

Landscape Sensitivity Assessment

for Tonbridge & Malling Borough Council



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1. Introduction

1.1 Background and Purpose

1.1.1 Tonbridge and Malling Borough Council (TMBC) is currently preparing a new Local Plan, which will require the accommodation of new housing and employment development. TMBC must consider whether the countryside area surrounding towns and villages in the borough is able to accommodate this new development without causing significant adverse effects to its landscape character.

1.1.2 TMBC commissioned Enplan, in association with Binnies, in 2025 to prepare a Landscape Sensitivity Assessment (LSA) for the 27 most sustainable settlements and areas around two motorway junctions using various development typologies as set out below:

- Small, Medium and Large Scale Residential development; and
- Medium and Large Scale Employment development.

1.1.3 The LSA has multiple purposes. For the Local Plan these include:

- The provision of a robust and up to-date assessment of landscape sensitivity to inform the Landscape and Visual Appraisal (LVA).
- Through the LVA, to help to identify appropriate land to be considered for allocation for residential and employment development without significant landscape effects, i.e. helping to direct development to areas of least sensitivity.
- For development management purposes through the life of the Local Plan, to provide part of the landscape baseline to inform future development assessments and decisions, and to inform other land use and landscape management decisions.

For other parties, such as applicants and their advisors, relevant statutory bodies, consultees and other bodies to:

- To inform independent assessments, judgements and decisions about the landscape effects of potential development, and about other land use and landscape management changes.

1. Introduction

1.2 Legislative and Policy Context

Legislative Framework

1.2.1 The Countryside and Rights of Way Act 2000 (CroW Act) mandates the protection of Areas of Outstanding Natural Beauty (AONBs), (now referred to as National Landscapes). The CroW Act includes provisions on the designation of National Landscapes, sets out requirements for the publication of Management Plans and provides that the primary purpose of National Landscapes is the conservation and enhancement of the natural beauty of the area.

1.2.2 Section 245 (Protected Landscapes) of the Levelling-up and Regeneration Act 2023 strengthens protections for National Landscapes through an amendment to section 85 of the CroW Act. This creates a statutory duty for the 'relevant authority' who *"must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty"*. This duty applies to local authorities in the preparation of Development Plans, associated assessments and documents, decision making in respect of development management, planning applications and nationally significant infrastructure projects, functions outside of a Protected Landscape which may have an effect on land in a Protected Landscape, and in the processes involved in planning appeals and public inquiries.

1.2.3 The Environment Act 2021 sets legally binding biodiversity targets, including Biodiversity Net Gain, and supports Local Nature Recovery Strategies that intersect with landscape character.

National Planning Policy Framework (NPPF)

1.2.4 An updated and revised National Planning Policy

Framework (NPPF) was published by the UK Government in February 2025. This describes the environmental, social and economic planning policies for England.

1.2.5 Sustainable development is central to the NPPF; development should be well planned for, and individual proposals should be approved where possible. Paragraph 8 describes the three overarching objectives to the achievement of sustainable development:

"a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

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

Paragraph 20 states that "Strategic policies should set out an overall strategy for the pattern, scale and set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:

a) homes (including affordable housing), employment, retail, leisure and other commercial development;

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure);and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation."

Paragraph 135 states *"planning policies and decisions should ensure that developments:*

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

1. Introduction

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

1.2.6 Paragraph 188 states *“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries”.*

1.2.7 The Landscape Sensitivity Assessment (LSA) helps deliver the aims of the NPPF by helping to guide development toward areas with lower landscape and visual sensitivity, supporting efficient land use and protecting valued landscapes.

1. Introduction

1.3 Application of this Study

1.3.1 This study assesses the relative landscape sensitivities of different landscape areas to Residential and Employment development typologies. The exact location, layout, design or mitigation proposed is non-specific in order to provide a strategic overview rather than site-specific conclusions.

1.3.2 This assessment is not a definitive statement on the suitability of certain locations for development. It does not replace detailed studies for specific sites, hence the design of all future developments must be assessed individually.

1.3.3 While the LSA does not determine the precise suitability of individual sites, it provides a strategic overview of relative landscape sensitivity across broader areas. This helps inform early-stage planning by identifying locations where development may be more appropriate, subject to further detailed assessment.

1.3.4 Landscape sensitivity involves several variables (or 'criteria') and relates to Landscape Character Assessment. Different land parcels have been created to reflect the overall landscape sensitivity for each assessment area to different development types. Different parcels have been identified from the broader landscape character areas to allow for a more refined and locally responsive assessment of sensitivity.

1.3.5 Landscape character areas provide a general understanding of the area's features, the creation of smaller parcels areas enables the assessment to reflect variations in sensitivity. This approach recognises that

1.3.6 Not all parts of a character area respond equally to development, and this approach allows professional

judgement to be applied more precisely by considering how multiple criteria (such as visual, ecological, and cultural attributes) interact with a specific area.

1.3.7 The assessment makes a general assessment of the following:

- The natural landscape character;
- The historic and cultural landscape character;
- The visual character of the landscape.

1.3.8 This study aims to identify the landscape sensitivities to potential development. Overall, this is a strategic study which looks at broad land parcels around sustainable locations in the borough.

2. Methodology

2.1 Approach

2.1.1 The Landscape Sensitivity Assessment (LSA) assesses land surrounding the Borough's 27 most sustainable settlements and the two key motorway junctions (M20 J4 and M26 J2a).

2.1.2 Landscape sensitivity can be described as “a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types..... without undue negative effects on the landscape and visual baseline and their value” (Natural England, 2019). The purpose of this LSA is to define representative character areas around the Tier 1-4 settlements and two motorway junctions and to assess their respective landscape sensitivity to specified types and forms of development (i.e. development typologies).

2.1.3 The Landscape Sensitivity Assessment is informed by Natural England's 'An approach to landscape sensitivity assessment – to inform spatial planning and land management', 2019. This approach to a landscape sensitivity assessment is to make an assessment of sensitivity to the type of development by assimilating judgements of the value of the landscape and visual resource of their susceptibility to the type of development. The assessments are carried out using a combination of defined criteria and professional judgement. Further information on this criteria is provided subsequently in this methodology.

2.1.4 The stepped process set out in Natural England's guidance in brief, is as follows:

1. Define the purpose and scope of the landscape sensitivity assessment and define the scope, including geographic extent and study area;
2. Gather information to inform the assessment, including describing type(s) of development and scenarios to be considered, confirming assessment units and review the landscape and visual baseline including value, identifying indicators of relative landscape susceptibility to the development type(s);
3. Assess landscape susceptibility and value using criteria from step 2 and assess the overall landscape sensitivity of each assessment unit to the type (or typology) of development;
4. Report using descriptive text, maps, and photographic records.

Steps 2 and 3 are carried using a combination of desk study and field work.

2. Methodology

2.2 Development Typologies

2.2.1 Each assessment area's sensitivity was assessed with respect to three scales of development for residential development and two scales for employment development, as set out in Table 1. These scales relate to the form and density of development rather than the quantity of development. These scales were chosen to provide a structured way to assess landscape sensitivity by form and density.

2.2.2 The assessment commentary provides more detail where applicable, including reference to any constraints to the extent and location of development, and considers the potential for mitigation measures to reduce any predicted adverse effects on landscape character or views.

Settlement Tier	Sustainable Settlement Name
Small	Two/two and a half-storey residential dwellings – either terraced, semi-detached or detached – with associated access roads, private gardens and garaging, and with an assumed density of approximately 30-40 dwellings per hectare. (A small scale employment typology is not considered relevant for the purposes of development allocation as this is likely to be related to a single building or the reuse/extensions to an existing building.).
Medium	Two to three with some four-storey residential development – e.g. including blocks of flats, care homes or hotels with associated access roads, parking and communal open space and with an assumed density of approximately 40-50 dwellings per hectare; or Smaller scale commercial/industrial use – maximum two to three storeys with associated access roads, parking and open space – e.g. local business park units.
Large	Large scale residential development and high densities (+50 dwellings per hectare average), e.g. including multiple five storey plus blocks, Large commercial/industrial units or hotels – e.g. warehouses or office blocks, with large expanses of cladding or glass, access roads, large car parks and associated landscaping.

Table 1 Development Typologies

2. Methodology

2.3 Defining the Assessment Areas

2.3.1 The study area consists of the landscape surroundings of 27 settlements and two key motorway junctions within the borough. In order to help define the sensitivity assessment areas a 1km buffer offset from the settlement confines of Principle Service Centre and Service Centre settlements was applied and a 500m buffer offset applied to the settlement confines of Primary, Secondary Villages and Key Junctions. These distances were deemed to be appropriate and proportionate scales from which to begin determining the assessment areas.

2.3.2 The buffers were used as a starting point to determine assessment areas and the areas were then further defined based on judgements around landscape units of similar character and/or that form logical visual units with definable boundaries. The buffers were used as a guide, and the assessment areas logically extend beyond the 1km and 500m distances to boundaries defined by landscape, such as field boundaries topographic features, infrastructure, water courses etc. Furthermore where sites that have been submitted to TMBC fall outside of these distances, the assessment areas were extended to accommodate this eventuality.

2.3.3 This part of the landscape sensitivity assessment is informed by the Landscape Character Assessment (LCA) but, as the LSA is more finely grained than the LCA, the areas were more tightly defined than the defined landscape character areas within the LCA. No assessment areas have been defined that would include land beyond the Borough's boundaries.

2.3.4 As part of the process of defining the assessment areas a desk top assessment was undertaken and the following designations and constraints removed from

the assessment areas as these parts of the areas would not come forward for development so their sensitivity to development does not need to be assessed:

- Statutory and local ecological designations, to include Sites of Special Scientific Interest (SSSI), Local Wildlife Sites, and Local Nature Reserves.
- Statutory and local heritage designations, to include Historic Parks and Gardens.
- Designated public open space and allotments.
- Cemeteries.
- Flood Zone 3 is included for the purposes of assessing employment development but areas within Flood Zone 3 are not assessed for sensitivity to residential development.

Settlement Category	Settlement Name
Principle Service Centres	Tonbridge and Hilden Park, Medway Gap, Walderslade
Service Centres	Snodland, Borough Green, West Malling Kings Hill
Primary Villages	Hildenborough, Hadlow, East Malling, East Peckham, Watlington, Wouldham
Secondary Villages	Aylesford Village, Hale Street Burham, Snoll Hatch, Wrotham, Eccles, Leybourne Chase, Peters Village, Plaxtol, Platt Ightham, Birling, Ryarsh, Mereworth and Herne Pound
Key Junctions	M20 J4 M26 J2a

Table 2 Sustainable Settlements for Assessment

2. Methodology

2.3.5 When defining the assessment areas, due to the close proximity of many settlements within the study area, the assigned 500m and 1km buffers frequently overlapped, resulting in fragmented or duplicated coverage. Therefore settlements have been grouped based on geographic proximity and assigned reference codes to aid clarity and navigation of the assessment and to avoid overlap in assessment areas. The settlement grouping is shown in Tables 3 and 4.

2.3.6 Settlements around which their assessment areas could be defined without overlapping into neighbouring areas were not grouped.

Grouped settlement code	Sustainable Settlements
EHS	East Peckham Hale Street Snoll Hatch
IBP	Igtham Borough Green Platt
KMW	Kings Hill Mereworth and Herne Pond Wateringbury
MGN	Aylesford Village Medway Gap (North of M20) Snodland
MGS	East Malling Medway Gap (South of M20) West Malling
THHP	Tonbridge and Hilden Park Hildenborough
WPB	Wouldham Peters Village Burham

Table 3 Sustainable Settlement groupings

Individual Settlements Not grouped	
	Birling
	Eccles
	Hadlow
	Leybourne Chase
	Plaxtol
	Ryarsh
	Wouldham
	Wrotham
Junctions	
	M20 J4
	M26 J2a

Table 4 Sustainable Settlements not grouped

2. Methodology

2.4 Defining Landscape Value and Landscape Susceptibility

2.4.1 In respect of landscape value, recent guidance issued by the Landscape Institute (*TGN 02/21: Assessing Landscape Value Outside National Designations*), indicates that nationally designated landscapes are to be regarded as being of High landscape value. Whilst GLVIA3 identifies that there may be a variation of characteristics and value across designated areas, it is generally accepted such variation in values does not alter or undermine the high value of such a designation overall. Therefore, for the purposes of this assessment, a score of High landscape value was applied to all parcels within the National Landscape.

2.4.2 For landscapes outside the National Landscapes the process of evaluating landscape value as advocated by 'Assessing Landscape Value outside of National Designations: Technical Guidance Note 02/21' (TGN 02/21) considers a range of factors and attributes that contribute to value which may assist in understanding the nature of parts of designated landscapes, their specific susceptibilities and sensitivities (see Table 5). These factors include whether the landscape is or has been afforded any management policies which recognise particular values, its condition, distinctiveness, natural and cultural heritage interests, recreational value, functional value, perceptual aspects (such as scenic value and tranquillity/remoteness) and, also, its associations, typically in art or history.

Landscape Value	Definition
High	Where the landscape has been designated at a national level, e.g. National Parks (England, Scotland and Wales), National Landscapes/Areas of Outstanding Natural Beauty (England, Wales and NI), Heritage Coasts (England and Wales) or where a landscape feature has been designated at a national level, e.g. Scheduled Monument, and forms a highly distinctive landscape feature.
Medium	Regional Parks, landscape designations in Structure, Unitary or Local Development Plans or a landscape feature that has been designated at a County/Borough/District level and forms a distinctive landscape feature
Low	For undesignated landscapes and landscape features which are locally valued and display evidence of responsible use and value.
Negligible	Where the landscape and/or landscape features have been despoiled and there is evidence that society does not value the landscape and/or landscape features, e.g. fly tipping, abandoned cars, litter, vandalism, etc.

Table 5 Defining Landscape value

2.4.3 The assessment of landscape susceptibility is based on judgements of the degree of susceptibility of the landscape to the specific form of development envisaged. As per Natural England's guidance, a five-point scale from High – Low susceptibility was employed (refer to Table 6 for these and their definitions). The higher the susceptibility assessment outcome the more the area is considered vulnerable to change from the specific types of development. The main components of susceptibility assessment are the degree to which the type, scale and location of the development envisaged would be compatible with the following aspects:

- The nature of the key characteristics of the landscape, how these are expressed and their robustness.
- The degree to which views are a component of and contribute to landscape character.
- The degree to which policies and management strategies aim to conserve and enhance landscape character.

2.4.4 Landscape susceptibility was considered with reference to judgements around six criteria.

- *Physical and natural character* (the shape, scale and complexity of the landform, the landscape pattern and the presence of natural or semi-natural features that are important to landscape character).
- *Settlement form and edge* (the extent to which the sub-area relates to the form and pattern of existing adjacent settlement, and the character of the adjacent settlement edge, consented planning applications are also considered to ensure cumulative development pressures are accurately reflected).

2. Methodology

- *Settlement setting* (the extent to which the sub-area contributes to the identity and distinctiveness of a settlement, by way of its character and/or scenic quality, or its value for recreation in which experience of the landscape is important).
- *Visual character* (the visual prominence of the area, the degree of intervisibility with the surrounding landscape, the role the sub-area plays in contributing to valued views, and the character of skylines).
- *Perceptual qualities* (qualities such as rurality, sense of remoteness or tranquillity).
- *Historic character* (the extent to which the landscape has 'time-depth' – a sense of being a historic landscape – and/or the presence of heritage assets that are important to landscape character).

Landscape Susceptibility	Definition (sliding scale)
High	Where the clarity of key characteristics is strongly or very strongly expressed, their robustness to change is weak or fragile, views are an important or essential characteristic, and policies and strategies aim to conserve and enhance landscape character, any changes brought about by a development of the proposed type, scale, and location would be poorly compatible or incompatible with these factors.
High Medium	Where the clarity of key characteristics expressed either vaguely or clearly, their robustness to change is moderately strong or strong, views are either incidental or contribute to landscape character, and policies and strategies accept limited change or promote broader landscape evolution, the changes brought about by a development of the proposed type, scale, and location would have moderate to good compatibility with these factors.
Medium	Where the clarity of key characteristics is vague or muddled, their robustness to change is strong or very strong, views are incidental or irrelevant to landscape character, and policies and strategies promote or accept landscape evolution or major changes to key characteristics, the changes brought about by a development of the proposed type, scale, and location would have good to excellent compatibility with these factors.
Medium Low	
Low	

Table 6 Defining Landscape Susceptibility

2. Methodology

2.5 Landscape Sensitivity

2.5.1 The landscape sensitivity of the various assessment areas to the different typologies were identified once the assessment areas had been assessed against the combined criteria for landscape value and landscape susceptibility. As per Natural England's guidance, a five-point scale from High – Low sensitivity was employed (refer to Table 7 for these and their definitions). These factors give a high-level indication as to the likelihood of significant landscape or visual effects that might be expected resulting from development of the types defined.

2.5.2 Accordingly, there are separate LSAs for each assessment area, around each location for each typology. Using the factors defined in Table 7. These outputs have been mapped and brought together in summary tables.

Landscape Sensitivity (to the identified development typology)	Definition (sliding scale)
High	Thresholds for significant change are very low based on one or more of the following: Landscape and / or visual characteristics of the assessment unit are very susceptible to change, its values are very high or high, it is unable to accommodate the relevant type of development without significant character change or adverse effects. ^
High Medium	
Medium	Thresholds for significant change are intermediate, based on one or more of the following: Landscape and / or visual characteristics of the assessment unit are susceptible to change, its values are medium / low through to high / medium, it may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. v
Medium Low	
Low	

Table 7 Landscape sensitivity 5-point scale

3. Landscape Sensitivity Assessments



3. Landscape Sensitivity Assessments

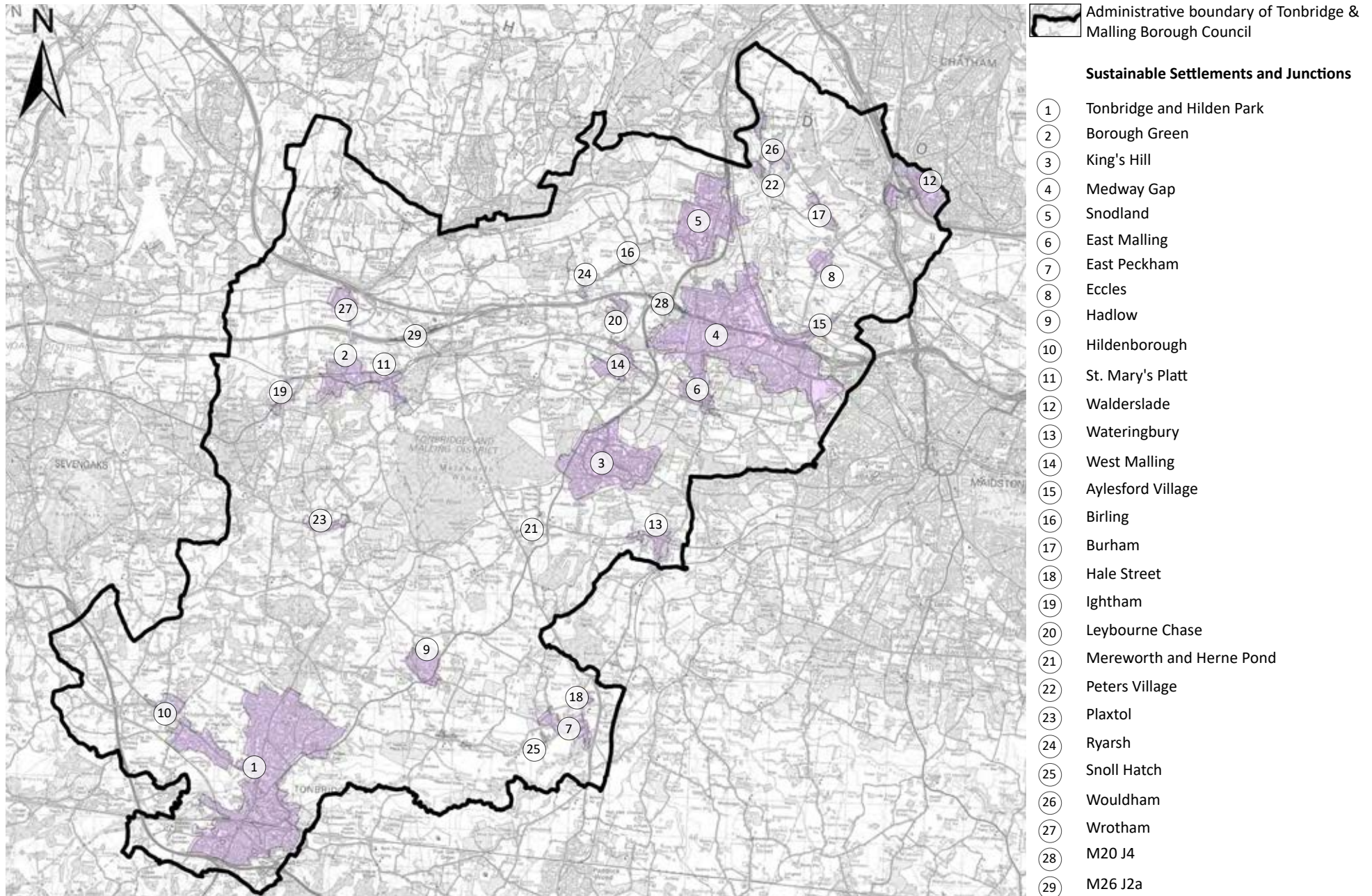


Figure 1 Locations of settlements and junctions assessed

3. Landscape Sensitivity Assessments

3.1 Landscape Sensitivity Assessments

3.1.1 Following the methodology outlined above, the section below presents the Landscape Sensitivity Assessment (LSA) findings for the defined assessment areas surrounding the Borough's sustainable settlements and the two key motorway junctions (M20 J4 and M26 J2a).

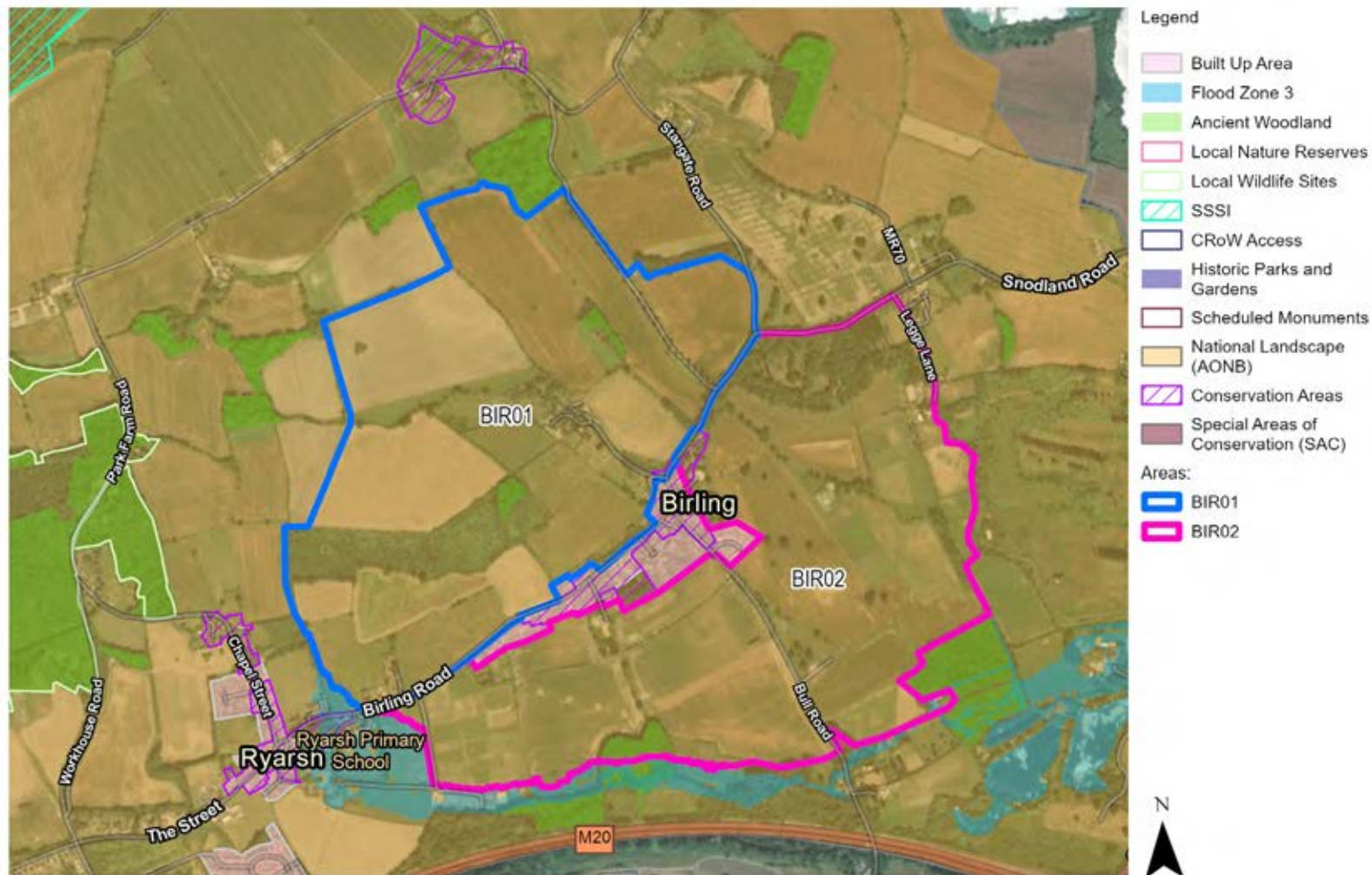
3.1.2 As described these assessments apply the structured approach set out by Natural England (2019), combining assessments of landscape value and susceptibility to evaluate sensitivity to specified development typologies. Sensitivity ratings are presented on a five-point scale and are supported by descriptive commentary and mapping.

3.1.3 The assessments are presented in alphabetical order and supported by colour coded maps for ease of reference and comparison.

Birling

Settlement: Birling

Area Codes: BIR01, BIR02



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Settlement: Birling

Area: BIR01

Landscape Character Area: 1d Kent Downs - Birling Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

This area is located wholly within the Kent Downs National Landscape.

The undulating landform of the predominantly agricultural landscape combines with small pockets of woodland, scattered settlements and historic features.

Key Characteristics of 1d Kent Downs - Birling Scarp Foot pertinent to this assessment:

- Large, irregular fields and settlement set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the setting of the Kent Downs National Landscape.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the west, and east across the Medway Valley, and the opposing distinctive symmetrical valley landform.
- An extensive network of public rights of way.
- A defined historic time depth evidenced through Listed and historic buildings and Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	H	H
Settlement Form and Edge	HM	H	H
Settlement Setting	HM	H	H
Visual Character	H	H	H
Perceptual Qualities	HM	H	H
Historic Character	HM	H	H
Landscape Susceptibility	HM	H	H

The undulating landscape around Birling is visually connected to the village with rural open views out from the edges of the linear settlement. The area's landscape gently rises to the north of Birling and is formed of agricultural fields bound by hedgerows, with wide panoramic views interrupted only by the gentle landform, hedged field edges and small blocks and lines of woodland.

Birling has an intact historic core. There is some existing farmstead settlement within BIR01 however residential settlement is sparse meaning it is highly susceptible to change in terms of settlement pattern and form. The settlement edge to Birling is linear and well defined.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

BIR01 is of high sensitivity to all scales of residential development due to its location within the Kent Downs National Landscape. The landscape would be sensitive to change that would give rise to effects upon key characteristics including open fields, long views and the open pastoral setting of both the settlements and the Kent Downs.

However, the area is slightly less sensitive to small scale development at the edge of the linear settlement. Development of this typology is less likely to cause significant character change or adverse effects, and perceptual qualities, whilst altered, could remain positive overall.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Birling

Area: BIR02

Landscape Character Area: 1d Kent Downs - Birling Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

This area is located wholly within the Kent Downs National Landscape.

The undulating landform of the predominantly agricultural landscape combines with small pockets of woodland and scattered settlements and historic features.

Key Characteristics of 1d Kent Downs - Birling Scarp Foot pertinent to this assessment:

- Large, irregular fields and settlement set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the setting of the Kent Downs National Landscape.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the west, and east across the Medway Valley, and the opposing distinctive symmetrical valley landform.
- An extensive network of public rights of way.
- A defined historic time depth evidenced through Listed and historic buildings and Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	H	H
Settlement Form and Edge	HM	H	H
Settlement Setting	HM	H	H
Visual Character	HM	H	H
Perceptual Qualities	HM	H	H
Historic Character	HM	H	H
Landscape Susceptibility	HM	H	H

The landscape around Birling is visually connected to the village, with generally rural open views out from the edges of the linear settlement.

The landscape that forms BIR02 very gently rises towards the village of Birling and is formed of a relatively wide pattern of agricultural fields and paddocks, many with open boundaries that facilitate broad open views, in particular towards the Kent Downs escarpment to the north and east.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

Whilst areas within BIR02 would have high sensitivity to all scales of development due to its location within the Kent Downs National Landscape. There are areas in the south, located closer to its boundary, the M20 and other more recent residential developments, that would be slightly less vulnerable to change.

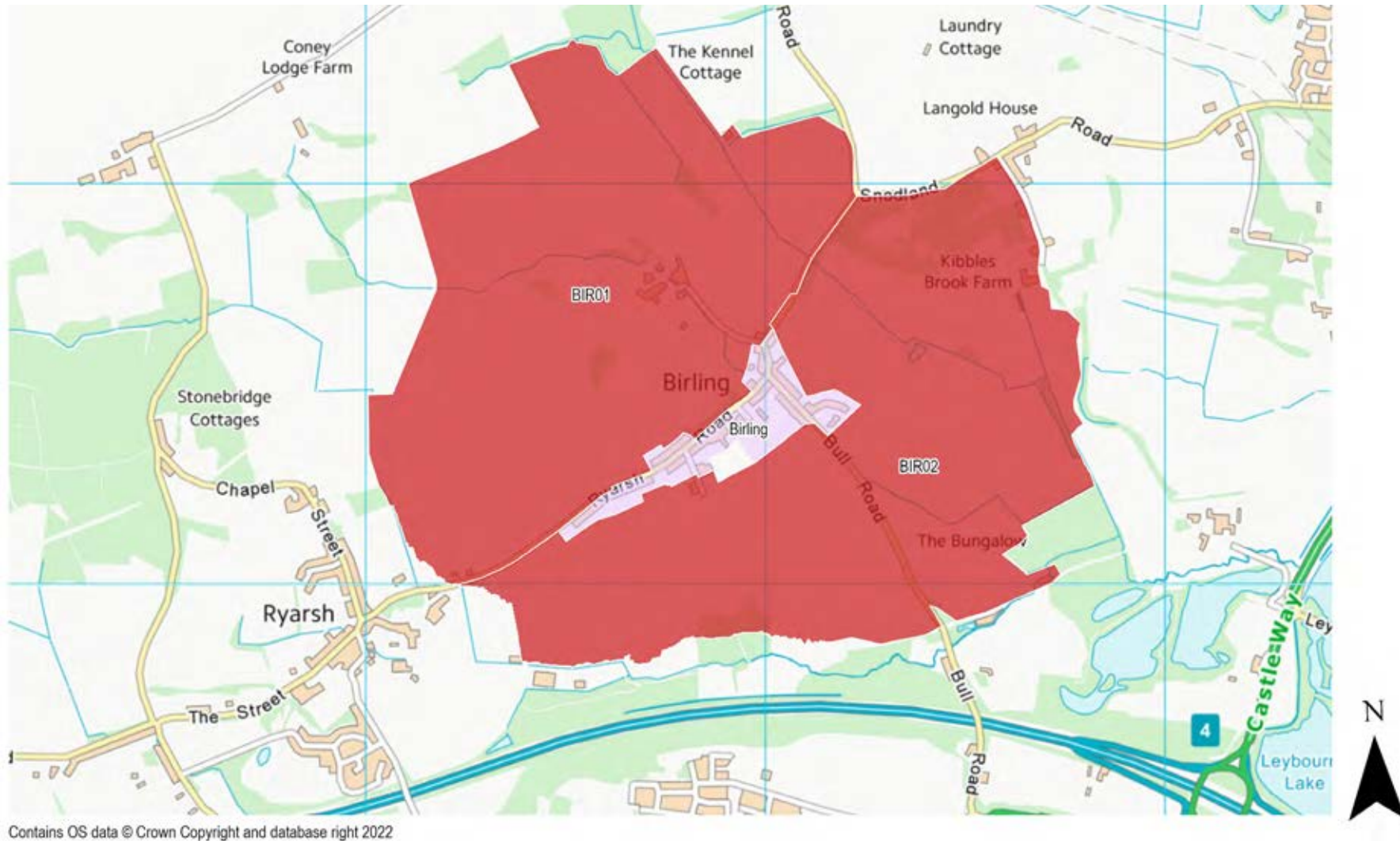
Whilst the landscape would be susceptible to change that would give rise to effects upon key characteristics including open fields, long views and the open pastoral setting of both the settlements and the Kent Downs, there could be some potential to accommodate small scale residential development at the settlement edge.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Birling

Landscape Sensitivity Map

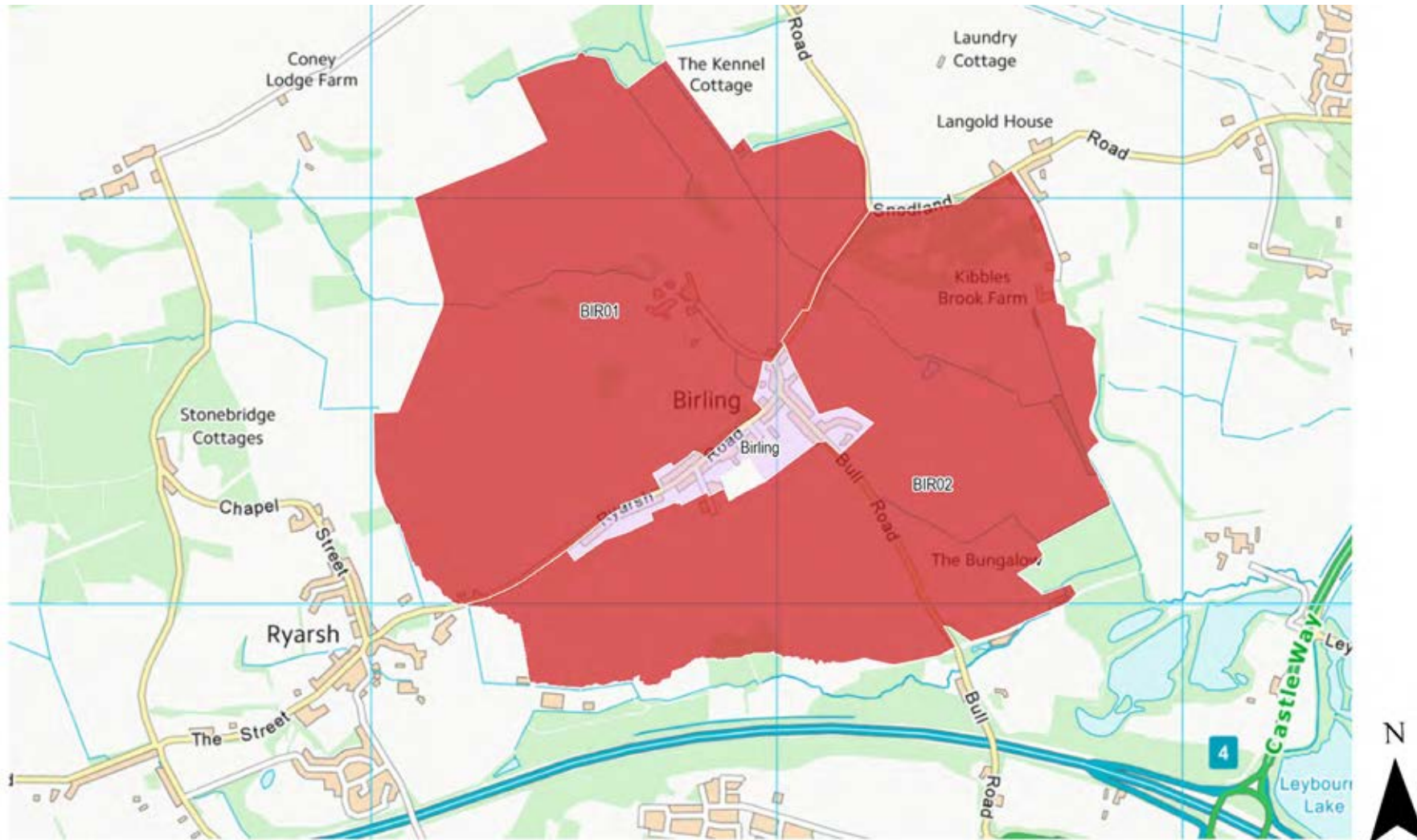
Development Typology: Small Scale Residential



Settlement: Birling

Landscape Sensitivity Map

Development Typology: Medium Scale Residential



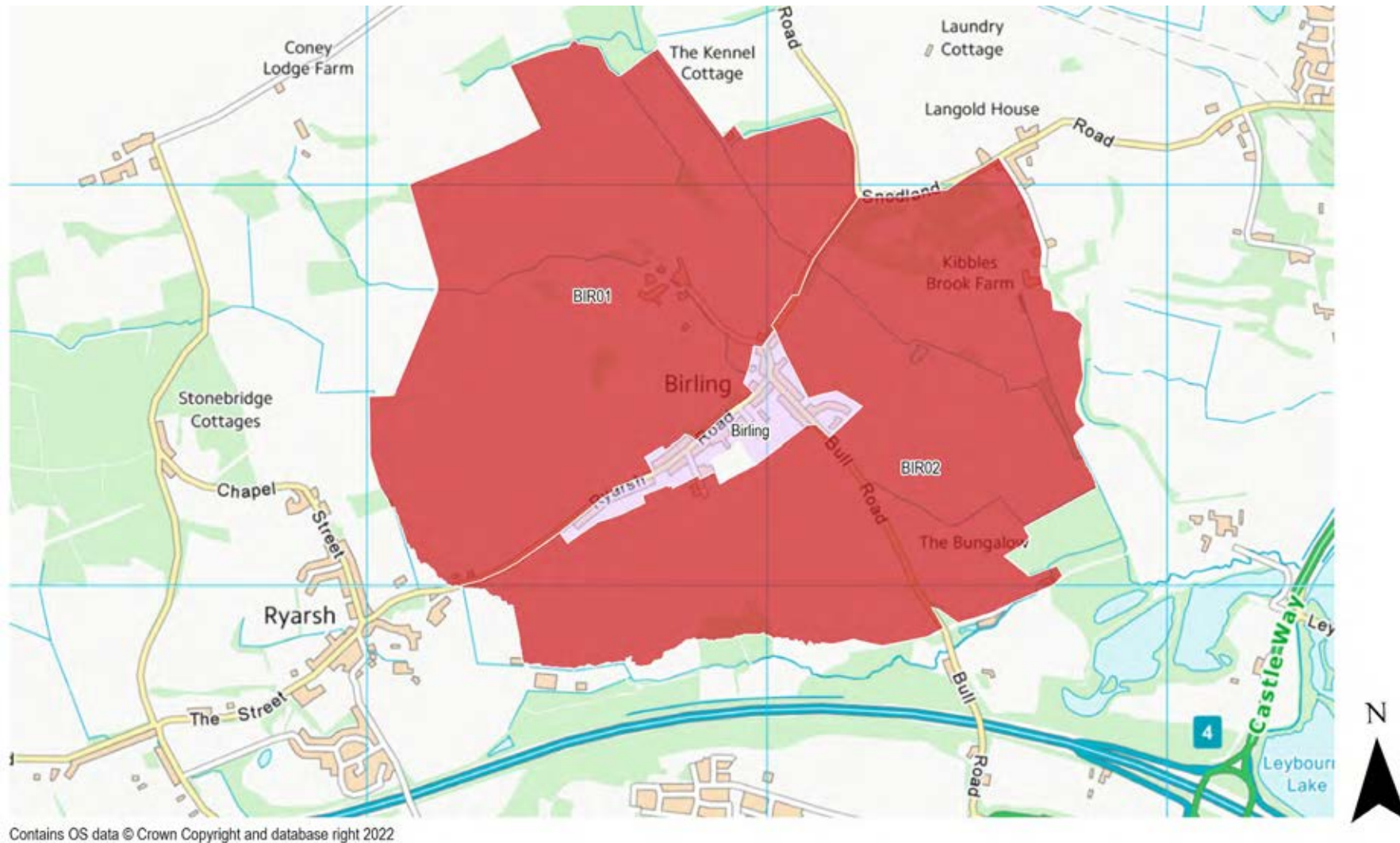
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Settlement: Birling

Landscape Sensitivity Map

Development Typology: Large Scale Residential



Settlement: Birling

Area: BIR01

Landscape Character Area: 1d Kent Downs - Birling Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

This area is located wholly within the Kent Downs National Landscape.

The undulating landform of the predominantly agricultural landscape combines with small pockets of woodland, scattered settlements and historic features.

Key Characteristics of 1d Kent Downs - Birling Scarp Foot pertinent to this assessment:

- Large, irregular fields and settlement set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the setting of the Kent Downs National Landscape.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the west, and east across the Medway Valley, and the opposing distinctive symmetrical valley landform.
- An extensive network of public rights of way.
- A defined historic time depth evidenced through Listed and historic buildings and Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	H	H
Landscape Susceptibility	H	H

The undulating landscape around Birling is visually connected to the village with rural open views out from the edges of the linear settlement. The area's landscape gently rises to the north of Birling and is formed of agricultural fields bounded by hedgerows, with wide panoramic views interrupted only by the gentle landform, hedged field edges and small blocks and lines of woodland.

Birling has an intact historic core.

The settlement pattern in BIR01 is sparse meaning susceptibility from either scale of employment development is high. Susceptibility in terms of visual character is also high due to the open views that exist.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

BIR01 due to its location within the Kent Downs National Landscape is highly sensitive to medium and large scale employment development. The landscape would be sensitive to change with inevitable effects upon key characteristics including open fields, long views and the open pastoral setting of both the settlements and the Kent Downs. Medium employment development sensitively designed, could potentially be accommodated along the settlement edge without significant character change or adverse effects. Perceptual qualities whilst altered could remain positive.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Birling

Area: BIR02

Landscape Character Area: 1d Kent Downs - Birling Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

This area is located wholly within the Kent Downs National Landscape.

The undulating landform of the predominantly agricultural landscape combines with small pockets of woodland and scattered settlements and historic features.

