Street

HOLLINGBOURNE AND THURNHAM

**HO-58 South of Eyhorne Street
LCA 15 EYHORNE VALE**



Landscape Character Sensitivity: Moderate

- Semi-natural habitat provided by strong tree belt and ditch along south eastern site boundary, scattered regenerating scrub and pond to north
- Field scale and enclosure pattern typical of surrounding landscape, although field has been left unmanaged so that it does not form part of pastoral land use to east

Visual Sensitivity: Moderate

- Visually well contained by strong boundary vegetation to north and east and built development to the west
- Possible long elevated views towards the site from Kent Downs AONB to north
- Close views into the site from the periphery of housing to west and from a short section of public footpath to south of site
- Views from public footpath to south east screened by well-established vegetation belt
- Some scope for mitigating potential visual impacts through use and reinforcement of site boundary vegetation and sensitive design

Landscape Value: Moderate

- Kent Downs AONB located approximately 125m to north
- Listed building in close proximity to north of site
- Commonplace landscape where the lack of development offers some attractive scenic quality

- Sense of remoteness and tranquillity moderated by proximity to housing to west and noise from M20 and HS1

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Site relates well to existing housing development to the west in terms of location and extent
- Site well connected to Eyhorne Street, the village core and Hollingbourne train station
- Whilst the site is in close proximity to the Kent Downs AONB and a listed building, well-established vegetation provides good visual enclosure
- Moderate capacity to integrate medium density housing, particularly to the north of the site

Mitigation

- Retain and strengthen boundary vegetation
- Retain better quality trees within site
- Respect the setting of listed building to north and retain an adequate landscape buffer between the house and further development
- Utilise pond to create landscape feature within overall design
- Reflect scale and layout of housing to south west
- Reflect building materials used along wider historic Eyhorne Street

HOLLINGBOURNE AND THURNHAM

ED-6 Waterside Park, Ashford Road LCA 49 LEEDS CASTLE PARKLANDS

Landscape Character Sensitivity: Moderate

- The hilly landform rising up from the extensive water bodies, with adjoining wet woodland along the southern and eastern boundaries, forms an integral part of a wider pattern of undulations along the scarp foot of the Kent Downs
- The site is generally in good condition although the proximity of major transport corridors slightly detracts
- Although there are networks of vegetation around the edge of the site, the extensive arable use gives limited opportunity for wildlife within the site itself
- Oast house to the south west of the site gives some distinctiveness to the landscape
- The site's location at the foot of the Downs, its landform which is a continuation of the scarp foot topography and the large scale field pattern is distinctive and characteristic of the area

Visual Sensitivity: High

- The hill-form and lack of tree cover makes the upper portions of the site highly visible
- The public footpath across the site, and other surrounding public footpaths to the south and west are sensitive visual receptors
- Other visual receptors at close range include a few houses associated with Old Mill Farm near the south west corner, Old England Cottage to the north east and Mercure Maidstone Great Danes Hotel and grounds to the east
- Longer elevated views from the Kent Downs AONB
- An open landscape which has high visibility although mitigation with tree belts may be possible, but the hilly nature of the site and the elevated location of the Downs would make screening problematic

Landscape Value: Moderate

- Rural feel despite the adjoining transport corridors
- Peripheral mature vegetation and water bodies to the south and east provide strong wildlife connectivity and are designated as a local wildlife site (River Len Millpond and Carr, Leeds)
- Woodland to the east of the site is recorded as ancient woodland

- Leeds Castle Registered Historic Park and Garden is situated approximately 500m to south east of site
- Old England Cottage (50m to north of site and on the opposite side of the A20) is listed
- Sensitive location close to and providing the setting of the nationally designated Kent Downs AONB

Overall Landscape Sensitivity				Capacity to Accommodate Economic Development			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			

Opportunities and Constraints

- Elevated views from the Downs would be difficult to mitigate
- Development would not be in keeping with the existing low density pattern of settlement in this area
- Sensitive location close to and forming the setting of the Kent Downs AONB
- Very remote and detached from other large scale developments on the edge of Maidstone
- Site is generally unsuitable for development

Mitigation

- Retain and conserve existing vegetation around the site
- Retain the rural landscape character and the distinctive landform which forms an integral part of a wider pattern of undulations along the scarp foot of the Kent Downs
- Respect the setting of surrounding heritage assets
- Respect views from, and the setting of, Kent Downs AONB

HOLLINGBOURNE AND THURNHAM

ED-12 Woodcut Farm, Ashford Road LCA 49 LEEDS CASTLE PARKLANDS



Landscape Character Sensitivity: Moderate

- The landform is composed of the undulating valley either side of a small stream at the foot of the Downs
- This is a very large scale landscape with extensive arable cultivation with relatively sparse tree cover and few hedgerows
- Trees within gardens on the boundary of the site
- The stream corridor supports a corridor of vegetation and there is a prominent group of trees along Crismill Lane, but the extensive arable use gives little opportunity for wildlife
- The M20, A20 and HS1 are nearby detracting features
- No obvious historical features
- The site's location at the foot of the Downs, its landform which is a continuation of the downland topography and the large scale field pattern is distinctive and characteristic of the area

Visual Sensitivity: High

- Potential visual receptors at close range include scattered housing along the southern and western boundaries
- Longer elevated views from the Kent Downs AONB
- Upper valley sides have increased visibility
- An open landscape which has high visibility although mitigation with tree belts may be possible, but the elevated location of the Downs would make screening problematic

Landscape Value: Moderate

- Although it is not designated the site has a countryside feel despite the adjoining transport corridors, although there is little tranquillity
- Low potential to be of wildlife conservation interest

- Potentially sensitive location close to and providing the setting of the nationally designated Kent Downs AONB
- Woodcut Farm is an adjoining listed building

Overall Landscape Sensitivity				Capacity to Accommodate Economic Development			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Elevated views from the Downs would be difficult to mitigate
- Development would not be in keeping with the existing low density pattern of settlement in this area
- Sensitive location close to and forming the setting of the AONB
- Remote from other large scale developments on the edge of Maidstone
- Site is generally unsuitable for development

Mitigation

- Retain and reinforce streamside vegetation, other tree belts and significant vegetation
- Retain the rural landscape character and the distinctive landform which forms an integral part of a wider pattern of undulations along the scarp foot of the Kent Downs
- Respect the setting of surrounding heritage assets
- Respect views from, and the setting of, Kent Downs AONB

HOLLINGBOURNE AND THURNHAM

HO3-189 The Windmill PH, Eyhorne Street
 HO3-286 South of Eyhorne Street
 LCA 49 LEEDS CASTLE PARKLANDS



Landscape Character Sensitivity: Moderate

- Semi-natural habitat provided by boundary hedgerows
- Undeveloped landscape contributes to rural setting of historic village core
- Landscape elements generally in a moderate state of repair
- Fencing, outbuildings and views of HS1 infrastructure are slightly detracting features
- Field pattern, pastoral land use and hedgerow boundaries form aesthetic factors that contribute towards the landscape character

Visual Sensitivity: Moderate

- Site partially enclosed by boundary hedgerows/vegetation
- Possible long views from Kent Downs AONB
- Filtered views from housing within Eyhorne Conservation Area to north, and from Grove Mill House to south east
- Views from public footpath and village hall to east of site slightly restricted by dense hedgerow and lower ground level to east
- Some scope for mitigating potential visual impacts with sensitive design

Landscape Value: High

- Kent Downs AONB situated approximately 500m to north west
- Provides the immediate setting for Eyhorne Conservation Area and a number of nationally valued listed buildings

- Commonplace landscape but value expressed through rural and undeveloped setting to cultural features
- Sense of remoteness and tranquillity moderated by noise from M20 and HS1

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Whilst the site is in close proximity to Eyhorne Street, its location and extent does not relate well to the historic pattern of development within the conservation area
- Development would affect the setting of, and views from, Eyhorne Conservation Area and a number of listed buildings
- Development generally undesirable

Mitigation

- Respect the setting of, and views from, Eyhorne Conservation Area and listed buildings along Eyhorne Street
- Respect the compact linear development pattern along Eyhorne Street
- Retain undeveloped rural setting to Eyhorne Street

HOLLINGBOURNE AND THURNHAM

**HO3-247 Cotuams Hall, Eyhorne Street
LCA 49 LEEDS CASTLE PARKLANDS**



Landscape Character Sensitivity: Moderate

- Semi-natural habitat provided by a cluster of mixed mature native trees to the north
- Undeveloped landscape contributes to rural setting of historic village core
- Landscape elements generally in a moderate state of repair
- Views of HS1 infrastructure are slightly detracting
- Field pattern, pastoral land use and hedgerow boundaries form aesthetic factors that contribute towards the landscape character

Visual Sensitivity: Moderate

- Site partially enclosed by boundary vegetation
- Possible long views from Kent Downs AONB
- Filtered views from housing within Eyhorne Conservation Area to north east
- Some scope for mitigating potential visual impacts with sensitive design

Landscape Value: High

- Kent Downs AONB situated approximately 500m to north west
- North western part of the site situated within Eyhorne Conservation Area

- Site within close proximity to, and visible from, a number of listed buildings
- Commonplace landscape but value expressed through rural and undeveloped setting to cultural features
- Sense of remoteness and tranquillity moderated by noise from M20 and HS1

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	High

Opportunities and Constraints

- Whilst the site is in close proximity to Eyhorne Street, its location and extent does not relate well to the historic pattern of development within the conservation area
- Development would directly affect Eyhorne Conservation Area and its setting, as well as a number of listed buildings
- Development generally undesirable

Mitigation

- Respect the setting of, and views from, Eyhorne Conservation Area and listed buildings along Eyhorne Street
- Respect the compact linear development pattern along Eyhorne Street
- Retain undeveloped rural setting to Eyhorne Street

HOLLINGBOURNE AND THURNHAM

H1 (17) Barty Farm, Roundwell
LCA 49 LEEDS CASTLE PARKLANDS

Landscape Character Sensitivity: Moderate

- Attractive but unremarkable area of open pasture
- Village edge location

Visual Sensitivity: Moderate

- Views to and from the Kent Downs AONB
- Views from neighbouring housing, notably from the rear of houses on Roundwell and rural properties to the east of the site
- Views from the public right of way along the eastern boundary
- Views from Water Lane largely screened by existing roadside hedge

Landscape Value: Moderate

- No landscape designations
- Listed buildings to the south and west
- Public right of way along eastern boundary
- Contributes to the foreground of the Kent Downs AONB

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Low to medium density housing in keeping in character, scale and density with those found locally and respecting the local vernacular
- Respect the setting of the listed buildings
- Consider the impact on views from the Kent Downs AONB caused by the expansion of the urban footprint, including the cumulative effect with other potential development sites

Mitigation

- Retain hedgerow along Water Lane and design a strong defined boundary to the west to contain the spread of the urban edge into the wider countryside

HOLLINGBOURNE AND THURNHAM

HO-9 Puddledock, Caring Lane
LCA 49 LEEDS CASTLE PARKLANDS



Landscape Character Sensitivity: High

- Well vegetated with a strong network of hedges within and around the site, pasture and scattered mature trees, which give a high potential for wildlife
- Generally the site is in moderate to good condition with only a few detracting features such as fencing and temporary electric fencing to contain horses
- The mature trees and adjoining narrow lane are likely to be historic and the site adjoins Milgate Park to the west (now a golf course) associated with a grade 1 listed building
- However there are no apparent historic built features on the site
- Pasture, mature oaks and other trees and native hedgerows give a strong sense of place and reflect the historic landscape character of the area

Visual Sensitivity: Moderate

- Visual receptors at close range include housing opposite the site along Caring Lane and potentially people on the golf course
- Strongly vegetated boundaries and scattered mature trees which generally prevent views into the site

Landscape Value: Moderate

- Although there are no designations the site has a tranquil and rural feel

- Mature trees and small hedged fields of pasture are attractive
- Some potential to be of wildlife conservation interest
- Potentially sensitive location providing the setting of the Kent Downs AONB

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	
	Moderate	Low	Moderate	High	Moderate	Low	
	Low	Low	Low	Moderate	High	Moderate	
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Retention of boundary vegetation, internal hedgerows and scattered mature trees
- Residential development generally undesirable as location is sensitive in terms of landscape character and the extent of important mature trees and hedges
- Character of the historic narrow lane and adjoining vegetation should be respected

Mitigation

- Retain and reinforce the network of existing trees and hedges
- Retain the narrow, intimate and historic character of Caring Lane
- Some very limited residential development along Caring Lane may be acceptable if essential and low density, but only if existing vegetation is carefully protected and retained and the narrow vegetated character of Caring Lane is preserved, which may prove difficult

HOLLINGBOURNE AND THURNHAM

**HO-80 12 Caring Lane
LCA 49 LEEDS CASTLE PARKLANDS**

Landscape Character Sensitivity: Moderate

- Small fields with an important belt of mature trees along the southern boundary and a few trees to the north
- Adjoins a larger field to the north and housing to the west and east on Caring Lane and First Lane
- Landform appears undulating and elevated, shown as 'Silver Hill' on the OS map
- Detracting features include the inappropriately wide concrete access from Caring Lane and the residential development backing onto the site
- The narrow Caring Lane and mature trees add to the distinctive character of the area and may have historical value
- Tree belts and linking hedgerows have some wildlife potential

Visual Sensitivity: Moderate

- Potential visual receptors at close range include housing along Caring Lane and First Lane
- Elevated landform may increase visibility
- Rear garden boundaries and garden vegetation to the east and west filter views from residential properties
- Mature tree belt prevents views into the site from the south

Landscape Value: Moderate

- Although there are no designations the site has a rural feel
- Mature trees and small fields are generally attractive
- Some potential to be of wildlife conservation interest
- Potentially sensitive location providing the setting of the Kent Downs AONB

Opportunities and Constraints

- Retention of tree belt and other significant vegetation
- Residential development may be possible if sensitive in terms of scale and character and if retains extent of important mature trees and hedges

- Character of the historic narrow Caring Lane and adjoining vegetation should be respected
- Elevated ground may increase visibility and require mitigation
- Development would isolate agricultural land to the north

Overall Landscape Sensitivity				Capacity to Accommodate Housing					
Landscape Character Sensitivity	High	Moderate	High	High	Overall Landscape Sensitivity	High	Moderate	Low	Low
	Moderate	Low	Moderate	High		Moderate	High	Moderate	Low
	Low	Low	Low	Moderate		Low	High	High	Moderate
		Low	Moderate	High			Low	Moderate	High

Mitigation

- Retain and reinforce the network of existing trees and hedges around the site
- Create a screening barrier of native trees and shrubs along the northern boundary
- Retain the narrow intimate and historic character of Caring Lane when considering access
- A small amount of development on part of the site would be acceptable if of low density but only if existing vegetation is carefully protected, retained and extended
- Development must not compromise the character of Caring Lane, it should respect the landform and not isolate the agricultural land to the north
- Subject to further site assessment development should be confined to the lower slopes to the west of the site to avoid being visually prominent

HOLLINGBOURNE AND THURNHAM

HO2-169 Jarrak Barn, Caring Lane
LCA 30 LANGLEY HEATH UNDULATING FARMLANDS



Landscape Character Sensitivity: Moderate

- Mature trees within site and hedgerow along Caring Lane provide semi-natural habitat
- Small scale field pattern that relates to the wider field pattern along Caring Lane
- Landscape contributes to the rural character of Caring Lane

Visual Sensitivity: Moderate

- Site partially enclosed by mature vegetation within the site
- Views into site from residential properties along Caring Lane to north and west of site
- Some scope for mitigating potential visual impacts by utilising and reinforcing existing mature vegetation

Landscape Value: Moderate

- Commonplace landscape, although mature trees and undeveloped character provide some attractive scenic quality
- No known cultural associations
- Rural landscape character and moderate sense of remoteness and tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates well to existing residential development to the north along Caring Lane
- Capacity for a minor extension of linear development along Caring Lane

Mitigation

- Reflect scale and density of existing development along Caring Lane
- Respect linear development pattern
- Retain better quality mature trees across the site
- Aim to achieve a rural frontage along Caring Lane by avoiding hedgerow loss

HOLLINGBOURNE AND THURNHAM

ED-3 Detling Airfield Industrial Estate

Note: Site falls partly within Stockbury Parish
LCA 1 BREDHURST AND STOCKBURY DOWNS

Landscape Character Sensitivity: High

- Open arable landscape on gently undulating downland plateau typical of Mid Kent Downs character, with a mosaic of woodland blocks and large scale arable fields

Visual Sensitivity: Moderate

- The open nature of the site, with little vegetation cover and its high plateau location on the North Downs makes this area visually sensitivity
- There are few residential properties in the area which limits the number of highly sensitive visual receptors, however the proximity to the A249 means that this area is highly visible to vehicle travellers

Landscape Value: High

- Site falls within Kent Downs AONB which is afforded a high level of landscape protection

Overall Landscape Sensitivity			Capacity to Accommodate Economic Development				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High

Opportunities and Constraints

- AONB status is an overriding constraint in the absence of a case of greater need for development

Mitigation

- If a need for development is proven, it should be set within a landscape framework to give the outward impression of typical clay-with-flints woodland that are a numerous and distinctive feature of the Mid Kent Downs
- Supporting infrastructure, including highway access, lighting, fencing and signage should be kept to a minimum to limit the impact on the Kent Downs AONB

HOLLINGBOURNE AND THURNHAM

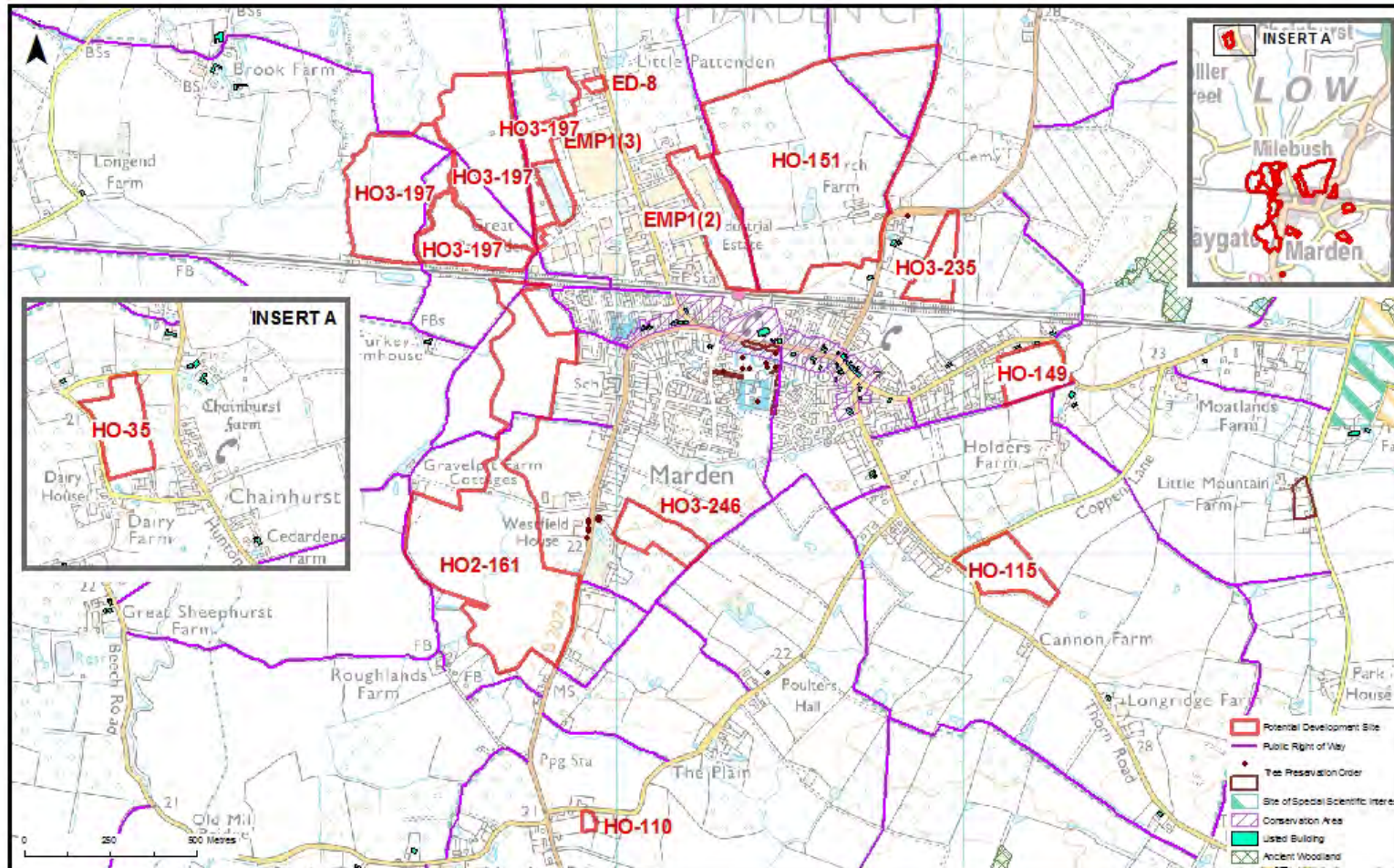
Summary: Hollingbourne and Thurnham

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
H1 (49) East of Eyhorne Street	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
H1 (50) West of Eyhorne Street	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-58 South of Eyhorne Street	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
ED-6 Waterside park, Ashford Road	Economic Development	Moderate	High	High	Moderate	Low
ED-12 Woodcut Farm, Ashford Road	Economic Development	Moderate	High	High	Moderate	Low
HO3-189 The Windmill PH, Eyhorne Street/ HO3-286 South of Eyhorne Street	Housing	Moderate	Moderate	Moderate	High	Low
HO3-247 Cotuams Hall, Eyhorne Street	Housing	Moderate	Moderate	Moderate	High	Low
H1 (17) Barty Farm, Roundwell	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-9 Puddledock, Caring Lane	Housing	High	Moderate	High	Moderate	Low
HO-80 12 Caring Lane	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO2-169 Jarrack Barn, Caring Lane	Housing	Moderate	Moderate	Moderate	Moderate	Moderate

HOLLINGBOURNE AND THURNHAM

ED-3 Detling Airfield Industrial Estate	Economic Development	High	Moderate	High	High	Low
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MARDEN



**EMP1(2) South of Claygate, Pattenden Lane
LCA 44 STAPLEHURST LOW WEALD**



Landscape Character Sensitivity: Low

- Reasonable semi-natural habitat provided by scrub and hedgerow boundaries
- Landscape significantly interrupted by existing industrial development to the north and west, and railway infrastructure to the south
- Landscape makes little contribution towards wider surrounding landscape character

Visual Sensitivity: Low

- Site visually well contained by existing industrial development to north and west, railway line to south and hedgerow to east
- Few visual receptors
- Foreground views into site from public footpath that runs along eastern site boundary
- Longer views across rural landscape towards site from public footpaths to east
- Good scope for mitigating potential visual impacts through retaining and reinforcing existing hedgerow along eastern boundary

Landscape Value: Low

- Few cultural associations
- Whilst Marden Conservation Area is situated in close proximity to the south of the site, the railway line and mature vegetation form

a strong physical boundary between the historic village core and the site

- Although it would be beneficial to retain boundary vegetation, the landscape would generally benefit from enhancement
- Poor sense of remoteness and tranquillity owing to proximity to existing adjoining industrial buildings and the railway line

Overall Landscape Sensitivity				Capacity to Accommodate Employment			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity				Landscape Value	

Opportunities and Constraints

- Site relates well to existing adjoining industrial development and is well contained
- Good scope for extending existing industrial development

Mitigation

- Retain and reinforce boundary vegetation
- Respect Marden Conservation Area in terms of the scale and materials used for development within the site
- Consider views from public footpath which runs along eastern site boundary and avoid creating a narrow corridor

**EMP1(3) West of Wheelbarrow Industrial Estate, Pattenden Lane
LCA 44 STAPLEHURST LOW WEALD**



Landscape Character Sensitivity: Low

- Moderate extent of semi-natural habitat provided by mature trees around reservoir, ponds and mature trees within north eastern corner of site
- Adjacent industrial estate to east of site, large reservoir and scattered agricultural barns/structures interrupt the landscape
- Field boundary loss and replacement with fencing
- Ponds and mature trees within north eastern corner of site make some contribution to wider Low Weald landscape character

Visual Sensitivity: Moderate

- Industrial development to south and south east partially contains views into site
- Open foreground views into site from recreational ground and public footpaths to the west
- Filtered views from residential properties along Pattenden Lane to the east
- Very distant views towards the site from elevated Greensand Ridge to the north
- Some scope to mitigate visual effects with planting and sensitive boundary treatment

Landscape Value: Low

- No known cultural associations or conservation interests
- Some mature trees and the ponds to the north east offer some limited elements of scenic quality

- Poor sense of remoteness and tranquillity owing to the adjacent industrial estate

Overall Landscape Sensitivity				Capacity to Accommodate Employment			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			

Opportunities and Constraints

- Size and location of site relates well to existing industrial development and access
- Capacity to expand industrial area within southern part of site only

Mitigation

- Retain good quality mature trees throughout the site, and the mature trees and ponds within the north eastern corner of site
- Retain rural landscape to west of housing along Pattenden Lane
- Strengthen buffer between residential properties along Pattenden Lane and site with further planting
- Consider open views from the west and create sensitive frontage (building scale, design and materials) along western site boundary as the new urban/rural divide
- Soften western extent of site with planting
- Promote minimal/sensitive lighting to respect the dark night time character of the landscape to the west

**HO-35 Dairy Lane, Chainhurst
LCA 44 STAPLEHURST LOW WEALD**



Landscape Character Sensitivity: High

- Grazing enclosed by strong hedgerows/tree belts and mature oaks provide semi-natural habitat and strong connectivity
- Oast houses in close proximity to north of site provide cultural features and local context
- Small scale field pattern and land use typical of surrounding Low Weald landscape character
- Narrow, rural and tree lined lane along western site boundary provides distinctive rural character
- Field pattern, land use and strong hedgerow boundaries form distinct aesthetic features that contribute towards the landscape character

Visual Sensitivity: Moderate

- Site reasonably well visually contained by mature field boundary vegetation
- Few visual receptors due to rural location
- Filtered views into site from surrounding residential properties
- Some scope for mitigating potential visual impacts with retention and reinforcement of field boundary vegetation

Landscape Value: Moderate

- Value expressed through traditional land use
- Commonplace landscape but rural Low Weald character offers attractive scenic quality

- Moderate sense of remoteness due to rural location and limited surrounding development

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	
	Moderate	Low	Moderate	High	Moderate	Low	
	Low	Low	Low	Moderate	High	Moderate	
		Visual Sensitivity			Landscape Value		
		Low	Moderate	High	Low	Moderate	High

Opportunities and Constraints

- The scale of the site is disproportionate to the existing extent of development within Chainhurst
- The extent of the site does not relate well to the existing pattern of linear development within Chainhurst
- The distinctive character of the rural lane along the western site boundary would be difficult to maintain should this site be developed
- Low capacity to accommodate housing development

Mitigation

- Conserve the narrow, rural and tree lined lane along the western site boundary which provides a distinctive rural character
- Conserve the rural landscape and typical Low Weald features
- Respect the small scale, compact development within Chainhurst, and the linear development pattern

**HO-110 Chapel Field, Plain Road
LCA 44 STAPLEHURST LOW WEALD**



Landscape Character Sensitivity: Moderate

- Hedgerow boundaries and scattered fruit trees provide semi-natural habitat
- Enclosure pattern provided by boundary hedgerows
- Landscape of moderate quality and condition
- Landscape elements generally in a moderate state of repair
- Scattered fruit trees and sheep grazing provide some aesthetic factors that contribute to the rural landscape character and setting to existing individual properties along Plain Road

Visual Sensitivity: Moderate

- Visually well contained by surrounding mature vegetation
- Few visual receptors
- Foreground views into site from residential properties along Plain Road
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Moderate

- Value expressed through former orchard use and remnant scattered fruit trees
- Fruit trees and sheep grazing provide attractive scenic quality

- Moderate sense of remoteness and tranquillity provided by rural landscape and setting to distinctive individual properties along Plain Road

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	High	Moderate
		Visual Sensitivity			Landscape Value		
		Low	Moderate	High	Low	Moderate	High

Opportunities and Constraints

- Site relates well to pattern and extent of linear development along Plain Road
- Some capacity for low density housing along Plain Road

Mitigation

- Retain and strengthen strong hedgerow boundaries and individual trees of good quality
- Filter views from surrounding properties with planting
- Retain rural character
- Respect sparse development and linear pattern of development along Plain Road
- Reflect scale and design of individual properties along Plain Road

**HO-115 Copper Lane Pasture, Copper Lane
LCA 44 STAPLEHURST LOW WEALD**



Landscape Character Sensitivity: High

- Hedgerows provide a strong network of semi-natural wildlife corridors
- Site forms integral part of wider field and landscape pattern
- Strong pattern of enclosure provided by historic hedgerow boundaries which are largely intact
- Unified landscape
- Pastoral land use, pattern and scale highly representative of wider Low Weald landscape

Visual Sensitivity: Moderate

- Site visually well contained by surrounding hedgerows
- Few visual receptors due to rural location
- Views towards site from residential properties along Thorn Road to west and from Cannon Farm to south
- Very distant views towards the site from elevated High Weald landscape to the south
- Limited scope for mitigating potential visual impacts because it is considered that impacts would be significant

Landscape Value: Moderate

- Pastoral land use and strong hedgerow boundaries provide attractive scenic quality
- Moderate sense of remoteness and tranquillity within this rural and sparsely developed landscape

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Detached and rural site location relates poorly to existing settlement pattern of Marden
- Scale and extent of site relates poorly to linear pattern of development to the north west along Thorn Road
- Poor connectivity with Marden centre and facilities
- Development generally undesirable

Mitigation

- Retain field pattern and strong hedgerow boundaries
- Retain and respect rural character and sparse development

**HO-149 East of South Road
LCA 44 STAPLEHURST LOW WEALD**



Landscape Character Sensitivity: Moderate

- Intermittent boundary vegetation around pasture provides moderate extent of semi-natural habitat
- Some enclosure pattern provided by boundary vegetation
- Scale of field contributes to wider surrounding field pattern

Visual Sensitivity: Moderate

- Site generally visually well contained owing to surrounding development and mature vegetation
- Moderate number of visual receptors
- Foreground views into site from residential properties to west and north, and from public footpath along southern boundary
- Some scope for mitigating potential visual impacts with sensitive layout, design and planting

Landscape Value: Moderate

- Site provides some degree of attractive scenic quality and sense of remoteness
- Several listed buildings in close proximity to site along Howland Road to north and south east of site

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Scale and location of site relates well to existing development within Marden to the west
- Site well connected to Marden centre and facilities including library, Post Office and shops
- Site currently provides rural outlook from residential properties on Howland Road to north and South Road to west
- Capacity for low density housing

Mitigation

- Retain a rural buffer to north of site between housing along Howland Road and further development
- Respect setting of, and views from, listed buildings surrounding the site
- Consider views from all residential properties surrounding site and aim to retain a rural element to the view
- Retain and strengthen field boundary vegetation
- Consider views from, and the character of, the public footpath along the southern site boundary
- Strengthen connectivity with Marden centre

**HO-151 Church Farm, Maidstone Road
LCA 44 STAPLEHURST LOW WEALD**



Landscape Character Sensitivity: Moderate

- Semi-natural habitat and ecological connectivity provided by hedgerow boundaries with mature oak trees and reservoirs
- Arable fields with hedgerows create a coherent landscape
- Field and enclosure pattern, as well as mature oaks within hedgerows, are representative of typical surrounding Low Weald landscape

Visual Sensitivity: Moderate

- Expansive long distance views towards site from elevated Greensand Ridge to north
- Foreground views of site from public footpath along western site boundary and from public footpaths along eastern site boundary/crossing north eastern part of site
- Foreground views of site from residents at Church Farm and residents in properties to the south east along Maidstone Road
- Foreground views into site from employees at industrial estate to west and from people at Marden train station to south
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Moderate

- Former orchards have been removed, although historic field boundaries retain some cultural association
- Listed buildings to south east along Maidstone Road
- Adjacent industrial estate detracts slightly from rural character

- Simplistic pattern of arable fields and hedgerows provide attractive scenic quality
- Moderate sense of remoteness and tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	High	Moderate
		Visual Sensitivity			Landscape Value		
		Low	Moderate	High	Low	Moderate	High

Opportunities and Constraints

- Scale of site is disproportionate to existing extent of Marden
- Location of site north of railway line does not relate well to existing settlement pattern - railway line currently forms a strong physical boundary to the northern residential extent of Marden
- Poor connectivity between site and Marden centre
- Some capacity to accommodate housing within southern part of site

Mitigation

- Respect scale of Marden
- Create a landscape framework for any further development to sit within, and retain field structure and mature oaks
- Create strong boundaries to further development
- Create landscape buffer between industrial development and site
- Consider views from, and character of, public footpaths
- Strengthen connectivity between site and Marden centre/train station
- Respect setting of listed buildings to south east

**HO2-161 West of Goudhurst Road
LCA 57 TEISE VALLEY**



Landscape Character Sensitivity: Moderate

- Arable landscape provides limited semi-natural habitat, although ditches and mature boundary tree belts provide some ecological connectivity
- Some hedgerow loss to accommodate intensive arable land use
- Sinuous ditches and remaining field boundary vegetation with oak trees relate to wider Low Weald landscape character

Visual Sensitivity: Moderate

- Strong tree belts along part of eastern and southern boundary helps contain views into the site from the east/south
- Moderate number of visual receptors
- Filtered views into site from residential properties and Marden Primary School on western periphery of Marden, and from isolated farmsteads to west
- Open foreground views into site from surrounding public footpaths
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Moderate

- Remnant poplar shelterbelt from probable former orchard provides some cultural association
- Turkey Farmhouse to west of site is a listed building
- Rural arable landscape with scattered farmsteads, ditches and mature oak trees within boundary vegetation provides some attractive scenic quality and sense of remoteness and tranquillity

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Teise Valley floodplain is perhaps liable to flooding
- Scale of site is disproportionate to existing extent of Marden
- Northern part of site relates well to existing pattern and extent of Marden but southern part of site does not
- Public footpaths link site to Marden centre
- Some capacity to accommodate low density housing in northern part of site only

Mitigation

- Redefine village extent using existing ditch along western boundary and create sensitive urban/rural interface
- Create a landscape framework for any further development to sit within, and retain field structure and mature oaks
- Strengthen vegetation belt along railway line
- Reflect density, pattern, scale and style of existing village properties to east
- Respect setting of Turkey Farmhouse which is a listed building
- Consider views from, and character of, public footpaths and strengthen connectivity with Marden centre
- Retain rural, agricultural character within southern part of site

