

Proposed Tennis Courts, Parking, Allotments and Garden,
Church Landway, Bearsted, Maidstone, Kent
Landscape and Visual Impact Assessment

April 2022



Report reference & issue

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Front cover: Church Landway looking towards Holy Cross Church

Back cover: Church Landway

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Figure 78 Estimated zone of visual influence
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1 Introduction

1.1 Background



Figure 1 Site Location (Source: Bearsted Parish Council)

This Landscape and Visual Impact Assessment (LVIA) has been prepared by Louise Hooper Landscape Architect to support a planning application for two new tennis courts, parking and the relocation of existing allotments at Church Landway, Bearsted.

It has been prepared to inform the planning and design process, working with the client, Bearsted Parish Council and their design team. The early identification of any potential landscape or visual impacts on the site or its context allows appropriate mitigation measures to be integrated into the site planning and design stages.

Analysis of not just the site, but its wider landscape and

topographical setting on the edge of Bearsden village and close to the Kent Downs Area of Outstanding Natural Beauty, provides an understanding of the essential character of the area.

By looking at the history of the site and its surroundings, features such as listed buildings, historic routeways and industrial heritage can be identified and their setting protected. The Bearsted Woodland Trust manages the land to the east and south of the site as a community open space.

An LVIA identifies any potential landscape or visual impacts of a proposed development. By fully understanding the site and its landscape context, we can explore the opportunities to embed the proposed development into the local landscape character.



Figure 2 Site Context (Source: Googleearth Pro)

1.2 The Site

The site comprises an existing car park, an area of allotments and a small rectangular paddock with a block of woodland. It lies on the south-eastern fringe of Bearsted, some 4 kilometres to the east of central Maidstone.

To the north and west lies Bearsted village, to the southwest is the Bearsted and Thurnham Lawn Tennis Club, to the south and east lies open space managed by the Bearsted Woodland Trust and to the north is Mote Hall, a Grade II listed house with a large garden, tennis court and a cluster of barns and outbuildings, and Holy Cross Church, a Grade I listed building.

1 Introduction

1.3 Methodology

Appendix 1 sets out the methodology and terminology used for establishing a Landscape Baseline, against which a systematic assessment of the potential estimated effects of the proposed development can be measured. This follows the guidance for Landscape and Visual Impact Assessment set out in GLVIA 3rd edition 2013. Only Chartered Landscape Architects and chartered members of the Institute of Environmental Management and Assessment are permitted to carry out this work.

The assessment begins with a desk study to consider the context, topography, landcover and planning policies in place at national, district and local levels. There follows a field survey to establish views of importance and a zone of visual influence. The field survey was undertaken in July and August 2021. Data from this exercise is then assessed using the GLVIA guidance.

There is an appreciation of the proposed scheme to be assessed and a visual and landscape impact assessment is made of these proposals, followed by mitigation recommendations. These recommendations are then incorporated into the developing design prior to planning application. It is therefore, an iterative process.

The landscape assessment is considered in terms of potential effects on the character of the landscape and on the existing Landscape Fabric; this includes

natural assets such as soil, water and vegetation. Today these assets are referred to as Natural Capital, which are understood to deliver a series of ecosystem services which benefit mankind. The broad categories of ecosystem services include provisioning, regulating and supporting. Provisioning services include water, foods, timber and fuels; regulating services include pollination, decomposition, water and air purification, flood control, carbon storage and climate regulation; supporting services include photosynthesis, nutrient cycling and soil creation.

The visual assessment considers views, visibility and visual receptors - the people who will see those views such as local residents, close neighbours, walkers and cyclists.

The criteria for judgements on sensitivity of landscape fabric, landscape character and visual receptors are divided into high, medium and low impacts. How these judgements are made is set out in Appendix 1. It should be noted that impacts can be positive, neutral or adverse; there are also direct and indirect effects.

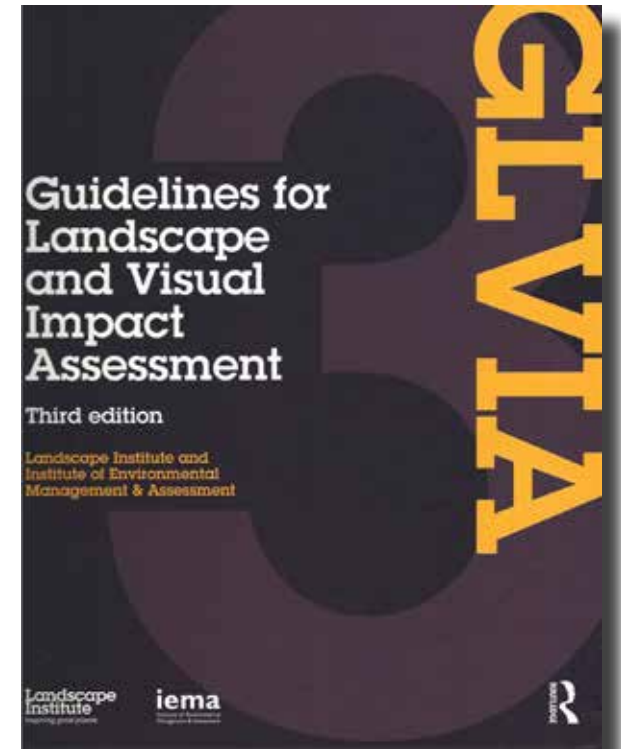


Figure 3 Guidelines for Landscape and Visual Impact Assessment Third edition (2013)

2 Landscape Character

2.1 National Level

Natural England has defined Natural Areas at a national scale across England. The site lies within National Character Area (NCA) 120 Wealden Greensand.

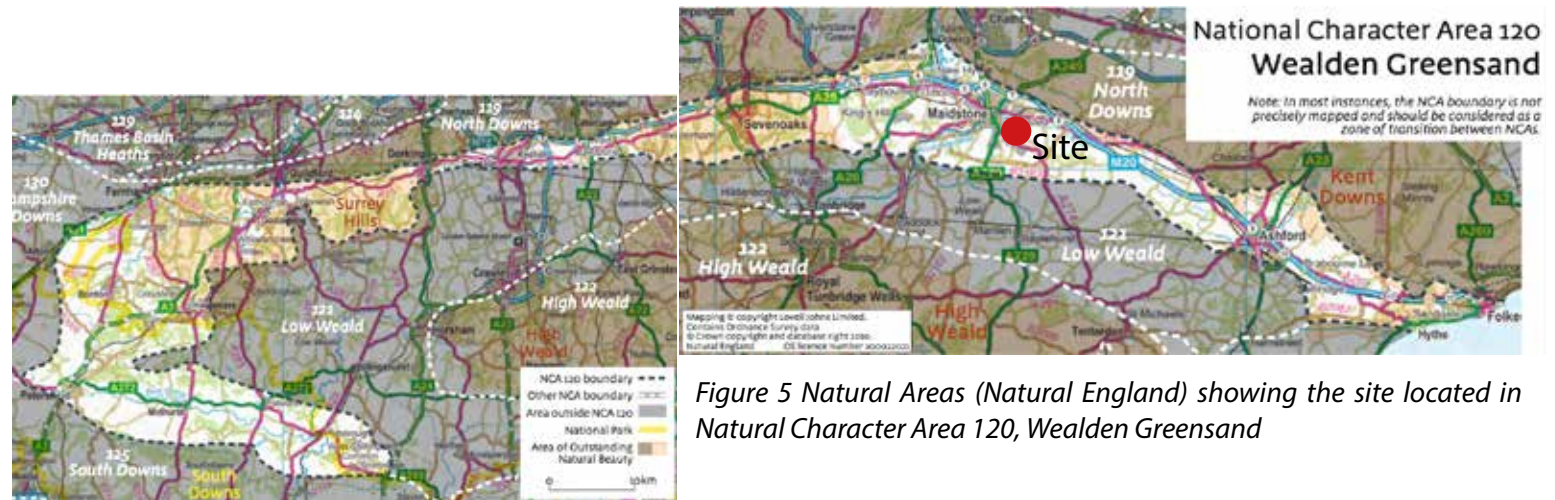


Figure 5 Natural Areas (Natural England) showing the site located in Natural Character Area 120, Wealden Greensand

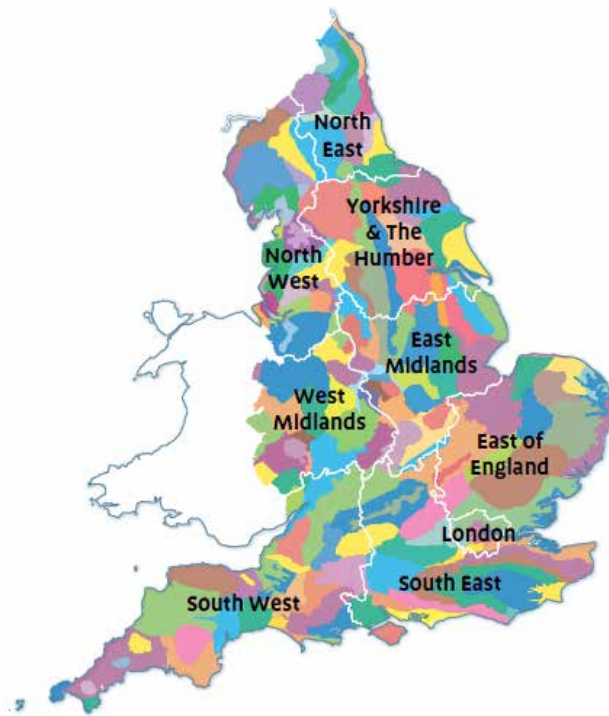


Figure 4 Natural Areas in England (London and the South East Region, English Nature 1999)

Bearsted Parish Council Landscape & Visual Impact Assessment April 2022

NCA 120 Wealden Greensand includes the long, curved belt which runs across Kent, parallel to the North Downs, and on into Surrey before curving back eastwards parallel to the South Downs in West Sussex. Around a quarter of the NCA comprises large belts of woodland, both ancient mixed woods and more recent conifer plantations. 51% of the NCA is covered by the South Downs National Park, the Kent Downs Area of Outstanding Natural Beauty (AONB) and the Surrey Hills AONB.

The area has outstanding landscape, geological, historical and biodiversity features, far-reaching views and strong links between the vernacular architecture, industry and local geology.

The site lies between NCA 119, North Downs to the north, and NCA 121, Low Weald to the south.

2.2 County Level

The site lies within the Maidstone Greensand Fruit Belt, as identified in the 2004 Kent Landscape Character Assessment. This assessment has now been superseded by the District Assessment.

2 Landscape Character

2.3 District Level

The Maidstone Landscape Character Assessment was undertaken by Jacobs, completed in March 2012 and amended in July 2013. The site is adjacent to Landscape Character Area (LCA) 30-1, the Len Valley which forms the western part of LCA 30, Langley Heath Undulating Farmlands.

Langley Heath Undulating Farmland

Langley Heath Undulating Farmlands is characterised by loamy soils over limestone across an undulating landform with a small scale field pattern that used to enclose orchards and soft fruit. The northern boundary of the character area is where loamy soils over chalk gives way to loamy soils over sandstone.

The key characteristics include small scale field patterns, grazed pasture, species rich hedgerows, small mixed woodland blocks, the River Len situated in a shallow valley, numerous vernacular style buildings using local materials, and pockets of recent high density development.

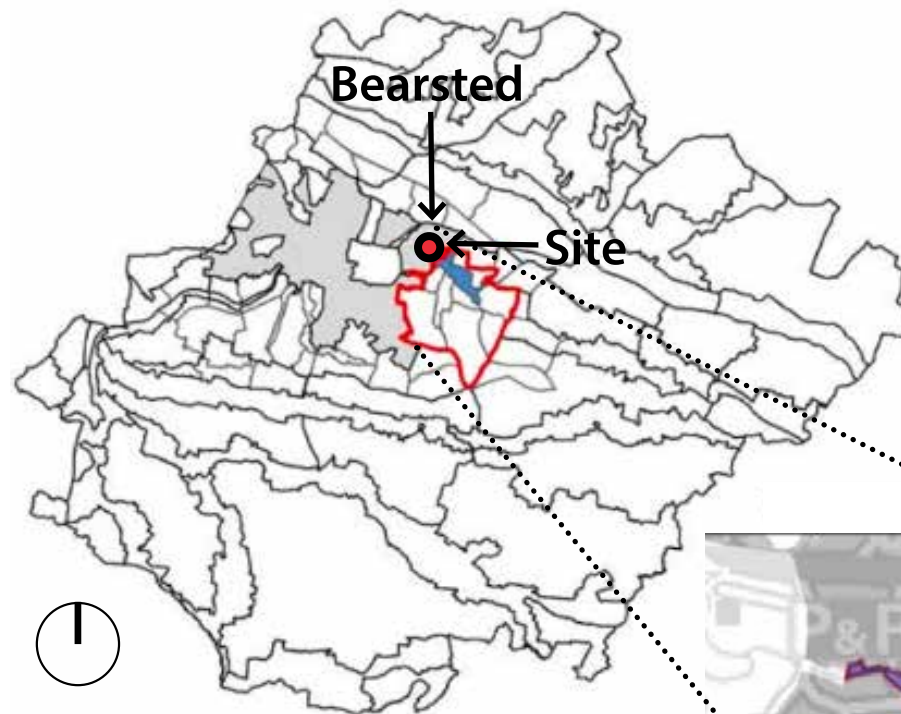


Figure 6 Landscape Character Area adjacent to the site
Source: Maidstone Landscape Character Assessment 2012

Detailed Landscape Character Areas	
	30-1. Len Valley
	30-2. Otham Open Land
	30-3. Gore Court Farm
	30-4. Stoneacre Spring
	30-5. Caring Fruit Slopes
	30-6. Milgate Park
	30-7. Upper Len
	30-8. Langley Fruit Plateau
	30-9. Leeds Ladder Fields

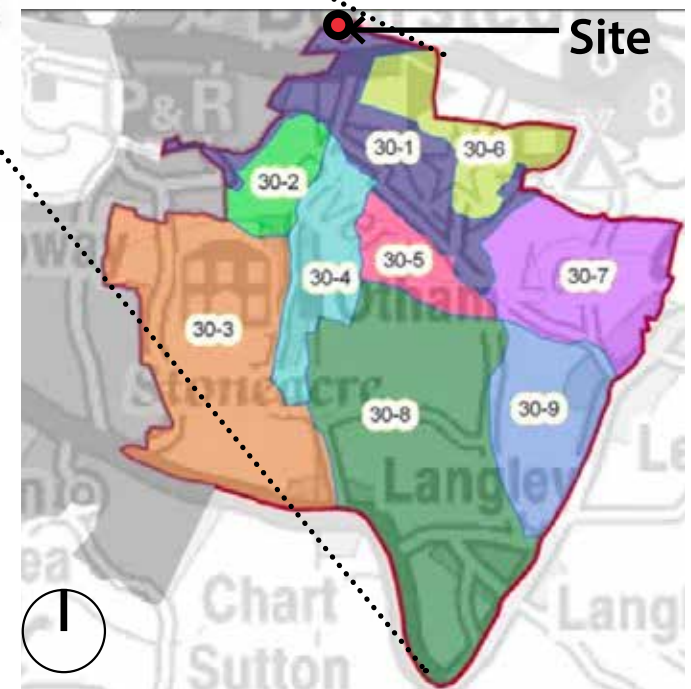


Figure 7 Langley Heath Undulating Farmlands
Source: Maidstone Landscape Character Assessment 2012

2 Landscape Character

2.3 District Level

The Len Valley

The River Len had historic mills and a network of pools, with settlements at river crossing points. The boundaries of this detailed landscape character area follow field edges. Local features include remnant orchards, narrow stretches of valley sides. There is seasonal variation provided by the trees and water vegetation.