Key characteristics of 1d Kent Downs - Birling Scarp Foot pertinent to this assessment:

- Large, irregular fields and settlement set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the setting of the Kent Downs National Landscape.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the west, and east across the Medway Valley, and the opposing distinctive symmetrical valley landform.
- An extensive network of public rights of way.
- A defined historic time depth evidenced through Listed and historic buildings and Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	H
Settlement Form and Edge	HM	H
Settlement Setting	HM	H
Visual Character	HM	H
Perceptual Qualities	HM	H
Historic Character	HM	H
Landscape Susceptibility	HM	H

The landscape around Birling is visually connected to the village, with generally rural open views out from the edges of the linear settlement. The landscape that forms BIR02 very gently rises towards the village of Birling and is formed of a relatively wide pattern of agricultural fields and paddocks, many with open boundaries that facilitate broad open views, in particular towards the Kent Downs escarpment to the north and east.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

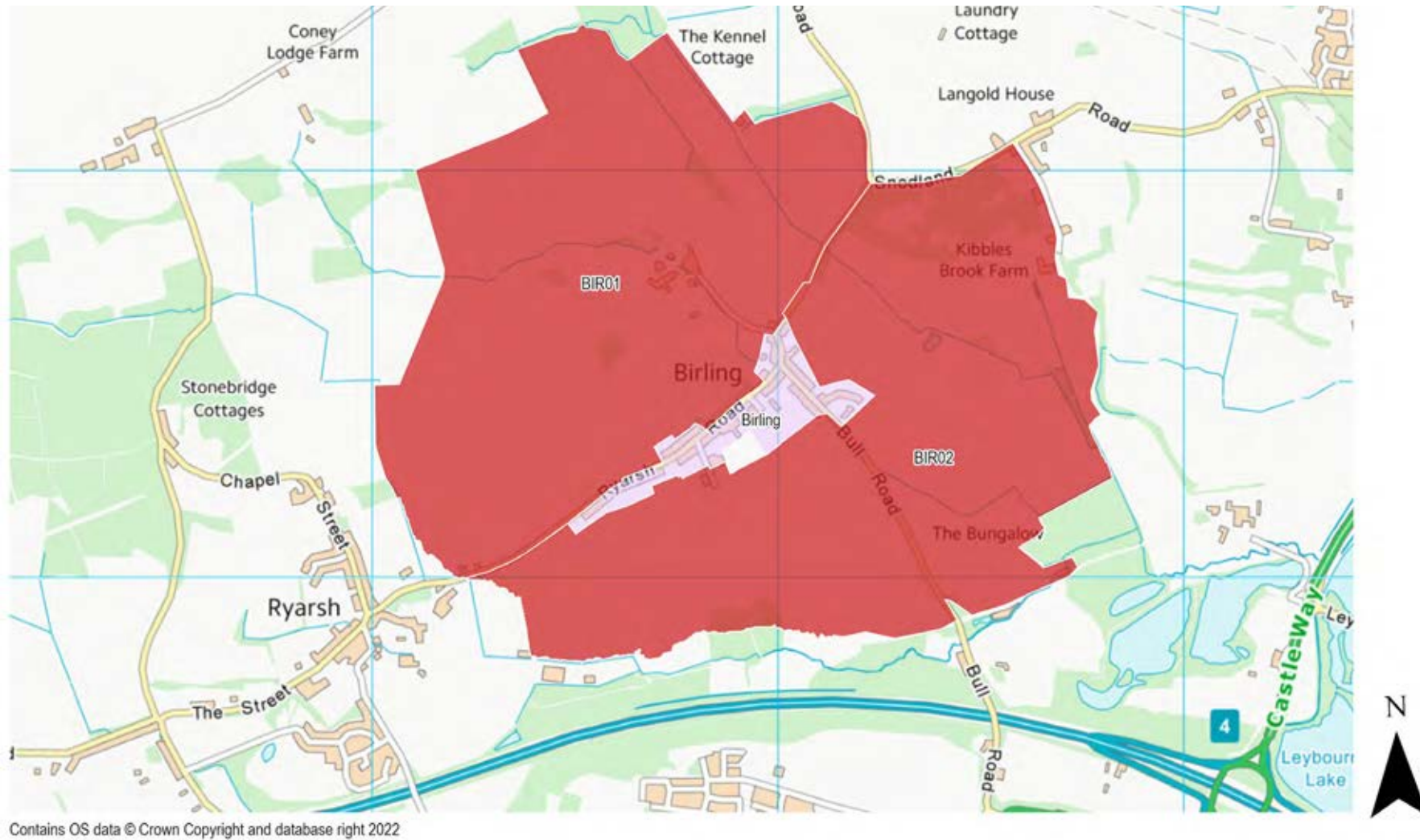
A highly sensitive area due to its location within the Kent Downs National Landscape. Whilst areas within BIR02 would have high sensitivity to both medium and large scale employment development there are areas in the south, located closer to its boundary, the M20 and other more recent residential developments, that would be less vulnerable to change.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Birling

Landscape Sensitivity Map

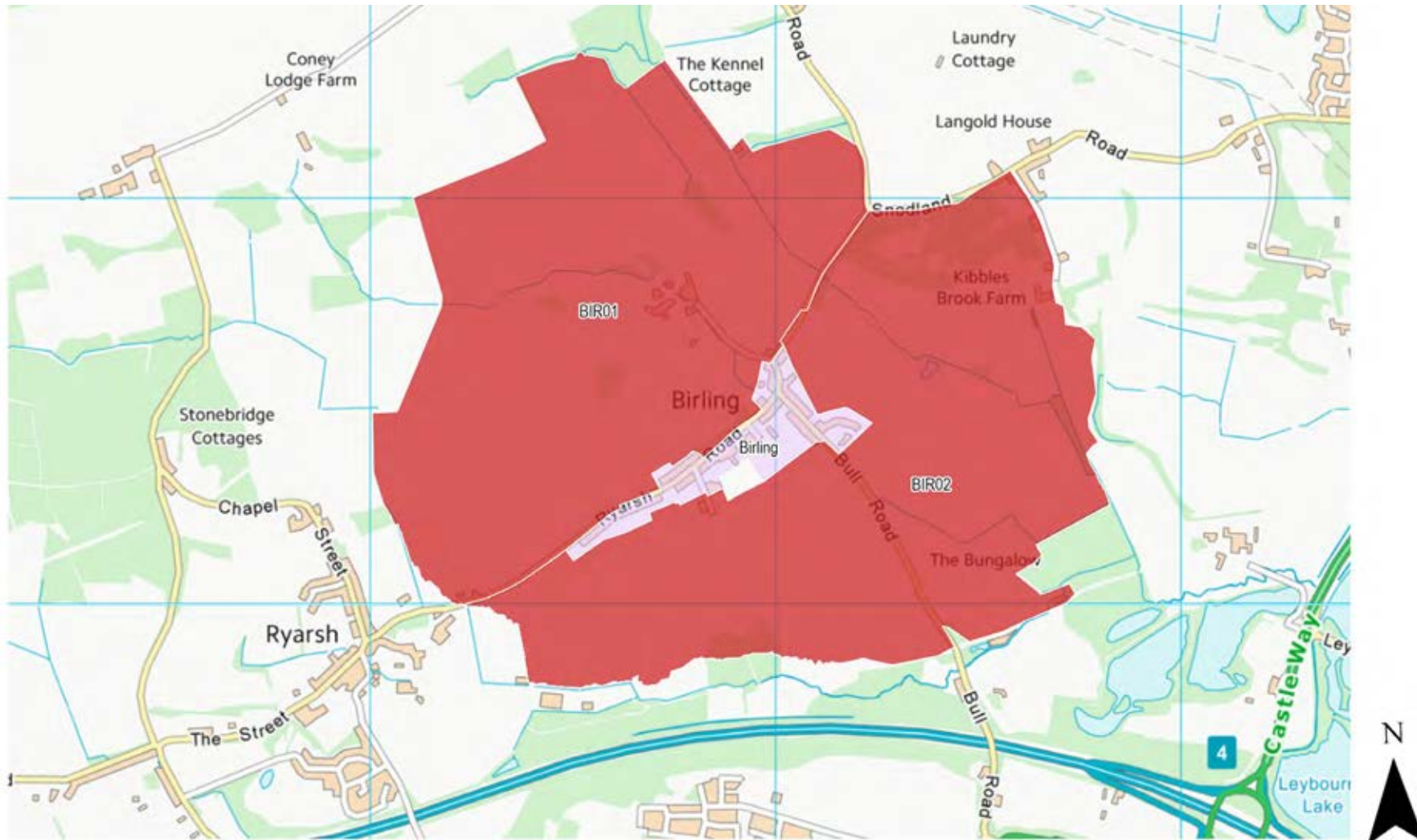
Development Typology: Medium Employment



Settlement: Birling

Landscape Sensitivity Map

Development Typology: Large Employment



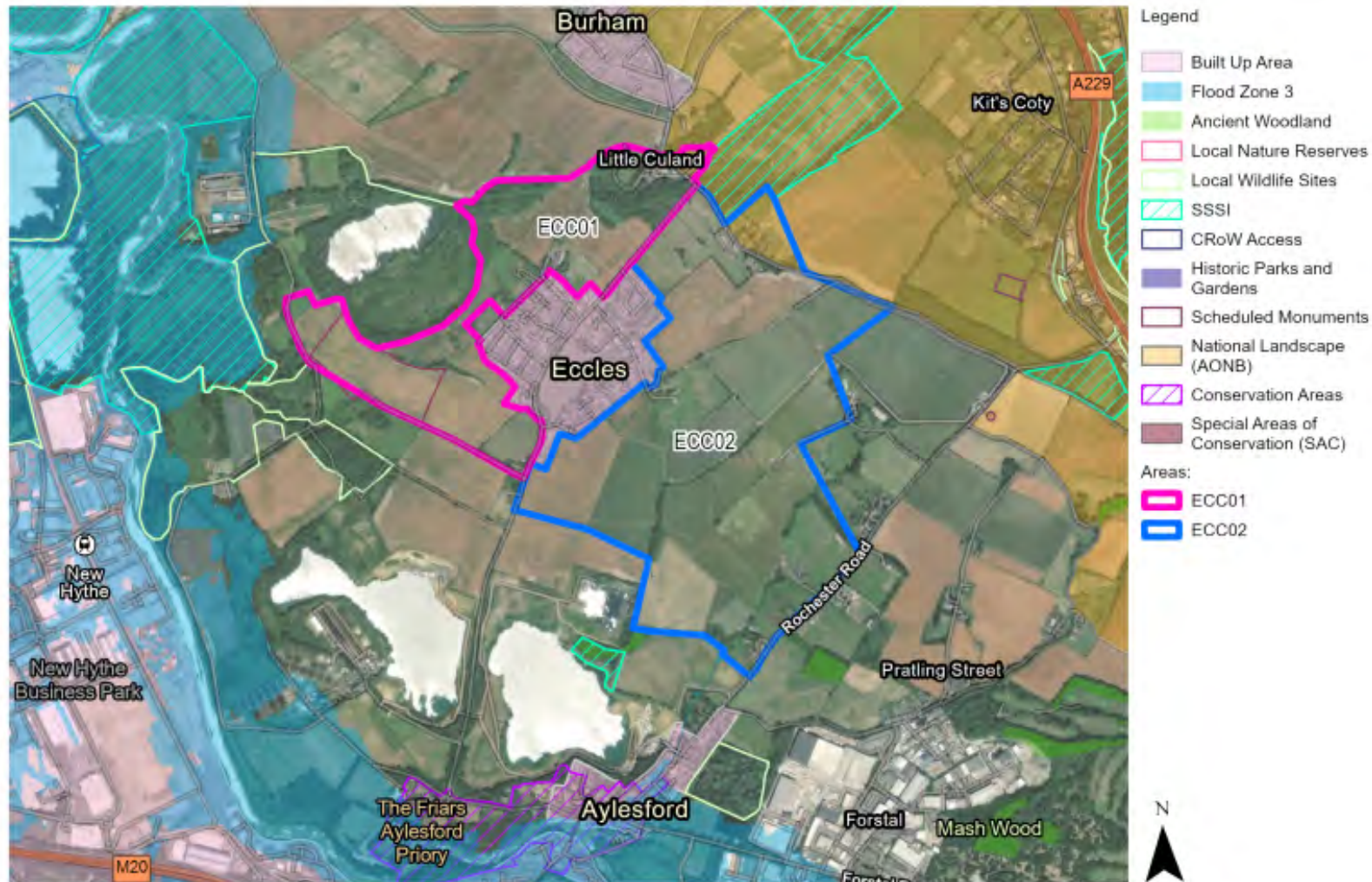
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Eccles

Settlement: Eccles

Area Codes: ECC01, ECC02



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Settlement: Eccles

Area: ECC01

Landscape Character Area: 1b Kent Downs Burham Scarp Foot

Assessment of Landscape Value

Landscape Value	MEDIUM
------------------------	--------

Deemed to have medium value. ECC01 could be considered to be within the setting of the Kent Downs National Landscape with views to and from the National Landscape.

A mix of woodland and agriculture. The area is characterised by large, irregular fields and scattered settlements within a rolling landscape that is emphasised by the adjacent rising Kent Downs to the east and the wide views west across the Medway River.

Key characteristics of 1b Kent Downs Burham Scarp Foot pertinent to this assessment:

- Large, irregular fields and scattered village settlements set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp.
- Partially located within the Kent Downs National Landscape, with clear intervisibility with the Kent Downs scarp.
- A defined historic time depth evidenced through Listed and historic buildings, scheduled monuments and the remnant chalk and clay quarries associated with the historical cement and brick making industries and their association with the River Medway.
- Wide, long views to the steep wooded slopes of the Kent Downs to the east, and west across the marshes of the Medway Valley, with clear visual evidence of the distinctive symmetrical valley landform.
- The intermittent exposed chalk faces of the former quarries within the Kent Downs scarp.
- An extensive network of public rights of way and areas of public access.
- An ecologically sensitive area with many designations.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	HM	H
Settlement Form and Edge	M	M	HM
Settlement Setting	ML	ML	M
Visual Character	ML	HM	H
Perceptual Qualities	ML	M	HM
Historic Character	M	HM	HM
Landscape Susceptibility	ML	M	HM

ECC01 is largely comprised of agricultural land, woodland and grassland. Its physical and natural susceptibility is quite high due to the presence of priority habitat and local wildlife sites.

The settlement edge is defined with tree lines and allotments making up the boundary. The edge to the west of Eccles has slightly lower susceptibility to development as it is flanked by a large agricultural field and screened by a woodland copse. There is consented planning permission for 950 homes on land to the west and south of Eccles. This assessment considers the cumulative effects that this development may have should it be constructed.

There are long distance and wide reaching views out the Kent Downs escarpment. There is the potential to contain and screen views small scale development, whilst medium and large development would likely have higher susceptibility.

Its historic character is influenced by the existence of an Anglo Saxon cemetery scheduled monument and a Romano British Villa. Perceptual qualities are generally quiet and therefore susceptibility to change is greater the larger the development.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM
Large Scale Residential	HIGH MEDIUM

Due to the relatively low lying position and existing landscape character the sensitivity reflects the potential to carefully locate and mitigate development. It should be noted that long range views should be carefully considered and enhanced and protected.

From a landscape character and visual amenity perspective the western part of the area is somewhat less sensitive due to its proximity to other development and infrastructure.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Eccles

Area: ECC02

Landscape Character Area: 1e Eccles East Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH
------------------------	------

ECC02 could be considered to be within the setting of the Kent Downs National Landscape with a small sliver within the National Landscape itself. An agricultural area with sparse settlement and views to and from the Kent Downs.

Key characteristics of 1e Eccles East Scarp Foot pertinent to this assessment:

- A landscape, partially within the Kent Downs National Landscape, that is characterised by farmland, paddocks and vineyards set within the undulating scarp foot of the Kent Downs. The robust network of hedgerows and trees provide a sense of containment.
- There is visual relationship with both the attractive and containing wooded scarp of the Kent Downs National Landscape and the settlement of Maidstone.
- Settlement has a sparse nature, with hamlets of older buildings containing traditional Kent vernacular.
- The network of Public Rights of Way criss-cross the area and connecting to the North Downs Way and Pilgrim's Way.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	H	H
Settlement Form and Edge	ML	M	HM
Settlement Setting	ML	M	M
Visual Character	HM	HM	H
Perceptual Qualities	M	HM	H
Historic Character	M	HM	H
Landscape Susceptibility	M	HM	H

The landscape is assessed as having a medium to high susceptibility to change. Highest susceptibility is from large-scale residential development. The relatively flat topography, cultural and historic value and visual and perceptual qualities influence this.

Physical and Natural Characteristics are demonstrated through small, regular fields used for agriculture, vineyards, and horse paddocks. Settlement is sparsely distributed settlement and maintains a rural character. This assessment considers the potential for cumulative effects that the planning permission for 950 homes on land to the west and south of Eccles may have if constructed.

The north east of the area abuts the Wouldham to Detling Escarpment SSSI, indicating some ecological sensitivity. There are Grade II Listed buildings to the south of the area demonstrating susceptibility to change in terms of historic character.

Visual character has a moderate to high susceptibility mostly due to the longer views to and from the Kent Downs. The area's visual character is defined by its rural and wooded appearance, with limited visibility of built structures.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH MEDIUM
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

ECC02 is highly sensitive to residential development. There is potential for some smaller scale residential development to be accommodated without too much adverse impact closer to the settlement edge of Eccles, providing it can be well mitigated from visual impact. The southern side of ECC02 near Rochester Road could be considered slightly less sensitive being further from the National Landscape and there is likely a lower impact on long range views. However this location is further from the existing settlement.

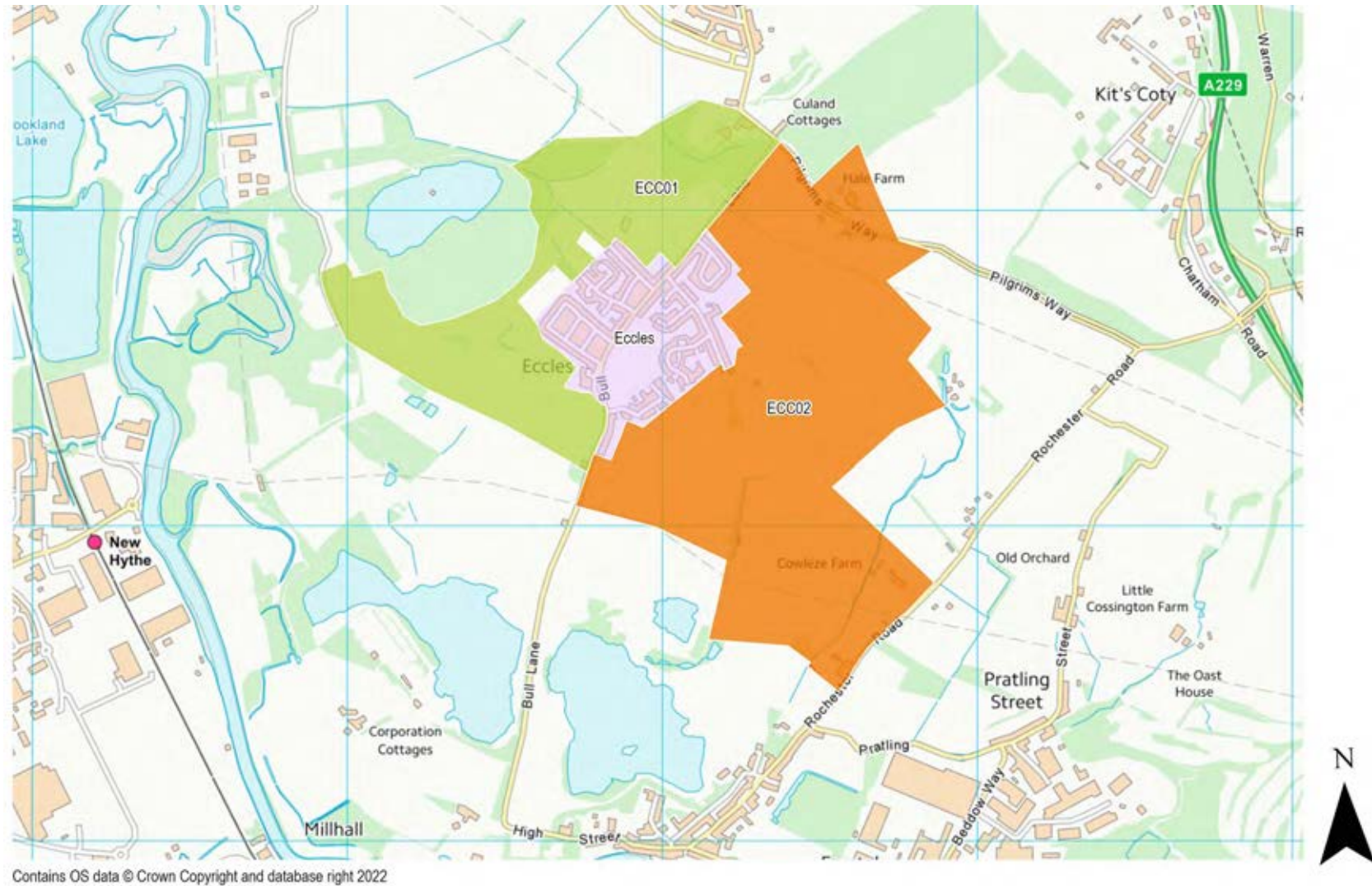
Medium and larger scale development would be harder to accommodate without significant adverse effect. Large-scale development in particular is very likely to cause adverse effect particularly on visual amenity but also on landscape character.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Eccles

Landscape Sensitivity Map

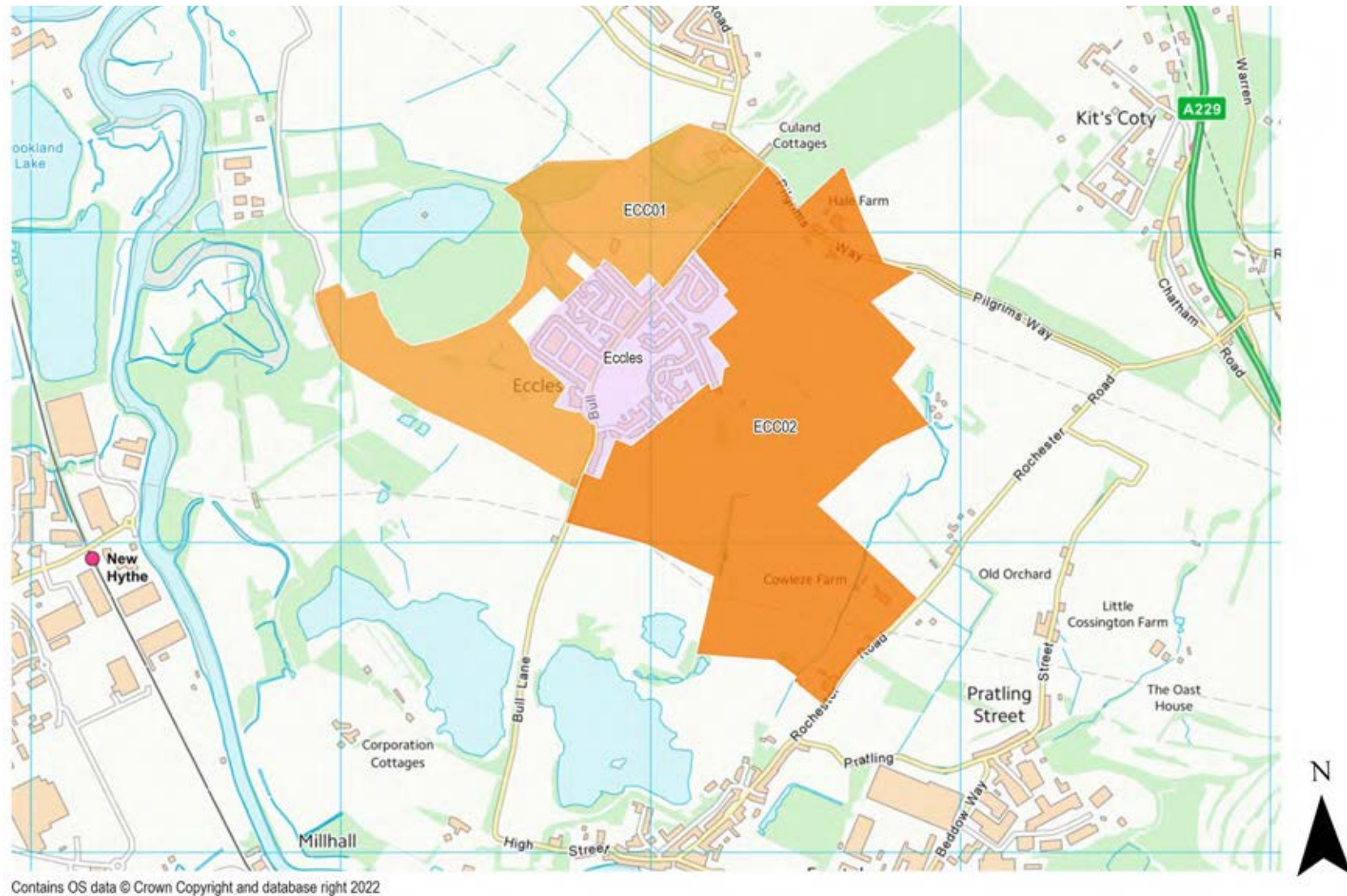
Development Typology: Small Scale Residential



Settlement: Eccles

Landscape Sensitivity Map

Development Typology: Medium Scale Residential



Settlement: Eccles

Area: ECC01

Landscape Character Area: 1b Kent Downs Burham Scarp Foot

Assessment of Landscape Value

Landscape Value	MEDIUM
------------------------	--------

Deemed to have medium value. ECC01 could be considered to be within the setting of the Kent Downs National Landscape with views to and from the National Landscape.

A mix of woodland and agriculture. The area is characterised by large, irregular fields and scattered settlements within a rolling landscape that is emphasised by the adjacent rising Kent Downs to the east and the wide views west across the Medway River.

Key characteristics of 1b Kent Downs Burham Scarp Foot pertinent to this assessment:

- Large, irregular fields and scattered village settlements set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp.
- Partially located within the Kent Downs National Landscape, with clear intervisibility with the Kent Downs scarp.
- A defined historic time depth evidenced through Listed and historic buildings, scheduled monuments and the remnant chalk and clay quarries associated with the historical cement and brick making industries and their association with the River Medway.
- Wide, long views to the steep wooded slopes of the Kent Downs to the east, and west across the marshes of the Medway Valley, with clear visual evidence of the distinctive symmetrical valley landform.
- The intermittent exposed chalk faces of the former quarries within the Kent Downs scarp.
- An extensive network of public rights of way and areas of public access.
- An ecologically sensitive area with many designations.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	HM
Settlement Form and Edge	M	HM
Settlement Setting	M	HM
Visual Character	HM	H
Perceptual Qualities	M	HM
Historic Character	M	HM
Landscape Susceptibility	M	HM

ECC01 is largely devoid of development and comprised of agricultural land, woodland and grassland. Its physical and natural susceptibility is fairly high to employment development, however there is some potential to contain and screen development due to the surrounding woodland. The settlement edge is defined with tree lines, small scale residential properties and allotments. Making it susceptible to change from both scales of development. The settlement pattern has a raised susceptibility due to the lack of employment development in the area and the existing scale being small scale residential. Considering also the cumulative effect from consented planning permission for 950 residential properties.

There are long distance and wide reaching view out the Kent Downs escarpment increasing visual susceptibility. Its historic character is influenced by the existence of an Anglo Saxon cemetery scheduled monument. With regard to perceptual qualities, there is a sense of general tranquillity throughout the area and therefore susceptibility to change increases with the scale of development. Larger scale development are more likely to alter the character and perceptual qualities of the landscape.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

ECC01 is sensitive to both scales of development with medium employment development having medium sensitivity and therefore more potential to be accommodated without adverse effects. Larger development would likely cause adverse effect due to being incongruous to the wider area. The western side of ECC01 is slightly less sensitive particularly from views, the east could likely contain some medium employment development at the settlement edge. However it would need careful siting, design and mitigation mostly due to proximity to the Kent Downs National Landscape.

It is important to consider the potential for cumulative effects that the large residential planning permission may have if constructed.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Eccles

Area: ECC02

Landscape Character Area: 1e Eccles East Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH
------------------------	------

ECC02 could be considered to be within the setting of the Kent Downs National Landscape with a small sliver within the National Landscape itself. An agricultural area with sparse settlement and views to and from the Kent Downs.

Key characteristics of 1e Eccles East Scarp Foot pertinent to this assessment:

- A landscape, partially within the Kent Downs National Landscape, that is characterised by farmland, paddocks and vineyards set within the undulating scarp foot of the Kent Downs. The robust network of hedgerows and trees provide a sense of containment.
- There is visual relationship with both the attractive and containing wooded scarp of the Kent Downs National Landscape and the settlement of Maidstone.
- Settlement has a sparse nature, with hamlets of older buildings containing traditional Kent vernacular.
- The network of Public Rights of Way criss-cross the area and connecting to the North Downs Way and Pilgrim's Way.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	H
Settlement Form and Edge	M	H
Settlement Setting	HM	H
Visual Character	HM	H
Perceptual Qualities	HM	H
Historic Character	M	H
Landscape Susceptibility	HM	H

ECC02 is assessed as having a high medium to high susceptibility to change from employment development. The relatively flat topography, ecological sensitivity cultural and historic value and visual and perceptual qualities influence this. Physical and Natural Characteristics are demonstrated through small, regular fields used for agriculture, vineyards, and horse paddocks with sparsely distributed settlement maintaining a rural character.

There are Grade II Listed buildings to the south of the area demonstrating time depth along with evidence of historic field patterns. The area is a working landscape, largely farmland so has agricultural buildings scattered within. The Wouldham to Detling Escarpment SSSI to the north east boundary demonstrates ecological sensitivity in the surrounding area. Visual character has a moderate to high susceptibility mostly due to the longer views to and from the Kent Downs. The area's visual character is defined by its rural and wooded appearance, with limited visibility of built structures. This increases susceptibility to change from employment development particularly considering the potential for cumulative effects that the planning permission for 950 homes on land to the west and south of Eccles may have if constructed.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH

ECC02 is highly sensitive to employment development. There is potential for some medium scale employment development if sensitively designed and well mitigated to minimise any adverse effects. Access would also need to be carefully considered and employ the existing road network.

The southern side of ECC02 is slightly less sensitive being further from the National Landscape and there is likely a lower impact on long range views.

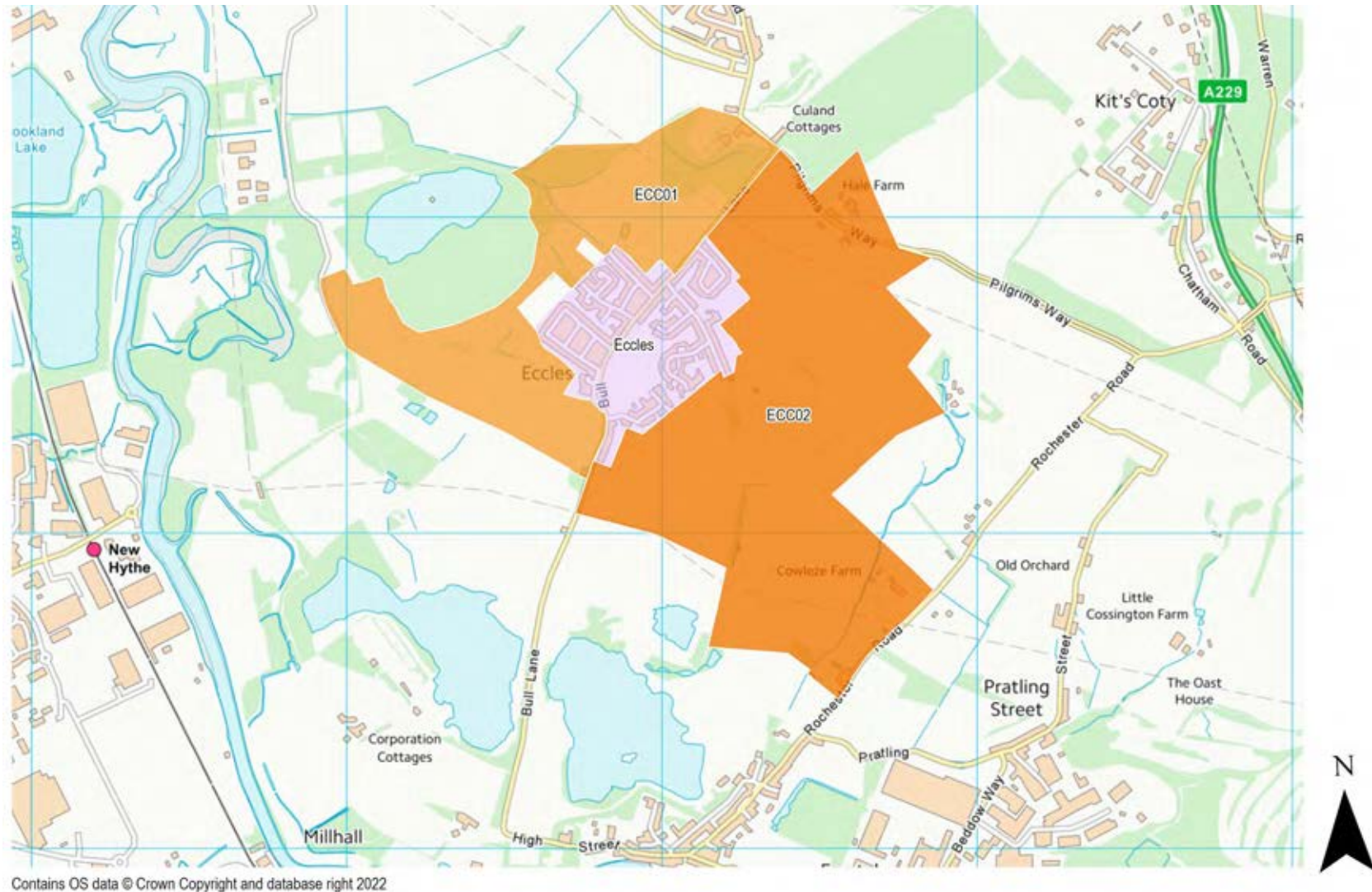
Large scale employment development in particular is very likely to have significant adverse effects. This scale is incongruous to the existing landscape character and is also likely to negatively impact visual amenity in a way that would be challenging to mitigate.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Eccles

Landscape Sensitivity Map

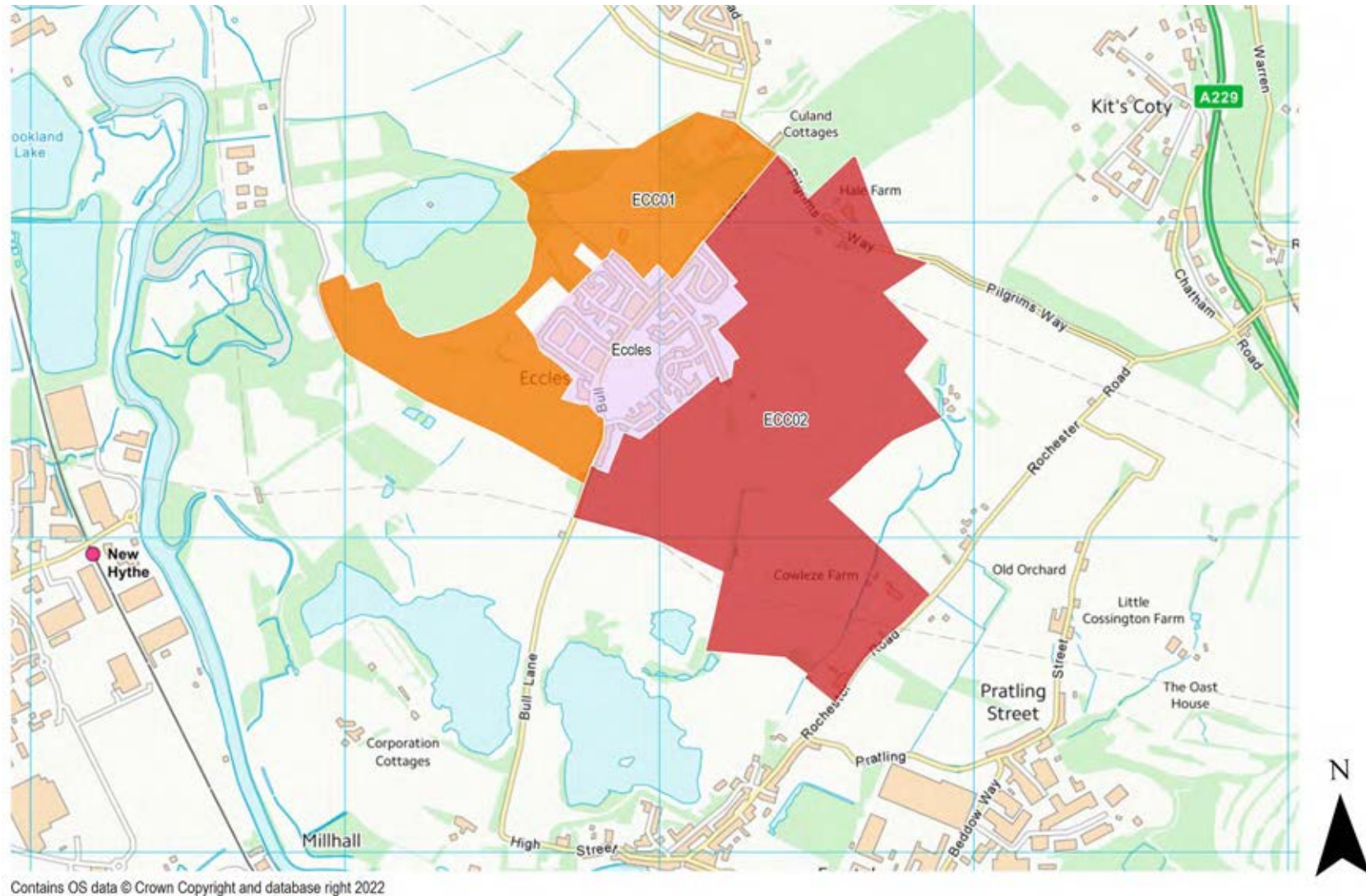
Development Typology: Medium Employment



Settlement: Eccles

Landscape Sensitivity Map

Development Typology: Large Employment

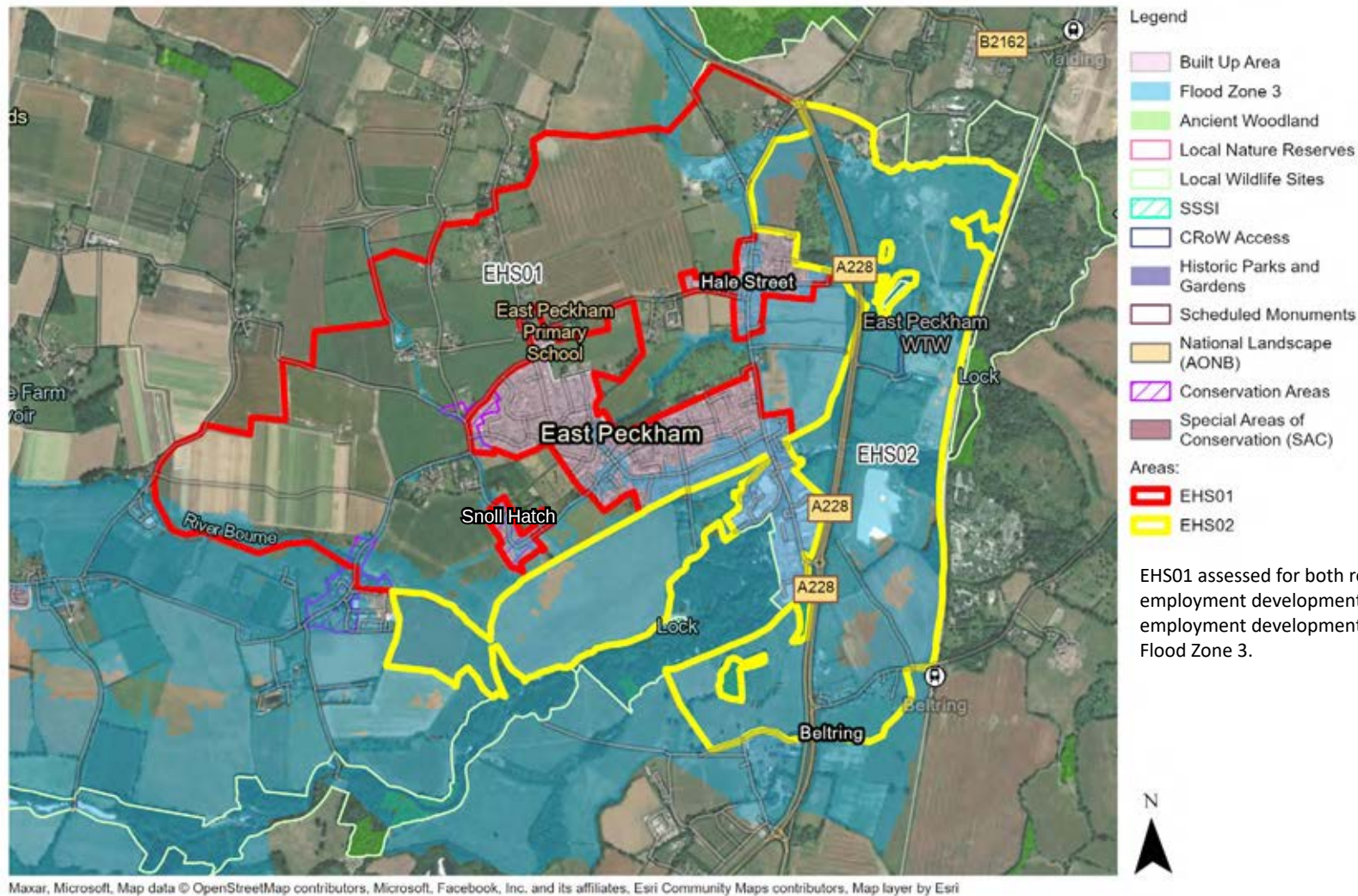


East Peckham, Hale Street & Snoll Hatch

Settlement:

East Peckham, Hale Street & Snoll Hatch

Area Codes: EHS01, EHS02



Settlement: East Peckham, Hale Street & Snoll Hatch

Area: EHS01

Landscape Character Area: 9a Hadlow East Peckham Low Weald Fruit Belt

Assessment of Landscape Value

Landscape Value	LOW
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A flat valley bottom landscape used predominantly for agriculture with few designations. Character is intrinsically connected to the growing of fruit which is closely associated with the area. A landscape of local value.

Key characteristics of 9a Hadlow East Peckham Low Weald Fruit Belt pertinent to this assessment:

- The flat floodplain landscape of the River Bourne, peppered with streams and reservoirs with ditches often forming the boundaries to fields and orchards.
- Open views towards the surrounding higher ground of the High Weald with glimpses and views into orchards and arable fields that provide context and a reinforcement of the area's fruit and hop growing character.
- Scattered hamlets and isolated farmsteads, often with historic cores and Conservation Areas. Oast houses in varying forms are a regular feature and a direct reflection of the area's hop growing past.
- A distinctive historic time depth is reflected in its Conservation Areas, Listed Buildings, Oast houses and traditional orchards.
- The surviving orchards and hop growing, strong vernacular and oast houses however preserve the area's historic land use.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	HM	HM
Settlement Form and Edge	ML	HM	H
Settlement Setting	ML	HM	H
Visual Character	ML	HM	H
Perceptual Qualities	ML	HM	H
Historic Character	HM	HM	HM
Landscape Susceptibility	ML	HM	H

The flatter topography of the landscape is better suited to development than the more undulating landscapes to the north of the borough. It's flatness reduces the visual connection with the settlements.

All three settlements have edges that create pockets that could potentially accommodate residential development. Historical field patterns and land use (orchards) create time depth that could be lost through insensitively located development.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

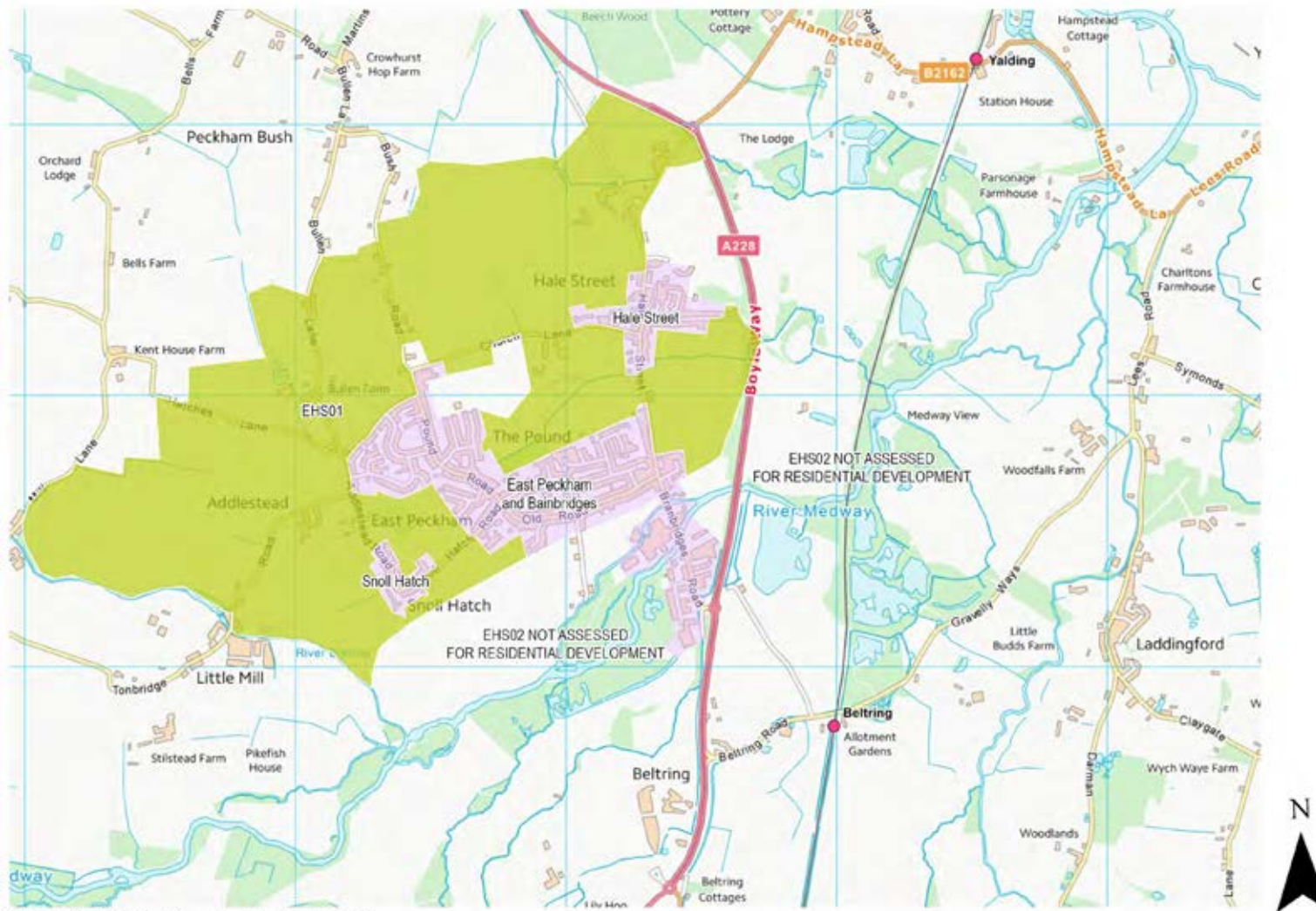
The area has a medium low sensitivity to development to small scale development. The development of the existing settlements has created locations where small scale residential development can be built without changing key characteristics of the area. Sensitivity to residential development would be greater further from the development edges.