**ED-8 Wickham Field, Pattenden Lane
LCA 44 STAPLEHURST LOW WEALD**



Landscape Character Sensitivity: Moderate

- Hedgerow along Pattenden Lane and mature vegetation along western boundary provide some semi-natural habitat, but connectivity weakened by use of fences along some boundaries
- Field pattern has been diminished by development along Pattenden Lane
- Field and boundaries maintained and in moderate condition/state of repair

Visual Sensitivity: High

- Views into site from a small number of visual receptors
- Although windows facing the site are limited there are some foreground views into site from adjacent residential properties along Pattenden Lane
- Limited scope for mitigating potential visual impacts caused by employment development due to close proximity of adjacent residential properties

Landscape Value: Moderate

- Commonplace landscape but scenic qualities for adjoining residential properties
- Open green space between residential properties provides rural setting and some sense of remoteness

Overall Landscape Sensitivity				Capacity to Accommodate Economic development			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site relates poorly to industrial development to south because it is situated between, and is in close proximity to, residential properties along Pattenden Lane
- Economic development undesirable on this site

Mitigation

- Retain hedgerow boundary along Pattenden Lane
- Respect open green space between adjacent residential properties

**HO3-197 Pattenden Farm
LCA 57 TEISE VALLEY/LCA 44 STAPLEHURST LOW WEALD**



Landscape Character Sensitivity: Moderate

- Arable landscape provides limited semi-natural habitat, although well vegetated ditches and the Lesser Teise to west provide ecological connectivity
- Strong enclosure and field pattern provided by ditches and vegetation belts
- Coherent landscape that forms an integral part of wider landscape
- Ditches, along with oak trees within vegetation belts and isolated within arable fields, are representative of typical surrounding Low Weald landscape

Visual Sensitivity: Moderate

- Few visual receptors due to rural location
- Strong field boundaries provide visual enclosure
- Foreground views of site from football field on eastern part of site
- Views from public footpaths crossing site
- Open views from industrial estate to east of site
- Very distant views towards the site from elevated Greensand Ridge to the north
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Moderate

- Sinuous well vegetated ditches provide attractive scenic quality
- Recreational value expressed through use of part of site as football field

- Industrial estate to east detracts slightly from rural character of eastern part of site
- Moderate sense of remoteness and tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Teise Valley floodplain is perhaps liable to flooding
- Scale of site is disproportionate to existing extent of Marden
- Location of site north of railway line does not relate well to existing settlement pattern as the line currently forms a strong physical boundary to the northern residential extent of Marden
- Poor connectivity between site and Marden centre
- Some capacity to accommodate low density housing in south eastern part of site only

Mitigation

- Create landscape buffer between industrial development and site
- Create a landscape framework for any further development to sit within, and retain strong field boundary vegetation and mature oaks
- Strengthen vegetation belt along railway line
- Define clear links between site and Marden centre
- Consider views from, and character of, public footpaths
- Retain rural character to north western extent of site

**HO3-235 Maidstone Road
LCA 44 STAPLEHURST LOW WEALD**



Landscape Character Sensitivity: High

- Strong enclosing vegetation belts and orchard within southern part of site provide semi-natural habitat
- Orchard and poplar shelter belt highly representative of typical surrounding Low Weald landscape character

Visual Sensitivity: Moderate

- Site visually well contained by surrounding vegetation belts
- Few visual receptors
- Filtered views from adjacent residential properties to north east and south west
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Moderate

- Orchard provides some cultural association and attractive scenic quality
- Rural situation provides a moderate sense of remoteness and tranquillity

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	
	Moderate	Low	Moderate	High	High	Low	
	Low	Low	Low	Moderate	High	Moderate	
		Low	Moderate	High	Low	High	
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Location of site north of railway line does not relate well to existing settlement pattern as the line currently forms a strong physical boundary to the northern residential extent of Marden
- Poor connectivity between site and Marden centre
- Development of the site would conflict with the scattered, rural pattern of development along Maidstone Road
- Development generally undesirable

Mitigation

- Retain and strengthen boundary vegetation
- Retain orchard within southern part of site
- Respect the rural landscape character

**HO3-246 South of the Parsonage
LCA 44 STAPLEHURST LOW WEALD**



Landscape Character Sensitivity: Moderate

- Arable field provides limited semi-natural habitat, although mature boundary vegetation to north and west provides some ecological connectivity
- Enclosure and field pattern forms an integral part of wider surrounding landscape

Visual Sensitivity: Moderate

- Site visually well contained by surrounding vegetation belts
- Few visual receptors
- Foreground views into site from public footpath along south eastern boundary
- Filtered views from adjacent residential properties along Goudhurst Road to west
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Moderate

- No known cultural associations or conservation interests
- Former orchards have been removed
- Simplistic pattern of arable field and strong vegetation boundaries provides attractive scenic quality
- Moderate sense of remoteness and tranquillity due to visual enclosure

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Detached site that does not relate well to existing linear settlement pattern along Goudhurst Road to west
- Poor connectivity between site and Marden centre
- Some capacity to accommodate low density housing

Mitigation

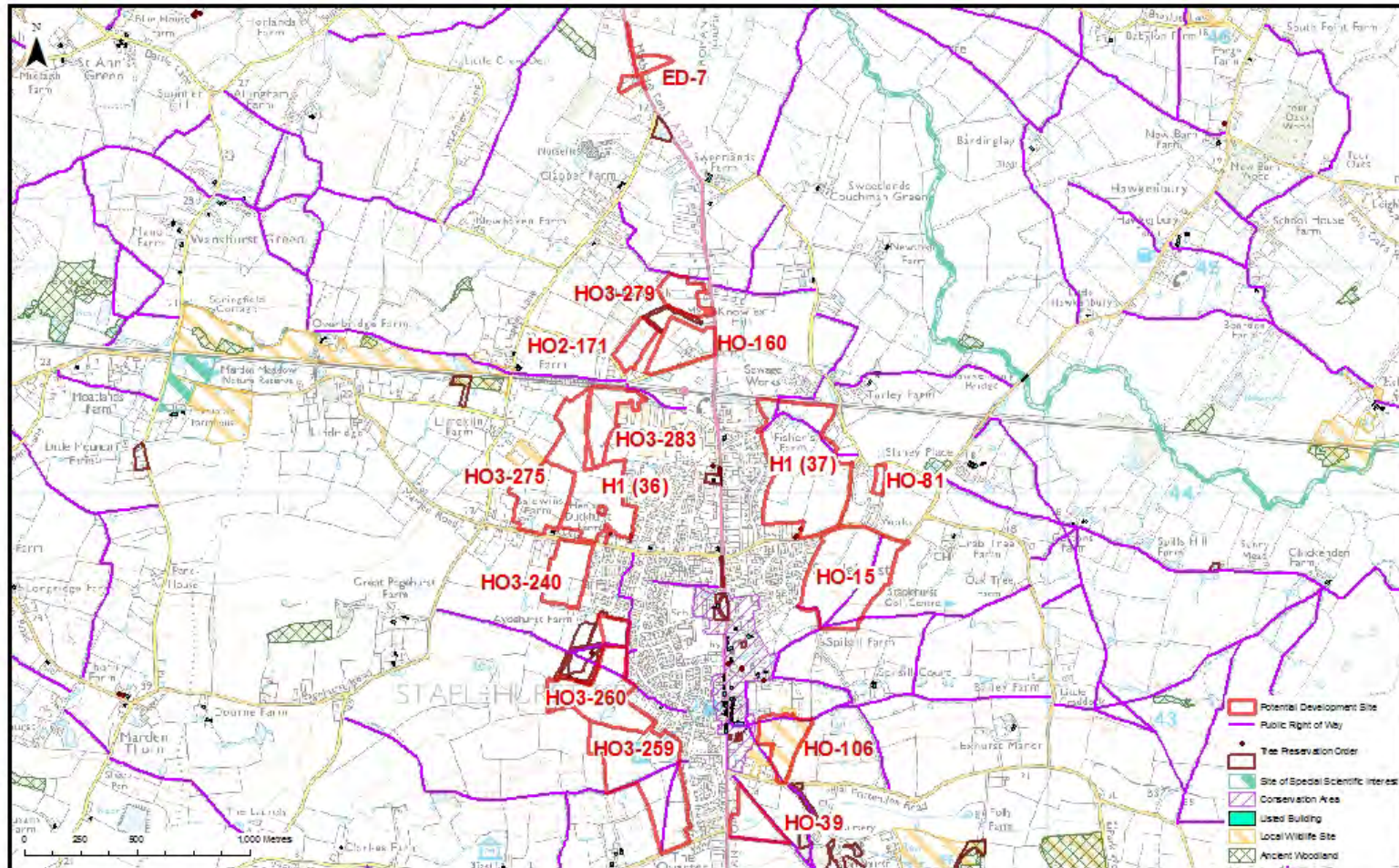
- Retain and strengthen boundary vegetation
- Consider views from, and character of, public footpath along south eastern boundary
- Consider sensitive views from housing along Goudhurst Road to west
- Redefine settlement edge and create sensitive urban/rural interface
- Reflect style and scale of existing housing to west

MARDEN

Summary: Marden

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
EMP1(2) South of Claygate, Pattenden Lane	Employment	Low	Low	Low	Low	High
EMP1(3) West of Wheelbarrow Industrial Estate, Pattenden Lane	Employment	Low	Moderate	Low	Low	High
HO-35 Dairy Lane, Chainhurst	Housing	High	Moderate	High	Moderate	Low
HO-110 Chapel Field, Plain Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-115 Copper Lane Pasture, Copper Lane	Housing	High	Moderate	High	Moderate	Low
HO-149 East of South Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-151 Church Farm, Maidstone Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO2-161 West of Goudhurst Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
ED-8 Wickham Field, Pattenden Lane	Economic development	Moderate	High	High	Moderate	Low
HO3-197 Pattenden Farm	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-235 Maidstone Road	Housing	High	Moderate	High	Moderate	Low
HO3-246 South of The Parsonage	Housing	Moderate	Moderate	Moderate	Moderate	Moderate

STAPLEHURST



STAPLEHURST

H1 (36) Hen and Duckhurst Farm, Marden Road
LCA 44 STAPLEHURST LOW WEALD



Landscape Character Sensitivity: Moderate

- Moderate pattern and extent of semi-natural habitat with regenerating scrub vegetation, scattered ponds and hedgerow boundaries with mature oak trees
- Enclosure and field pattern forms an integral part of wider surrounding landscape
- Whilst this farmland appears to have been left unmanaged, it retains aesthetic factors such as hedgerow boundaries and ponds that contribute to the wider surrounding Low Weald landscape

Visual Sensitivity: Moderate

- Mature hedgerow trees contain views from residential properties on western periphery of Staplehurst along part of eastern site boundary and from properties to the south along Marden Road
- Whilst no public rights of way cross the site, it appears that local residents use the site for walking
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Low

- Two listed buildings to south of site along Marden Road
- Whilst it would be desirable to conserve the hedgerow boundaries and ponds, the landscape would benefit from some enhancement
- Poor sense of remoteness and tranquillity within the southern part of the site in particular, owing to the proximity and extent of adjacent housing

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Southern part of site relates very well to existing recent housing on the western periphery of Staplehurst in terms of legibility and connectivity
- Northern part of site is detached and remote from the existing residential extent of Staplehurst
- High capacity for medium density housing within southern part of site only

Mitigation

- Respect the setting of listed buildings and the linear pattern of development along Marden Road to the south
- Retain a landscape buffer between housing to the south and further development
- Retain mature boundary vegetation and better quality trees and vegetation in particular to provide an instant landscape setting for future development
- Retain and utilise ponds to create open space and landscape features within future development layout
- Reflect density, pattern, scale and style of housing to the east
- Redefine settlement edge and create sensitive urban/rural interface

STAPLEHURST

H1 (37) Fisher's Farm, Fisher's Road LCA 44 STAPLEHURST LOW WEALD



Landscape Character Sensitivity: Moderate

- Moderate pattern and extent of semi-natural habitat with strong hedgerow boundaries/tree belts enclosing pasture, clusters of mature vegetation and scattered ponds
- Enclosure pattern provided by historic field boundary pattern
- Coherent landscape of moderately good quality/condition
- Landscape elements generally in a moderate state of repair, although there are some gaps within boundary vegetation
- Strong boundary vegetation, mature oak trees and frequent scattered ponds contribute towards, and are highly typical of, surrounding Low Weald landscape character

Visual Sensitivity: Moderate

- Views contained by strong boundary vegetation
- Moderate number of visual receptors
- Filtered views of part of the site from scattered rural farmsteads, residential properties on eastern periphery of Staplehurst to west and along Headcorn Road to south
- Foreground views from public footpaths running through northern part of site
- Some scope for mitigating visual impacts with sensitive design and planting

Landscape Value: Moderate

- Rural landscape of pasture contained by strong hedgerow boundaries with mature oak trees provides attractive scenic quality

- Moderate sense of remoteness and tranquillity owing to the rural character of the landscape, although this becomes stronger to the east of the site away from the residential edge of Staplehurst
- Oast house at Fisher's Farm provides some cultural association

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Western part of site relates well to existing residential extent of Staplehurst and is reasonably well connected to Staplehurst centre and facilities
- Eastern part of site is detached and is less well connected to Staplehurst centre
- Some capacity for medium density housing within western part of site only

Mitigation

- Retain and utilise strong field boundary vegetation to contain further development within western part of site
- Respect pattern and rural setting of scattered farms within eastern part of site
- Retain and utilise ponds to create open space and landscape features within future development layout
- Reflect density, pattern, scale and style of housing to the west
- Redefine settlement edge and create sensitive urban/rural interface
- Consider views from, and character of, public footpaths within northern part of site

STAPLEHURST

HO-15 Headcorn Road
LCA 44 STAPLEHURST LOW WEALD



Landscape Character Sensitivity: Low

- Remaining field boundary vegetation and ditch provide some semi-natural habitat and connectivity
- Loss of historic field boundary vegetation and replacement with fencing
- Field pattern interrupted with hedgerow boundary loss
- Remaining hedgerow boundaries/tree belts and pastoral land use contribute towards surrounding Low Weald landscape character

Visual Sensitivity: Moderate

- Views contained by strong boundary vegetation
- Moderate number of visual receptors
- Filtered views from residential properties to west, from Spilsill Farm to south and from localised part of Staplehurst Golf Course to east
- Foreground views from public footpaths running through site and within southern part of site
- Some scope for mitigating visual impacts with sensitive design and planting

Landscape Value: Moderate

- Remaining boundary vegetation and pastoral land use provide some scenic quality
- Moderate sense of remoteness and tranquillity owing to the rural character of the landscape

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Moderate	High	High	Moderate	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates well to existing residential extent of Staplehurst and is reasonably well connected to Staplehurst centre and facilities
- Some capacity for medium density housing

Mitigation

- Retain and utilise strong field boundary vegetation to contain further development
- Respect rural, isolated setting of Spilsill Farm to south
- Retain landscape buffer between Staplehurst Golf Course and any further development
- Reflect density, pattern, scale and style of housing to the west
- Redefine settlement edge and create sensitive urban/rural interface
- Consider views from, and character of, public footpaths within northern part of site

STAPLEHURST

HO-39 Iden Park, Cranbrook Road
LCA 44 STAPLEHURST LOW WEALD



Landscape Character Sensitivity: High

- Strong pattern of semi-natural habitat provided by hedgerow boundaries, woodland belt along Cranbrook Road, ditch running through pasture and mature isolated trees
- Strong enclosure pattern
- Pastoral landscape with mature isolated trees highly representative of typical surrounding Low Weald landscape

Visual Sensitivity: Low

- Landscape very well visually contained by surrounding vegetation
- Foreground views into the site from public footpaths along southern and northern boundaries
- Filtered glimpses into site from cricket ground to the north and through gap in hedgerow from localised part of Iden Park to the south
- Good scope for mitigating potential visual impacts with retained and proposed planting

Landscape Value: High

- Site lies adjacent to Iden Park. Whilst not on the Register of Historic Parks and Gardens held by English Heritage, this appears to be a historic parkland and setting to Lake House (listed building)
- Site contains mature isolated trees and may have formed part of Iden Park historically
- Mature trees within pasture provide attractive scenic quality

- Moderate sense of remoteness and tranquillity owing to glimpses of commercial development along Cranbrook Road, along with the audibility of traffic flow on Cranbrook Road

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			

Opportunities and Constraints

- Well contained site
- Site relates reasonably well to, and is well connected to, the existing extent of Staplehurst
- Development generally undesirable

Mitigation

- Retain and utilise mature enclosing vegetation and individual mature trees
- Retain woodland buffer along Marden Road
- Retain ditch
- Protect sensitive views from public footpaths and from the cricket field
- Respect the setting of Iden Park
- Increase vegetation to screen commercial development along Cranbrook Road

STAPLEHURST

HO-81 Sweetlands Lane
LCA 44 STAPLEHURST LOW WEALD

Landscape Character Sensitivity: Moderate

- Strong semi-natural habitat with dense hedgerow boundaries and scrub vegetation
- Strong enclosure provided by hedgerow boundaries
- Landscape interrupted by piles of rubble within site and proximity to industrial development to the south
- Hedgerow boundaries and enclosure pattern contribute towards surrounding Low Weald landscape character

Visual Sensitivity: Low

- Landscape very well visually contained by strong enclosing boundary vegetation and industrial development to south
- Few visual receptors
- Views from isolated residential property to east and sports field to south east well filtered by strong boundary vegetation
- Good scope for mitigating potential visual impacts with retained vegetation

Landscape Value: Moderate

- Strong boundary hedgerows provide some limited scenic quality
- Proximity to industrial development to south weakens tranquillity
- Moderate sense of remoteness owing to general lack of surrounding development and the rural character of Sweetlands Lane to the north

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Well contained site
- Site is detached from, and relates very poorly to, Staplehurst centre
- Poor connectivity with Staplehurst centre and facilities
- Capacity for low density housing along Sweetlands Lane only

Mitigation

- Respect rural character of the landscape
- Retain strong boundary vegetation
- Retain landscape buffer between industrial estate to south and any further development along Sweetlands Lane

STAPLEHURST

HO-106 Rectory Fields, Frittenden Road
LCA 44 STAPLEHURST LOW WEALD



Landscape Character Sensitivity: Moderate

- Strong semi-natural habitat as evidenced through designation of the site as a local wildlife site
- Enclosure provided by strong tree belts, pond within site and numerous oak trees within boundary vegetation are characteristic of wider Low Weald landscape
- Some fencing and trees within boundaries in poor condition
- Site forms integral part of wider field and landscape pattern

Visual Sensitivity: Moderate

- Landscape well visually contained by mature vegetation boundaries
- Few visual receptors
- Views into site from residential properties along Frittenden Road to south and from public footpaths running through southern and northern parts of site
- Landform rises significantly to the north and is therefore more prominent in views from the south
- Some scope for mitigating visual impacts with sensitive design and planting

Landscape Value: High

- Site designated and managed as a local wildlife site
- Strong conservation interests
- Church to west is a listed building
- Staplehurst Conservation Area situated within 20m to west of site
- Mature vegetation belts provide some scenic quality
- Strong sense of tranquillity and remoteness owing to enclosing vegetation and limited surrounding visible development

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High

Opportunities and Constraints

- Site is slightly detached from Staplehurst centre, although there is strong public footpath access between the site and the High Street
- Development on higher ground within the northern extent of the site would be prominent in views from the lower landscape to the south
- Development generally undesirable

Mitigation

- Avoid development, particularly on the higher ground to the north
- Retain strong boundary vegetation and value of site as a wildlife resource
- Respect setting of, and views from, Staplehurst Conservation Area to west
- Respect setting of listed church to west
- Respect low density linear development pattern along Frittenden Road to south

STAPLEHURST

HO-160 The Grange George Street LCA 44 STAPLEHURST LOW WEALD



Landscape Character Sensitivity: Moderate

- Strong semi-natural habitat provided by mature tree belts and scrub
- Strong enclosure provided by strong boundary vegetation
- Numerous oak trees within boundary vegetation, scattered ponds and remnant fruit trees to east are characteristic of wider Low Weald landscape
- Site forms integral part of wider field and landscape pattern
- Some gaps within field boundaries and fencing in poor state of repair slightly weaken the condition of the landscape

Visual Sensitivity: Moderate

- Landform slightly undulating so that higher areas are more visually prominent
- Strong tree belts restrict views and partially enclose the landscape
- Few visual receptors owing to rural location
- Foreground views into site from The Grange to south and residential properties at Knowles Hill, east of Maidstone Road
- Some scope for mitigating potential visual impacts by utilising landform and strong tree belts to reduce visual prominence of further development

Landscape Value: Moderate

- Remaining fruit trees within former orchard provide some cultural association

- Mature oak trees and strong vegetation boundaries provide a well treed and attractive landscape
- Whilst audible traffic on Maidstone Road slightly detracts from tranquillity, the rural landscape provides a moderate sense of remoteness

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Site is detached from, and relates poorly to, Staplehurst centre
- Railway line to south forms strong physical divide between main residential extent of Staplehurst to south and rural landscape to north
- Some capacity to develop low density housing along existing highways only

Mitigation

- Respect rural character of, and scattered linear development along, George Street
- Respect linear development pattern along Maidstone Road
- Reflect scale and density of existing development along highways
- Retain mature vegetation belts, good quality fruit trees, ponds and rural character
- Strengthen vegetation around and retain rural setting to The Grange

STAPLEHURST

HO2-171 George Street
LCA 44 STAPLEHURST LOW WEALD



Landscape Character Sensitivity: Moderate

- Strong semi-natural habitat provided by mature tree belts and scrub
- Strong enclosure provided by strong boundary vegetation
- Numerous oak trees within boundary vegetation are characteristic of wider Low Weald landscape
- Site forms integral part of wider field and landscape pattern

Visual Sensitivity: Moderate

- Visually well contained by mature boundary vegetation
- Few visual receptors owing to rural location
- Filtered foreground views into site from residential properties immediately to south/south east of site along George Street
- Some scope for mitigating potential visual impacts by utilising strong existing vegetation belts to reduce visual prominence of further development

Landscape Value: Moderate

- Rural landscape with strong boundary vegetation, and rural setting to existing development along George Street provides attractive scenic quality
- Moderate sense of remoteness and tranquillity owing to the rural location and limited extent of existing development
- Tree belt along north eastern site boundary covered by TPO

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site is detached from, and relates poorly to, Staplehurst centre
- Railway line to south forms strong physical divide between main residential extent of Staplehurst to south and rural landscape to north
- Southern part of site relates well to existing development along George Street
- Some capacity to develop low density housing to the south of the site within the context of the existing clustered settlement pattern along George Street

Mitigation

- Respect the small scale and rural character of development along George Street
- Reflect scale, density and linear pattern of existing development along George Street
- Retain mature vegetation belts and rural character of northern part of site, including trees with TPO status along north eastern site boundary
- Retain landscape buffer and distinctive linear belt of oak trees along drive to Abbotsleigh Care Centre to north west of site

STAPLEHURST

ED-7 Weald Gardens, Maidstone Road
LCA 44 STAPLEHURST LOW WEALD/LCA 58 BEULT VALLEY

Landscape Character Sensitivity: Moderate

- Moderate extent of semi-natural habitat and connectivity provided by hedgerow boundaries
- Some enclosure pattern provided by hedgerow boundaries
- Field pattern east of A229 Maidstone Road contributes to wider surrounding Low Weald landscape
- Landscape interrupted by A229

Visual Sensitivity: Moderate

- Few visual receptors owing to rural location
- Foreground views from Fairfields residential property to west of A229
- Views from vehicle travellers on A229

Landscape Value: Moderate

- Field pattern, hedgerow boundaries and rural character provide some scenic quality
- Sense of remoteness and tranquillity weakened by proximity to A229 and traffic flow

Overall Landscape Sensitivity				Capacity to Accommodate Economic Development			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site is detached from, and relates poorly to, Staplehurst centre
- Railway line to south forms strong physical divide between main development extent of Staplehurst to south and rural landscape to north
- Economic development along the A229 would further detract from the rural character of the landscape

Mitigation

- Respect the rural setting of Fairfields
- Respect the rural character of the landscape when considering scale, design and extent of any development
- Soften any development with boundary vegetation that supports and contributes towards the surrounding field boundary pattern

STAPLEHURST

HO3-240 South of Marden Road
LCA 44 STAPLEHURST LOW WEALD



Landscape Character Sensitivity: Low

- Moderate extent of semi-natural habitat provided by regenerating scrub vegetation, hedgerow boundaries and remnant orchard within southern part of site
- Some enclosure and field pattern provided by hedgerow boundaries with mature oak trees
- Some hedgerow loss slightly weakens and interrupts the landscape and weakens the condition of the landscape
- Orchard and oak trees within boundary vegetation contribute to surrounding Low Weald landscape character

Visual Sensitivity: Moderate

- Site reasonably well visually contained by enclosing vegetation and built development to the east
- Views into site from housing north of Marden Road restricted by strong hedgerow boundary along northern periphery of site
- Filtered foreground views into site from residential properties to east (east of drive to Aydehurst Farm) and west (south of Marden Road)
- Some scope for mitigating visual impacts with sensitive design and planting

Landscape Value: Low

- Remnant orchard and oak trees within field boundary vegetation provide some cultural association
- Poor sense of remoteness and tranquillity owing to the prominence of residential development to the east of the site

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Well contained site
- Scale and location of site relates well to existing settlement scale and pattern
- Reasonably close proximity to Staplehurst centre and facilities including school, shops and library
- Drive to Aydehurst Farm provides solid physical boundary between existing residential development to east and rural landscape to west
- Capacity to accommodate medium density residential development

Mitigation

- Retain good quality trees and strengthen boundary vegetation
- Respect linear pattern of development along Marden Road
- Reflect scale and density of existing residential development to east of site
- Strengthen public right of way links to Staplehurst centre
- Redefine settlement edge and create sensitive urban/rural interface

STAPLEHURST

HO3-259 Henhurst Farm
LCA 44 STAPLEHURST LOW WEALD



Landscape Character Sensitivity: High

- Strong hedgerow boundaries, well vegetated pond and limited intensive agriculture provide semi-natural habitat and good ecological connectivity
- Enclosure and field pattern forms an integral part of wider surrounding landscape
- Pasture enclosed by hedgerow boundaries with mature oaks and pond are highly representative of wider Low Weald landscape
- Landscape elements generally in a good state of repair, although some hedgerow loss to accommodate intensive farming practices has occurred

Visual Sensitivity: High

- Widely visible undulating landscape
- Low hedgerow boundaries allow good visibility
- Long distance views towards site from high ground to south
- Significant number of visual receptors
- Foreground views into site from an extensive number of residential properties to east and north, and from several public footpaths that cross the site
- Limited scope for mitigating potential visual impacts because it is considered that impacts would be significant

Landscape Value: Moderate

- Small scale undulating landscape with strong field boundaries provides attractive scenic quality
- Trees within northern part of site (being developed at the time of assessment) and to north west of site covered by TPO

- Moderate sense of remoteness and tranquillity owing to the proximity of the rural site to the western residential extent of Staplehurst

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Scale of site is disproportionate to existing extent of Staplehurst
- Crisp urban/rural divide between existing extent of Staplehurst and rural landscape to west does not lend itself well to further development
- Site provides rural setting to Staplehurst and offers attractive views towards the existing settlement and church spire
- Further development would not relate well to linear pattern of development to east
- Development generally undesirable

Mitigation

- Retain rural landscape and crisp urban/rural divide
- Retain and strengthen hedgerow boundaries
- Retain trees with TPO status to north/north west of site
- Consider sensitive views from residential properties on the periphery of Staplehurst and from public footpaths

STAPLEHURST

HO3-260 North of Henhurst Farm
LCA 44 STAPLEHURST LOW WEALD

Landscape Character Sensitivity: Moderate

- Strong hedgerow boundaries and well vegetated pond provide moderate semi-natural habitat
- Enclosure and field pattern forms an integral part of wider surrounding landscape
- Hedgerow boundaries with mature oaks and pond are highly representative of wider Low Weald landscape
- Landscape elements generally in a good state of repair, although some hedgerow loss to accommodate intensive farming practices has occurred

Visual Sensitivity: Moderate

- Site partially enclosed by strong tree belt west of Bathhurst Road and woodland boundary to north west
- Views from a moderate number of residential properties to the north and east on the existing periphery of Staplehurst
- Foreground views within the site from public footpaths that cross the site
- Longer views towards the site from rural high ground and public rights of way to the south
- Some scope for mitigating potential visual impacts with sensitive design, and by utilising and reinforcing existing boundary vegetation, although visual effects from high ground to the south would be difficult to mitigate

Landscape Value: Moderate

- Small scale undulating landscape with strong field boundaries provides attractive scenic quality
- Trees within northern part of site (being developed at the time of assessment) and to north west of site covered by TPO
- Moderate sense of remoteness and tranquillity owing to the proximity of the rural site to the western residential extent of Staplehurst

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Northern part of the site relates reasonably well to existing development within Staplehurst and is visually well contained by woodland to the west
- Minor residential development within contained northernmost part of site could perhaps be accommodated (part of this area was being developed at the time of assessment)

Mitigation

- Retain crisp urban/rural divide
- Retain and strengthen hedgerow boundaries
- Retain trees with TPO status to north/north west of site
- Retain rural and undeveloped landscape within southern part of site
- Consider sensitive views from residential properties on the periphery of Staplehurst and from public footpaths and high ground to the south

STAPLEHURST

HO3-275 Baldwins Farm, Marden Road
LCA 44 STAPLEHURST LOW WEALD

Landscape Character Sensitivity: Moderate

- Moderate extent of semi-natural habitat provided by hedgerow boundaries and remnant orchard within south eastern part of site
- Enclosure and field pattern provided by strong hedgerow boundaries with mature oak trees
- Some hedgerow loss slightly weakens and interrupts the landscape and weakens the condition of the landscape
- Orchard and oak trees within boundary vegetation contribute to surrounding Low Weald landscape character
- Aesthetic factors such as field pattern and scale form an integral part of wider surrounding landscape

Visual Sensitivity: Moderate

- Site reasonably well visually contained by enclosing vegetation
- Some foreground views into the site from residential properties along Marden Road to south of site
- Some scope to mitigate visual effects with sensitive design and planting

Landscape Value: Moderate

- local wildlife site immediately to north west of site
- Listed building to south of site along Marden Road
- Moderate sense of remoteness and tranquillity, particularly to north of site away from Marden Road
- Simplistic pattern of pasture and hedgerows provide areas of attractive scenic quality

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site detached from Staplehurst centre
- Weak connectivity with centre of Staplehurst
- Scale and location of site does not relate well to existing settlement scale and pattern
- Some capacity for low density linear development along Marden Road only

Mitigation

- Respect setting of listed building along Marden Road
- Respect linear pattern of development along Marden Road
- Retain largely undeveloped rural character and typical Low Weald features including small scale field pattern with strong hedgerow boundaries, orchard and pond
- Retain landscape buffer between development and local wildlife site to north west

STAPLEHURST

HO3-279 Knoll House/Ransoms/Tower House, Maidstone Road
LCA 44 STAPLEHURST LOW WEALD

Landscape Character Sensitivity: High

- Strong pattern and extent of semi-natural habitat owing to mature tree cover
- Tree cover forms an integral part of wider pattern of mature vegetation
- Abundance of oak trees are highly representative of typical wider surrounding Low Weald landscape

Visual Sensitivity: Moderate

- Visually well contained due to enclosing mature woodland cover
- Few visual receptors
- Filtered foreground glimpses from residential properties to east along Maidstone Road and from public footpath to north
- Scope for mitigating potential visual effects by utilising existing mature vegetation

Landscape Value: Moderate

- Distinctive linear pattern of mature oak trees along public footpath to north provide scenic quality
- Moderate sense of remoteness and tranquillity owing to visual enclosure
- Woodland cover provides an attractive setting for residential properties to the east along Maidstone Road and for Abbotsleigh Care Centre to west
- Tree belt along southern site boundary covered by TPO

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site detached from Staplehurst centre
- Weak connectivity with centre of Staplehurst
- Scale and location of site does not relate well to existing settlement scale and pattern
- Railway line to south forms strong physical divide between main residential extent of Staplehurst to south and rural landscape to north
- Development generally undesirable

Mitigation

- Retain woodland setting and trees
- Retain distinctive linear oak trees along public footpath to north
- Retain tree belt along southern boundary with recognised TPO status
- Respect rural wooded setting to Abbotsleigh Care Centre to west

STAPLEHURST

**HO3-283 Lodge Road
LCA 44 STAPLEHURST LOW WEALD**



Landscape Character Sensitivity: Moderate

- Moderate pattern and extent of semi-natural habitat with regenerating scrub vegetation, pond and strong hedgerow boundaries with mature oak trees
- Some loss of hedgerow boundaries and historic field pattern
- Whilst this farmland appears to have been left unmanaged, it retains aesthetic factors such as hedgerow boundaries and pond that contribute to the wider surrounding Low Weald landscape

Visual Sensitivity: Moderate

- Mature vegetation boundaries contain views
- Few visual receptors
- Views from railway to north are well screened by mature vegetation belt
- Foreground views into site from adjacent Honeycrest Industrial Estate and from localised part of public footpath to north
- Longer distance views from residential properties to south along Marden Road
- Whilst no public rights of way cross the site, it appears that local residents use the site for walking
- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Low

- Whilst it would be desirable to conserve the hedgerow boundaries and pond, the landscape would benefit from some enhancement

- Poor sense of remoteness and tranquillity owing to the proximity to Honeycrest Industrial Estate to the east/south

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site detached from Staplehurst centre
- Weak connectivity with centre of Staplehurst
- Good connectivity to Staplehurst train station
- Scale and location of site relates reasonably well to existing settlement scale and pattern, although proximity to Honeycrest Industrial Estate should be carefully considered