The underlying geology is Lower Greensand Hythe Beds with a strip of Wealden clay underlying the path of the river Len, bordered by Lower Greensand Atherfield Clay. The soils are mostly loam over limestone with pockets of loam over sandstone in the northern area close to the site.

Views out in this area are limited by intervening vegetation and landform, with some longer range views.

The A20 and suburban gardens near Bearsted are urban features on the western side of the area, but vernacular buildings soften this edge.

The recommendations for this are to conserve and restore the landscape as an important part of the setting for Maidstone.

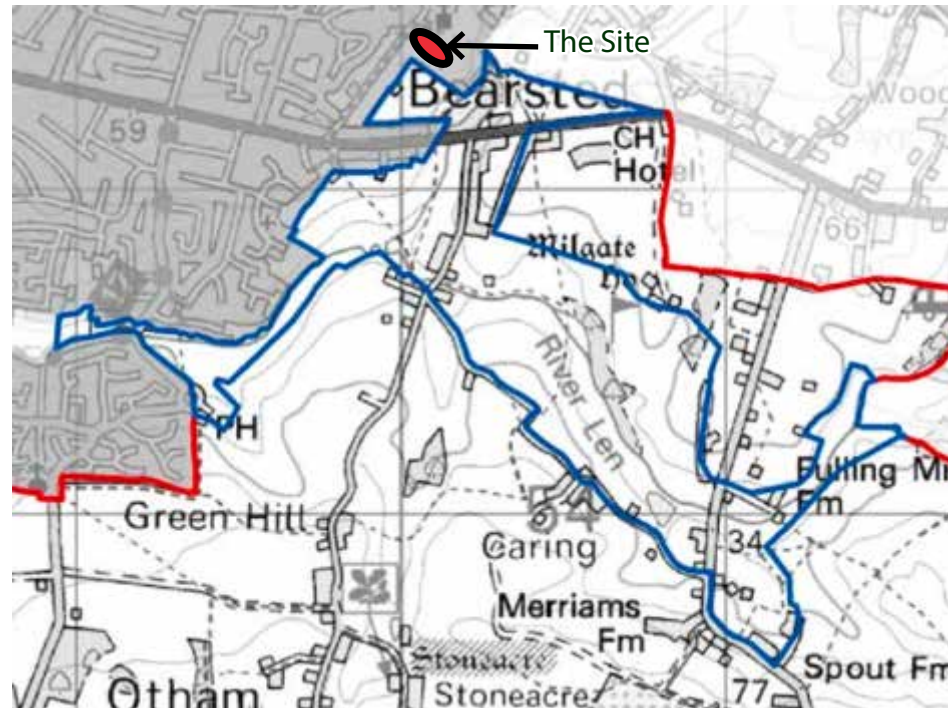


Figure 8 Len Valley detailed landscape character area

Source: Maidstone Landscape Character Assessment 2012

2 Landscape Character

2.4 Bearsted Woodland Trust

The Bearsted Woodland Trust (BWT) sites lies within the northern section of the Len Valley detailed landscape character area. The land here, and above it around the church, drains towards the Lilk valley, and the Lilk stream flows into the Len to the south.

BWT was created in 2004 following tree felling in what is now the Sanctuary / Roller Bench Wood (23 on map). It has since become a vibrant, well-used and much loved community park. This area has been bolstered by some new planting, but the main area of new woodland is called the 'Peoples Wood' (14 on map), which extends to the Lilk valley to the south east of grounds to Mote Hall.

The western area had been a large orchard, and a few old fruit trees remain in gardens, and little more than a barely living trunk near the roller bench. However, a small new community orchard has been planted with apples plums and cherries to recall this history (19 on map).

The Lilk Valley divides the BWT land, with Moore Meadow occupying land that had formerly been a riding school. This is open grassy parkland with some scattered parkland trees, one estimated to be about 700 years old, called Pauline's Tree.

A notable feature of the space is the huge number of memorial trees - some new, some old, representing significant local community involvement with the space.

There are entrances from the Landway path, Sutton Street to the north, and off Ashford Road close to the

entrance to Tudor Park.

Majors Lake in the Lilk valley is visible from the foot bridge and footpaths but is not part of the BWT-owned land. Upstream there is a small floodplain and alder carr, down stream is dammed by an embankment carrying the A20 Ashford Road where there is a sluice/overflow and conduit through it.



Figure 9 Bearsted Woodland Trust Land

2 Landscape Character

2.4 Bearsted Woodland Trust



Figure 10 Memorials : The woodland is living memorial to a huge number of people



Gate from the Glebe to the BWT

Willson Avenue - of cherry trees

Path towards the Len valley

Figure 11 Paths in the BWT

2 Landscape Character (continued)

2.4 Bearsted Woodland Trust



Figure 12 Places in the BWT

2 Landscape Character (continued)

2.4 Bearsted Woodland Trust



Main Entrance



Part of the trim-trail



Bridge over the Len to Moore Meadow



Figure 13 Places in the BWT



Moore Meadow

2 Landscape Character (continued)

2.5 Church Landway

A succession of social and sports amenities line the north western side of the Church Landway, with the vista closed by the church tower to the north. All are separated from the path by chain link fencing about 2.4 metres high. Formerly this was an area of orchard/plantation; the path is a public footpath.

The southern end of the path retains a semi-rural quality in the Scouts and Guides areas, as these are predominantly grassed with large trees. A line of houses fronts the Ashford Road with gardens backing onto the BWT space. The garden closest to the path has old well-managed apple trees that may have dated from the orchard days.

The tennis courts are set about half a metre higher than the path, which accentuates the chain link enclosure. Court lighting is prominent against the sky.

There is a well-maintained mixed native species hedge along the boundary with the BWT space. This changes to a well-maintained beech hedge around the proposed allotment site.

The existing allotment site is also slightly elevated from the path and is set back by a few metres, surrounded by a mesh fence with barbed wire above. Opposite, there is a 1.8m high ship-lap fence extending from the barn buildings at Mote Hall. This area has a more suburban character.

The carpark at the head of the path has a golden gravel finish, and is the termination of Church Lane. This level, open, triangular space is bounded to the east by the Mote Hall cluster of buildings, and a utilitarian fence

to the north, marking the edge of the Holy Cross Conservation Area.

This linear landscape forms a corridor between the suburban character to the north west, and open views over the BWT green space to the south east. It is notable for the extent of high fencing to the north west, but also for views to the fine tower of Holy Cross Church on the hill.



The Scouts Head Quarters



The Girl Guides Area, looking south-west



The southern end of Church Landway looking north-east



The Bowling Green



The Tennis Club with view towards the church

Figure 14 Church Landway

2 Landscape Character (continued)

2.5 Church Landway



Figure 15 Church Landway Character Area



Figure 16 Allotments

3 Landscape Baseline

3.1 Site Context



Figure 17 Bearsted in the context of Maidstone & the North Downs

Aerial image: Google Earth Note: scale bar is indicative

3 Landscape Baseline

3.1 Site Context

Bearsted is a village on the eastern edge of Maidstone located on the Greensand Ridge. The vicinity has been subject to significant suburban development over the last 50 years, consequently surviving assets from the past are greatly valued.

There are 59 listed buildings in Bearsted, the majority are located around Bearsted Green, but there are six listed structures in the Holy Cross conservation area - Holy Cross Church, which dates from the 13th century, three tombs, and the War Memorial in the graveyard, plus Mote House adjacent to the church.

The North Downs provide the backdrop to this ancient rural community, which retains a large village green located about 100 metres to the north of the church.

Views from White Horse Country Park, accessed from the A249, provide a panorama over Maidstone and the surrounding countryside. In this context, Bearstead, which is about 3km away is hard to make out.

The Pilgrims Way runs mid-way along the escarpment to the North Downs, but hedges and hollows obscure most views over the landscape; however, in gaps and over open fields the tower of Holy Cross Church can be made out. View B is taken from the Way near Cobham Manor where it is 2.4km for the church.

It is highly unlikely that even lights from the additional tennis courts would make any impact to these elevated views in the context of the surrounding development.



Figure 18 View A from White Horse Country Park, 3.1km away

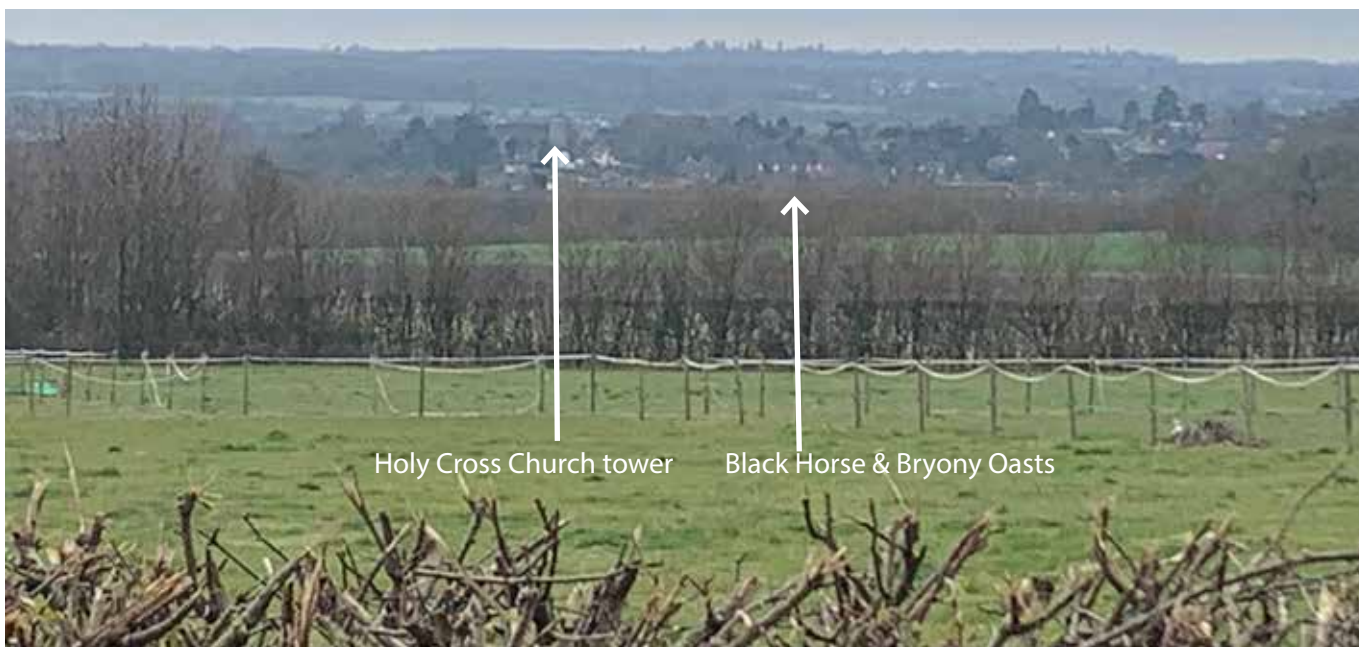


Figure 19 View B from near Cobham Manor 2.4 km away

3 Landscape Baseline

3.2 Geology

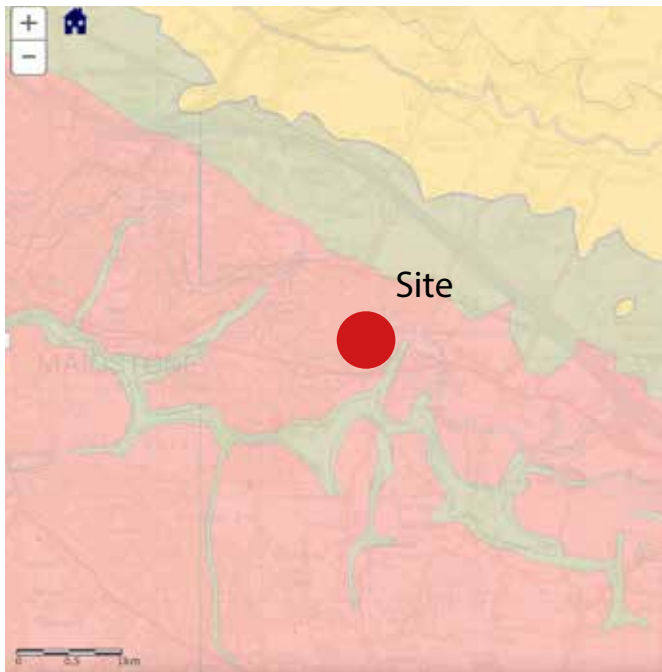


Figure 20 Solid geology (Source: klis)

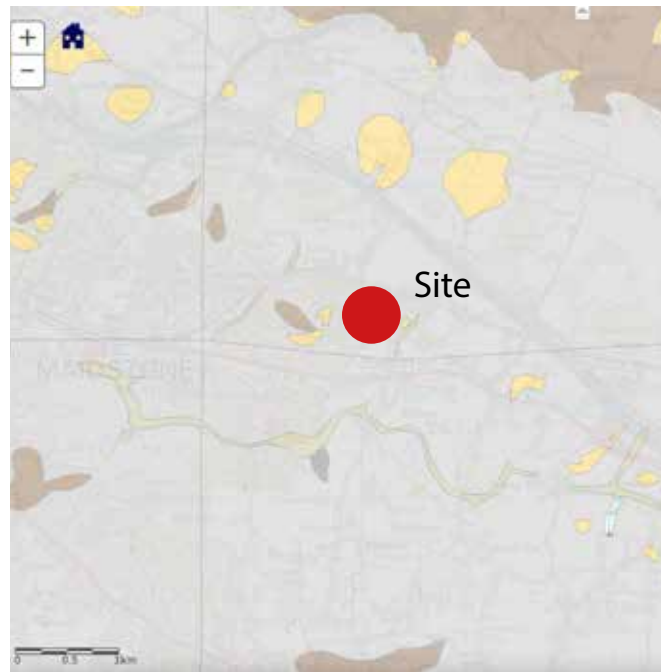


Figure 21 Drift geology (Source: klis)