Principally due to the low-lying and level skyline, the area would be more sensitive to medium and large scale residential development consisting of buildings exceeding two and a half stories. Although the landscape value is low, the area is rated as highly sensitive to large scale residential development on account of this.

Settlement: East Peckham, Hale Street & Snoll Hatch

Landscape Sensitivity Map

Development Typology: Small Scale Residential



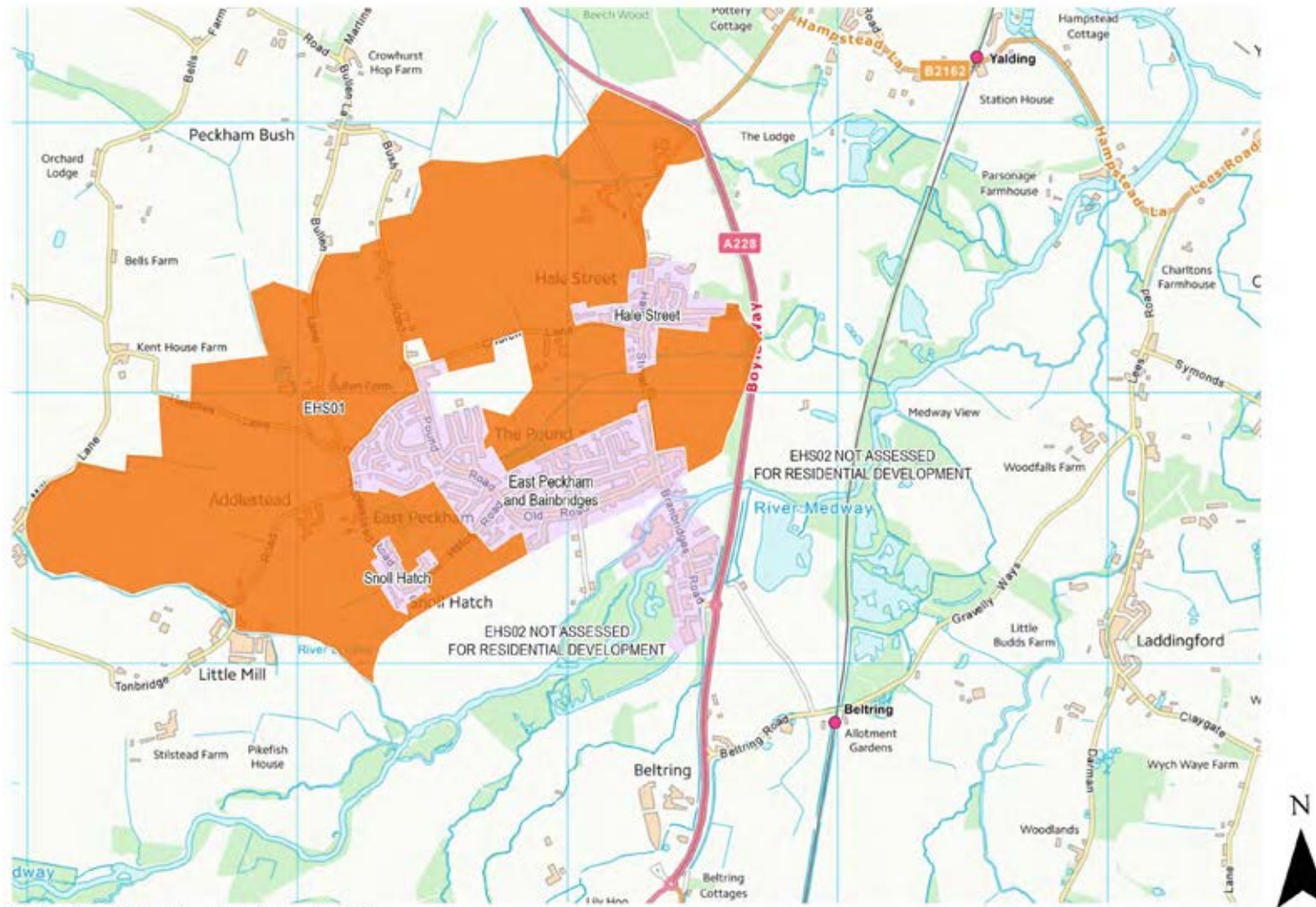
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Settlement: East Peckham, Hale Street & Snoll Hatch

Landscape Sensitivity Map

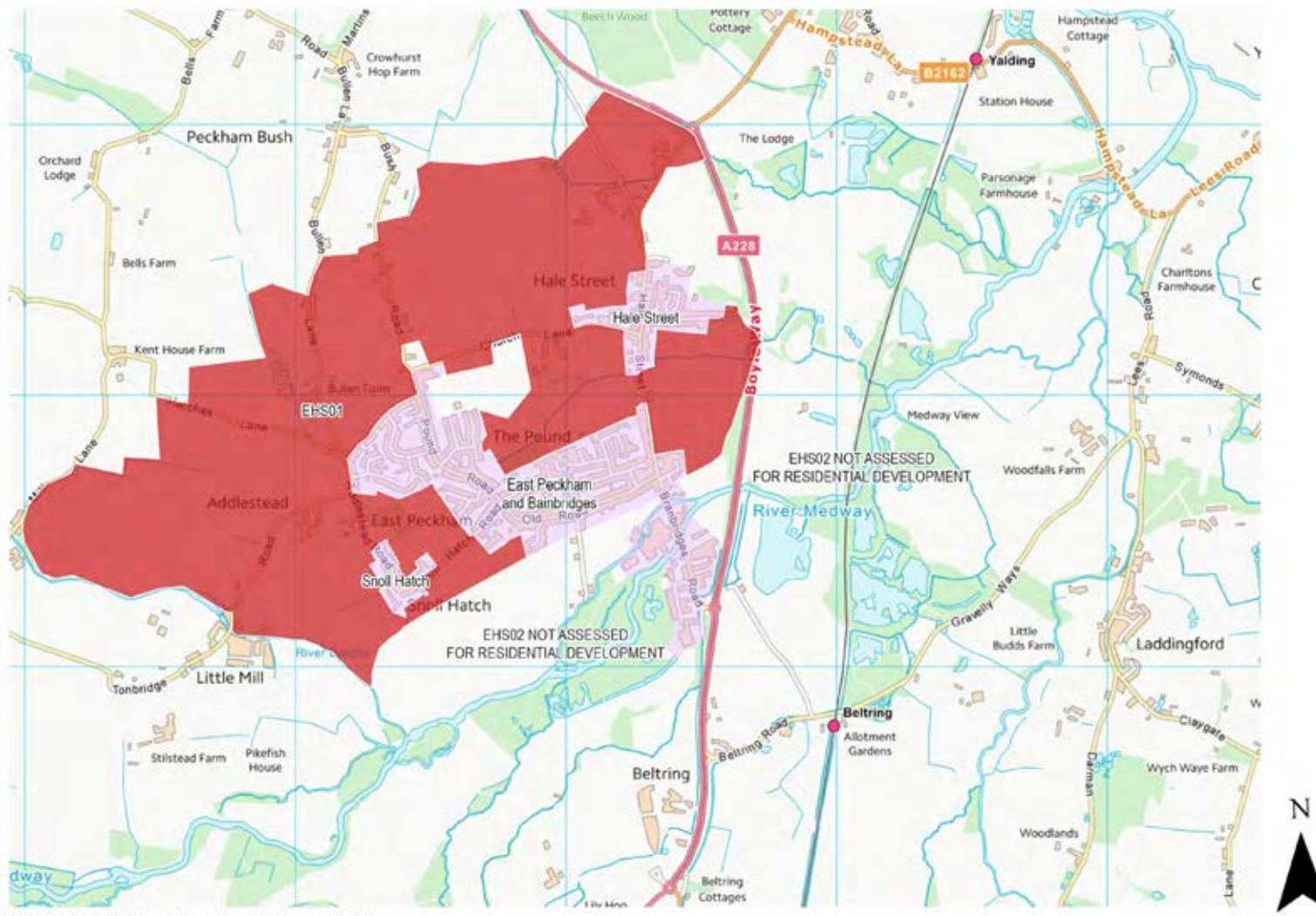
Development Typology: Medium Scale Residential



Settlement: East Peckham, Hale Street & Snoll Hatch

Landscape Sensitivity Map

Development Typology: Large Scale Residential



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Settlement: East Peckham, Hale Street & Snoll Hatch

Area: EHS01

Landscape Character Area: 9a Hadlow East Peckham Low Weald Fruit Belt

Assessment of Landscape Value

Landscape Value	LOW
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A flat valley bottom landscape used predominantly for agriculture with little in terms of designations. Character is intrinsically connected to the growing of fruit which is closely associated with the area. A landscape of local value.

Key characteristics of 9a Hadlow East Peckham Low Weald Fruit Belt pertinent to this assessment:

- The flat floodplain landscape of the River Bourne, peppered with streams and reservoirs with ditches often forming the boundaries to fields and orchards.
- Open views towards the surrounding higher ground of the High Weald with glimpses and views into orchards and arable fields that provide context and a reinforcement of the area's fruit and hop growing character.
- Scattered hamlets and isolated farmsteads, often with historic cores and Conservation Areas. Oast houses in varying forms are a regular feature and a direct reflection of the area's hop growing past.
- A distinctive historic time depth is reflected in its Conservation Areas, Listed Buildings, Oast houses and traditional orchards.
- The surviving orchards and hop growing, strong vernacular and oast houses however preserve the area's historic land use.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	HM
Settlement Form and Edge	HM	H
Settlement Setting	HM	H
Visual Character	HM	H
Perceptual Qualities	HM	H
Historic Character	HM	HM
Landscape Susceptibility	HM	H

The flatter topography of the landscape is better suited to development than the more undulating landscapes to the north of the borough.

Its flatness reduces the visual connection with the settlements. Existing development is low rise meaning that the area would be susceptible to mid and high rise development. The A228 to the north east, whilst screened does disrupt perceptual qualities.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH

Dependent on footprint, the area could accommodate some low rise employment development that is designed to fit in with a semi-urban setting or more agricultural landscape to the north. Sensitivity is not uniform, with the area closer to the A228 being less sensitive to the settlement edges.

Principally due to low-lying and level skyline, the area has a high sensitivity to buildings taller than three stories. Although the landscape value is low, it has high medium and high sensitivity to medium and large scale employment development respectively.

Settlement: East Peckham, Hale Street & Snoll Hatch

Area: EHS02

Landscape Character Area: 10b Middle Medway Floodplain

Assessment of Landscape Value

Landscape Value	MEDIUM
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The valley has a role providing a setting for recreation and wildlife. Local Wildlife Sites which run through the area and the long distance Medway Valley Walk follows the River Medway through the area.

Key characteristics of 10b Middle Medway Floodplain pertinent to this assessment:

- A flat and open character of irregular and sinuous field patterns shaped by the complex network of streams and ditches.
- Views are generally contained by the river corridor, though with some intervisibility with the High Weald National Landscape and Greensand Ridge.
- The wetland meadows, riparian vegetation and woodland could be further enhanced along the river corridor to benefit biodiversity.
- Settlement is historically sparse, with only a few isolated cottages and farmsteads reflecting the vulnerability of the area to flooding.
- A network of public rights of way cross the area including the Medway Valley Walk, that utilises the historic tow paths along the river.
- A defined historic time depth evidenced through Listed and historic buildings and historic river features including locks, tow paths, sluices and bridges.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	HM
Settlement Form and Edge	M	HM
Settlement Setting	M	HM
Visual Character	M	HM
Perceptual Qualities	M	HM
Historic Character	M	M
Landscape Susceptibility	M	HM

Employment development would lead to a loss of the area's openness, diminishing its physical and natural character. It would also change the setting to Local Wildlife Sites.

Employment development would be stark contrast to the residential edges of settlements, but would not be such a stark contrast to the northern edges of the industrial estates on Branbridges Road.

Away from the A228 and the industrial estate, employment development could diminish the areas open views and river valley qualities. Susceptibility, in terms of the area's historic character, rests in the historic nature of the river corridor and river infrastructure.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

This is a medium value landscape, with medium/high medium susceptibility and medium/high medium sensitivity to the development typologies.

The area can be developed for employment with sensitive design to suit surroundings, but potential loss of recreational use and the risk of flooding in the area would be key concerns.

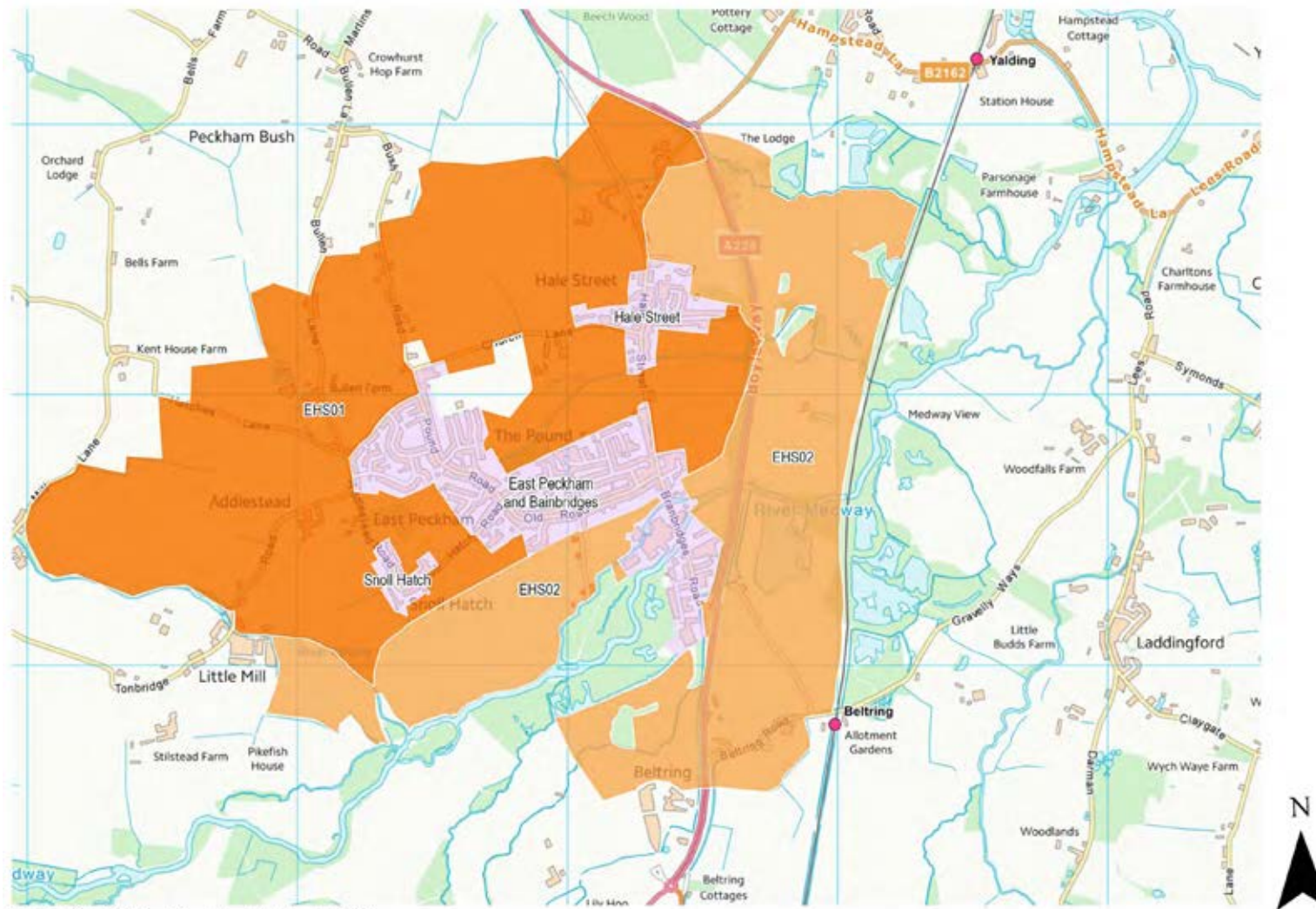
Sensitivity is greater closer to the Local Wildlife Sites and residential edges of settlements and less to the east of the existing industrial estates and A228 corridor.

NOTE: EHS02 assessed for employment development only, due to being in Flood Zone 3.

Settlement: East Peckham, Hale Street & Snoll Hatch

Landscape Sensitivity Map

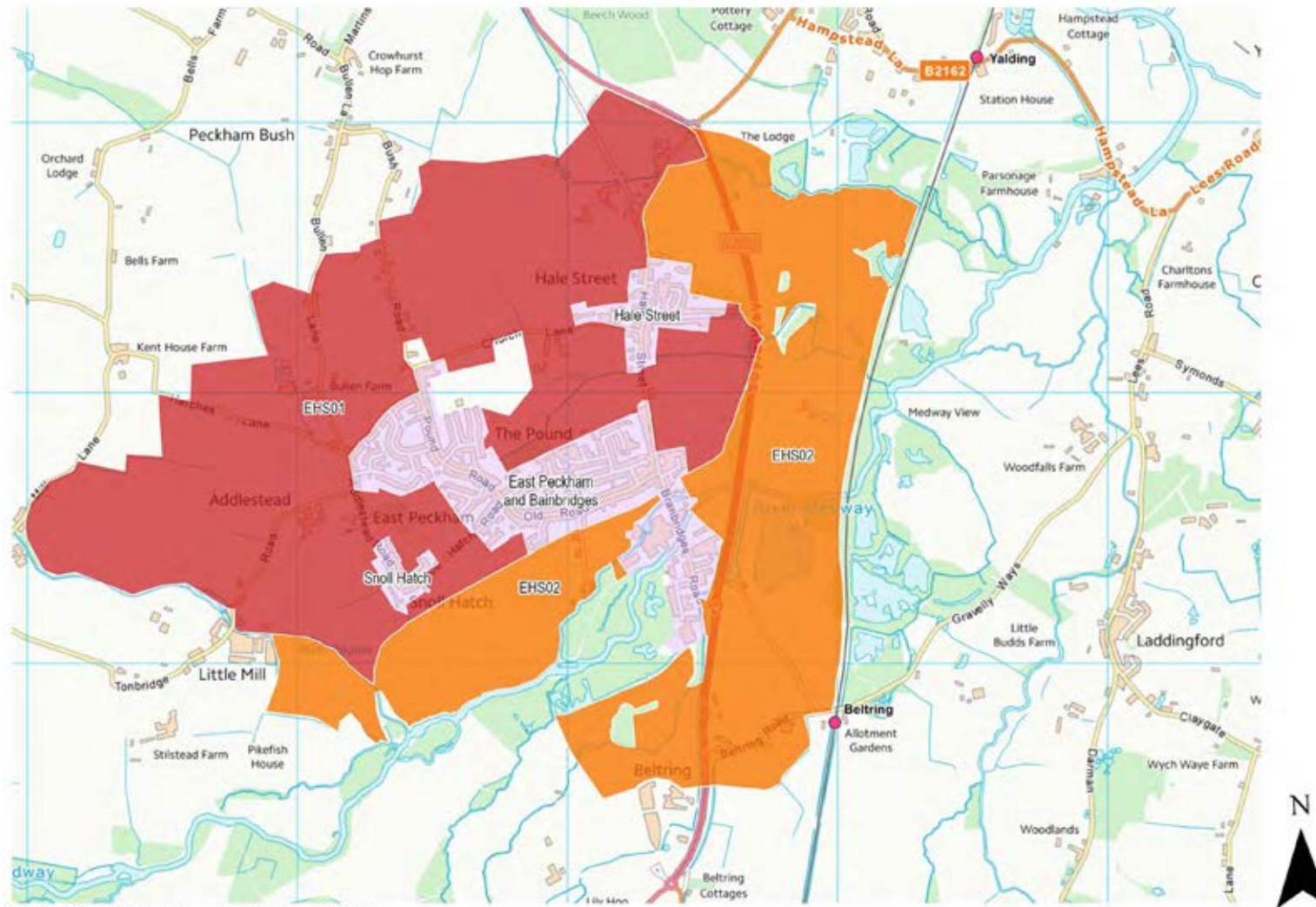
Development Typology: Medium Employment



Settlement: East Peckham, Hale Street & Snoll Hatch

Landscape Sensitivity Map

Development Typology: Large Employment



Hadlow

Settlement: Hadlow

Area Codes: HAD01, HAD02



Settlement: Hadlow

Area: HAD01

Landscape Character Area: 8a Hadlow Farmlands

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of Medium value, as there are no designations, however value is derived from its quiet, rural perceptual qualities, historic landscape character and context as a the backdrop to the Hadlow Conservation Area.

The key characteristics of 8a Hadlow Farmlands pertinent to this assessment:

- A generally flat landscape with a strong cultural influence of horticulture and agriculture, giving rise to a managed and quiet quality. Traditional orchards and glasshouses reflect the influence of fruit-growing on the local landscape.
- A strong, intact character of large, regular shaped fields bound by native hedgerows, and interspersed with deciduous woodland and scattered farmsteads.
- A large number of public rights of way connect across the countryside.
- A significant sense of historic time-depth from Listed Buildings, land use and Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	L	ML	HM
Settlement Form and Edge	ML	M	H
Settlement Setting	ML	M	HM
Visual Character	L	ML	HM
Perceptual Qualities	L	ML	HM
Historic Character	M	M	H
Landscape Susceptibility	L	ML	HM

The flat topography, in combination with the existing screening from woodland blocks and hedgerow boundaries, suggest the landscape has a low/medium-low susceptibility to small/medium scale residential development, as this would not significantly affect the visual character. The area is perceived as tranquil being mostly calm and quiet, however there is intermittent road noise from the A26, which is a detractor.

However, there would be a higher susceptibility to large scale housing development, which could alter the traditional settlement edge, detract from the quiet, rural perceptual qualities and diminish the historic character, particularly adjacent to the Conservation Areas.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM LOW
Large Scale Residential	HIGH MEDIUM

The area would be less sensitive to small and medium scale residential development, as there is existing land use for housing and provision of screening within the landscape. The area has some ability to accommodate small and medium scale residential development without significant character change or adverse effects.

However, the area would be more sensitive to large scale residential development, which could threaten traditional settlement patterns and detract from the rural countryside character.

Settlement: Hadlow

Area: HAD02

Landscape Character Area: 9a Hadlow East Peckham Low Weald Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of Medium value, as there are no designations within the area itself and road noise from the A26 is a detractor. Some value is derived from its context as a rural backdrop to the Hadlow Conservation Area.

The key characteristics of 9a Hadlow East Peckham Low Weald Fruit Belt pertinent to this assessment :

- The flat floodplain landscape of the River Bourne, peppered with streams and reservoirs with ditches often forming the boundaries to fields and orchards.
- Open views towards the surrounding higher ground of the High Weald with glimpses and views into orchards and arable fields that provide context and a reinforcement of the area's fruit and hop growing character.
- Scattered hamlets and isolated farmsteads, often with historic cores and Conservation Areas. Oast houses in varying forms are a regular feature and a direct reflection of the area's hop growing past.
- A distinctive historic time depth is reflected in its Conservation Areas, Listed Buildings, Oast houses and traditional orchards.
- The surviving orchards and hop growing, strong vernacular and oast houses however preserve the area's historic land use. It has a moderate strength of character and condition, feels organised and has few landscape detractors.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	L	ML	M
Settlement Form and Edge	M	HM	H
Settlement Setting	M	HM	H
Visual Character	ML	ML	M
Perceptual Qualities	ML	ML	M
Historic Character	M	HM	H
Landscape Susceptibility	ML	ML	M

This is mostly a pleasant rural area, though where field boundaries have been modified for modern agriculture, time depth has been lost and there are visually prominent glasshouses off Court Lane, bound by security fencing, which reduce the susceptibility of the landscape to change. It sits adjacent to Hadlow Conservation Area and Castle, but inter-visibility is limited, particularly to the east, where there is screening vegetation. In parts, the landscape has a tranquil, historic quality, though there is intermittent road noise from the A26, which is a detractor.

The area has less susceptibility to small or medium scale residential development, as the flat topography and well-established road and field boundary vegetation would provide a level of screening.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM LOW
Large Scale Residential	MEDIUM

This is not a particularly sensitive landscape area, which has some ability to accommodate residential development without significant character change or adverse effects, if designed and sited appropriately, making use of existing screening elements within the landscape.

Settlement: Hadlow

Landscape Sensitivity Map

Development Typology: Small Scale Residential



Settlement: Hadlow

Landscape Sensitivity Map

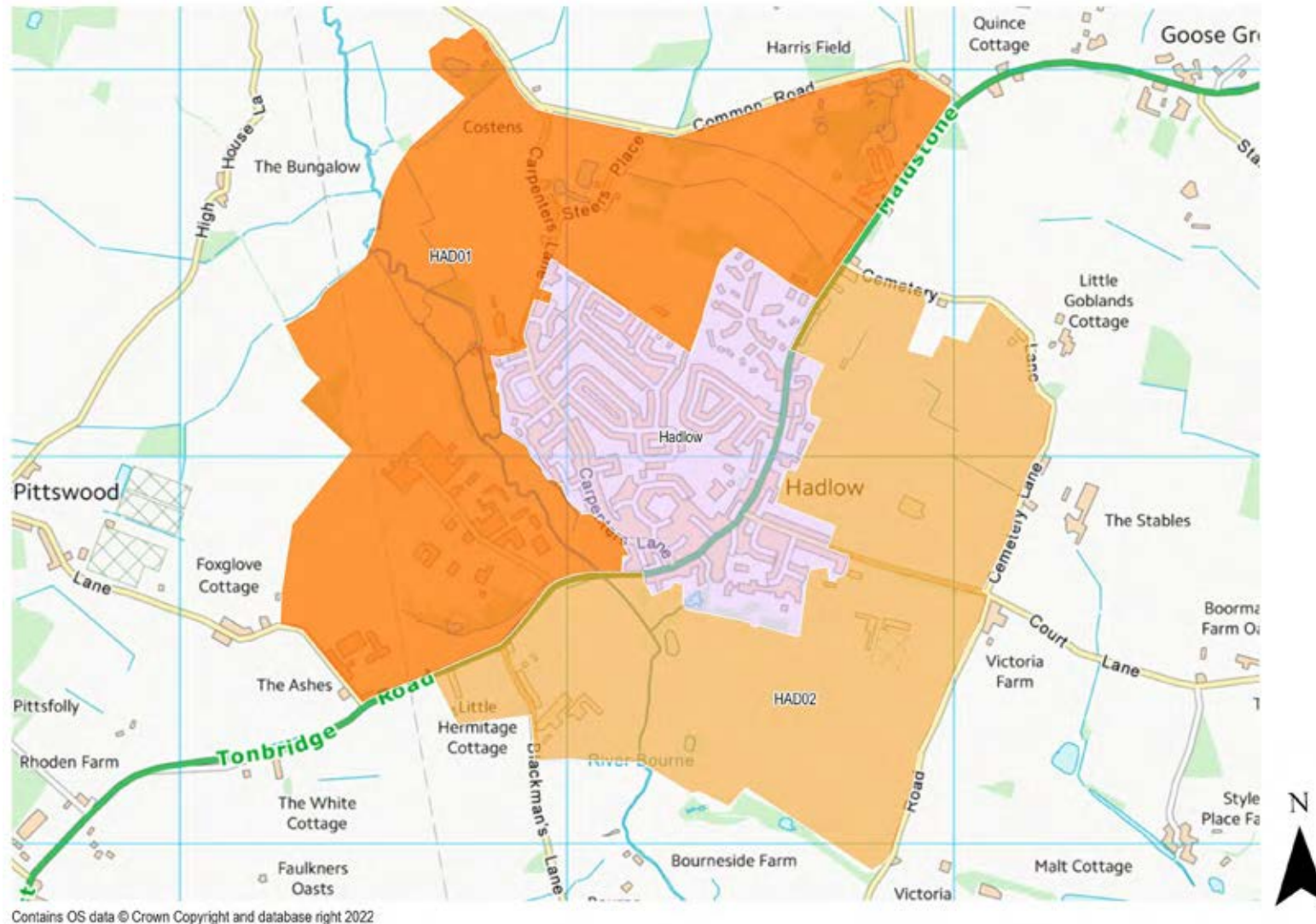
Development Typology: Medium Scale Residential



Settlement: Hadlow

Landscape Sensitivity Map

Development Typology: Large Scale Residential



Settlement: Hadlow

Area: HAD01

Landscape Character Area: 8a Hadlow Farmlands

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of Medium value, as there are no designations, however value is derived from its quiet, rural perceptual qualities, historic landscape character and context as a the backdrop to the Hadlow Conservation Area.

The key characteristics of 8a Hadlow Farmlands pertinent to this assessment:

- A generally flat landscape with a strong cultural influence of horticulture and agriculture, giving rise to a managed and quiet quality. Traditional orchards and glasshouses reflect the influence of fruit-growing on the local landscape.
- A strong, intact character of large, regular shaped fields bound by native hedgerows, and interspersed with deciduous woodland and scattered farmsteads.
- A large number of public rights of way connect across the countryside.
- A significant sense of historic time-depth from Listed Buildings, land use and Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	HM
Settlement Form and Edge	HM	H
Settlement Setting	HM	H
Visual Character	M	HM
Perceptual Qualities	M	H
Historic Character	HM	H
Landscape Susceptibility	M	HM

This area includes several sensitive historic landscape features, such as Listed buildings and the Conservation Areas. Away from these, the landscape would be less susceptible to employment development. For example, in its southern parts, between Ashes Lane and the A26, there are already large/medium scale built features associated with Hadlow College and the reptile welfare centre, as well as the glasshouses off Ashes Lane, beyond the focus area. North of Hadlow, the landscape character is more residential, hence would be less susceptible to employment change. The flat lying nature of the landscape with some existing screening from hedgerows could reduce the susceptibility of the landscape to change.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

This area has some potential to accommodate medium scale employment development if located appropriately in the south of HAD01 and designed to respect local vernacular. In parts of the area, historic components increase the sensitivity of this landscape to change.

Settlement: Hadlow

Area: HAD02

Landscape Character Area: 9a Hadlow East Peckham Low Weald Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of Medium value, as there are no designations within the area itself and road noise from the A26 is a detractor. The area has limited recreational value. Some value is derived from its context as a rural backdrop to the Hadlow Conservation Area.

The key characteristics of 9a Hadlow East Peckham Low Weald Fruit Belt pertinent to this assessment:

- The flat floodplain landscape of the River Bourne, peppered with streams and reservoirs with ditches often forming the boundaries to fields and orchards.
- Open views towards the surrounding higher ground of the High Weald with glimpses and views into orchards and arable fields that provide context and a reinforcement of the area's fruit and hop growing character.
- Scattered hamlets and isolated farmsteads, often with historic cores and Conservation Areas. Oast houses in varying forms are a regular feature and a direct reflection of the area's hop growing past.
- A distinctive historic time depth is reflected in its Conservation Areas, Listed Buildings, Oast houses and traditional orchards.
- The surviving orchards and hop growing, strong vernacular and oast houses however preserve the area's historic land use. It has a moderate strength of character and condition, feels organised and has few landscape detractors.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	ML	HM
Settlement Form and Edge	ML	HM
Settlement Setting	ML	HM
Visual Character	M	H
Perceptual Qualities	M	H
Historic Character	HM	H
Landscape Susceptibility	M	HM

The area has a quiet, rural historic character, but has some capacity for employment change at a medium scale, due to the flat topography and well-established road and field boundary hedgerows, which would provide effective screening of development. There is current land use for employment, mostly within the agricultural/horticultural sector, as well as a commercial estate east of Cemetery Lane with offices, a bakery and warehouses associated with farming.

The area would be more susceptible to large scale employment development, which would not fit within the context of Hadlow village, which has two historic Conservation Areas and a Grade I Listed building. There is inter-visibility between these designated sites and the neighbouring countryside landscape to the south, hence development here could affect the visual character.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

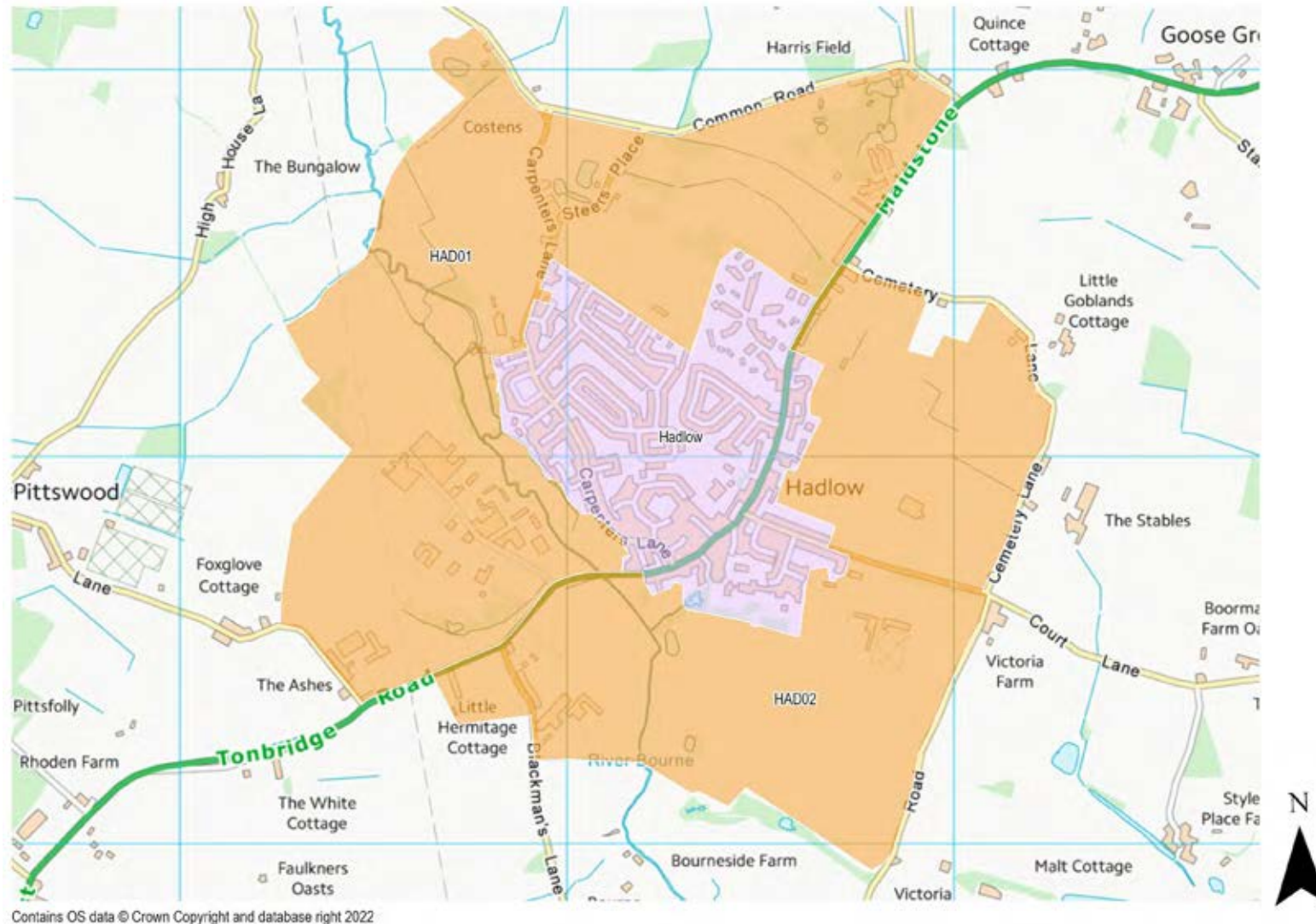
Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

This area has a medium sensitivity to medium scale employment development if sited appropriately, close to existing commercial areas to the east along Cemetery Lane, rather than adjacent to the sensitive Conservation Area of Hadlow. The landscape would be more sensitive to large scale employment change, which could detract from the tranquil, rural character.

Settlement: Hadlow

Landscape Sensitivity Map

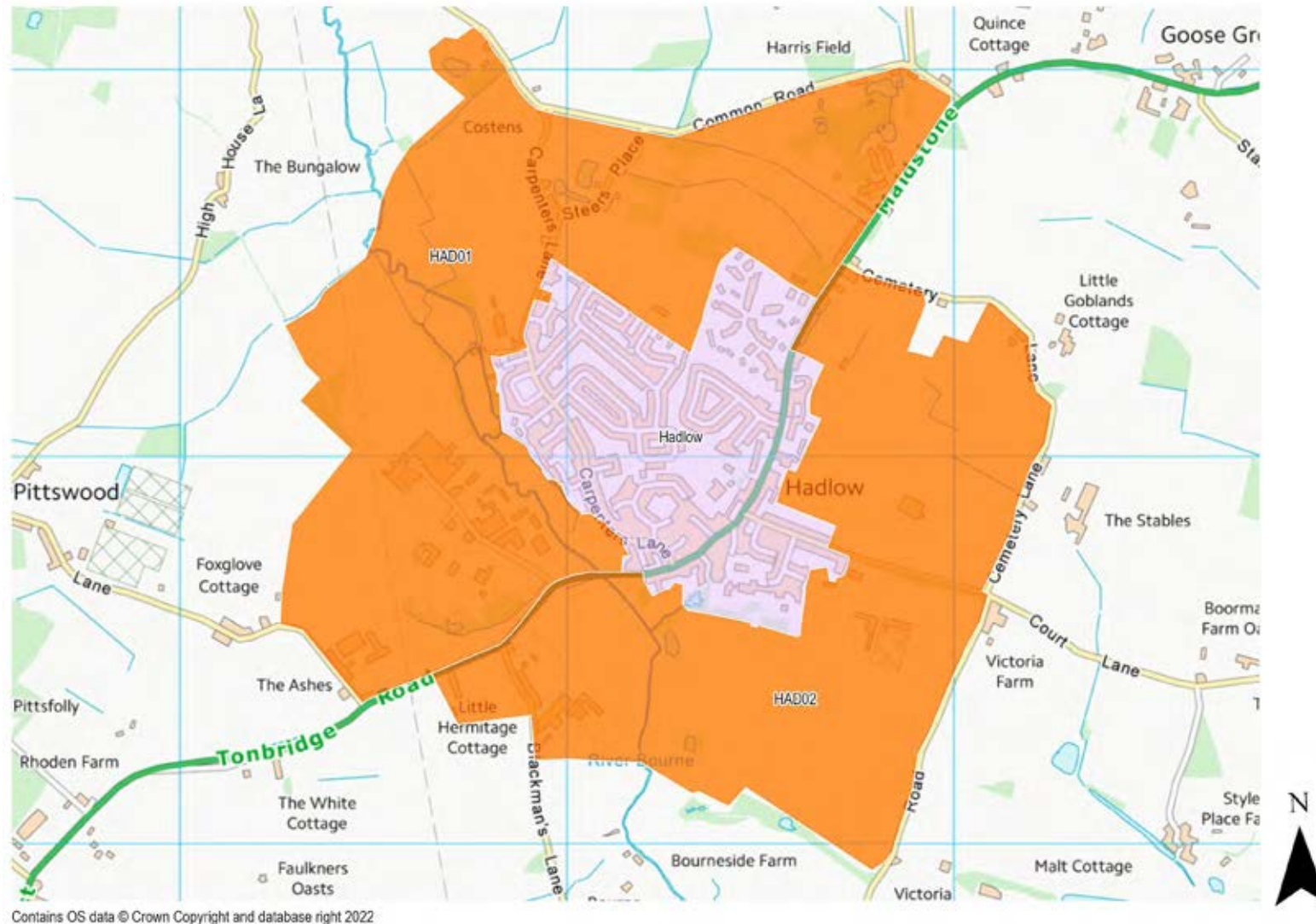
Development Typology: Medium Employment



Settlement: Hadlow

Landscape Sensitivity Map

Development Typology: Large Employment

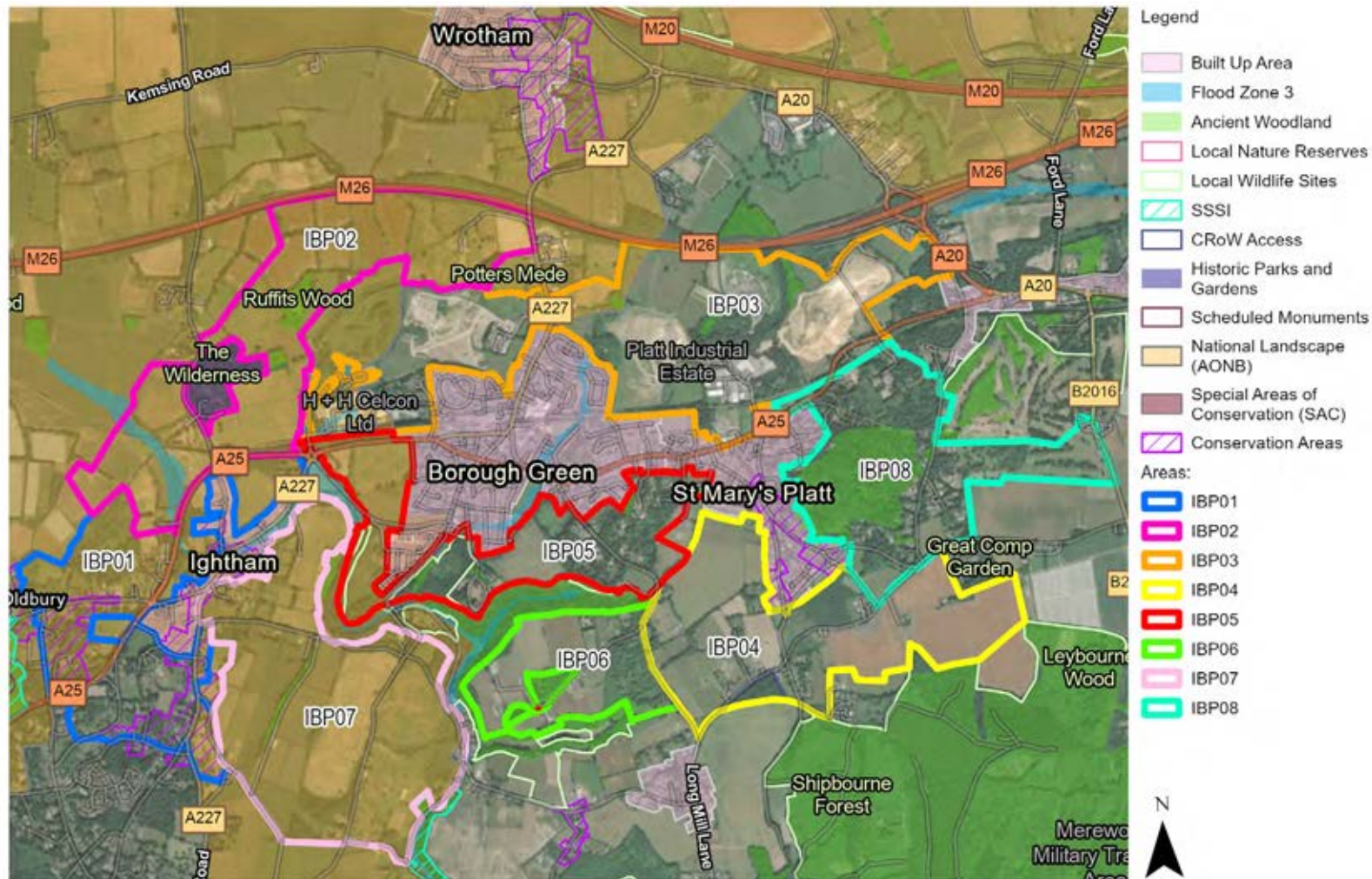


Ightham, Borough Green & St. Mary's Platt

Settlement:

Ightham, Borough Green & St. Mary's Platt

Area Codes: IBP01, IBP02, IBP03, IBP04, IBP05, IBP06, IBP07, 1BP08



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Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP01

Landscape Character Area: 7a Ightham Greensand Ridge

Assessment of Landscape Value

Landscape Value	HIGH
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Partially located in the Kent Downs National Landscape.