Mitigation

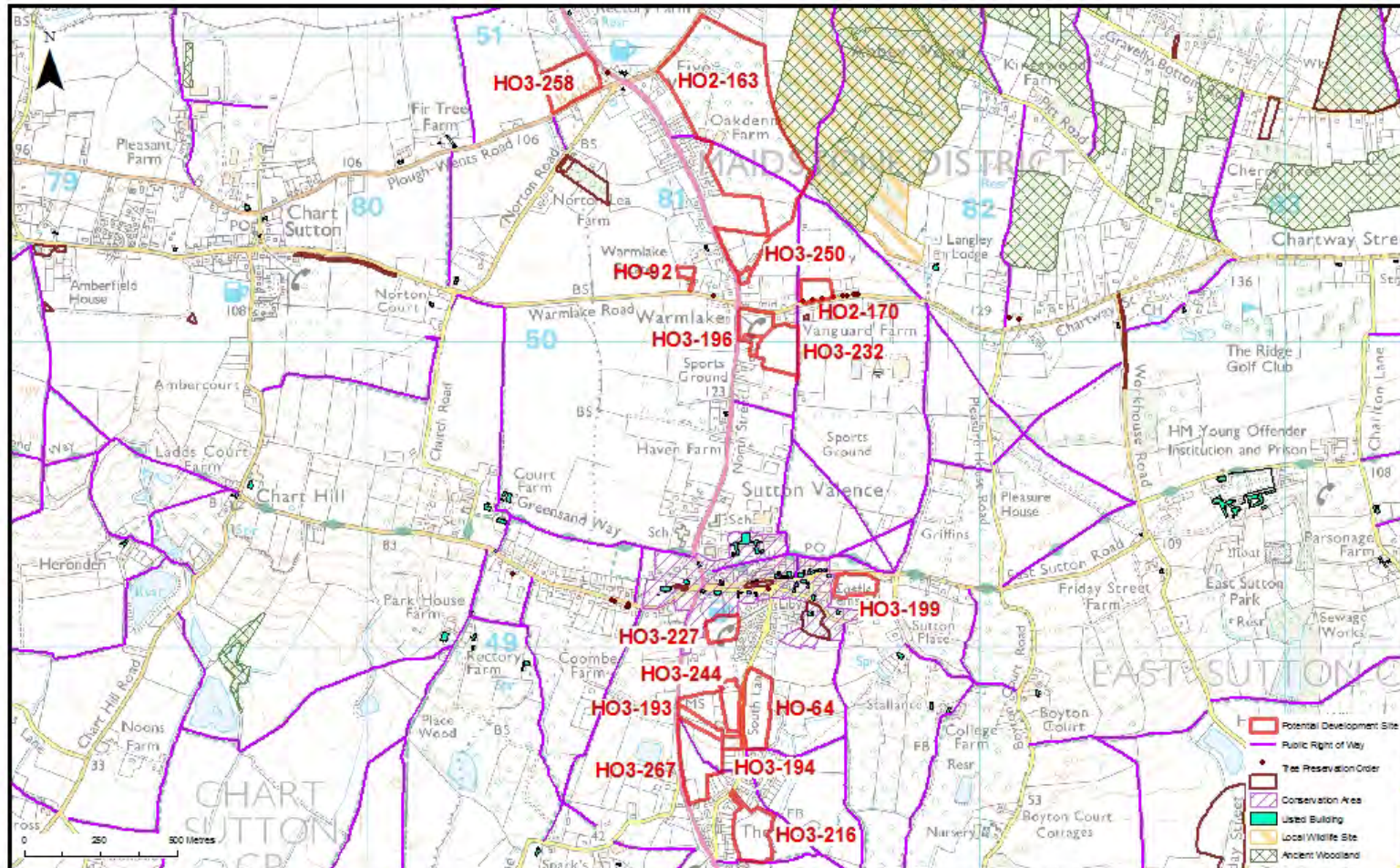
- Retain landscape buffer and appropriate landscape screening between Honeycrest Industrial Estate and any development within the site
- Reinforce vegetation along railway line
- Retain strong vegetation boundaries as a landscape framework to further development
- Create strong links to Staplehurst train station and Staplehurst centre
- Consider views from, and character of, public footpath to north
- Redefine settlement edge and create sensitive urban/rural interface

STAPLEHURST

Summary: Staplehurst

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
H1(36) Hen and Duckhurst Farm, Marden Road	Housing	Moderate	Moderate	Moderate	Low	High
H1(37) Fisher's Farm, Fisher's Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-15 Headcorn Road	Housing	Low	Moderate	Low	Moderate	High
HO39 Iden Park, Cranbrook Road	Housing	High	Low	Moderate	High	Low
HO-81 Sweetlands Lane	Housing	Moderate	Low	Low	Moderate	High
HO-106 Rectory Fields, Frittenden Road	Housing	Moderate	Moderate	Moderate	High	Low
HO-160 The Grange, George Street	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO2-171 George Street	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
ED-7 Weald Gardens, Maidstone Road	Economic Development	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-240 South of Marden Road	Housing	Low	Moderate	Low	Low	High
HO3-259 Henhurst Farm	Housing	High	High	High	Moderate	Low
HO3-260 North of Henhurst Farm	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-275 Baldwins Farm, Marden Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-279 Knoll House/Ransoms/Tower House, Maidstone Road	Housing	High	Moderate	High	Moderate	Low
HO3-283 Lodge Road	Housing	Moderate	Moderate	Moderate	Low	High

SUTTON VALENCE



SUTTON VALENCE

HO3-258 West of Young and Partners, Plough Wents Road

Note: Site also falls partly within Langley and Chart Sutton Parishes

LCA 27 FARLEIGH GREENSAND FRUIT BELT

Landscape Character Sensitivity: Low

- Boundary hedgerows provide wildlife connectivity
- Relatively small plot adjacent to the busy Plough Wents junction
- Characteristic of the area with arable land use and strong hedgerow enclosure

Visual Sensitivity: Low

- Not widely visible in the landscape
- Few visual receptors – generally confined to its immediate neighbours

Landscape Value: Low

- No landscape designations
- Listed buildings to east, although views between these and the site are restricted by large intervening barns
- Whilst site appears to have been historically used as an orchard, no trees remain

Overall Landscape Sensitivity				Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low	
	Moderate	Low	Moderate	High	High	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate	
			Low	Moderate	High	Visual Sensitivity		
Overall Landscape Sensitivity	High	Moderate	Low	Low	Moderate	Low	Low	
	Moderate	High	Moderate	High	Moderate	Low	Low	
	Low	High	High	High	Moderate	Moderate	Moderate	
			Low	Moderate	High	Landscape Value		

Opportunities and Constraints

- Consider the character of the rural lanes around Plough Wents when creating access to the development

Mitigation

- Create a landscape framework for the new development taking account of the cumulative effects of other potential development sites in the area
- Respect the scale, density and materials of the local vernacular in the design of housing and boundary treatments
- Respect the setting of listed buildings to the east

SUTTON VALENCE

HO2-163/ HO3-252 Oakdene Farm, Leeds Road
LCA 31 KINGSWOOD PLATEAU



Landscape Character Sensitivity: Moderate

- Limited semi-natural habitat as site is intensively used as orchards and for soft fruit protection, although part of eastern boundary forms dense woodland which is recognised for its wildlife value
- Historic field pattern and hedgerow boundaries have been removed
- Large barns, temporary caravans at Oakdene Farm and polytunnels and structures are visually detracting but orchards and soft fruit production typical of wider surrounding landscape character/land use
- Landscape well maintained and in a good state of repair

Visual Sensitivity: Moderate

- Expansive site with views from residential properties to west along Maidstone Road and from the north along Leeds Road
- Foreground views across site from public footpath that runs through site south of Oakdene Farm
- Some scope for mitigating potential visual impacts with planting

Landscape Value: Moderate

- Woodland to east of site designated as local wildlife site
- Value expressed through land use as orchards and production of soft fruit, which is typical of surrounding landscape character
- Fruit trees offer some attractive scenic quality with seasonal variety
- Northern extent of site offers attractive scenic quality as undeveloped buffer between linear development along Leeds Road and Maidstone Road
- Sense of remoteness and tranquillity weakened to west of site by traffic noise and urban character of development on Maidstone Road

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Scale and extent of site is disproportionate to, and does not relate well to, surrounding settlement pattern
- Losing the undeveloped buffer between housing along Leeds Road and Maidstone Road would be undesirable in landscape terms
- Site is detached from any major centre and would perhaps require its own facilities and services
- Some capacity to accommodate medium density housing within parts of the site

Mitigation

- Retain an undeveloped buffer and physical separation between housing along Leeds Road and Maidstone Road
- Create an overall masterplan and landscape framework for pockets of development to sit within
- Incorporate areas of public open space
- Consider views from, and the character of, public footpath and increase pedestrian links throughout the site
- Respect the proximity to the local wildlife site and design a framework of planting throughout the site which provides wildlife connectivity

SUTTON VALENCE

HO-64 South Lane
LCA 42 ULCOMBE MIXED FARMLANDS



Landscape Character Sensitivity: Moderate

- Strong, mature tree belts enclosing the site and ditch along part of eastern boundary provide a moderate extent of semi-natural habitat
- Tree belts and field pattern form an integral part of wider landscape pattern
- Landscape elements in a moderate state of repair
- Strong tree belts and pastoral land use form aesthetic factors that contribute towards the wider landscape character

Visual Sensitivity: High

- Site partially visually contained by surrounding tree belts
- Medium distance elevated views from the upper part of Sutton Valence Conservation Area
- Filtered foreground views into site from housing and public footpath to south
- Long views towards site from rural properties and public rights of way on elevated Greensand Ridge to north east
- Limited scope for mitigating potential visual impacts from high ground to the north and north east

Landscape Value: Moderate

- Value expressed through oast houses and orchards to east of site which provide cultural context

- Sutton Valence Conservation Area located in close proximity to north
- Commonplace landscape although mature tree belts and small scale field pattern provide attractive scenic quality
- Rural character and views out across the Greensand Ridge provide a moderate sense of remoteness and tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Whilst southern part of site relates reasonably well to existing residential development at The Harbour, the full extent of the site is disproportionate to the existing extent of development at The Harbour in terms of scale
- Development across this site would connect The Harbour and Sutton Valence which would be undesirable
- Development generally undesirable on this site

Mitigation

- Retain and strengthen boundary vegetation as a key landscape feature that contributes to the surrounding landscape character
- Respect rural, undeveloped character
- Respect sensitive views from Sutton Valence Conservation Area and the Greensand Ridge

SUTTON VALENCE

HO-92 North of Redic House, Warmlake Road
LCA 29 BOUGHTON MONCHELSEA TO CHART SUTTON PLATEAU

Landscape Character Sensitivity: Moderate

- The site forms the southern part of the rear garden to a house on Warmlake Road
- The site appears reasonably well enclosed by mature hedgerows with scattered trees
- To the north is Warmlake Business Estate, a small commercial area fronting onto the A274 Maidstone Road
- To the west is open countryside with large scale arable fields and to the south are playing fields
- Large trees along boundaries give a strongly rural feel to the adjoining area despite the proximity of major roads, commercial areas and housing
- The area is generally well maintained and in good condition
- There are no apparent historical features

Visual Sensitivity: Low

- Visual receptors at close range include the adjoining houses but views are generally filtered by vegetation
- There are no public footpaths nearby
- Visual mitigation by extending and reinforcing vegetation would be possible

Landscape Value: Moderate

- There are no designations but the area has a rural feel
- Tranquillity is reduced by the traffic on Maidstone Road
- The area is generally attractive and mature vegetation creates a rural feel
- Some limited potential to be of wildlife conservation interest

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Retention of boundary vegetation and trees is important
- Potential to accommodate housing development
- Scale and location of site relates well to the existing built form
- Consider impact on views from adjoining houses
- Maintain the rural setting

Mitigation

- Conserve the best existing trees and boundary vegetation
- Ensure that access arrangements do not damage existing trees
- Ensure scale and pattern of development is in keeping with adjoining housing – the site could probably accommodate a single house
- Maintain the rural setting with a large garden and landscaping to soften the built form
- Consider views from adjoining housing and provide suitable additional screening

SUTTON VALENCE

HO2-170 Four Wents Orchard, Chartway Street
LCA 31 KINGSWOOD PLATEAU



Landscape Character Sensitivity: Low

- The site of a former nursery; there are some buildings on the site which is generally overgrown and could offer some wildlife interest
- The site is enclosed by an overgrown beech hedge to the west with some regenerating scrub on the site itself
- A few former ornamental trees remain and residential boundaries are well screened by vegetation
- The landform is generally flat creating a small scale landscape
- The landscape appears abandoned and in poor condition
- The site is not representative of the local landscape character and there are no apparent historic features

Visual Sensitivity: Moderate

- Visual receptors at close range include the adjoining houses at Warmlake along Chartway Road but views are generally filtered by vegetation
- A public footpath runs directly along the western boundary with slightly filtered views into the site
- Visual mitigation by extending and reinforcing vegetation would be possible

Landscape Value: Low

- There are no designations but the site has a rural feel
- The abandoned character is not attractive
- Some potential to be of wildlife conservation interest

- No apparent historical features

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Retention of boundary vegetation and trees is important
- Potential to accommodate housing development
- Scale and location of site relates well to the existing built form
- Consider impact on views from the footpath and adjoining houses
- Maintain the rural setting

Mitigation

- Conserve the best existing trees and boundary vegetation
- Ensure scale and pattern of development is in keeping with adjoining developments
- Maintain the rural setting with gardens and landscaping to soften the built form
- Ensure suitable filtering of views from the public footpath by reinforcing the hedging
- Consider views from adjoining buildings and provide suitable additional screening

SUTTON VALENCE

HO3 – 193 Southfield Stables, South Lane
LCA 42 ULCOMBE MIXED FARMLANDS



Landscape Character Sensitivity: Moderate

- Hedgerow boundaries, poplar shelter belt along Headcorn Road and ditch to south west provide some semi-natural habitat
- Poplar shelter belt possibly indicative of former land use as orchards
- Field pattern slightly interrupted by sub-division with fencing
- Large barns and facilities at Southfield Stables to east are visually detracting and slightly interrupt the landscape
- Pastoral land use reasonably typical of surrounding land use, although proximity to The Harbour and busy Maidstone Road provides a slightly suburban character
- Boundary hedgerows and pastoral land use form aesthetic factors that contribute towards the wider landscape character

Visual Sensitivity: Moderate

- Site partially enclosed by surrounding vegetation
- Foreground views within site from Southfields Stables house
- Medium distance elevated views from the upper part of Sutton Valence Conservation Area and other housing to north of site on higher ground
- Views into site from public footpath to south well screened by mature vegetation
- Some scope for mitigating potential visual impacts, although views from elevated conservation area harder to mitigate

Landscape Value: Moderate

- Sutton Valence Conservation Area located in close proximity to north

- Commonplace landscape although boundary hedgerows and pastoral land use provide attractive scenic quality
- Poor sense of remoteness and tranquillity owing to proximity to The Harbour and the well trafficked Headcorn Road

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Well contained site
- Site slightly detached from existing housing within The Harbour to the south
- Capacity for low to medium density housing

Mitigation

- Retain and strengthen hedgerow boundaries
- Retain undeveloped buffer along Headcorn Road so that housing is set back and screened from busy traffic
- Consider sensitive views from Sutton Valence Conservation Area to the north, redefine settlement edge and create sensitive urban/rural interface

SUTTON VALENCE

**H03-194 Southfield Stables, South Lane
LCA 42 ULCOMBE MIXED FARMLANDS**



Landscape Character Sensitivity: Low

- Hedgerow boundary along South Lane and intermittent vegetation containing the site provide some semi-natural habitat
- Field pattern slightly interrupted by housing to south and driveway to Southfields Stables to north
- Hedgerow along South Lane gappy and contains large amounts of bramble
- Pastoral land use reasonably typical of surrounding land use, although proximity to The Harbour and busy Maidstone Road provides a slightly suburban character
- Large barns at Southfield Stables to west are visually detracting and slightly interrupt the landscape

Visual Sensitivity: Moderate

- Site partially enclosed by surrounding vegetation
- Foreground views into site from housing to south, especially the northern most property closest to site
- Long elevated views from upper part of Sutton Valence Conservation Area to the north
- Some scope for mitigating potential visual impacts, although long views from elevated conservation area harder to mitigate

Landscape Value: Moderate

- Value expressed through elevated historic core of Sutton Valence to north

- Semi-rural character on the northern fringe of The Harbour provides moderate remoteness and tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
			Low	Moderate	High	Visual Sensitivity	
Overall Landscape Sensitivity	High	Moderate	Low	Low	Moderate	Low	Moderate
	Moderate	High	Moderate	Low	Moderate	Low	Moderate
	Low	High	High	Moderate	High	High	Moderate
			Low	Moderate	High	Landscape Value	

Opportunities and Constraints

- Well contained site
- Location and extent of site relates well to existing development on the edge of The Harbour
- Capacity for linear extension of housing along South Lane

Mitigation

- Reflect pattern, scale and density of linear housing along South Lane
- Consider sensitive views from Sutton Valence Conservation Area to the north, redefine settlement edge and create sensitive urban/rural interface

SUTTON VALENCE

HO3-196 Land at Wind Chimes, Chartway Street
LCA 31 KINGSWOOD PLATEAU



Landscape Character Sensitivity: Moderate

- The relatively flat grazing land has a strong boundary of mature woodland planting along the north and west boundaries and along part of the east boundary
- There is fencing to other boundaries, but the landscape appears well maintained and in good condition
- The site links to further pasture to the east giving a large scale with simple elements
- There are no apparent historic features
- The site is generally representative of the local landscape character

Visual Sensitivity: Low

- Visual receptors at close range include a few adjoining houses to the south and west of the site
- A public footpath runs north-south with open views towards the site but at moderate distance
- Strongly vegetated boundaries and scattered mature trees generally prevent or filter other views into the site from outside
- Visual mitigation by extending tree belts would be possible

Landscape Value: Moderate

- Although there are no designations the site has a rural feel
- Mature trees and pasture are attractive
- Some potential to be of wildlife conservation interest
- Locally valued as an open area of countryside

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site is well contained with a strong landscape buffer to the north and west
- Retention of boundary vegetation and mature trees is important
- Potential to accommodate housing development
- Scale and location of site would relate well to existing local pattern

Mitigation

- Consider impact on views from the footpath and adjoining houses
- Maintain the rural setting
- Conserve, reinforce and extend the network of existing trees to create enclosure to the south and east
- Ensure scale of development is in keeping with adjoining developments, locating development towards the north west of the site to maintain a sense of openness towards the wider countryside
- Maintain the rural setting with large gardens and landscaping to soften development
- Ensure suitable filtering of views from the public footpath using a screen of vegetation

SUTTON VALENCE

HO3-199 Tumblers Hill LCA 35 SUTTON VALANCE GREENSAND RIDGE



Landscape Character Sensitivity: High

- Pasture-land with well vegetated boundary of hedges and trees which link to woodland belts and orchards to the west
- Generally the site is in a good condition with few detracting features (such as the boundary fencing to the south)
- The site lies just north of Sutton Valence Castle, a scheduled monument and listed building open to the public
- It is thought that the site itself is likely to be of historic interest and is the probable location of the outer bailey of the castle
- The site adjoins the historic village centre of Sutton Valence with numerous listed buildings close by the north west corner of the site
- The narrow sunken lane of Tumblers Hill to the north is also likely to be of historic interest
- Pasture, mature trees and native hedgerows give a strong sense of place and reflect the landscape character of the area

Visual Sensitivity: Low

- Visual receptors at close range includes a few houses to the west and north of the site
- Strongly vegetated boundaries and scattered mature trees generally prevent or filter views into the site

Landscape Value: High

- Historically this is a very sensitive location, identified as the probable location of the outer bailey of Sutton Valence Castle

- Sited on the edge of the Sutton Valence Conservation Area and close to listed buildings
- The site has a tranquil and rural feel and the mature trees are attractive
- Some potential to be of wildlife conservation interest

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	Moderate	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Residential development is undesirable as location is highly sensitive in terms of historical landscape interest and proximity to Sutton Valence Castle
- Retention of boundary vegetation and mature trees
- Character of the historic narrow lanes and adjoining vegetation should be respected

Mitigation

- Conserve and reinforce the network of existing trees and hedges
- Conserve the narrow intimate and historic character of the narrow lanes
- Respect the setting of the castle, historic buildings and conservation area

SUTTON VALENCE

HO3 – 216 Brandy's Bay, South Lane
LCA 42 ULCOMBE MIXED FARMLANDS



Landscape Character Sensitivity: Moderate

- Strong boundary hedgerows/tree belts and ditch along northern and eastern boundary provide moderate semi-natural habitat
- Field enclosure pattern forms an integral part of wider landscape pattern
- Existing urban edge is prominent and promotes a slightly suburban character
- Landscape elements in a moderate state of repair
- Mature oak trees within boundary vegetation typical of wider surrounding Low Weald landscape character
- Mature boundary vegetation and pastoral land use form aesthetic factors that contribute towards the wider landscape character

Visual Sensitivity: Moderate

- Site partially enclosed by housing to the north and west and by strong vegetation belts to the east and south
- Foreground views across the site from housing on the periphery of The Harbour to the north and west
- Filtered views into site through mature tree belt from public footpath to south
- Elevated, longer distance views from upper parts of Sutton Valence Conservation Area to the north and the Greensand Ridge to the north east
- Some scope for mitigating potential visual impacts, although long views from elevated Greensand Ridge harder to mitigate

Landscape Value: Moderate

- Value expressed through oast houses and orchards to east of site which provide cultural context
- Commonplace landscape although strong hedgerow/tree belt boundaries and pastoral land use provide attractive scenic quality
- Sense of remoteness and tranquillity weakened by proximity to The Harbour and audibility of traffic on Headcorn Road, so that the site has a suburban character

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High

Opportunities and Constraints

- Reasonably well contained site that relates well to existing development on the edge of The Harbour
- Some capacity to expand medium density housing eastwards

Mitigation

- Reflect scale of housing within The Harbour
- Retain and strengthen hedgerow boundaries
- Consider sensitive views from Sutton Valence Conservation Area and from the elevated Greensand Ridge, and create a strong woodland boundary within the east of the site to help create an attractive urban/rural interface
- Consider views from the public footpath to the south and aim to retain a rural character along the path

SUTTON VALENCE

HO3-227 North east of Old Belringham Hall
LCA 35 SUTTON VALANCE GREENSAND RIDGE

Landscape Character Sensitivity: High

- The site appears to be part of a garden with well vegetated boundaries to the east, south and north
- More open to the west
- Some scattered trees within the site
- The site adjoins the historical core of Sutton Valence
- Site contains a war memorial

Visual Sensitivity: Low

- Visual receptors at close range include a few adjoining houses
- Strongly vegetated boundaries and scattered mature trees generally prevent or filter other views into the site from outside
- Visual mitigation by extending and creating tree belts would be possible

Landscape Value: Moderate

- Although there are no designations on the site it is sited directly adjacent to the Sutton Valence Conservation Area
- Mature trees, hedgerows and pasture are generally attractive
- Belringham is a listed building on Headcorn Road close to the site
- Presence of war memorial to the north also adds historic interest
- Pond on site, possibly some wildlife interest

Opportunities and Constraints

- Site is well contained with a strong landscape buffer around most boundaries
- Retention of boundary vegetation and mature trees is important
- Consider impact of access on vegetation
- Potential to accommodate housing development, however scale of development needs to respect the adjoining conservation area
- Consider impact on views from adjoining houses
- Incorporate the pond
- Maintain the semi-rural setting
- Consider impact on war memorial

Overall Landscape Sensitivity				Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low	
	Moderate	Low	Moderate	High	Moderate	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate	
			Low	Moderate	High	Overall Landscape Sensitivity		
			Visual Sensitivity			Landscape Value		

Mitigation

- Some development could be accommodated but of a scale and character that avoids weakening the setting off the conservation area
- Conserve, reinforce and extend the network of existing trees to maintain screening and to soften development
- Access needs careful consideration to avoid loss of vegetation
- Consider the setting of the listed building and war memorial in the layout of new buildings and incorporate sensitive landscaping
- Integrate the pond into the development through sensitive layout and landscaping

SUTTON VALENCE

HO3-232 Barchams, Wind Chimes and East Went LCA 31 KINGSWOOD PLATEAU

Landscape Character Sensitivity: Moderate

- The relatively flat grazing land has a strong boundary of mature woodland planting in the north west corner, a distinctive row of mature oaks along the eastern boundary with other boundaries appearing well vegetated
- Residential boundaries are well screened by vegetation, so that generally this is a large scale landscape with simple elements
- Although there has been a change from orchards to grazing and there is some internal fencing, the landscape appears generally well maintained and in good condition, although North Street is a busy detractor
- There are no apparent historic features
- The site is moderately representative of the local landscape character

Visual Sensitivity: Moderate

- Visual receptors at close range include a few adjoining houses on North Street and Chartway Street
- A public footpath runs north-south with open views directly adjacent to the site
- Strongly vegetated boundaries and scattered mature trees combined with the relatively flat landform generally prevent or filter other views into the site from outside, although views from the footpath are wider
- Visual mitigation by extending tree belts would be possible

Landscape Value: Moderate

- Although there are no designations the site has a rural feel
- Mature trees, scattered mature oaks, and pasture are attractive
- Some potential to be of wildlife conservation interest
- Locally valued as an open area of countryside

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site is well contained with a strong landscape buffer to the north and west
- Retention of boundary vegetation and mature trees is important
- Some potential to accommodate housing development
- Scale and location of site relates moderately well to the existing built form, but is more rural to the south east
- Consider impact on views from the footpath and adjoining houses
- Maintain the rural setting

Mitigation

- Conserve, reinforce and extend the network of existing trees to create enclosure to the south and east
- Ensure scale of development is in keeping with adjoining developments, locating development towards the north west of the site, leaving the south west undeveloped to maintain a sense of openness towards the wider countryside
- Maintain the rural setting with large gardens and landscaping to soften development and fit the scale and pattern of existing development
- Ensure suitable filtering of views from the public footpath using hedging or other screen of vegetation

SUTTON VALENCE

HO3 – 244 South Belringham, South Lane
LCA 42 ULCOMBE MIXED FARMLANDS

Landscape Character Sensitivity: Moderate

- Hedgerow boundaries along South Lane and containing the site provide some semi-natural habitat
- Field pattern slightly interrupted by adjoining development (house building being carried out within northern part of site at time of assessment)
- Large barns at Southfield Stables to west are visually detracting and slightly interrupt the landscape
- Pastoral land use reasonably typical of surrounding land use, although proximity to The Harbour, busy Maidstone Road and current development on northern part of site provide a slightly suburban character
- Boundary hedgerows and pastoral land use form aesthetic factors that contribute towards the wider landscape character

Visual Sensitivity: Moderate

- Site partially enclosed by surrounding vegetation
- Elevated views into site from housing to north
- Medium distance elevated views from the upper part of Sutton Valence Conservation Area
- Some scope for mitigating potential visual impacts, although views from elevated conservation area harder to mitigate

Landscape Value: Moderate

- Sutton Valence Conservation Area located in close proximity to north
- Commonplace landscape although boundary hedgerows and pastoral land use provide attractive scenic quality
- Semi-rural character on the northern fringe of The Harbour provides moderate remoteness and tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Well contained site
- Site slightly detached from existing housing within The Harbour to the south
- Development across this entire site would weaken the undeveloped buffer between The Harbour and Sutton Valence
- Capacity for linear housing along South Lane in the southern part of the site

Mitigation

- Retain undeveloped buffer between housing within The Harbour and Sutton Valence
- Retain majority of hedgerow along frontage of South Lane
- Reflect pattern, scale and density of linear housing along South Lane
- Consider sensitive views from Sutton Valence Conservation Area to the north and redefine settlement edge and create sensitive urban/rural interface

SUTTON VALENCE

**H03-250 The Oaks, Maidstone Road
LCA 31 KINGSWOOD PLATEAU**



Landscape Character Sensitivity: Moderate

- The garden in the southern corner of the site is well vegetated and contains a number of mature trees and boundary hedges immediately in front of the house
- The remainder of site is the relatively flat grazing land. A few orchard trees remain and residential boundaries to the south are well screened by vegetation
- The site is well vegetated on its edges and the nearby plantations and Abbey Wood provide strong enclosure and give a distinctive character to the landscape
- Although there has been a change from orchards to grazing and there is some internal fencing, the landscape appears generally well maintained and in good condition, although Maidstone Road is a busy detractor
- There are no apparent historic features
- The site is moderately representative of local landscape character

Visual Sensitivity: Low

- Visual receptors at close range include a few adjoining houses
- Strongly vegetated boundaries and scattered mature trees combined with the relatively flat landform generally prevent or filter other views into the site from outside
- Visual mitigation by extending tree belts would be possible

Landscape Value: Moderate

- Although there are no designations the site has a rural feel, although tranquillity is reduced
- Mature trees, hedgerows and pasture are attractive
- Some potential to be of wildlife conservation interest
- Locally valued as an open area of countryside

- Serves as a green wedge between Warmlake and the developments south of Five Wents

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
Visual Sensitivity				Landscape Value			
	Low	Moderate	High	Low	Moderate	High	

Opportunities and Constraints

- Site is well contained with a strong landscape buffer to the north and west
- Retention of boundary vegetation and mature trees is important
- Potential to accommodate housing development, however scale and location of site does not relate well to the existing built form
- More rural to the north and the site acts as a green buffer between developments

Mitigation

- Consider impact on views from adjoining houses
- Maintain the rural setting
- Only partial development is recommended to avoid weakening the green wedge
- Locate development in the southern part of the site to maintain the green wedge, and to maintain a sense of openness towards the wider countryside to the north and east
- Conserve, reinforce and extend the network of existing trees to create enclosure especially along the road frontage and to create a strong northern boundary to any development
- Ensure scale of development is in keeping with adjoining developments and maintain the rural setting with large gardens and landscaping

SUTTON VALENCE

HO3 – 267 West of South Lane
LCA 42 ULCOMBE MIXED FARMLANDS



Landscape Character Sensitivity: Low

- Hedgerow and tree belt boundaries, stream crossing site, allotments and area of rough grassland provide a moderate pattern and extent of semi-natural habitat
- Interrupted and fragmented landscape with various land uses including horse grazing, allotments, playing field and play ground and allotments
- Field pattern interrupted by various land uses and fencing surrounding horse grazing
- Land uses are suburban and site is not highly representative of wider surrounding landscape character
- Boundary vegetation, pastoral land use and stream form aesthetic factors that contribute towards the wider landscape character

Visual Sensitivity: High

- Site partially enclosed by surrounding vegetation
- Foreground views from residential properties on the periphery of The Harbour to south and east and from The Stables which sits in an elevated position to the north of the site
- Foreground views across the site from public footpath which runs through it and from allotments, playing field and play ground
- Medium distance elevated views from the upper part of Sutton Valence Conservation Area
- Some scope for mitigating potential visual impacts, although views from elevated conservation area harder to mitigate

Landscape Value: Moderate

- Value expressed through recreational land use

- Sutton Valence Conservation Area located to north
- Commonplace landscape although boundary vegetation and stream provide attractive scenic quality
- Poor sense of remoteness and tranquillity owing to proximity to The Harbour and the well trafficked Headcorn Road

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site relates well to existing housing within The Harbour to the south and east
- Capacity for integration of some low to medium density housing

Mitigation

- Retain and strengthen boundary vegetation
- Retain and create feature out of stream
- Retain allotments and recreational space and ensure they are an integral part of any future housing layout
- Retain undeveloped buffer along Headcorn Road so that housing is set back and screened from busy traffic
- Consider sensitive views from Sutton Valence Conservation Area to the north, redefine settlement edge and create sensitive urban/rural interface

SUTTON VALENCE

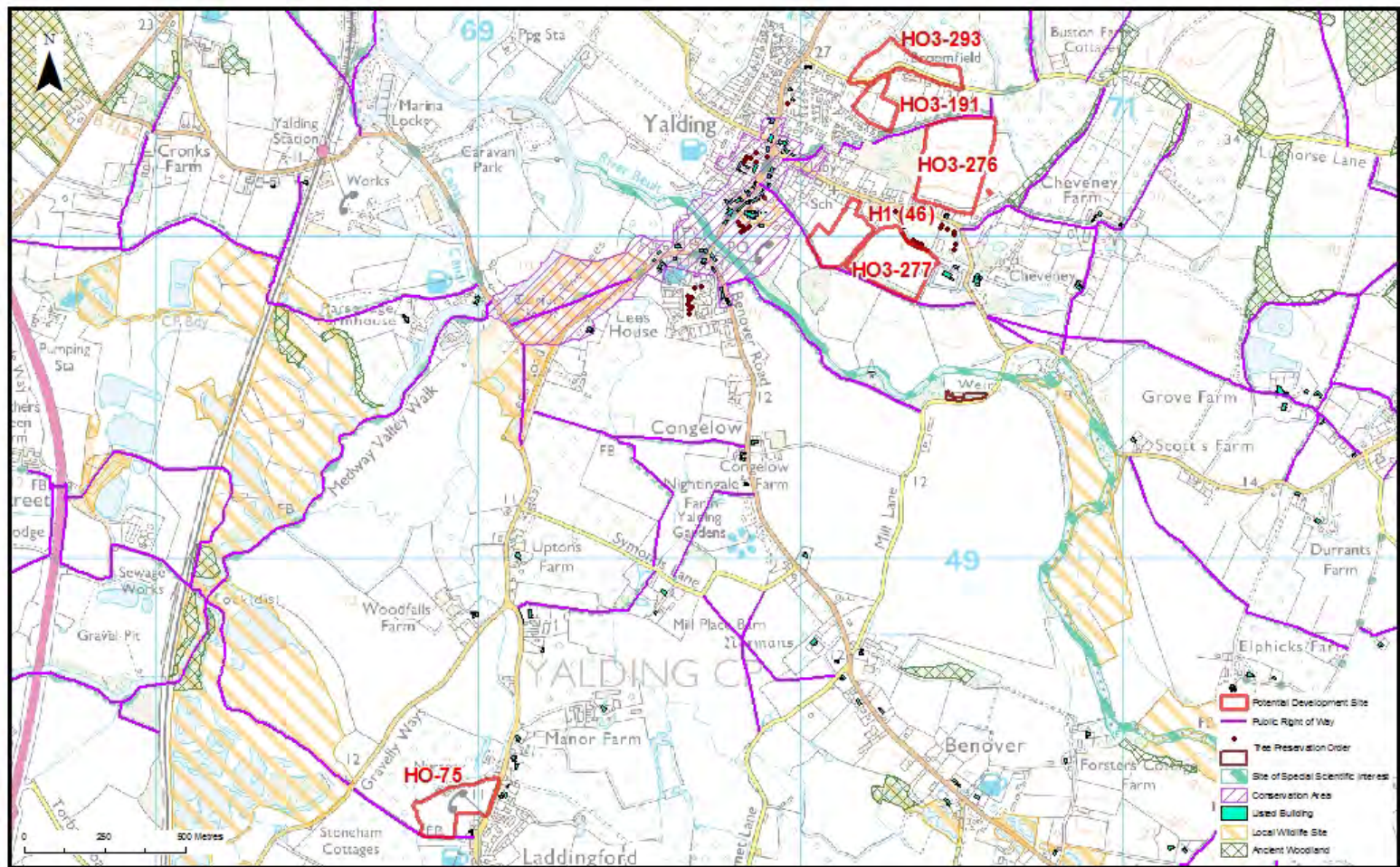
Summary: Sutton Valence

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
HO3-258 West of Young and Partners, Plough Wents Road	Housing	Low	Low	Low	Low	High
HO2-163 / HO3-252 Oakdene Farm, Leeds Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-64 South Lane	Housing	Moderate	High	High	Moderate	Low
HO-92 North of Redic House, Warmlake Road	Housing	Moderate	Low	Low	Moderate	High
HO2-170 Four Wents Orchard, Chartway Street	Housing	Low	Moderate	Low	Low	High
HO3-193 Southfield Stables, South Lane	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-194 Southfield Stables, South Lane	Housing	Low	Moderate	Low	Moderate	High
HO3-196 Land at Wind Chimes, Chartway Street	Housing	Moderate	Low	Low	Moderate	High
HO3-199 Tumblers Hill	Housing	High	Low	Moderate	High	Low