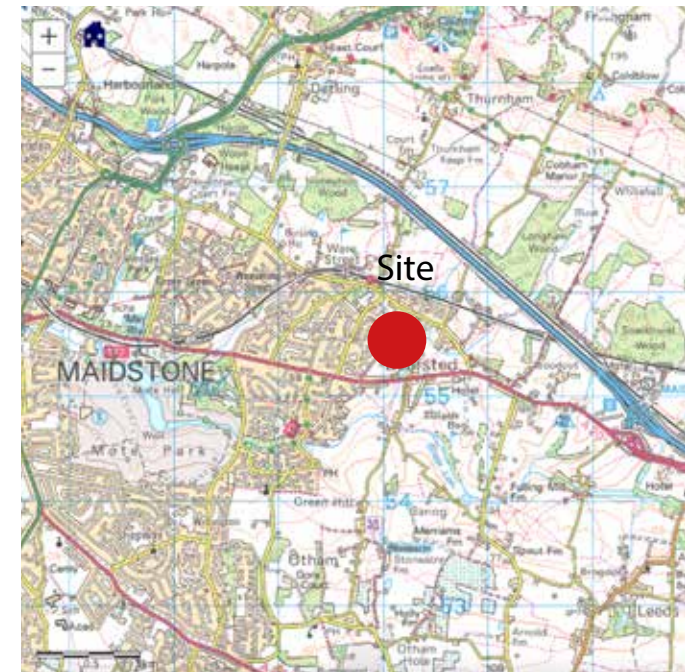


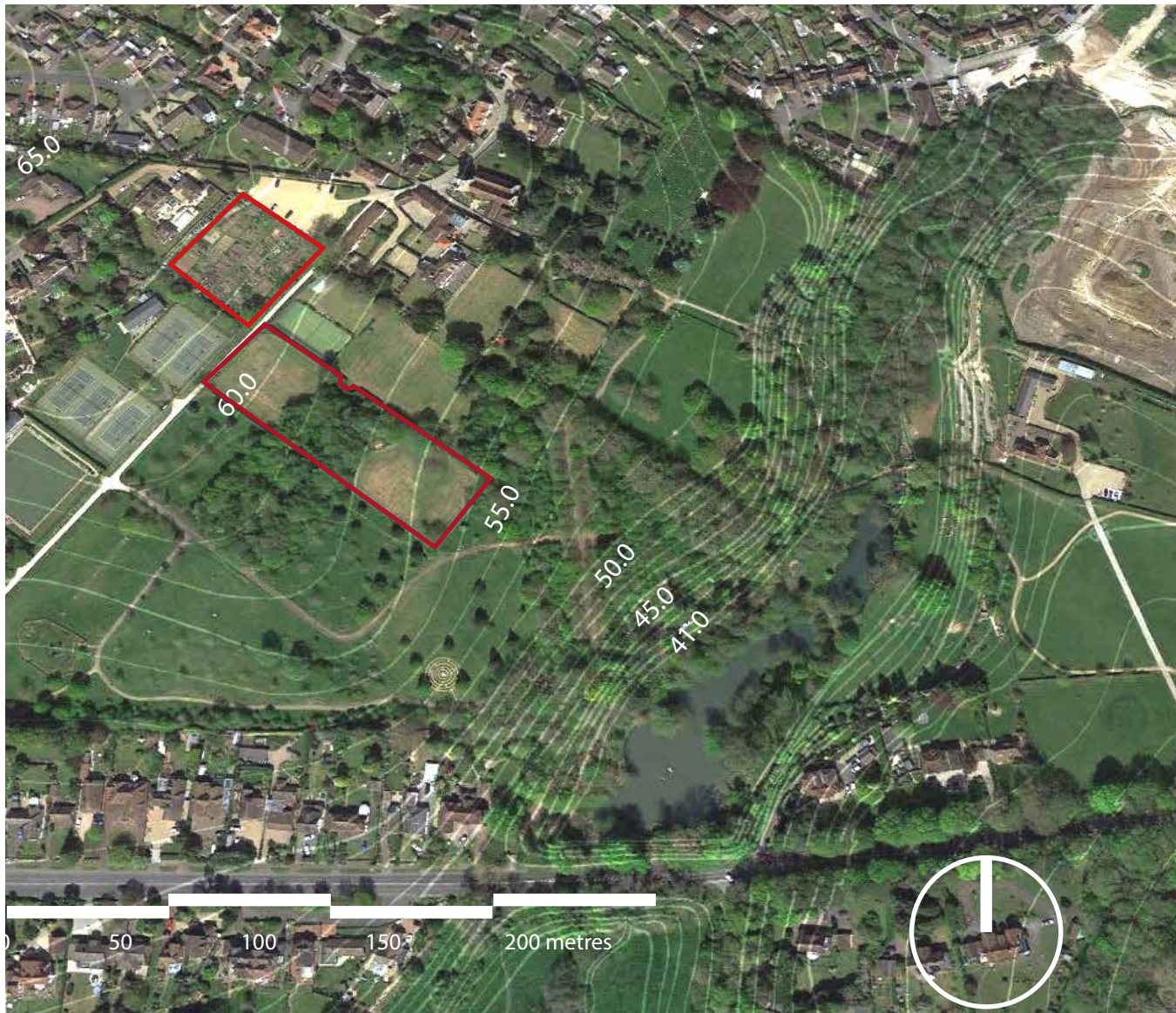
Figure 22 Base map for geology (Source: klis)

The solid geology shows distinct banding of the Kent Downs to the north east and the River Len valley to the south of the site. The site is on Folkestone beds sandstone with the gault clay of the River Len and the Lilk stream to the east and south and along the foothills of the Downs to the north. The Downs are Lower Chalk Gauconitic Marl

The site lies in an area of no drift. To the east and west are small pockets of head gravel (shown in yellow) with alluvium sand/gravel of the Lilk valley to the east and the Len valley to the south.

3 Landscape Baseline

3.3 Topography

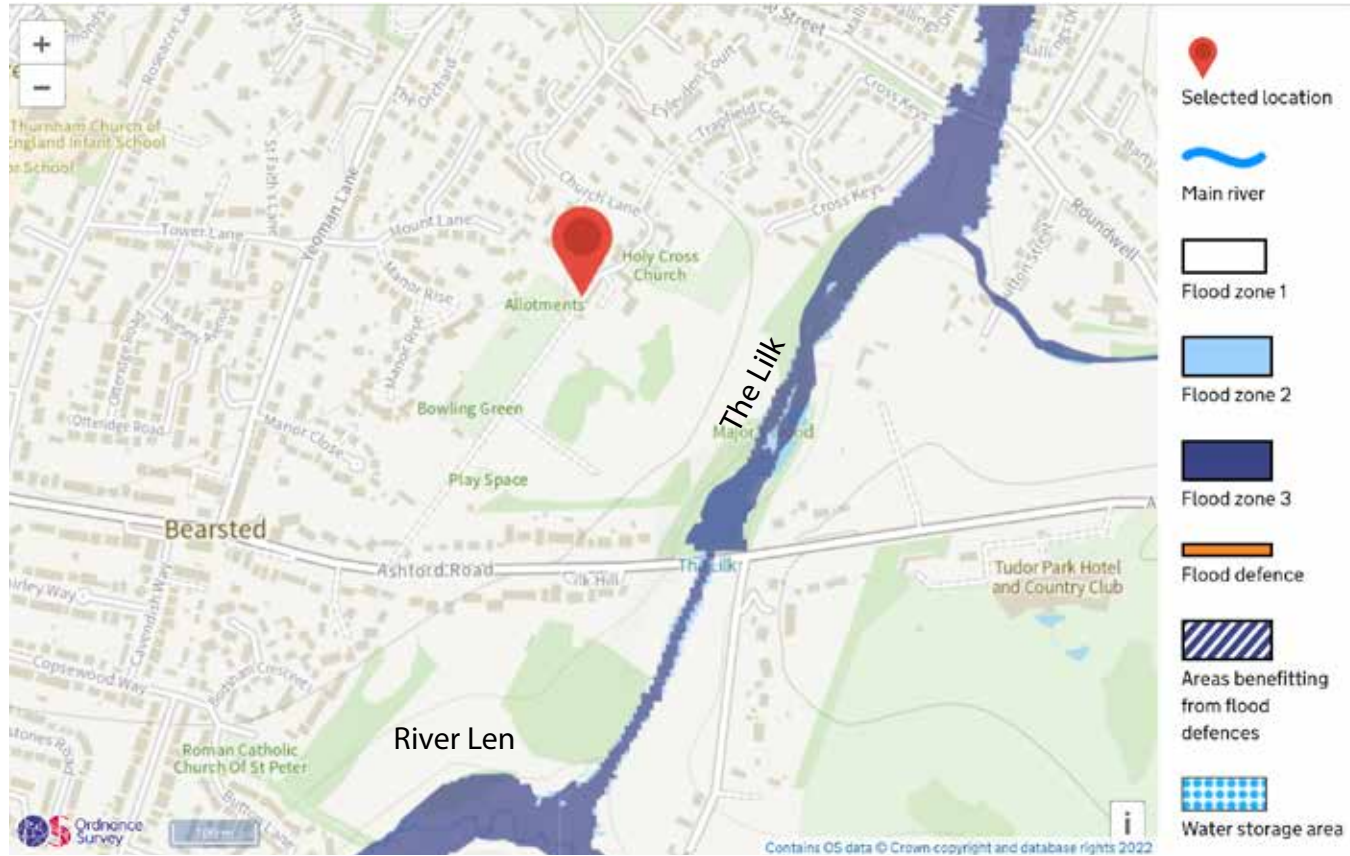


The south-eastern side of Bearsted falls gently towards the steep valley formed by the Lilk stream which flows south into the River Len. The existing allotments have a gentle gradient of approximately 1:30; the site for the proposed allotments falls at a gradient of approximately 1:35. The site survey (page 75) does not include topographical data.

Figure 23 Topography (Source: Google Earth with contours interpolated by LHLA at 1 metre intervals from OS Explorer148)

3 Landscape Baseline

3.4 Hydrology



The site lies in Flood Zone 1. To the east is the flood zone for the Lilk stream which flows south into the River Len, which flows west into the River Medway.

Figure 24 Flood map (Source: gov.uk)

3 Landscape Baseline

3.5 Local Context



Figure 25 Context: The sites in relation to Conservation Areas, Bearsted Woodland Trust & Public Amenities

3 Landscape Baseline

3.5 Local Context

The two sites under consideration relating to the tennis club extension lie immediately outside the Bearsted Holy Cross Conservation Area (HCCA) and Bearsted Woodland Trust (BWT) land shown in figure 11. A hill separates these sites from the Bearsted Green Conservation Area, which lies less than 50 metres north of the HCCA.

The HCCA and BWT areas are also a nexus for community activity, with conveniently arranged sporting and social facilities to the west of Church Landway. The BWT land is bisected by the Len Valley, extending to the east over the stream to Moore Meadow located on higher ground adjacent to the A20 to the south and Gore Cottage to the north, from where the church tower can be seen peeping above the valley trees.

Most of the green space around the sites in question fall within the urban boundary, and so lie just outside of the MDC Landscape Character Assessment (see 2.3) with the exception of the ponds in the Len Valley. Prior to the loss of farming this would have been part of the 'Langley Heath Undulating Farmlands' - characterised by small scale fields supporting soft fruit and orchards, small mixed woodlands and grazed pasture. This is the important setting for Bearsted, today the BWT land has a series of character areas within it.



Figure 26 The essence of a kentish village local vernacular buildings in the Bearsted Green Conservation Area

3 Landscape Baseline

3.5 Local Context



Figure 27 Bearsted Green



Figure 28 Len Valley Ponds from the A20 (left) & the BTW park (right)

3 Landscape Baseline

3.6 Site Character



Figure 29 Site Context

Aerial image: Google Earth Note: scale bar is indicative

3 Landscape Baseline

3.6 Site Character

The existing allotment gardens are located at the northern end of a strip of public amenities located on the north west side of Church Landway. They occupy about 3150m², and have direct access with the car park. Part of this land is proposed for the tennis club extension, and part for the enlargement of the car park.

An alternative site for the allotments has been acquired adjacent to the current site on the south eastern side of the bridle path. This is a rectangle of land, approximately 6075m², formerly appending to Mote Hall, and abutting the Bearsted Woodland Trust green space on two sides. Access is via a gate onto Church Landway, 90m from the car park.

A series of footpaths converge on the church and are historic alignments, shown on the 1908 Ordnance Survey map as either footpaths, tracks into the orchards or field boundaries. As such they offer 'time depth' to this modified landscape and have a deeper cultural importance, in addition to being well used today.

Some paths have become rather menacing, hemmed in by 1.8m high garden fences, including the link between the Church and Manor Rise, and the footpath to The Street. The Church Landway path is shown as an access track to the orchards that formerly covered this whole area on the 1908 OS map, and the diagonal path, celebrated with a new avenue on the BWT land, linking the A20 to the north west of the River Len formerly passed direct to the church across land now appending Mote House.



Between Church & Manor Rise



Between Church Lane & The Street



Between Church & A20 above the Len valley



Between Church & Len Valley



Church Landway



Church Lane



Access to the church door



Footpath through the churchyard

Figure 30 Footpaths

3 Landscape Baseline

3.6 Site Character



Figure 31 Church and surroundings

3 Landscape Baseline

3.6 Site Character

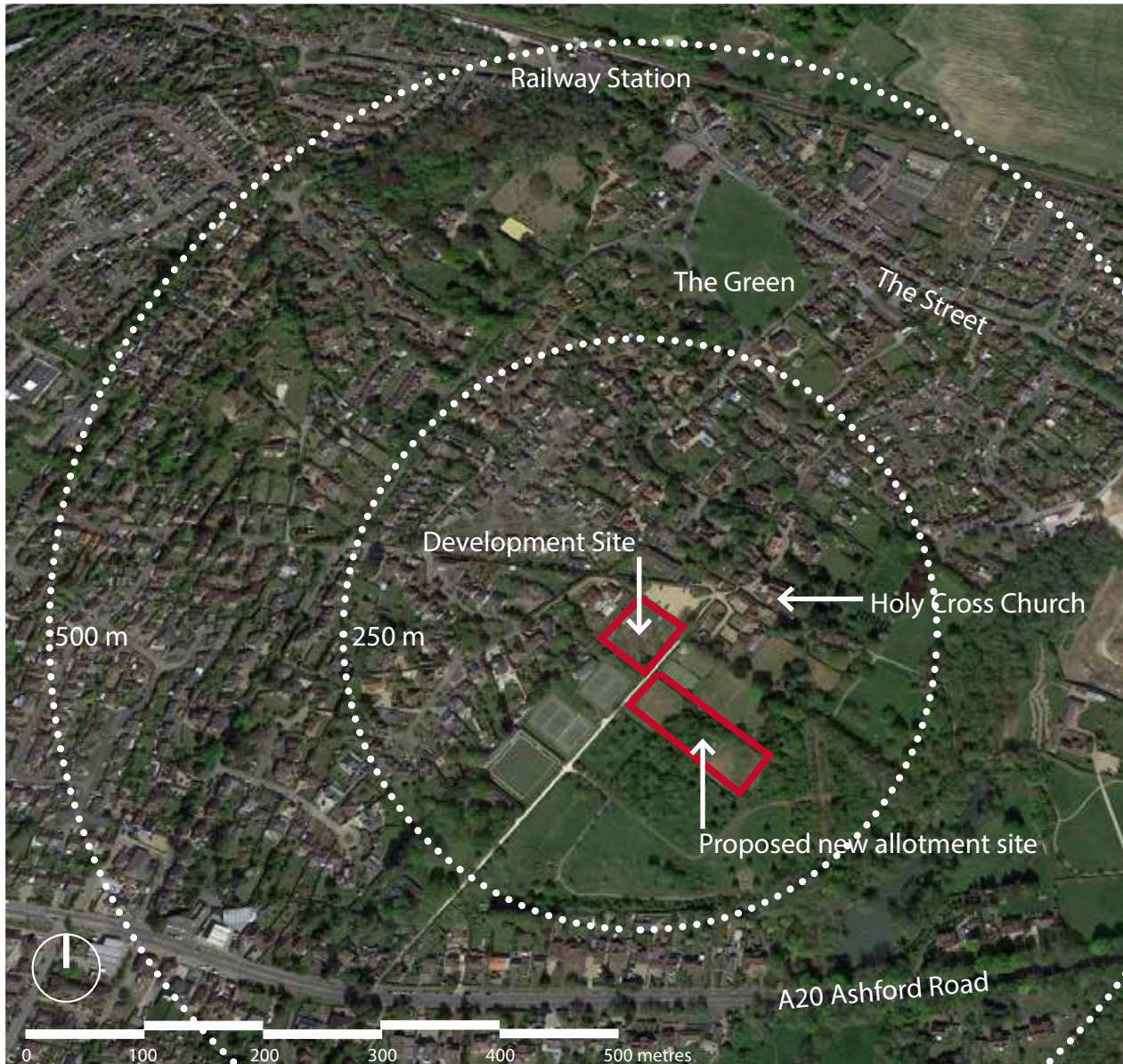


Figure 32 Proposed site in relation to Bearsted

source image: Google Earth

3 Landscape Baseline

3.6 Site Character



Figure 33 The existing allotments view from east to west



Figure 34 The proposed allotment site viewed from Church Landway



Figure 35 The tennis courts are slightly higher than the adjacent footpath (Church Landway)



Figure 36 The courts are illuminated in the evening- Church Landway Park

3 Landscape Baseline

3.7 History: maps and photographs



Figure 37 : The Site in 1940

Aerial image: Google Earth



Figure 38 The Site in 1960



Figure 39 View across Bearsted Green towards the Church, early 1900s
Bearsted Parish Council Landscape & Visual Impact Assessment April 2022

source: Francis Frith Collection



Figure 40 Remnant fruit trees by to roller bench & in a garden opposite the Scout HQ

3 Landscape Baseline

3.7 History: maps and photographs



Figure 41 : The Site in 1990

Aerial image: Google Earth



Figure 42: The Site in 2006

Aerial image: Google Earth

Over the last 60 years there has been enormous change at Bearsted. A photograph from the early 1900s of a view over the green towards the Church on the hill, is the epitome a rural idyll. The aerial photograph from 1940 suggests little had altered - with a significant orchard to the south of the church and to the valley. Most of this landscape was still present in 1960, with hints of change - Manor Rise to the west had just been converted into a suburban street. By 1990 the community strip with allotments was in place

3 Landscape Baseline

3.8 Close Neighbours



Figure 43 Close neighbours to the development site
Bearsted Parish Council Landscape & Visual Impact Assessment April 2022

3 Landscape Baseline

3.8 Close Neighbours

Several properties are close to the current allotments, of these properties 2 - 4 have potential upper floor views, property 5 has potential views from both floors, and the three properties at 9 are blind to the car park.