The landscape is hilly and wooded. It is an enclosed, varied environment with mixed woodland at higher levels and agriculture below. The area is mostly within the Kent Downs National Landscape. Detractors include roads and telecoms infrastructure.

Key characteristics of 7a Ightham Greensand Ridge pertinent to this assessment:

- A characteristically varied landscape formed of part of the hilly Greensand Ridge, consisting of managed woodlands, mixed agriculture, orchards patches of heathland, field hedgerows and trees, and partly located within the Kent Downs National Landscape.
- A particularly strong characteristic is the mosaic of dense mixed woodland, interspersed with irregular shaped fields and narrow, often sunken lanes that combine in creating intimacy and enclosure.
- Whilst views within are generally contained by the network of woodland, in intermittent areas intervisibility extends outside the area, including views towards the High Weald and views north towards the Kent Downs.
- Significant historic time-depth is evidenced by Listed and feature buildings and Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	HM	HM
Settlement Form and Edge	M	HM	HM
Settlement Setting	M	M	HM
Visual Character	M	HM	H
Perceptual Qualities	M	HM	H
Historic Character	M	HM	HM
Landscape Susceptibility	M	HM	H

The undulating landscape limits potential for developments to be visible and tree cover limits views across the landscape in places.

However, the skyline is defined by trees and topography rather than buildings, so is susceptible to the introduction of taller buildings higher than two storeys. The busy A25 traverses area and development close to the road would be less likely to detract from calm and intimate perceptual qualities of the area.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH MEDIUM
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

There are pockets of land at the settlement edges upon which small numbers for small scale residential units can be integrated into the landscape with minimal detriment to the character of the area, particularly if the wooded character and use of architectural vernacular details are reinforced. The Ightham settlement edge in certain locations has capacity to absorb small scale residential, particularly close to areas of recent development. Elsewhere, for instance in Oldbury, the edge of the settlement is defined by the open space and views beyond.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP02

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	HIGH
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Located partially in the Kent Downs National Landscape

The landscape is gently rolling and predominantly agricultural, characterised by large, regular field patterns with pockets of woodland. Views are generally mid-range and enclosed, with trees creating a wooded appearance.

The area seems mostly quiet, despite present motorway noise, with an increase in impact towards the north of the area.

Key characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment:

- A rolling landscape within the Kent Downs National Landscape, located at the base of the Vale of Holmesdale, and at the southern edge of the dip slope of the Greensand Ridge to the south.
- A mix of anthropogenic uses comprising farmland, and settlement, interspersed with woodland.
- A strong influence of transport infrastructure M26 and railway.
- The area is well connected through a network of PROWs and smaller roads.
- Quiet but with a tamed, managed quality throughout.
- A significant historical pattern within the area evidenced through Ightham Court Grade II* Listed Building and Historic Park and Garden and other Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	H	H	H
Settlement Form and Edge	M	HM	HM
Settlement Setting	H	H	H
Visual Character	H	H	H
Perceptual Qualities	HM	H	H
Historic Character	H	H	H
Landscape Susceptibility	HM	H	H

A landscape of tranquil gently rolling foothills with a skyline mostly void of built features, present a high susceptibility to physical and natural character changes.

The area contributes to the distinctive settlement setting. There is a strong time depth with evidence of historic field patterns. Also some pockets of Ancient Woodland further contribute to high level of susceptibility to change.

The settlement edge is mostly soft and tree lined and has high susceptibility to change but does have slightly lower susceptibility in the south and south east of the area closer to the railway and also the settlement Borough Green, where the presence of infrastructure and settlement may decrease susceptibility if only very slightly.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH MEDIUM
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

This area is highly sensitive to residential development. There may be some potential for low density and small scale residential development adjacent to Fen Pond Road in the south of the area.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP03

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	HIGH
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Partially located in the Kent Downs National Landscape and in the setting of the National Landscape

Key characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment:

- A rolling landscape, parts of which are within the Kent Downs National Landscape, located at the base of the Vale of Holmesdale, and at the southern edge of the dip slope of the Greensand Ridge to the south.
- Formed of a coherent pattern of features tied together by woodland that provides a continuous function of screening and containment to built form.
- A mix of anthropogenic uses comprising mineral extraction industry and settlement, interspersed with woodland.
- A high proportion of settlement compared to those surrounding it, adding to and strengthening the depth of human influence within the area.
- A strong influence of transport infrastructure (M26 and rail) and industry.
- The area is well connected through a network of PRoWs and smaller roads.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	L	L	L
Settlement Form and Edge	L	L	L
Settlement Setting	M	M	M
Visual Character	M	M	H
Perceptual Qualities	L	L	ML
Historic Character	L	L	L
Landscape Susceptibility	L	ML	M

The area is low value in terms of natural character. Mostly due to the presence of industry and mineral extraction. There are some pockets of woodland scattered throughout.

Settlement setting has a medium susceptibility because of the remaining historic field patterns that exist in places and the areas proximity to the Kent Downs National Landscape. Susceptibility to development likely to have a relatively low impact on setting.

There are mixed perceptual qualities due to roads and settlements. There is limited time depth as there is much recent human influence on the landscape. However there is some evidence of historic land use - orchards and field patterns. There are intermittent views out further into the Kent Downs Landscape and the area is visible from some points within the Kent Downs, however these are limited.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM
Large Scale Residential	HIGH MEDIUM

The High value landscape increases sensitivity whilst susceptibility is relatively low. However to the north east of Borough Green in the sites of mineral extraction sensitivity is lower to all scales of development. There would need to be careful consideration in relation to views and landscape character due to the high landscape value attributed to this area.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP04

Landscape Character Area: 5a West Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	HIGH
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A tranquil rural landscape. Located outside of the Kent Downs National Landscape but could be considered within its setting.

A landscape of gently rolling farmland of agriculture and orchards distinguished by irregular, small to medium-sized fields.

Key characteristics of 5a West Malling Greensand Fruit Belt pertinent to this assessment:

- A flat to gently undulating landform within the southern lower part of the Greensand dip slope. Predominantly formed of agricultural farmland of irregular angular fields contained by a strong network of hedgerows and hedges growing on banks.
- Consistent wooded character from the narrow lanes lined by hedgerows distinctively growing on banks and interspersed trees.
- A network of public footpaths and bridleways including a part of the Wealdway long distance path.
- Villages and farmsteads are scattered throughout the area. Traditional built vernacular is commonplace and a notable defining key feature of the area.
- Historic time-depth evidenced by Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	HM	H
Settlement Form and Edge	M	HM	H
Settlement Setting	M	H	H
Visual Character	M	HM	H
Perceptual Qualities	M	H	H
Historic Character	HM	HM	H
Landscape Susceptibility	M	HM	H

A landscape of tranquil agricultural farmland and orchards comprised of small to medium sized fields. There is some evidence of historic field patterns. The landscape appears well-managed and organised.

The landform is predominantly undulating with a strong boundary form of tree lines and hedgerows. There is a fairly soft edge to settlements throughout with small scale low level low-density development making it quite susceptible to change.

Buildings predominantly have a traditional rural architectural style. There are some broad reaching views, including of the Kent Downs National Landscape and otherwise contained views restricted by hedgerows and tree planting. The area when viewed from the Kent Downs looks to be heavily wooded, despite the predominance of agricultural fields, its network of small woodlands, boundary and individual trees combining to create a distinctive canopy.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

Potential to accommodate some small scale residential development. The settlement edge would be less sensitive to development and there is further potential for small scale development off the existing lanes, providing these can be appropriately sited, sensitively designed to suit local style and vernacular and appropriately mitigated to help site within context. The IBP04 is more sensitive to the larger scales of development as this would appear incongruous to the rural context and character.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP05

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	HIGH
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Partially located in the Kent Downs National Landscape. A rolling landscape contained by woodland. The River Bourne forms the western boundary of the area

Key characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment:

- A rolling landscape, parts of which are within the Kent Downs National Landscape, located at the base of the Vale of Holmesdale, and at the southern edge of the dip slope of the Greensand Ridge to the south.
- Formed of a coherent pattern of features tied together by woodland that provides a continuous function of screening and containment to built form.
- A mix of anthropogenic uses comprising farmland, settlement, and historic mineral extraction, interspersed with woodland.
- The area is well connected through a network of PRoWs and smaller roads.
- Areas of quiet but with a tamed, managed quality throughout.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	H	H
Settlement Form and Edge	M	H	H
Settlement Setting	M	H	H
Visual Character	HM	H	H
Perceptual Qualities	M	H	H
Historic Character	M	M	M
Landscape Susceptibility	M	H	H

There is a strong natural character containing woodland habitat, some of which is Ancient Woodland. The area also abuts the banks of the River Bourne and its wooded riparian edge. This demonstrates a higher susceptibility to change. There is also further Ancient Woodland at the area boundary.

There is sparse settlement throughout and a soft and varied settlement edge. The area is less susceptible to change brought on by smaller scale residential development but would struggle to accommodate larger scales without adverse impacts.

There are intermittent views to the Kent Downs National Landscape and also some far reaching views from the National Landscape to consider. Larger developments that impact these views would be less readily accommodated. There is an organised tranquil quality to the area increasing its susceptibility to change.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

The area is slightly less sensitive at the north-western settlement edge near to Dryland Road and Borough Green Bowls club and potentially the south east adjacent to Crouch Lane. Both areas could potentially accommodate smaller scale development and provide opportunity for mitigation. It is important that any development is sensitively designed to suit local style and vernacular and appropriately mitigated to help fit within context. The tree cover and woodland character may be able to help screen and site small scale development sensitively.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP06

Landscape Character Area: 6b Roughway Greensand Slopes

Assessment of Landscape Value

Landscape Value	HIGH
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Partially located in the Kent Downs National Landscape.

An undulating topography and a mix of agricultural land, Ancient Woodlands, and bounded by wildlife sites. The area offers both enclosed and expansive views due to its terrain. Access is mostly via rural lanes, with minimal visual detractors aside from telegraph poles.

Key characteristics of 6b Roughway Greensand Slopes pertinent to this assessment:

- An elevated, tranquil and calm landscape of rolling green hills interspersed with springs where the River Bourne has cut through the Greensand.
- A mostly open landscape with long views and intervisibility with the High Weald National Landscape and the scarp of the Kent Downs National Landscape, though with areas of visual containment within woodlands and along lanes, creating an intimate scale.
- The distinctive land pattern of deciduous woodland, copse and shaws is interspersed within a mosaic of irregular fields, which in places are based upon historic field patterns. These are combined with traditional orchards, cobnutt platts and dispersed settlement.
- A lack of major road infrastructure and the dispersed settlement contribute to the calm, rural historic feel within which weave a network of footpaths, bridleways and byways.
- Heritage assets such as Listed buildings, Conservation Areas and a Registered Park and Garden create a strong sense of place.
- Designations including Local Wildlife Sites and Ancient Woodland.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	H	H
Settlement Form and Edge	HM	H	H
Settlement Setting	HM	H	H
Visual Character	M	HM	H
Perceptual Qualities	HM	H	H
Historic Character	HM	HM	H
Landscape Susceptibility	HM	H	H

Surrounded by woodland, settlement is sparse with some isolated farmsteads. There is some evidence of historic field patterns, usage and settlement pattern, demonstrating time depth. Local intimate scale mixed with wider views of rolling fields and surrounding woodlands.

There are intermittent views towards the Kent Downs National Landscape. The perceptual qualities are tranquil with a combination of well-managed rural landscape with a sense of wilderness towards the wooded edges. The settlement edge is highly susceptible to change from development and the settlement setting is also susceptible to residential development given the lack of existing development in the area.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH MEDIUM
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

Due to the natural character, rural landscape and settlement patterns. This area is deemed to be highly sensitive to change. It is likely to suffer significant character change or adverse effects from development at any scale.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP07

Landscape Character Area: 6a Ightham Greensand Slopes

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
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Located in the Kent Downs National Landscape

An undulating topography and a mix of agricultural land, Ancient Woodlands, and bounded by wildlife sites. Access is mostly via rural lanes, with minimal visual detractors aside from telegraph poles.

Key characteristics of 6a Ightham Greensand Slopes pertinent to this assessment:

- A small scale, calm and intimate landscape set within the undulating lower slopes of the Greensand Ridge, interspersed with springs where the River Bourne has cut through the Greensand.
- Land use predominantly agricultural fields combined with an abundance of orchards that significantly contribute to character and combine in creating a landscape mosaic with other natural features including hedgerows, woodland belts and carr woodland.
- A sparse settlement pattern of lanes and scattered farmsteads.
- A calm landscape contained by the wooded belts, leading to an intimate feeling with views towards the Greensand Ridge filtered by vegetation.
- A wide network of public rights of ways.
- Strong historic time depth evidenced through orchards and Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	H	H	H
Settlement Form and Edge	HM	H	H
Settlement Setting	HM	H	H
Visual Character	HM	H	H
Perceptual Qualities	HM	H	H
Historic Character	HM	HM	HM
Landscape Susceptibility	HM	H	H

A managed rural landscape of fields and orchards, open and exposed, and with minimal settlement. Settlement is set within the landscape and screened and defined by vegetation giving a higher susceptibility.

The setting is defined by open views across the Greensand Ridge which would be susceptible to change from development. Time depth is demonstrated through land use and historic field patterns.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

Being within the Kent Downs National Landscape IBP07 is highly sensitive to all scales of residential development. For it to be successfully accommodated, it would need to be both small volume and small scale and located appropriately into the existing settlement edge.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP08

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	MEDIUM
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A network of public rights of way cross IBP08, largely centred around Potter's Hole Ancient Woodland, showing the local value of the area.

The character of the area is of an industrial-led, human-made landscape, although tied together by repeated woodland which provides screening and containment.

Key characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment::

- A rolling landscape, parts of which are within the Kent Downs National Landscape, located at the base of the Vale of Holmesdale, and at the southern edge of the dip slope of the Greensand Ridge to the south.
- Formed of a coherent pattern of features tied together by woodland that provides a continuous function of screening and containment to built form.
- A mix of anthropogenic uses comprising mineral extraction, farmland, solar farm, golf courses and settlement, interspersed with woodland.
- A strong influence of transport infrastructure (M26, M20 and A25) and industry.
- The area is well connected through a network of PRoWs and smaller roads, and a train station at Borough Green.
- A significant historical pattern within the area evidenced through Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	H	H
Settlement Form and Edge	H	H	H
Settlement Setting	M	H	H
Visual Character	L	M	H
Perceptual Qualities	M	H	H
Historic Character	M	HM	HM
Landscape Susceptibility	M	H	H

Settlement within and surrounding IBP08 is generally made up of detached, scattered dwellings of low density, set back from the highway and well screened through planting. The area abuts the settlement of St. Mary's Platt, defined as a Conservation Area, and whose relationship with the surrounding landscape could be harmed by enclosure within new development.

Trees and woodland generally provides containment and screening, although taller development, may break the skyline and become visible.

The area is quiet, with small lanes providing access routes. Development may have a negative impact if lanes require widening to cater for increased traffic.

Potter's Hole Ancient Woodland demonstrates historic character along with some Grade II Listed buildings.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

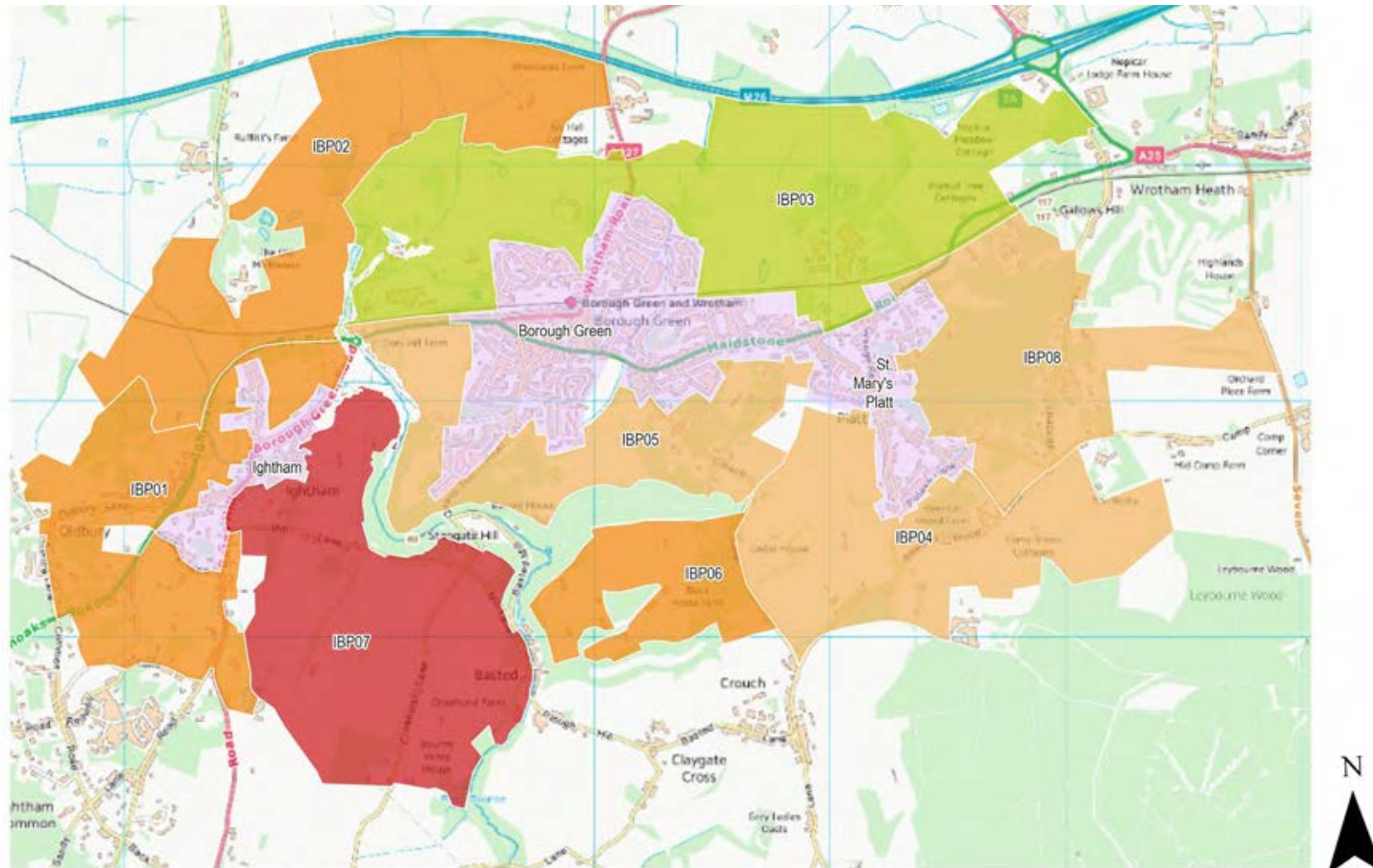
The area is generally highly sensitive to residential development, although there are areas of contained pasture where small scale residential development could be integrated into the landscape with a low density pattern in keeping with the landscape, and through substantial woodland planting.

The Ancient Woodland of Potter's Hole is a valuable natural resource which should be protected from development.

Settlement: Ightham, Borough Green & St. Mary's Platt

Landscape Sensitivity Map

Development Typology: Small Scale Residential



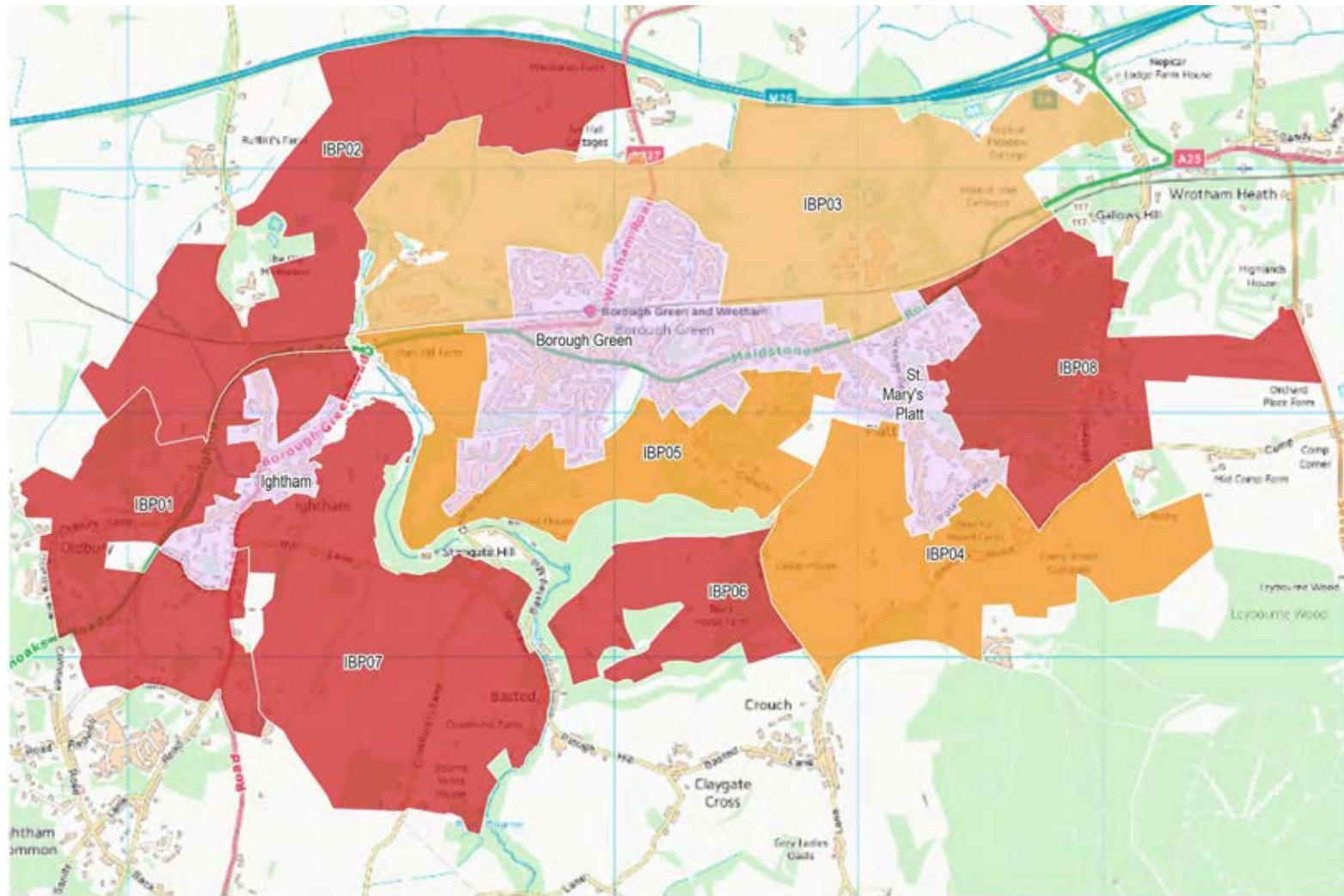
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Settlement: Ightham, Borough Green & St. Mary's Platt

Landscape Sensitivity Map

Development Typology: Medium Scale Residential



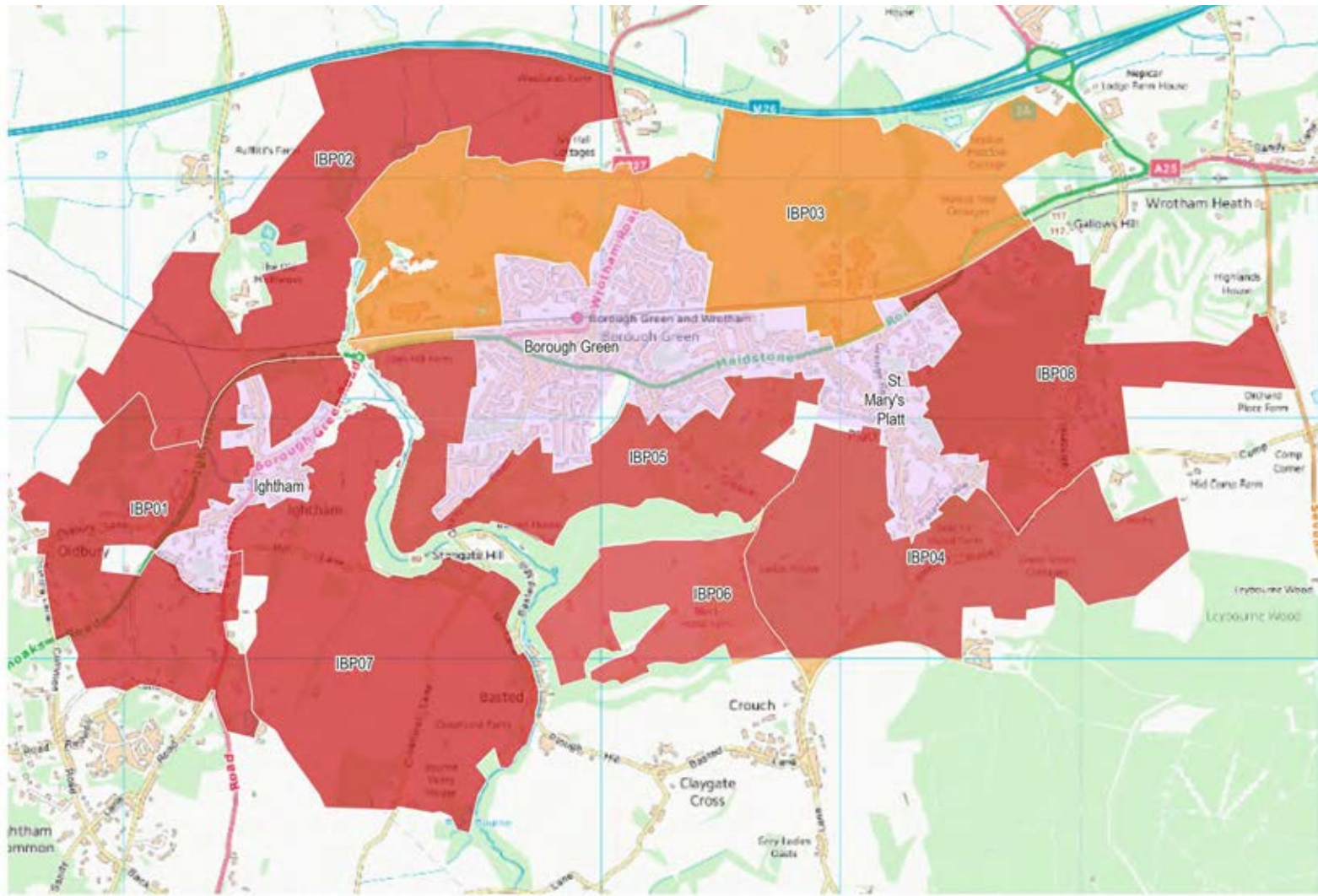
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Settlement: Ightham, Borough Green & St. Mary's Platt

Landscape Sensitivity Map

Development Typology: Large Scale Residential



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Settlement: Ightham, Borough Green & St. Mary's Platt

Area:IBP01

Landscape Character Area: 7a Ightham Greensand Ridge

Assessment of Landscape Value

Landscape Value	HIGH
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Partially located in the Kent Downs National Landscape.

The landscape is hilly and wooded. It is an enclosed, varied environment with mixed woodland at higher levels and agriculture below. The area is mostly within the Kent Downs National Landscape. Detractors include roads and telecoms infrastructure.

Key characteristics of 7a Ightham Greensand Ridge pertinent to this assessment:

- A characteristically varied landscape formed of part of the hilly Greensand Ridge, consisting of managed woodlands, mixed agriculture, orchards patches of heathland, field hedgerows and trees, and partly located within the Kent Downs National Landscape.
- A particularly strong characteristic is the mosaic of dense mixed woodland, interspersed with irregular shaped fields and narrow, often sunken lanes that combine in creating intimacy and enclosure.
- Whilst views within are generally contained by the network of woodland, in intermittent areas intervisibility extends outside the area, including views towards the High Weald and views north towards the Kent Downs.
- Significant historic time-depth is evidenced by Listed and feature buildings and Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	H
Settlement Form and Edge	H	H
Settlement Setting	HM	H
Visual Character	HM	H
Perceptual Qualities	HM	H
Historic Character	HM	HM
Landscape Susceptibility	HM	H

The undulating landscape limits potential for developments to be visible and tree cover limits views across the landscape in places.

The skyline is defined by trees and topography rather than buildings, so is susceptible to the introduction of large or tall buildings. The busy A25 traverses area and development close to the road would be less likely to detract from calm and intimate perceptual qualities of the area.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

This area has lower threshold to change due to undulating landform and woodland and historic characters. Introduction of employment development would be a sharp change to an area which has little to no employment development at present.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP02

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	HIGH
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Located partially in the Kent Downs National Landscape.

The landscape is gently rolling and predominantly agricultural, characterised by large, regular field patterns with pockets of woodland. Views are generally mid-range and enclosed, with trees creating a wooded appearance.

The area seems mostly quiet, despite present motorway noise, with an increase in impact towards the north of the area.

Key characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment:

- A rolling landscape within the Kent Downs National Landscape, located at the base of the Vale of Holmesdale, and at the southern edge of the dip slope of the Greensand Ridge to the south.
- A mix of anthropogenic uses comprising farmland, and settlement, interspersed with woodland.
- A strong influence of transport infrastructure M26 and railway.
- The area is well connected through a network of PROWs and smaller roads.
- Quiet but with a tamed, managed quality throughout.
- A significant historical pattern within the area evidenced through Ightham Court Grade II* Listed Building and Historic Park and Garden and other Listed.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	H
Settlement Form and Edge	H	H
Settlement Setting	HM	H
Visual Character	HM	H
Perceptual Qualities	HM	H
Historic Character	HM	HM
Landscape Susceptibility	HM	H

The area is largely highly susceptible to change across all criteria. It is a landscape of tranquil gently rolling foothills with a skyline void of built features. Motorway noise is present but only slightly lessens the sense of tranquillity.

The area contributes to the distinctive settlement setting. There is a strong time depth with evidence of historic field patterns increasing its susceptibility to change.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

This area has lower threshold to change due to its existing character and partial location within the Kent Downs National Landscape. It would be highly sensitive to both scales of employment development and introduction of such development would be incongruous to the tranquil rural character.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP03

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	HIGH
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Partially located in the Kent Downs National Landscape and could be considered within the setting of the National Landscape.

Key characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment:

- A rolling landscape, parts of which are within the Kent Downs National Landscape, located at the base of the Vale of Holmesdale, and at the southern edge of the dip slope of the Greensand Ridge to the south.
- Formed of a coherent pattern of features tied together by woodland that provides a continuous function of screening and containment to built form.
- A mix of anthropogenic uses comprising mineral extraction industry and settlement, interspersed with woodland.
- A high proportion of settlement compared to those surrounding it, adding to and strengthening the depth of human influence within the area.
- A strong influence of transport infrastructure (M26 and rail) and industry.
- The area is well connected through a network of PRoWs and smaller roads.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	HM
Settlement Form and Edge	M	H
Settlement Setting	HM	H
Visual Character	HM	H
Perceptual Qualities	M	HM
Historic Character	M	HM
Landscape Susceptibility	M	H

Relatively flat landform. The area is low value in terms of natural character mostly due to the presence of industry and mineral extraction. There are some pockets of woodland scattered throughout.

Settlement setting has a high medium to high susceptibility when considering employment development because of its proximity to the Kent Downs National Landscape.

Settlement setting is also susceptible to change due to its proximity to the National Landscape and the remaining historical field patterns. There are mixed perceptual qualities due to roads and settlements.

There is limited historic character as there is much recent human influence on the landscape, however there is some evidence of historic land use - orchards and field patterns. There are intermittent views out further into the Kent Downs Landscape and the area is visible from some points within the Kent Downs making it susceptible to change from medium and large employment development.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH

A complex area made up of a mosaic of mineral extraction, industrial sites, woodlands and agriculture. High landscape value increases the overall sensitivity. This area does have the potential to accommodate some medium scale employment development. Sensitivity could be considered lower in the areas close to the sites of mineral extraction. Development would need to be carefully sited and views into the area should be carefully considered. Large employment development would likely cause significant change and adverse effects.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP04

Landscape Character Area: 5a West Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	HIGH
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A tranquil rural landscape. Located outside of the Kent Downs National Landscape but could be considered within its setting.

A landscape of gently rolling farmland of agriculture and orchards distinguished by irregular, small to medium-sized fields.

Key characteristics of 5a West Malling Greensand Fruit Belt pertinent to this assessment:

- A flat to gently undulating landform within the southern lower part of the Greensand dip slope. Predominantly formed of agricultural farmland of irregular angular fields contained by a strong network of hedgerows and hedges growing on banks.
- Consistent wooded character from the narrow lanes lined by hedgerows distinctively growing on banks and interspersed trees.
- A network of public footpaths and bridleways including a part of the Wealdway long distance path.
- Villages and farmsteads are scattered throughout the area. Traditional built vernacular is commonplace and a notable defining key feature of the area.
- Historic time-depth evidenced by Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	H
Settlement Form and Edge	M	H
Settlement Setting	M	H
Visual Character	M	H
Perceptual Qualities	HM	H
Historic Character	HM	H
Landscape Susceptibility	HM	H

Small scale, scattered built form including agricultural and other industry. Built form has a heritage and rural vernacular. There are broad reaching views including the Kent Downs which contribute to landscape character.

The area has a scenic quality and the perception of a cared for and well-managed landscape. There is a fairly soft edge to settlement, often tree lined, with a distinct boundary in places. There is small scale development at the edges of the St. Mary's Platt settlement.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH

Potential to accommodate some medium scale employment development to the settlement edge along the existing lanes providing these can be appropriately sited, sensitively designed to suit local rural vernacular. The area is more sensitive to large scale employment development as this would likely cause significant character change and/or adverse effects on the landscape.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP05

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	HIGH
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Partially located in the Kent Downs National Landscape. A rolling landscape contained by woodland. The River Bourne forms the western boundary of the area

Key characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment:

- A rolling landscape, parts of which are within the Kent Downs National Landscape, located at the base of the Vale of Holmesdale, and at the southern edge of the dip slope of the Greensand Ridge to the south.
- Formed of a coherent pattern of features tied together by woodland that provides a continuous function of screening and containment to built form.
- A mix of anthropogenic uses comprising farmland, settlement, and historic mineral extraction, interspersed with woodland.
- The area is well connected through a network of PROWs and smaller roads.
- Areas of quiet but with a tamed, managed quality throughout.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	H
Settlement Form and Edge	HM	HM
Settlement Setting	HM	H
Visual Character	M	HM
Perceptual Qualities	HM	H
Historic Character	M	HM
Landscape Susceptibility	HM	H

There is a strong natural character containing woodland habitat, some of which is Ancient Woodland. The area also abuts the banks of the River Bourne and its wooded riparian edge. The natural character of this area is very susceptible to change. There is also further Ancient Woodland at the area boundary. There is sparse settlement throughout and a soft sporadic settlement edge which would be susceptible to change from medium or large employment development.

There are intermittent views to the Kent Downs National Landscape and also some far reaching views from the National Landscape to consider. There is an organised tranquil quality to the area.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH

Medium scale employment could be suitable for smaller scale employment use, if sensitively designed. The tree cover and woodland character may be able to help screen and site small scale, low profile development sensitively. Similar to the residential typology, areas to the north-western settlement edge near to Dryland Road and Borough Green Bowls Club and potentially the south east adjacent to Crouch Lane are slightly less sensitive and would better accommodate smaller scale development and provide opportunity for mitigation.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP06

Landscape Character Area: 6b Roughway Greensand Slopes

Assessment of Landscape Value

Landscape Value	HIGH
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Partially located in the Kent Downs National Landscape.

An undulating topography and a mix of agricultural land, Ancient Woodlands, and bounded by wildlife sites. The area offers both enclosed and expansive views due to its terrain. Access is mostly via rural lanes, with minimal visual detractors aside from telegraph poles.

Key characteristics of 6b Roughway Greensand Slopes pertinent to this assessment:

- An elevated, tranquil and calm landscape of rolling green hills interspersed with springs where the River Bourne has cut through the Greensand.
- A mostly open landscape with long views and intervisibility with the High Weald National Landscape and the scarp of the Kent Downs National Landscape, though with areas of visual containment within woodlands and along lanes, creating an intimate scale.
- The distinctive land pattern of deciduous woodland, copse and shaws is interspersed within a mosaic of irregular fields, which in places are based upon historic field patterns. These are combined with traditional orchards, cobnut plats and dispersed settlement.
- A lack of major road infrastructure and the dispersed settlement contribute to the calm, rural historic feel within which weave a network of footpaths, bridleways and byways.
- Heritage assets such as Listed buildings, Conservation Areas and a Registered Park and Garden create a strong sense of place.
- Designations including Local Wildlife Sites and Ancient Woodland.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	H
Settlement Form and Edge	HM	H
Settlement Setting	M	H
Visual Character	HM	H
Perceptual Qualities	M	H
Historic Character	M	H
Landscape Susceptibility	M	H

Surrounded by woodland and bounded by a Local Wildlife Site, settlement is sparse with some isolated farmsteads. There is some evidence of historic field patterns, usage and settlement pattern, demonstrating time depth. Local intimate scale mixed with wider views of rolling fields and surrounding woodlands. There are intermittent views towards the Kent Downs National Landscape.

There is a sense of tranquillity with a combination of a well-managed rural landscape with sense of wilderness towards the wooded edges. There are existing working farms within the area.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH

This area does have potential to accommodate medium scale employment uses if careful design, scale and appropriate siting is considered. Agricultural industry exists within this area. Furthermore careful access consideration is important due to the limited road network.

It is recommended to consider visual screening through hedgerows or tree planting with development set back from the road.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities, and key characteristics of the area and will need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP07

Landscape Character Area: 6a Ightham Greensand Slopes

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

Located in the Kent Downs National Landscape

An undulating topography and a mix of agricultural land, Ancient Woodlands, and bounded by wildlife sites. Access is mostly via rural lanes, with minimal visual detractors aside from telegraph poles.

Key characteristics of 6a Ightham Greensand Slopes pertinent to this assessment:

- A small scale, calm and intimate landscape set within the undulating lower slopes of the Greensand Ridge, interspersed with springs where the River Bourne has cut through the Greensand.
- Land use predominantly agricultural fields combined with an abundance of orchards that significantly contribute to character and combine in creating a landscape mosaic with other natural features including hedgerows, woodland belts and carr woodland.
- A sparse settlement pattern of lanes and scattered farmsteads.
- A calm landscape contained by the wooded belts, leading to an intimate feeling with views towards the Greensand Ridge filtered by vegetation.
- A wide network of public rights of ways.
- Strong historic time depth evidenced through orchards and Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	HM	HM
Landscape Susceptibility	H	H

A managed rural landscape of fields and orchards, open and exposed, with open character and minimal settlement, with high susceptibility to development.

Settlement is screened and defined by vegetation. The setting is defined by open views across the Greensand Ridge. Historic character is demonstrated through land use and historic field patterns.

Against every criteria this area is highly susceptible to change to employment development at both scales.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

IBP07 is located within a high value landscape and exhibits a high susceptibility to change from employment development. These factors combine to indicate that the area is highly sensitive to such development. Sensitivity is considered to be consistent across the entirety of IBP07, with no specific part of the area capable of accommodating employment development without resulting in significant adverse effects on landscape character

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities, and key characteristics of the area and will need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ightham, Borough Green & St. Mary's Platt

Area: IBP08

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	MEDIUM
------------------------	--------

A network of public rights of way cross IBP08, largely centred around Potter's Hole Ancient Woodland, showing the local value of the area.

The character of the area is of an industrial-led, human-made landscape, although tied together by repeated woodland which provides screening and containment.

Key characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment::

- A rolling landscape, parts of which are within the Kent Downs National Landscape, located at the base of the Vale of Holmesdale, and at the southern edge of the dip slope of the Greensand Ridge to the south.
- Formed of a coherent pattern of features tied together by woodland that provides a continuous function of screening and containment to built form.
- A mix of anthropogenic uses comprising mineral extraction, farmland, solar farm, golf courses and settlement, interspersed with woodland.
- A strong influence of transport infrastructure (M26, M20 and A25) and industry.
- The area is well connected through a network of PRoWs and smaller roads, and a train station at Borough Green.
- A significant historical pattern within the area evidenced through Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	M	H
Perceptual Qualities	H	H
Historic Character	M	HM
Landscape Susceptibility	H	H

Employment development would appear out of character within IBP08. Existing built form within IBP08 is of low height and low density, and well contained by trees and woodland.

Taller built form, may break the skyline and become visible over the surrounding woodland.

The area is quiet, with small lanes providing access routes. Development may have an adverse effect if lanes require widening to cater for increased traffic.

Grade II Listed buildings and Potter's Hole Ancient Woodland demonstrates time depth, however there is considerable existing development in the area which is therefore at less risk of deterioration.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

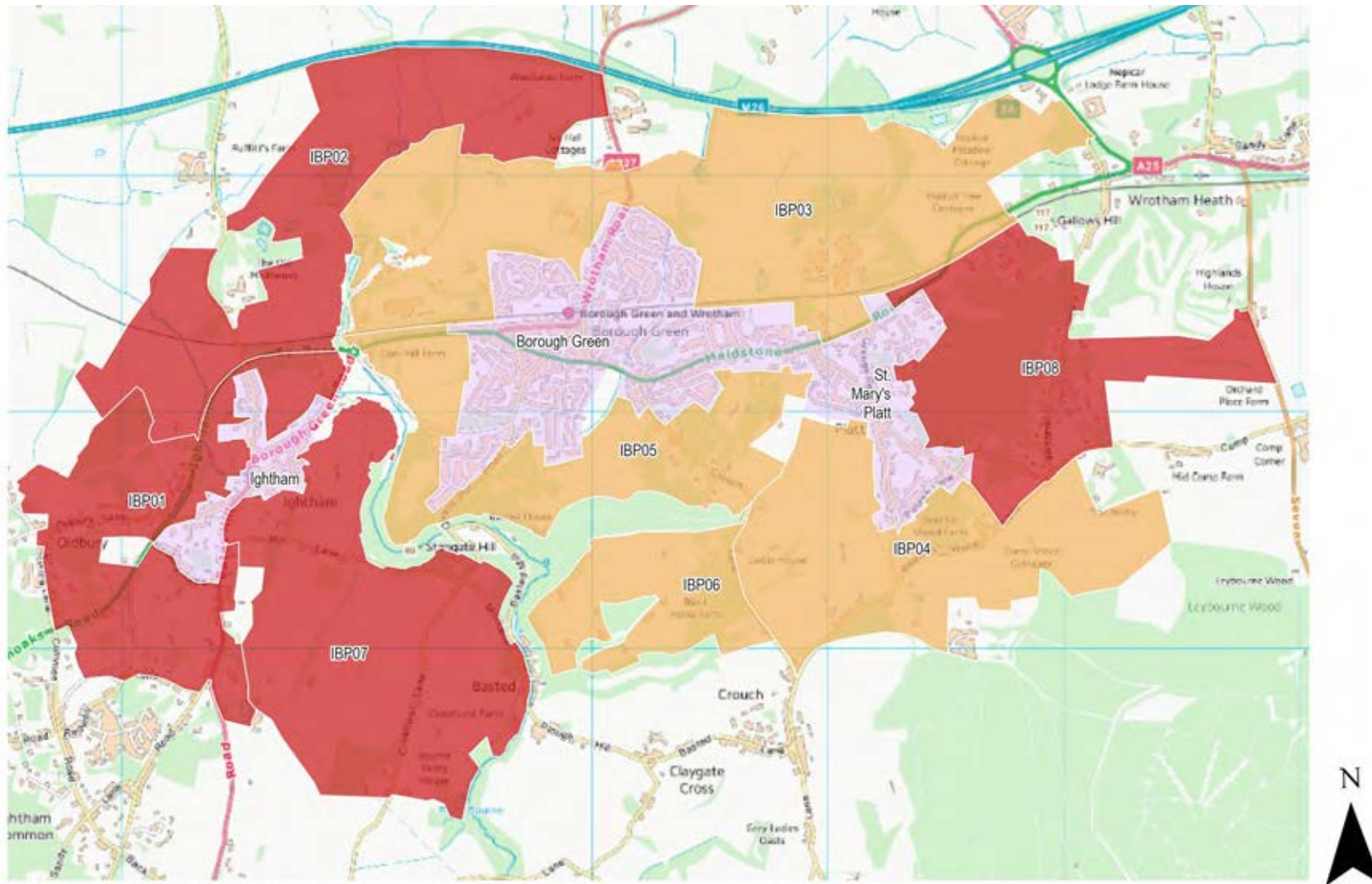
The area is highly sensitive to employment development, which would be out of place within the area and could harm the setting of St Mary's Platt Conservation Area and its relationship with the surrounding landscape.