SUTTON VALENCE

HO3-216 Brandy's Bay, South Lane	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-227 North east of Old Belringham Hall	Housing	High	Low	Moderate	Moderate	Moderate
HO3-232 Barchams, Wind Chimes and East Went	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-244 South Belringham, South Lane	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-250 The Oaks, Maidstone Road	Housing	Moderate	Low	Low	Moderate	High
HO3-267 West of South Lane	Housing	Low	High	Moderate	Moderate	Moderate

YALDING



H1 (46) Vicarage Road LCA 38 YALDING FARMLANDS



Landscape Character Sensitivity: Low

- Ecological connectivity provided by boundary vegetation
- Land use/management not typically representative of Low Weald landscape character
- Enclosed by well-established tree belts/hedgerows around site periphery

Visual Sensitivity: Moderate

- Visually well contained by mature vegetation
- Few visual receptors
- Views into site from residential properties along Vicarage Road to the north
- Views into site from public footpath along southern boundary and recreation ground to south east restricted by intervening mature vegetation
- Some scope to mitigate visual effects with sensitive design and planting

Landscape Value: Low

- Yalding Conservation Area situated to west
- Poor tranquillity/remoteness due to proximity to Yalding centre

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Well contained site
- Scale and location of site relates to existing settlement scale and pattern
- Close proximity to Yalding centre and community facilities including recreation ground, church, retail facilities and school
- Existing public footpath links to Yalding centre
- Capacity for medium density housing

Mitigation

- Retain boundary vegetation
- Enhance footpath links to Yalding centre
- Respect proximity to Yalding Conservation Area and reflect built character in further development
- Respect views from housing along Vicarage Road to the north
- Reflect density, pattern, scale and style of housing to the north

**HO-75 Teiside Nurseries, Lees Road, Laddingford
LCA 39 LADDINGFORD LOW WEALD**

Landscape Character Sensitivity: Moderate

- Regenerating vegetation within site as well as strong boundary vegetation provides strong semi-natural habitat
- Several mature trees scattered throughout site
- Land use/management not typically representative of Low Weald landscape character
- Well vegetated River Teise corridor to west of site forms part of wider landscape pattern
- Well vegetated eastern boundary contributes towards rural character of Claygate Lane and Laddingford

Visual Sensitivity: Low

- Site well contained by boundary vegetation
- Few visual receptors
- Views into site from residential properties to north and east of site and from The Chequers Public House east of site
- Views into site from public footpath to south of site restricted by strong boundary vegetation
- Good scope for mitigating potential visual impacts

Landscape Value: Moderate

- Listed buildings along Claygate Lane to east of site
- Scenic quality provided by River Teise corridor to west of site
- Moderate sense of tranquillity and rural setting to Laddingford

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Well contained site
- Close proximity to Laddingford centre
- Scale and location of site relates to existing settlement scale and pattern
- Mature vegetation within and surrounding site could be utilised to provide an instant landscape setting to future development

Mitigation

- Reflect style, density and layout of housing to east of Claygate Lane
- Respect the setting of listed buildings along Claygate Lane to the east of the site when considering site access and development frontage onto the rural lane
- Retain a framework of the best quality trees and vegetation within and surrounding the site
- Consider views from, and the character of, the public footpath to the south of the site
- Incorporate the River Teise sensitively into design and layout

YALDING

HO3-191 2 Orchard Cottages, Lughorse Lane LCA 38 YALDING FARMLANDS



Landscape Character Sensitivity: Moderate

- Semi-natural habitat includes scrub and orchard to west of site and mature tree belt along part of northern boundary
- Improved pasture segregated with fencing weakens ecological integrity to east
- Interrupted land use and landscape pattern
- Site makes limited contribution towards surrounding landscape character, although remaining orchard typical characteristic of wider Low Weald landscape
- Landscape elements generally in poor - moderate state of repair

Visual Sensitivity: Moderate

- Site partially enclosed by surrounding vegetation
- Few visual receptors
- Filtered views into site from residential properties to south along Mount Avenue and north along Lughorse Lane
- Open views into site from localised part of promoted Medway Valley Walk to south east
- Some scope for mitigating potential visual impacts

Landscape Value: Moderate

- Remaining orchard provides some cultural association

- Moderate sense of remoteness and tranquillity, particularly to the north of the site where Lughorse Lane has a rural, sparsely developed character

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Northern extent of site detached from centre of Yalding
- Development to north of site along Lughorse Lane would conflict with the pattern of existing rural scattered linear development
- Medway Valley Walk provides a direct link between southern part of site and Yalding centre
- Minor capacity for further housing to south of site

Mitigation

- Retain boundary vegetation along Lughorse Lane
- Conserve orchard
- Respect the linear pattern, scale and density of housing along Lughorse Lane
- Consider views from, and character of, Medway Valley Walk
- Reflect density, pattern, scale and style of housing along Mount Avenue

HO3-276 Cheveney Farm, Vicarage Road LCA 38 YALDING FARMLANDS



Landscape Character Sensitivity: Moderate

- Generally poor semi-natural habitat – site appears to have been used for horticultural land use
- Strong vegetation belts and woodland surrounding site provide good habitat/ecological connectivity
- Some loss of field boundaries so that site does not contribute significantly to wider field pattern and scale
- Site contains few aesthetic factors that contribute towards the wider landscape character

Visual Sensitivity: Low

- Visually well contained with few visual receptors
- Views into site from residential properties to south along Vicarage Road
- Slightly longer distance views towards site from public rights of way to east
- Dense vegetation belt along northern site boundary filters views into site from Medway Valley Walk
- Mature woodland block contains views into site from the west
- Some scope to mitigate visual effects with sensitive design and planting

Landscape Value: Moderate

- Listed building to south of site on Vicarage Road

- Open character of field with strong woodland/tree belt boundaries provides some scenic quality
- Moderate sense of remoteness and tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Well contained site
- Detached from Yalding centre with physical separation provided by woodland to west of site, but reasonable connectivity to Yalding centre provided by Vicarage Road and Medway Valley Walk
- Capacity for low to medium density housing to reflect slightly remote location and ensure minimal impact on existing village

Mitigation

- Respect setting of listed building to south of site
- Create a landscape framework for development to sit within
- Consider the scale of new development in relation to the existing extent of Yalding
- Consider views from housing to south along Vicarage Road, and allow landscape buffer between existing and further housing
- Retain surrounding mature tree belts and woodland
- Consider views from, and the character of, the Medway Valley Walk
- Strengthen links to Yalding centre

**HO3-277 Wards Moat, Vicarage Road
LCA 38 YALDING FARMLANDS**



Landscape Character Sensitivity: Moderate

- Strong semi-natural habitat and connectivity provided by well-established woodland
- Coherent landscape
- Vegetation cover forms part of wider pattern of woodland cover therefore contributing to surrounding landscape character and pattern

Visual Sensitivity: Low

- Visually well contained by dense mature vegetation
- Few visual receptors
- Views towards site from isolated residential property to east
- Views from public footpath to south restricted by mature vegetation belt along southern site boundary
- Good scope to mitigate visual effects by utilising retained vegetation

Landscape Value: Moderate

- Listed building to the east of the site
- Part of boundary vegetation to north covered by TPO
- Moderate tranquillity/remoteness despite proximity to Yalding centre owing to woodland cover
- Woodland cover provides some attractive scenic quality

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Well contained site
- Scale and location of site relates to existing settlement scale and pattern
- Close proximity to Yalding centre and community facilities including recreation ground, church, retail facilities and school
- Existing public footpath links to Yalding centre
- Capacity for medium density housing

Mitigation

- Retain boundary vegetation and a framework of the best quality existing trees and vegetation to create a landscape setting
- Enhance footpath links to Yalding centre
- Respect the setting of, and views from, the listed building to the east of the site by retaining a landscape/wooded buffer along the eastern part of the site
- Reflect density, pattern, scale and style of housing along Vicarage Road to the north west

H03-293 New Barn Farm, Yalding Hill LCA 34 LINTON GREENSAND RIDGE

Landscape Character Sensitivity: High

- Intermittent strong tree belts enclose the site, providing some habitat value and contributing towards the surrounding landscape pattern
- Ordnance Survey mapping indicates that this entire site was previously an orchard. The western extent of site appears to still be an orchard according to latest aerial photography available (access for site verification not possible)
- Good quality landscape where orchard and pasture are typical of Low Weald landscape character
- Lughorse Lane currently forms a strong physical rural/urban edge
- Rural scattered linear development to south of Lughorse Lane

Visual Sensitivity: Moderate

- Few visual receptors
- Elevated views into the site from the Greensand Ridge to the north
- Views into the site from residential properties to the south of Lughorse Lane
- Limited potential for mitigating visual effects from elevated Greensand Ridge

Landscape Value: Moderate

- Rural and tranquil site
- Attractive landscape which contributes to the surrounding landscape character and pattern at the foot of the Greensand Ridge

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Sensitive to open views from the north
- Detached from centre of Yalding
- Weak connectivity with centre of Yalding
- Development would conflict with the pattern of existing rural scattered linear development to south of Lughorse Lane and would weaken the definition of the rural/urban edge
- Development generally undesirable

Mitigation

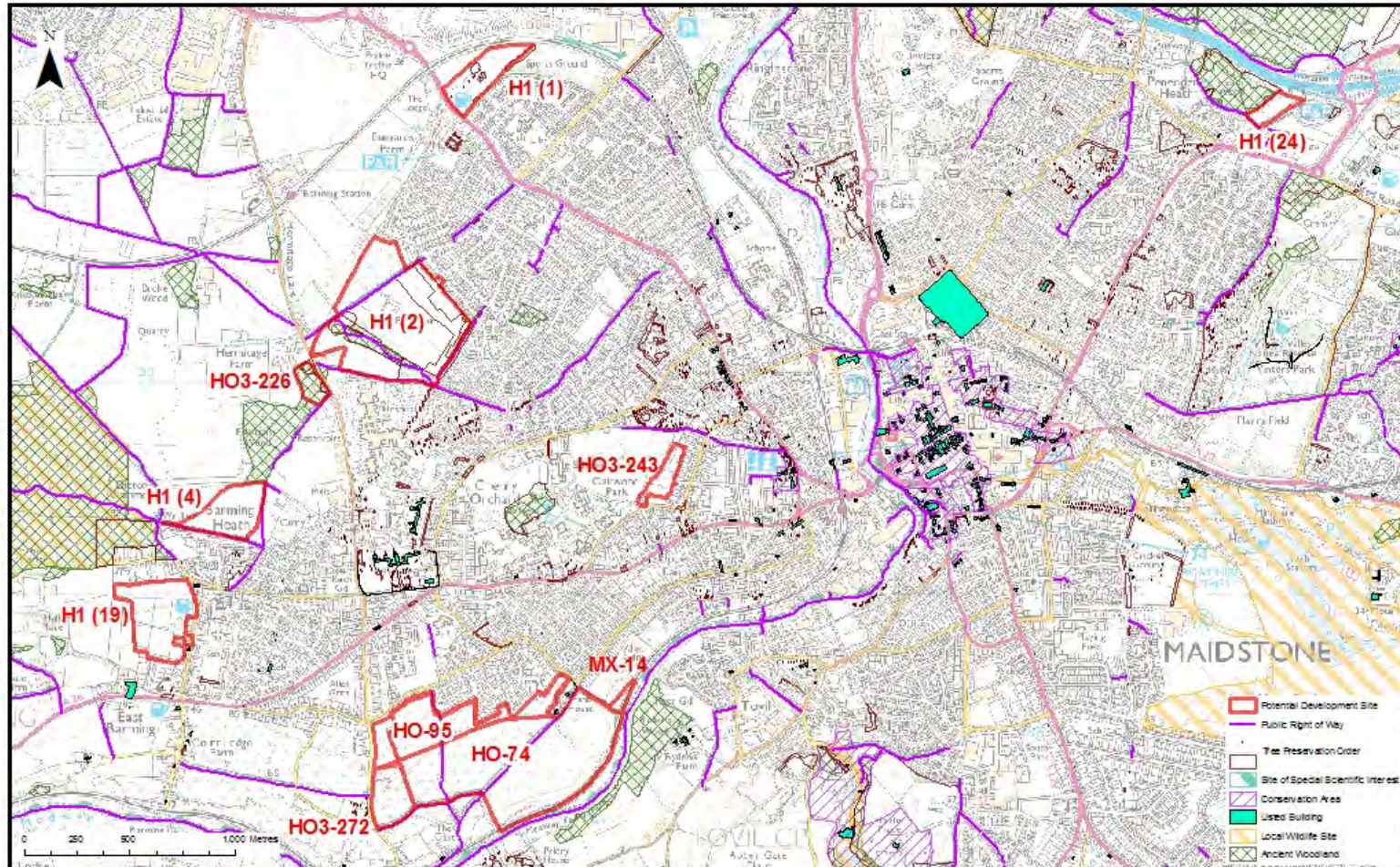
- Retain and strengthen boundary vegetation
- Respect sensitive views from rural high ground to the north
- Respect the rural landscape character
- Retain strong rural/urban divide

YALDING

Summary: Yalding

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
H1 (46) Vicarage Road	Housing	Low	Moderate	Low	Low	High
HO-75 Teiseside Nurseries, Lees Road, Laddingford	Housing	Moderate	Low	Low	Moderate	High
HO3-191 2 Orchard Cottages, Lughorse Lane	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-276 Cheveney Farm, Vicarage Road	Housing	Moderate	Low	Low	Moderate	High
HO3-277 Wards Moat, Vicarage Road	Housing	Moderate	Low	Low	Moderate	High
HO3-293 New Barn Farm, Yalding Hill	Housing	High	Moderate	High	Moderate	Low

MAIDSTONE AND ADJOINING PARISHES



MAIDSTONE AND ADJOINING PARISHES

H1(1) Bridge Nursery, London Road
LCA 18 BARMING GREENSAND FRUIT BELT



Landscape Character Sensitivity: Low

- Regenerating overgrown scrub with some mature trees, including a small copse of mature beech
- Unused land which is reasonably well contained and enclosed on outer boundaries by existing vegetation, including roadside hedgerow along London Road and vegetation along the railway embankments
- Unremarkable in character with limited sense of place

Visual Sensitivity: Moderate

- Long views to and from the Kent Downs AONB, albeit that the area is viewed against the existing urban edge with significant intervening built infrastructure including business park developments
- Local residents in houses to the west of Hildenborough Crescent experience views over the area

Landscape Value: Low

- Small beech copse is protected by TPO
- Potentially strong ecological interest due to unmanaged nature of the site
- Site forms green buffer between existing housing and the railway and other developments

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Well contained site
- Relates well to existing residential urban edge
- Consider the effect of extending the urban edge on long distance views from the Kent Downs AONB
- Capacity for housing of similar density to adjacent area

Mitigation

- Retain and protect TPO trees, and retain the best quality trees within the site to provide a setting for new housing and screening
- Balance the requirement to minimise the impact on views from the Kent Downs with the opportunity to maintain and improve views from the site

MAIDSTONE AND ADJOINING PARISHES

H1 (2) East of Hermitage Lane LCA 18 BARMING GREENSAND FRUIT BELT



Landscape Character Sensitivity: Moderate

- The site comprises mostly large arable fields enclosed and sub-divided by strong woodland belts, with orchards to the north
- An attractive but unremarkable landscape comprising traditional landscape elements and in moderate condition, although some fallow and overgrown areas are in poorer condition
- Despite the proximity to the urban edge the area retains a rural character, as the tree belts provide a buffer between the built up area and the wider countryside
- Strong vegetation belts provide good habitat and ecological connectivity

Visual Sensitivity: Low

- Potential but limited views to and from the Kent Downs AONB, although screened by woodland belts
- Views from urban edge generally are screened by woodland belts and hedgerows
- Local residents on the south side of Howard Drive experience intermittent views over the site, depending on the extent of screening, including that within gardens and the nature of the property – most are single storey

Landscape Value: Moderate

- Trees and woodland belts substantially protected by TPOs
- The woodland framework and characteristic landscape features such as orchards add to the sense of place

- Well used public rights of way and informal footpaths indicate that the area is of local amenity value

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			

Opportunities and Constraints

- Well contained site
- Relates well to existing residential urban edge
- Capacity for housing of similar density to adjacent area

Mitigation

- Retain and enhance existing woodland belts to create a landscape setting, including provision of a buffer to enclose the new urban edge on the northern side and close to Hermitage Lane
- Consider the inclusion of green amenity space and walks within the site to develop and link to existing public right of way network

MAIDSTONE AND ADJOINING PARISHES

H1(4) Oakapple Lane LCA 19 BARMING HEATH ARABLE LAND



Landscape Character Sensitivity: Low

- Medium scale pasture, enclosed by strong hedgerows and clumps of trees with Fullingpits Wood to the north
- Attractive but commonplace landscape
- Strong woodland belts provide good habitat and ecological connectivity
- A converted water tower provides a local landmark

Visual Sensitivity: Low

- Views outside of the site are limited by the enclosing boundaries – screening views OF Hermitage Quarry to the north
- Residents along the southern boundary of the site experience varying views over the site depending on the nature of the building – this includes extensive views over the area from the water tower

Landscape Value: Low

- Adjacent Fullingpits Wood is designated as ancient woodland
- Public rights of way follow the eastern and southern boundaries, although informal paths across the area indicate that it is used as a local amenity area

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Well contained site
- Relates well to existing residential urban edge
- Capacity for housing of similar density to adjacent area

Mitigation

- Retain and enhance existing hedgerows and woodland belts to create a landscape setting, including provision of a buffer to enclose the new urban edge on the northern side
- Consider the inclusion of green amenity space and walks within the site to enhance the existing public right of way network

MAIDSTONE AND ADJOINING PARISHES

H1 (24) West of Eclipse LCA 14 THURNHAM VALE



Landscape Character Sensitivity: Low

- Regenerating scrub across site, tall tree belt along Sittingbourne Road and Heath Wood to west of site provide a moderate pattern and extent of semi-natural habitat
- Landscape significantly interrupted by surrounding housing, commercial development, pylons, extensive car parking and M20
- Landscape makes little contribution to surrounding landscape character
- Site appears to be unmanaged and contains few aesthetic features that contributes towards the landscape character

Visual Sensitivity: Moderate

- Site partially enclosed by Heath Wood to west and vegetation belts along eastern and northern site boundaries
- Views into site from public footpath along southern site boundary and from surrounding housing and commercial properties
- Possible long distance views towards site from high ground within the Kent Downs AONB to the north
- Good scope for mitigating potential visual impacts by utilising and reinforcing boundary vegetation, although proximity to M20 would require a sensitive design approach

Landscape Value: Moderate

- Heath Woods to west is covered by TPO
- Site forms part of foreground to Kent Downs AONB, which is located north of the M20
- Peripheral vegetation provides limited scenic quality
- Although peripheral vegetation and Heath Wood are worthy of conservation, the site would benefit from enhancement

- Poor sense of remoteness and tranquillity owing to proximity to M20 and surrounding residential and commercial development

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Well contained site
- Close proximity to, and well connected to, edge of Maidstone and existing residential development at Shaw Close
- Scale and location of site relates to existing settlement scale and pattern
- Mature vegetation surrounding site could be utilised and reinforced to provide a landscape setting to future development
- High capacity for housing development as an extension to Shaw Close

Mitigation

- Retain and reinforce surrounding vegetation
- Retain buffer between further development and the M20 and provide adequate planting to visually screen the highway and traffic movement
- Pattern, scale and density of further housing should reflect existing development at Shaw Close
- Consider views from, and the character of, public footpath along southern site boundary

MAIDSTONE AND ADJOINING PARISHES

HO-74 Fant Farm LCA 24 EAST BARMING ORCHARDS



Landscape Character Sensitivity: Moderate

- Reasonable semi-natural habitat provided by hedgerows, orchards and well vegetated railway corridor to south
- Although some hedgerow removal for intensive arable land use has led to some loss of historic field pattern, extensive orchards to the south of the site are highly representative of wider surrounding landscape character
- Land use and topography form an integral part of the wider Medway Valley

Visual Sensitivity: High

- Sloping valley side promotes extensive views to and from the landscape on the opposite valley side, including from East Farleigh Conservation Area
- Foreground views into the site from the extensive existing residential edge of Maidstone to the north, and from two public footpaths that cross the site
- Views of site from promoted Medway Valley Walk to south
- Prominent views into part of the site from Fant Farm and Orchard Cottage, which is located within the site boundary
- Very limited scope for mitigating potential visual impacts because of the extensively visible nature of the site and the high number of visual receptors

Landscape Value: Moderate

- Site provides the immediate setting of listed buildings at Fant Farm

- East Farleigh, south of the site and the River Medway, is designated as a conservation area
- Value expressed through cultural associations including oast houses at Fant Farm immediately north of the site, ragstone walling and land use as orchards
- Attractive scenic quality, weakened slightly by proximity to residential edge of Maidstone, which forms a hard interface with the rural landscape in this location
- Semi-rural landscape character with general lack of development and open, rural views across the Medway Valley

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	Moderate

Opportunities and Constraints

- Some minor development along the northern edge of the site could be acceptable where this relates to the existing residential edge of Maidstone, but development across this extensive area would significantly adversely affect the rural character of the Medway Valley side
- The visually prominent nature of the site does not lend itself well to development

Mitigation

- Retain open rural character of this landscape as an integral part of the wider Medway Valley side
- Respect setting of, and views from, listed buildings at Fant Farm and from East Farleigh Conservation Area
- Soften existing interface between urban/rural edge with planting

MAIDSTONE AND ADJOINING PARISHES

HO-95 Farleigh Lane and Gatland Lane LCA 24 EAST BARMING ORCHARDS



Landscape Character Sensitivity: Low

- Weak semi-natural habitat due to intensive arable land use which has led to some loss of historic field pattern
- Topography forms an integral part of the wider Medway Valley
- Existing residential edge of Maidstone forms a hard interface with the rural landscape in this location and weakens the quality of the landscape

Visual Sensitivity: High

- Sloping valley side promotes extensive views to and from the landscape on the opposite valley side, including from East Farleigh Conservation Area
- Foreground views into the site from the extensive existing residential edge of Maidstone to the north, and from two public footpaths (one of which crosses the site)
- Prominent views towards part of the site from Fant Farm and Orchard Cottage
- Views towards site from promoted Medway Valley Walk to south
- Very limited scope for mitigating potential visual impacts because of the extensively visible nature of the site and the high number of visual receptors

Landscape Value: Moderate

- Site provides the immediate setting of listed buildings at Fant Farm
- East Farleigh, south of the site and the River Medway, is designated as a conservation area
- Value expressed through cultural associations including oast houses at Fant Farm immediately south of the site

- Scenic quality weakened significantly by proximity to residential edge of Maidstone, which forms a hard interface with the rural landscape in this location
- Semi-rural landscape character with general lack of development and open, rural views across the Medway Valley

Overall Landscape Sensitivity				Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low	
	Moderate	Low	Moderate	High	Moderate	Low	Moderate	
	Low	Low	Low	Moderate	High	High	Moderate	
		Low	Moderate	High		Low	Moderate	High
		Visual Sensitivity			Landscape Value			

Opportunities and Constraints

- Site relates reasonably well to the existing residential edge of Maidstone, although additional development would further encroach upon the rural character of the Medway Valley side
- Whilst the visually prominent nature of the site does not lend itself very well to development, some minor expansion of housing could perhaps be incorporated within the western part of the site

Mitigation

- Retain open rural character of this landscape as an integral part of the wider Medway Valley side
- Respect setting of, and views from, listed buildings at Fant Farm and from East Farleigh Conservation Area
- Improve and soften existing interface between urban/rural edge with planting
- Encourage a non-linear, sinuous, urban/rural interface
- Consider views from, and character of, public footpath which runs through the site

MAIDSTONE AND ADJOINING PARISHES

MX-14 Unicumes Lane LCA 24 EAST BARMING ORCHARDS



Landscape Character Sensitivity: High

- Dense regenerating scrub and scattered mature trees provide a strong pattern and extent of semi-natural habitat
- Vegetation forms part of a wider pattern of vegetation along the railway line/River Medway Valley
- Sloping topography forms part of the wider Medway Valley landscape

Visual Sensitivity: Moderate

- Site partially enclosed by low lying landform near the River Medway corridor and mature vegetation
- Glimpses into the site from the allotment gardens to the north
- Views into site from public right of way along south western boundary
- Possible glimpses into the site (particularly in winter) from promoted Medway Valley Walk to south
- Whilst the site is generally well contained by mature vegetation and because it is low lying, development might be visible from elevated housing along Upper Fant Road to the north

Landscape Value: Moderate

- Ecological value and connectivity provided by scrub vegetation and scattered mature trees likely to be worthy of conservation
- Mature vegetation provides some attractive scenic quality

- Rural landscape character and moderate sense of remoteness and tranquillity as site is physically and visually detached from the existing urban edge of Maidstone

Overall Landscape Sensitivity				Capacity to Accommodate Mixed Development			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Site is detached from, and relates poorly to, existing urban extent of Maidstone
- Sloping topography does not lend itself well to development, which could lead to major alterations to landform and significant damage to the landscape character of the site
- Location near to the River Medway might be liable to flooding
- Securing site access would probably involve a high degree of vegetation loss
- Mixed development would not be appropriate on this site

Mitigation

- Retain rural landscape character
- Retain existing vegetation cover as a wildlife resource and as part of a wider landscape pattern along the railway line

MAIDSTONE AND ADJOINING PARISHES

HO3-226 South of Hermitage Court, Hermitage Lane
LCA 19 BARMING HEATH ARABLE LAND

Landscape Character Sensitivity: High

- Very small site entirely composed of woodland
- Contributes to the wooded landscape framework typical of this area that helps to define the edge of Maidstone and provides a buffer between the urban edge and countryside to the north and west
- Connected via Fullingpits Wood to wider ecological network

Visual Sensitivity: Low

- The woodland provides a visual screen and buffer between Maidstone Hospital and Hermitage Farm developments
- No views within the site due to woodland cover

Landscape Value: High

- Entire site designated as ancient woodland
- Valued as part of wider woodland belt framework

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High

Opportunities and Constraints

- Removal of this area of woodland and redevelopment as housing would extend the urban edge of Maidstone north and westwards, contributing negatively to the urbanisation of Hermitage Lane

Mitigation

- Development of this site would be inappropriate in landscape terms
- Should this site be allocated for housing the best quality trees should be retained including a substantial tree belt along the northern edge to maintain a buffer

**HO3-243 Former Astor of Hever Community School
LCA 25 OAKWOOD PARK**



Landscape Character Sensitivity: Moderate

- Unmanaged scrub and mature tree belt along western site boundary provides good semi-natural habitat
- Site possibly forms part of original historic Oakwood Park but is now physically and visually separated by mature tree belt along western site boundary and is not managed as part of the wider park

Visual Sensitivity: Moderate

- Site reasonably well visually contained by mature tree belt along western site boundary and residential development to the south and east
- Filtered views into the site from housing to south and east, although mature garden vegetation provides filtered screening
- Filtered views into site from Oakwood Park to west through mature tree belt, although site appears to be lower than parkland to the west which further reduces views into the site
- Some scope for mitigating potential visual impacts by utilising the strong tree belt along the western site boundary and the slightly lower landform

Landscape Value: Moderate

- Value expressed through proximity to, and land possibly forming part of, historic Oakwood Park

- Ragstone wall along some of eastern boundary, and mature tree belt along western site boundary provide cultural context and some attractive landscape elements
- Sense of remoteness and tranquillity weakened by proximity to housing along Bower Mount Road to east and educational development throughout Oakwood Park

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	Moderate	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Scale and location of site relates well to the existing pattern of residential development to the south and east
- Site is well connected to Maidstone and numerous facilities including schools
- Further encroachment of development within/surrounding Oakwood Park would further diminish the extent and integrity of the open space
- Moderate capacity to accommodate housing

Mitigation

- Reflect development pattern, scale and density of existing residential development to the south and east
- Retain and strengthen tree belt along western site boundary
- Retain and enhance any remnant historic features such as ragstone wall

MAIDSTONE AND ADJOINING PARISHES

H03-272 Homewood Orchard, Farleigh Lane
LCA 24 EAST BARMING ORCHARDS



Landscape Character Sensitivity: Moderate

- Outer hedgerow boundaries provide wildlife connectivity, although semi-natural habitat weakened due to land use as pasture/plant nursery
- Landscape elements in a moderate state of repair
- Topography forms an integral part of the wider Medway Valley

Visual Sensitivity: High

- Sloping valley side promotes extensive views to and from the landscape on the opposite valley side, including from East Farleigh Conservation Area
- Immediate views into site from nursery within site boundary and from rural development along Farleigh lane to the west
- Possible views towards site from promoted Medway Valley Walk to south
- Very limited scope for mitigating potential visual impacts because of the extensively visible nature of the site and the high number of visual receptors

Landscape Value: Moderate

- East Farleigh, south of the site and the River Medway, is designated as a conservation area
- Value expressed through cultural associations including oast houses at East Farleigh
- Semi-rural landscape character with general lack of development and open, rural views across the Medway Valley

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site is detached from significant existing development and relates poorly to development within Maidstone and East Farleigh
- The visually prominent nature of the site does not lend itself well to development

Mitigation

- Retain open rural character of this landscape as an integral part of the wider Medway Valley side
- Respect wider setting of, and views from, East Farleigh Conservation Area

MAIDSTONE AND ADJOINING PARISHES

H1 (19) North Street, Barming
LCA 21 TESTON VALLEY SIDE



Landscape Character Sensitivity: Moderate

- Open arable fields, albeit currently fallow, contained by and divided by strong hedgerows and shelterbelts, likely to be from former orchards or hop gardens
- Visually the condition is degraded by the fallow land, however the strong hedgerow structure is still intact and overall the condition could be improved with appropriate management

Visual Sensitivity: Moderate

- Views contained by the urban edge of Maidstone to the east with longer views over the rural landscape to the west
- Locally views from people in the existing houses are generally limited to those immediately adjacent to the site, including those on the eastern side of North Street which enjoy a rural outlook over the area

Landscape Value: Moderate

- North Street contains a number of traditional properties including some listed buildings, notably the oast and farmhouse at the junction with Heath Road – the site is the only remnant of its original rural setting

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site has moderate capacity to accommodate housing

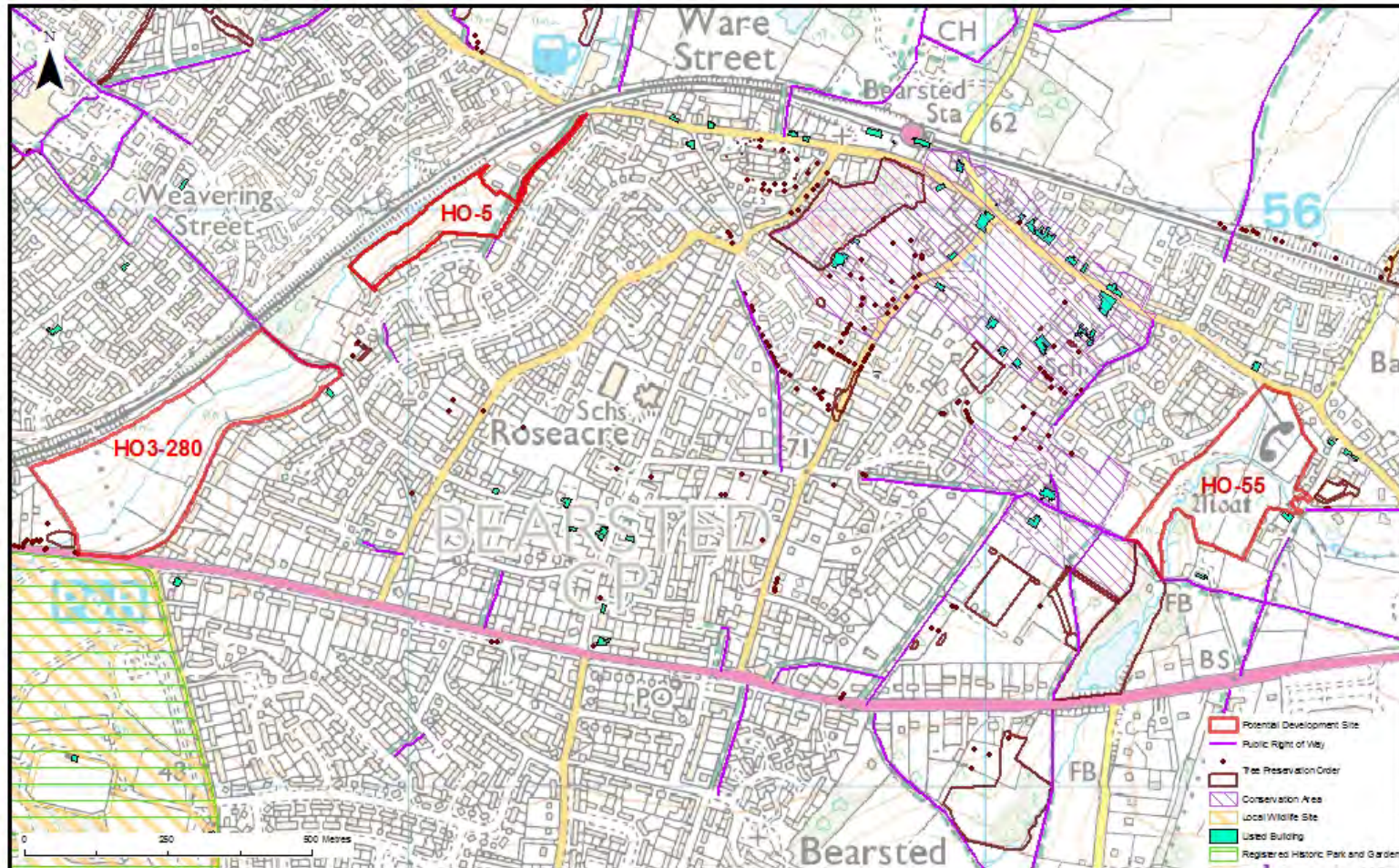
Mitigation

- Retain and enhance the existing field pattern and hedgerows to retain the traditional character and break up the expanse of the site
- Consider the setting of the listed buildings in North Street
- New housing should respect the village vernacular of Barming in terms of scale, density, type and materials
- Maintain and enhance the screening hedgerows, in particular as a buffer to existing housing and to define the new urban edge to the west
- Maintain the rural character of North Street, retaining the existing hedge where practicable