A key issue will be the use of lighting over the proposed tennis courts during the evenings; this is already a feature of existing facilities, and the lighting at the proposed courts would have greatest potential to affect properties at 8-9 Manor Rise.

Measurements from properties to the north and north-east have been taken to the edge of the existing allotments, rather than to the development site boundary shown in Figure 44.

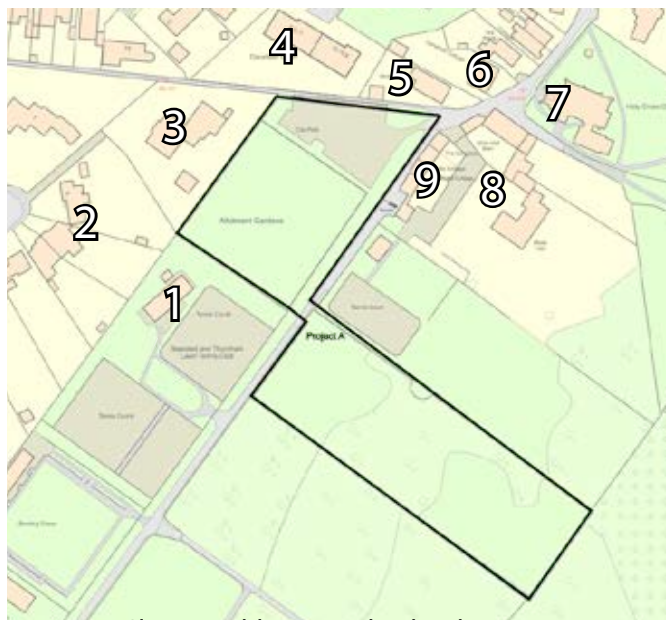


Figure 44 Close neighbours to the development site

Reference	Property	Approximate distance from site boundary	Remarks
1	Bearsted and Thurnham Tennis Club	20m from club building	Tennis Club with lit, hard-surfaced outdoor courts extending to south and west of site
2	9-10, Manor Rise	41m and 45m respectively	Large properties with gardens to north-west of existing club, potential direct views for #9 and oblique views from #10 from upper floors.
3	8, Manor Rise	10m	Large detached property to west of existing allotments, potential direct views from upper floors on south-east elevation.
4	4-10, Danefield Court	30m	Low rise block of flats to north of the existing carpark, potential direct view from upper floors on south elevation
5	Mote Croft	45m	Detached property to north of the existing carpark, potential direct view from all floors on south-west elevation
6	Danefield Cottage	65m	Detached property on Church Lane to north-east of the existing carpark, potential oblique, framed view from south elevation
7	Holy Trinity Church	97m	To the north-east of the site, potential framed view from churchyard on south-west corner.
8	Mote Hall, Mote Hall Barn	58m	Large properties to the east of the site, views towards the site screened by former outbuildings to west (9)
9	The Bungalow, Mote Cottage, Mote Hall Cottage	36, 23 and 13m respectively	Various properties to the east of the site, former outbuildings of Mote Hall, blind elevation towards the site

Table 1 Close neighbours to the development site

3 Landscape Baseline

3.9 Landscape Fabric: Church Landway Allotments and Carpark

Features within the site:

1. Sheds
2. Mesh fence, 3 strands barbed wire
3. Entrance gate
4. Sheds
5. Allotment plots
6. Gravel car park

Features forming site boundary:

7. +/-2.4m high brick wall
8. Loose thorn hedge
9. Oak tree
10. Thicket of blackthorns
11. 1.8m high close-board fence to Mote Hall
12. 1.8m high beech hedge to site of proposed new allotments
13. Oak tree
14. High evergreen Leylandii hedge
15. Small tree
16. Pollarded tree
17. Small tree
18. Small tree
19. Small tree
20. Grass verge
21. Footpath and close-board fence

Features beyond the site boundary:

- A 8, Manor Rise
- B 9, Manor Rise
- C Bearsted & Thurnham Tennis Club
- D Church Landway
- E Tennis court & grounds, Mote Hall



Figure 45 Existing Allotments and Carpark - Landscape Fabric

Aerial image: Google Earth Note: scale bar is indicative

3 Landscape Baseline

3.9 Landscape Fabric: Church Landway Allotments

The Church Landway Allotments came into being about forty years ago, on land that had been an orchard. There are currently 27 plots on site. There is direct access from the church car park via locked gates.

The allotments are approximately 3150m², surrounded by a 1.8m high mesh fence with three strands of barbed wire on post angles above this on the outer edges. A high evergreen hedge has been planted on the tennis club side of the southern boundary, and a +/- 2.4 metre brick wall built on the western side separating the site from properties built in the last decade off Manor Rise.

The threat to the site is highly contentious, and a 'Save the Bearsted Allotments' action group has been formed (<https://www.savebearstedallotments.com>). Some plot holders have been working the land for over a decade.

Two large oak trees mark the southern and northeastern corners of the site, the former shows signs of root disturbance in the crown. The fence is set back from the bridleway by about 5.5m and is around 0.5m higher than the path, had rough grass and a spinney of blackthorn bushes that softens the fence. On the opposite side of the path there is a suburban 1.8m a close board fence to Mote Hall Barn, becoming a 1.8m high beech hedge surrounding the site of the proposed new allotments.



Figure 46 Selected features

3 Landscape Baseline

3.9 Landscape Fabric: land south of Mote Hall

Features within the site:

- 1. Mown meadow
- 2. Spinney of regenerating woodland

Features forming the site boundary:

- 3. Mature ash tree
- 4. Double gate
- 5. 1.8m high beech hedge
- 6. 1.8m high privet hedge
- 7. Mature birch tree
- 8. Gate access to Mote Hall
- 9. Thorn with ivy
- 10. Group of Oak trees
- 11. Tree
- 12. Oak tree
- 13. 1.8m high beech hedge

Features adjacent to the site:

- A Church Landway
- B Bearsted & Thurnham Tennis Club
- C Tennis court to Mote Hall
- D Grounds to Mote Hall
- E Bearsted Woodland Trust
- F Wellingtonia Grove (Bearsted Woodland Trust)
- G Sanctuary/Roller-bench Wood (Bearsted Woodland Trust)
- H Atlantic Cedar Grove (Bearsted Woodland Trust)

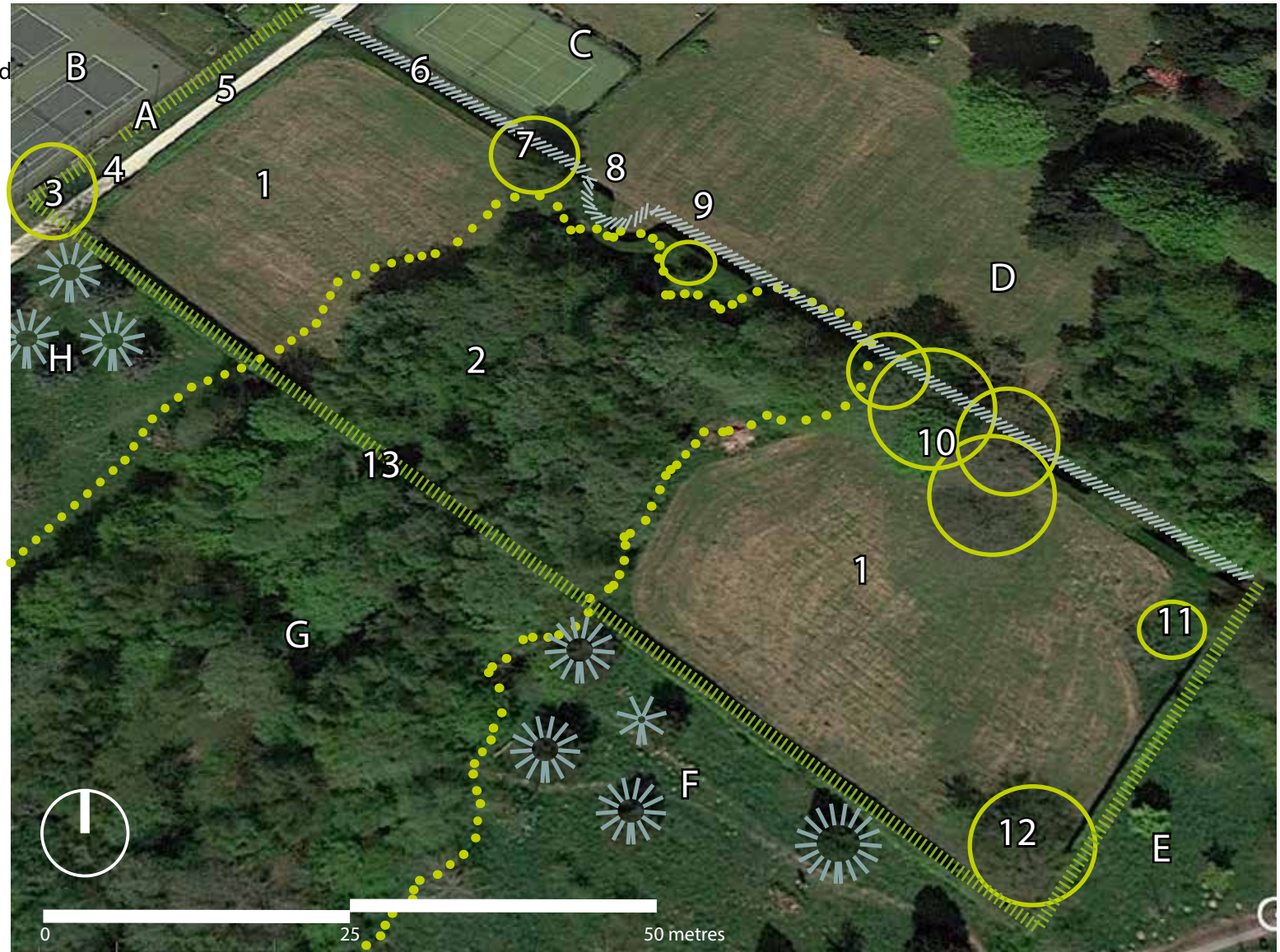


Figure 47 Land south of Mote Hall - Landscape Fabric

Aerial image: Google Earth Note: scale bar is indicative

3 Landscape Baseline

3.9 Landscape Fabric: land south of Mote Hall

The proposed allotment site formerly appended to Mote Hall and is adjacent to the existing allotments, accessed from Church Landway, it is 90m from the car park. The overall area is about 6100m², however it is bisected by a spinney of regenerating woodland that is contiguous with the Sanctuary woodland in the BWT space. Consequently the potential allotment space is reduced to about 3760m², comprising +/-1680m² to the north-west and +/-1680m² to the south east of the spinney.



NE section of site from gate off Church Landway - panorama

Cedar and Wellingtonia groves next to the south west boundary grow rapidly. The current record height in the UK is 50m, in California they exceed 90m. Atlantic cedars will attain 30m.

Regenerating woodland - contiguous with 'Sanctuary' /'Roller Bench' wood. Contains birch, goat-willow, hazel, thorn, yew & bramble.



Beech hedge boundary between the Sanctuary & the spinney



The spinney viewed from south east



Atlantic cedar grove & ash



Birch



Thorn + ivy



The spinney (L) & oak group



Corner oak & Wellingtonia grove

Figure 48 Key trees on and off site

3 Landscape Baseline

3.10 Views of the site

Views to the existing allotment site are limited due to the topography and established vegetation. The proposed tennis court and car park extensions are relatively low features - a 2.4m high chain link fence and lighting on 4 metre poles. These may become an issue when illuminated. Existing lighting to the tennis court is apparent for the park, although establishing woodland filters much of this even without leaves.

A key view is the historic Holy Cross Church tower appearing over the top of trees without other intrusions, which preserves a part of the rural idyll of past days for current residents and visitors. The key views in this regard are from Moore Meadow and a gap in the hedgerow near the entrance to Tudor Park. Elsewhere medium range views to the tower are obscured by trees or houses along the Ashford Road, or by topography in the Lilk valley.