The Ancient Woodland of Potter's Hole is a valuable natural resource which should be protected from development.

Settlement: Ightham, Borough Green & St. Mary's Platt

Landscape Sensitivity Map

Development Typology: Medium Employment



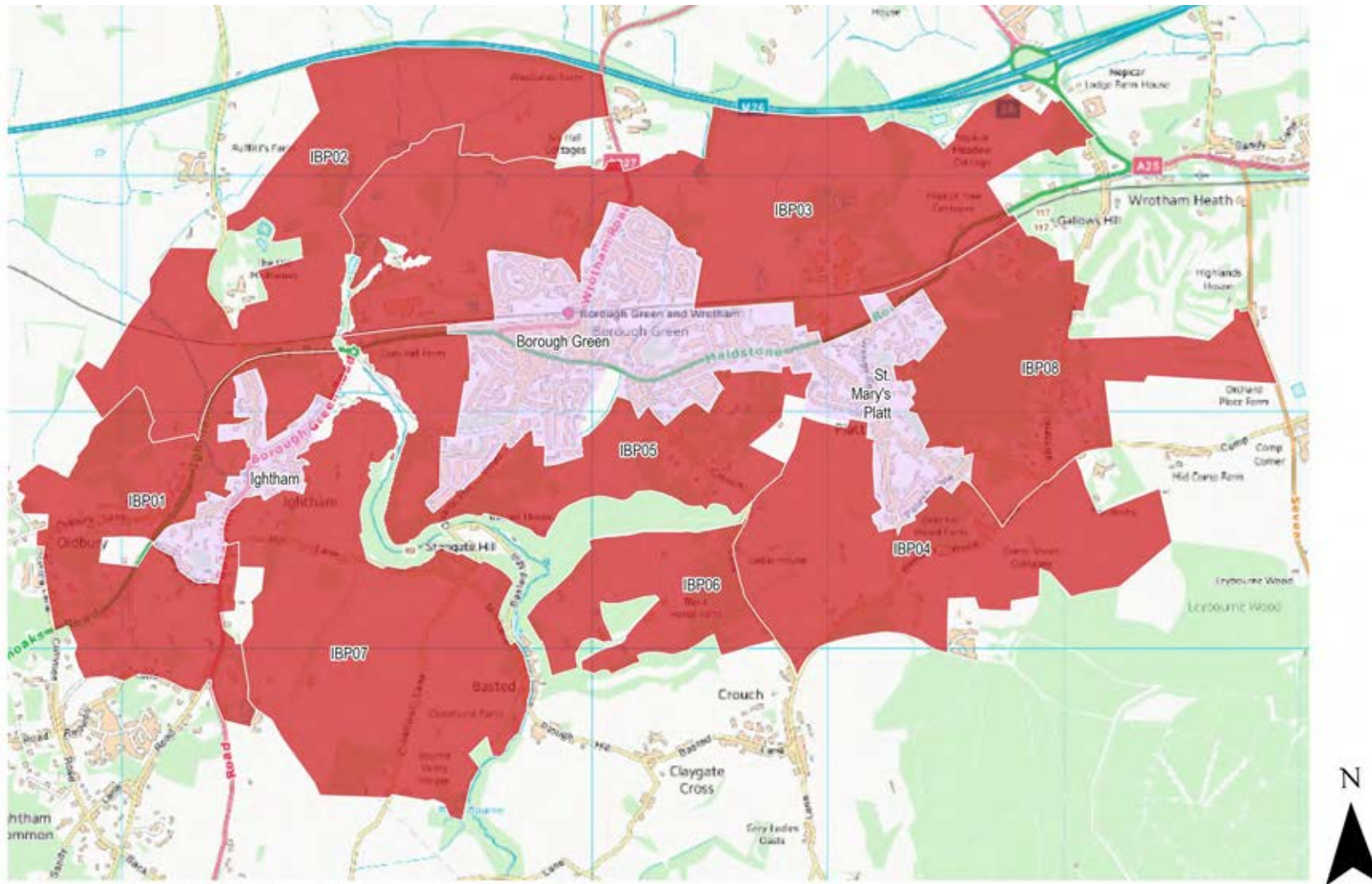
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Settlement: Ightham, Borough Green & St. Mary's Platt

Landscape Sensitivity Map

Development Typology: Large Employment



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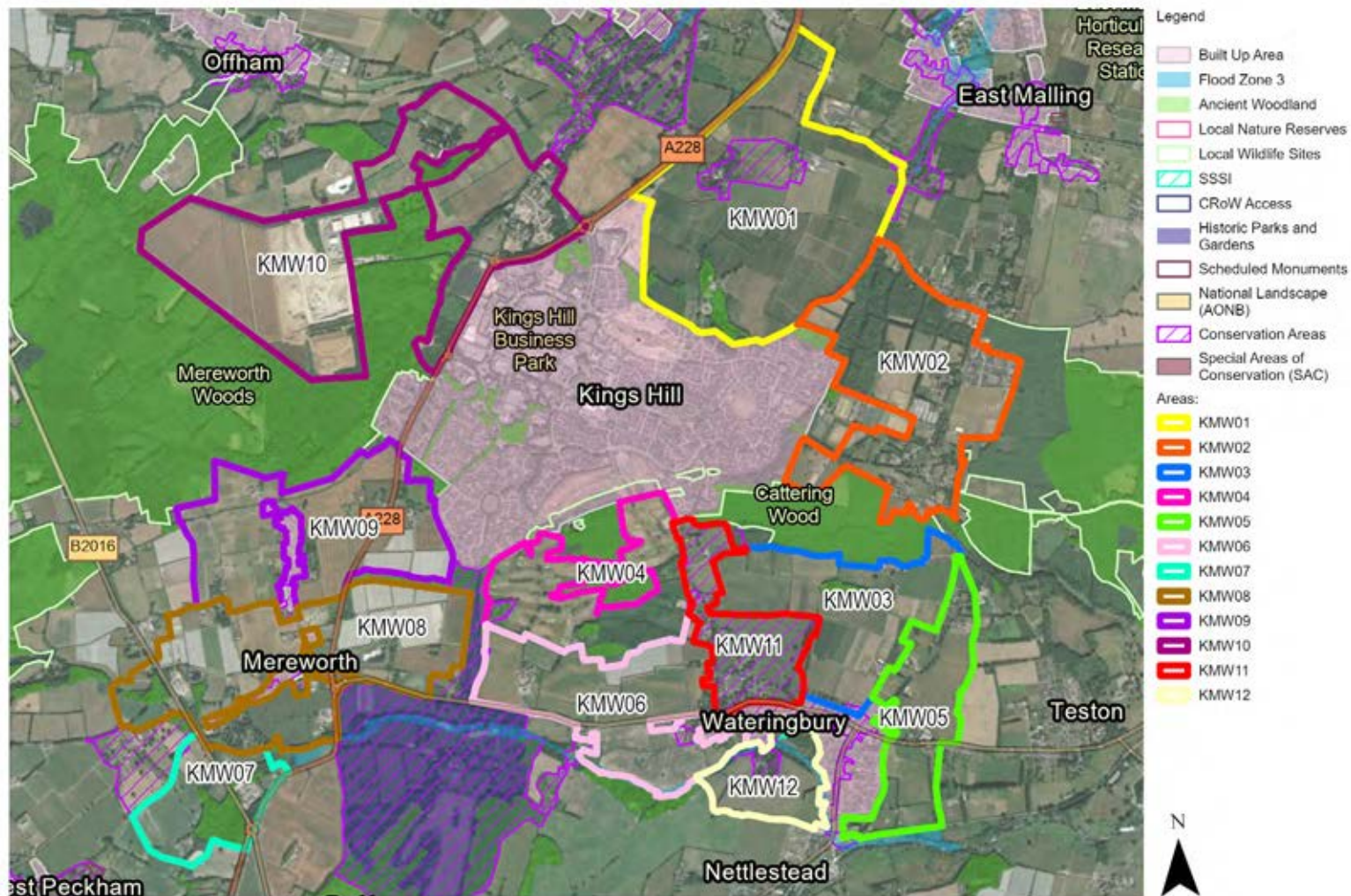


Kings Hill, Mereworth, Wateringbury

Settlement:

Kings Hill, Mereworth, Watringbury

Area Codes: KMW01, KMW02, KMW03, KMW04, KMW05, KMW06, KMW07, KMW08, KMW09, KMW10, KMW11, KMW12



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Settlement: Kings Hill, Mereworth, Watlingtonbury

Area: KMW01

Landscape Character Area: 5b East Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
------------------------	--------

This area is judged to be of Medium value. Although this is a generally quiet landscape with historic elements, it is within the settlement fringe of Kings Hill and East Malling, and the A228 is a major detractor in terms of visual amenity and noise.

The key characteristics of 5b East Malling Greensand Fruit Belt pertinent to this assessment are:

- Farmland and orchards, that contribute both character and a sense of historical time depth are set within a small scale, flat, gently undulating landform that is part of the Greensand dip slope.
- A distinctive network of hedgerows raised on banks and well-tended shelter belts form boundaries, whilst small areas of woodland located on urban fringes screen and contain built form.
- A generally quiet quality with intermittent long views towards the wooded scarp of the Kent Downs.
- Several PRoWs cross the area providing access to the distinctive orchards and rural features.
- Small clusters of properties and individual farmsteads are scattered throughout the area.
- A distinctive historic time depth is reflected in its Conservation Areas, Listed Buildings, traditional building vernacular, orchards and oast houses.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	ML	M	HM
Settlement Form and Edge	M	HM	H
Settlement Setting	ML	M	HM
Visual Character	ML	ML	M
Perceptual Qualities	L	ML	HM
Historic Character	ML	M	HM
Landscape Susceptibility	ML	M	HM

The landform in KMW01 slopes gently which increases visibility of potential development, so it is susceptible to the introduction of large or tall buildings. The busy A228 traverses the area and development close to the road would be less likely to detract from its quiet perceptual qualities. However, building in the area close to the A228 could affect the setting of 'New Barns and Broadwater Farm' an historic Conservation Area. There is a further Conservation Area, 'Mill Street, East Malling', to the north east of the area, which has a high susceptibility to change due to the small scale, historic vernacular.

The land along the northern settlement fringe of Kings Hill would be less susceptible to change from housing development as there is already a strong residential character here. It could detract from the visual character of the Ancient Woodland that exists, with potential screening from woodland and hedgerows.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM
Large Scale Residential	HIGH MEDIUM

This area generally has a medium sensitivity to change, as there is already substantial housing development around Kings Hill, as well as smaller settlements and farmsteads to the north. However, this landscape would be more sensitive to Large Scale Residential development, as the height and density would appear incongruous to the open agricultural land between Kings Hill and East Malling and could adversely affect traditional settlement boundaries. Areas close to Ancient Woodland would be sensitive to change.

The landform, in conjunction with sensitive design and planting for screening, could provide sufficient screening of Small/Medium Residential development. Areas to the west, along the busy A228 and close to the business centre, are likely to be less sensitive to change than near the historic Conservation Areas, though measures could be taken to ensure new housing matches the scale and respects the historic vernacular of existing buildings.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW02

Landscape Character Area: 7b Mereworth - Kings Hill Woodlands

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of Medium value. The area is well organised and in good condition. Well established woodland and hedgerows and traditional orchards add value, and this area forms an important green space on the edge of Kings Hill.

The key characteristics of 7b Mereworth - Kings Hill Woodlands pertinent to this assessment are:

- A strong harmonious woodland character of mixed plantation and semi-natural woodland in which elements are harmoniously integrated through woodland containment, with its managed character evidenced by forestry and the development of Kings Hill to the West of the area.
- Whilst being a large development Kings Hill is well integrated by the significant integrated tree planting, and areas of woodland planting on its northeastern, more open side, that further contain it when viewed from the surrounding landscape and consume it within its wooded character.
- Wide, panoramic views south over adjacent character areas to the south.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	ML	HM	H
Settlement Form and Edge	M	H	H
Settlement Setting	M	HM	H
Visual Character	ML	M	HM
Perceptual Qualities	ML	HM	H
Historic Character	ML	M	HM
Landscape Susceptibility	ML	HM	H

This is a tranquil landscape consisting of large blocks of deciduous woodland and small to medium scale farmland, with small clusters of settlement to the east. Housing consists of low-density 2-storey detached and semi-detached properties, which sit comfortably within the landscape amongst the gently rolling landform, well-established hedgerows and woodland.

The physical and natural character, which provides screening, alongside existing land use for housing suggests this area could be less susceptible to Small Scale Residential development, but larger developments could result in the loss of woodland, hedgerows, traditional field boundaries and settlement patterns. Elevated views towards potential development make the susceptibility of this area to large scale change high.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

This area would have some capacity for Small Scale Residential development due to screening provided by landform and vegetation. However, the landscape would be sensitive to larger development, which could affect the calm perceptual qualities and disrupt views, as well as detracting from the pleasant agricultural backdrop to Hillberry Park and housing along Watlingbury Road.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW03

Landscape Character Area: 5c Watlingbury Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of Medium value, as this is a relatively unspoilt area with few detractors. There is a designated area of Ancient Woodland central to this area, which adds to the landscape value. The Redhill Farm Estate, a vineyard, is a source of employment and the main built feature in this area. The area is bound by Conservation Areas to the west and south and Redhill Farm has two Grade II Listed buildings.

The key characteristics of 5c Watlingbury Greensand Fruit Belt pertinent to this assessment are:

- An unusual landform, with the Greensand Ridge to the north and higher ground to the south of the character area being also part of the Greensand Ridge, but now outlying by virtue of the erosion of the Medway's tributaries including the Watlingbury Stream.
- The gently undulating landscape of field patterns, traditional orchards and vineyards combine with intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Contains a network of public rights of way.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	H	H
Settlement Form and Edge	H	H	H
Settlement Setting	HM	H	H
Visual Character	H	H	H
Perceptual Qualities	HM	H	H
Historic Character	H	H	H
Landscape Susceptibility	H	H	H

A managed rural landscape of arable fields and vineyards, open in places but substantially screened by Cattering Wood, which forms the boundary to the north and well-established hedgerows along roads and field boundaries. Time depth has been lost where historic field boundaries have been modified and straightened to accommodate modern agriculture. Bar the Redhill Farm Estate, which includes Grade II Listed buildings, and the tree lined settlement edge of Watlingbury there is no residential development. This, in combination with the presence of Ancient Woodland and Conservation Areas to the west and south, make this landscape highly susceptible to change.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH MEDIUM
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

This is a sensitive landscape with Ancient Woodland, Listed buildings and few existing built features, hence there is little capacity for residential development without causing significant adverse effects.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW04

Landscape Character Area: 7b Mereworth - Kings Hill Woodlands

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of medium value due to the presence of Ancient Woodland, and its position adjacent to Mereworth Castle Historic Park and Garden and Watlingbury Conservation Area, which contain Grade II Listed buildings and have a distinctive historic character. However, most of KMW04 is owned by Kings Hill Golf Club and the landscape has been modified for recreational use as a golf course.

The key characteristics of 7b Mereworth - Kings Hill Woodlands pertinent to this assessment are:

- A strong harmonious woodland character of mixed plantation and semi-natural woodland in which elements are harmoniously integrated through woodland containment, with its managed character evidenced by forestry and the central development of Kings Hill.
- Whilst being a large development Kings Hill, to the north, is well integrated by the significant integrated tree planting.
- Wide, panoramic views south over adjacent character areas to the south and west located within the Low Weald.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	HM	H
Settlement Form and Edge	M	H	H
Settlement Setting	M	H	H
Visual Character	HM	H	H
Perceptual Qualities	M	HM	H
Historic Character	M	H	H
Landscape Susceptibility	M	H	H

Substantial areas of woodland and dense hedgerows provide a strong level of visual containment within this area, hence the landscape could be less susceptible to Small Scale Residential development if it were sited sensitively and designed to respect the historic landscape character. The main land use is currently for recreation, hence the landscape would be highly susceptible to Medium/Large scale change to residential, which could detract from the calm, secluded perceptual qualities.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

This landscape has several important designations, that would be sensitive to medium and large residential development. The area would be less sensitive to small scale development, if sited close to the existing settlement of Kings Hill, where there is an existing residential character and there is screening from built form and vegetation. This majority of the area of land is currently used as a golf course so any scale of residential development is likely to cause adverse effects and require significant mitigation to be successfully accommodated.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW05

Landscape Character Area: 5c Watlingbury Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of medium value, as it is relatively unspoilt with few detractors. There are several Grade II Listed buildings along Red Hill, but otherwise no important designations. It holds value as a green backdrop to the settlement of Watlingbury, which lies adjacent to this area to the south west.

The key characteristics of 5c Watlingbury Greensand Fruit Belt pertinent to this assessment are:

- An unusual landform, with the Greensand Ridge to the north and higher ground to the south of the character area being also part of the Greensand Ridge, but now outlying by virtue of the erosion of the Medway's tributaries including the Watlingbury Stream.
- The gently undulating landscape of field patterns, traditional orchards and vineyards combine with intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Settlements are mostly villages with further scattered residences, small residential developments and multiple farmsteads that are nestled and integrated into the undulating landform and scattered pockets of deciduous woodland.
- A distinctive historic time depth is reflected in its Conservation Areas and Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	ML	M	HM
Settlement Form and Edge	M	HM	H
Settlement Setting	M	HM	H
Visual Character	ML	M	HM
Perceptual Qualities	ML	M	HM
Historic Character	M	HM	H
Landscape Susceptibility	ML	M	HM

Predominant land use in this area is agriculture and there are pockets of woodland and some small scale residential development and commercial activity.

Visual containment is provided by well established hedgerows along roads and field boundaries, as well as by built form within Watlingbury.

Meadow View Court is a relatively modern housing scheme located off Tonbridge Road. Surrounding planting helps integrate the development within the local landscape and it is suggested that this area could accommodate further development for housing. However, Medium/Large scale development runs the risk of eroding traditional settlement form, potentially merging the edges of Watlingbury and Teston, resulting in a loss of agricultural character.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM
Large Scale Residential	HIGH MEDIUM

This landscape is sensitive to large scale residential development, which could weaken traditional settlement boundaries and threaten the quiet, agricultural character. However, this is not a particularly valuable or distinctive area, and the existing well-established vegetation could provide screening of potential smaller housing developments close to the existing settlement of Watlingbury.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW06

Landscape Character Area: 5c Watlingbury Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of medium value, as it is relatively unspoilt with few detractors, except for road noise from the A26, which bisects the area. There are Grade II Listed buildings at Danns Lane and within the Watlingbury Conservation Area. This landscape forms the backdrop to the Mereworth Castle Historic Park and Garden and is also adjacent to Pizien Well, Watlingbury Conservation Area. There is a block of Ancient Woodland to the north west of this area.

The key characteristics of 5c Watlingbury Greensand Fruit Belt pertinent to this assessment are:

- An unusual landform, with the Greensand Ridge to the north and higher ground to the south of the character area being also part of the Greensand Ridge, but now outlying by virtue of the erosion of the Medway's tributaries including the Watlingbury Stream.
- The gently undulating landscape of field patterns intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Contains a network of public rights of way.
- Settlements are mostly villages with further scattered residences, small residential developments and multiple farmsteads that are nestled and integrated into the undulating landform and scattered pockets of deciduous woodland.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	H	H
Settlement Form and Edge	HM	H	H
Settlement Setting	HM	H	H
Visual Character	HM	H	H
Perceptual Qualities	HM	H	H
Historic Character	H	H	H
Landscape Susceptibility	HM	H	H

Well established hedgerow boundaries provide a sense of enclosure within this area and could provide screening of potential residential development. Time depth has been lost where historic field patterns have been modified to accommodate modern agriculture, and road noise from the A26 is a significant detractor. However, the proximity to several Listed buildings, Conservation Areas, Ancient Woodland and a Registered Park and Garden, do increase the susceptibility of this landscape to change.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH MEDIUM
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

This landscape has a low capacity for residential change, as it has historic value with several sensitive landscape designations within or close to the area. Areas along the busy A26 would be less sensitive to development, but building housing here would alter the traditional settlement edge of Watlingbury.

Settlement: Kings Hill, Mereworth, Watlingtonbury

Area: KMW07

Landscape Character Area: 8e Valeside Farms and Parklands

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of Medium value, there are no historic designations within KMW07, however it is contained by adjacent areas of Ancient Woodland and a Conservation Area and does contain blocks of priority habitat. Traffic noise from the A26 is a significant detractor and there are limited recreational opportunities. The Alders industrial estate, one of the main built features, is not particularly aesthetic, consisting of medium sized warehouses and security fencing.

The key characteristics of 8e Valeside Farms and Parklands pertinent to this assessment are:

- An undulating and managed landscape, located where the Wealden clay meets Greensand, and scattered with ponds, reservoirs and small streams lowering from the Greensand Ridge and The River Bourne in the west.
- An open landscape with panoramic, far reaching views towards the Kent Downs to the north and the High Weald to the south, providing a valuable visual asset.
- Ecological assets include Ancient Woodland.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	HM	H
Settlement Form and Edge	M	H	H
Settlement Setting	M	M	HM
Visual Character	M	HM	HM
Perceptual Qualities	ML	M	M
Historic Character	HM	H	H
Landscape Susceptibility	M	HM	H

The undulating landform, woodland and hedgerows in this area could provide visual screening of new development. However, the main land use in this area is for agriculture, transport, industry and employment, rather than residential. The landscape could be less susceptible to residential change close to Mereworth Road, where there is existing housing and community facilities, but this sits within the context of Yotes Court Conservation Area, which would have a high susceptibility to landscape change.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

This landscape has a relatively low capacity for residential development as there is currently no housing within the area.

Parts of the landscape that could potentially accommodate housing, along Mereworth Road, are overlooked by a sensitive Conservation Area. Developing here could affect the historic parkland character. Any residential development would need to be carefully designed and mitigated to minimise adverse effects.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW08

Landscape Character Area: 5c Watlingbury Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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This landscape is judged to be of Medium value as there are pockets of Ancient Woodland, Conservation Areas around Mereworth, and Yotes Court to the south west. However, the landscape has been intensively managed for large scale agriculture and road noise from the B2016 is a further detractor.

The key characteristics of 5c Watlingbury Greensand Fruit Belt pertinent to this assessment are:

- An unusual landform, with the Greensand Ridge to the north and higher ground to the south of the character area being also part of the Greensand Ridge, but now outlying by virtue of the erosion of the Medway's tributaries including the Watlingbury Stream.
- The gently undulating landscape of field patterns, traditional orchards and vineyards combine with intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Contains a network of public rights of way.
- Settlements are mostly villages with further scattered residences, small residential developments and multiple farmsteads that are nestled and integrated into the undulating landform and scattered pockets of deciduous woodland.
- A distinctive historic time depth is reflected in its Conservation Areas and, Listed Buildings.
- Designations include a Local Wildlife Site.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	HM	H
Settlement Form and Edge	HM	H	H
Settlement Setting	HM	H	H
Visual Character	HM	H	H
Perceptual Qualities	HM	H	H
Historic Character	H	H	H
Landscape Susceptibility	HM	H	H

Though this is mostly an attractive rural landscape with historic elements, time depth has been lost where field boundaries have been modified for commercial agriculture. There are small to medium sized agricultural warehouses off Willow Wents Road. Along the B2016 or the A228, the landscape has a lower susceptibility to development, as road noise is already a detractor. However, there is currently limited residential infrastructure at these locations.

To the south and east of this land parcel, there would be a high susceptibility to change, due to the distinctive historic character of the settlements, which are designated Conservation Areas.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

The landscape close to the Conservation Areas in the south and east would be sensitive to further residential development. There may be some capacity for small scale development if designed to respect the historic vernacular of existing buildings, but loss of traditional settlement patterns would be a concern.

The area is predominantly used for large scale agriculture and would be sensitive to change for Medium and Large Scale residential development.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW09

Landscape Character Area: 5c Watlingbury Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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This landscape is judged to be of Medium value. It is bounded to the north by Mereworth Woods, a large Ancient Woodland. Also the Conservation Area of Butcher's Lane site just to the south and the Historic Park and Garden of Mereworth Castle to the south east. There is a distinctive historic field pattern west of Butcher's Lane, whereas to the east, field boundaries have been straightened to accommodate modern agriculture. Road noise from the A228 is a detractor.

The key characteristics of 5c Watlingbury Greensand Fruit Belt pertinent to this assessment are:

- An unusual landform, with the Greensand Ridge to the north and higher ground to the south of the character area being also part of the Greensand Ridge, but now outlying by virtue of the erosion of the Medway's tributaries including the Watlingbury Stream.
- The gently undulating landscape of field patterns, traditional orchards and vineyards combine with intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Settlements are mostly villages with further scattered residences, small residential developments and multiple farmsteads that are nestled and integrated into the undulating landform.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	ML	H	H
Settlement Form and Edge	ML	HM	H
Settlement Setting	M	HM	H
Visual Character	ML	HM	HM
Perceptual Qualities	ML	HM	HM
Historic Character	M	HM	H
Landscape Susceptibility	ML	HM	H

Southern parts of KMW09 close to the Conservation Area of Butcher's Lane would have a high susceptibility to residential change. In the north east, where the historic landscape has already been fragmented for agriculture and transport this does mean that there is a lower susceptibility to change. However there is a pocket of Ancient Woodland just outside the boundary here which does increase susceptibility.

The settlement edge of King's Hill also sits against Mereworth Castle Registered Park and Garden, however the edge is largely residential so could accommodate some change if existing settlement patterns and scale are respected. Furthermore the settlement edge of Mereworth has a medium susceptibility to change from small scale development but this raises with the scale of development.

Views are mostly small to medium scale and localised due to field boundaries. However but there are occasional longer range views south west towards the Kent Downs National Landscape.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

KMW09 is a moderately sensitive area to residential development mostly due to its rural and agricultural character but also the designations that surround it. There is potential to accommodate smaller scale development without adverse effects particularly closer to the Malling Road and Beech Road. The area is more sensitive to Medium and Large scale residential development as these would be more likely to increase adverse effects.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW10

Landscape Character Area: 7b Mereworth - Kingshill Woodlands

Assessment of Landscape Value

Landscape Value	LOW
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KMW10 is assessed as being of low value. It is a highly modified landscape comprised of agriculture, quarrying, infrastructure and settlement. It is surrounded to the north, south and west by Ancient Woodland.

The key characteristics of 7b Mereworth Kingshill Woodlands pertinent to this assessment are:

- A strong harmonious woodland character of mixed plantation and semi-natural woodland in which elements are harmoniously integrated through woodland containment, with its managed character evidenced by forestry and the central development of Kings Hill.
- The western areas of woodland are supported by a network of footpaths and byways and supported by permissive routes along forestry tracks.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	L	L	ML
Settlement Form and Edge	L	ML	M
Settlement Setting	L	L	ML
Visual Character	M	M	M
Perceptual Qualities	L	L	ML
Historic Character	ML	ML	ML
Landscape Susceptibility	L	L	ML

The highly modified landscape of KMW10 give it a low susceptibility to change in terms of physical and natural character. There are pockets of priority habitat and it is surrounded by Ancient Woodland. The settlement pattern and edge also have a low susceptibility to change. Although a highly modified landscape the skyline with KMW09 is largely low so larger development does have the ability to break the skyline and impact visual amenity in some locations.

There are some medium scale views across fields within the area, however most are enclosed by built form, field boundaries and tree planting. There is medium low susceptibility to change in terms of Historic Character.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	LOW
Medium Scale Residential	LOW
Large Scale Residential	MEDIUM LOW

KMW10 has a low sensitivity to residential development. Although enclosed by sensitive habitat the area itself does have potential for development at all scales throughout. It is important to ensure that visual amenity is carefully considered. The edges of the area adjacent to the Ancient Woodland would be more sensitive but do provide opportunity for containment and visual screening.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW11

Landscape Character Area: 5c Watlingbury Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	HIGH
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KMW11 is deemed to be of High landscape value. This is due to it being located wholly within the Watlingbury Conservation Area. It contains historic and traditional field patterns, land uses and vernacular specific to its landscape context. There are very few detractors.

The key characteristics of 5c Watlingbury Greensand Fruit Belt pertinent to this assessment are:

- The gently undulating landscape of field patterns, traditional orchards and vineyards combine with intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Contains a network of public rights of way.
- A distinctive historic time depth is reflected in its Conservation Areas, Listed Buildings and oast houses, a reminder of the area's hop production.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	HM	H
Settlement Form and Edge	M	HM	H
Settlement Setting	M	HM	H
Visual Character	M	HM	H
Perceptual Qualities	M	HM	H
Historic Character	HM	HM	H
Landscape Susceptibility	M	HM	H

KMW11 is located wholly within the Watlingbury Conservation Area. Its susceptibility to change from residential development is medium to high. The land is comprised of traditional orchards with scattered rural settlement nestled within the landscape.

There are Grade I and II Listed buildings within the Conservation Area demonstrating significant time depth and historic character along with traditional orchards and retention of historic field patterns. Tree planting is associated with settlement and field boundaries however there are pockets of deciduous woodland priority habitat.

There are long range views when looking south across the gently undulating landscape. Development is typically small scale and low level sitting below the sky line. This gives a higher susceptibility to change in terms of visual character particularly to taller residential typologies.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH MEDIUM
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

KWM11 is highly sensitive to change to landscape character and visual amenity. As well as being wholly contained within a conservation area KMW11 has and has an open character. Any development would therefore need to be very carefully considered, designed and mitigated in order to avoid significant adverse effects.

Settlement: Kings Hill, Mereworth, Watringbury

Area: KMW12

Landscape Character Area: 5c Watringbury Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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KMW12 is of medium landscape value. It is located to the south of Watringbury. It is an undulating rural landscape containing part of the Watringbury Conservation Area and some traditional Orchards. There are public rights of way through the area demonstrating some recreational value.

The key characteristics of 5c pertinent to this assessment are:

- The gently undulating landscape of field patterns, traditional orchards and vineyards combine with intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Settlements are mostly villages with further scattered residences, small residential developments and multiple farmsteads that are nestled and integrated into the undulating landform and scattered pockets of deciduous woodland.
- Contains a network of public rights of way.
- A distinctive historic time depth is reflected in its Conservation Areas, Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	H	H
Settlement Form and Edge	HM	H	H
Settlement Setting	HM	H	H
Visual Character	HM	H	H
Perceptual Qualities	M	H	H
Historic Character	M	H	H
Landscape Susceptibility	HM	H	H

This is a tranquil landscape of open views. Field patterns bounded by hedgerows and shaws create a perception of a well managed rural landscape. There is evidence of historic field patterns and traditional architecture demonstrating time depth and historic character. In addition there is the Watringbury Conservation Area to the north and east of the area.

The settlement edge to the north is well defined and bounded by woodland and traditional orchard habitat. There is also the Watringbury geological SSSI just outside the boundary.

Visual character is highly susceptible to change as there are wide and far reaching views looking south and southwest and medium views across fields within the area. The skyline is unbroken and would be susceptible to change from development.

Settlement is sparse making the landscape susceptible to change to any scale of development.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH MEDIUM
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

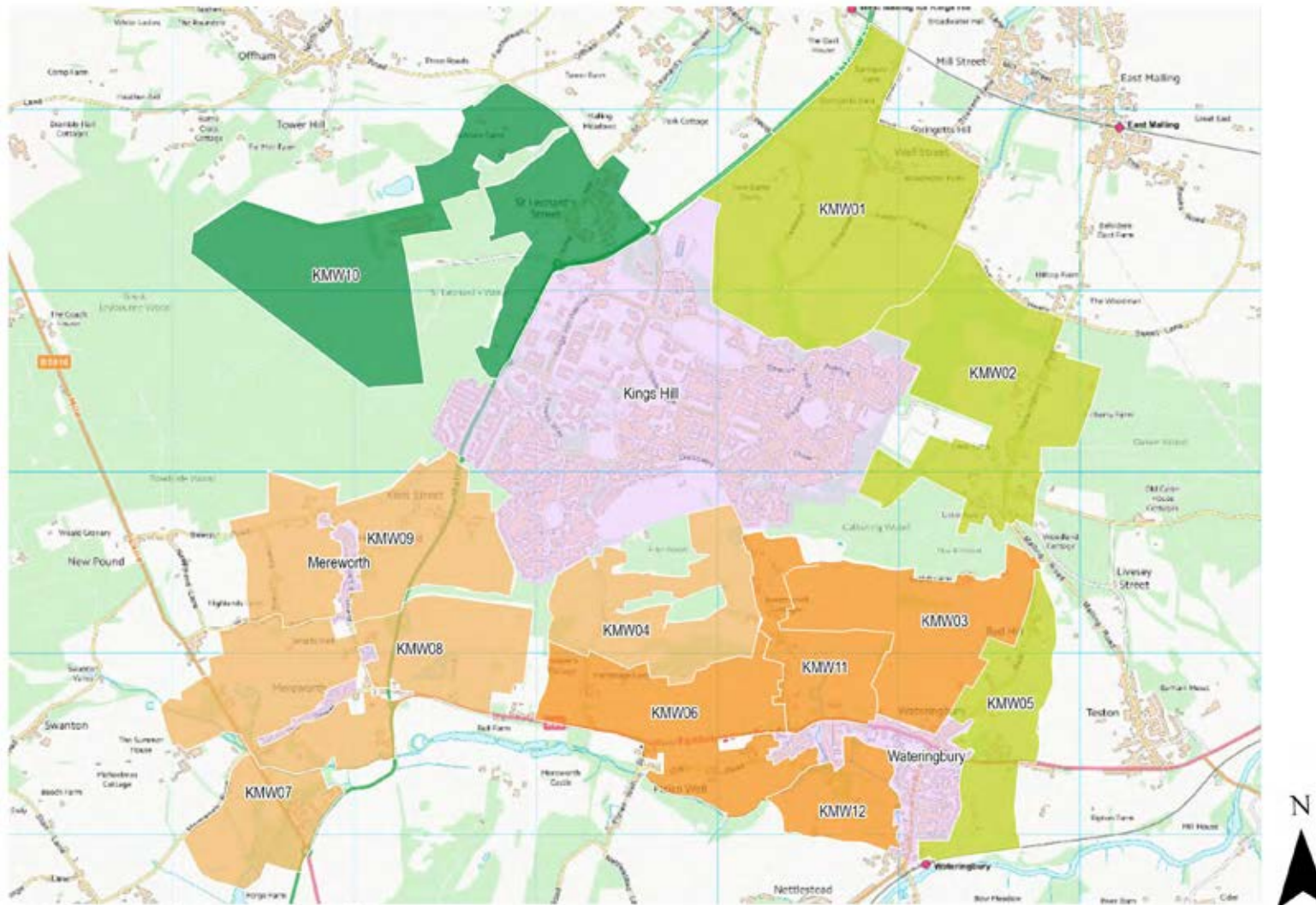
KWM12 is highly sensitive to development. This is due to its well managed rural character, the lack of existing settlement and its open views and vistas. The area is also bounded by sensitive designations.

The southwest corner of the area may have a slightly lower sensitivity and may be able to accommodate some small scale residential development with lesser adverse effects, near the edge to Watringbury. However this is adjacent to Watringbury Conservation Area. Any development will need to be carefully designed and mitigated.

Settlement: Kings Hill, Mereworth, Watlingtonbury

Landscape Sensitivity Map

Development Typology: Small Scale Residential



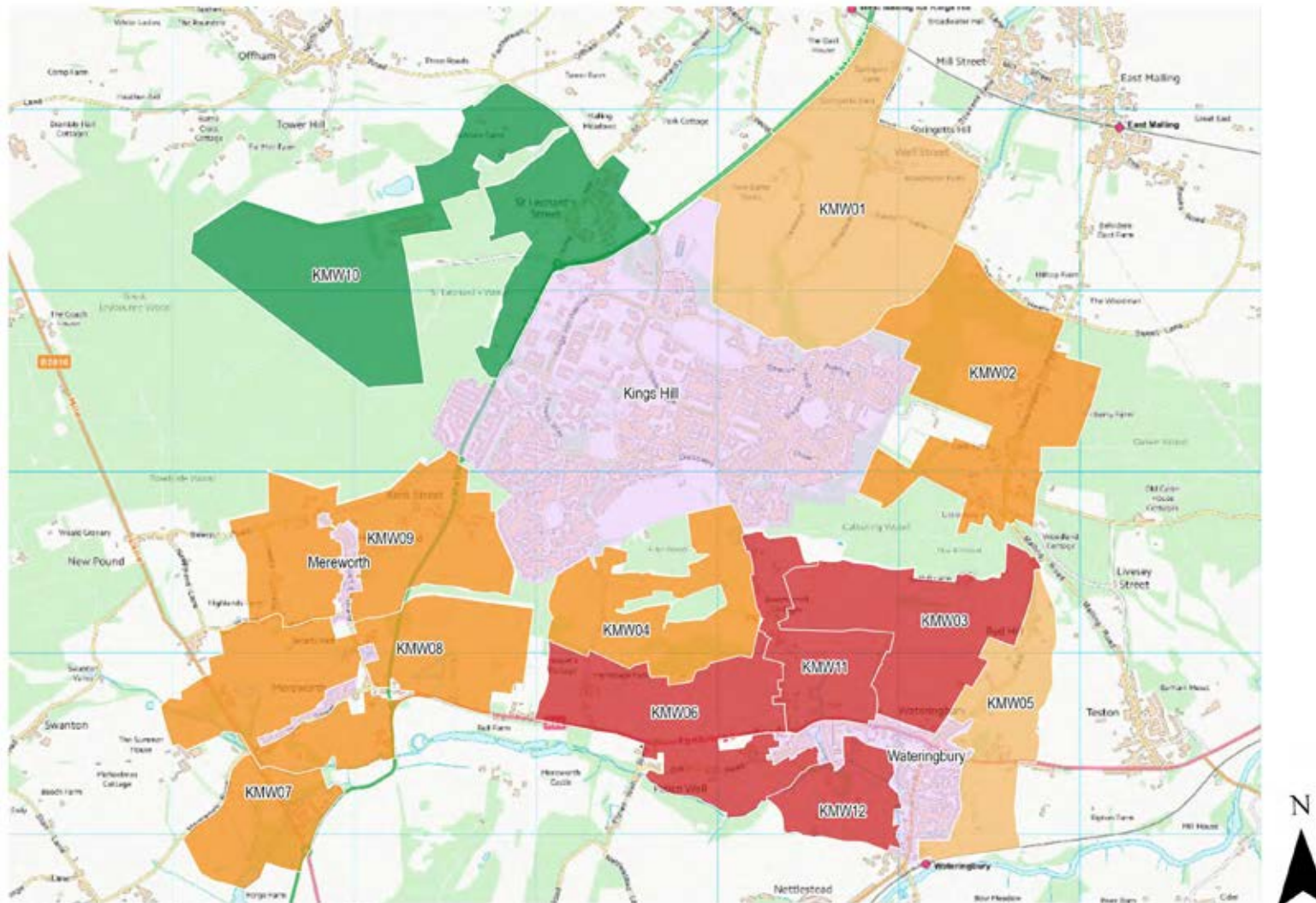
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Settlement: Kings Hill, Mereworth, Watlingtonbury

Landscape Sensitivity Map

Development Typology: Medium Scale Residential



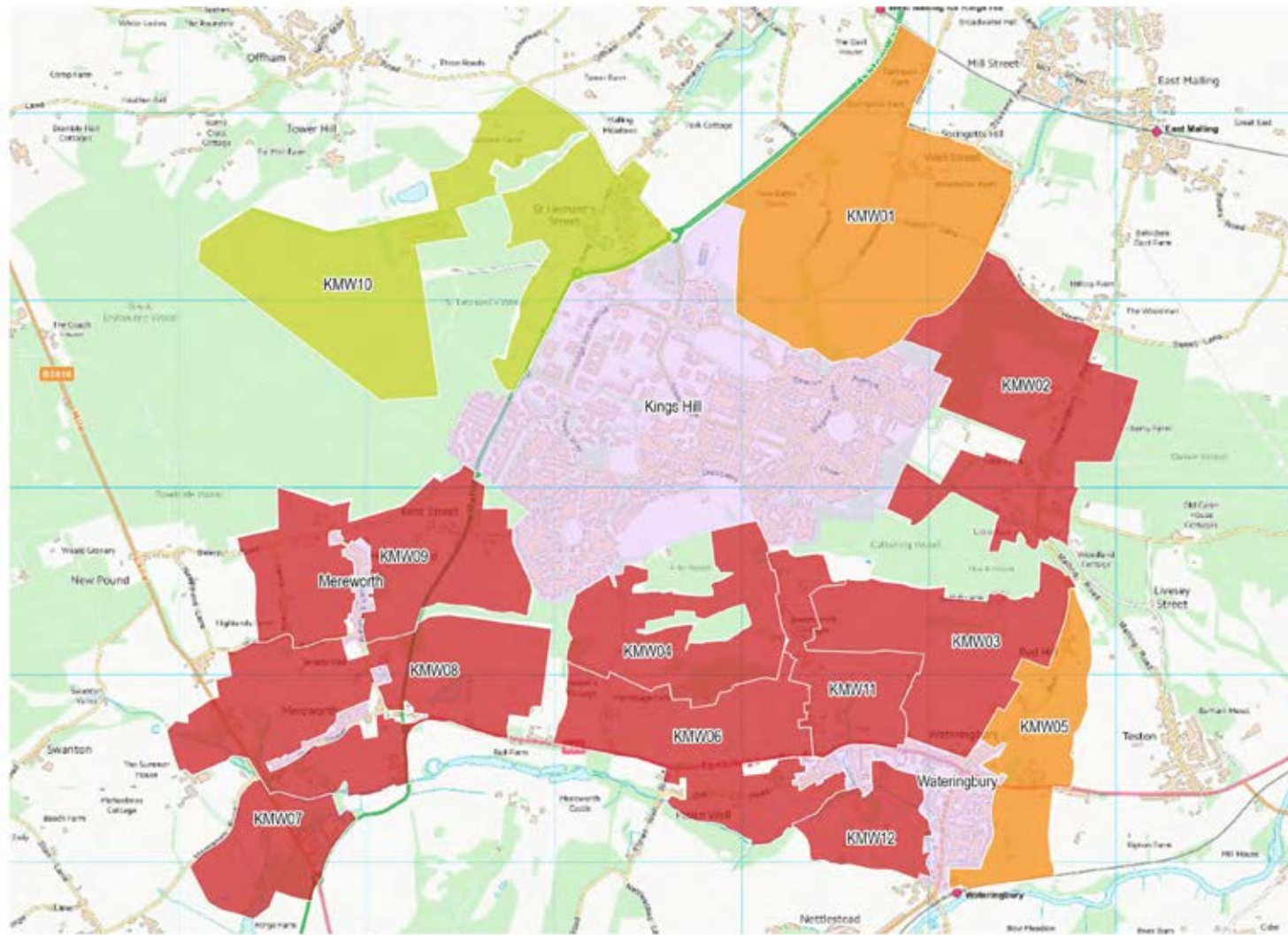
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Settlement: Kings Hill, Mereworth, Watlingtonbury

Landscape Sensitivity Map

Development Typology: Large Scale Residential



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Settlement: Kings Hill, Mereworth, Watlingtonbury

Area: KMW01

Landscape Character Area: 5b East Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of Medium value. Although this is a generally quiet landscape with historic elements, it is within the settlement fringe of Kings Hill and East Malling, and the A228 is a major detractor in terms of visual amenity and noise.