MAIDSTONE AND ADJOINING PARISHES

Summary: Maidstone and Urban Fringe

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
H1(1) Bridge Nursery, London Road	Housing	Low	Moderate	Low	Low	High
H1(2) East of Hermitage Lane	Housing	Moderate	Low	Low	Moderate	High
H1(4) Oakapple Lane	Housing	Low	Low	Low	Low	High
H1(24) West of Eclipse	Housing	Low	Moderate	Low	Moderate	High
HO-74 Fant Farm	Housing	Moderate	High	High	Moderate	Low
HO-95 Farleigh Lane and Gatland Lane	Housing	Low	High	Moderate	Moderate	Moderate
MX-14 Unicomes Lane	Mixed use	High	Moderate	High	Moderate	Low
HO3-226 South of Hermitage Court, Hermitage Lane	Housing	High	Low	Moderate	High	Low
HO3-243 Former Astor of Hever Community School, Oakwood Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-272 Homewood Orchard, Farleigh Lane	Housing	Moderate	High	High	Moderate	Low
H1 (19) North Street, Barming	Housing	Moderate	Moderate	Moderate	Moderate	Moderate



**HO-5 Roseacre Farm, Bell Lane
LCA 56 FAUCHON'S VALLEY (locally known as Banky Meadow)**

Landscape Character Sensitivity: Moderate

- Small scale narrow urban site sandwiched between existing housing and the railway line
- Many mature trees providing an attractive green backdrop in an otherwise suburban landscape

Visual Sensitivity: Moderate

- Despite its urban location there are relatively few properties with direct views of the site
- Many of the properties backing onto the site from Aldington Road and Hampson Way are bungalows with ground floor views
- Loss of tree cover would be apparent in views over a wider area

Landscape Value: High

- The site is relatively small and unremarkable in itself but is strategically valued as the remaining narrow link of a green wedge that connects Mote Park in the heart of Maidstone to the countryside to the north

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site has low capacity to accommodate housing
- Development should be resisted, however if allocated, housing should be low density in a similar style to existing with generous amounts of green space

Mitigation

- Maintain the green corridor between Mote Park and the rural fringe of Maidstone
- Retain the best of the existing trees as a landscape framework and to maintain the green backdrop
- Develop the green link function of the site through the provision of wildlife corridors and access for non-motorised users

BEARSTED

HO-55 Cross Keys LCA 49 LEEDS CASTLE PARKLANDS

Landscape Character Sensitivity: Moderate

- Open pasture with linear tree belt to the south west and scattered regenerating scrub and trees
- Village edge location, abutting other rural/urban fringe recreation uses such as golf courses

Visual Sensitivity: Moderate

- Not widely visible from wider countryside
- Views from neighbouring housing, notably Cross Keys, Roundwell and Sutton Street

Landscape Value: Moderate

- No landscape designations
- TPO to south
- Listed buildings to the south and west
- Close to but not adjoining Bearsted Conservation Area

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Capacity for low to medium density housing in keeping with character, scale and density of those found locally and respecting the local vernacular

Mitigation

- Retain best of existing trees and retain tree belts with a role in providing a landscape setting and buffer with existing housing
- Respect the setting of the listed buildings
- Consider the frontage onto the Roundwell and develop sympathetic design criteria to respect the proximity to Bearsted Conservation Area
- Design strongly defined boundaries to the south and west to contain the spread of any further development

BEARSTED

HO3-280 Banky Meadow, north of Fauchon's Lane

Note: Site also falls partly within Maidstone

LCA 56 FAUCHON'S VALLEY (locally known as Banky Meadow)

Landscape Character Sensitivity: Moderate

- Mature trees and stream running through site provide semi-natural habitat
- Medium scale narrow urban site sandwiched between existing housing and the railway line
- Mature trees and valley topography provide an attractive green backdrop in an otherwise suburban landscape

Visual Sensitivity: Moderate

- Direct views onto the site from properties along Fauchon's Lane and from public footpath along north eastern site boundary
- Loss of tree cover would be apparent in views over a wider area

Landscape Value: High

- Strategically valued as the remaining narrow link of a green wedge that connects Mote Park in the heart of Maidstone to the countryside to the north
- Listed building to east on Fauchon's Lane

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site has low capacity to accommodate housing
- Development should be resisted, however if allocated, housing should be low density in a similar style to existing with generous amounts of green space

Mitigation

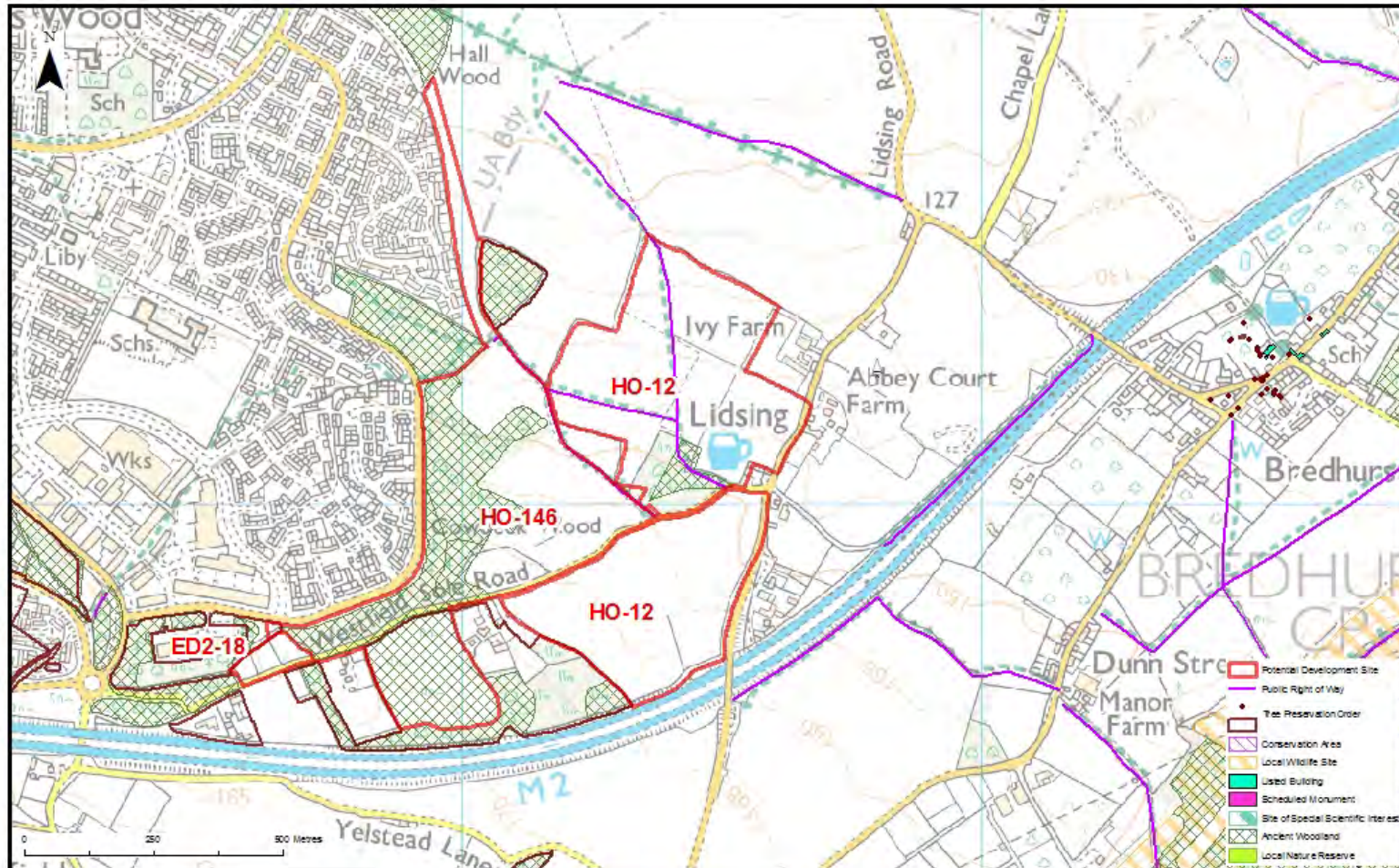
- Maintain the green corridor between Mote Park and the rural fringe of Maidstone
- Retain the best of the existing trees as a landscape framework and to maintain the green backdrop
- Develop the green link function of the site through the provision of wildlife corridors and access for non-motorised users
- Respect the setting of listed building on Fauchon's Lane

BEARSTED

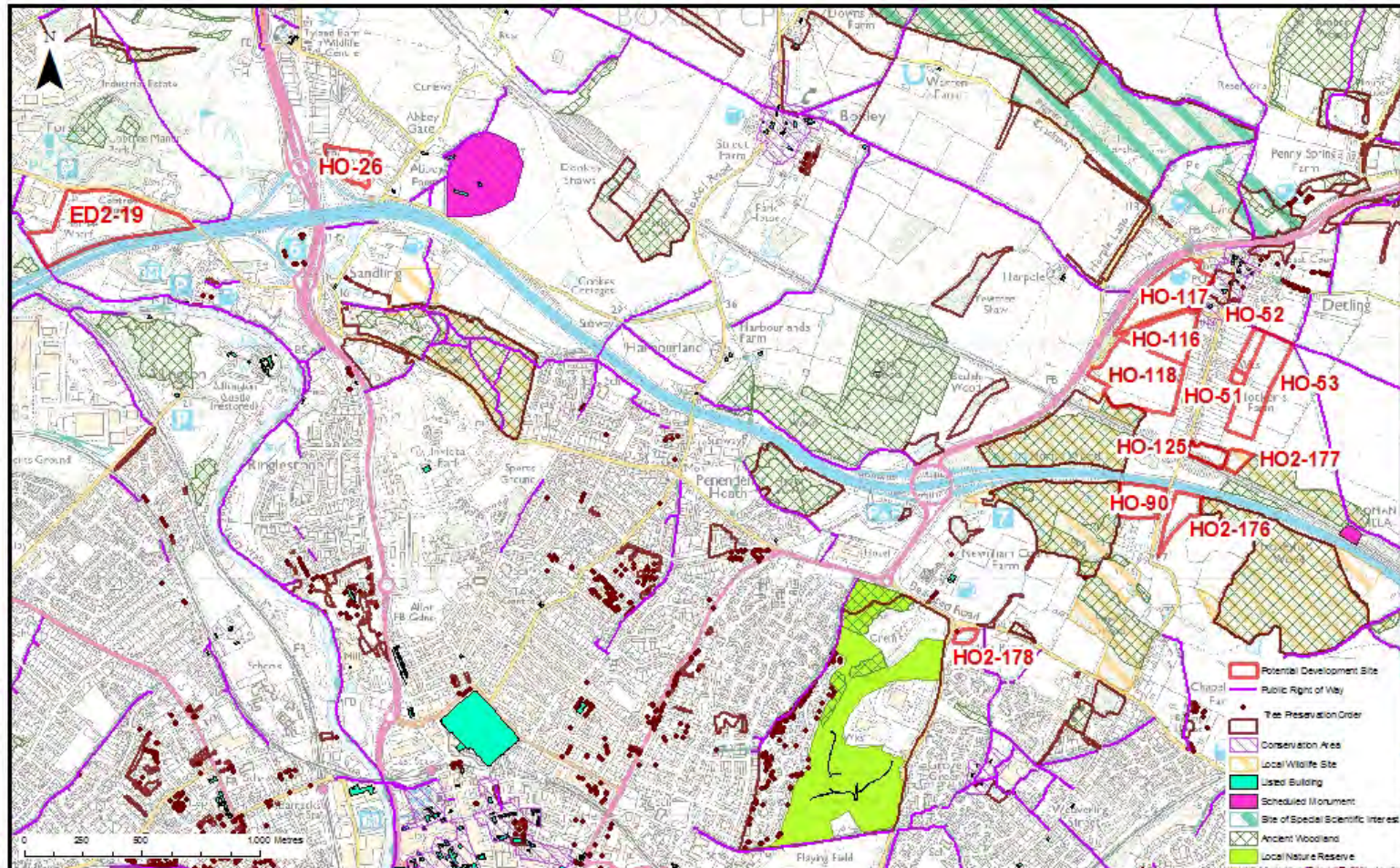
Summary: Bearsted

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
HO-5 Roseacre Farm, Bell Lane	Housing	Moderate	Moderate	Moderate	High	Low
HO-55 Cross Keys	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-280 Banky Meadow, north of Fauchon's Lane	Housing	Moderate	Moderate	Moderate	High	Low

BOXLEY AND DETLING



BOXLEY AND DETLING



BOXLEY AND DETLING

HO-12 Westfield Sole Road
LCA 1 BREDHURST AND STOCKBURY DOWNS

Landscape Character Sensitivity: Moderate

- Relatively open arable landscape with field pattern generally intact and defined by intermittent hedgerows
- Part of a shallow to flat dry valley typical of those at the very edge of the North Downs dip slope, extending a green wedge into the Medway Towns

Visual Sensitivity: Moderate

- Wide views across open arable land to the north and east, towards the southern edge of the Medway Towns
- M2 motorway contains views to the south
- Views towards Lordswood to the west are largely limited by mature woodland belts
- Direct views from Lidsing and scattered houses and farmsteads within and adjacent to the site

Landscape Value: Moderate

- Small area of ancient woodland
- Public rights of way cross the site
- Component part of the green wedge that separates the Medway Towns

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Development of this area would add to the piecemeal erosion of the green wedge

Mitigation

- Development proposals should consider the cumulative effects on this area – including those outside of the Borough
- Create a landscape framework for low density development that gives the outward impression of an area of rural landscape rather than an extension of the urban edge– using native woodland and hedgerow species on outer boundaries
- Retain and protect ancient woodland and incorporate into a wider landscape framework
- Create green links within the site to maintain attractive walks along the public rights of way

BOXLEY AND DETLING

HO-26 Rochester Meadow, Old Chatham Road
LCA 12 SANDLING VALE

Landscape Character Sensitivity: Low

- Medium scale site of unmanaged pasture with remnant hedgerows
- Indistinct landscape with no defined function
- Visually dominated by the M20/A229 Junction

Visual Sensitivity: Low

- Not visible in wider landscape as enclosed by M20 and A229 embankments to the south west, and existing housing to west and north west
- Potential views from residents in houses backing onto the site, although many views would be intercepted by hedgerows and scrub in and around the site or within their gardens

Landscape Value: Low

- No landscape designations
- Poorly connected to other areas of green space
- Dominant highway network results in a loss of tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Opportunity to improve landscape structure and impact of highway network on the area

Mitigation

- Consider options to reduce the dominance of the highway infrastructure on site through noise attenuation measures (e.g. earthworks or acoustic barriers and the visual impact through planting)

BOXLEY AND DETLING

HO-146 West of Sindals Land and north of Westfield
LCA 1 BREDHURST AND STOCKBURY DOWNS

Landscape Character Sensitivity: High

- Extensive areas of woodland and woodland belts
- Open arable landscape to the east
- Part of a shallow to flat dry valley typical of those at the very edge of the North Downs dip slope, extending a green wedge into the Medway Towns

Visual Sensitivity: Moderate

- Views across open arable land to the east, towards the southern edge of the Medway Towns and the M2 motorway which contains views to the south
- Low visual sensitivity within woodland areas with views towards Lordswood to the west limited by mature woodland belts
- Views from Lidsing and scattered houses and farmsteads to the east

Landscape Value: High

- Extensive areas of ancient woodland with substantial areas covered by TPOs
- Buffer and screening planting to Lordswood area
- Component part of the green wedge that separates the Medway Towns

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
Visual Sensitivity				Landscape Value			
				Low	Moderate	High	

Opportunities and Constraints

- Development would be inappropriate in areas of ancient woodland and areas covered by TPO
- Development of this area would add to the piecemeal erosion of the green wedge and erode the landscape buffer to the existing built development

Mitigation

- Development proposals should consider the cumulative effects on this area – including those outside of the Borough
- Retain and enhance woodland areas
- Create a landscape framework for low density development that gives the outward impression of an extension of the woodland landscape rather than an extension of the urban edge– using native woodland and hedgerow species on outer boundaries
- Retain and protect ancient woodland and incorporate into a wider landscape framework

BOXLEY AND DETLING

HO2-178 New Cut Road and Bearsted Road
LCA 14 THURNHAM VALE



Landscape Character Sensitivity: High

- Strong semi-natural habitat provided by scrub, mature trees and stream on southern and eastern boundaries
- Landscape and historic field pattern interrupted by adjacent highways
- Mature trees form attractive aesthetic landscape features and the well treed stream corridor forms an integral part of the wider landscape pattern

Visual Sensitivity: Moderate

- Views towards the site from the south and east reasonably well contained by mature trees around southern and eastern site boundaries, although there are filtered elevated views towards the site from housing to the south
- Views towards the site from open landscape to north, Newnham Court Farm and new hospital buildings
- Limited scope for mitigating visual impacts because site is very small and would not accommodate significant further development

Landscape Value: Moderate

- Buildings at Newnham Court Farm, and from where there are views towards the site, are listed
- Sense of remoteness and tranquillity weakened by proximity to highways and roundabout, although site visually connects with the wider open landscape to north

- Commonplace landscape, although the well treed stream corridor provides attractive scenic quality

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site does not connect well to housing to the south
- The small size of the site and proximity to adjacent highways would not allow for very much development
- Low capacity to accommodate housing

Mitigation

- Retain strong landscape pattern provided by well treed stream corridor
- Retain and respect open space that relates to wider open landscape to north
- Respect views towards the edge of Maidstone from listed buildings at Newnham Court

BOXLEY AND DETLING

ED2-18 Westfield Sole Road
LCA 1 BREDHURST AND STOCKBURY DOWNS

Landscape Character Sensitivity: High

- Small overgrown site of regenerating woodland and entirely enclosed by woodland
- Close proximity to existing urban edge of Lordswood

Visual Sensitivity: Low

- The wooded nature of the site and its surrounds limits views in and out
- The site forms a component part of the buffer that screens and encloses the Lordswood development

Landscape Value: High

- Adjacent woodlands and tree belts are designated as ancient woodland and/or protected by TPO
- Strong ecological value of the site itself and role it plays in connectivity to other woodland areas
- Part of the wooded buffer that contains the urban edge of Lordswood

Overall Landscape Sensitivity				Capacity to Accommodate Economic Development			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Limited opportunity to develop the site without impacting on trees and woodland
- Complete removal of the woodland would weaken the integrity of the wooded buffer around Lordswood and reduce the ecological connectivity of the woodland network

Mitigation

- Retain the best quality trees within the site to establish a woodland framework
- Retain and enhance a tree belt of sufficient depth to maintain a visual screen/buffer to Lordswood and maintain ecological connectivity

BOXLEY AND DETLING

ED2-19 Cobtree Forstal, Forstal Road

Note: Site also falls partly within Aylesford Parish
LCA 12 SANDLING VALE

Landscape Character Sensitivity: Moderate

- Unremarkable area of green space with no distinct use, bordered by the M20 to the south, commercial/industrial park to the west and the river frontage onto the River Medway

Visual Sensitivity: Low

- Not widely visible in the wider landscape due to enclosure of adjacent uses
- Very few sensitive visual receptors due to lack of residential property, although visible to users of Forstal Road and walkers on the Medway riverside footpath

Landscape Value: Low

- No landscape designations but some functional value as a green space between Maidstone (generally south of M20) and Aylesford
- Riverside public right of way along the Medway

Overall Landscape Sensitivity				Capacity to Accommodate Economic Development			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Site has high capacity to accommodate housing

Mitigation

- Retain and enhance green space function to provide separation between Maidstone and Aylesford, particularly along Forstal Road
- Create new landscape setting to development to secure a positive use for the land
- Maximise benefits of river frontage to Medway, providing an enhanced setting to the riverside walk and considering views from the west bank

BOXLEY AND DETLING

HO – 51 Hocker’s Farm, Orchard Drive
LCA 14 THURNHAM VALE



Landscape Character Sensitivity: Low

- Strong semi-natural habitat provided by regenerating scrub
- Loss of boundary hedgerows and historic field pattern
- Landscape interrupted by flytipping and equipment storage
- Site not representative of surrounding landscape character
- Landscape contains few/no aesthetic factors that contribute towards the landscape character

Visual Sensitivity: Moderate

- Whilst built development to west visually contains site, the lack of boundary vegetation allows open views towards the site from the landscape to the north and east
- Site visible from housing at eastern extent of Orchard View to west
- Long views towards site from public rights of way within Kent Downs AONB to north and east
- Good scope for mitigating potential visual impacts with boundary planting and appropriate design

Landscape Value: Moderate

- Site falls within nationally designated Kent Downs AONB
- Whilst remnant fruit trees are scattered throughout the fields to the north/north east of the site, the site has no known cultural associations

- Limited attractive scenic quality with flytipping and unmanaged vegetation
- The landscape would benefit from enhancement to visually improve the site from housing to the west
- Remoteness and tranquillity weakened because site is on the interface between existing housing and the wider landscape and traffic on M20 is audible

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			

Opportunities and Constraints

- Site relates well to housing on Orchard View
- Small site that would not encroach significantly on the wider landscape
- Potential to improve the urban/rural interface with carefully considered boundary treatment

Mitigation

- Ensure housing relates to existing development along Orchard Drive in terms of size, scale, design and density
- Consider views from the landscape to the east and improve and soften urban/rural interface with boundary planting

BOXLEY AND DETLING

HO - 52 Hockers Farm, Orchard View
LCA 14 THURNHAM VALE



Landscape Character Sensitivity: Moderate

- Pasture with few remnant orchard trees provides semi-natural habitat
- Field and enclosure pattern weakened by loss of hedgerows, use of fencing and trees that are not typical of the wider landscape character such as conifer
- Pastoral land use and remnant fruit trees form aesthetic features that contribute to surrounding landscape character

Visual Sensitivity: Moderate

- Whilst strong tree belt to north and garden boundary planting to west provide some visual enclosure, the lack of boundary vegetation allows open views towards the site from the landscape to the east
- Filtered views across site from housing along Hockers Lane to west, although gardens are long and often contain a reasonable amount of intervening vegetation
- Foreground views across site from public footpath along northern site boundary
- Long views towards site from public rights of way within Kent Downs AONB to the east
- Some scope for mitigating potential visual impacts with boundary planting and appropriate design

Landscape Value: Moderate

- Site falls within nationally designated Kent Downs AONB
- Remnant fruit trees provide cultural association and attractive scenic quality

- Temporary fencing, outbuildings and the existing urban edge are slightly visually detracting and promote a suburban character
- Remoteness and tranquillity weakened because site is on the interface between existing housing and the wider landscape and traffic on M20 is audible

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates reasonably well to the existing development pattern in terms of location and extent
- Reasonably small site that would not encroach significantly on the wider landscape
- Potential to improve the urban/rural interface with carefully considered boundary treatment
- Moderate capacity to accommodate low to medium density housing

Mitigation

- Ensure housing relates to existing development to west in terms of size, scale and density
- Consider views from the landscape to the east and improve and soften urban/rural interface with boundary planting
- Consider the character of, and views from, public footpath along northern site boundary and aim not to urbanise route
- Retain better quality orchard trees

BOXLEY AND DETLING

HO – 53 Hockers Farm, Orchard View
LCA 14 THURNHAM VALE



Landscape Character Sensitivity: Moderate

- Pasture with numerous remnant orchard trees provides semi-natural habitat
- Field and enclosure pattern weakened by loss of hedgerows and use of fencing
- Pastoral land use and remnant fruit trees form aesthetic features that contribute to surrounding landscape character

Visual Sensitivity: Moderate

- Whilst strong tree belt to north and garden boundary planting to west provide some visual enclosure, the lack of boundary vegetation allows open views towards the site from the landscape to the east
- Filtered views across site from housing along Hockers Lane to west, although gardens are long and often contain a reasonable amount of intervening vegetation
- Foreground views across site from public footpath along northern site boundary
- Long views towards site from public rights of way within Kent Downs AONB to the east
- Some scope for mitigating potential visual impacts with boundary planting and appropriate design

Landscape Value: High

- Site falls within nationally designated Kent Downs AONB

- Remnant fruit trees provide cultural association and attractive scenic quality
- Temporary fencing, outbuildings and the existing urban edge are slightly visually detracting and promote a suburban character
- Remoteness and tranquillity slightly weakened because site is close to existing housing and traffic on M20 is audible, although site is visually well connected to wider open countryside to east

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			

Opportunities and Constraints

- Site does not relate well to the existing development pattern in terms of location and extent because it is slightly detached, and it is visually well connected to wider open countryside to east
- Development across this site would encroach significantly on the wider Kent Downs AONB landscape

Mitigation

- Retain undeveloped landscape character
- Retain pastoral land use and scattered orchard trees
- Consider views from the landscape to the east and improve and soften urban/rural interface with boundary planting

BOXLEY AND DETLING

HO-90 South of M20 and West of Hockers Lane
LCA 14 THURNHAM VALE



Landscape Character Sensitivity: Moderate

- Pasture/grassland within the site provides limited semi-natural habitat, although Horish Wood to west and established highway planting along northern and eastern site boundaries provides wildlife connectivity around the site
- Landscape in moderate condition
- Landscape pattern interrupted by major highway infrastructure to north and pumping station to south and large pylon to north west
- Site forms part of wider countryside and pattern of grassland and woodland blocks within this area south of the M20
- Slightly suburban landscape character owing to proximity to M20 and pumping station

Visual Sensitivity: Low

- Landscape well contained by surrounding established vegetation, highway infrastructure and pumping station to south
- Visually well contained by woodland and established boundary vegetation
- Few visual receptors
- Possible long distance views towards site from high ground within Kent Downs AONB to north
- Good scope for mitigating potential visual impacts by using and reinforcing existing boundary vegetation, although proximity to M20 would require a sensitive design approach

Landscape Value: Moderate

- Site lies immediately south of Kent Downs AONB and forms part of the wider foreground to the designated landscape

- Horish Wood to west covered by TPO and local wildlife site
- Poor sense of remoteness and tranquillity owing to close proximity to M20 to north

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site is detached from, and relates poorly to, existing settlement pattern
- Site is in very close proximity to M20 and other visual detractors which would require a sensitive design approach
- High capacity for housing development within southern part of site

Mitigation

- Respect rural setting to Kent Downs AONB
- Enhance wildlife connectivity across the site
- Strengthen landscape and visual buffer along northern site boundary between site and M20
- Retain substantial buffer between development and M20
- Retain and reinforce boundary vegetation and provide visual screening of pumping station to south

BOXLEY AND DETLING

HO - 116 South of Detling
LCA 14 THURNHAM VALE



Landscape Character Sensitivity: Moderate

- Intensive agricultural land use across the site provides poor semi-natural habitat, although peripheral boundary vegetation provide some limited surrounding ecological connectivity
- Loss of hedgerows and historic field boundary pattern to accommodate intensive agriculture and surrounding highway infrastructure
- Detracting elements, including pylons and surrounding highway infrastructure slightly interrupt the landscape
- Arable land use and slightly undulating landform typical of surrounding southern part of the Kent Downs

Visual Sensitivity: Moderate

- Some visual enclosure provided by highway planting along Sittingbourne Road and highway along northern site periphery
- Foreground views across site from residential properties along Hockers Lane to the east
- Long views from elevated Downs to the north
- Limited scope for mitigating potential visual impacts from high ground across the Downs because of the extensive and elevated nature of likely views

Landscape Value: High

- Site falls within nationally designated Kent Downs AONB
- Detling Conservation Area adjoins the north eastern corner of the site

- Poor remoteness and tranquillity owing to audibility of traffic along Sittingbourne Road

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site does not relate well to linear development along Hockers Lane and would further detract from the central historic core of Detling to the north
- Whilst the landscape is slightly interrupted by recent development and highway infrastructure, further development would reduce the extent of undeveloped land within this part of the Kent Downs AONB
- Development generally undesirable

Mitigation

- Respect views from, and the setting of Detling Conservation Area
- Respect sensitive elevated views from high ground to the north
- Retain and reinforce boundary vegetation
- Retain undeveloped landscape

BOXLEY AND DETLING

HO-117 North of Detling LCA 14 THURNHAM VALE



Landscape Character Sensitivity: Moderate

- Intensive agricultural land use across the site provides poor semi-natural habitat, although peripheral boundary vegetation provides some surrounding ecological connectivity
- Cultural context provided by original core of Detling, situated immediately east of site, and containing a number of historic and unique buildings including oast houses
- Loss of hedgerows and historic field boundary pattern to accommodate intensive agriculture and surrounding highway infrastructure
- Surrounding highway infrastructure slightly interrupts the landscape
- Arable land use and slightly undulating landform typical of surrounding southern part of the Kent Downs

Visual Sensitivity: Moderate

- Some visual enclosure provided by highway planting along Sittingbourne Road and highway along southern site periphery
- Foreground views across site from residential properties within Detling Conservation Area to east and from public footpath which crosses the site
- Long views from elevated Downs to the north
- Limited scope for mitigating potential visual impacts from high ground across the Downs because of the extensive and elevated nature of likely views

Landscape Value: High

- Site falls within nationally designated Kent Downs AONB

- Detling Conservation Area adjoins the eastern boundary of the site
- TPO adjoins part of eastern site boundary
- Listed Church of Saint Martin of Tours situated in close proximity to east of site
- Poor remoteness and tranquillity owing to audibility of traffic along Sittingbourne Road

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site does not relate well to, and development would detract from, scattered historic development within Detling's historic core to the east
- Whilst the landscape is slightly interrupted by recent development and highway infrastructure, further development would reduce the extent of undeveloped land within this part of the Kent Downs AONB
- Development generally undesirable

Mitigation

- Respect views from, and the setting of, Detling Conservation Area
- Respect views from, and the setting of, listed church to east of site
- Respect sensitive elevated views from high ground to the north
- Retain and reinforce boundary vegetation
- Retain undeveloped landscape

BOXLEY AND DETLING

HO -118 North of Horish Wood
LCA 14 THURNHAM VALE



Landscape Character Sensitivity: Moderate

- Intensive agricultural land use across the site provides poor semi-natural habitat, although Horish Wood to the south and peripheral boundary vegetation provide some surrounding ecological connectivity
- Loss of hedgerows and historic field boundary pattern to accommodate intensive agriculture and surrounding highway infrastructure
- Detracting elements, including pylons and surrounding highway infrastructure, slightly interrupt the landscape
- Arable land use and slightly undulating landform typical of surrounding southern part of the Kent Downs

Visual Sensitivity: Moderate

- Some visual enclosure provided by Horish Wood to south and highway planting along Sittingbourne Road and highway along western site periphery
- Foreground views across site from residential properties along Hockers Lane to the east
- Long views from elevated Downs to the north
- Limited scope for mitigating potential visual impacts from high ground across the Downs because of the extensive and elevated nature of likely views

Landscape Value: High

- Site falls within nationally designated Kent Downs AONB

- Immediately south of the site, Horish Wood is covered by TPO and is also a local wildlife site
- Poor remoteness and tranquillity owing to audibility of traffic along Sittingbourne Road

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site does not relate well to linear development along Hockers Lane and would further detract from the central historic core of Detling to the north
- Whilst the landscape is slightly interrupted by recent development and highway infrastructure, further development would reduce the extent of undeveloped land within this part of the Kent Downs AONB
- Development generally undesirable

Mitigation

- Respect sensitive elevated views from high ground to the north
- Retain and reinforce boundary vegetation
- Retain undeveloped landscape

BOXLEY AND DETLING

HO - 125 East of Hockers Lane
LCA 14 THURNHAM VALE



Landscape Character Sensitivity: Moderate

- Woodland planting as part of HS1 mitigation across much of the site provides a wooded character and good semi-natural habitat, which adjoins Honeyhills Wood, pasture and golf course local wildlife site
- Landscape not highly representative of typical surrounding landscape character because it is heavily affected by HS1, with much of the site forming part of the railway embankment
- Landscape pattern interrupted by alignment of HS1 to the south
- Woodland planting in moderate condition and likely to be well maintained due to proximity to railway line
- Woodland planting provides some seasonal variety and is an aesthetic factor that contributes to the landscape setting of housing to the north

Visual Sensitivity: Moderate

- Landscape well enclosed by woodland vegetation cover
- Views from residential properties along Hockers Lane to the north and from the eastern edge of 'Monks Meadow' public open space to the west of Hockers Lane
- Possible long distance views towards site from high ground within Kent Downs AONB to north
- Woodland planting across the site provides a physical and visual buffer between housing to the north and HS1
- Limited scope for mitigating potential visual impacts by retaining most of the vegetation buffer along HS1 to the south of the site

Landscape Value: High

- Site falls within nationally designated Kent Downs AONB
- Woodland planting across site covered by TPO
- Honeyhills Wood, pasture and golf course local wildlife site situated immediately to the east of the site and woodland across site likely to provide extended habitat to this
- Remoteness and tranquillity weakened by proximity to HS1 and traffic, which is audible, on M20

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High

Opportunities and Constraints

- Vegetation clearance would remove physical and visual buffer between housing to north along Hockers Lane and HS1
- Vegetation removal would also weaken ecological integrity and connectivity along this localised part of the northern HS1 embankment
- Development generally undesirable

Mitigation

- Retain strong woodland buffer between housing along Hockers Lane and HS1
- Respect the existing footprint of built development and avoid urban sprawl
- Retain strong ecological connectivity along northern embankment of HS1

BOXLEY AND DETLING

H02-176 Whippet Meadow, Hockers Lane
LCA 14 THURNHAM VALE



Landscape Character Sensitivity: Moderate

- Pasture/grassland within the site provides limited semi-natural habitat, although boundary tree belts, Honeyhills Wood to east and ditch/pond along south eastern boundary provide wildlife connectivity around the site
- Landscape in moderate condition
- Landscape pattern interrupted by major highway infrastructure to north
- Site forms part of wider countryside and pattern of grassland and woodland blocks within this area south of the M20
- Surrounding tree belts and sense of enclosure provide attractive aesthetic features
- Slightly suburban landscape character owing to proximity to M20, pumping station to west and land use as greyhound training grounds

Visual Sensitivity: Low

- Landscape well contained by surrounding established vegetation, highway infrastructure and pumping station to south
- Visually well contained by woodland and established boundary vegetation
- Few visual receptors
- Possible long distance views towards site from high ground within Kent Downs AONB to north
- Good scope for mitigating potential visual impacts by using and reinforcing existing boundary vegetation, although proximity to M20 would require a sensitive design approach

Landscape Value: Moderate

- Site lies immediately south of Kent Downs AONB and forms part of the wider foreground to the designated landscape
- Honeyhills Wood to east covered by TPO and is a local wildlife site
- Poor sense of remoteness and tranquillity owing to close proximity to M20 to north