Most views are close range, within 200 metres, local vegetation permitting,

Viewpoints

- VP 1. Car park by entrance to Mote Hall
- VP 2. Car park behind 4-10 Danefield
- VP 3. Car park by footpath to Manor Rise
- VP 4. Entrance to Allotments
- VP 5. Church Landway path next to Mote Hall Barn
- VP 6. Church Landway path adjacent to allotment
- VP 7. Church Landway path next to Tennis Club
- VP 8. Approach to the Lilk footbridge
- VP 9. Moore Meadow near Sutton Street Entrance
- VP 10. Across Moore Meadow from A20 opposite entrance to Tudor Park
- VP 11. Across Moore Meadow from A20 access to Gore Cottage
- VP 12. Church Landway from southern end looking north
- VP 13. Through Cedar grove from Church Landway entrance to BWT space
- VP 14. From BTW space near playground
- VP 15. From BTW space near Community Orchard
- VP 16. From BTW space near Maze

Table 2 Viewpoints

3 Landscape Baseline

3.10 Views of the site

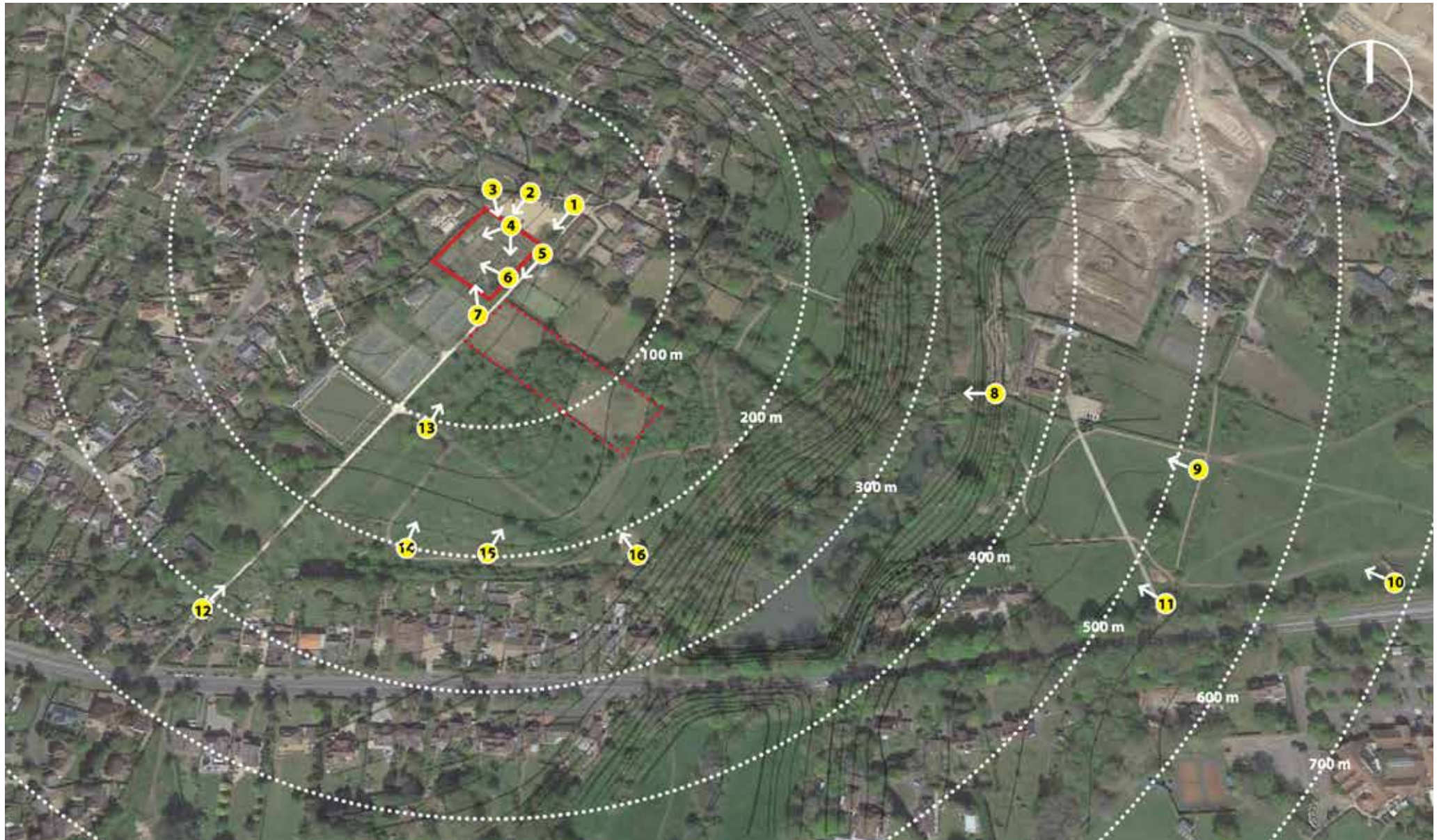


Figure 49 Location of views with indicative 100 metre radii from the site

Aerial image: Google Earth Note: scale bar is indicative

3 Landscape Baseline

3.10 Views of the site



Figure 50 Viewpoint 1 Car park by entrance to Mote Hall

Figure 51 Viewpoint 2 Car park behind 4-10 Danefield



Figure 52 Location of Viewpoints 1 and 2

VP1
 Grid Ref: E: 00 34 69 N:51 16 12
 Distance from site: 35 metres
 Elevation: 60m AOD

Visibility:

- Not Visible ●
- Discernable ●
- Visible** ● ←

L H L A

VP2
 Grid Ref: E: 00 34 44 N:51 16 13
 Distance from site: 22 metres
 Elevation: 60m AOD

Visibility:

- Not Visible ●
- Discernable ●
- Visible** ● ←

3 Landscape Baseline

3.10 Views of the site



Figure 53 Viewpoint 3 Car park by footpath to Manor Rise



Figure 54 Viewpoint 4 Entrance to Allotments

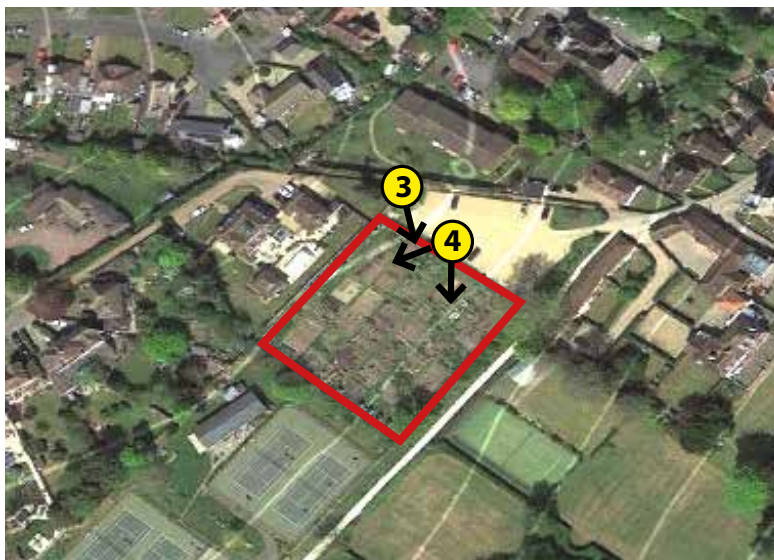


Figure 55 Location of Viewpoints 3 and 4

VP3
 Grid Ref: E: 00 34 43 N: 51 16 13
 Distance from site: 14 metres
 Elevation: 60m AOD

Visibility: Not Visible ●
 Discernable ●
Visible ● ←

VP4
 Grid Ref: E: 00 34 44 N: 51 16 12
 Distance from site: 0 metres
 Elevation: 59m AOD

Visibility: Not Visible ●
 Discernable ●
Visible ● ←

3 Landscape Baseline

3.10 Views of the site



Figure 56 Viewpoint 5 Church Landway next to Mote Hall Barn



Figure 57 Viewpoint 6 Church Landway next to allotment

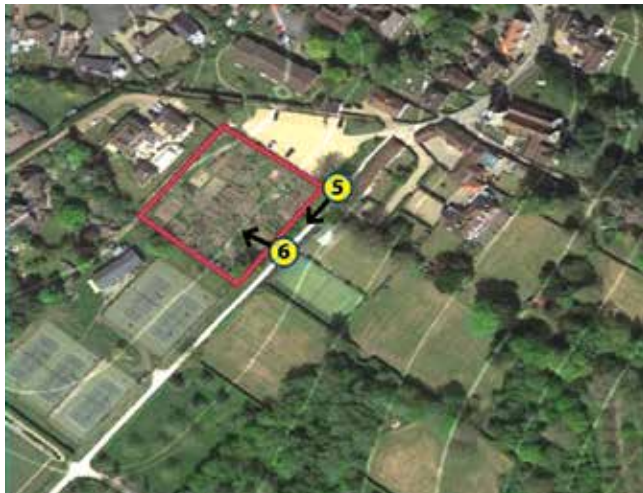


Figure 58 Location of Viewpoints 5 and 6

VP5
 Grid Ref: E: 00 34 45 N:51 16 11
 Distance from site: 2 metres
 Elevation: 58.5m AOD

Visibility: Not Visible ●
 Discernable ● ←
 Visible ●

VP6
 Grid Ref: E: 00 34 44 N:51 16 10
 Distance from site: 2 metres
 Elevation: 58m AOD

Visibility: Not Visible ●
 Discernable ●
 Visible ● ←

3 Landscape Baseline

3.10 Views of the site



Figure 59 Viewpoint 7 Church Landway next to Tennis Club

Figure 60 Viewpoint 8 Approach to Lilk footbridge

VP7

Grid Ref: E: 00 34 43 N:51 16 10
 Distance from site: 27 metres
 Elevation: 57m AOD

Visibility: Not Visible ●
 Discernable ●
Visible ● ←

VP8

Grid Ref: E: 00 35 00 N: 51 16 07
 Distance from site: 214 metres
 Elevation: 45m AOD

Visibility: Not Visible ● ←
 Discernable ●
 Visible ●



Figure 61 Location of Viewpoints 7 and 8

3 Landscape Baseline

3.10 Views of the site



Figure 62 Viewpoint 9 Moore Meadow near Sutton Street entrance



Figure 63 Viewpoint 10 Across Moore Meadow from A20 opposite entrance to Tudor Park



Figure 64 Location of Viewpoints 9 and 10

VP9

Grid Ref: E: 00 35 09 N: 51 16 07
 Distance from site: 383 metres
 Elevation: 59m AOD

Visibility:

- Not Visible ● ←
- Discernable ●
- Visible ●

VP10

Grid Ref: E: 00 35 03 N: 51 16 26
 Distance from site: 509 metres
 Elevation: 53m AOD

Visibility:

- Not Visible ● ←
- Discernable ●
- Visible ●

3 Landscape Baseline

3.10 Views of the site



Figure 65 Viewpoint 11 Across Moore Meadow from A20 access to Gore Cottage



Figure 66 Viewpoint 12 Church Landway from southern end looking north



Figure 67 Location of Viewpoints 11 and 12

VP11
 Grid Ref: E: 00 35 06 N:51 16 03
 Distance from site: 368 metres
 Elevation: 52m AOD

Visibility:
 Not Visible ● ←
 Discernable ●
 Visible ●

VP12
 Grid Ref: E: 00 34 33 N:51 16 01
 Distance from site: 301 metres
 Elevation: 53m AOD

Visibility:
 Not Visible ●
 Discernable ● ←
 Visible ●

3 Landscape Baseline

3.10 Views of the site



Figure 68 Viewpoint 13 Through cedar grove from Church Landway entrance to Bearsted Woodland Trust

Figure 69 Viewpoint 14 From Bearsted Woodland Trust near playground



Figure 70 Location of Viewpoints 13 and 14

VP13

Grid Ref: E: 00 34 43 N:51 16 08
 Distance from site: 69 metres
 Elevation: 57m AOD

Visibility: Not Visible ●
 Discernable ● ←
 Visible ●

VP14

Grid Ref: E: 00 34 41 N:51 16 03
 Distance from site: 149 metres
 Elevation: 52m AOD

Visibility: Not Visible ● ←
 Discernable ●
 Visible ●

3 Landscape Baseline

3.10 Views of the site



Figure 71 Viewpoint 15 From Bearsted Woodland Trust near Community Orchard



Figure 72 Viewpoint 16 From Bearsted Woodland Trust near Maze



Figure 73 Location of Viewpoints 15 and 16

VP15
 Grid Ref: E: 00 34 45 N:51 16 03
 Distance from site: 116 metres
 Elevation: 52m AOD

Visibility: **Not Visible** ● ←
 Discernable ●
 Visible ●

VP16
 Grid Ref: E: 00 234 491 N:51 16 03
 Distance from site: 92 metres
 Elevation: 53m AOD

Visibility: **Not Visible** ● ←
 Discernable ●
 Visible ●

4 Proposed development

4.1 Brief



Design Brief for Bearsted Parish Council – Project A

Bearsted Parish Council are in the final stages in acquiring land adjacent to their current allotments and small car park.

The overall aim is to increase the availability of car parking by moving the allotments to the newly acquired site and creating 2 new tennis courts for the Bearsted & Thurnham Tennis Club.

Bearsted Parish Council have a project that will commence in 2021.

The land being acquired is approx. 1.5 acres (6,108sm) to be used for allotments

Requirement for Allotment Site

- A min of 50 allotment plots with narrow paths of 60cm wide on long sides and 1.2m wide for wider access on the short sides. There should be a number of sheds available for rent but the number is not specified.
- A dementia garden.
- A garden for the use of children and/or child friendly allotments
- An environment friendly toilet and hand washing facility. Potentially with a rainwater harvesting system.
- Water access point for allotment users.

The proposed development would take place on two adjacent sites. The existing allotments plots would be moved to a new site to the east of Church Landway and to the south of the grounds of Mote Hall.

The northern part of the existing allotment plots would be replaced by an extended area of car parking. The southern part of the allotment plots would be used to construct two new tennis courts for the Bearsted and Thurnham Tennis Club.

A site survey and a schematic plan are shown in Figure 75 and 76.

The schematic plan shows new allotment plots throughout the area to the south of Mote Hall. Approximately a third of the site is currently covered by a spinney of regenerating woodland which would be lost if this layout of allotment plots was used.

Figure 74 Design Brief

4 Proposed development

4.2 Site Survey and Plan



Figure 75 Site Survey (Source: Sitech Surveying Services)

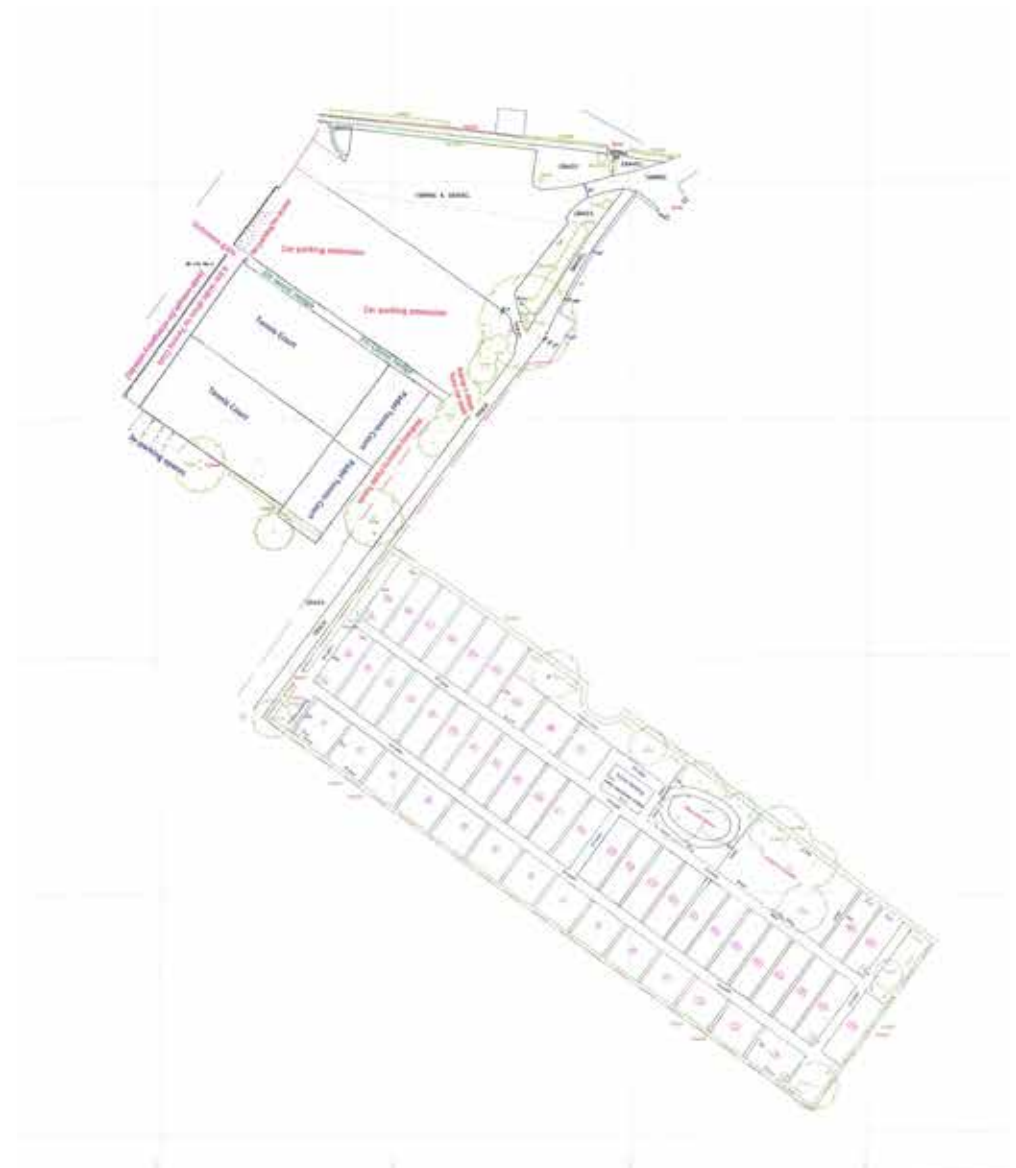


Figure 76 Schematic Site Plan (Source: Sitech Surveying Services)