The key characteristics of 5b East Malling Greensand Fruit Belt pertinent to this assessment are:

- Farmland and orchards, that contribute both character and a sense of historical time depth are set within a small scale, flat, gently undulating landform that is part of the Greensand dip slope.
- A distinctive network of hedgerows raised on banks and well-tended shelter belts form boundaries, whilst small areas of woodland located on urban fringes screen and contain built form.
- A generally quiet quality with intermittent long views towards the wooded scarp of the Kent Downs.
- Several PRoWs cross the area providing access to the distinctive orchards and rural features.
- Small clusters of properties and individual farmsteads are scattered throughout the area.
- A distinctive historic time depth is reflected in its Conservation Areas, Listed Buildings, traditional building vernacular, orchards and oast houses.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	H
Settlement Form and Edge	ML	M
Settlement Setting	M	HM
Visual Character	M	HM
Perceptual Qualities	M	HM
Historic Character	HM	H
Landscape Susceptibility	M	HM

The nature of the landform increases the visibility of potential development, so it is susceptible to the introduction of large or tall buildings. The busy A228 traverses the area and development close to the road would be less likely to detract from its quiet perceptual qualities. However, building in the area close to the A228 could affect the setting of 'New Barns and Broadwater Farm' an historic Conservation Area. There is a further Conservation Area, 'Mill Street, East Malling', to the north east of the area. KMW01 has a high susceptibility to employment development due to the existing small scale settlement pattern and historic character.

Development along the northern settlement fringe of Kings Hill could detract from the visual character of the Ancient Woodland that exists here, although the woodland could provide screening of potential development. There is large-scale employment uses to the south west of this area, which suggests this part of the landscape has a lower susceptibility to change from new employment development.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	MEDIUM

This area has some capacity for change and has Medium sensitivity to Medium and Large Employment development, as there is already land use for large scale employment to the south west, on the edge of Kings Hill. The flat landform, in conjunction with sensitive design and screening, could provide sufficient screening of new development. Areas to the west along the busy A228 are likely to be less sensitive to change than close to the historic Conservation Areas and pockets of Ancient Woodland to the south.

Settlement: Kings Hill, Mereworth, Watlingtonbury

Area: KMW02

Landscape Character Area: 7b Mereworth - Kings Hill Woodlands

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of Medium value. The area is well organised and in good condition. Well established woodland and hedgerows and traditional orchards add value, and this area forms an important green space on the edge of Kings Hill.

The key characteristics of 7b Mereworth - Kings Hill Woodlands pertinent to this assessment are:

- A strong harmonious woodland character of mixed plantation and semi-natural woodland in which elements are harmoniously integrated through woodland containment, with its managed character evidenced by forestry and the development of Kings Hill to the West of the area.
- Whilst being a large development Kings Hill is well integrated by the significant integrated tree planting, and areas of woodland planting on its northeastern, more open side, that further contain it when viewed from the surrounding landscape and consume it within its wooded character.
- Wide, panoramic views south over adjacent character areas to the south.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	HM
Settlement Form and Edge	HM	H
Settlement Setting	M	H
Visual Character	HM	H
Perceptual Qualities	HM	HM
Historic Character	M	H
Landscape Susceptibility	HM	H

This is a tranquil landscape consisting of large blocks of deciduous woodland and small to medium scale farmland, with small clusters of settlement to the east. Housing consists of low-density 2-storey detached and semi-detached properties, which sits comfortably within the landscape amongst the gently rolling landform, well-established hedgerows and woodland.

The physical and natural character is relative susceptible to employment development in this area. Although there is existing small scale agricultural industry and a caravan sales depot. KMW02 is susceptible to change from further employment development as this could impact its calm perceptual qualities and visual character.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH

This area has limited opportunities for employment development, which would be incongruous with the semi-rural residential landscape character. The area is more sensitive to the larger scales of employment development as these would likely cause significant character change and/or adverse effects on the views.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW03

Landscape Character Area: 5c Watlingbury Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of Medium value, as this is a relatively unspoilt area with few detractors. There is a designated area of Ancient Woodland central to this area, which adds to the landscape value. The Redhill Farm Estate, a vineyard, is a source of employment and the main built feature in this area. The area is bound by Conservation Areas to the west and south and Redhill Farm has two Grade II Listed buildings.

The key characteristics of 5c pertinent to this assessment are:

- An unusual landform, with the Greensand Ridge to the north and higher ground to the south of the character area being also part of the Greensand Ridge, but now outlying by virtue of the erosion of the Medway's tributaries including the Watlingbury Stream.
- The gently undulating landscape of field patterns, traditional orchards and vineyards combine with intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Contains a network of public rights of way.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	HM
Settlement Form and Edge	M	HM
Settlement Setting	HM	H
Visual Character	HM	H
Perceptual Qualities	M	HM
Historic Character	M	HM
Landscape Susceptibility	M	HM

A managed rural landscape of arable fields and vineyards, open in places but substantially screened by Hoath Wood, which forms the boundary to the north and well-established hedgerows along roads and field boundaries. Time depth has been lost where historic field boundaries have been modified and straightened to accommodate modern agriculture.

There is existing employment development associated with the Redhill Farm Estate, which fits within the farmland/vineyard context. The development sits neatly within the landscape, tucked behind vegetation and has been designed to respect the historic vernacular. This implies the landscape could accommodate employment development within the agricultural sector, so long as the design was sensitive to historic and natural landscape elements.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

This area has some threshold for Medium scale employment development if appropriately designed and mitigated for local vernacular and context. However, the landscape would be sensitive to large scale development typology due to its rural historic character and lack of existing development.

Settlement: Kings Hill, Mereworth, Wateringbury

Area: KMW04

Landscape Character Area: 7b Mereworth - Kings Hill Woodlands

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of medium value due to the presence of Ancient Woodland, and its position adjacent to Mereworth Castle Historic Park and Garden and Wateringbury Conservation Area, which contain Grade II Listed buildings and have a distinctive historic character. However, most of KMW04 is owned by Kings Hill Golf Club and the landscape has been modified for recreational use as a golf course.

The key characteristics of 7b Mereworth - Kings Hill Woodlands pertinent to this assessment are:

- A strong harmonious woodland character of mixed plantation and semi-natural woodland in which elements are harmoniously integrated through woodland containment, with its managed character evidenced by forestry and the central development of Kings Hill.
- Whilst being a large development Kings Hill, to the north, is well integrated by the significant integrated tree planting.
- Wide, panoramic views south over adjacent character areas to the south and west located within the Low Weald.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	HM
Settlement Form and Edge	HM	H
Settlement Setting	HM	H
Visual Character	M	HM
Perceptual Qualities	HM	H
Historic Character	HM	H
Landscape Susceptibility	HM	H

Substantial areas of woodland and dense hedgerows provide a strong level of visual containment within this area. The Kings Hill Golf Club is an existing recreational development. An operational building associated with the golf club is tucked discreetly into woodland. Views across the golf course are glimpsed between gaps in hedgerows along Canon Lane to the east.

This is currently a calm, secluded landscape, with mostly private access, used for recreation. It would be highly susceptible to change in land use to employment, particularly within the context of Mereworth Castle and Wateringbury Conservation Area.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH

This is a medium value landscape, with several important designations, that would be sensitive to medium and large employment development. The area could potentially accommodate development, if sited close to the existing settlement of Kings Hill, where there is screening from built form and vegetation. This area of land is predominantly a golf course interspersed with habitat making it sensitive to both scales of employment development.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW05

Landscape Character Area: 5c Watlingbury Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of medium value, as it is relatively unspoilt with few detractors. There are several Grade II Listed buildings along Red Hill, but otherwise no important designations. It holds value as a green backdrop to the settlement of Watlingbury, which lies adjacent to this area to the south west.

The key characteristics of 5c Watlingbury Greensand Fruit Belt pertinent to this assessment are:

- An unusual landform, with the Greensand Ridge to the north and higher ground to the south of the character area being also part of the Greensand Ridge, but now outlying by virtue of the erosion of the Medway's tributaries including the Watlingbury Stream.
- The gently undulating landscape of field patterns, traditional orchards and vineyards combine with intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Settlements are mostly villages with further scattered residences, small residential developments and multiple farmsteads that are nestled and integrated into the undulating landform and scattered pockets of deciduous woodland.
- A distinctive historic time depth is reflected in its Conservation Areas and Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	ML	M
Settlement Form and Edge	M	MH
Settlement Setting	M	MH
Visual Character	ML	M
Perceptual Qualities	M	MH
Historic Character	M	H
Landscape Susceptibility	M	MH

Predominant land use in this area is agriculture and there are pockets of varied employment, including a cleaning services company, skip hire, a small office building off Red Hill and a farm shop, west of Teston.

Visual containment is provided by well established hedgerows along roads and field boundaries, as well as from built form within Watlingbury, hence it is suggested this landscape has a Medium susceptibility to Medium scale employment development. However, Large scale development runs the risk of eroding traditional settlement edges. In north eastern parts of the site, susceptibility to change from employment development is lower however it is important to consider there are several Listed buildings.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

This landscape is sensitive to large scale employment development, which could weaken traditional settlement boundaries and threaten the quiet, agricultural character. However, this is not a particularly valuable or distinctive area, and the existing well-established vegetation could provide screening of potential smaller employment developments. The presence of existing developments of this kind within/close to the area suggest the landscape has the capacity to accommodate some level of change.

Proposed development would need to respect the local building style and maintain the rural/agricultural character.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW06

Landscape Character Area: 5c Watlingbury Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of Medium value, as it is relatively unspoilt with few detractors, except for road noise from the A26, which bisects the area. There are Grade II Listed buildings at Danns Lane and within the Watlingbury Conservation Area. This landscape forms the backdrop to the Mereworth Castle Registered Park and Garden and is also adjacent to Pizien Well and Watlingbury Conservation Areas. There is a block of Ancient Woodland to the north west of this area.

The key characteristics of 5c Watlingbury Greensand Fruit Belt pertinent to this assessment are:

- An unusual landform, with the Greensand Ridge to the north and higher ground to the south of the character area being also part of the Greensand Ridge, but now outlying by virtue of the erosion of the Medway's tributaries including the Watlingbury Stream.
- The gently undulating landscape of field patterns intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Contains a network of public rights of way.
- Settlements are mostly villages with further scattered residences, small residential developments and multiple farmsteads that are nestled and integrated into the undulating landform and scattered pockets of deciduous woodland.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	H
Settlement Form and Edge	HM	H
Settlement Setting	M	H
Visual Character	M	H
Perceptual Qualities	HM	H
Historic Character	HM	H
Landscape Susceptibility	M	H

Well established hedgerow boundaries provide a sense of enclosure within this area and could provide screening of potential development. Time depth has been lost where historic field patterns have been modified to accommodate modern agriculture, and road noise from the A26 is a significant detractor.

There are several medium sized businesses and a medical centre off Danns Lane, which are fairly well integrated within the agricultural landscape, screened by hedgerows and trees. However, the proximity to several Listed buildings, Conservation Areas, Ancient Woodland and a Registered Park and Garden, increase the susceptibility of this landscape to change for Large scale employment use.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH

This landscape has a low threshold for employment development, as it has historic value with several sensitive landscape designations within or close to the area. This area is predominantly used for large scale arable agriculture, but there is a pocket of new development off Danns Lane. There is potential for employment development here if designed sensitively to respect the historic landscape setting. Areas along the busy A26 would be less sensitive to development, but building here would alter the traditional settlement edge of Watlingbury.

Settlement: Kings Hill, Mereworth, Watlingtonbury

Area: KMW07

Landscape Character Area: 8e Valeside Farms and Parklands

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to be of Medium value, there are no historic designations within KMW07, however it is contained by adjacent areas of Ancient Woodland and a Conservation Area and does contain blocks of priority habitat. Traffic noise from the A26 is a significant detractor and there are limited recreational opportunities. The Alders industrial estate, one of the main built features, is not particularly aesthetic, consisting of medium sized warehouses and security fencing.

The key characteristics of 8e pertinent to this assessment are:
Landform:

- An undulating and managed landscape, located where the Wealden clay meets Greensand, and scattered with ponds, reservoirs and small streams lowering from the Greensand Ridge and The River Bourne in the west.
- An open landscape with panoramic, far reaching views towards the Kent Downs to the north and the High Weald to the south, providing a valuable visual asset.
- Ecological assets include Ancient Woodland.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	ML	ML
Settlement Form and Edge	M	MH
Settlement Setting	M	MH
Visual Character	ML	ML
Perceptual Qualities	L	ML
Historic Character	ML	M
Landscape Susceptibility	ML	M

The undulating landform, woodland and hedgerows in this area could provide visual screening of new development. The Alders Industrial Estate is integrated within the landscape, set back from the road, screened by vegetation and fencing. Industrial development is appropriate within the context of the A26 road corridor. There are potential opportunities for further development of this sort adjacent to the existing industrial estate.

Northern parts of this area, along Mereworth Road, are used for agriculture. The landscape would be less susceptible to employment development here as it is overlooked by housing and sits within the context of Yotes Court Conservation Area, which would have a high susceptibility to landscape change.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM LOW
Large Employment	MEDIUM

This is not a high value landscape and it has some capacity for employment development as there is existing use for commercial industry along the busy A26 road corridor. The undulating landform and dense vegetation to the south and east of this land parcel could provide effective screening of development. Adjacent sensitive Ancient Woodlands to the area boundary would need to be considered.

Parts of the landscape, along Mereworth Road, are overlooked by a Conservation Area containing a Grade I Listed building. Development here could potentially adversely affect views and the historic parkland character.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW08

Landscape Character Area: 5c Watlingbury Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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This landscape is judged to be of Medium value as there are pockets of Ancient Woodland, Conservation Areas around Mereworth, and Yotes Court to the south west. However, the landscape has been intensively managed for large scale agriculture and road noise from the B2016 is a further detractor.

The key characteristics of 5c pertinent to this assessment are:

- An unusual landform, with the Greensand Ridge to the north and higher ground to the south of the character area being also part of the Greensand Ridge, but now outlying by virtue of the erosion of the Medway's tributaries including the Watlingbury Stream.
- The gently undulating landscape of field patterns, traditional orchards and vineyards combine with intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Contains a network of public rights of way.
- Settlements are mostly villages with further scattered residences, small residential developments and multiple farmsteads that are nestled and integrated into the undulating landform and scattered pockets of deciduous woodland.
- A distinctive historic time depth is reflected in its Conservation Areas and, Listed Buildings.
- Designations include a Local Wildlife Site.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	L	ML
Settlement Form and Edge	M	HM
Settlement Setting	M	HM
Visual Character	ML	M
Perceptual Qualities	ML	M
Historic Character	M	HM
Landscape Susceptibility	M	HM

Though this is mostly an attractive rural landscape with historic elements, time depth has been lost where field boundaries have been modified for commercial agriculture. There are small to medium sized warehouses off Willow Wents road. Along the B2016 or the A228, the landscape has a lower susceptibility to development, as road noise is already a detractor and there is visual containment provided by woodland and hedgerows. Areas of Ancient Woodland do raise susceptibility.

To the south and east of this land parcel, there would be a high susceptibility to change, due to the distinctive historic character of the settlements, which are designated Conservation Areas.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

The landscape close to the Conservation Areas in the south and east would be sensitive to change from employment development. Though the large scale agricultural development associated with Hugh Lowes Farm, which fits within the landscape, screened by hedgerows and woodland, suggests that there may be some potential for further employment development in this area.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW09

Landscape Character Area: 5c Watlingbury Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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This landscape is judged to be of Medium value. It is bounded to the north by Mereworth Woods, a large Ancient Woodland. Also the Conservation Area of Butcher's Lane site just to the south and the Registered Park and Garden of Mereworth castle to the south east. There is a distinctive historic field pattern west of Butcher's Lane, whereas to the east, field boundaries have been straightened to accommodate modern agriculture. Road noise from the A228 is a detractor.

The key characteristics of 5c pertinent to this assessment are:

- An unusual landform, with the Greensand Ridge to the north and higher ground to the south of the character area being also part of the Greensand Ridge, but now outlying by virtue of the erosion of the Medway's tributaries including the Watlingbury Stream.
- The gently undulating landscape of field patterns, traditional orchards and vineyards combine with intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Settlements are mostly villages with further scattered residences, small residential developments and multiple farmsteads that are nestled and integrated into the undulating landform.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	HM
Settlement Form and Edge	M	HM
Settlement Setting	HM	H
Visual Character	M	HM
Perceptual Qualities	M	HM
Historic Character	M	HM
Landscape Susceptibility	M	HM

Most of KMW09 does have a relative high susceptibility to change to both scales of employment development.

The north east has a slightly lower susceptibility to change from employment development due to the historic landscape being fragmented by agriculture and transport. However there is a pocket of Ancient Woodland adjacent to the settlement edge here. The settlement edges of King's Hill and Mereworth are predominantly residential so have a higher susceptibility to change from employment development. There is evidence of employment development within KMW09, for example the large plant nursery and agriculture so the landscape may have the ability to accommodate some change from employment development.

Views are mostly short to medium range and localised due to field boundaries. However, there are occasional longer range views south west towards the Kent Downs National Landscape. There is opportunity to screen and carefully locate development, but susceptibility to change to visual amenity is still quite high.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

KMW09 is sensitive to change from large scale employment development and there is the risk of significant adverse effects. However there is potential to accommodate medium scale employment development. Areas closer to the Malling Road and also to the western part of KMW09 could accommodate some employment development with lower adverse effects if carefully designed, located and mitigated.

Settlement: Kings Hill, Mereworth, Watlingtonbury

Area: KMW10

Landscape Character Area: 7b Mereworth - Kings Hill Woodlands

Assessment of Landscape Value

Landscape Value	LOW
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KMW10 is assessed as being of low value. It is a highly modified landscape comprised of agriculture, quarrying, infrastructure and settlement. It is surrounded to the north, south and west by Ancient Woodland.

The key characteristics of 7b Mereworth Kingshill Woodlands pertinent to this assessment are:

- A strong harmonious woodland character of mixed plantation and semi-natural woodland in which elements are harmoniously integrated through woodland containment, with its managed character evidenced by forestry and the central development of Kings Hill.
- The western areas of woodland are supported by a network of footpaths and byways and supported by permissive routes along forestry tracks.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	L	ML
Settlement Form and Edge	ML	M
Settlement Setting	L	ML
Visual Character	ML	M
Perceptual Qualities	ML	M
Historic Character	L	ML
Landscape Susceptibility	L	M

KMW10 is a highly modified landscape. Quarrying and agriculture are evident which gives rise to a lower susceptibility to change in terms of physical characteristics and natural character.

There are pockets of priority habitat and it is surrounded by Ancient Woodland which do increase susceptibility in certain locations

Although a highly modified landscape the development within KMW09 is largely low level so taller development does have the ability to impact visual amenity in some locations. There are some medium range views across fields within the area, however most are enclosed by built form, field boundaries and tree planting.

There is low susceptibility to change in terms of Historic Character.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	LOW
Large Employment	MEDIUM LOW

Sensitivity to employment development within KMW10 is low, and there is potential to accommodate both medium and large scale employment development. However, the existing built form is predominantly low-level, and introducing larger scale development could adversely affect visual amenity. It is therefore important that any proposals are carefully considered in terms of scale, design, and visual impact.

Settlement: Kings Hill, Mereworth, Watlingbury

Area: KMW11

Landscape Character Area: 5c Watlingbury Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	HIGH
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KMW11 is deemed to be of High landscape value. This is due to it being located wholly within the Watlingbury Conservation Area. It contains historic and traditional field patterns, land uses and vernacular specific to its landscape context. There are very few detractors.

The key characteristics of 5c Watlingbury Greensand Fruit Belt pertinent to this assessment are:

- The gently undulating landscape of field patterns, traditional orchards and vineyards combine with intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Contains a network of public rights of way.
- A distinctive historic time depth is reflected in its Conservation Areas, Listed Buildings and oast houses, a reminder of the area's hop production.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	HM	H
Settlement Setting	H	H
Visual Character	HM	H
Perceptual Qualities	H	H
Historic Character	H	H
Landscape Susceptibility	H	H

KMW11 is located wholly within the Watlingbury Conservation Area. Its susceptibility to change from employment development is high. Settlement pattern is predominantly scattered residential of traditional architecture nestled within the landscape.

There are Grade I and II Listed buildings within the Conservation Area demonstrating significant historic character along with traditional orchards and retention of historic field patterns.

Tree planting is associated with settlement and field boundaries however there are pockets of deciduous woodland priority habitat.

There are long range views when looking south across the gently undulating landscape. Development is typically small scale and low level creating an unbroken sky line. This gives a high susceptibility to change in terms of visual character to both medium and large employment development.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

KMW11 is highly sensitive to employment development. Its physical and historical character and designation mean medium or large employment development is likely to cause significant character change and adverse effects. In addition visual amenity provided by the low skyline and long range views is also likely to be subject to adverse effects.

Settlement: Kings Hill, Mereworth, Watringbury

Area: KMW12

Landscape Character Area: 5c Watringbury Greensand Fruitbelt

Assessment of Landscape Value

Landscape Value	MEDIUM
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KMW12 is of medium landscape value. It is located to the south of Watringbury. It is an undulating rural landscape containing part of the Watringbury Conservation Area and some traditional orchards. There are public rights of way through the area demonstrating some recreational value.

The key characteristics of 5c pertinent to this assessment are:

- The gently undulating landscape of field patterns, traditional orchards and vineyards combine with intermittent views and well managed boundaries to give a coherent, calm, organised character with a clear sense of place.
- Settlements are mostly villages with further scattered residences, small residential developments and multiple farmsteads that are nestled and integrated into the undulating landform and scattered pockets of deciduous woodland.
- Contains a network of public rights of way.
- A distinctive historic time depth is reflected in its Conservation Areas, Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	H
Settlement Form and Edge	H	H
Settlement Setting	HM	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	H	H
Landscape Susceptibility	H	H

This is a tranquil landscape of open views. Field patterns are bounded by hedgerows and shaws create a perception of a well managed rural landscape. There is evidence of historic field patterns and traditional architecture demonstrating time depth and historic character. In addition there is the Watringbury Conservation Area to the north and east of the area.

Settlement pattern is sparse and mostly residential with some agricultural buildings. Susceptibility to change from employment development of medium or large scale is therefore seen as high medium - high. The settlement edge is highly susceptible to change as soft in form, bounded in part by priority habitat and also abuts Watringbury Conservation Area to the south. To the north it is well defined and bounded by woodland and traditional orchard habitat. There is also the Watringbury SSSI just outside the boundary. Visual character is highly susceptible to change from employment development as there are wide and far reaching views looking south and southwest and medium views across fields within the area. The skyline is unbroken and would be susceptible to change from employment development.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

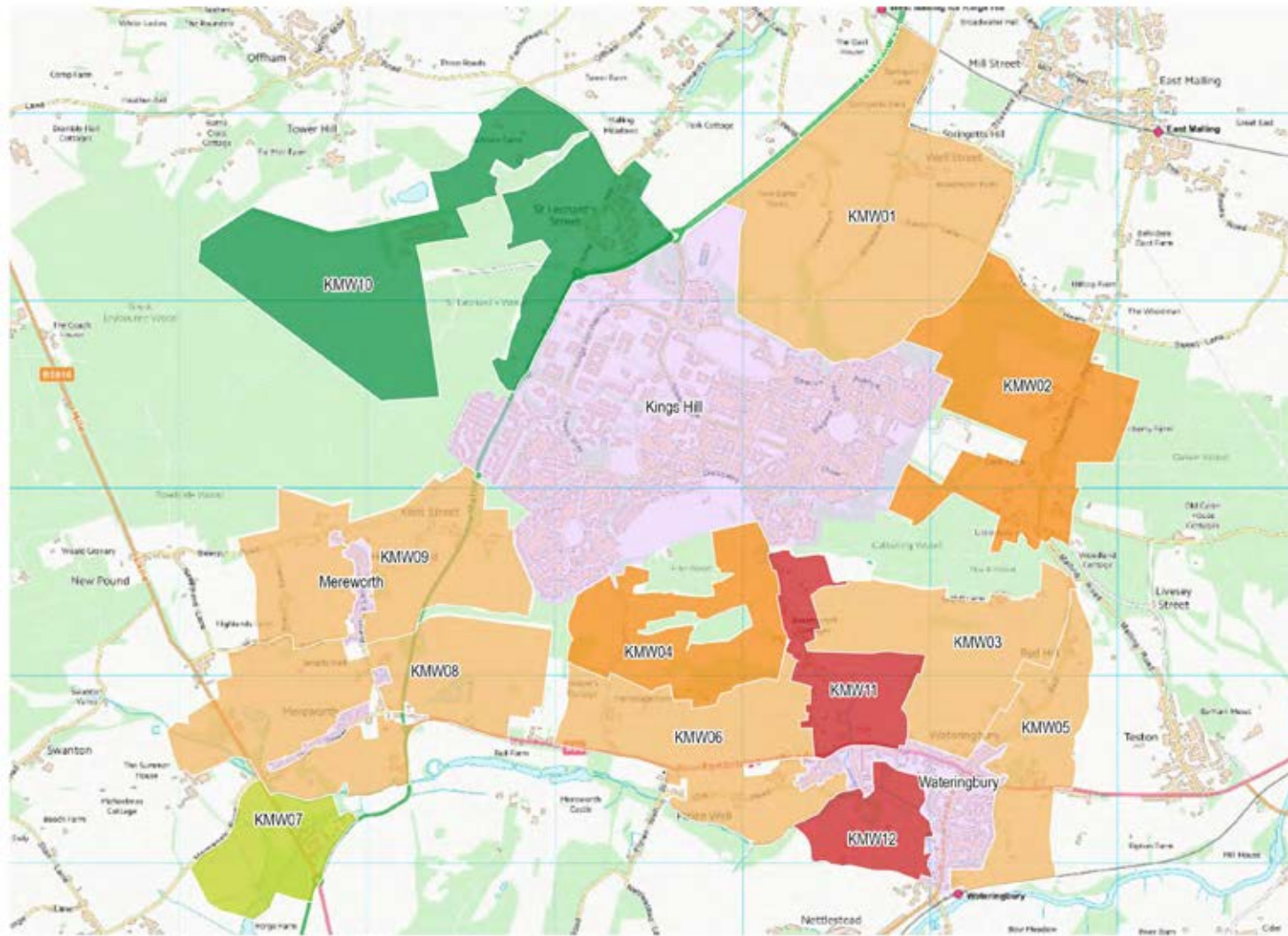
Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

KWM12 is highly sensitive to employment development. Medium or Large employment development would be incongruous to the area and likely cause adverse effects to landscape character and visual amenity.

Settlement: Kings Hill, Mereworth, Watlingtonbury

Landscape Sensitivity Map

Development Typology: Medium Employment



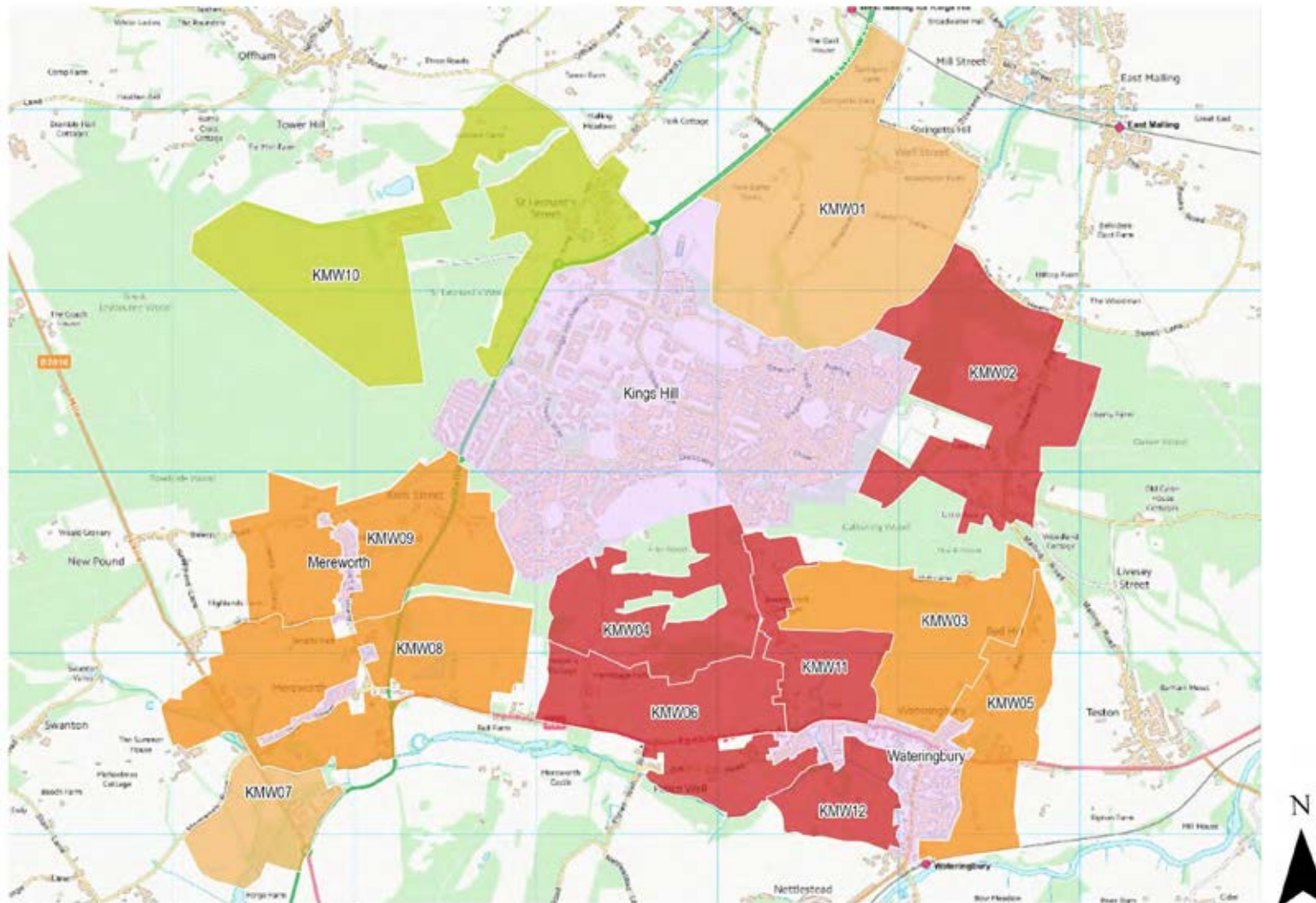
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Settlement: Kings Hill, Mereworth, Watlingbury

Landscape Sensitivity Map

Development Typology: Large Employment



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Leybourne Chase

Settlement: Leybourne Chase

Area Codes: LEC01



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Settlement: Leybourne Chase

Area: LEC01

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	MEDIUM
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The area has community assets including green open space associated with recent residential development, a community garden and recreational assets. There are no designations within but Leybourne Wood Local Wildlife Site is located to the south east of the area. It is separated physically and visually from the Kent Downs National Landscape by the M20 motorway corridor and associated tree planting. However due to proximity and topography it could be considered within its setting.

Key Characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment:

- Formed of a coherent pattern of features tied together by woodland that provides a continuous function of screening and containment to built form.
- A mix of anthropogenic uses comprising mineral extraction, farmland, solar farm, golf courses and settlement, interspersed with woodland.
- A high proportion of settlement compared to those surrounding it, adding to and strengthening the depth of human influence within the area.
- A strong influence of transport infrastructure (M26, M20 and A25) and industry.
- Whilst intermittently busy within settlements, notably the larger settlement of Borough Green there are areas of quiet but with a tamed, managed quality throughout.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	L	ML	HM
Settlement Form and Edge	L	M	HM
Settlement Setting	M	M	HM
Visual Character	L	M	HM
Perceptual Qualities	L	ML	HM
Historic Character	M	M	M
Landscape Susceptibility	ML	M	HM

The area to some extent is disconnected from wider setting by M20 and busy A roads. The linear settlements on the London Road to the south and Birling Road to the east can accommodate further development if designed to integrate with the existing edge. There are may be small pockets on the edge of the Leybourne Chase development into which a very small volume development could be integrated.

The wooded character to west can screen development, existing views within and without are filtered. There are several Grade II Listed buildings in the area and the grounds to Leybourne Grange are a valued community asset which contributes to visual and historic character.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM
Large Scale Residential	MEDIUM HIGH

The threshold for significant change due to small or medium scale residential development is medium low to medium. Whilst there are areas that may be sensitive due to historical character or natural character, there are locations along London Road and Birling Road that could accommodate residential development, preferably of a small scale.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

NOTE: This sensitivity assessment to residential development is only concerned with the land within LEC01 that is not in Flood Zone 3.

Settlement: Leybourne Chase

Landscape Sensitivity Map

Development Typology: Small Scale Residential



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Settlement: Leybourne Chase

Landscape Sensitivity Map

Development Typology: Medium Scale Residential



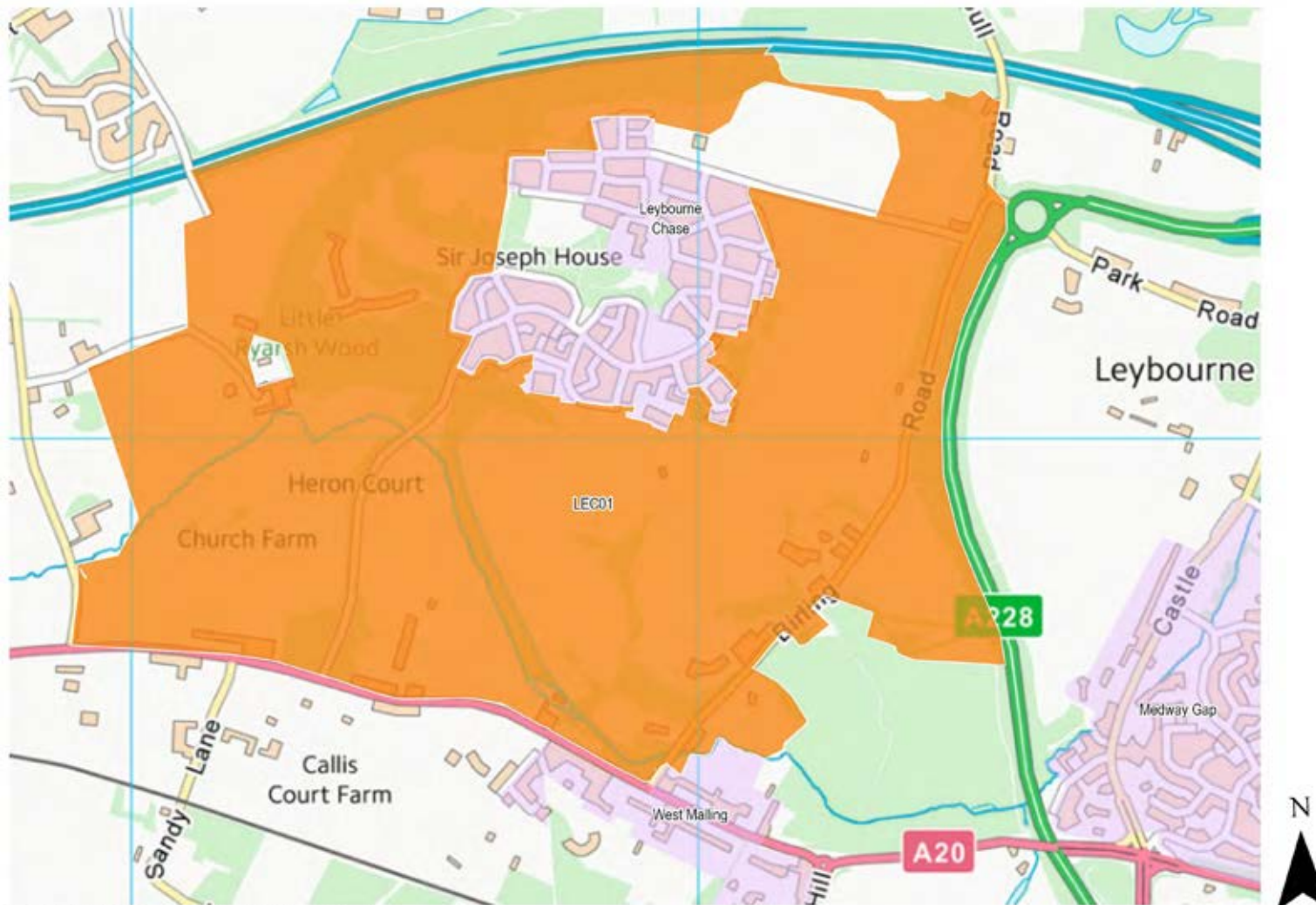
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Settlement: Leybourne Chase

Landscape Sensitivity Map

Development Typology: Large Scale Residential



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Settlement: Leybourne Chase

Area: LEC01

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	MEDIUM
------------------------	--------

The area has community assets including green open space associated with recent residential development, a community garden and recreational assets. There are no designations within but Leybourne Wood Local Wildlife Site is located to the south east of the area. It is separated physically and visually from the Kent Downs National Landscape by the M20 motorway corridor and associated tree planting. However due to proximity and topography it could be considered within its setting.

Key Characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment:

- Formed of a coherent pattern of features tied together by woodland that provides a continuous function of screening and containment to built form.
- A mix of anthropogenic uses comprising mineral extraction, farmland, solar farm, golf courses and settlement, interspersed with woodland.
- A high proportion of settlement compared to those surrounding it, adding to and strengthening the depth of human influence within the area.
- A strong influence of transport infrastructure (M26, M20 and A25) and industry.
- Whilst intermittently busy within settlements, notably the larger settlement of Borough Green there are areas of quiet but with a tamed, managed quality throughout.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	HM
Settlement Form and Edge	HM	HM
Settlement Setting	M	HM
Visual Character	M	H
Perceptual Qualities	M	H
Historic Character	HM	H
Landscape Susceptibility	M	HM

The area to some extent is disconnected from its wider setting by the M20 and busy A roads. The relatively dense traffic infrastructure creates background noise. There are small pockets to the west of Leybourne where the wooded character can screen development. Existing views within and without are filtered. There are several Grade II Listed buildings in the area and the grounds to Leybourne Grange are a valued community asset which contributes to visual and historic character.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

London Road to the south and Birling Road to the east can accommodate medium scale employment development without significant changes to the qualities and character of landscape if sensitively designed to integrate into the landscape. Sensitivity to large scale employment development is greater.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Leybourne Chase

Landscape Sensitivity Map

Development Typology: Medium Employment



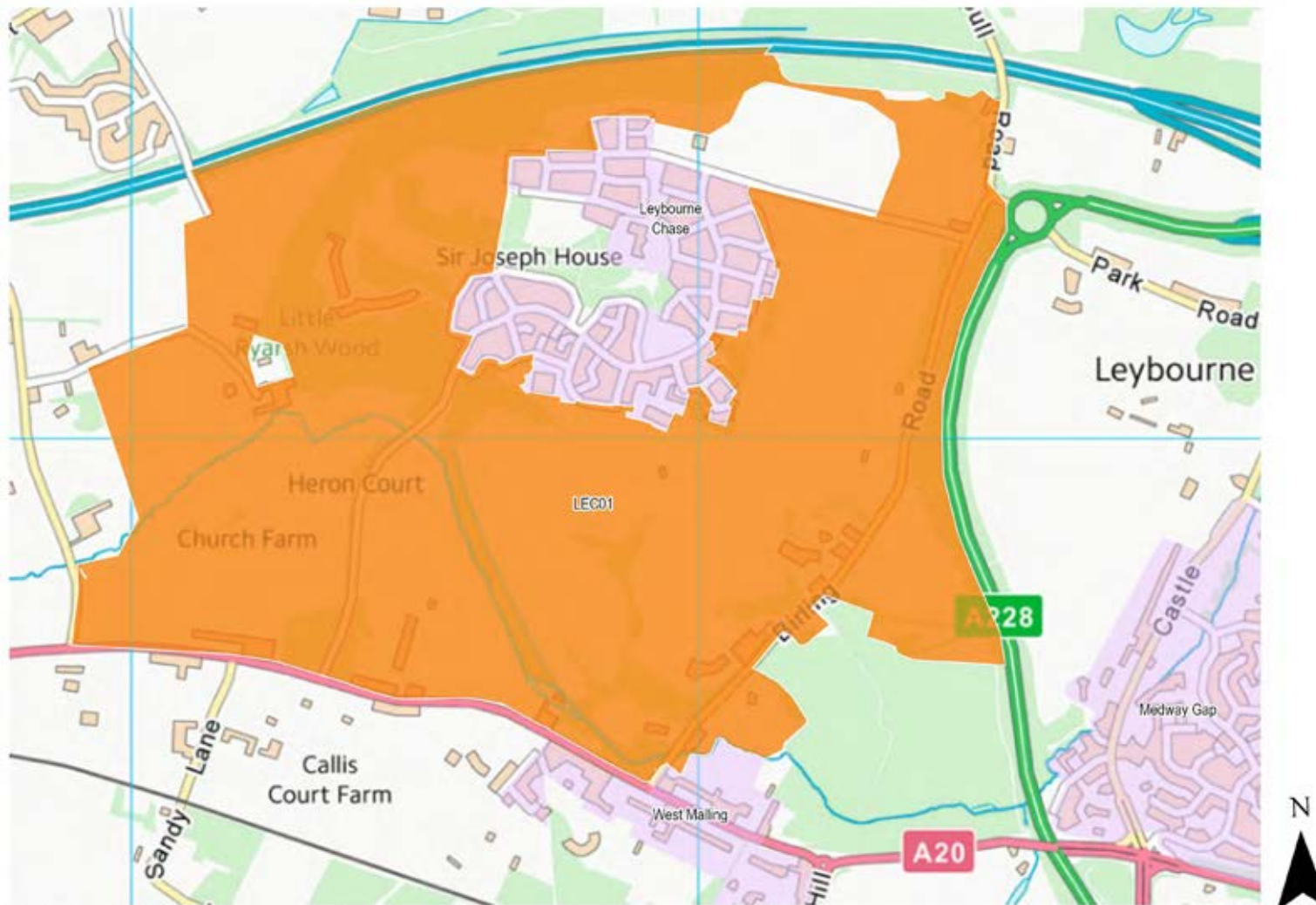
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Settlement: Leybourne Chase

Landscape Sensitivity Map

Development Typology: Large Employment



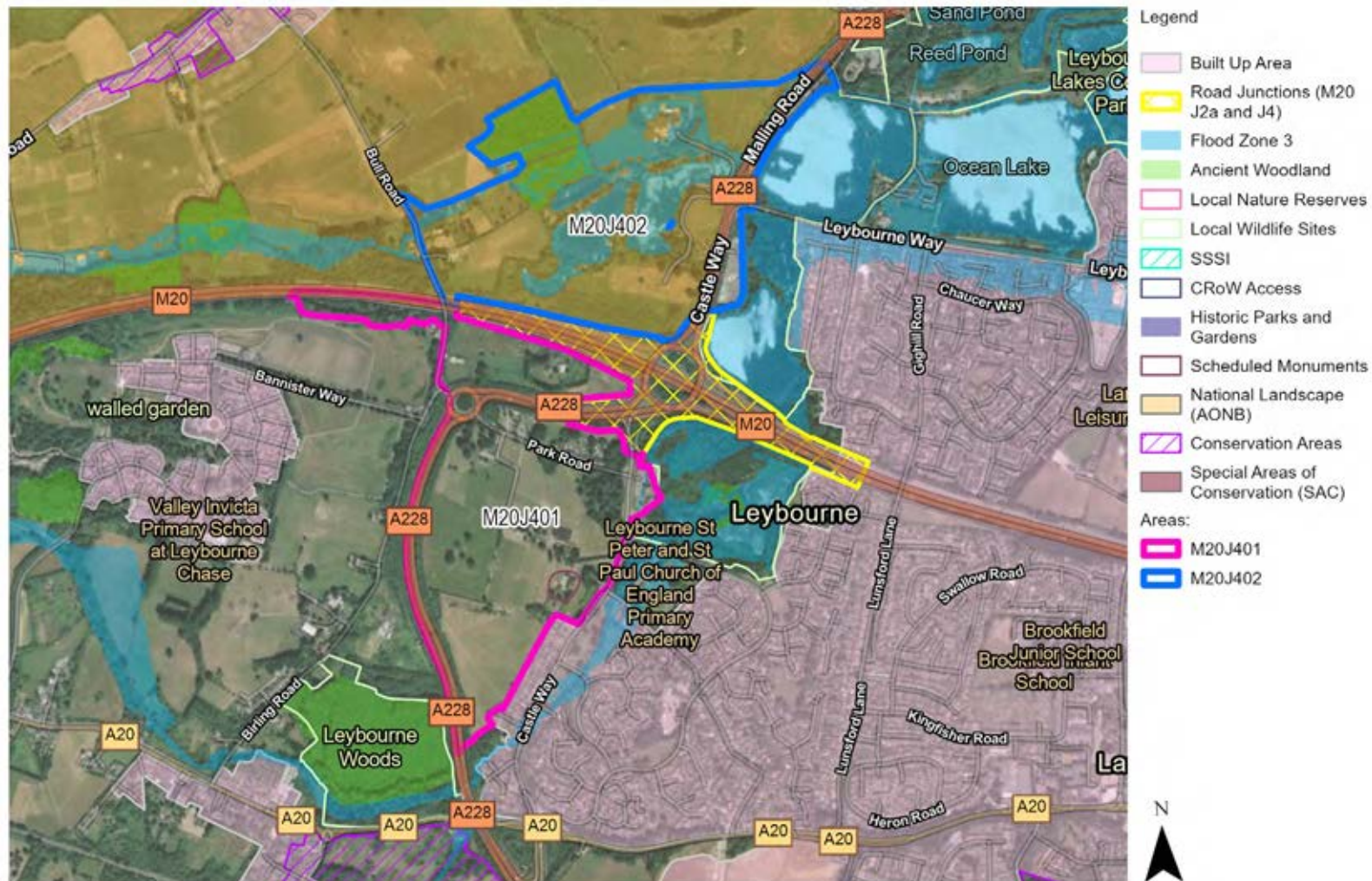
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M20 J4

Junction: M20 J4

Area Codes: M20J401, M20J402



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Junction: M20 J4

Area: M20J401

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	MEDIUM
------------------------	--------

M20J401 is situated south of the M20 motorway and could be considered to be in the setting of the Kent Downs National Landscape. Detractors include the M20 motorway and the A228 road.