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site is detached from, and relates poorly to, existing settlement pattern
- Site is in very close proximity to M20 which would require a sensitive design approach
- High capacity for housing development within part of site

Mitigation

- Respect rural setting to Kent Downs AONB
- Enhance wildlife connectivity across the site
- Strengthen landscape and visual buffer along northern site boundary between site and M20
- Retain substantial buffer between development and M20
- Retain and reinforce boundary vegetation and provide visual screening of pumping station to west

BOXLEY AND DETLING

HO2 – 177 Top Meadow, Hockers Lane
LCA 14 THURNHAM VALE

Landscape Character Sensitivity: High

- Strong pattern and extent of semi-natural habitat with pond, mature trees and location of site between areas of woodland planting
- Strong enclosure pattern provided by woodland to east and west and hedgerow boundary to north
- Landscape pattern interrupted by alignment of HS1 to the south
- Site forms an integral part of surrounding landscape pattern to north, east and west

Visual Sensitivity: Low

- Landscape well enclosed by surrounding woodland cover
- Very few/no visual receptors
- Possible long distance views towards site from high ground within Kent Downs AONB to north
- Whilst there would be good scope for mitigating potential visual impacts by utilising retained vegetation, development is not considered suitable for other reasons as described

Landscape Value: High

- Site falls within nationally designated Kent Downs AONB
- Site forms part of Honeyhills Wood, pasture and golf course local wildlife site
- Woodland planting immediately to west covered by TPO
- Remoteness and tranquillity weakened by proximity to HS1 and traffic, which is audible, on M20

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Overall Landscape Sensitivity		
					High		
					Moderate		
					Low		
					Low	Moderate	High

Opportunities and Constraints

- Site is detached from and relates very poorly to existing development within Detling
- Development would cause urban sprawl within the AONB
- Vegetation removal would weaken ecological integrity and connectivity along this localised part of the northern HS1 embankment
- Development generally undesirable

Mitigation

- Retain undeveloped character
- Respect the existing footprint of built development and avoid urban sprawl
- Retain strong ecological connectivity along northern embankment of HS1

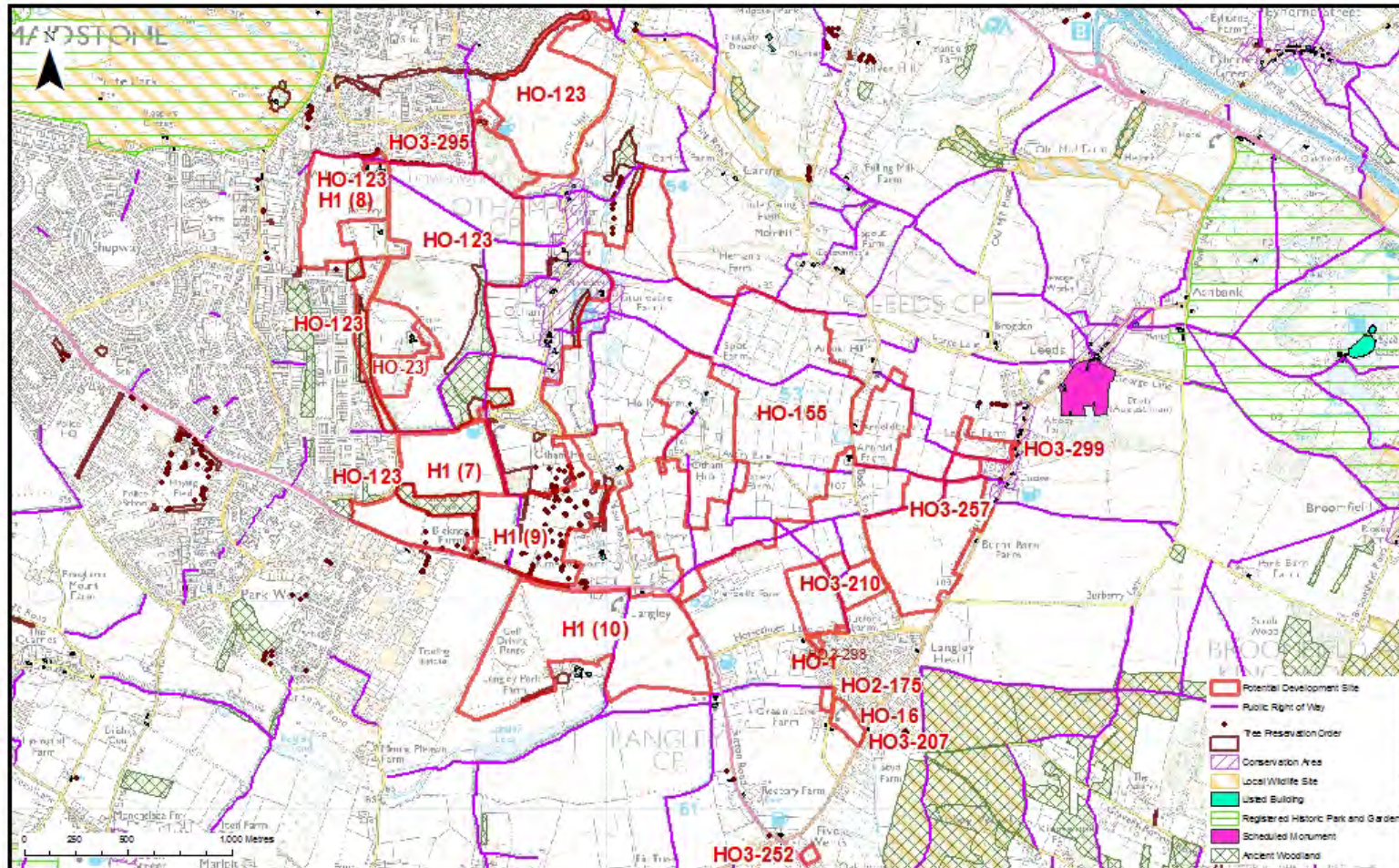
BOXLEY AND DETLING

Summary: Boxley and Detling

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
HO-12 Westfield Sole Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-26 Rochester Meadow, Old Chatham Road	Low	Low	Low	Low	Low	High
HO-146 West of Sindals Lane and north of Westfield Sole Road	Housing	High	Moderate	High	High	Low
HO2-178 New Cut Road and Bearsted Road	Housing	High	Moderate	High	Moderate	Low
ED2-18 Westfield Sole Road	Economic Development	High	Low	Moderate	High	Low
ED2-19 Cobtree Forstal, Forstal Road	Economic Development	Moderate	Low	Low	Low	High
HO-51 Hockers Farm, Orchard View	Housing	Low	Moderate	Low	Moderate	High
HO-52 Hockers Farm, Orchard View	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-53 Hockers Farm, Orchard View	Housing	Moderate	Moderate	Moderate	High	Low
HO-90 South of M20 and west of Hockers Lane	Housing	Moderate	Low	Low	Moderate	High

BOXLEY AND DETLING

HO-116 South of Detling	Housing	Moderate	Moderate	Moderate	High	Low
HO-117 North of Detling	Housing	Moderate	Moderate	Moderate	High	Low
HO-118 North of Horish Wood	Housing	Moderate	Moderate	Moderate	High	Low
HO-125 East of Hockers Lane	Housing	Moderate	Moderate	Moderate	High	Low
HO2-176 Whippet Meadow, Hockers Lane	Housing	Moderate	Low	Low	Moderate	High
HO2-177 Top Meadow, Hockers Lane	Housing	High	Low	Moderate	High	Low



LEEDS, LANGLEY AND OTHAM

HO-1 Horseshoes Lane
 HO3-298 Land adjacent to Turgis Close
 LCA 30 LANGLEY HEATH UNDULATING FARMLANDS

Landscape Character Sensitivity: Low

- Corner plot on the junction of Horseshoes Lane and Heath Road
- Rough grassland with strong hedgerow enclosure
- Lies within the residential area south of Horseshoes Lane and Heath Road

Visual Sensitivity: Low

- Modest site only significantly visible to its immediate neighbours
- Relatively insignificant in views from the wider landscape

Landscape Value: Low

- No landscape designations
- Listed building to west of site
- Oast houses to west provide some cultural association

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site has high capacity to accommodate housing

Mitigation

- Consider cumulative effects with other developments in the area
- Respect the scale, density and materials of the local vernacular in design of housing and boundaries
- Respect the setting of listed building to west of site

LEEDS, LANGLEY AND OTHAM

HO-16 Green Lane Cottages, Green Lane
 HO3-207 The Brushings, Green Lane
 LCA 30 LANGLEY HEATH UNDULATING FARMLANDS



Landscape Character Sensitivity: Moderate

- Regenerating scrub amongst Christmas trees, mature trees along northern boundary and strong woodland boundary to the south provide strong pattern and extent of semi-natural habitat
- Landscape elements in a reasonable state of repair, although fencing along Green Lane is deteriorating slightly
- Commercial growth of Christmas trees is not representative of typical surrounding landscape character/land use

Visual Sensitivity: Moderate

- Partially enclosed site with dense woodland to south containing views from the south
- Filtered foreground views into the site from housing to the north on the edge of Langley Heath
- Foreground views into the site from housing along Green Lane to the south and west
- Some scope for mitigating potential visual impacts with planting

Landscape Value: Moderate

- Listed buildings in close proximity to site along Green Lane and Leeds Road
- Commonplace landscape that offers scenic quality as undeveloped landscape surrounding the original hamlet along Green Lane

- Sense of remoteness and tranquillity weakened slightly by proximity to housing to the north

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Northern part of site relates well to existing development on southern edge of Langley Heath
- South western part of site provides the rural setting to the original hamlet along Green Lane and losing the undeveloped buffer around this would be undesirable in landscape terms
- Capacity to slightly extend medium density housing within northern part of site and along Leeds Road

Mitigation

- Retain and respect the narrow, rural character of Green Lane
- Retain an area of undeveloped land around the original hamlet along Green Lane and maintain physical separation between this and recent development to the north
- Redefine settlement edge and create sensitive urban/rural interface
- Respect the setting of listed buildings

LEEDS, LANGLEY AND OTHAM

HO2-175 Green Lane
LCA 30 LANGLEY HEATH UNDULATING FARMLANDS



Landscape Character Sensitivity: Moderate

- Strong pattern and extent of semi-natural habitat within former plant nursery site with linear rows of trees and regenerating scrub and strong hedgerow boundary along Green Lane
- Hedgerow boundary along Green Lane is intact and in good condition, and contributes towards the rural character of Green Lane and the setting of the original hamlet to the south
- Nursery use is not representative of typical surrounding landscape character/land use

Visual Sensitivity: Moderate

- Site reasonably well visually contained by hedgerow along Green Lane and tree belt along public footpath to east
- Filtered foreground views into the site from housing to the north on the edge of Langley Heath, from housing along Green Lane to south and from public footpath along northern site boundary
- Some scope for mitigating potential visual impacts with planting

Landscape Value: Moderate

- Commonplace landscape that offers scenic quality as undeveloped landscape surrounding the original hamlet along Green Lane
- Sense of remoteness and tranquillity weakened slightly by proximity to housing to the north

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Northern part of site relates well to existing development on southern edge of Langley Heath, although the urban/rural interface is currently sensitive and well defined
- Southern part of site provides the rural setting to the original hamlet along Green Lane and losing the undeveloped buffer around this would be undesirable in landscape terms
- Capacity to very slightly extend medium density housing within northern part of site only

Mitigation

- Retain and respect the narrow, hedgerow lined and rural character of Green Lane
- Retain an area of undeveloped land around the original hamlet along Green Lane and maintain physical separation between this and recent development to the north
- Redefine settlement edge and create sensitive urban/rural interface
- Consider views from, and character of, public footpath

LEEDS, LANGLEY AND OTHAM

HO3-210 Butlers Farm Horseshoes Lane
LCA 30 LANGLEY HEATH UNDULATING FARMLANDS

Landscape Character Sensitivity: Moderate

- Attractive but commonplace landscape, characteristic of the area, comprising orchards and arable land in moderate condition

Visual Sensitivity: Low

- The structured landscape of hedgerows and shelterbelts provides screening in the wider landscape
- Views from residential properties limited to its immediate neighbours at Butlers Farm, and along Horseshoes Road and Heath Road
- Possible distant views from Kent Downs AONB

Landscape Value: Low

- No landscape designations
- Public right of ways linking to and from the playing field and countryside to the north

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- The site plays a role in providing separation between villages
- Opportunity to integrate community facilities of the village hall and playing field

Mitigation

- Create a landscape framework for the new development taking account of the cumulative effects of other potential development sites in the area – consider the impacts locally of the extension of the urban footprint and also on the views from the Kent Downs AONB, including lighting and infrastructure
- Create green links to accommodate the public rights of way and to connect to existing community facilities
- Maintain separation between Leeds, Langley and Otham, resisting coalescence of the settlements and responding to local distinctiveness in design to maintain individual character
- Respect the scale, density and materials of the local vernacular in the design of housing and boundaries

LEEDS, LANGLEY AND OTHAM

HO3-257 North of Langley
LCA 30 LANGLEY HEATH UNDULATING FARMLANDS

Landscape Character Sensitivity: Moderate

- A large arable landscape, characteristic of the area, in moderate condition
- Loss of hedgerows to accommodate modern agricultural practices

Visual Sensitivity: Moderate

- Moderately visible in the wider landscape, due to the open character of the site and nearby fields
- Views from residential properties limited to its immediate neighbours
- Immediate views of site from public footpaths within northern part of site
- Possible distant views from Kent Downs AONB

Landscape Value: Low

- No landscape designations
- Leeds - Upper Street Conservation Area situated immediately to the north east of site
- Burnt Barn Farmhouse to east is listed
- Public right of way linking to and from the village to the west

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- The site plays a role in providing separation between villages

Mitigation

- Create a landscape framework for the new development taking account of the cumulative effects of other potential development sites in the area – consider the impacts locally of the extension of the urban footprint and also on the views from the Kent Downs AONB, including lighting and infrastructure
- Create green links to accommodate the public rights of way and to connect to existing community facilities
- Maintain separation between Leeds, Langley and Otham, resisting coalescence of the settlements and responding to local distinctiveness in design to maintain individual character
- Respect the scale, density and materials of the local vernacular in the design of housing and boundaries
- Respect the setting of Leeds – Upper Street Conservation Area and Burnt Barn Farmhouse

LEEDS, LANGLEY AND OTHAM

HO3-299 Land west of Ledian Farm, Leeds
LCA 30 LANGLEY HEATH UNDULATING FARMLANDS

Landscape Character Sensitivity: Low

- Small site immediately adjacent to the village

Visual Sensitivity: Moderate

- Moderately visible in the wider landscape, due to the open character of the site and nearby fields
- Views from residential properties limited to its immediate neighbours

Landscape Value: Moderate

- No landscape designations within the site, although the eastern edge abuts Leeds - Upper Street Conservation Area and a number of listed buildings
- Public right of way linking to and from the village to the west

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Village location that relates well to existing facilities

Mitigation

- Create green links to accommodate the public rights of way and to connect to existing community facilities
- Respect the scale, density and materials of the local vernacular in the design of housing and boundaries

**HO-23 Gore Court
LCA 30 LANGLEY HEATH UNDULATING FARMLANDS**

Landscape Character Sensitivity: High

- Areas of mature woodland within the site provide strong semi-natural habitat
- Area of parkland associated with Gore Court
- Distinctive and historic landscape

Visual Sensitivity: Low

- Woodland belts and parkland trees intercept views – including a woodland belt along Gore Court Road that screens views from many properties to the west
- Possible very long distance views from the Kent Downs AONB

Landscape Value: High

- Gore Court is listed and would be entirely enclosed by cumulative development sites

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Whilst site relates reasonably well to existing development to the west, Church Road currently forms a strong physical urban/rural divide and it would be undesirable in landscape terms to encroach further on the rural character of the landscape east of Church Road

Mitigation

- Create a landscape framework building upon the best of the existing trees
- Retain trees and woodland belts and integrate into a landscape framework
- Consider the cumulative effects of other potential development sites in the area – consider the impacts locally of the extension of the urban footprint and also on the views from the Kent Downs AONB, including lighting and infrastructure
- Consider the setting of the remaining Gore Court and estate

LEEDS, LANGLEY AND OTHAM

H1 (7) North of Bicknor Wood LCA 30 LANGLEY HEATH UNDULATING FARMLANDS

Landscape Character Sensitivity: Moderate

- Medium sized, arable field with limited character within itself, but borrowing a sense of place from a wider mosaic of woodland and parkland outside the site boundary

Visual Sensitivity: Moderate

- Woodland belts and parkland trees at Gore Court enclose the site and intercept views
- There would be some views from houses on the urban edge

Landscape Value: Moderate

- Ancient woodland belts, to the north, south and east of the site also mostly covered by TPO
- Public rights of way along northern and eastern boundaries of the site
- Gore Court to the north is a listed building

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Retain trees and woodland belts and integrate into a wider landscape framework to address cumulative effects

Mitigation

- Build upon existing boundary tree planting to screen new development and provide a setting for public rights of way
- Consider the wider setting of Gore Court to the north

LEEDS, LANGLEY AND OTHAM

H1 (9) Bicknor Road, Sutton Road LCA 30 LANGLEY HEATH UNDULATING FARMLANDS

Landscape Character Sensitivity: Moderate

- Scattered mature trees across the site, mature roadside vegetation and Bicknor Wood to the west provide semi-natural habitat
- Some hedgerow loss has weakened field pattern and reduces ecological connectivity

Visual Sensitivity: Moderate

- Partially enclosed landscape where mature roadside vegetation restricts views into the site but where there are open views across fields within the site
- Views into site from residential properties at Three Tees and scattered houses along Honey Lane and New Road
- Filtered views into site from Rumwood Court to east and Bicknor Farmhouse to south
- Limited scope for mitigating potential visual impacts because of the scale of the site and likely extent of impacts

Landscape Value: Moderate

- Site forms part of wider rural setting to listed buildings - Rumwood Court to east and Bicknor Farmhouse to south
- An extensive TPO is situated across Bicknor Wood (ancient woodland) to the western part of the site, and smaller TPOs are situated to the east
- Rural landscape character and moderate sense of remoteness and tranquillity due to limited extent of development and rural land use

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Scale of development site does not relate well to, and is disproportionate to, existing settlement pattern
- Extensive development across the site would merge separate pockets of development and detract significantly from the rural landscape character
- Some capacity to develop small pockets of land where the site abuts existing highways

Mitigation

- Respect wider rural setting of Rumwood Court and Bicknor Farmhouse listed buildings
- Retain existing pattern of vegetation
- Retain rural character and undeveloped space between existing areas of settlement

LEEDS, LANGLEY AND OTHAM

H1 (10) South of Sutton Road
LCA 27 FARLEIGH GREENSAND FRUITBELT

Landscape Character Sensitivity: Moderate

- Extensive area including a nursery/garden centre, golf driving range and some arable land
- Attractive but commonplace
- Moderate condition
- Strong hedgerows and tree belts enclosing the driving range

Visual Sensitivity: Low

- Reasonably well enclosed landscape that is not widely visible in the wider landscape
- Few visual receptors – including properties on Sutton Road and a cluster at Langley Park
- Views from the east of Maidstone are contained by the Parkwood business park

Landscape Value: Moderate

- No designations within the site
- Listed buildings, including farmhouse and oast at Langley Park and along Sutton Road, including the church and school
- Small belt of trees protected by TPO
- Public rights of way north to south through the site

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Substantial area that would extend the urban edge of Maidstone through to Langley along the Sutton Road

Mitigation

- Consider the setting of listed buildings, particularly at Langley Park Farm
- Create a landscape framework for the new development taking account of the cumulative effects of other potential development sites in the area – consider the impacts locally of the extension of the urban footprint and also on the views from the Kent Downs AONB, including lighting and infrastructure
- Create green links to accommodate the public right of way and to connect to existing community facilities such as the school and church
- Respect the setting of listed buildings, most notably the church and Langley Park Farm

LEEDS, LANGLEY AND OTHAM

HO-123 East of Church Road and north of Sutton Road
 H1(8) West of Church Road
 LCA 30 LANGLEY HEATH UNDULATING FARMLANDS

Landscape Character Sensitivity: Moderate

- Boundary vegetation provides wildlife connectivity
- Predominantly medium sized, irregular shaped arable field with some hedgerow loss

Visual Sensitivity: Moderate

- Peripheral vegetation filters views from surrounding residential areas to the north, south and west
- Direct views across the site from the public footpath along the northern site boundary
- Possible long distance views from the Kent Downs AONB

Landscape Value: Moderate

- Listed buildings to east
- Ancient woodland covered by TPO abuts part of southern site boundary
- Cultural association provided by oast houses to east

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site relates reasonably well to existing development to the north, south and west

Mitigation

- Retain and strengthen boundary vegetation
- Consider the cumulative effects of other potential development sites in the area – consider the impacts locally of the extension of the urban footprint and also on the views from the Kent Downs AONB, including lighting and infrastructure
- Respect the setting of listed buildings to the east

LEEDS, LANGLEY AND OTHAM

HO-155 New settlement at Otham LCA 30 LANGLEY HEATH UNDULATING FARMLANDS

Landscape Character Sensitivity: Moderate

- Extensive area comprising intensive horticultural use (market gardening and nurseries) in variable condition
- A highly structured landscape of hedgerows and shelterbelts creating a strong field pattern

Visual Sensitivity: High

- The structured nature of the landscape breaks up and screens many views so that the whole site is not visible in its entirety
- Contributes to the rural panorama in long distance views from the Kent Downs AONB
- Locally visible from nearby settlements and farmsteads including, but not exclusive to, parts of Otham village, Otham Hole, Leeds, Langley and Caring

Landscape Value: Moderate

- North western extent of site falls within Otham Conservation Area
- Crossed by numerous public rights of way

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	High

Opportunities and Constraints

- Extent of site is disproportionate to, and relates poorly to, existing scattered rural development

Mitigation

- Consider ways to break up the mass of the development, particularly when viewed from the Kent Downs AONB
- Create a landscape framework for any new development taking account of the cumulative effects of other potential development sites in the area – consider the impacts locally of the extension of the urban footprint and also on the views from the Kent Downs AONB, including lighting and infrastructure
- Maintain separation between existing villages of Otham, Leeds and Langley, resisting coalescence of the settlements and responding to local distinctiveness in design to maintain their unique identities
- Create green links to accommodate the public rights of way and to connect to existing community facilities

LEEDS, LANGLEY AND OTHAM

HO3-295 The Orchard Spot LCA 30 LANGLEY HEATH UNDULATING FARMLANDS

Landscape Character Sensitivity: High

- Mosaic of woodland and scrub immediately adjacent to the urban edge provides strong semi-natural habitat
- Site forms a crisp urban/rural divide

Visual Sensitivity: Low

- Visibility is low due to the woodland cover, however the site has a role in screening views of the existing urban edge
- Foreground views of the site from the western edge of Maidstone and from public footpaths along southern and western site boundaries
- Direct views of site from public house within northern part of site

Landscape Value: Moderate

- Listed building in northern part of site
- Otham Conservation Area situated within close proximity to south east
- Public rights of way along the southern and western site boundaries

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Limited capacity due to the existing woodland cover – very low density if any
- Valuable site to maintain separation between the urban edge and Otham and the wider countryside and/or other developments
- Potential role for the site as green space to mitigate and breakup other developments

Mitigation

- Consider the cumulative effects of other potential development sites in the area – consider the impacts locally of the extension of the urban footprint and also on the views from the Kent Downs AONB, including lighting and infrastructure
- Retain the strong vegetation cover and ecological integrity of the site
- Respect the setting of Otham Conservation Area and retain undeveloped space between the edge of Maidstone and Otham

LEEDS, LANGLEY AND OTHAM

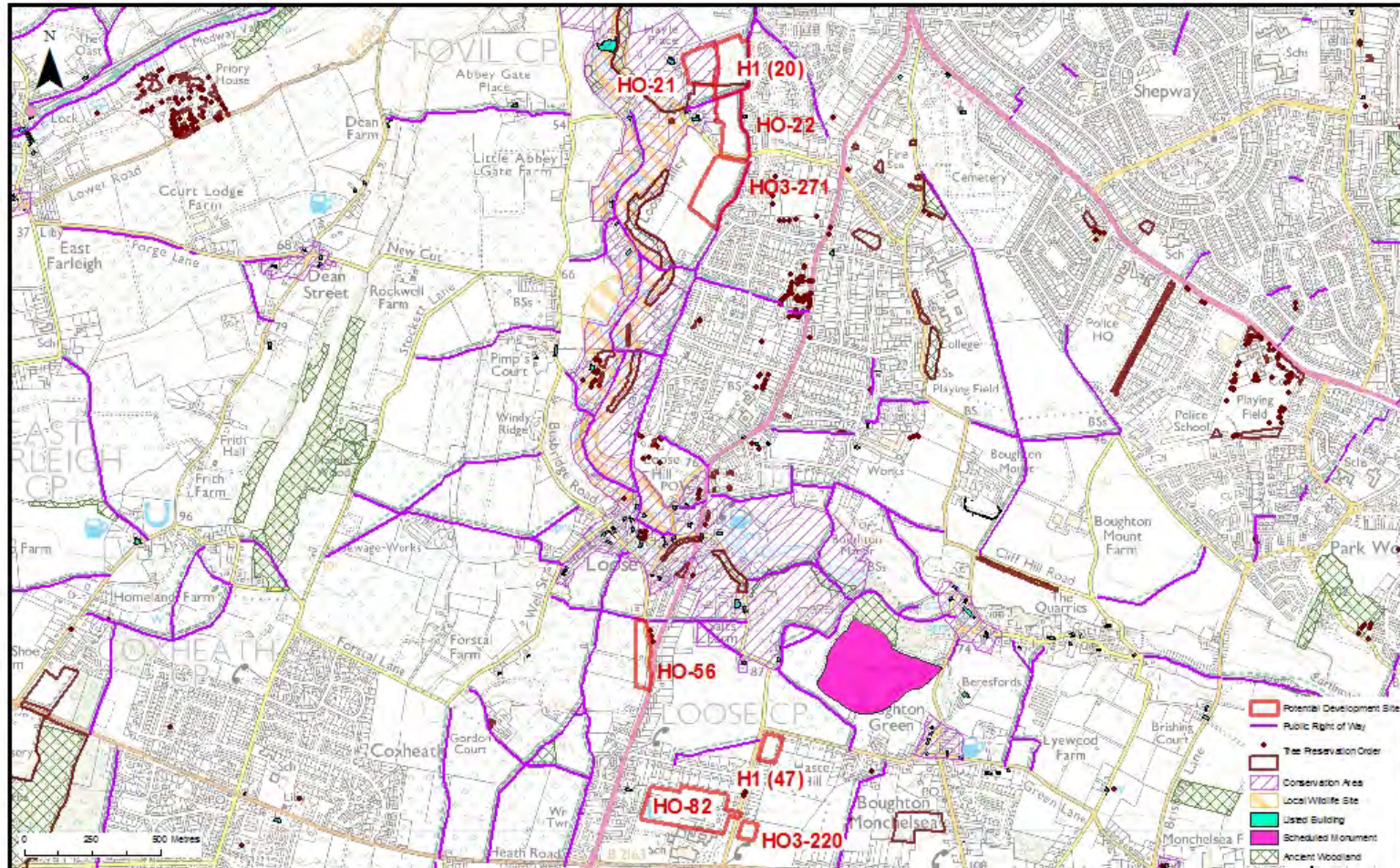
Summary: Leeds, Langley and Otham

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
HO-1 Horseshoes Lane / HO3-298 Land adjacent to Turgis Close	Housing	Low	Low	Low	Low	High
HO-16 Green Lane Cottages, Green Lane/ HO3-207 The Brishings, Green Lane	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO2-175 Green Lane	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO3-210 Butlers Farm, Horseshoes Lane	Housing	Moderate	Low	Low	Low	High
HO3-257 North of Langley	Housing	Moderate	Moderate	Moderate	Low	High
HO3-299 Land west of Ledian Farm, Leeds	Housing	Low	Moderate	Low	Moderate	High
HO-23 Gore Court	Housing	High	Low	Moderate	High	Low
H1(7) North of Bicknor Wood	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
H1(9) Bicknor Farm, Sutton Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
H1(10) South of Sutton Road	Housing	Moderate	Low	Low	Moderate	High

LEEDS, LANGLEY AND OTHAM

HO-123 East of Church Road and north of Sutton Road/ H1(8) West of Church Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-155 New settlement at Otham	Housing	Moderate	High	High	Moderate	Low
HO3-295 The Orchard Spot	Housing	High	Low	Moderate	Moderate	Moderate

LOOSE AND TOVIL



LOOSE AND TOVIL

**HO-82 New Line Learning Academy, Heath Road
LCA 29 BOUGHTON MONCHELSEA TO CHART SUTTON PLATEAU**

Landscape Character Sensitivity: Low

- Mature boundary vegetation provides some semi-natural habitat
- Area of school playing fields
- Unremarkable in landscape character terms

Visual Sensitivity: Moderate

- Directly visible from residential properties on northern, eastern and western boundaries
- Foreground views from the school and remaining playing fields

Landscape Value: Moderate

- Policy in favour of retention of playing field provision
- No other landscape designations
- Church to west is listed

Overall Landscape Sensitivity				Capacity to Accommodate Housing						
Landscape Character Sensitivity	High	Moderate	High	High	Overall Landscape Sensitivity	High	Moderate	Low	Low	Low
	Moderate	Low	Moderate	High		Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate		Low	High	High	Moderate	Moderate
Visual Sensitivity				Low	Moderate	High	Landscape Value			

Opportunities and Constraints

- Playing field status could preclude housing development on policy grounds
- Development potential away from the playing fields, including re-development of existing building footprint

Mitigation

- Any development should consider the retention of the playing field for educational or community use
- Respect the setting of the listed church to the west

**H1 (47) Hubbard’s Lane and Haste Hill Road
LCA 29 BOUGHTON MONCHELSEA TO CHART SUTTON PLATEAU**



Landscape Character Sensitivity: Moderate

- Semi-natural habitat and wildlife connectivity provided by hedgerow boundaries enclosing mown grass
- Enclosure pattern provided by surrounding hedgerow boundaries
- Landscape elements in moderate state of repair
- Landscape makes limited contribution to surrounding landscape character because land use is not representative of wider landscape character
- Open field is likely to be aesthetically appealing to residents overlooking the site

Visual Sensitivity: Low

- Site well enclosed by surrounding hedgerow boundaries and landform, which rises to the east at Haste Hill
- Few visual receptors
- Open foreground views into site from visual receptors within end residential properties adjoining the site to the south and east
- Good scope for mitigating potential visual impacts with planting

Landscape Value: Moderate

- Commonplace landscape, which is attractive because it is undeveloped and well maintained
- Moderate sense of remoteness and tranquillity because site connects with wider landscape to north and west, but slightly weakened by surrounding suburban land use

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site relates well to existing surrounding housing along Haste Hill Road and Hubbard’s Lane, and is well connected to services and facilities such as schools, allotments, church and recreation ground
- Capacity for linear housing in keeping with pattern of existing housing along Haste Hill Road and Hubbard’s Lane

Mitigation

- Respect linear development pattern
- Filter views from adjoining residential development with planting
- Strengthen planting along eastern boundary to contain site and clearly define the urban/rural edge

**HO3-220 Hubbard’s Lane
LCA 29 BOUGHTON MONCHELSEA TO CHART SUTTON PLATEAU**

Landscape Character Sensitivity: Moderate

- Semi-natural habitat and wildlife connectivity provided by hedgerow boundary along Hubbard’s Lane enclosing horticultural land
- Landscape elements in moderate state of repair
- Horticultural land use is typical of wider surrounding land use
- Landscape is slightly interrupted by surrounding suburban character
- Limited aesthetic factors, with horticultural frames providing detracting features

Visual Sensitivity: Low

- Site well enclosed by hedgerow along Hubbard’s Lane and wider horticultural area to south and east
- Few visual receptors
- Open foreground views into site from visual receptors within end residential property adjoining the site to the north along Hubbard’s Lane
- Filtered views through intervening vegetation from Cornwallis School to the west
- Good scope for mitigating potential visual impacts with planting

Landscape Value: Moderate

- Value expressed through horticultural land use, which is typical of wider surrounding area
- Commonplace landscape with some attractive scenic quality offered by horticultural land use
- Poor sense of remoteness and tranquillity owing to proximity to significant amount of existing residential development, Cornwallis School and Heath Road which is well trafficked

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates well to existing surrounding housing along Hubbard’s Lane, and is well connected to services and facilities such as schools, allotments, church and recreation ground
- Capacity for linear housing in keeping with pattern of existing housing along Hubbard’s Lane

Mitigation

- Respect linear development pattern
- Filter views from adjoining residential development with planting
- Strengthen planting along eastern boundary to contain site and clearly define the urban/rural edge

LOOSE AND TOVIL

H1 (20) Postley Road
LCA 27 FARLEIGH GREENSAND FRUIT BELT

Landscape Character Sensitivity: Low

- An area of rough pasture and scrub vegetation, remnant orchards but no remaining field pattern
- Incoherent former parkland in poor condition
- The area is heavily influenced by the urban edge of Maidstone

Visual Sensitivity: Low

- Views to and from Maidstone's urban edge
- Views into site from public footpaths along the southern and eastern site boundaries

Landscape Value: Moderate

- Part of the Hayle Place Estate and adjacent to Loose Valley Conservation Area – although degraded by lack of appropriate management
- Site almost entirely protected by TPO
- Component part of the green wedge linking Maidstone centre to the countryside to the south

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Overall Landscape Sensitivity		
					High		
					Moderate		
					Low		
						Low	High
						Moderate	

Opportunities and Constraints

- Capacity for low to medium density housing within a parkland landscape framework to maintain green wedge
- Sensitive development could provide the catalyst to create and enhance the landscape by providing a defined use

Mitigation

- Consider the cumulative effects of adjacent potential development sites
- Retain the best quality trees as a parkland framework for new development
- Encourage the restoration of historic parkland planting on the Hayle Place Estate and the setting of Hayle Place itself
- Consider the relationship of new development to the urban edge and the interface with Loose Valley
- Respect the setting of the Loose Valley Conservation Area

LOOSE AND TOVIL

**HO-22 North of Cripple Street
LCA 27 FARLEIGH GREENSAND FRUIT BELT**

Landscape Character Sensitivity: Low

- An area of rough pasture and scrub vegetation, remnant orchards but no remaining field pattern
- The area is heavily influenced by the urban edge of Maidstone

Visual Sensitivity: Low

- Views to and from Maidstone’s urban edge
- Views into site from public footpaths along northern and eastern site boundaries