5 Landscape Impacts

5.1 Sensitivity of Landscape Fabric and Landscape Character

Ref	Description	Landscape Value and Sensitivity to Change
A Landscape Fabric within the Allotments		
1	Sheds on west boundary	Low value & low sensitivity to change
2	Mesh and barbed wire fence	Low value & low sensitivity to change
3	Entrance gate	Low value & low sensitivity to change
4	Sheds on south boundary	Low value & low sensitivity to change
5	Allotment plots	Medium value & medium sensitivity to change
6	Gravel car park	Low value & low sensitivity to change
B Landscape Fabric forming the Allotment and Carpark boundary		
7	2.4m high brick wall	Low value & low sensitivity to change
8	Loose thorn hedge	Medium value & medium sensitivity to change
9	Oak tree	High value, high sensitivity to change
10	Blackthorn thicket	High value, high sensitivity to change
11	1.8m high close-board fence to Mote Hall Barn	Low value & low sensitivity to change
12	1.8m high beech hedge to site of proposed allotments	Medium value & medium sensitivity to change
13	Oak tree	High value, high sensitivity to change
14	High evergreen Leylandii hedge	Low value & low sensitivity to change
15	Small tree	Medium value & medium sensitivity to change
16	Pollarded tree	Medium value & medium sensitivity to change
17	Small tree	Medium value & medium sensitivity to change
18	Small tree	Medium value & medium sensitivity to change
19	Small tree	Medium value & medium sensitivity to change
20	Grass verge	Low value & low sensitivity to change
21	Footpath and close-board fence	Low value & low sensitivity to change
C Landscape Fabric outside the Allotment and Carpark boundary		
A	8, Manor Rise	See Tables 1 and 8, Close Neighbours
B	9, Manor Rise	See Tables 1 and 8, Close Neighbours
C	Bearsted and Thurnham Tennis Club	See Tables 1 and 8, Close Neighbours
D	Church Landway	Medium value & medium sensitivity to change
E	Tennis court and grounds, Mote Hall	See Tables 1 and 8, Close Neighbours

Table 3a Sensitivity of Landscape Fabric in Allotments and Carpark (see Figure 40, page 30 for a plan of these elements)

The Landscape Baseline (Chapter 3) considers the landscape character and landscape fabric within and around the site. The condition and sensitivity of these elements is considered with reference to Appendix 1, Assessment Methodology, and Table A1, Landscape Value and Sensitivity to Change. Landscape fabric of distinctive character or age, such as a Category 'A' tree or ancient hedgerow is considered to have a high sensitivity to change. Landscape fabric of little character or in poor condition, such as a power line, or a diseased or Grade C tree, is considered to have a low sensitivity to change.

5 Landscape Impacts

5.1 Sensitivity of Landscape Fabric and Landscape Character

Ref	Description	Landscape Value and Sensitivity to Change
D Landscape Fabric within land south of Mote Hall		
1	Mown meadow	Low value & low sensitivity to change
2	Spinney of regenerating woodland	High value & high sensitivity to change
E Landscape Fabric forming the boundary of land south of Mote Hall		
3	Mature ash tree	High value, high sensitivity to change
4	Double gate	Low value & low sensitivity to change
5	1.8m high beech hedge	Medium value & medium sensitivity to change
6	1.8m high privet hedget	Medium value & medium sensitivity to change
7	Mature birch tree	High value, high sensitivity to change
8	Gate to Mote Hall	Medium value & medium sensitivity to change
9	Tree	High value, high sensitivity to change
10	Group of oak trees	High value, high sensitivity to change
11	Tree	High value, high sensitivity to change
12	Oak tree	High value, high sensitivity to change
13	1.8m high beech hedge	Medium value & medium sensitivity to change
F Landscape Fabric adjacent to land south of Mote Hall		
A	Church Landway	Medium value & medium sensitivity to change
B	Bearsted & Thurnham Tennis Club	See Table xx Close Neighbours
C	Mote Hall tennis court	See Table xx Close Neighbours
D	Mote Hall grounds	See Table xx Close Neighbours
E	Bearsted Woodland Trust	High value, high sensitivity to change
F	Sanctuary/Roller-bench Wood (BWT)	High value, high sensitivity to change
G	Wellingtonia Grove (BWT)	High value, high sensitivity to change
H	Atlantic Cedar Grove (BWT)	High value, high sensitivity to change
G Landscape Character Areas, Kent Downs Area of Outstanding Natural Beauty		
I	Church Landway Local Character Area	Medium value, medium sensitivity to change
J	Len Valley Landscape Character Area	Medium value, medium sensitivity to change
K	Kent Downs Area of Outstanding Natural Beauty	High value, high sensitivity to change

Table 3b Sensitivity of Landscape Fabric in land south of Mote Hall and local landscape setting
(see Figure 42, page 32 for a plan of these elements)

5 Landscape Impacts

5.2 Likely Effects on the Landscape Fabric

This section outlines the assessment of the likely effects of the proposed development on the Landscape Fabric of the site and its setting (See Figure 31, page 31).

Two types of effect are considered:

- changes to the fabric of the landscape such as loss

- of trees or hedgerows
- changes to the intrinsic character of the local and wider landscape

The impacts on the existing landscape, plus the effects of new elements introduced into the landscape as

part of the proposed scheme will be cumulative. Reference is made to Tables A3, A4 and A5 of Appendix 1, Assessment Methodology, for guidance as to how these assessments were made.

	Description	Magnitude of Landscape Change	Landscape Impact
A Landscape Fabric within the Allotments and Carpark			
1	Sheds on west boundary	Car park to be enlarged. Medium magnitude of change.	A medium change to fabric of low sensitivity would give rise to a minor impact.
2	Mesh and barbed wire fence	Car park to be enlarged. Medium magnitude of change.	Medium change to features of low sensitivity would give rise to a minor impact.
3	Entrance gate	Car park to be enlarged. Medium magnitude of change.	Medium change to features of low sensitivity would give rise to a minor impact.
4	Sheds on south boundary	Tennis courts to be constructed. Medium magnitude of change.	Medium change to a feature of low sensitivity would give rise to a minor impact.
5	Allotment plots	Car park to be enlarged and tennis courts to be constructed. Medium magnitude of change.	Medium change to landscape features of medium sensitivity would give rise to a moderate impact.
6	Gravel car park	Car park to be enlarged. Minor magnitude of change.	Minor change to landscape fabric of low sensitivity would give rise to a negligible impact.
B Landscape Fabric forming the Allotment and Carpark boundary			
7	2.4m high brick wall	To be retained. No change.	A negligible magnitude of change to a landscape feature of low sensitivity would give rise to a negligible impact.
8	Loose thorn hedge	To be retained. No change.	A negligible magnitude of change to a landscape feature of medium sensitivity would give rise to a negligible impact.
9	Oak tree	To be retained. No change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.
10	Blackthorn thicket	To be retained. No change.	A negligible magnitude of change to a landscape feature of medium sensitivity would give rise to a negligible impact.
11	1.8m high close-board fence to Mote Hall Barn	To be retained. No change.	A negligible magnitude of change to a landscape feature of low sensitivity would give rise to a negligible impact.
12	1.8m high beech hedge to site of proposed allotments	To be retained. No change.	A negligible magnitude of change to a landscape feature of medium sensitivity would give rise to a negligible impact.
13	Oak tree	To be retained. No change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.
14	High evergreen Leylandii hedge	To be retained. No change.	A negligible magnitude of change to a landscape feature of low sensitivity would give rise to a negligible impact.

Table 4a Magnitude of Change to Landscape Fabric

5 Landscape Impacts

5.2 Likely Significant Effects on the Landscape Fabric

	Description	Magnitude of Landscape Change	Landscape Impact
B Landscape Fabric forming the Allotment and Carpark boundary (contd)			
15	Small tree	To be retained. No change.	No change to a landscape feature of high sensitivity would give rise to a minor adverse impact.
16	Pollarded tree	To be retained. No change.	No change to a landscape feature of high sensitivity would give rise to a minor adverse impact.
17	Small tree	To be retained. No change.	No change to a landscape feature of high sensitivity would give rise to a minor adverse impact.
18	Small tree	To be retained. No change.	No change to a landscape feature of high sensitivity would give rise to a minor adverse impact.
19	Small tree	To be retained. No change.	No change to a landscape feature of high sensitivity would give rise to a minor adverse impact..
20	Grass verge	To be retained. No change.	No change to a landscape feature of low sensitivity would give rise to a negligible impact.
21	Footpath and close-board fence	To be retained. No change.	No change to a landscape feature of low sensitivity would give rise to a negligible impact.
C Landscape Fabric outside the Allotment and Carpark boundary			
A	8, Manor Rise	See Table 2, Close Neighbours	See Table 2, Close Neighbours
B	9 & 10, Manor Rise	See Table 2, Close Neighbours	See Table 2, Close Neighbours
C	Bearsted and Thurnham Tennis Club	See Table 2, Close Neighbours	See Table 2, Close Neighbours
D	Church Landway	There would be some change to the character of Church Landway, with increased pedestrian and sporting activity. Minor magnitude of change.	A low magnitude of change to a landscape area of medium sensitivity would give rise to a minor adverse impact.
E	Tennis court and grounds, Mote Hall	There would be some change to the character of Mote Hall grounds. Minor magnitude of change.	A low magnitude of change to a landscape area of high sensitivity would give rise to a moderate adverse impact.

Table 4b Magnitude of Change to Landscape Fabric (continued)

5 Landscape Impacts

5.2 Likely Significant Effects on the Landscape Fabric

	Description	Magnitude of Landscape Change	Landscape Impact
D Landscape Fabric within land south of Mote Hall			
1	Mown meadow	Allotment plots to be formed. Medium magnitude of change.	A medium change to fabric of low sensitivity would give rise to a minor impact.
2	Spinney of regenerating woodland	Spinney to be removed. Major magnitude of change.	Major change to a feature of high sensitivity would give rise to a major impact.
E Landscape Fabric forming the boundary of land south of Mote Hall			
3	Mature ash tree	To be retained. No change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.
4	Double gate	May be replaced. Minor change	A minor magnitude of change to a landscape feature of low sensitivity would give rise to a negligible impact.
5	1.8m high beech hedge	To be retained. No change.	A negligible magnitude of change to a landscape feature of medium sensitivity would give rise to a negligible impact.
6	1.8m high privet hedget	To be retained. No change.	A negligible magnitude of change to a landscape feature of medium sensitivity would give rise to a negligible impact.
7	Mature birch tree	To be retained. No change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.
8	Gate to Mote Hall	May be removed. Minor change	A minor magnitude of change to a landscape feature of low sensitivity would give rise to a negligible impact.
9	Tree	To be retained. No change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.
10	Group of oak trees	To be retained. No change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.
11	Tree	To be retained. No change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.
12	Oak tree	To be retained. No change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.
13	1.8m high beech hedge	To be retained. No change.	A negligible magnitude of change to a landscape feature of medium sensitivity would give rise to a negligible impact.

Table 4c Magnitude of Change to Landscape Fabric

5 Landscape Impacts

5.2 Likely Significant Effects on the Landscape Fabric

	Description	Magnitude of Landscape Change	Landscape Impact
F Landscape Fabric adjacent to land south of Mote Hall			
A	Church Landway	To be retained. Minor change.	A negligible magnitude of change to a landscape feature of low sensitivity would give rise to a negligible impact.
B	Bearsted & Thurnham Tennis Club	To be retained. No change.	A negligible magnitude of change to a landscape feature of medium sensitivity would give rise to a negligible impact.
C	Mote Hall tennis court	To be retained. Minor change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.
D	Mote Hall grounds	To be retained. Minor change.	A negligible magnitude of change to a landscape feature of medium sensitivity would give rise to a negligible impact.
E	Bearsted Woodland Trust	There would be some minor change to the character of Bearsted Woodland Trust, with increased community activity. Minor change.	A minor magnitude of change to a landscape feature of high sensitivity would give rise to a moderate impact
F	Sanctuary/Roller-bench Wood (BWT)	To be retained. No change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.
G	Wellingtonia Grove (BWT)	To be retained. No change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.
H	Atlantic Cedar Grove (BWT)	To be retained. No change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.
G Landscape Character Areas, Kent Downs Area of Outstanding Natural Beauty			
I	Church Landway Local Character Area	There would be some change to the character of Church Landway, with increased pedestrian and sporting activity. Minor magnitude of change.	A minor magnitude of change to a landscape feature of medium sensitivity would give rise to a moderate impact.
J	Len Valley Landscape Character Area	There would be no noticeable change to the character of the Len Valley. No change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.
K	Kent Downs Area of Outstanding Natural Beauty	There would be no noticeable change to the character of the Kent Downs AONB. No change.	A negligible magnitude of change to a landscape feature of high sensitivity would give rise to a minor impact.

Table 4d Magnitude of Change to Landscape Fabric

5 Landscape Impacts

5.3 Mitigation for Landscape Effects

This section describes the mitigation measures which could be considered to reduce the landscape effects of the proposed development. These could include the following:

- new or replacement tree, woodland or hedgerow planting;

- sensitive siting of development proposals to minimise or avoid incursion into root protection areas;
- careful detailing of levels and changes of level to minimise adverse landscape impacts on a sloping site;

- replacement, where appropriate, of lost landscape fabric such as the allotments;
- retention of important landscape fabric such as the spinney, by siting the allotment plots in the open meadow;
- creation of a woodland dementia garden within the spinney

5.4 Landscape Effects before and after Mitigation

Most of the likely landscape effects described in Section 5.2 are assessed to be negligible or minor adverse. Mitigation is a significant design tool which

can be used to reduce likely adverse effects or in some cases to reduce them completely. The important landscape effects to consider are those identified

before mitigation to have a **moderately adverse or major adverse landscape impact**. This is the case for Landscape Fabric Items A5, CE, D2, FE and G1

Ref	Description	Landscape Impact before Mitigation	Landscape Impact after Mitigation
A5	Existing allotment plots	A moderate adverse impact	By moving the existing allotments to the south of Mote Hall, an element of landscape fabric of medium value and sensitivity to change would be replaced and the landscape impact would be reduced to minor adverse . Care would be needed to avoid incursion into root protection areas of retained trees and to retain maximum sunlight and good soil conditions for the proposed allotments.
CE	Grounds to Mote Hall	A moderate adverse impact	Replacing a small paddock and spinney with up to 50 new allotment plots would inevitably have some impact on the character of the grounds to Mote Hall, a feature of high value and sensitivity to change, which lie immediately to the north of the proposed allotments. By retaining the boundary hedgelines and the spinney, any landscape effects could be reduced to minor adverse .
D2	Spinney	A major adverse impact	The current schematic proposals for the new allotments show the removal of the spinney of regenerating woodland, landscape fabric of high value. By retaining the spinney, and perhaps using it as the setting for the proposed dementia garden, any landscape impact could be reduced to minor adverse .
FE	Bearsted Woodland Trust	A moderate adverse impact	Replacing a small paddock and spinney with up to 50 new allotment plots would inevitably have some impact on the character of the Bearsted Woodland Trust, a feature of high community and amenity value and sensitivity to change, which lies immediately to the south and east of the proposed allotments. By retaining the boundary hedgelines, tree groups and the spinney within the development site, any landscape effects could be reduced to minor adverse .
G1	Church Landway Local Character Area	A moderate adverse impact	Replacing a small paddock and spinney with up to 50 new allotment plots on land to the east of Church Landway, and replacing the existing allotments with an extended carpark and new tennis courts to the west of Church Landway would have an impact on the character of the footpath itself, a historic and well-used path of high value and sensitivity to change. Church Landway bisects the development site. By retaining and extending the boundary hedgelines, planting new tree groups and retaining the spinney within the development site, any landscape effects could be reduced to minor adverse .