Key Characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment:

- Formed of a coherent pattern of features tied together by woodland that provides a continuous function of screening and containment to built form.
- A mix of anthropogenic uses comprising mineral extraction, farmland, solar farm, golf courses and settlement, interspersed with woodland.
- A high proportion of settlement compared to those surrounding it, adding to and strengthening the depth of human influence within the area.
- A strong influence of transport infrastructure (M26, M20 and A25) and industry.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	M	HM
Settlement Form and Edge	M	HM	H
Settlement Setting	HM	HM	H
Visual Character	M	HM	H
Perceptual Qualities	M	M	HM
Historic Character	HM	HM	H
Landscape Susceptibility	M	HM	H

M20J401 is predominantly comprised of horse paddocks with some small scale residential settlement and patches of deciduous woodland. In terms of physical and natural character it is moderately susceptible to change. The settlement form is made up of small scale residential properties in linear form with a few larger farmstead settlements as well. It is more susceptible to change from medium and larger scale developments.

In terms of historic character there is a Grade II* Listed building (Church of St Peter and St Paul) and the Scheduled Monument of Leybourne Castle which demonstrate a higher susceptibility to change.

Views are fairly well contained and limited by boundary treatments and woodland. There are some medium range views across fields and paddocks. The skyline is relatively low and perceptual qualities are mostly calm except when closer to the area of road and motorway.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

This landscape is very sensitive to residential development at the medium and large scale but less so for small scale residential. It is not a very built up area. The south of the area is slightly less sensitive as further from the National Landscape and close to existing settlement.

Also the land south of A228 and north of Park Road could also be considered slightly less sensitive as there is already residential development in this area, along with existing infrastructure and potential visual screening from existing copses and tree belts.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Junction: M20 J4

Area: M20J402

Landscape Character Area: 1d Kent Downs - Birling Scarp Foot and 3b Aylesford Medway Valley

Assessment of Landscape Value

Landscape Value	HIGH
------------------------	------

M20J402 is mostly within the Kent Downs National Landscape. Detractors are few, except the M20 motorway at the area's boundary.

Key Characteristics of 1d pertinent to this assessment:

- A strong, repeating character of rolling agricultural fields edged by trimmed hedgerow boundaries and scattered settlement, set within the undulating scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the Kent Downs National Landscape.
- Settlements include villages, scattered properties and farmsteads which are nestled and settled within the landscape, and not easily visible as a result of the rolling topography and small belts and areas of woodland limiting views.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the north.
- A varied range of local building vernacular that includes several Listed Buildings and several Conservation Areas.
- An extensive public right of way network.
- Historic time depth evidenced through historic buildings.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	H	H	H
Settlement Form and Edge	HM	H	H
Settlement Setting	H	H	H
Visual Character	HM	H	H
Perceptual Qualities	HM	H	H
Historic Character	M	HM	HM
Landscape Susceptibility	HM	H	H

Physical and natural character of M20J402 is highly susceptible to change. It is comprised of irregular shaped fields with pockets of deciduous woodland priority habitat. There are two fishing lakes in the centre surrounded by trees, created as a result of gravel extraction.

Settlement is formed of nestled but scattered large detached properties. There is an RSPCA centre to the east of the area. In terms of historic character there is a Grade II Listed farmhouse, Birling Ashes, to the west. Perceptually it is calm and quiet, except for closer to the M20 motorway.

Views are generally contained and medium range, however there are views of the Kent Downs National Landscape available.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

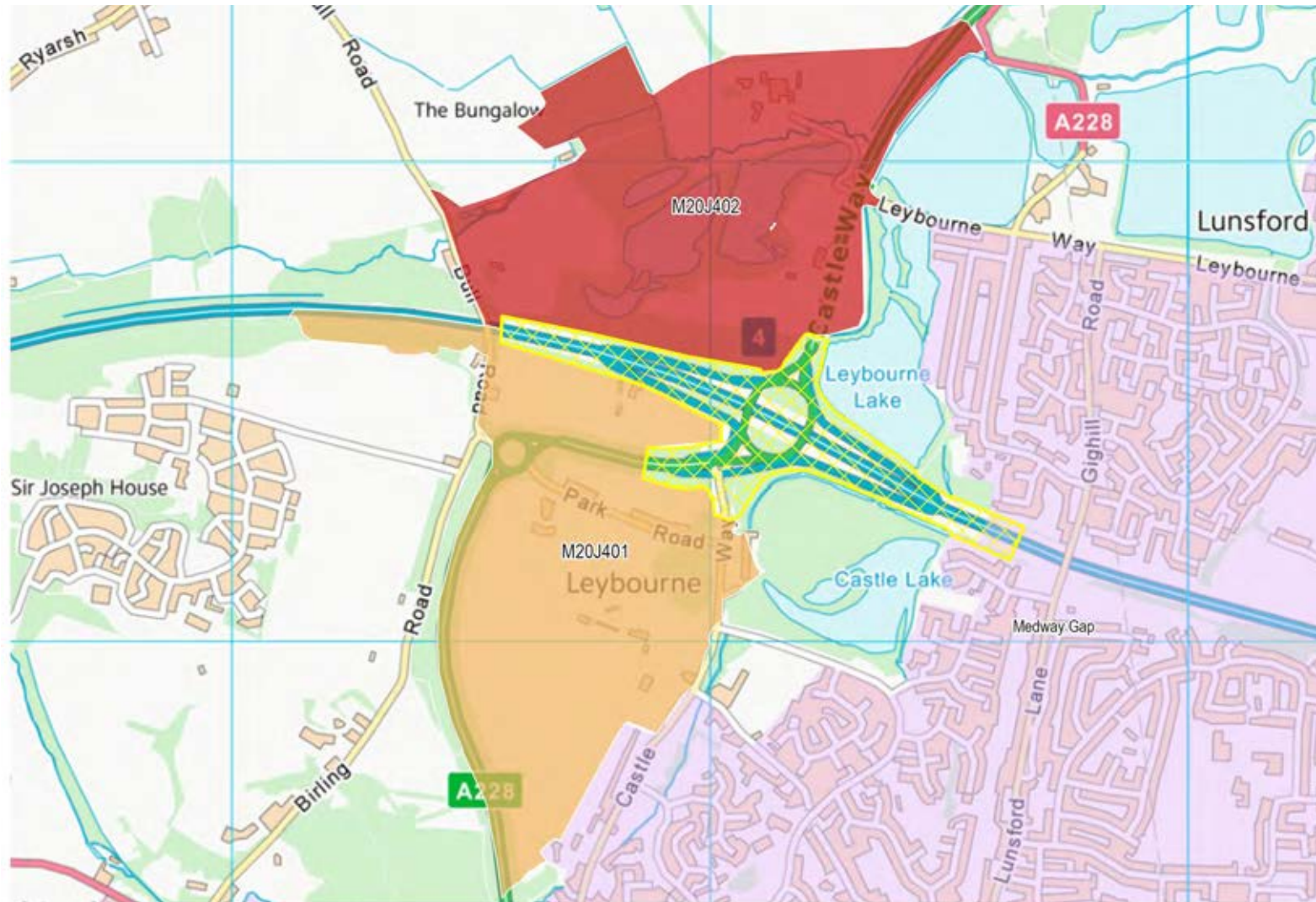
M20J402 is highly sensitive to development at all scales due to its high value as part of the National Landscape and also its high susceptibility to change. Although it is all highly sensitive the land to the south east nearest the M20 junction could be said to be least sensitive due to the presence of detractors and opportunity for screening by existing vegetation.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Junction: M20 J4

Landscape Sensitivity Map

Development Typology: Small Scale Residential



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Junction



Low Sensitivity



Medium Low Sensitivity



Medium Sensitivity



High Medium Sensitivity

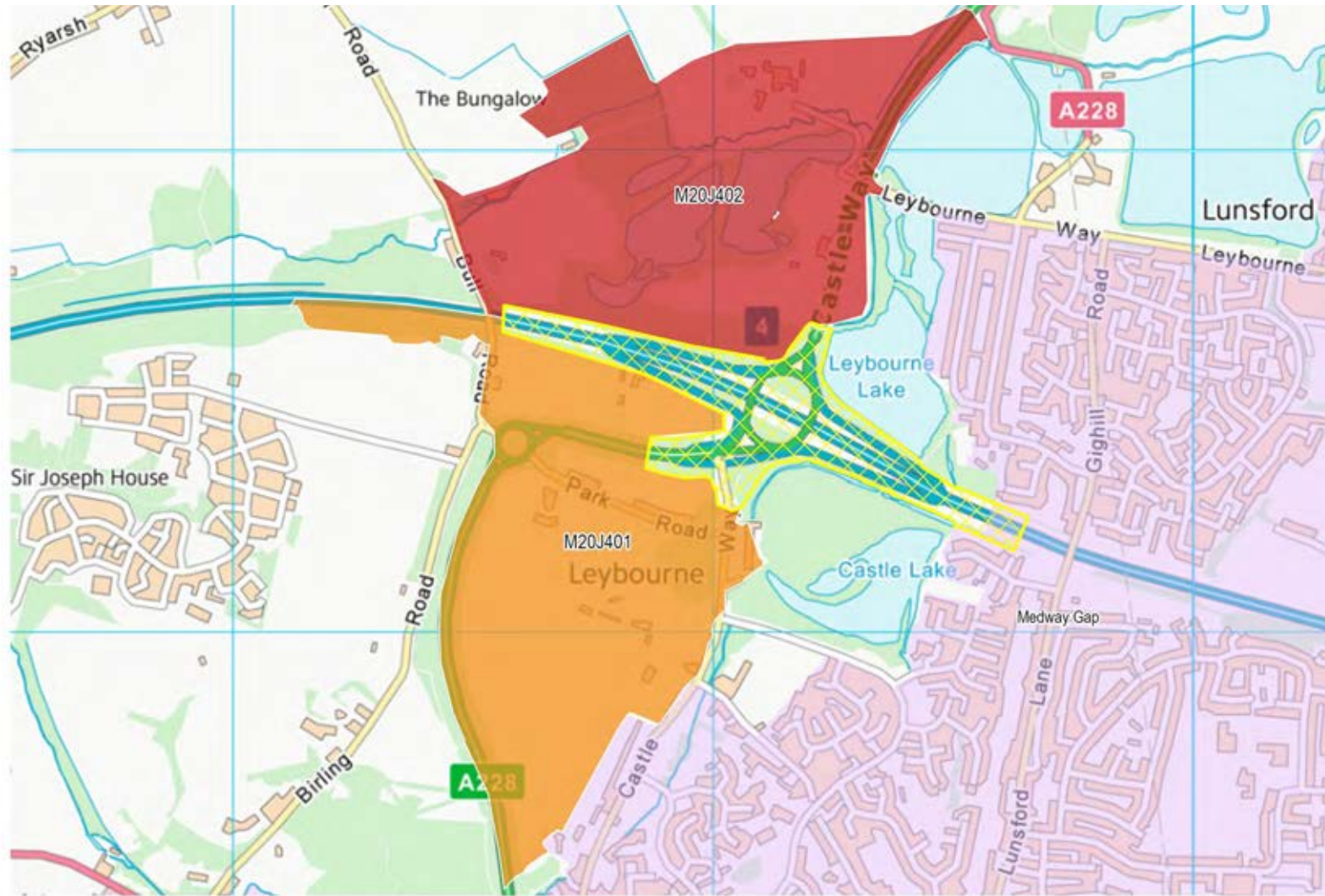


High Sensitivity

Junction: M20 J4

Landscape Sensitivity Map

Development Typology: Medium Scale Residential



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Junction



Low Sensitivity



Medium Low Sensitivity



Medium Sensitivity



High Medium Sensitivity

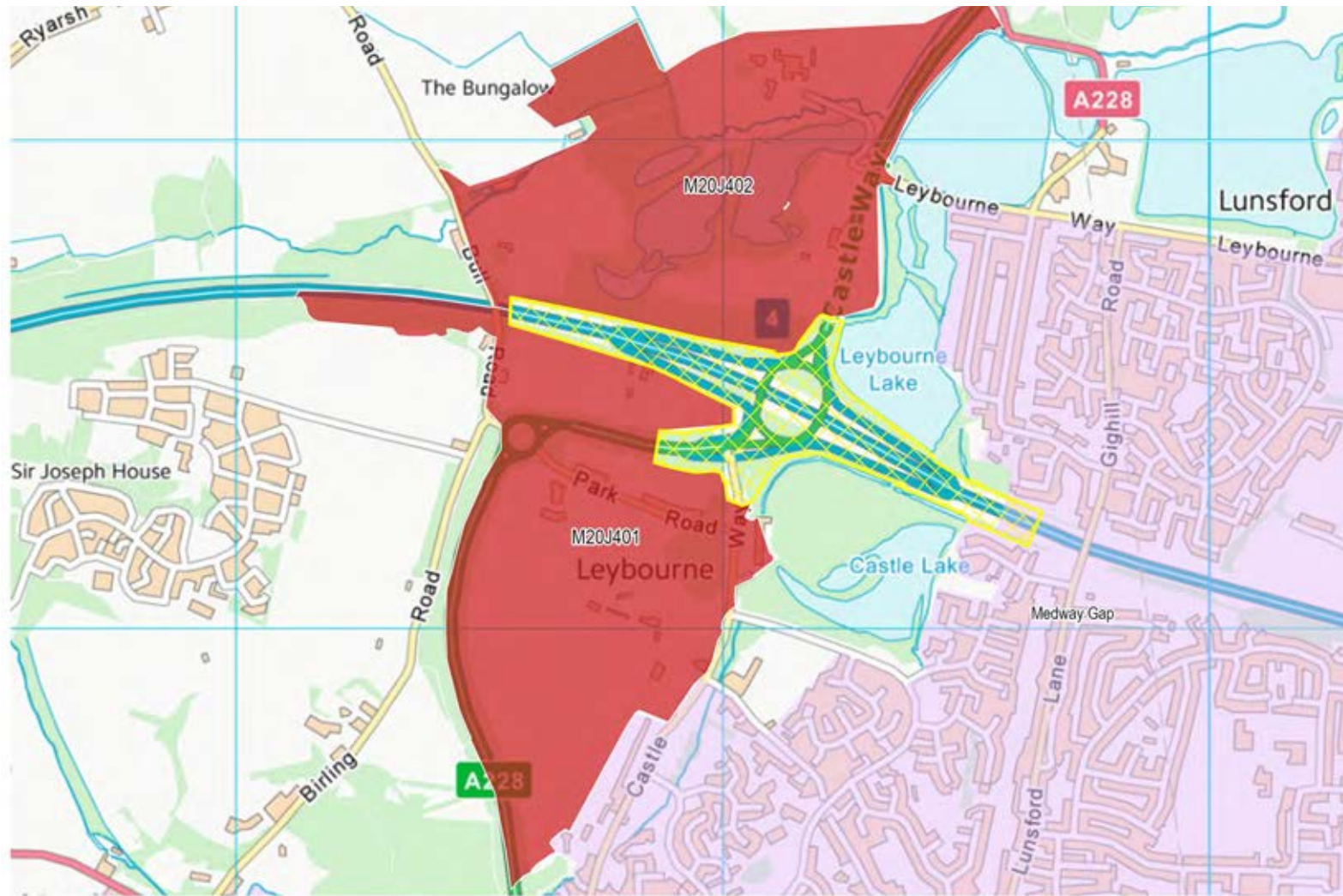


High Sensitivity

Junction: M20 J4

Landscape Sensitivity Map

Development Typology: Large Scale Residential



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Junction



Low Sensitivity



Medium Low Sensitivity



Medium Sensitivity



High Medium Sensitivity



High Sensitivity

Junction: M20 J4

Area: M20J401

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	MEDIUM
------------------------	--------

M20J401 is situated south of the M20 motorway and in the setting of the Kent Downs National Landscape. Detractors include the M20 motorway and the A228 road.

Key Characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment:

- Formed of a coherent pattern of features tied together by woodland that provides a continuous function of screening and containment to built form.
- A mix of anthropogenic uses comprising mineral extraction, farmland, solar farm, golf courses and settlement, interspersed with woodland.
- A high proportion of settlement compared to those surrounding it, adding to and strengthening the depth of human influence within the area.
- A strong influence of transport infrastructure (M26, M20 and A25) and industry.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	H
Settlement Form and Edge	M	HM
Settlement Setting	HM	H
Visual Character	M	H
Perceptual Qualities	HM	H
Historic Character	HM	H
Landscape Susceptibility	HM	H

M20J401 is predominantly comprised of horse paddocks with some small scale residential settlement and patches of deciduous woodland. There is existing employment development in the form of a hotel and farm and horse stables. The settlement form is made up of small scale residential properties in linear form with a few larger farmstead settlements as well.

In terms of physical and natural character it is moderately susceptible to change from medium scale employment however highly susceptible from large scale. In terms of historic character there is a Grade II* Listed building (Church of St Peter and St Paul) and the Scheduled Monument of Leybourne Castle which demonstrate a high susceptibility to change.

Views are fairly well contained and limited by boundary treatments and woodland. There are some medium range views across fields and paddocks. The skyline is relatively low-lying and perceptual qualities are mostly calm except when closer to the area of road and motorway.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH

M20J401 is highly sensitive to both scales of employment development. Although there is employment development within the area it is within a contained plot. Further employment development would likely cause change to both landscape character and visual amenity. The south of the area near the A228 maybe slightly less sensitive as this is further from the National Landscape and near to existing infrastructure.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Junction: M20 J4

Area: M20J402

Landscape Character Area: 1d Kent Downs - Birling Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH
------------------------	------

M20J402 is mostly within the Kent Downs National Landscape. Detractors are few, except the M20 motorway at the area's boundary.

Key Characteristics of 1d pertinent to this assessment:

- A strong, repeating character of rolling agricultural fields edged by trimmed hedgerow boundaries and scattered settlement, set within the undulating scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the Kent Downs National Landscape.
- Settlements include villages, scattered properties and farmsteads which are nestled and settled within the landscape, and not easily visible as a result of the rolling topography and small belts and areas of woodland limiting views.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the north.
- A varied range of local building vernacular that includes several Listed Buildings and several Conservation Areas.
- An extensive public right of way network.
- Historic time depth evidenced through historic buildings.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	HM	H
Settlement Setting	H	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	H	H
Landscape Susceptibility	H	H

Physical and natural character of M20J402 is highly susceptible to change. It is comprised of irregular shaped fields with pockets of deciduous woodland priority habitat. There are two fishing lakes in the centre surrounded by trees.

Settlement is formed of nestled but scattered large detached properties. There is an RSPCA centre to the east of the area. Otherwise there is little in terms of employment development in the area.

In terms of historic character there is a Listed building however the landscape looks to have undergone significant change. Perceptually it is calm and quiet except for closer to the M20 motorway.

Views are generally contained and medium range, however there are views of the Kent Downs available. Built form is typically low lying meaning anything taller that may interrupt the skyline would be very likely to cause change.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

M20J402 is highly sensitive to both scales of employment development due to its high value as part of the National Landscape and also its high susceptibility to change.

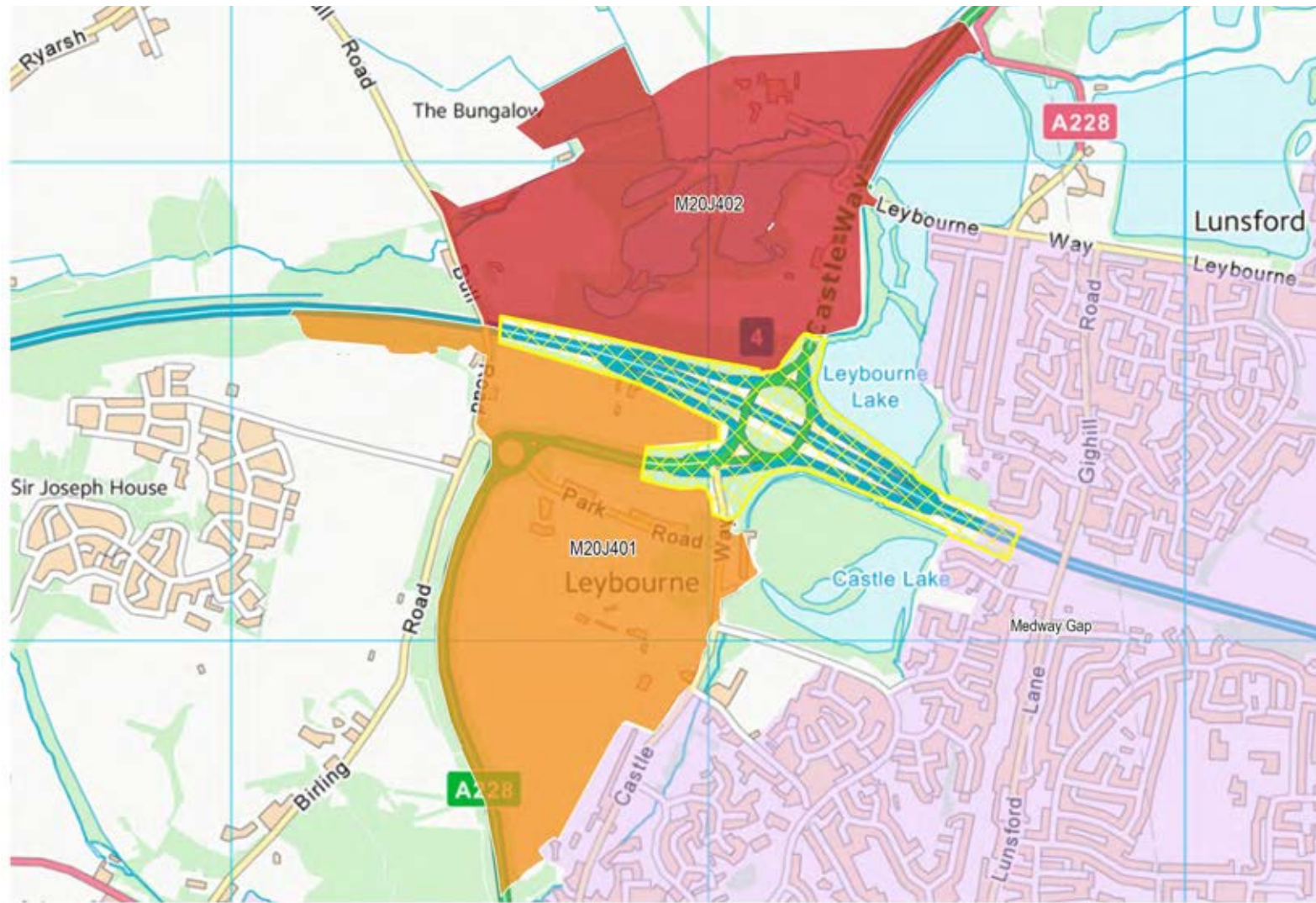
The part to the south east nearest the M20 junction could be said to be least sensitive to employment development due to the presence of the existing road infrastructure and the opportunity for screening by existing vegetation.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Junction M20 J4

Landscape Sensitivity Map

Development Typology: Medium Scale Employment



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Junction



Low Sensitivity



Medium Low Sensitivity



Medium Sensitivity



High Medium Sensitivity

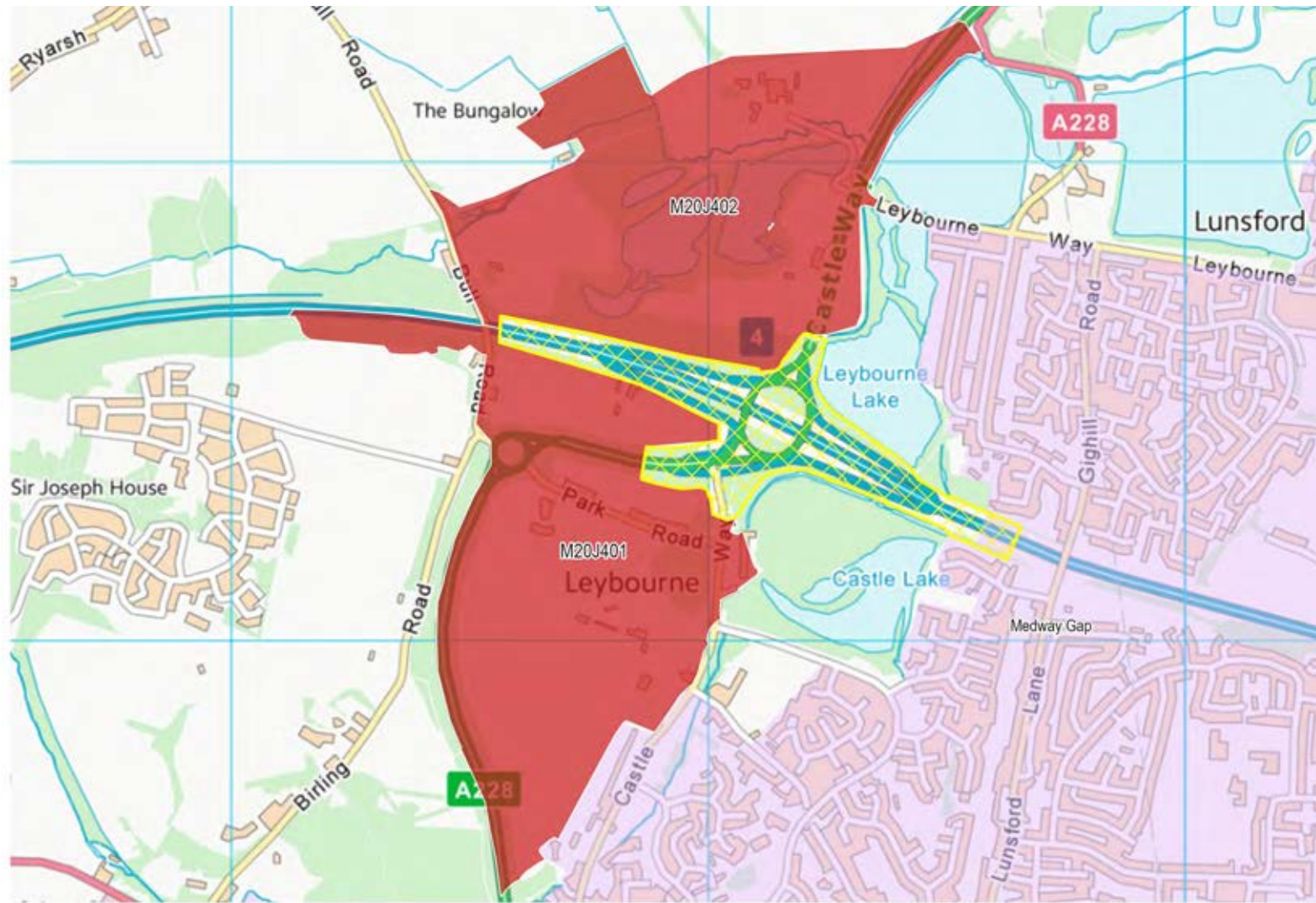


High Sensitivity

Junction: M20 J4

Landscape Sensitivity Map

Development Typology: Large Scale Employment



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Junction



Low Sensitivity



Medium Low Sensitivity



Medium Sensitivity



High Medium Sensitivity

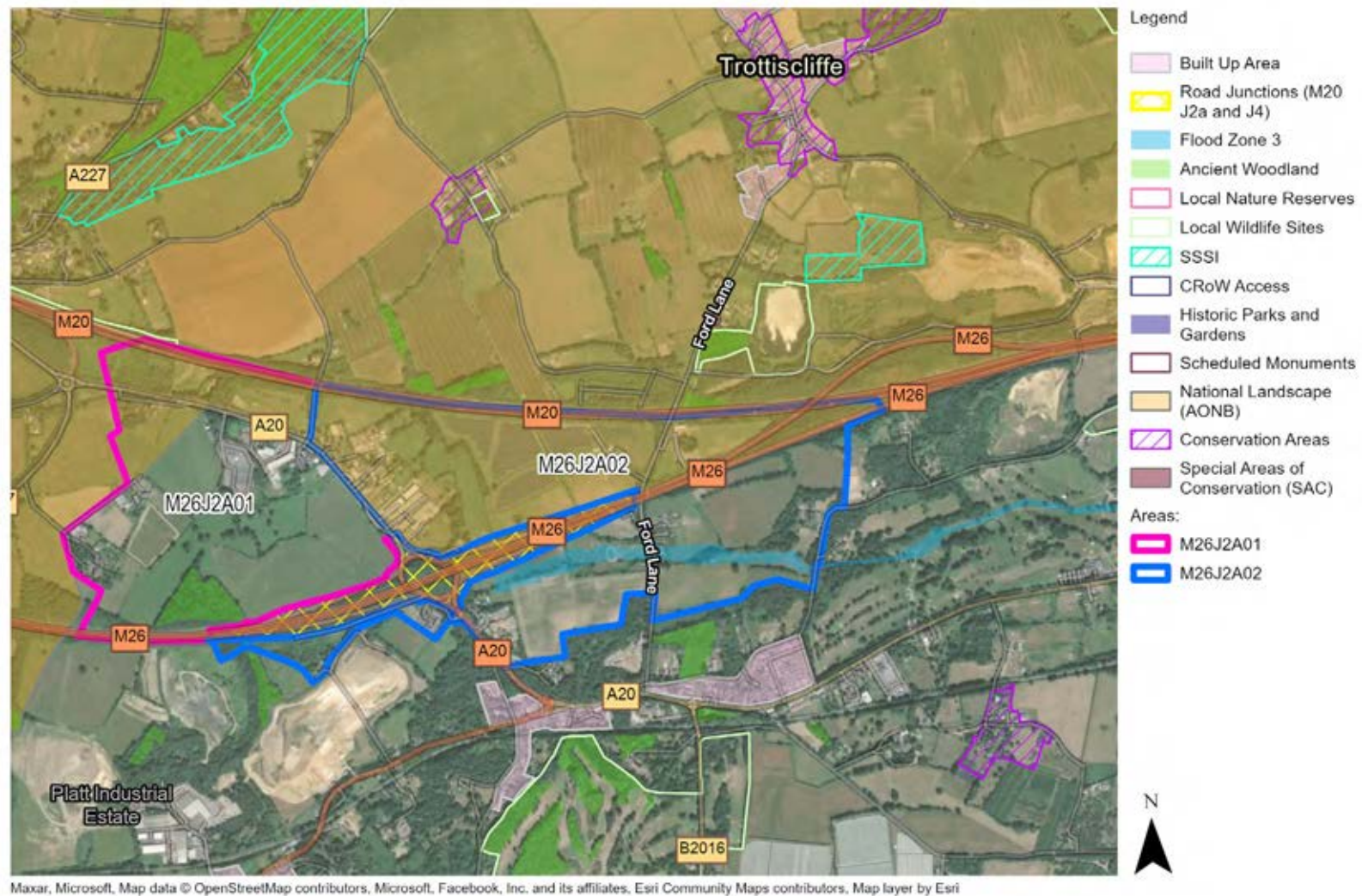


High Sensitivity

M26 J2a

Junction: M26 J2a

Area Codes: M26J2A01, M26J2A02



Junction: M26 J2a

Area: M26J2A01

Landscape Character Area: 1f Wrotham - Trottiscliffe Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH
------------------------	------

High value due to its location mostly within the Kent Downs National Landscape. The M20 and M26 motorways and joining A roads are detractors.

Key Characteristics of 1f Wrotham - Trottiscliffe Scarp Foot pertinent to this assessment:

- A generally quiet, gently undulating landscape within the scarp foot of the Kent Downs, and within the Kent Downs National Landscape.
- The scarp is a key feature within views and the vale landscape forms part of the long views south from the top of the Kent Downs scarp towards the Greensand Ridge beyond. When viewed from the Kent Downs scarp the trees merge and the landscape appears wooded.
- A strong historic time depth evidenced through Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	HM	HM
Settlement Form and Edge	H	HM	H
Settlement Setting	H	H	H
Visual Character	HM	H	H
Perceptual Qualities	HM	HM	H
Historic Character	HM	H	H
Landscape Susceptibility	HM	H	H

M26J2A01 contains a mix of small scale residential, commercial development and road infrastructure. The skyline is still relatively low however and development is screened for the most part.

Views in this area are susceptible to change with the rolling landscape creating medium range views across to the woodlands in the south of the area.

Some perceptual characteristics of the area are quite susceptible to change as the area is tranquil and organised away from the detractors of infrastructure, but susceptibility does lessen in the northern part of the area where there is existing development.

There are clusters of Ancient Woodland and priority grassland habitats are prevalent in the south of the area, meaning the natural character is susceptible to change from development.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

M26J2A01 is sensitive to all development typologies. Any development would need to be very considerate of the location within the National Landscape and also to long range views from and to the National Landscape and potential effects on its setting.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Junction: M26 J2a

Area: M26J2A02

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	HIGH
------------------------	------

M26J2A02 is partially contained within the Kent Downs National Landscape. A diverse landscape of mineral working, infrastructure farmland and scattered settlement. With detractors including the M20 and M26 motorway and associated access roads, mineral extraction sites and commercial development

Key Characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment:

- A rolling landscape, parts of which are within the Kent Downs National Landscape, located at the base of the Vale of Holmesdale, and at the southern edge of the dip slope of the Greensand Ridge to the south.
- A mix of anthropogenic uses comprising mineral extraction, farmland, solar farm, golf courses and settlement, interspersed with woodland.
- A high proportion of settlement compared to those surrounding it, adding to and strengthening the depth of human influence within the area.
- A strong influence of transport infrastructure (M26, M20 and A25) and industry.
- The area is well connected through a network of PRowS and smaller roads, and a train station at Borough Green.
- A significant historical pattern within the area evidenced through Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	HM	HM
Settlement Form and Edge	M	HM	H
Settlement Setting	HM	H	H
Visual Character	HM	H	H
Perceptual Qualities	M	H	H
Historic Character	HM	H	H
Landscape Susceptibility	HM	H	H

The landscape of M26J2A02 slopes southwards. It is a mixed landscape with sites of mineral extraction, a solar farm, farmland and some scattered settlement, interspersed with woodland including priority habitats of deciduous woodland and traditional orchard. Its susceptibility in terms of physical character and natural character is quite high but due to the extent of human influence this is notably lowered.

There is historic character demonstrated through a scheduled ancient monument and Listed buildings and also the traditional orchard habitat.

Settlement pattern is varied with scattered small scale residential development but also some area of relatively dense commercial buildings.

Views are generally quite contained however there are longer range views to and from the Kent Downs National Landscape. The skyline of development is relatively low lying meaning susceptibility to change from taller buildings is high.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH MEDIUM
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

M26J2A02's location partially within the Kent Downs means that it is mostly within a very sensitive landscape. However, the extent of human influence, existing development and number of detractors does mean it is slightly less sensitive to smaller scale residential development, but highly sensitive to both medium and large scale residential development.

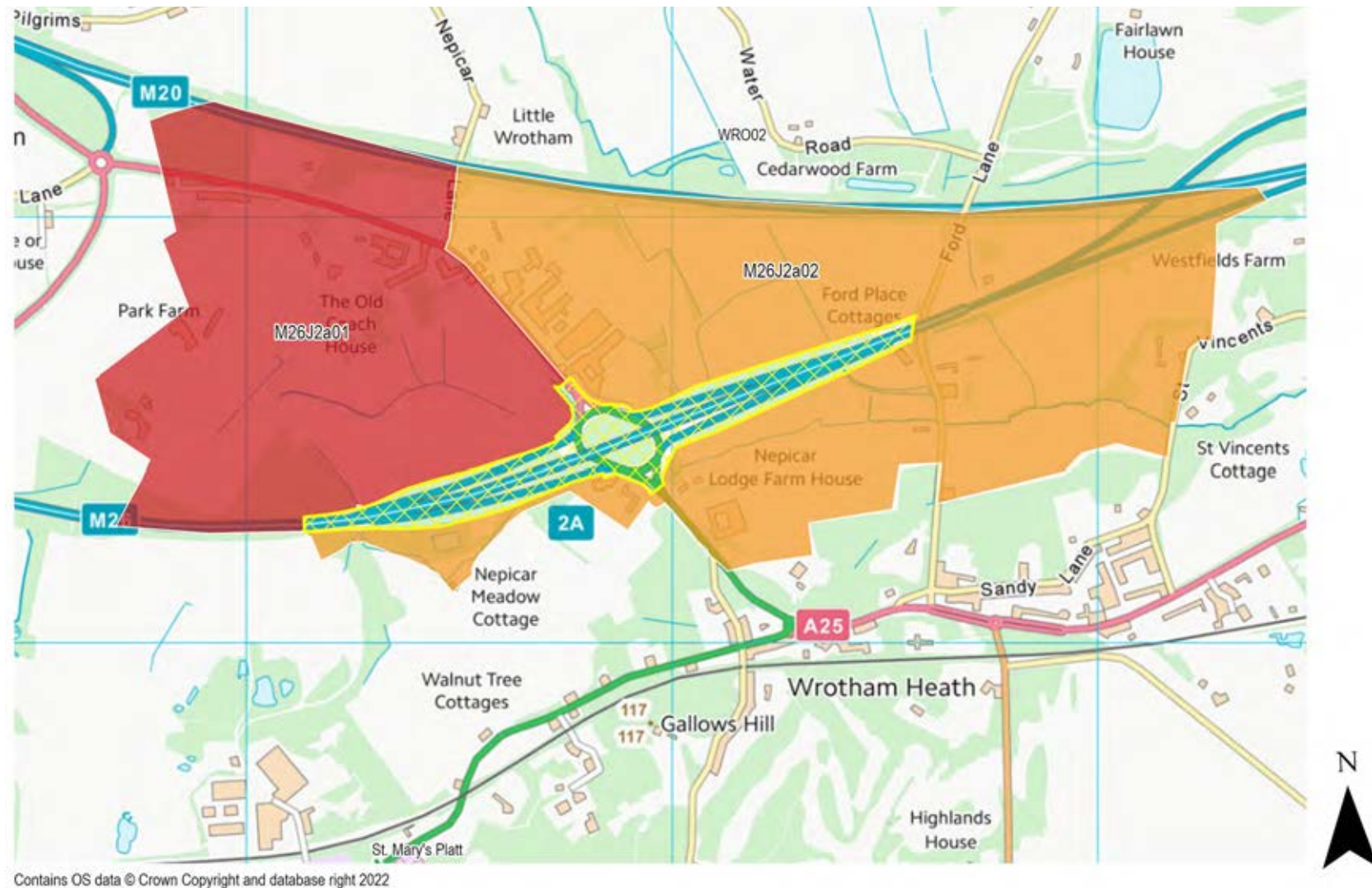
There is an area of lower sensitivity south of the M26 near to London Road which is outside of the National Landscape.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Junction: M26 J2a

Landscape Sensitivity Map

Development Typology: Small Scale Residential



Junction



Low Sensitivity



Medium Low Sensitivity



Medium Sensitivity



High Medium Sensitivity



High Sensitivity

Junction: M26 J2a

Landscape Sensitivity Map

Development Typology: Medium Scale Residential



Junction



Low Sensitivity



Medium Low Sensitivity



Medium Sensitivity



High Medium Sensitivity



High Sensitivity

Junction: M26 J2a

Landscape Sensitivity Map

Development Typology: Large Scale Residential



Junction



Low Sensitivity



Medium Low Sensitivity



Medium Sensitivity



High Medium Sensitivity



High Sensitivity

Junction: M26 J2a

Area: M26J2A01

Landscape Character Area: 1f Wrotham - Trottiscliffe Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH
------------------------	------

High value due to its location mostly within the Kent Downs National Landscape. The M20 and M26 motorways and joining A roads are detractors.

Key Characteristics of 1f Wrotham - Trottiscliffe Scarp Foot pertinent to this assessment:

- A generally quiet, gently undulating landscape within the scarp foot of the Kent Downs, and within the Kent Downs National Landscape.
- The scarp is a key feature within views and the vale landscape forms part of the long views south from the top of the Kent Downs scarp towards the Greensand Ridge beyond. When viewed from the Kent Downs scarp the trees merge and the landscape appears wooded.
- A strong historic time depth evidenced through Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	H
Settlement Form and Edge	HM	H
Settlement Setting	H	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	HM	H
Landscape Susceptibility	H	H

The northern part of M26J2A01 is rolling landscape of agricultural fields sloping south from the Kent Downs National Landscape. The southern portion of M26J2A01 is more intensely developed with a mix of small scale residential, medium scale commercial development and road infrastructure. This area is less susceptible to change from employment development. The skyline is still relatively low however and development is screened for the most part.

M26J2A01 contains clusters of Ancient Woodland and priority grassland habitats are prevalent in the south of the area, meaning the natural character is susceptible to change from development.

Views in this area are susceptible to change with the sloping landscape creating long range views across the Kent Downs. The area is susceptible to change due to its tranquil character and orderly layout, away from the detractors of infrastructure but susceptibility to change is lower in the southern part of the area, where there is existing employment development.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

M26J2A01 is sensitive to both development typologies. The area to the south outside of the National Landscape is less sensitive, but any development would need to consider the effects on long range views from and to the National Landscape and potential effects on its setting.

There are existing planning consents within the area related to employment use, that if built would mean that cumulative effects on sensitivity would need to be taken into account.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Junction: M26 J2a

Area: M26J2A02

Landscape Character Area: 4a Wrotham Heath Greensand Vale and Slopes

Assessment of Landscape Value

Landscape Value	HIGH
------------------------	------

M26J2A02 is partially contained within the Kent Downs National Landscape. A diverse landscape of mineral working, infrastructure farmland and scattered settlement. With detractors including the M20 and M26 motorway and associated access roads, mineral extraction sites and commercial development

Key Characteristics of 4a Wrotham Heath Greensand Vale and Slopes pertinent to this assessment:

- A rolling landscape, parts of which are within the Kent Downs National Landscape, located at the base of the Vale of Holmesdale, and at the southern edge of the dip slope of the Greensand Ridge to the south.
- A mix of anthropogenic uses comprising mineral extraction, farmland, solar farm, golf courses and settlement, interspersed with woodland.
- A high proportion of settlement compared to those surrounding it, adding to and strengthening the depth of human influence within the area.
- A strong influence of transport infrastructure (M26, M20 and A25) and industry.
- The area is well connected through a network of PROWs and smaller roads, and a train station at Borough Green.
- A significant historical pattern within the area evidenced through Listed Buildings.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	H
Settlement Form and Edge	M	HM
Settlement Setting	HM	H
Visual Character	HM	H
Perceptual Qualities	HM	HM
Historic Character	H	H
Landscape Susceptibility	HM	H

The landscape of M26J2A02 slopes southwards. It is a mixed landscape with sites of mineral extraction, a solar farm, farmland and some scattered settlement, interspersed with woodland including priority habitats of deciduous woodland and traditional orchard. Susceptibility in terms of physical character and natural character is quite high but due to the extent of human influence this does lower susceptibility overall.

There is historic character demonstrated through a Scheduled Monument and Listed buildings and also by the traditional orchards.

There is existing varied employment development. Including a large solar farm and active quarrying site. These are fairly well screened from long range views.

Views are generally quite contained. However there are longer range views to and from the Kent Downs National Landscape. The skyline of employment development is relatively low lying and well screened which means that susceptibility to change from taller buildings is high.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH

M26J2A02 is highly sensitive to employment development at both scales. Its location partially within the Kent Downs National Landscape means that it is mostly within a high value landscape. However, the extent of human influence, existing development and a number of detractors means that there is some capacity of the medium employment development typology.