Landscape Value: Low

- Adjacent to the Hayle Place Estate, and the Loose Valley Conservation Area
- Listed building in close proximity to east of site
- Component part of the green wedge linking Maidstone centre to the countryside to the south

Overall Landscape Sensitivity				Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate	Moderate
Visual Sensitivity		Low	Moderate	High	Landscape Value			

Opportunities and Constraints

- Capacity for low to medium density housing within a parkland landscape framework to maintain green wedge
- Sensitive development could provide the catalyst to create and enhance the landscape by providing a defined use

Mitigation

- Consider the cumulative effects of adjacent development sites
- Retain the best quality trees as a parkland framework for new development
- Encourage parkland planting to enhance the setting of Hayle Place
- Consider the relationship of new development to the urban edge and the interface with Loose Valley
- Respect setting of Loose Valley Conservation Area and listed building to east

LOOSE AND TOVIL

H03-271 South of Cripple Street
LCA 27 FARLEIGH GREENSAND FRUIT BELT

Landscape Character Sensitivity: Moderate

- An area of pasture in moderate to good condition that relates well to the rural landscape to the south
- The area is influenced by the urban edge of Maidstone to the east but otherwise has a rural feel

Visual Sensitivity: Moderate

- Views to and from Maidstone's urban edge to the east
- Wider views to and from the countryside to the south and west are intercepted by the tree cover in the Loose Valley

Landscape Value: Moderate

- Component part of the Loose Valley, albeit undesignated
- Integral part of the green wedge linking Maidstone centre to the countryside to the south

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Limited capacity for very low to medium density housing within a landscape framework to maintain green wedge
- Sensitive development could provide the catalyst to create and enhance the landscape by providing a defined use

Mitigation

- Consider the cumulative effects of adjacent development sites
- Consider the relationship of new development to the urban edge and the interface with Loose Valley
- Resist over development and incremental creep of urban edge into the rural landscape

LOOSE AND TOVIL

HO-21 North of Teasucer Hill
LCA 27 FARLEIGH GREENSAND FRUIT BELT

Landscape Character Sensitivity: Low

- An area of former parkland with rough pasture and scrub vegetation
- Incoherent former parkland in poor condition
- The area is heavily influenced by the urban edge of Maidstone

Visual Sensitivity: Low

- Views to and from Maidstone's urban edge

Landscape Value: High

- Part of the Hayle Place Estate and Loose Valley Conservation Area
- Hayle Place to the west is listed
- Site entirely protected by TPO
- Component part of the green wedge linking Maidstone centre to the countryside to the south

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			Low
		Visual Sensitivity				Landscape Value	

Opportunities and Constraints

- Sensitive development could provide the catalyst to create and enhance the landscape by providing a defined use

Mitigation

- Consider the cumulative effects of adjacent development sites
- Retain the best quality trees as a parkland framework to maintain green wedge
- Encourage the restoration of historic parkland planting on the Hayle Place Estate and the setting of Hayle Place itself
- Consider the relationship of new development to the urban edge and the interface with the remaining Hayle Place estate
- Respect the setting of Hayle Place listed building and Loose Valley Conservation Area

LOOSE AND TOVIL

HO-56 Herts Farm, Old Loose Hill
LCA 27 FARLEIGH GREENSAND FRUIT BELT

Landscape Character Sensitivity: High

- Distinctive rural area of traditional orchards largely in good condition
- Strong and coherent landscape structure with few visual detractors
- Detached from core of village

Visual Sensitivity: Low

- The structured landscape comprising orchards and shelterbelts restricts visibility in the wider landscape
- Locally views are of the site from properties to the north and the east of Old Loose Hill

Landscape Value: Moderate

- Attractive but undesignated landscape typical of its character area
- Strategically valuable to the separation between Loose and Boughton Monchelsea
- Listed buildings on eastern side of Old Loose Hill

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Resist extension of village into predominantly rural area to the south and west, particularly where it would exacerbate ribbon development from Maidstone along the A229
- Limited opportunity for low density housing along Old Loose Hill - extensive, large scale or high density development would be inappropriate

Mitigation

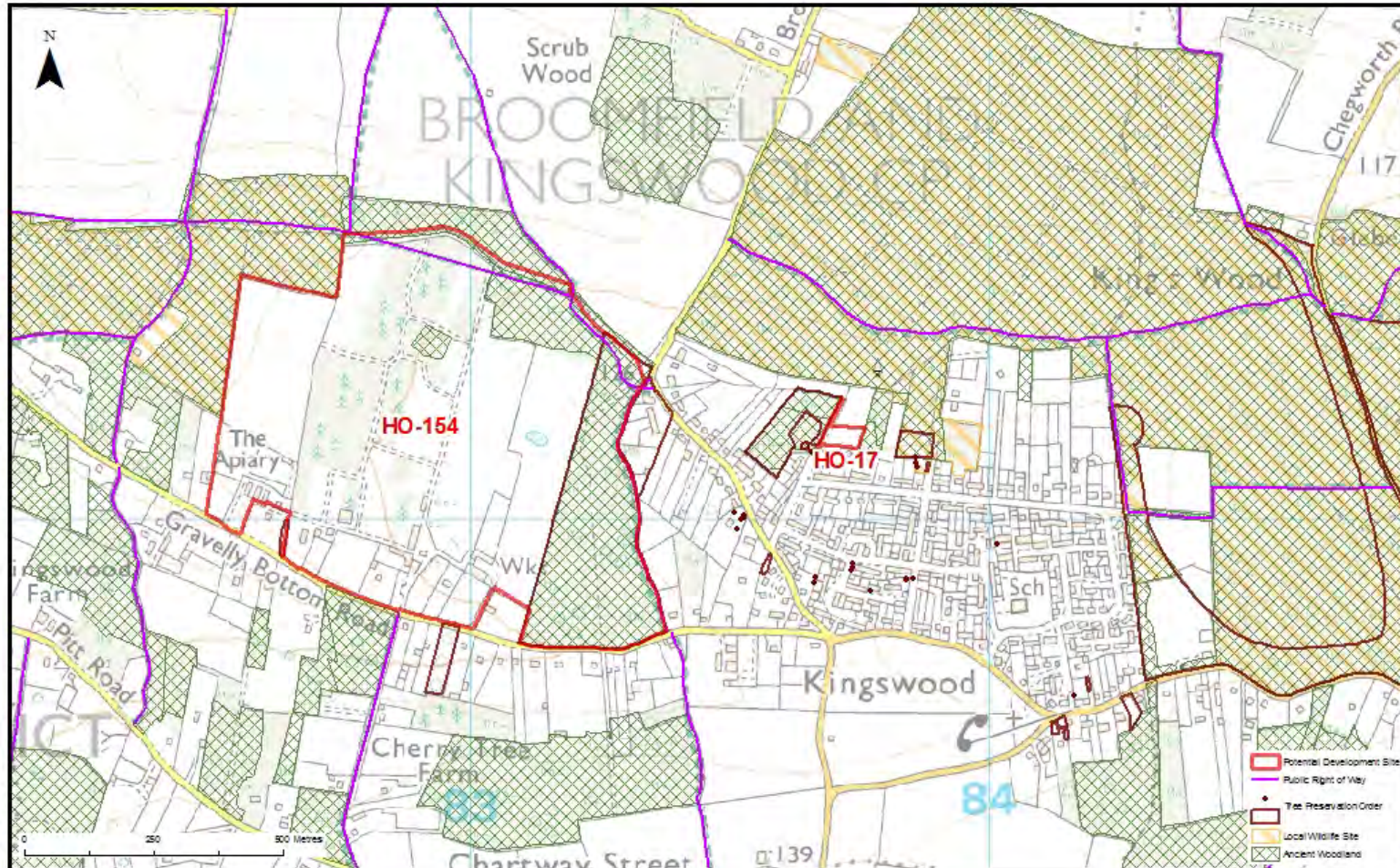
- Any development should be of similar scale, density and style as existing on Old Loose Hill
- Materials, including boundary treatments, should respect and enhance the local vernacular

LOOSE AND TOVIL

Summary: Loose and Tovil

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
HO-82 New Line Learning Academy, Heath Road	Housing	Low	Moderate	Low	Moderate	High
H1 (47) Hubbards Lane and Haste Hill Road	Housing	Moderate	Low	Low	Moderate	High
HO3-220 Hubbards Lane	Housing	Moderate	Low	Low	Moderate	High
H1(20) Postley Road	Housing	Low	Low	Low	Moderate	High
HO-22 North of Cripple Street	Housing	Low	Low	Low	Low	High
HO3-271 South of Cripple Street	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-21 North of Teasucer Hill	Housing	Low	Low	Low	High	Moderate
HO-56 Herts Farm, Old Loose Hill	Housing	High	Low	Moderate	Moderate	Moderate

BROOMFIELD AND KINGSWOOD



BROOMFIELD AND KINGSWOOD

HO-17 Ashford Drive
LCA 31 KINGSWOOD PLATEAU

Landscape Character Sensitivity: Low

- Small unmanaged pasture with a well-defined hedgerow to the north
- Site set within area of strong woodland character

Visual Sensitivity: Low

- Visibility limited to adjoining properties due to the wooded character of the surrounding area which screens other views

Landscape Value: Low

- No designations on the site itself
- Adjacent woodlands are ancient and protected by TPO

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site is well contained and relates reasonably well to existing development to the south

Mitigation

- Development of this site should be similar in scale and density to existing
- Avoid developing tight to the boundaries where the root zone of designated and/or protected trees could be compromised
- Respect the scale, density and materials of the local vernacular in housing design and boundary treatments

BROOMFIELD AND KINGSWOOD

HO-154 Broomfield Park
LCA 31 KINGSWOOD PLATEAU

Landscape Character Sensitivity: Low

- Substantial areas comprising various works and nursery/plantation areas – particularly Christmas tree plantations
- Overall incoherent landscape within wider woodland character due to its poor condition

Visual Sensitivity: Low

- Wider views screened by wooded nature of the surrounding landscape
- Views of the site from Gravelly Bottom Road

Landscape Value: Moderate

- Some woodland within and surrounding site are ancient and protected by TPO

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- The area is assessed as being of low overall landscape sensitivity, which is largely due to the poor condition of the land and low visibility afforded by its woodland character
- Whilst this would indicate that the land has capacity for change, in this instance the character of the surrounding area suggests that restoration to woodland or another landscape use would be equally suitable

Mitigation

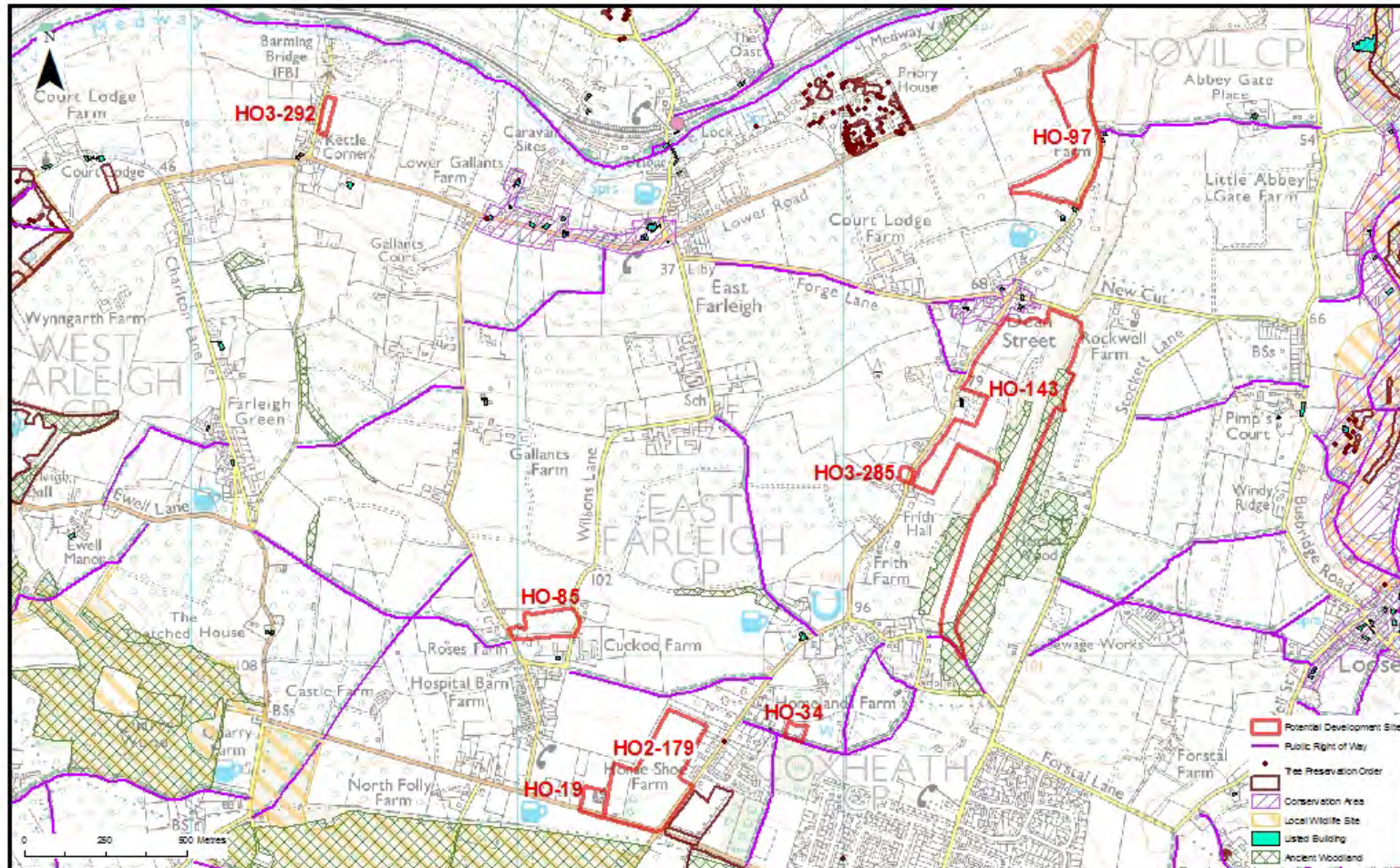
- Any housing development should be low density and set within a wooded framework

BROOMFIELD AND KINGSWOOD

Summary: Broomfield and Kingswood

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
HO-17 Ashford Drive	Housing	Low	Low	Low	Low	High
HO-154 Broomfield Park	Housing	Low	Low	Low	Moderate	High

EAST FARLEIGH



EAST FARLEIGH

HO-19 Dingley Dell, Heath Road
LCA 28 COXHEATH PLATEAU

Landscape Character Sensitivity: Low

- Small plot used as a builders yard and surrounded by a tall conifer hedge to the road frontage
- Trees and scrub within the site
- Not typical of the general character of the rural area
- In poor condition and Heath Road intrudes

Visual Sensitivity: Low

- Adjoining house on Heath Road overlooks the site but generally well screened by vegetation
- Good potential for mitigation with further screen planting

Landscape Value: Low

- Low ecological potential
- Low attractive quality

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- Opportunity to improve the condition of the site through sensitive development
- Small scale development reflecting adjoining housing (i.e. a single dwelling) would be appropriate

Mitigation

- Sensitive design of building and landscaping to reflect the rural locality and avoid intensification of linear development along Heath Road

EAST FARLEIGH

HO-34 North of Pleasant Valley Lane, Dean Street
LCA 27 FARLEIGH GREENSAND FRUIT BELT



Landscape Character Sensitivity: Moderate

- Part of garden of adjoining dwelling
- Conifers, hedgerows and fencing to the boundaries
- Some scattered garden trees
- Narrow enclosed footpath/track adjoins woodland to the south

Visual Sensitivity: Moderate

- Adjoining house and public footpath to the south
- Potential for mitigation through additional screen planting

Landscape Value: Moderate

- Limited landscape value
- Most characteristic feature is the enclosed narrow track (public footpath) with an intimate woodland character

Opportunities and Constraints

- Constrained by narrow wooded path which reduces development potential
- Therefore potential only for development of small scale which respects the wooded setting and narrow access
- Unsuitable for development if the track would be affected as a result

Mitigation

- Ensure development and access does not affect the narrow track and woodland character
- Landscape to reflect the wooded character

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

EAST FARLEIGH

HO-85 Moons Farm, Gallants Lane LCA 28 COXHEATH PLATEAU



Landscape Character Sensitivity: Moderate

- Pasture with scattered trees and strong hedgerow boundaries provide semi-natural habitat
- Site was possibly former orchard, contributing towards surrounding landscape character
- Strong enclosure pattern provided by boundary hedgerows and orchards to the north
- Wilsons Lane to east, with strong hedgerow along top of embankment containing ragstone, provides a distinctive, narrow rural character
- Rural, undeveloped nature of site contributes to surrounding landscape character

Visual Sensitivity: Moderate

- Site reasonably well contained by enclosing hedgerow vegetation and orchards to the north
- Foreground filtered views into site from surrounding rural properties to east, west and south
- Some scope for mitigating potential visual impacts through sensitive design, retention of existing boundary vegetation and use of further planting

Landscape Value: Moderate

- Site forms wider landscape setting of listed building to south
- Value expressed through possible former use as orchard and through use of distinctive local ragstone within bank along Wilsons Lane
- Possible remnant fruit trees and strong hedgerow boundaries provide attractive scenic quality

- Rural character just north of hamlet provides moderate sense of remoteness and tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site relates reasonably well to existing development pattern to south
- Obtaining site access from Wilsons Lane to the east would probably involve extensive vegetation loss and significantly adversely affect the narrow, rural character of the lane
- Some capacity to accommodate low density housing

Mitigation

- Reflect the rural, low density development pattern and the unique character of built development
- Retain as much boundary hedgerow vegetation as possible
- Retain better quality trees within the site, and build these into a wider framework of landscape planting surrounding any further development
- Retain the narrow, rural character of Wilsons Lane
- Respect the setting of, and views from, nearby listed building to south

HO-97 Dean Street and Lower Road LCA 27 FARLEIGH GREENSAND FRUIT BELT



Landscape Character Sensitivity: Moderate

- Pasture and hedgerows with mature trees provide semi-natural habitat
- Hedgerow boundaries provide sense of enclosure and mature hedgerow trees provide evidence of historic field boundary pattern
- Site forms part of wider rural setting to hamlet of Dean Street and part of the Medway Valley side
- Landscape is in a moderate state of repair
- Pastoral land use and hedgerows with mature trees provide aesthetic features that contribute towards the wider landscape character

Visual Sensitivity: High

- Visually open site with extensive views to/from the opposite Medway Valley side and the existing urban edge of Maidstone to the north
- Foreground views into the site from Dean Farm to the east and from housing immediately south of the site
- Limited scope for mitigating potential visual impacts because of the number of visual receptors and prominent open nature of the site in views from the opposite valley side

Landscape Value: Moderate

- Site provides setting to listed buildings at Dean Farm to east and buildings to south
- Value expressed through cultural associations provided by surrounding orchards and oast houses to south
- Strong rural character and sense of remoteness and tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	Moderate

Opportunities and Constraints

- Scale of site is disproportionate to existing surrounding development and does not respect scattered rural development pattern
- Site is detached from, and relates very poorly, to existing surrounding development
- Low capacity to accommodate housing on this site

Mitigation

- Retain rural undeveloped character and pastoral land use
- Respect the sparsely scattered, linear development pattern
- Respect the setting of, and views from, nearby listed buildings

EAST FARLEIGH

HO-143 Dean Street
LCA 27 FARLEIGH GREENSAND FRUIT BELT

Landscape Character Sensitivity: High

- Distinctive landscape with strong sense of place
- Good condition

Visual Sensitivity: Low

- Low visibility afforded by topography and strong tree belts
- Few visual receptors as expected in a predominantly rural area

Landscape Value: High

- Woodland belts within and adjacent to the site are designated as ancient woodland

Overall Landscape Sensitivity				Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low	
	Moderate	Low	Moderate	High	High	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate	
		Low	Moderate	High		Low	Moderate	High
		Visual Sensitivity			Landscape Value			

Opportunities and Constraints

- Very limited capacity for housing development – potentially a few isolated or small groups of properties associated with existing scattered dwellings and farmsteads

Mitigation

- Any development in the area should reflect the existing local vernacular for built elements including enclosures

EAST FARLEIGH

HO2-179 Upper Horseshoe Farm, Dean Street
LCA 28 COXHEATH PLATEAU



Landscape Character Sensitivity: Moderate

- Well enclosed grassland and scrub with tall overgrown native hedgerows gives opportunity for wildlife
- Network of hedgerows within and around the site
- Mature trees are present especially to the western boundaries
- Hedgerows are distinctive and characteristic elements
- However the site is in poor landscape condition in places with a neglected and abandoned feel
- Busy Heath Road also detracts

Visual Sensitivity: Moderate

- Well enclosed by hedgerows and trees generally
- More open boundaries to some residential properties to the east
- Potential views from footpath to the north and from residential properties to the east

Landscape Value: High

- Generally rural in feel despite traffic on Heath Road
- Despite some neglect the combination of semi-natural vegetation has wildlife potential and is generally attractive
- Original and relatively small scale field pattern is likely to be of historic interest

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Scale of site is disproportionate to existing surrounding development and does not respect small scale rural development pattern beyond Coxheath
- Low capacity to accommodate housing on this site
- Conservation of vegetation and habitats on site is important
- Limited potential for housing within a small area adjacent to existing development

Mitigation

- Conserve, reinforce and retain existing vegetation to screen development
- Carefully design any limited development to relate closely to the existing built edge without intruding into the wider countryside
- Maintain the rural character along Heath Road to avoid extending the urban feel around Coxheath and to avoid coalescence of development to the west

EAST FARLEIGH

HO3-285 Frith Cottage, Dean Street
LCA 27 FARLEIGH GREENSAND FRUIT BELT

Landscape Character Sensitivity: High

- Distinctive landscape with strong sense of place
- Good condition

Visual Sensitivity: Low

- Few visual receptors limited to adjacent rural properties as expected in a predominantly rural area

Landscape Value: Moderate

- Distinctive and attractive but undesigned landscape

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity				Landscape Value	

Opportunities and Constraints

- Very limited capacity for housing development – potentially a few isolated or small groups of properties associated with existing scattered dwelling and farmsteads

Mitigation

- Any development in the area should reflect the existing local vernacular for built elements including enclosures

EAST FARLEIGH

**HO3-292 St Helens Lane
LCA 27 FARLEIGH GREENSAND FRUIT BELT**



Landscape Character Sensitivity: Moderate

- Dense hedgerow along St Helens Lane provides semi-natural habitat and wildlife connectivity
- Site forms an integral part of wider Medway Valley side
- Narrow St Helens Lane with ragstone cottages fronting onto the lane and the strong hedgerow along site boundary provide aesthetic features that contribute towards the rural landscape character

Visual Sensitivity: High

- Foreground views into site from cottages along western side of St Helens Lane and at Kettle Corner
- Elevated views towards site from St Helens Montessori (School) to south
- Views from other surrounding rural properties and possibly from opposite Medway Valley side, especially in winter
- Limited scope for mitigating potential visual impacts because significance of impacts are likely to be high

Landscape Value: Moderate

- Site forms wider landscape setting to St Helens Montessori (School) to south

- Value expressed through use of distinctive local ragstone within cottages along St Helens Lane
- Rural character provided by narrow St Helens Lane and limited extent of development

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Removal of hedgerow along St Helens Lane and widening of the highway would probably be necessary to develop within this plot, which would destroy the existing distinctive rural character
- Development would not be appropriate on this site

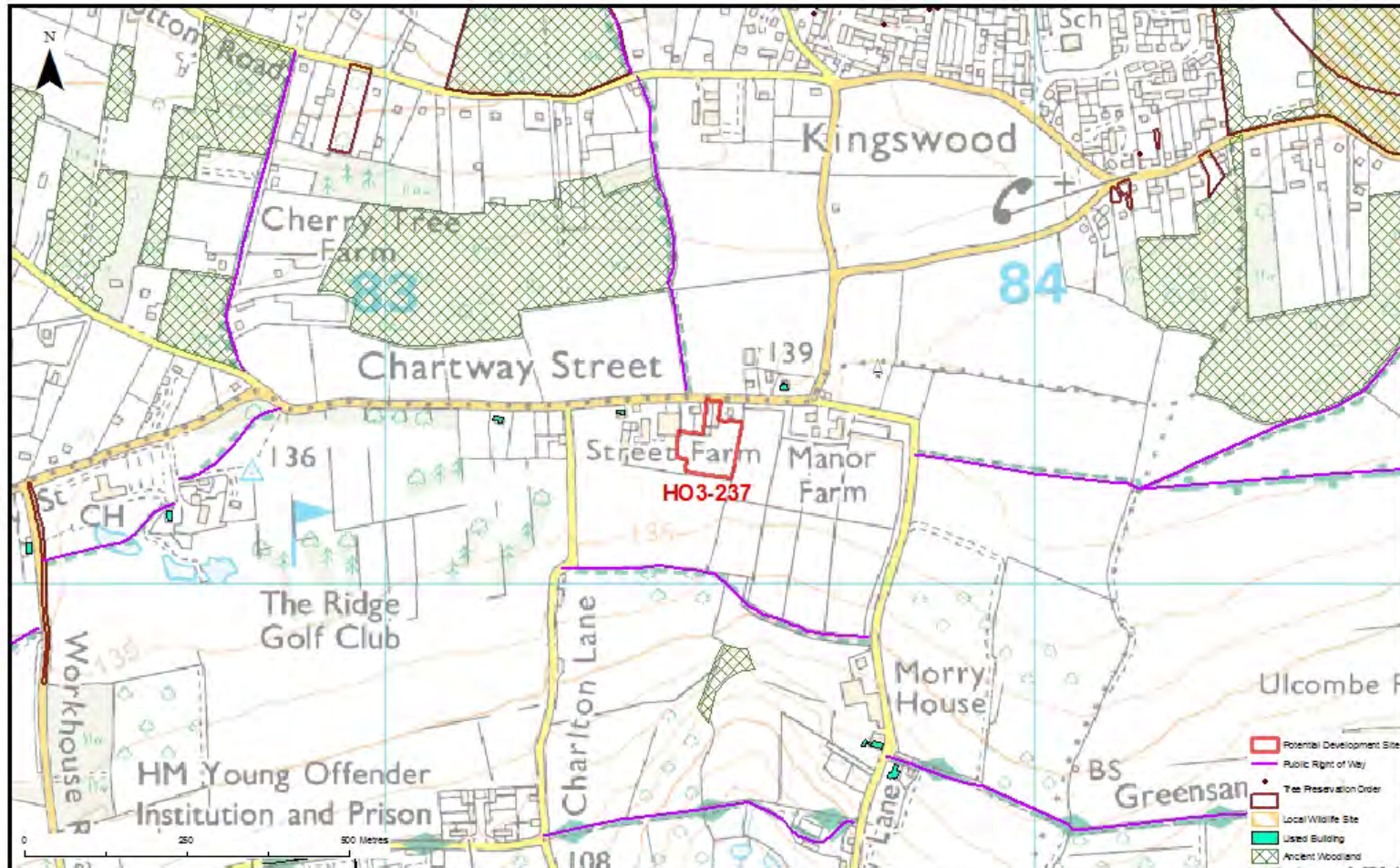
Mitigation

- Retain rural undeveloped character and pastoral land use
- Respect the linear development pattern along St Helens Lane and the distinctive, narrow and rural character of the lane
- Respect the setting of, and views from, nearby St Helens Montessori (School) to south

EAST FARLEIGH

Summary: East Farleigh

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
HO-19 Dingley Dell, Heath Road	Housing	Low	Low	Low	Low	High
HO-34 North of Pleasant Valley Lane, Dean Street	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-85 Moons Farm, Gallants Lane	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-97 Dean Street and Lower Road	Housing	Moderate	High	High	Moderate	Low
HO-143 Dean Street	Housing	High	Low	Moderate	High	Low
HO2-179 Upper Horseshoe Farm, Dean Street	Housing	Moderate	Moderate	Moderate	High	Low
HO3-285 Frith Cottage, Dean Street	Housing	High	Low	Moderate	Moderate	Moderate
HO3-292 St Helens Lane	Housing	Moderate	High	High	Moderate	Low



EAST SUTTON

HO3-237 The Old Forge, Chartway Street
LCA 31 KINGSWOOD PLATEAU

Landscape Character Sensitivity: High

- Semi-natural habitat provided by boundary hedgerows
- Sense of enclosure and field pattern provided by hedgerows
- Whilst large scale farm buildings are extensive at Street Farm, these do not significantly interrupt the landscape because they are typical within this rural setting
- Coherent landscape that forms part of the wider setting to scattered rural development along Chartway Street and surrounding area

Visual Sensitivity: Moderate

- Foreground views from residential properties along Chartway Street to north
- Views towards the site from surrounding scattered rural properties
- Filtered views from public footpath to south
- Some scope for mitigating potential visual impacts by utilising and reinforcing boundary vegetation

Landscape Value: Moderate

- Site forms wider rural setting to scattered listed buildings along Chartway Street
- Oast houses at Street Farm provide cultural association
- Strong rural landscape character with scattered linear development including farms

Overall Landscape Sensitivity			Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site does not relate well to existing pattern of scattered linear development along Chartway Street
- Site is rural and detached from any clustered residential development
- Development would not be appropriate on this site

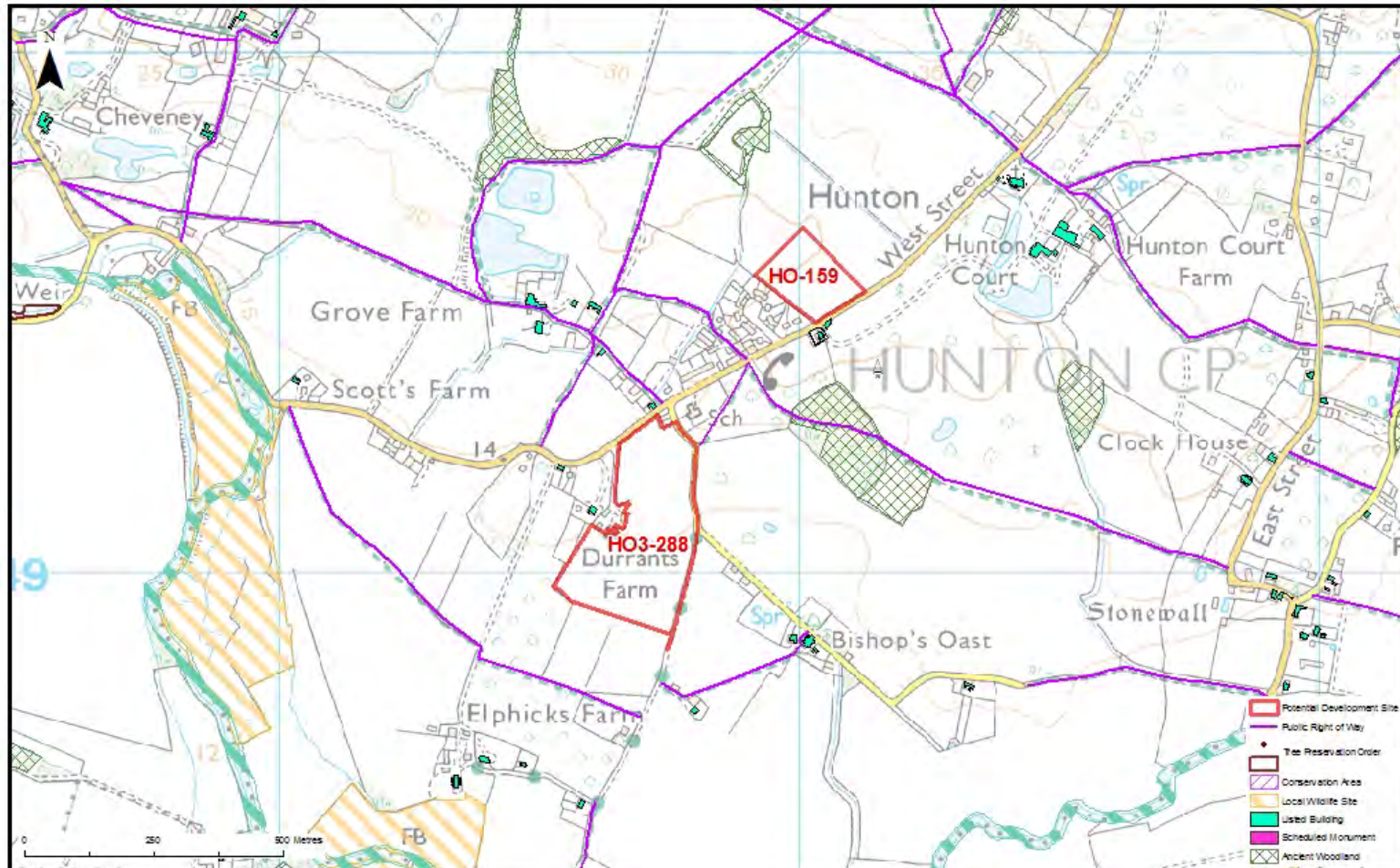
Mitigation

- Retain the rural undeveloped character
- Respect the linear development pattern along Chartway Street
- Respect the setting of listed buildings along Chartway Street

EAST SUTTON

Summary: East Sutton

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
HO3-273 The Old Forge, Chartway Street	Housing	High	Moderate	High	Moderate	Low



HUNTON

HO-159 Bensted Close, West Street LCA 38 YALDING FARMLANDS



Landscape Character Sensitivity: Moderate

- Poor semi-natural habitat due to intensive arable land use
- Some hedgerow boundary loss
- Coherent landscape
- Aesthetic factors such as field pattern and scale form an integral part of wider surrounding landscape

Visual Sensitivity: High

- Open landscape with expansive elevated views of the site from Greensand Ridge to the north
- Close views into site from residential properties on the periphery of Hunton to south west and from permissive access along south eastern site boundary that links housing and church
- Very limited scope for mitigating potential visual impacts due to open nature of landscape/views

Landscape Value: Moderate

- Site forms an integral part of an attractive landscape of high scenic quality
- Whilst adjacent to Hunton, there is a moderate sense of remoteness and tranquillity owing to the expansive rural views to the north/north east
- Wall and gate piers at South Lodge, immediately south of the site, are listed structures

- Entrance and historic parkland grounds of Hunton Court (which contains a collection of listed buildings) situated immediately south of site and West Street

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High		Low	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Close to existing residential core of Hunton and primary school
- Sensitive to open views from the north
- Scale of site does not relate well to existing settlement pattern- the main residential core of Hunton is very small and compact
- Low capacity to accommodate housing

Mitigation

- Retain and strengthen boundary vegetation
- Respect sensitive views from rural high ground to the north
- Respect the small, rural, compact character of Hunton
- Conserve rural views from the eastern residential extent of Hunton and the permissive access along south eastern site boundary
- Respect the rural setting to Hunton Court