Table 5 Landscape Impact before and after mitigation

6 Visual Impact

This section considers the likely visual effects of the proposed development and proposals to mitigate their effects.

6.1 Visual Receptors

The visibility baseline identifies a number of viewpoints (VPs) which are reflective of the key Visual Receptors (VRs) from PRoWs, including roads and footpaths. Visual Receptors are the people who would typically see the view described, such as motorists, bus or car passengers, cyclists or pedestrians/walkers, from each of the identified Viewpoints. Close Neighbours are also identified and considered in terms of likely visual effects.

These receptors are carefully considered with reference to the Assessment Methodology (see Appendix 1) in terms of their sensitivity to change. This is explained in Table A2. For example, a stationary visual receptor such as a resident of a nearby property facing the development or someone sitting on a bench at a scenic viewpoint, or someone moving slowly towards the development, such as a walker or cyclist, and likely to be in that location to enjoy the surroundings, will be assessed to have a high sensitivity. Moving visual receptors such as motorists, those from further away or residents of residential properties with no direct or distant views of the proposed development will be assessed as having a low sensitivity.

6.2 Zone of Likely Visual Influence

A Zone of Likely Visual Influence has been mapped out by using photographs from and towards the site, site visits, walking and driving along all public roads and footpaths in the vicinity and checking intervisibility.

The zone of likely visual influence of the proposed development is limited to the existing car park, the grounds of Mote Hall to the south of the main garden, Church Landway from the existing carpark to approximately 210 metres to the south west of the development site boundary, and a corresponding swathe of Bearsted Woodland Trust to the east.



Figure 77 Estimated Zone of Likely Visual Influence

6 Visual Impact

6.3 Sensitivity of Visual Receptors

Visual Receptor	Location	Distance from proposed development	Elevation (approx)	Direction of view	Remarks and sensitivity
VR1	Car park by entrance to Mote Hall	35m	60m aod	sw	A busy local carpark, used for visitors to church, allotments, Bearsted Woodland Trust, scouts, girl guides, tennis club. Medium sensitivity.
VR2	Car park near 4-10, Danefield	22m	60m aod	sw	A busy local carpark, used for visitors to church, allotments, Bearsted Woodland Trust, scouts, girl guides, tennis club. Medium sensitivity.
VR3	Car park by footpath to Manor Rise	14m	60m aod	se	A busy local carpark, used for visitors to church, allotments, Bearsted Woodland Trust, scouts, girl guides, tennis club. Medium sensitivity.
VR4	Entrance to allotments	0	59m aod	sw	Allotments well-used, entrance may be used for deliveries as well as regular access. Medium sensitivity.
VR5	Church Landway near Mote Hall	2	58.5m aod	sw	A busy footpath and historic routeway which acts as a main thoroughfare for local residents and users of community facilities. High sensitivity.
VR6	Church Landway near allotments	2	58m aod	nw	A busy footpath and historic routeway which acts as a main thoroughfare for local residents and users of community and sporting facilities. High sensitivity.
VR7	Church Landway near Tennis Club	27	57m aod	ne	A busy footpath and historic routeway which acts as a main thoroughfare for local residents and users of community and sporting facilities. High sensitivity.
VR8	Approach to Lilk footbridge	214	45m aod	w	Footpath through Bearsted Woodland Trust. Medium sensitivity.
VR9	Moore Meadow near Sutton Street	383	59m aod	wnw	Footpath through Bearsted Woodland Trust. Medium sensitivity.
VR10	From A20 near Tudor Park over Moore Meadow	509	53m aod	nw	Junction of busy A road and footpath through Bearsted Woodland Trust. Medium sensitivity.
VR11	From A20 near Gore Cottage over Moore Meadow	368	52m aod	nw	Junction of busy A road and footpath through Bearsted Woodland Trust. Medium sensitivity.
VR12	Church Landway	301	53m aod	ne	A busy footpath and historic routeway which acts as a main thoroughfare for local residents and users of community and sporting facilities. High sensitivity.
VR13	Church Landway	69	57m aod	nne	A busy footpath and historic routeway which acts as a main thoroughfare for local residents and users of community and sporting facilities. High sensitivity.
VR14	BWT near playground	149	52m aod	nne	Footpath through Bearsted Woodland Trust. Medium sensitivity.
VR15	BWT near orchard	116	52m aod	n	Footpath through Bearsted Woodland Trust. Medium sensitivity.
VR16	BWT near Maze	92	53m aod	nw	Footpath through Bearsted Woodland Trust. Medium sensitivity.

Table 6 Sensitivity of Visual Receptors

6 Visual Impact

6.3 Sensitivity of Visual Receptors

The sensitivity of Visual Receptors was assessed for each of the Viewpoints and Close Neighbours described in Section 3.11 and 3.12, using the Methodology described in Appendix 1 and Table A2.

Visual Receptors are the people who would typically see the view described, such as motorists, bus or car passengers, cyclists or pedestrians/walkers. Fast moving visual receptors such as motorists were assessed to have a lower sensitivity than slow moving receptors such as walkers.

The importance of the view to the receptor was considered: for example, people stopping to enjoy a scenic view would be considered to have higher sensitivity than commuters or local residents on a regular journey.

6 Visual Impact (continued)

6.4 Sensitivity of Close Neighbours

Ref	Property	Distance from site	Comments	Sensitivity
1	Bearsted and Thurnham Tennis Club	20m from club building	Tennis Club with lit, hard-surfaced outdoor courts extending to south and west of site	Moderate sensitivity , very close to the site but there should be no concerns over an increase in tennis courts.
2	9-10, Manor Rise	41m and 45m respectively	Large properties with gardens to north-west of existing club, potential direct views for #9 and oblique views from #10 from upper floors.	High sensitivity . There would be a direct view of the proposed new tennis courts and extended car park from the upper floors for the residents of #9 and an oblique view from #10.
3	8, Manor Rise	10m	Large detached property to west of existing allotments, potential direct views from upper floors on south-east elevation.	High sensitivity . Recent extensions to the property and a pool structure take it close to site. There would be a direct view of the proposed new tennis courts and extended car park from the upper floors.
4	4-10, Danefield Court	30m	Low rise block of flats to north of the existing carpark, potential direct view from upper floors on south elevation	There would be a direct view of the proposed enlarged carpark with tennis courts beyond from the upper windows. High sensitivity .
5	Mote Croft	45m	Detached property to north of the existing carpark, potential direct view from all floors on south-west elevation	There would be a direct view of the proposed enlarged carpark with tennis courts beyond. High sensitivity .
6	Danefield Cottage	65m	Detached property on Church Lane to north-east of the existing carpark, potential oblique, framed view from south elevation	There would be a relatively distant view of the proposed enlarged carpark with tennis courts beyond, visible beyond Mote Croft. Low sensitivity .
7	Holy Trinity Church	97m	To the north-east of the site, potential framed view from churchyard on south-west corner.	There would be a framed, distant view of the proposed enlarged carpark with tennis courts beyond. Low sensitivity .
8	Mote Hall, Mote Hall Barn	58m	Large properties to the east of the site, views towards the site screened by former outbuildings to west (9)	There may be some filtered views of the tennis court lighting columns and the proposed new allotment sites from the grounds of Mote Hall. Low sensitivity .
9	The Bungalow, Mote Cottage, Mote Hall Cottage	36, 23 and 13m respectively	Various properties to the east of the site, former outbuildings of Mote Hall, blind elevation towards the site	No views of the site due to intervening vegetation and topography. Low sensitivity .

Table 7 Sensitivity of Close Neighbours

6.4 Sensitivity of Close Neighbours

When considering the sensitivity of Close Neighbours, the orientation of the property, the direction and openness of outlook, the proximity of the proposed

development and the landscape context were all taken into account.

For example, a property facing the development, and

having an open view of it, would be considered to have a higher sensitivity than another property perhaps sited closer to the development but orientated away from it, with no view of it.

6 Visual Impact (continued)

6.5 Visual Impact Assessment

The assessment of the significance of visual impacts depends on the predicted magnitude of change affecting the visual receptors as well as the sensitivity of the visual receptors.

The magnitude of change to visual amenity depends upon the extent of the view affected by the proposed development, the angle of view and the level of integration of the proposal in the view as set out in Table A6.

For example, where the proposed development would dominate the view and fundamentally change its character and components, the predicted magnitude of change is high. Where the proposed development would only be a minor element of the overall view that is likely to be missed by the casual observer and/or scarcely appreciated, the magnitude of change is low or negligible.

The definition of Visual Impact Significance Criteria is explained in Table A7. Visual Impact can range

from 'Major Adverse' to 'Major Beneficial'. Where the proposed scheme would cause a very noticeable deterioration to the existing view, affecting visual receptors of high or medium sensitivity, a 'major adverse' visual impact would result.

Where a scheme would cause a barely perceptible deterioration in the existing view, affecting visual receptors of low to medium sensitivity, a 'minor adverse' visual impact would be the outcome. A scheme causing a noticeable improvement to an existing view could result in a 'moderately to major beneficial' impact.

Visual Receptor	Location	Sensitivity of VRs	Visual Magnitude of Change	Visual Impact
VR1	Car park by entrance to Mote Hall	Medium	Low/medium	The proposed development would be visible from this location as an extension of the existing parking with the proposed tennis courts beyond. The visual magnitude of change would be low/medium to VRs of medium sensitivity; this would give rise to a minor adverse impact .
VR2	Car park near 4-10, Danefield	Medium	Low/medium	The proposed development would be visible from this location as an extension of the existing parking with the proposed tennis courts beyond. The visual magnitude of change would be low/medium to VRs of medium sensitivity; this would give rise to a minor adverse impact .
VR3	Car park by footpath to Manor Rise	Medium	Low/medium	The proposed development would be visible from this location as an extension of the existing parking with the proposed tennis courts beyond. The visual magnitude of change would be low/medium to VRs of medium sensitivity; this would give rise to a minor adverse impact .
VR4	Entrance to allotments	Medium	Medium/high	The proposed development would be visible from this location as an extension of the existing parking with the proposed tennis courts beyond. The visual magnitude of change would be medium/high to VRs of medium sensitivity; this would give rise to a moderate adverse impact .
VR5	Church Landway near Mote Hall	High	Low	The proposed development would be just discernable from this location, a well-used historic footpath, but it would be screened by existing planting. A low magnitude of change to VRs of high sensitivity would give rise to a minor adverse impact .
VR6	Church Landway near allotments	High	Medium/high	The proposed development would be visible from this location with the proposed tennis courts replacing the existing allotments. The visual magnitude of change would be medium/high to VRs of medium sensitivity; this would give rise to a moderate adverse impact .

Table 8a Magnitude of Change on Visual Receptors

6 Visual Impact (continued)

6.5 Visual Impact Assessment

<i>Visual Receptor</i>	<i>Location</i>	<i>Sensitivity of VRs</i>	<i>Visual Magnitude of Change</i>	<i>Visual Impact</i>
VR7	Church Landway near Tennis Club	High	Low/medium	The proposed development would be visible from this location, but it would be screened by existing planting. A low / medium magnitude of change to VRs of high sensitivity would give rise to a minor adverse impact .
VR8	Approach to Lilk footbridge	Medium	No change	The proposed development will not be visible from this location. No change to VRs of medium sensitivity would give rise to a negligible adverse impact .
VR9	Moore Meadow near Sutton Street	Medium	No change	The proposed development will not be visible from this location. No change to VRs of medium sensitivity would give rise to a negligible adverse impact .
VR10	From A20 near Tudor Park over Moore Meadow	Medium	No change	The proposed development will not be visible from this location. No change to VRs of medium sensitivity would give rise to a negligible adverse impact .
VR11	From A20 near Gore Cottage over Moore Meadow	Medium	No change	The proposed development will not be visible from this location. No change to VRs of medium sensitivity would give rise to a negligible adverse impact .
VR12	Church Landway	High	No change	The proposed development will not be visible from this location. No change to VRs of high sensitivity would give rise to a negligible adverse impact .
VR13	Church Landway	High	No change	The proposed development will not be visible from this location. No change to VRs of high sensitivity would give rise to a negligible adverse impact .
VR14	BTW near playground	Medium	No change	The proposed development will not be visible from this location. No change to VRs of medium sensitivity would give rise to a negligible adverse impact .
VR15	BTW near orchard	Medium	No change	The proposed development will not be visible from this location. No change to VRs of medium sensitivity would give rise to a negligible adverse impact .

Table 8b Magnitude of Change on Visual Receptors contd

6 Visual Impact (continued)

6.5 Visual Impact Assessment

Ref	Property	Sensitivity of neighbours	Visual Magnitude of Change	Visual Impact
1	Bearsted and Thurnham Tennis Club	Medium	Low magnitude of change	Although very close to the site, the visual magnitude of change would be low as the development would be extending the local landuse of tennis and car parking. A low magnitude of change to a neighbour of medium sensitivity would give rise to a minor adverse impact .
2	9-10, Manor Rise	High	High magnitude of change	These properties are close to the site and would have direct/oblique views from the upper floors. The magnitude of change from allotments to floodlit tennis courts would be high, to neighbours of high sensitivity, giving rise to a high adverse impact .
3	8, Manor Rise	High	High magnitude of change	This property is close to the site and would have direct views from the upper floors. The magnitude of change from allotments to floodlit tennis courts would be high, to a neighbour of high sensitivity, giving rise to a high adverse impact .
4	4-10, Danefield Court	High	Medium magnitude of change	The proposed development would have a medium magnitude of change on neighbours of high sensitivity, giving rise to a moderate/high adverse impact .
5	Mote Croft	High	Medium magnitude of change	The proposed development would have a medium magnitude of change on neighbours of high sensitivity, giving rise to a moderate/high adverse impact .
6	Danefield Cottage	Low	Low magnitude of change	The proposed development just be visible from this property, with a low magnitude of change; low change to neighbours of low sensitivity would give rise to minor adverse impact .
7	Holy Trinity Church	Low	Low magnitude of change	The proposed development just be visible from a corner of the churchyard, with a low magnitude of change; low change to a neighbour of low sensitivity would give rise to minor adverse impact .
8	Mote Hall, Mote Hall Barn	Low	Low magnitude of change	The proposed development would not be visible from Mote Hall or Mote Hall Barn; a low magnitude of change to neighbours of low sensitivity would give rise to negligible impact .
9	The Bungalow, Mote Cottage, Mote Hall Cottage	Low	Low magnitude of change	The proposed development would not be visible from Mote Hall or Mote Hall Barn; a low magnitude of change to neighbours of low sensitivity would give rise to negligible impact .

Table 9 Magnitude of Change on Close Neighbours

6 Visual Impact (continued)

6.6 Mitigation for Visual Effects

The important visual receptors and close neighbours to consider are those where the visual impact of the proposed development identified before mitigation would have a moderately adverse impact. This the case for VR4, taken from the existing entrance to the allotments, and VR6, taken from Church Landway looking directly at the existing allotments; for close neighbours 2,3,4 and 5 all with direct views of the proposed development.

The mitigation measures which can be considered to

reduce the visual effects of the proposed development can include the following:

- the strengthening of existing site boundaries to reinforce their screening and filtering properties;
- new or replacement tree and shrub planting throughout the site to provide strong green infrastructure;
- sensitive siting and design of tennis court lighting to avoid light spill and glare;
- careful design of extended parking to introduce shade trees, retain gravel finish, grass verges and

local landscape character;

- a landscape masterplan to integrate the proposed development into the surrounding village and landscape character;
- careful selection of materials palette to retain local character.

Visual Receptor	Location	Visual Impact before mitigation	Visual Impact after mitigation
VR4	Entrance to allotments	Moderately adverse impact	By retaining the character of the existing carpark within the proposed carpark extension, and by planting a hedge to screen the proposed new tennis courts, this would result in a minor adverse impact .
VR6	Church Landway near allotments	Moderately adverse impact	Boundary planting to the proposed tennis courts such as beech hedgerow with a retained verge of spring flowering trees would retain the existing character of Church Landway and screen additional views of floodlit tennis courts, giving rise to a negligible impact .

Reference	Property	Visual Impact before mitigation	Visual Impact after mitigation
2	9-10, Manor Rise	Moderate/high adverse impact	The planting of trees and a high hedge could provide screening along the shared boundary with the proposed development. Careful lighting design would avoid unnecessary glare and light spill, giving rise to a low/moderate adverse impact .
3	8, Manor Rise	High adverse impact	The planting of trees and a high hedge could provide screening along the shared boundary with the proposed development. Careful lighting design would avoid unnecessary glare and light spill, giving rise to a moderate adverse impact .
4	4-10, Danefield Court	Moderate/high adverse impact	The planting of a high hedge to screen the proposed tennis courts, and careful design of the extended carpark to retain the existing landscape character would give rise to a low/moderate adverse impact .
5	Mote Croft	Moderate/high adverse impact	The planting of a high hedge to screen the proposed tennis courts, and careful design of the extended carpark to retain the existing landscape character would give rise to a low/moderate adverse impact .

Table 10 Visual Impact on Visual Receptors & Close Neighbours before and after Mitigation

7 Summary

7.1 Landscape Effects

The landscape effects of the proposed development are likely to have the most adverse impact on Landscape Fabric items A5, CE, D2 and FE and Landscape Character items G1. These comprise the existing allotment plots, the grounds of Mote Hall, the spinney within the development site (south of Mote Hall), the Bearsted Woodland Trust and the Church Landway Local Character Area. Without mitigation the landscape impacts on these were assessed to be **moderately /major adverse**.

Landscape fabric item A5 is the existing allotment plots. By replacing the plots with proposed new allotments to the south of Mote Hall, and taking care to avoid incursion into root protection areas of retained trees and to retain maximum sunlight and good soil conditions for the proposed allotments, the landscape impact could be reduced to **minor adverse**.

Landscape fabric CE is the grounds to Mote Hall. By retaining the boundary hedgelines and the existing spinney of regenerating woodland within the development site, any landscape effects could be reduced to **minor adverse**.

Landscape fabric item D2 is the spinney within the development site. By retaining the spinney, and perhaps using it as the setting for the proposed dementia garden, any landscape impact could be reduced to **minor adverse**.

Landscape character item FE is the Bearsted Woodland Trust. By retaining and extending the boundary hedgelines, planting new tree groups and retaining the spinney within the development site, any landscape effects could be reduced to **minor adverse**.

Landscape character item G1 is the Church Landway Local Character Area. Church Landway bisects the development site. By retaining and extending the boundary hedgelines, planting new tree groups and retaining the spinney within the development site, any landscape effects could be reduced to **minor adverse**.

7.2 Visual Effects

The visual effects of the proposed development are likely to have the most adverse impact on Visual Receptors at Viewpoints 4 and 6 and on Close Neighbours 2, 3, 4 and 5 where the impact was assessed to be **moderately or high adverse**.

Viewpoint 4 is taken from the entrance to the existing allotments. By retaining the character of the existing carpark within the proposed carpark extension, and by planting a hedge to screen the proposed new tennis courts, this would result in a **minor adverse impact**.

Viewpoint 6 is taken from Church Landway, towards the existing allotments. The use of boundary planting to the proposed tennis courts such as beech hedgerow with a retained verge of spring flowering trees would retain the existing character of Church Landway and screen additional views of floodlit tennis courts, giving rise to a **negligible impact**.

Close Neighbours 2 are the residents at 9 and 10, Manor Rise. The planting of trees and a high hedge could provide screening along the shared boundary with the proposed development. Careful lighting design would avoid unnecessary glare and light spill, giving rise to a **low/moderate adverse impact**.

Close Neighbours 3 are the residents at 8, Manor Rise. The planting of trees and a high hedge could provide screening along the shared boundary with the proposed development. Careful lighting design would avoid unnecessary glare and light spill, giving rise to a **moderate adverse impact**.

Close Neighbours 4 are the residents at 4-10, Danefield Court. The planting of a high hedge to screen the proposed tennis courts, and careful design of the extended carpark to retain the existing landscape character would give rise to a **low/moderate adverse impact**.

Close Neighbours 5 are the residents at Mote Croft. The planting of a high hedge to screen the proposed tennis courts, and careful design of the extended carpark to retain the existing landscape character would give rise to a **low/moderate adverse impact**.

7 Summary

7.3 Estimated Zone of Visual Influence



Figure 78 Estimated Zone of Likely Visual Influence

Appendix 1 Assessment Methodology

1 Introduction

This section presents an assessment of the likely landscape and visual effects of the proposed development at the existing Church Landway Allotments and on land to the south of Mote Hall. Two distinct but inter-related types of impacts have been assessed. These are:

- the effect on landscape resources (changes in the physical fabric and character/quality of the landscape); and
- the effect on views and viewers (changes in the visual amenity of recreational users and residents).

The approach to assessing landscape and visual impacts has followed the Landscape Institute/Institute of Environmental Management & Assessment's Guidelines for Landscape and Visual Impact Assessment (GLVIA, 3rd Ed 2013)

2 Baseline Assessment

The baseline assessment identifies the existing character of the site and the surrounding landscape, and considers the quality and character of available views for recreational users and local residents. The baseline assessment provides the 'reference point' against which the extent and significance of predicted landscape and visual impacts have been assessed. The study area has been defined to include the zone of visual influence of the site, and the hinterland of the zone of visual influence, which influences its character. Beyond this, the visual influence of the proposed scheme is considered to be negligible. The baseline assessment comprised:

- desk top Ordnance Survey map analysis of land cover, landform and land use elements, and

identification of the visibility of the site;

- review of existing assessments, plans and other relevant documents;
- field survey work to validate and refine existing assessments;
- identification of landscape character areas, and an analysis of their sensitivity; and
- analysis of the current visibility of the scheme and an assessment of the type number and sensitivity of viewers.

The following published landscape character assessments and other relevant information have been reviewed to provide an understanding of the landscape context for the site:

- Natural England: National Landscape and Seascape Character Assessments 2014
- Maidstone Landscape Character Assessment,, (20012, updated in 2013)

A preliminary desk study was carried out to establish the physical components of the local landscape, to locate the site within its context, and to establish boundaries of the study area. Ordnance Survey (OS) maps were used in combination with Google Earth and Multimap Aerial Photographs to identify local features such as topography, woodland and hedgerows, existing settlement pattern, roads and footpaths in the wider area.

The desk study was verified on site through a field survey of the site and surrounding areas. This determined the existing land cover, landform and land use, and how these features combine and interact to give the landscape its particular character. The field survey also

confirmed the location of key visual receptors with views of the proposed site and of the visibility of the site in the local and wider landscape. The character and condition of existing landscape elements and features was recorded by photographs and described. The field survey work was undertaken in March 2022.

This fieldwork involved driving all the roads and lanes, and walking public footpaths to check the height of hedgerows and other vegetation identified in the desk study. The purpose was to establish where the site might be seen from. Private property was not entered apart from the land south of Mote Hall where the Bearsted Parish Clerk accompanied us onto the proposed development site. Locations and setting of dwellings in proximity to the application site were noted. From this data, an indicative visual envelope was interpolated, to show areas from which the site could be seen within the surrounding area.

Local landscape character areas and key landscape features within the study area were identified and the overall sensitivity of each such area to change was evaluated, taking account of its intrinsic landscape character condition/quality and value, and defined as shown in Table A1.

In addition, the relative sensitivity of visual receptors associated with the key representative viewpoints was evaluated taking account of the type of viewer, importance/value of the view to the receptor, orientation of the receptor in relation to the scheme, the landscape context and the importance of the view/location. Relative sensitivity was then defined as shown in Table A2.

Appendix 1 Assessment Methodology (contd)

Sensitivity	Criteria
High	Landscape or landscape fabric of distinctive character in good condition, perceived as being of interest at the national or international level. May include nationally designated land such as Areas of Outstanding Natural Beauty and National Parks, with highly valued landscape, visual interest and a strong sense of cohesion with no or few detracting features, highly valued and considered susceptible to relatively small changes.
Medium	Landscape or landscape fabric of moderate condition value, perceived as being of interest at the regional or local level. May include regional or local landscape designations, with moderately valued characteristics with medium aesthetic value, visual interest or some sense of cohesion, and considered reasonably tolerant of change.
Low	A landscape or landscape fabric of generally poor condition, of low value, often including detractors such as power lines, industrial or derelict land or inappropriate built forms with low aesthetic value, visual interest or sense of cohesion and low value and considered potentially tolerant of substantial change.

Table A1 Landscape Value and Sensitivity to Change Criteria

Sensitivity	Criteria
High	Stationery visual receptors (e.g. occupiers of residential properties or at scenic viewpoints), or moving slowly (e.g. walkers, cyclists or horse riders) orientated towards the scheme and likely to be in that location to enjoy the view, particularly in high value landscapes.
Medium	Visual receptors moving slowly (e.g. walkers, cyclist, horse riders) who are likely to be in that location to enjoy the view in landscape of medium to high value, but are typically not primarily orientated towards the scheme. <u>Also</u> motorists, bus and train travellers on well publicised scenic routes, and residential properties with only oblique views.
Low	Moving visual receptors (e.g. motorists, bus and train travellers) generally orientated away from scheme and likely to be travelling for a purpose other than to enjoy the view in landscapes of medium to low value. <u>Also</u> stationery visual receptors (e.g. employees, indoor leisure users) who are in that location to undertake activities, unconnected with the landscape and views or residential properties with no direct views.

Table A2 Sensitivity of Viewpoints/Visual Receptor

3 Landscape Impact Assessment

The evaluation of landscape impacts considered two types of effect:

- changes to the fabric of the landscape resulting from loss / addition of key features (e.g. foreshore, embankments, access points, sand dunes); and
- changes to the intrinsic character of the local

and wider landscape (the degree to which the proposed scheme affects the overall pattern of elements that give the landscape its particular character and / or distinctiveness).

The assessment of the significance of landscape impacts depends upon the predicted magnitude of change to the landscape and landscape sensitivity

(as defined in Table A3). The magnitude of changes to landscape character and fabric depends upon the nature, scale and duration of change and was defined as in Table A4 below was then used to determine adverse or beneficial significance thresholds from the differing combinations of levels of landscape sensitivity and magnitude of impact.

Appendix 1 Assessment Methodology (contd)

It should be noted that Table A4 is only a framework to aid consistency of reporting and provide an initial indication of the likely impact arising from the assessment of magnitude and sensitivity. Given that the criteria low/medium/high represent levels on a continuum or continuous graduation, application of the framework also required the application of professional judgement and awareness of the

relative balance of importance between sensitivity and magnitude. The significance criteria have been textually defined in Table A5.

Magnitude	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to very intensive change over a more limited area.
Medium	Moderate changes in key landscape characteristics and features over a wide area ranging to notable changes in a more limited area.
Low	Minor change in any area of landscape character or features.
Negligible	Virtually imperceptible change in any area of landscape character and features.

Table A3 Landscape Magnitude of Change Criteria

Magnitude of Impact	Landscape Sensitivity		
	High	Medium	Low
High	Major	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible
Negligible	Minor	Negligible	Negligible

Table A4 Impact Significance Criteria for Landscape Assessment

Appendix 1 Assessment Methodology (contd)

Impact Significance		Description
Adverse	Major	The proposals are at complete variance with the landform, scale and pattern of the landscape. They are likely to damage, degrade, diminish or even destroy the integrity of a range of characteristic features and elements or their setting. They will be substantially damaging to a high quality or highly vulnerable landscape or townscape and/or they are in serious conflict with policy for the protection of nationally or internationally recognised countryside.
	Moderate	The proposals are out of scale with the landscape, or at odds with the local landform or pattern. Mitigation will not prevent the scheme from detracting from the landscape in the longer term.
	Minor	The proposals do not quite fit the landform and scale of the landscape and they cannot be substantially mitigated for because of the nature of the proposal itself or the character of the wider landscape.
	Negligible	The proposals fit with the scale, landform and pattern of the landscape and/or they incorporate measures for mitigation to ensure they will blend in well with surrounding landscape features and elements, with minimal negative impact or conflict with national policies.
No impact		
Beneficial	Negligible	The proposals fit with the scale, landform and pattern of the landscape and/or they incorporate measures for mitigation to ensure they will blend in well with surrounding landscape features and elements, with minimal beneficial impact and they avoid conflict with national policies.
	Minor	The proposals fit well with the scale, landform and pattern of the landscape and/or they incorporate measures for mitigation to ensure they will blend in well with the surrounding landscape features and elements and they will meet national objectives towards protection of the countryside.
	Moderate	The proposals significantly restore or enhance the form and pattern of the landscape and/or further national objectives to regenerate degraded countryside.
	Major	The proposals constitute a major improvement of the landscape character through a major restructuring of a degraded landscape and they will further national objectives to protect the countryside and regenerate degraded countryside.

Table A5 Landscape Impact Significance Criteria Definitions

Appendix 1 Assessment Methodology (contd)

4 Visual Impact Assessment

The assessment of the significance of visual impacts depends on the predicted magnitude of change affecting visual receptors and the visual receptor sensitivity (as defined in Table A2).

The frameworks shown in Table A4 and Table A6 were used to determine adverse or beneficial significance thresholds from the differing combinations of levels of visual sensitivity and magnitude. The significance criteria are described in Table A7.

The magnitude of changes to visual amenity depends upon the extent of view affected by the proposal, the angle of view and the level of integration of the proposal in the view and was defined as shown in Table A6.

Magnitude	Criteria
High	Where the proposed scheme or elements of the scheme would dominate the view and fundamentally change its character and components.
Medium	Where the proposed scheme or elements of the scheme would be noticeable in the view, affecting its character and altering some of its components and features.
Low	Where the proposed scheme or elements of the scheme would be only a minor element of the overall view, not appreciably affecting its view or altering some of its components and features.
Negligible	Where the proposed scheme or elements of the scheme would be only a very minor element of the overall view that are likely to be missed by the casual observer and/or scarcely appreciated.

Table A6 Visual Magnitude of Change Criteria

Appendix 1 Assessment Methodology (contd)

Impact Significance		Definition
Adverse	Major	Where the scheme would cause a very noticeable deterioration in the existing view, affecting visual receptors of high or medium sensitivity.
	Moderate	Where the scheme would cause a noticeable deterioration in the existing view, affecting receptors of high to low sensitivity.
	Minor	Where the scheme would cause a barely perceptible deterioration in the existing view, affecting visual receptors of medium or low sensitivity.
	Negligible	Where the scheme would cause no noticeable deterioration to the existing view.
No impact		
Beneficial	Negligible	Where the scheme would cause no noticeable improvement to the existing view.
	Minor	Where the scheme would cause a barely perceptible improvement in the existing view, affecting visual receptors of medium or low sensitivity.
	Moderate	Where the scheme would cause a noticeable improvement in the existing view, affecting receptors of high to low sensitivity.
	Major	Where the scheme would cause a very noticeable improvement in the existing view, affecting visual receptors of high or medium sensitivity.

Table A7 Visual Impact Significance Criteria Definition



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