HUNTON

HO3-288 Durrants Farm LCA 38 YALDING FARMLANDS



Landscape Character Sensitivity: Moderate

- Moderate extent of semi-natural habitat with orchard at southern extent of site, remnant orchard trees along drive to Durrants Farm, isolated oak tree within pasture and strong vegetation belt along eastern site boundary/Bishops Lane
- Coherent landscape
- Field size and shape consistent with wider field pattern
- Orchards and pasture contribute to wider surrounding Low Weald landscape

Visual Sensitivity: Moderate

- Reasonably well visually contained by surrounding vegetation
- Few visual receptors of high sensitivity due to rural location
- Close views into site from surrounding residential properties along West Street to north and at Durrants Farm to west
- Views from Bishops Lane and Water Lane (also marked as 'other route with public access') filtered by strong vegetation belt along eastern site boundary
- Some scope to mitigate visual effects with sensitive design and planting

Landscape Value: Moderate

- Remaining orchard provides some cultural association
- Listed building at Durrants Farm and north of West Street

- Pasture and orchards and sparse built development provide attractive scenic quality
- Moderate sense of remoteness and tranquillity with surrounding development limited to scattered isolated farms

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	High	High	Moderate	Moderate
		Low	Moderate	High		Low	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Reasonably close to existing residential core of Hunton and primary school
- Scale of site is disproportionate to existing small scale of Hunton
- Moderate capacity to accommodate housing within the northern part of the site only

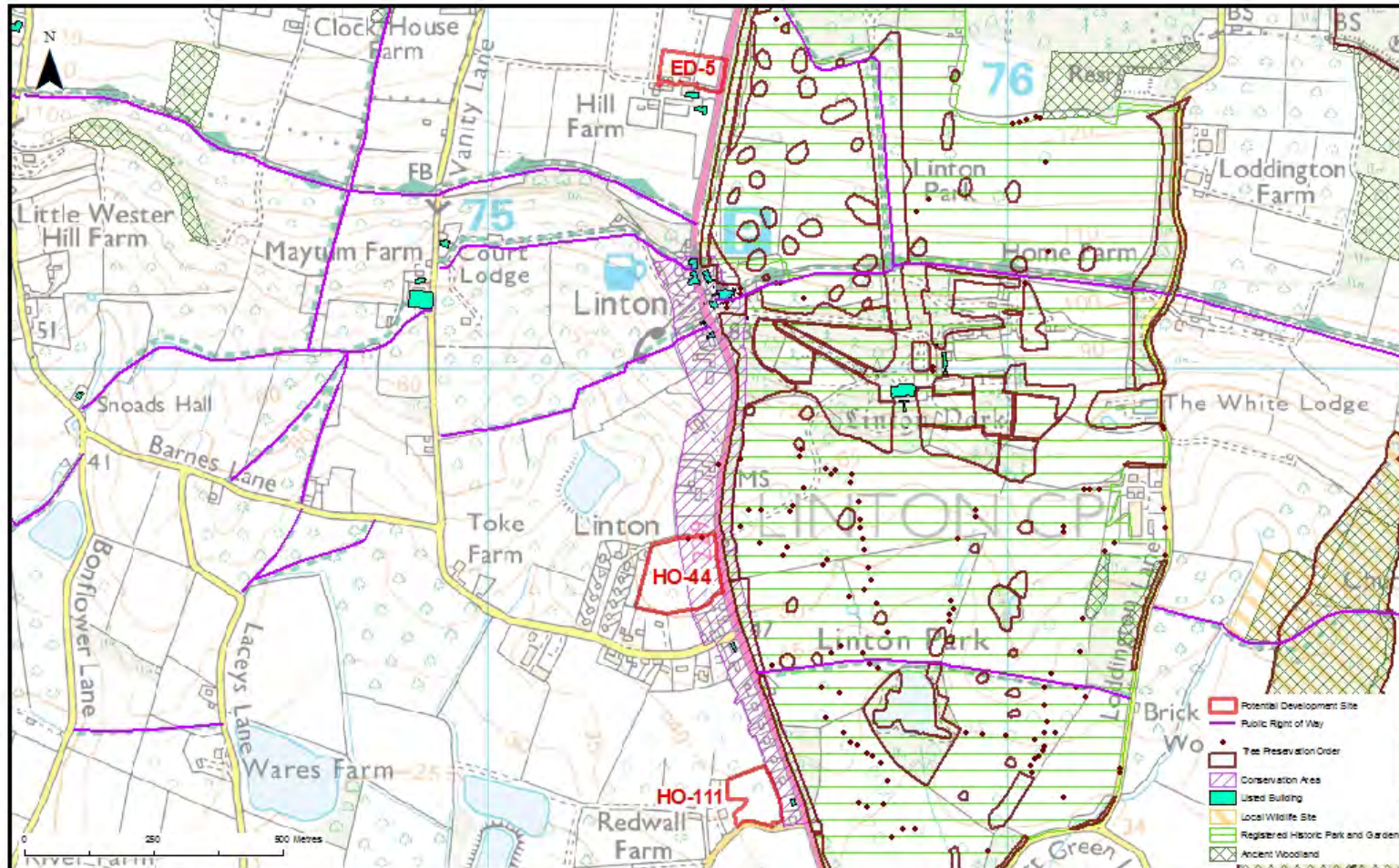
Mitigation

- Ensure development relates to the small scale and compact layout of the existing settlement of Hunton
- Respect the setting of, and views from, listed buildings at Durrants Farm and north of West Street by retaining a landscape buffer
- Retain open landscape and orchard within southern extent of site
- Retain landmark fruit trees along drive to Durrants Farm and isolated oak, and retain and strengthen vegetation belt along Bishops Lane/eastern site boundary

HUNTON

Summary: Hunton

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Housing
HO-159 Bensted Close, West Street	Housing	Moderate	High	High	Moderate	Low
HO3-288 Durrants Farm	Housing	Moderate	Moderate	Moderate	Moderate	Moderate



**HO-44 Vicarage Field
LCA 38 YALDING FARMLANDS**

Landscape Character Sensitivity: Moderate

- Peripheral vegetation and fruit trees provide some semi-natural habitat
- Site comprises an orchard, which is typical of the wider surrounding landscape character

Visual Sensitivity: Moderate

- Site partially enclosed by built development to south and west and by mature vegetation to north
- Foreground views into site from residential properties along Cornwallis Avenue to west and Wheelers Lane to south
- Views towards site from elevated Greensand Ridge to north
- Some scope for mitigating potential visual impacts by utilising and strengthening boundary vegetation

Landscape Value: Moderate

- Eastern part of site falls within Linton Conservation Area
- Some trees along northern site boundary subject to TPO
- Value expressed through land use as an orchard
- Fruit trees provide attractive scenic quality
- Sense of remoteness and tranquillity weakened by proximity to A229 and surrounding housing

Overall Landscape Sensitivity				Capacity to Accommodate Housing				
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low	
	Moderate	Low	Moderate	High	High	Moderate	Low	
	Low	Low	Low	Moderate	High	High	Moderate	
		Low	Moderate	High				
		Visual Sensitivity					Landscape Value	

Opportunities and Constraints

- Site relates reasonably well to existing development along Cornwallis Avenue and Wheelers Lane
- Some capacity to develop the western part of the site

Mitigation

- Respect the setting of Linton Conservation Area
- Retain open space within eastern part of site and between areas of existing development along Linton Hill
- Retain existing area of open space between Cornwallis Avenue and any further development
- Retain and reinforce boundary vegetation
- Consider elevated views from the Greensand Ridge

**HO-111 Redwall Farmhouse, Redwall Lane
LCA 38 YALDING FARMLANDS**

Landscape Character Sensitivity: Moderate

- Strong hedgerow boundaries and scattered mature trees provide semi-natural habitat
- Site forms part of former orchard, which is typical of the wider surrounding landscape, and there appear to be some remnant fruit trees within the site

Visual Sensitivity: Moderate

- Site partially visually enclosed by boundary hedgerows and built development along Linton Hill to the east and by buildings at Redwall Farm to the west
- Foreground views into site from Redwall Farm to west and properties along Linton Hill to east
- Views towards site from elevated Greensand Ridge to north
- Some scope for mitigating potential visual impacts by utilising and strengthening boundary vegetation

Landscape Value: High

- Landscape provides part of the immediate setting to Linton Conservation Area and listed buildings to the east
- Value expressed through former land use as orchard
- Remnant fruit trees and hedgerows provide attractive scenic quality
- Semi-rural landscape character, although remoteness and tranquillity are weakened slightly by proximity to A229 Linton Hill

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Development within this site would not respect the linear pattern of development along this section of Linton Hill
- Development would adversely affect the historic pattern of development and the setting of Linton Conservation Area

Mitigation

- Respect the linear pattern of development along this section of Linton Hill
- Respect the setting of Linton Conservation Area and listed buildings to the east
- Retain the undeveloped nature of the site and the mature trees

ED-5 Hill Farm, Linton Hill LCA 28 COXHEATH PLATEAU

Landscape Character Sensitivity: Moderate

- Hedgerow along Linton Hill and orchards/horticultural use provide some limited semi-natural habitat
- Western part of site is an orchard/used for horticultural use, which is typical of the wider surrounding landscape
- Site forms part of wider rural Greensand Ridge

Visual Sensitivity: High

- Site visually prominent at top of Greensand Ridge
- Foreground views into site from buildings at Hill Farm to south
- Views towards site from promoted Greensand Way to the south and from residential properties to north along Linton Hill and Heath Road
- Limited scope for mitigating potential visual impacts because of topographical prominence of site

Landscape Value: Moderate

- Site forms landscape setting of listed buildings at Hill Farm to south
- Semi-rural character, with remoteness and tranquillity weakened slightly by proximity to A229 Linton Hill

Overall Landscape Sensitivity				Capacity to Accommodate Economic Development			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Economic development on this site would be at odds with the linear pattern of scattered rural groups of properties and farms along this section of Linton Hill
- Low capacity to accommodate economic development uses

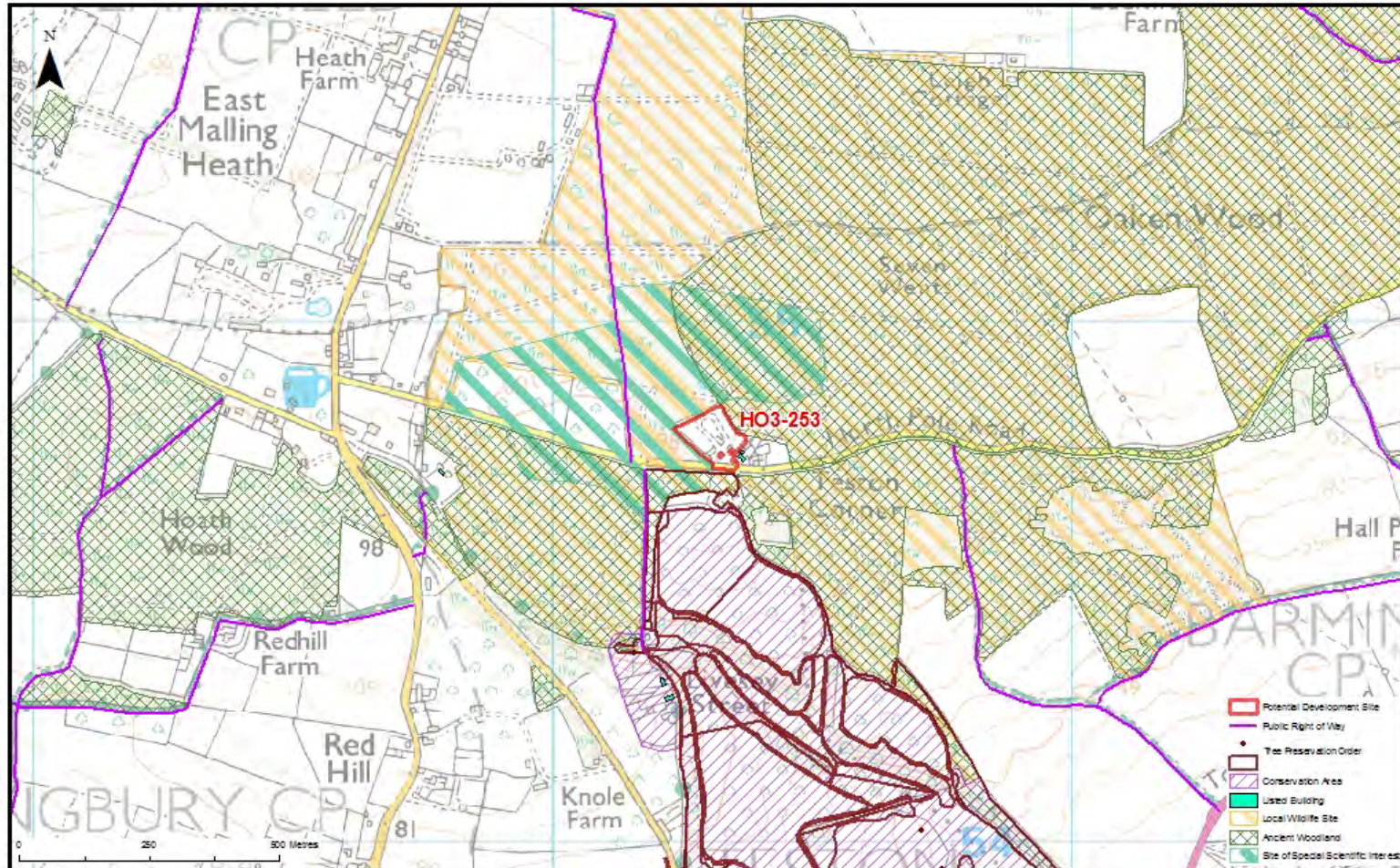
Mitigation

- Respect rural setting to historic farmstead and listed buildings to south of site at Hill Farm
- Retain the pattern of scattered rural development along this part of Linton Hill and the landscape separation between clusters of buildings
- Retain horticultural land use/orchards, which is typical of the wider surrounding landscape

LINTON

Summary: Linton

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
HO-44 Vicarage Field	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-111 Redwall Farmhouse, Redwall Lane	Housing	Moderate	Moderate	Moderate	High	Low
ED-5 Hill Farm, Linton Hill	Economic Development	Moderate	High	High	Moderate	Low



**H03-253 Old Cyder House, Teston Corner
LCA 20 OAKEN WOOD**

Landscape Character Sensitivity: Moderate

- Scattered mature trees within site and woodland surrounding site boundary (Oaken Wood) provides good semi-natural habitat
- Site forms part of an unusual clearing within Oaken Wood

Visual Sensitivity: Low

- Site visually well contained by surrounding mature woodland vegetation
- Foreground views from existing residential properties to south and east
- Good scope for mitigating potential visual impacts through utilisation of surrounding woodland as screening

Landscape Value: Moderate

- Site forms landscape setting of listed building to south east
- Woodland immediately to north and west of site is designated SSSI
- Woodland surrounding site is designated as local wildlife site
- Moderate sense of remoteness and tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site location relates well to existing development within this localised woodland clearing
- Capacity for scattered low density housing within the site

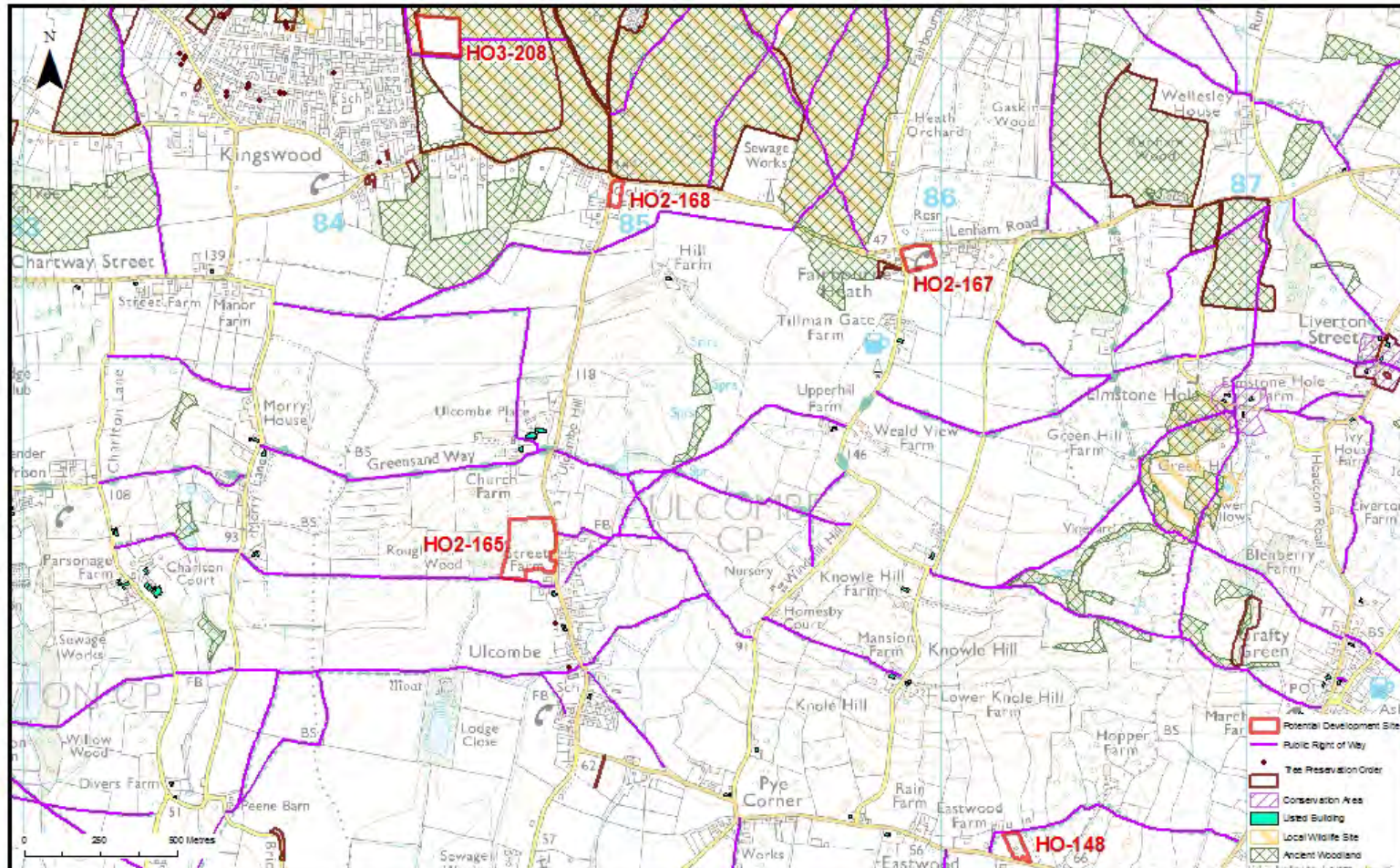
Mitigation

- Retain better quality trees throughout site
- Provide a framework of planting that links with surrounding woodland
- Respect setting of listed building to south east and provide adequate landscape buffer and mitigation planting to minimise impacts

TESTON

Summary: Teston

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
HO3-253 Old Cyder House, Teston Corner	Housing	Moderate	Low	Low	Moderate	High



**HO3-208 Charlesford Avenue
LCA 31 KINGSWOOD PLATEAU**

Landscape Character Sensitivity: High

- Small plot comprising rough grass with regenerating scrub and occasional mature trees within an extensive area of woodland
- Distinctive woodland character

Visual Sensitivity: Low

- Low visibility as contained by woodland
- Glimpses into site from public footpath to east/south of site

Landscape Value: High

- Ancient woodland and TPO cover the adjoining woodland area
- Strong sense of place and association as part of the woodland mosaic

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
					Low	Moderate	High

Opportunities and Constraints

- In landscape terms this site is not suitable for housing development

Mitigation

- Restore and manage as part of the woodland estate

**HO2-167 Winders, Lenham Road
LCA 31 KINGSWOOD PLATEAU**

Landscape Character Sensitivity: Moderate

- Hedgerows and pasture provide some semi-natural habitat
- Hedgerow boundaries provide enclosure and some evidence of historic field pattern
- Pastoral land use is representative of wider surrounding landscape character

Visual Sensitivity: Moderate

- Landscape reasonably well visually contained with hedgerows
- Foreground views, slightly filtered by intervening vegetation, into the site from housing to the north, east and west
- Some scope for mitigating potential visual impacts by retaining and reinforcing boundary vegetation

Landscape Value: Moderate

- Value expressed through traditional pastoral land use, hedgerow boundaries and small scale field pattern
- Rural landscape character and moderate sense of remoteness and tranquillity on the edge of small hamlet

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity			Landscape Value		

Opportunities and Constraints

- Site relates well to existing development at Fairbourne Heath in terms of scale and location
- Some capacity for linear housing

Mitigation

- Reflect scale, density and pattern of existing development along Lenham Road and Windmill Hill
- Retain as much hedgerow along the road frontage as possible
- Incorporate hedgerow boundary to south of site to soften edge of further housing

**HO-148 The Acre, Eastwood Road
LCA 42 ULCOMBE MIXED FARMLANDS**

Landscape Character Sensitivity: High

- Mature trees within site and around the boundary provide strong semi-natural habitat
- Boundary vegetation provides strong enclosure pattern and evidence of historic boundaries

Visual Sensitivity: Low

- Site well enclosed by mature boundary vegetation
- Views into site from public footpath to north obscured by mature vegetation
- Potential foreground views of site from existing property within site boundary
- Good scope for mitigating potential visual impacts through retention of mature boundary vegetation

Landscape Value: Moderate

- Mature trees provide attractive scenic quality
- Rural landscape character and moderate sense of remoteness and tranquillity owing to scattered surrounding rural properties and farms

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	High	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High	Low	Moderate	High
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Scale and location of site relates reasonably well to existing surrounding rural scattered development
- Some capacity to accommodate low density housing within the site

Mitigation

- Retain mature boundary trees and better quality trees throughout the site

**HO2-165 Barn Meadow, The Street
LCA 35 SUTTON VALANCE GREENSAND RIDGE**

Landscape Character Sensitivity: Moderate

- Intensive arable farmland offers limited semi-natural habitat, although Rough Field Wood to west of site and field boundary hedgerows offer some peripheral wildlife connectivity
- Loss of former orchards has taken place to accommodate intensive arable farming practices, although some historic field pattern is still evident
- Site forms an integral part of the lower slopes of the rural Greensand Ridge

Visual Sensitivity: High

- Whilst Rough Field Wood offers some visual containment from the west, there are extensive views towards the site from the elevated Greensand Ridge to the north
- Views into site from public footpath immediately south of site and from the promoted Greensand Way to north
- Views towards site from rural properties to north and south along Ulcombe Hill
- Limited scope for mitigating potential visual impacts due to extensiveness of views from the elevated Greensand Ridge to the north

Landscape Value: Moderate

- Site forms wider rural setting of listed buildings at Ulcombe Place and Church Farm to north
- Sloping topography as part of the Greensand Ridge and rural landscape character offer attractive scenic quality
- Rural landscape character and moderate sense of remoteness and tranquillity on the periphery of development within Ulcombe

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Whilst site relates reasonably well to development within Ulcombe in terms of location and scale, further development would weaken the landscape gap between Ulcombe and development to the north at Ulcombe Place and Church Farm

Mitigation

- Retain undeveloped landscape between Ulcombe and development to the north at Ulcombe Place and Church Farm

**HO2-168 College Farm, Ulcombe Hill
LCA 31 KINGSWOOD PLATEAU**

Landscape Character Sensitivity: Moderate

- Intensive arable farmland offers limited semi-natural habitat
- Some hedgerow loss has taken place to accommodate intensive arable farming practices, although some historic field pattern is still evident

Visual Sensitivity: Moderate

- Site generally well contained by woodland to the north of Lenham Road, existing development to west and hedgerows and tree belts to south and east
- Foreground views into site from housing along Ulcombe Hill
- Views into site from public footpath to south and east
- Some scope for mitigating potential visual impacts with appropriate design and use of planting

Landscape Value: Moderate

- King’s Wood to north of site and Lenham Road is designated ancient woodland and is covered by TPO
- Semi-rural landscape with linear development along Ulcombe Hill and Lenham Road

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Low	Moderate
	Low	Low	Low	Moderate	High	High	Moderate
		Low	Moderate	High			
		Visual Sensitivity		Landscape Value			

Opportunities and Constraints

- Site relates well to existing development along Ulcombe Hill and Lenham Road and is appropriate in terms of scale
- Capacity to accommodate linear development within this site along Ulcombe Hill

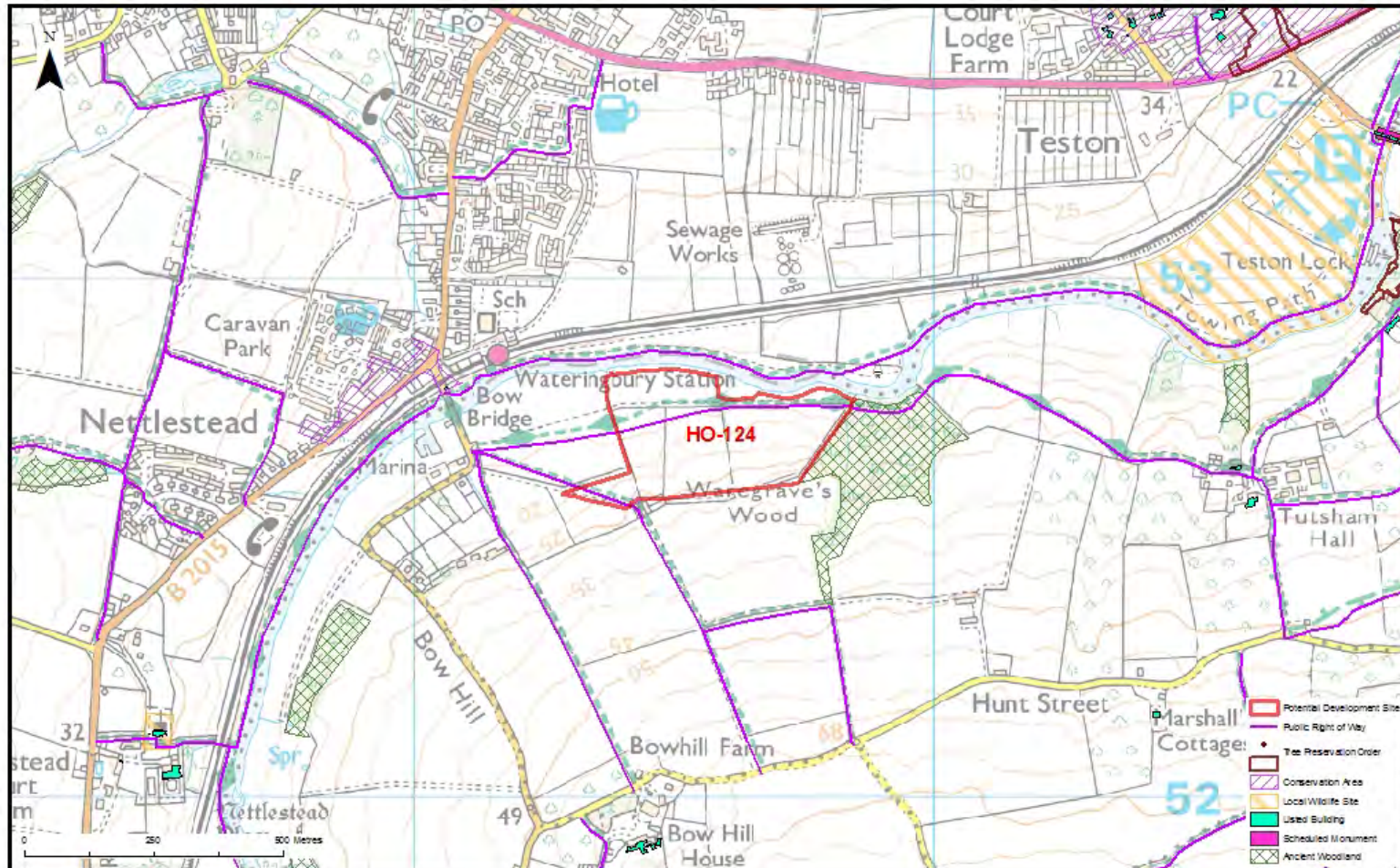
Mitigation

- Reflect scale and density of existing development along Ulcombe Hill and Lenham Road
- Soften edge of development with planting

ULCOMBE

Summary: Ulcombe

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
HO3-208 Charlesford Avenue	Housing	High	Low	Low	High	Low
HO2-167 Winders, Lenham Road	Housing	Moderate	Moderate	Moderate	Moderate	Moderate
HO-148 The Acre, Eastwood Road	Housing	High	Low	Moderate	Moderate	Moderate
HO2-165 Barn Meadow, The Street	Housing	Moderate	High	High	Moderate	Low
HO2-168 College Farm, Ulcombe Hill	Housing	Moderate	Moderate	Moderate	Moderate	Moderate



**HO-124 Bow Hill
LCA 52 MEDWAY VALLEY – MAIDSTONE TO WATERINGBURY**

Landscape Character Sensitivity: Moderate

- River Medway along northern boundary, scattered trees along the river corridor and hedgerow to south provide good semi-natural habitat
- Site forms an integral part of the wider rural Medway Valley

Visual Sensitivity: High

- Extensive views to/from the site from the Medway Valley sides
- Foreground views from public footpaths crossing the site – one of these paths is the promoted Medway Valley Walk
- Views into site from marina to west and from boat users along the River Medway
- Limited scope for mitigating potential visual impacts due to visual prominence and likely significance of visual impacts

Landscape Value: Moderate

- Waregrave’s Wood ancient woodland abuts the eastern edge of the site
- Value expressed through promoted Medway Valley Walk running through site
- Attractive scenic quality provided by valley topography and River Medway

- Rural landscape character with a moderate sense of remoteness and tranquillity

Overall Landscape Sensitivity				Capacity to Accommodate Housing			
Landscape Character Sensitivity	High	Moderate	High	High	Moderate	Low	Low
	Moderate	Low	Moderate	High	Moderate	Moderate	Low
	Low	Low	Low	Moderate	High	High	Moderate
		Visual Sensitivity			Landscape Value		
		Low	Moderate	High	Low	Moderate	High

Opportunities and Constraints

- Very limited capacity for housing development within this rural part of the Medway Valley

Mitigation

- Retain the undeveloped rural character of the Medway Valley

WEST FARLEIGH

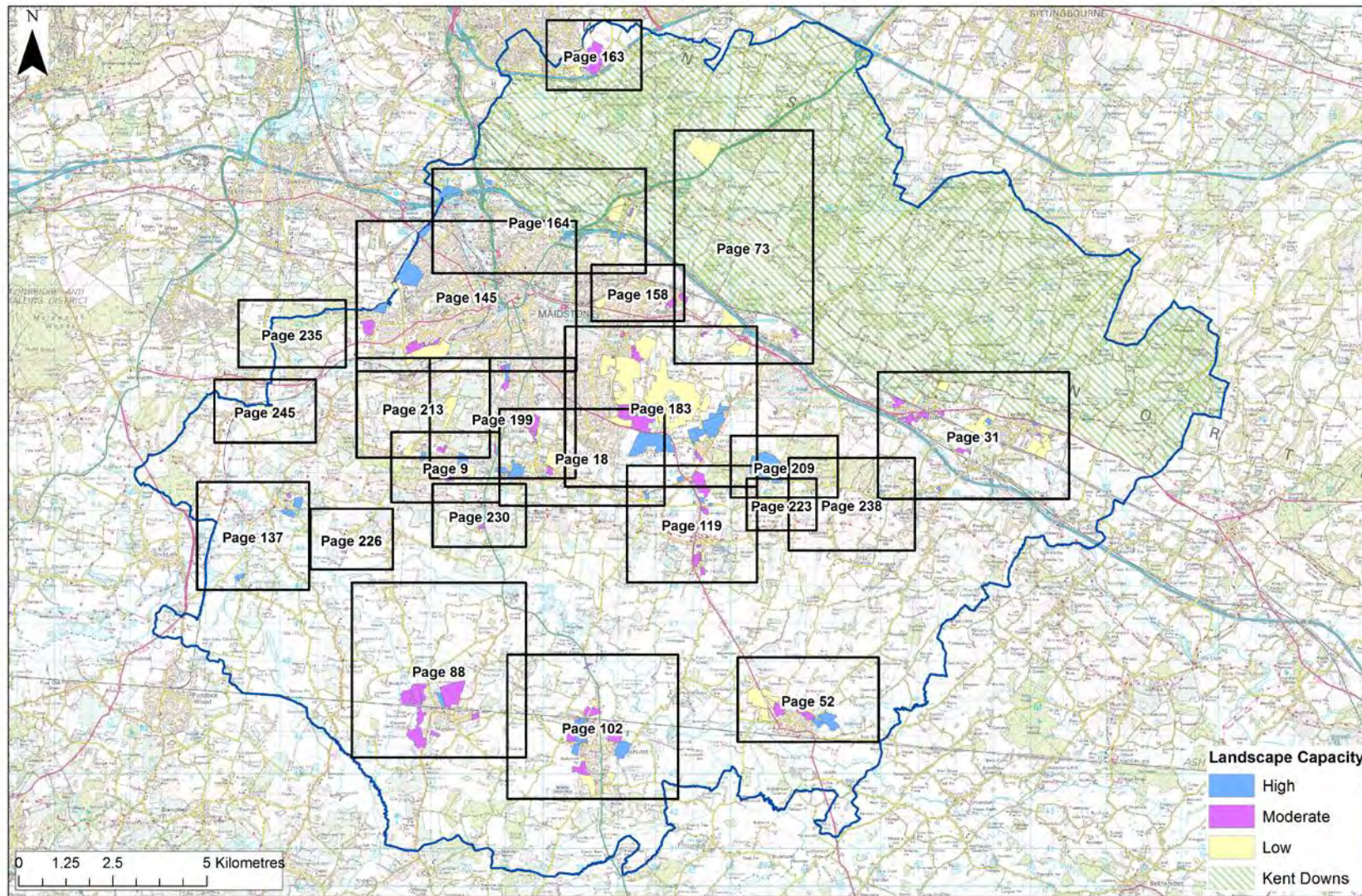
Summary: West Farleigh

Reference	Development Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity to Accommodate Change
HO-124 Bow Hill	Housing	Moderate	High	High	Moderate	Low

GLOSSARY OF ACRONYMS

Term	
AONB	Area of Outstanding Natural Beauty
HS1	High Speed 1
LCA	Landscape Character Area (refers to LCAs defined within Maidstone Landscape Character Assessment, Jacobs 2012)
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

LANDSCAPE CAPACITY TO ACCOMMODATE CHANGE



Maidstone Landscape Capacity Study