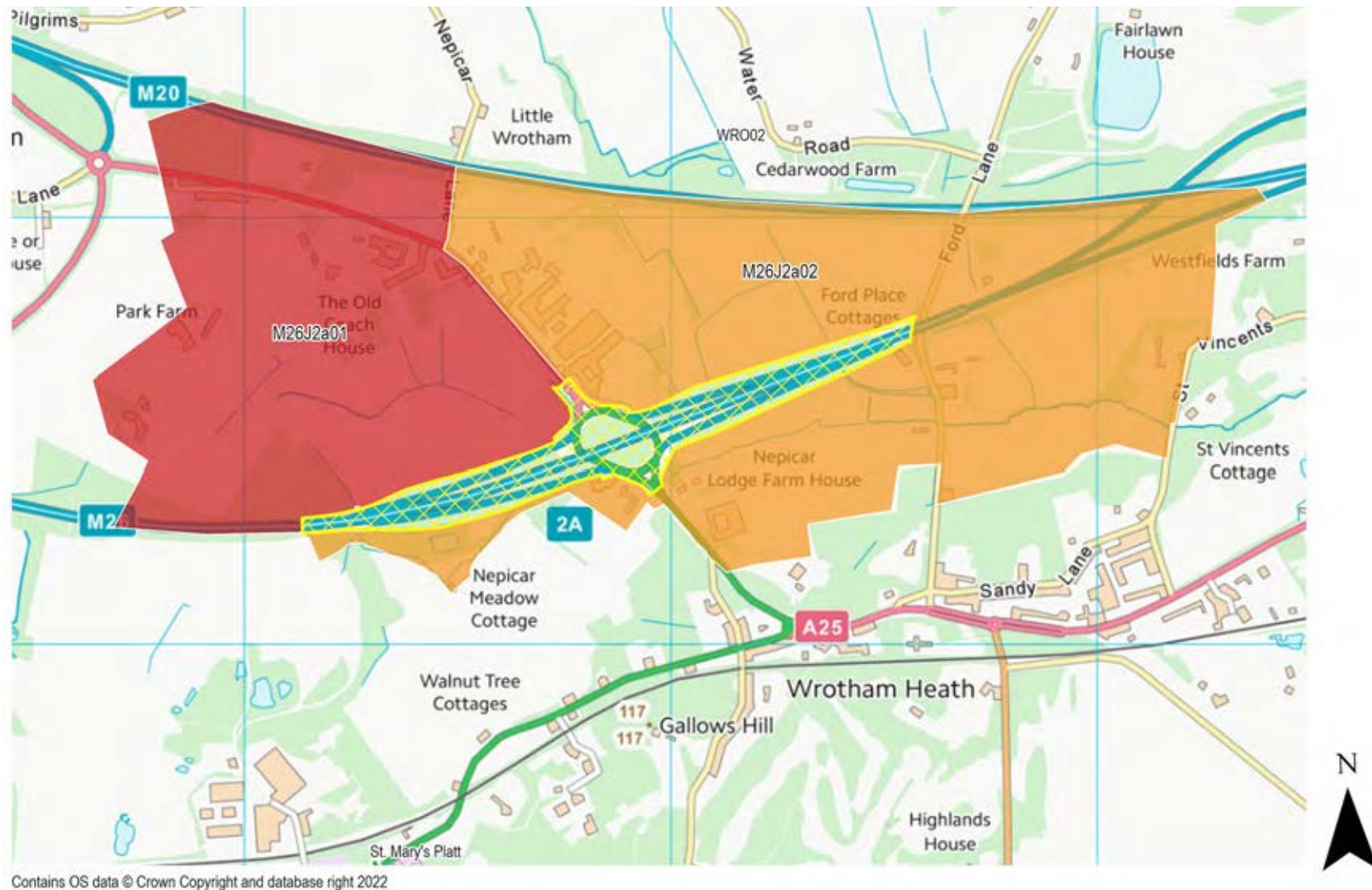
The majority of existing employment development is within the National Landscape, however the least sensitive part of M26J2A02 is just south of the M26 near to London Road outside of the National Landscape.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Junction: M26 J2a

Landscape Sensitivity Map

Development Typology: Medium Scale Employment



Junction



Low Sensitivity



Medium Low Sensitivity



Medium Sensitivity



High Medium Sensitivity



High Sensitivity

Junction: M26 J2a

Landscape Sensitivity Map

Development Typology: Large Scale Employment



Junction



Low Sensitivity



Medium Low Sensitivity



Medium Sensitivity



High Medium Sensitivity



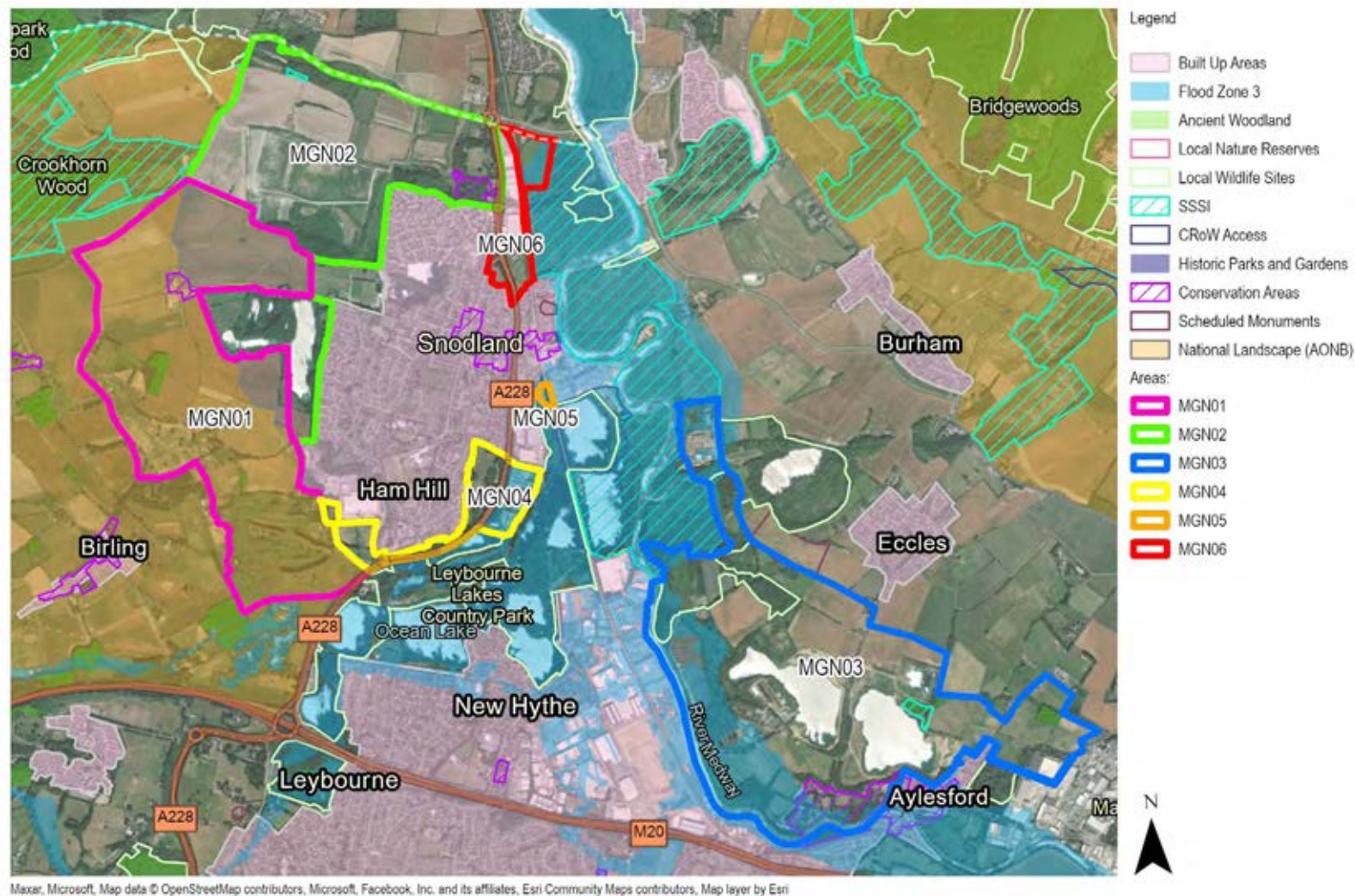
High Sensitivity

Medway Gap North (Aylesford Village, Medway Gap north of M20 and Snodland)

Settlement:

Medway Gap North (Aylesford Village, Medway Gap north of M20 and Snodland)

Area Codes: MGN01, MGN02, MGN03, MGN04, MGN05, MGN06



Settlement: Medway Gap North

Area: MGN01

Landscape Character Area: 1d Kent Downs - Birling Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
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This area is located is partly within the Kent Downs National Landscape .

Key Characteristics of 1d Kent Downs - Birling Scarp Foot pertinent to this assessment:

- A strong, repeating character of rolling agricultural fields edged by trimmed hedgerow boundaries and scattered settlement, set within the undulating scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the Kent Downs National Landscape.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the north, and long views east across the Medway Valley, and the opposing distinctive symmetrical valley landform.
- A varied range of local building vernacular that includes several Listed Buildings and several Conservation Areas.
- An extensive public right of way network including the Pilgrim's Way ancient trackway.
- Historic time depth evidenced through Listed and historic buildings and Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	H	H
Settlement Form and Edge	HM	HM	H
Settlement Setting	HM	H	H
Visual Character	M	HM	H
Perceptual Qualities	HM	HM	H
Historic Character	HM	H	H
Landscape Susceptibility	HM	H	H

The undulating rural landscape increases potential for developments to be visible. The skyline is defined by tree lines and the undulating topography rather than buildings, so is susceptible to the introduction of large or tall buildings.

There are detractors such as electricity pylons and also road infrastructure (the A228). The settlement edge is soft and defined by trees, field patterns and habitats making it highly susceptible to change. There are mid and long range views into MGN01 from higher up in the Kent Downs National Landscape.

Development tends to be well nestled and screened by trees and woodland, there are also long range views out into the National Landscape and short range views obscured by hedgerows and tree planting. Time depth is demonstrated through a small Conservation Area, containing a number of Listed buildings including the Grade II* Listed Church of St. Benedict. There are also pockets of Ancient Woodland. The western edge of the Leybourne Lakes Country Park sits to the south of the area in a landscape of former gravel extraction.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

Area MGN01 is sensitive to development particularly as it is mostly contained within the Kent Downs National Landscape. There may be potential for small scale residential development located beside Paddlesworth Road and Snodland Road. This would need to be well nestled and screened in order to minimise adverse effects to landscape character and views. Medium scale residential development is more likely to cause adverse effects and furthermore large scale development would cause adverse effect due to being incongruous to the landscape character and existing settlement type and form.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Medway Gap North

Area: MGN02

Landscape Character Area: 1c Kent Downs Medway Western Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH
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A landscape of agriculture and habitats from former chalk pits. High value due to its quiet rural and tranquil quality and also as it could be considered to be within the setting of the Kent Downs National Landscape.

Key Characteristics of 1c Kent Downs Medway Western Scarp Foot pertinent to this assessment:

- Large, irregular fields and settlement set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the setting of the Kent Downs National Landscape.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the west.
- The intermittent exposed chalk faces of the former quarries within the Kent Downs scarp.
- An extensive network of public rights of way.
- A defined historic time depth evidenced through Listed and historic buildings, scheduled monuments and the disused chalk quarries and pits, now fishing lakes and wetlands.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	H	H
Settlement Form and Edge	M	HM	H
Settlement Setting	M	H	H
Visual Character	HM	H	H
Perceptual Qualities	M	H	H
Historic Character	M	HM	H
Landscape Susceptibility	M	H	H

A landscape of organised field patterns and recently created habitat make this tranquil area susceptible to change. The area contains sites of former mineral workings so has been subject to landscape change. The skyline is devoid of large development, panoramic views to the north and west can be gained across the landscape towards the Kent Downs. Increasing the areas susceptibility to development particularly larger development.

A sense of remoteness is created by the tranquil rural character and the influence of the adjacent Kent Downs National Landscape.

A small Conservation Area Holborough Mill, is located to the north of Snodland. Settlement is sparse and scattered and the settlement edge is soft and defined for the most part. However there is lower susceptibility to the south of the area at the settlement edge.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

MGN02 has a medium sensitivity to small scale development. This scale of development is most appropriate at the settlement edge of Snodland and near to the existing road network of Paddlesworth Road and the Snodland By-pass, where it will have less impact on views and perceptual qualities. Further west toward the Kent Downs, sensitivity can be said to increase. Sensitivity to both medium and large development is High and likely to cause adverse effects to landscape character and visual amenity.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Medway Gap North

Area: MGN03

Landscape Character Area: 3b Aylesford Medway Valley and 1e Eccles East Scarp Foot

Assessment of Landscape Value

Landscape Value	LOW
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A mixed-use landscape on the urban fringe. A large proportion is defined by industrial use and infrastructure whilst the remaining is agricultural. There are pockets of woodland and habitat scattered throughout and the River Medway forms the western boundary.

Key Characteristics of 3b Aylesford Medway Valley pertinent to this assessment:

- The screening effect of the heavily vegetated flat landscape reduces intervisibility between features and reduces the sense of discordance.
- Frequent wooded belts and copses create an attractive network of dense vegetation whilst also providing beneficial screening for some built features.
- The former pits provide evidence of the area's heritage and now act as wetlands and are of importance for biodiversity.
- Industrial estates feel busy and of a homogeneous character, contrasting with a perceived quiet and stillness within other areas including the lakes and country park.

Key Characteristics of 1e Eccles East Scarp Foot pertinent to this assessment:

- There is visual relationship with both the attractive and containing wooded scarp of the Kent Downs National Landscape and the settlement of Maidstone.
- Settlement has a sparse nature, with hamlets of older buildings containing traditional Kent vernacular.
- A strong sense of historic time depth.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	L	L	M
Settlement Form and Edge	ML	ML	HM
Settlement Setting	L	L	L
Visual Character	L	ML	HM
Perceptual Qualities	L	L	L
Historic Character	ML	M	HM
Landscape Susceptibility	L	ML	M

The mixed use of the landscape combined with the prevalence of recent alteration through human activity gives a low susceptibility to change. The settlement edge is defined by the River Medway. Aylesford Conservation Area sits to the south of MGN03. This has a higher susceptibility to change and demonstrates historic character. Further time depth is demonstrated through scattered pockets of Ancient Woodland and a Grade II Listed building.

The skyline is relatively devoid of tall structures, but there are pylons and low level residential development visible and some intermittent views north to the Kent Downs National Landscape.

Scenic qualities are mixed with the more open areas north appearing well managed and tranquil whilst the south-western area of the sewage works and solar farm is more enclosed and isolated.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	LOW
Medium Scale Residential	MEDIUM LOW
Large Scale Residential	MEDIUM LOW

MGN03 is assessed as having low sensitivity to small scale residential development and medium low sensitivity to medium and large scale residential development.

There are currently planning permissions granted for development to a large portion of the area.

However it is important to consider protecting and enhancing visual character through careful design and mitigation, particularly longer range views towards and from the Kent Downs National Landscape. It is also important to consider the historic northern edge of Aylesford around the Friars, which would be highly sensitive to new development.

Furthermore it is necessary to consider the potential cumulative effects of the planning permissions may have on sensitivity for all scales of development if built, but particularly on the larger residential typology, due to the taller buildings potential impact on visual character.

Settlement: Medway Gap North

Area: MGN04

Landscape Character Area: 1c Kent Downs Medway Western Scarp Foot

Assessment of Landscape Value

Landscape Value	MEDIUM
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A mixed use landscape situated between the settlement of Snodland to the north and the A228 road to the south. MGN04 is a combination of deciduous woodland habitat, agriculture and recreational landscape the western side of could be considered to be within the setting of the Kent Downs National Landscape .

Key Characteristics of 1c Kent Downs Medway Western Scarp Foot pertinent to this assessment:

- Wide views to the steep wooded slopes of the Kent Downs scarp to the west.
- A defined historic time depth evidenced through Listed and historic buildings, scheduled monuments and the disused chalk quarries and pits, now fishing lakes and wetlands.
- An ecologically sensitive area with many designations including several SSSIs and a Local Wildlife Site that borders the area.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	ML	M	M
Settlement Form and Edge	L	L	M
Settlement Setting	ML	HM	H
Visual Character	ML	M	H
Perceptual Qualities	L	L	L
Historic Character	L	L	L
Landscape Susceptibility	L	L	M

MGN04 contains areas of deciduous woodland (priority habitat), agriculture and recreational parkland in the east adjacent to the Snodland By-pass. Its location adjacent to the settlement of Snodland and the A228 reduce its susceptibility to change. Existing settlement is limited except along the settlement edge of Snodland.

The settlement edge is well developed, comprised of mostly residential development. Its form is staggered and areas against the settlement edge have some potential to accommodate change.

Views to and from the Kent Downs National Landscape are intermittent, this does increase susceptibility to visual change.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	LOW
Medium Scale Residential	MEDIUM
Large Scale Residential	MEDIUM

MGN04 is an area of medium and low sensitivity. The western part is not a recreational area or rich in natural habitat. However, it could be considered to be within the setting of the Kent Downs National Landscape which raises its sensitivity, whereas the eastern part is less sensitive, due to being further away from the National Landscape.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Medway Gap North

Area: MGN05

Landscape Character Area: 3b Aylesford Medway Valley

Assessment of Landscape Value

Landscape Value	LOW
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A small area of Open Access Land and former sand and gravel pit almost entirely in Flood Zone 3. It is bounded by Snodland to the west and north and the a local wildlife site to the east. Furthermore it forms part of the green buffer between Snodland and Aylesford.

This sensitivity assessment of residential development is only concerned with a small pocket of land to the north MCN05 which is outside of Flood Zone 3.

Key Characteristics of 3b Aylesford Medway Valley pertinent to this assessment:

- Industrial estates feel busy and of a homogeneous character, contrasting with a perceived quiet and stillness within other areas including the lakes and country park. Parts of the Medway Valley Walk adjacent to the solar farms and sewage works feel enclosed that combined with often lacking sight lines can lead to an unsettling sense of security.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	L	L	L
Settlement Form and Edge	L	L	L
Settlement Setting	L	L	ML
Visual Character	L	L	ML
Perceptual Qualities	L	L	L
Historic Character	L	L	L
Landscape Susceptibility	L	L	L

This area is almost entirely surrounded by industrial development and infrastructure. Aside from the eastern boundary which is against a Local Wildlife Site. There is a low susceptibility to change due to the settlement edge and the heavily developed character in the northern portion of MGN05, although tree cover does provide something of a buffer most of the built form. Views are very limited due to tree cover. There is little evidence of historic character and there is a sense of enclosure and isolation.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	LOW
Medium Scale Residential	LOW
Large Scale Residential	LOW

This area has low sensitivity to development at all scales, due to its heavily developed character. It is an area of Open Access Land so is likely to have some recreational value which may increase sensitivity slightly.

NOTE: This sensitivity assessment to residential development is only concerned with land within the MGN05 that is not in Flood Zone 3.

Settlement: Medway Gap North

Area: MGN06

Landscape Character Area: 1c Kent Downs Medway Western Scarp Foot
and 3a Lower Medway Valley Floor

Assessment of Landscape Value

Landscape Value	LOW
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This landscape is attributed a Low value due to its location adjacent to the industrial settlement edge of Snodland and the detractors of rail and road infrastructure that are present within it.

Key Characteristics of 1c Kent Downs Medway Western Scarp Foot pertinent to this assessment:

- An ecologically sensitive area with many designations including several SSSIs and a Local Wildlife Site that borders the area.

Key Characteristics of 3a Lower Medway Valley Floor pertinent to this assessment:

- Regular, yet distinctively calm character of floodplain wetland mosaic formed of unimproved grassland and reed beds, that is perceptibly separate to the surrounding character areas.
- Rough pastoral fields including grazing pasture interwoven with channels and wet drainage ditches form part of the floodplain wetland mosaic associated with the river.
- Ecological integrity through SSSI and Local Wildlife Sites.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	L	ML	ML
Settlement Form and Edge	L	ML	ML
Settlement Setting	L	ML	ML
Visual Character	ML	ML	M
Perceptual Qualities	ML	ML	ML
Historic Character	L	L	L
Landscape Susceptibility	L	ML	ML

Located to the eastern edge of Snodland and Holborough MGN06 is fragmented by infrastructure. It is bounded to the east by the River Medway and the Holborough to Burham Marshes SSSI.

Its landform is mostly flat and low-lying but the northernmost part slopes slightly southwards with intermittent longer range views available across the SSSI. Otherwise views are limited, contained by trees, field boundaries and infrastructure.

The settlement edge is well developed and made up of 2-storey residential properties and larger industrial/commercial development. Built-form and infrastructure and well screened by tree growth.

Perceptual qualities are busy and fragmented with noise constant in the background.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	LOW
Medium Scale Residential	MEDIUM LOW
Large Scale Residential	MEDIUM LOW

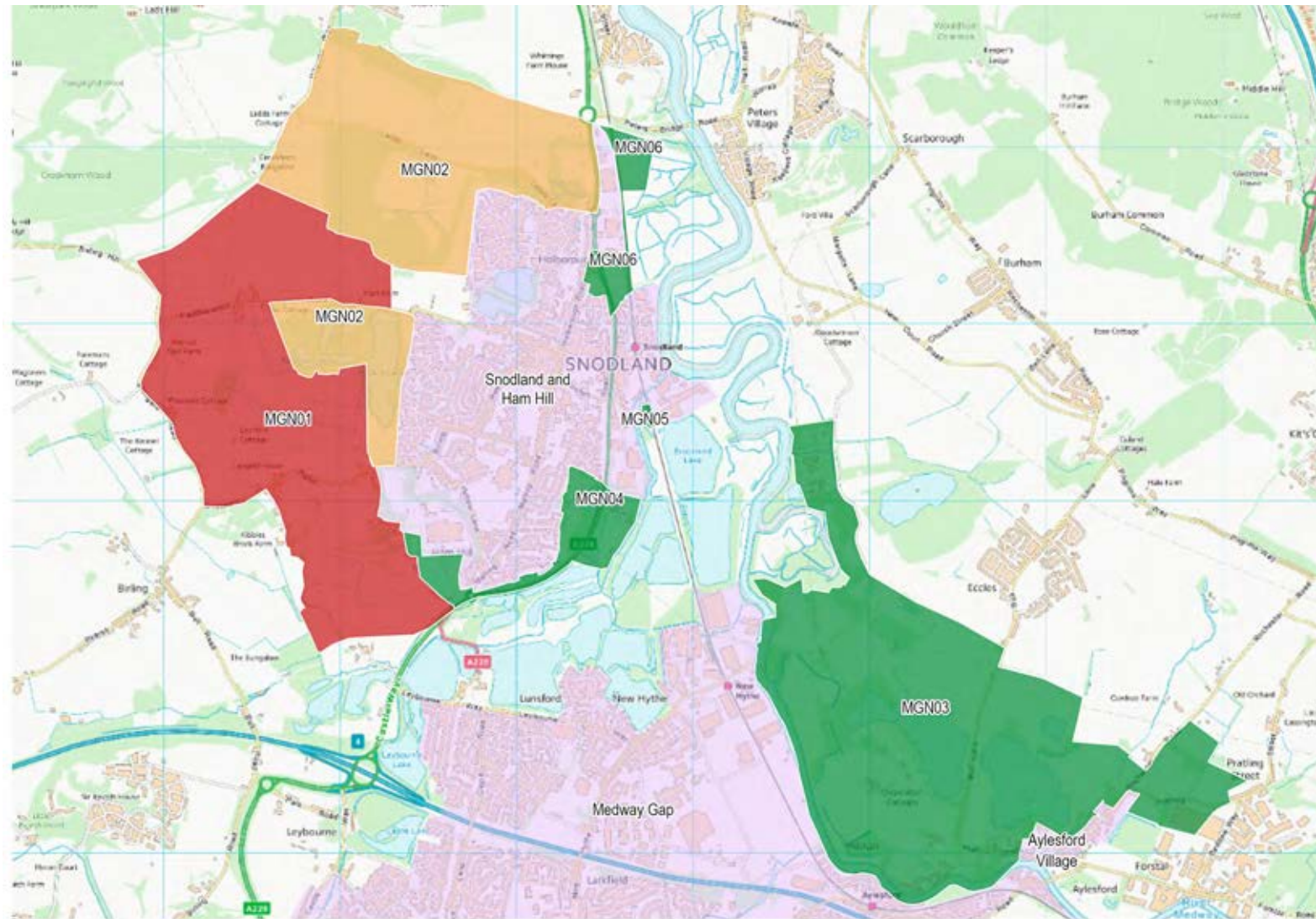
This area has low and medium low sensitivity to development at all scales due to its heavily developed character. Furthermore it is largely surrounded by development and infrastructure and well screened by existing vegetation.

The north of the area is slightly more sensitive due to proximity to the SSSI.

NOTE: This sensitivity assessment to residential development is only concerned with land within the MGN06 that is not in Flood Zone 3.

Settlement: Medway Gap North Landscape Sensitivity Map

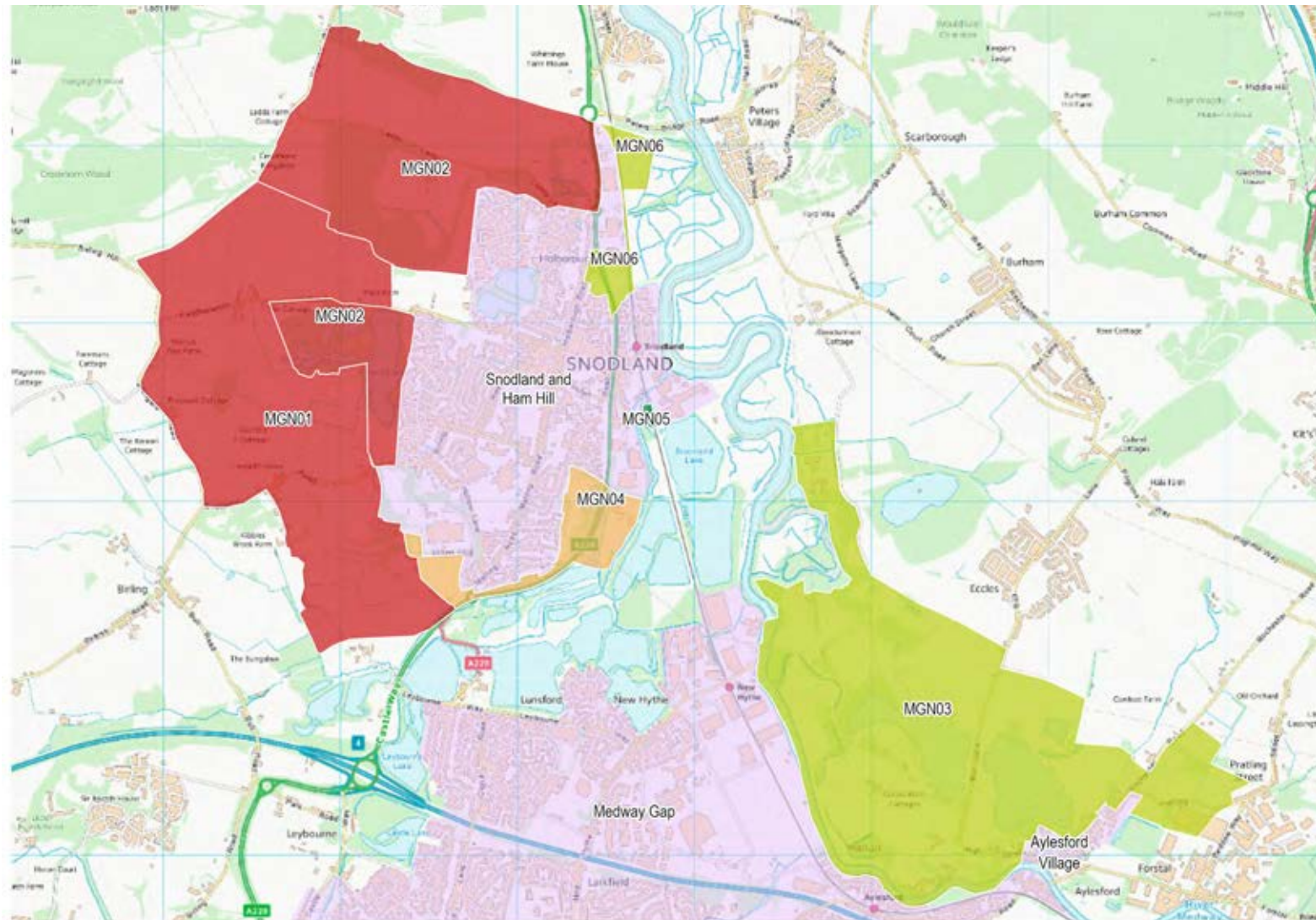
Development Typology: Small Scale Residential



Settlement: Medway Gap North

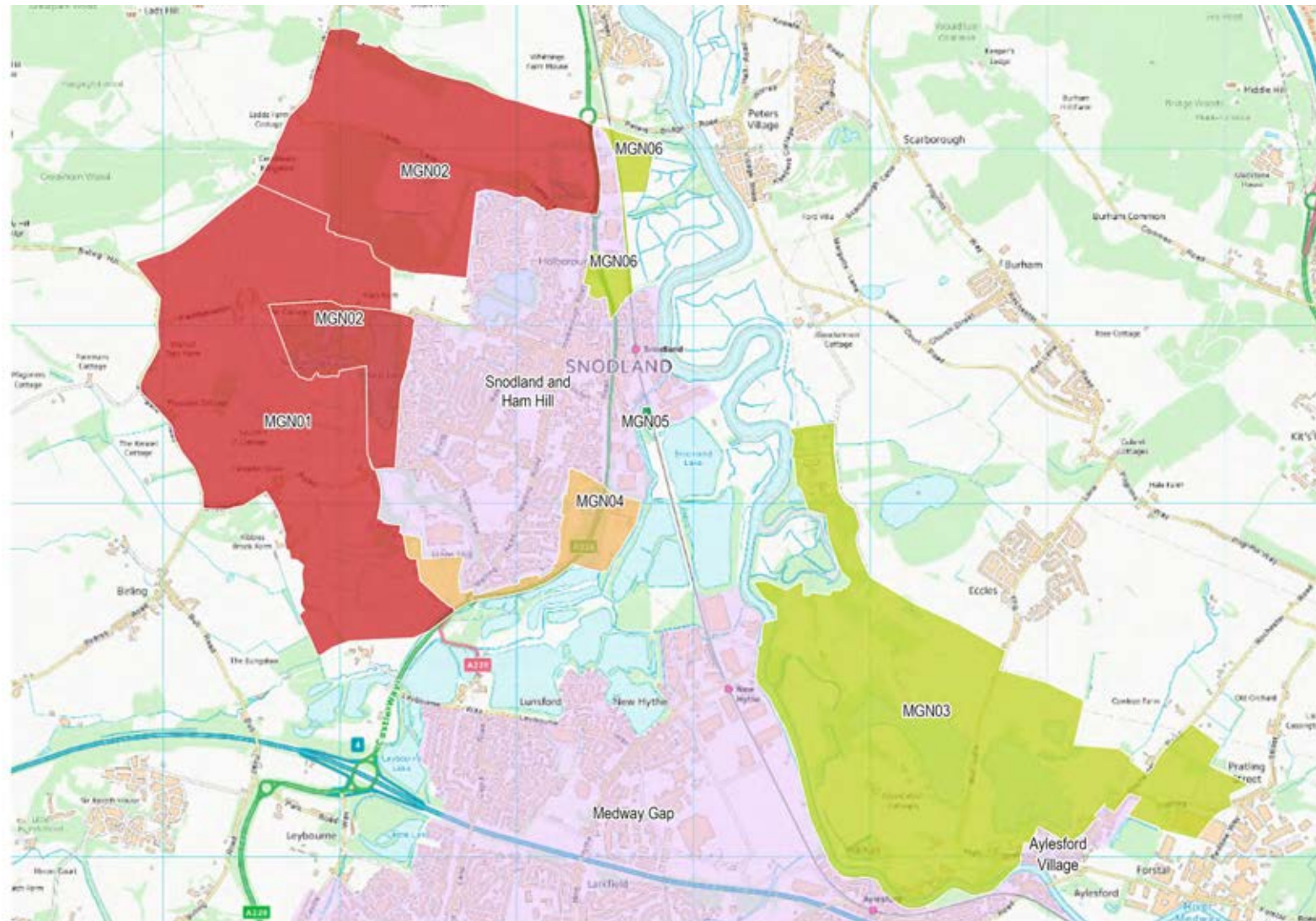
Landscape Sensitivity Map

Development Typology: Medium Scale Residential



Settlement: Medway Gap North Landscape Sensitivity Map

Development Typology: Large Scale Residential



Settlement: Medway Gap North

Area: MGN01

Landscape Character Area: 1d Kent Downs - Birling Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH
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This area is located is partly within the Kent Downs National Landscape.

Key Characteristics of 1d Kent Downs - Birling Scarp Foot pertinent to this assessment:

- A strong, repeating character of rolling agricultural fields edged by trimmed hedgerow boundaries and scattered settlement, set within the undulating scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the Kent Downs National Landscape.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the north, and long views east across the Medway Valley, and the opposing distinctive symmetrical valley landform.
- A varied range of local building vernacular that includes several Listed Buildings and several Conservation Areas.
- An extensive public right of way network including the Pilgrim's Way ancient trackway.
- Historic time depth evidenced through Listed and historic buildings and Conservation Areas

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	HM	H
Perceptual Qualities	M	H
Historic Character	H	H
Landscape Susceptibility	H	H

The undulating rural landscape increases potential for developments to be visible. The skyline is defined by tree lines and the undulating topography rather than buildings, so is susceptible to change from large or tall buildings. There are detractors such as electricity pylons and also road infrastructure (the A228). The settlement edge is soft and defined by trees, field patterns and woodland habitats making it highly susceptible to change if this edge is broken or fragmented. However at the south-eastern settlement edge there is evidence of large scale employment and industry set behind a wooded boundary.

There are mid and long range views into MGN01 from higher up in the Kent Downs National Landscape. Development tends to be well nestled and screened by trees and woodland, there are also long range views out into the National Landscape and short range views obscured by hedgerows and tree planting. Time depth is demonstrated through a small Conservation Area, containing a number of Listed buildings including the Grade II* Listed Church of St. Benedict. There are also pockets of Ancient Woodland. The western edge of the Leybourne Lakes Country Park sits to the south of the area in a landscape of former gravel extraction.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

MGN01 is highly sensitive to both scales of employment development. The south east of the area close to the A228 is slightly less sensitive to medium employment development. There would be slightly less impact on visual amenity and landscape character than the rest of the area, due to the proximity to the existing road network and the potential to screen this part of the area from views. Closer to the Kent Downs sensitivity to both medium and large development is higher and likely to cause adverse effects to landscape character and visual amenity.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Medway Gap North

Area: MGN02

Landscape Character Area: 1c Kent Downs Medway Western Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH
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A landscape of agriculture and habitats from former chalk pits. High value due to its quiet rural and tranquil quality and also as it could be considered to be within the setting of the Kent Downs National Landscape.

Key Characteristics of 1c Kent Downs Medway Western Scarp Foot pertinent to this assessment:

- Large, irregular fields and settlement set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the setting of the Kent Downs National Landscape.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the west.
- The intermittent exposed chalk faces of the former quarries within the Kent Downs scarp.
- An extensive network of public rights of way.
- A defined historic time depth evidenced through Listed and historic buildings, scheduled monuments and the disused chalk quarries and pits, now fishing lakes and wetlands.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	H
Settlement Form and Edge	M	H
Settlement Setting	HM	H
Visual Character	HM	H
Perceptual Qualities	HM	H
Historic Character	HM	H
Landscape Susceptibility	HM	H

A landscape of organised field patterns and habitat make this tranquil area susceptible to change. The area is devoid of large development, panoramic views can be gained across the landscape towards the Kent Downs. Increasing the areas susceptibility to development particularly larger development.

A sense of remoteness is created by the tranquil rural character and the influence of the adjacent Kent Downs.

A small Conservation Area is located to the north of Snodland. Settlement is sparse and scattered and the settlement edge is soft and defined for the most part. However there is lower susceptibility to the south of the area at the settlement edge. The area is susceptible to change from employment development at all scales, there is lower susceptibility at the settlement edge.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH

MGN02 is highly sensitivity to medium and large scale employment development. Sensitivity to medium scale development is lower at the settlement edge of Snodland, particularly the far north of MGN02, where impact on views and perceptual qualities are lower and mitigation could help reduce effects.

Closer to the Kent Downs National Landscape sensitivity to both medium and large development is higher and development would be likely to cause significant adverse effects to landscape character and visual amenity.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Medway Gap North

Area: MGN03

Landscape Character Area: 3b Aylesford Medway Valley and 1e Eccles East Scarp Foot

Assessment of Landscape Value

Landscape Value	LOW
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A mixed-use landscape on the urban fringe. A large proportion is defined by industrial use and infrastructure whilst the remaining is agricultural. There are pockets of woodland and habitat scattered throughout and the River Medway forms the western boundary.

Key Characteristics of 3b Aylesford Medway Valley pertinent to this assessment:

- The screening effect of the heavily vegetated flat landscape reduces intervisibility between features and reduces the sense of discordance.
- Frequent wooded belts and copses create an attractive network of dense vegetation whilst also providing beneficial screening for some built features.
- The former pits provide evidence of the area's heritage and now act as wetlands and are of importance for biodiversity.
- Industrial estates feel busy and of a homogeneous character, contrasting with a perceived quiet and stillness within other areas including the lakes and country park.

Key Characteristics of 1e Eccles East Scarp Foot pertinent to this assessment:

- There is visual relationship with both the attractive and containing wooded scarp of the Kent Downs National Landscape and the settlement of Maidstone.
- Settlement has a sparse nature, with hamlets of older buildings containing traditional Kent vernacular.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	L	L
Settlement Form and Edge	L	M
Settlement Setting	L	M
Visual Character	M	HM
Perceptual Qualities	L	M
Historic Character	L	M
Landscape Susceptibility	L	M

The mixed use of the landscape combined with the prevalence of recent alteration through human activity such as mineral workings, sewage works, sites of commerce and industry and reservoirs, gives a low susceptibility to change.

The settlement edge is defined by the River Medway. Aylesford Conservation Area sits to the south of MGN03. This has a higher susceptibility to change and demonstrates historic character. Development is scattered throughout and varied, which does lower overall susceptibility. Larger employment development may start to increase susceptibility due to its scale, difficulty to visually screen and sensitively locate. There are pockets of Ancient Woodland scattered throughout and a Grade II Listed building, demonstrating further time depth to the area.

The skyline is relatively devoid of tall structure, but there are pylons and low level residential development visible and some intermittent views north to the Kent Downs. Perceptual qualities are mixed with the more open areas north are well managed and tranquil whilst the southern area of the sewage work and solar farm is contained and isolated.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	LOW
Large Employment	MEDIUM

MGN03 could accommodate medium scale employment to the central part of the area without too much adverse impact. It is important to note the historic edge to Aylesford which is highly sensitive to new development.

MGN03 is more sensitive to large scale employment however this development typology would not seem incongruous particularly closer to the settlement edge, where land use is varied.

Settlement: Medway Gap North

Area: MGN04

Landscape Character Area: 1c Kent Downs Medway Western Scarp Foot

Assessment of Landscape Value

Landscape Value	MEDIUM
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A mixed use landscape situated between the settlement of Snodland to the north and the A228 road to the south. MGN04 is a combination of deciduous woodland habitat, agriculture and recreational landscape the western side of could be considered to be within the setting of the Kent Downs National Landscape.

Key Characteristics of 1c Kent Downs Medway Western Scarp Foot pertinent to this assessment:

- Wide views to the steep wooded slopes of the Kent Downs scarp to the west
- A defined historic time depth evidenced through Listed and historic buildings, scheduled monuments and the disused chalk quarries and pits, now fishing lakes and wetlands.
- An ecologically sensitive area with many designations including several SSSIs and a Local Wildlife Site that borders the area.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	HM
Settlement Form and Edge	ML	M
Settlement Setting	M	HM
Visual Character	M	HM
Perceptual Qualities	M	M
Historic Character	ML	M
Landscape Susceptibility	M	HM

MGN04 contains areas of deciduous woodland (priority habitat), agriculture and recreational parkland. Its location adjacent to the settlement of Snodland and the A228 reduce its susceptibility to change. The edge of the settlement is can absorb some change from employment use.

Physical character is more susceptible to change particularly from larger employment development.

Settlement pattern if contained to the existing edge of Snodland or the has a lesser susceptibility, however away from the edge susceptibility to change to existing character increases.

Views to and from the Kent Downs National Landscape are intermittent, this does increase susceptibility to visual change particularly for larger development.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

MGN04 does have the potential to accommodate employment development if appropriately located. The western part of the MGN04 is less sensitive to both scales than the south and east. Although closer to the National Landscape boundary the parkland and woodland in the south and east of MGN04 does provide a green buffer to the A228 and Snodland.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Medway Gap North

Area: MGN05

Landscape Character Area: 3b Aylesford Medway Valley

Assessment of Landscape Value

Landscape Value	LOW
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A small area of Open Access Land and former sand and gravel pit almost entirely in Flood Zone 3. It is bounded by Snodland to the west and north and a local wildlife site to the east. Furthermore it forms part of the green buffer between Snodland and Aylesford.

This sensitivity assessment of residential development is only concerned with a small pocket of land to the north MCN05 which is outside of Flood Zone 3.

Key Characteristics of 3b Aylesford Medway Valley pertinent to this assessment

- Industrial estates feel busy and of a homogeneous character, contrasting with a perceived quiet and stillness within other areas including the lakes and country park. Parts of the Medway Valley Walk adjacent to the solar farms and sewage works feel enclosed that combined with often lacking sight lines can lead to an unsettling sense of security.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	L	L
Settlement Form and Edge	L	ML
Settlement Setting	L	ML
Visual Character	L	L
Perceptual Qualities	ML	L
Historic Character	L	L
Landscape Susceptibility	ML	M

Susceptibility to physical and natural character is low due to the location surrounded by development. There is the presence of woodland and a Local Wildlife Site to the boundary.

The settlement form and edge is highly developed made up of commercial/industrial premises making it less susceptible to change. Views are mostly contained due to tree planting.

Perceptual qualities are somewhat susceptible to change due to the stillness and enclosure provided by the woodland. However, the presence of built form and infrastructure already lessens these qualities, reducing the overall susceptibility to further change.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	LOW
Large Employment	MEDIUM LOW

MGN05 has a low sensitivity to medium employment development and a medium low sensitivity to large scale employment. MGN05 lies within a largely developed area but currently provides a break in built form, providing public access and adjacent to a nearby Local Wildlife Site.

Settlement: Medway Gap North

Area: MGN06

Landscape Character Area: 1c Kent Downs Medway Western Scarp Foot and 3a Lower Medway Valley Floor

Assessment of Landscape Value

Landscape Value	LOW
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This landscape is attributed a Low value due to its location adjacent to the industrial settlement edge of Snodland and the detractors of rail and road infrastructure that are present within it.

Key Characteristics of 1c Kent Downs Medway Western Scarp Foot pertinent to this assessment:

- An ecologically sensitive area with many designations including several SSSIs and a Local Wildlife Site that borders the area.

Key Characteristics of 3a Lower Medway Valley Floor pertinent to this assessment:

- Regular, yet distinctively calm character of floodplain wetland mosaic formed of unimproved grassland and reed beds, that is perceptibly separate to the surrounding character areas.
- Rough pastoral fields including grazing pasture interwoven with channels and wet drainage ditches form part of the floodplain wetland mosaic associated with the river.
- Ecological integrity through SSSI and Local Wildlife Sites.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	L	M
Settlement Form and Edge	L	L
Settlement Setting	L	M
Visual Character	M	M
Perceptual Qualities	L	L
Historic Character	N	N
Landscape Susceptibility	L	M

Located to the eastern edge of Snodland and Holborough MGN06 is fragmented by infrastructure. It is bound to the east by the River Medway and the Holborough to Burham Marshes SSSI.

Its landform is mostly flat and low-lying but the northernmost part slopes slightly southwards with intermittent longer range views available across the SSSI. Otherwise views are limited contained by trees, field boundaries and infrastructure.

The settlement edge is well developed and made up of 2 storey residential properties and larger industrial/commercial development. The skyline is relatively low-lying and built form and infrastructure is well screened by tree growth. The area is busy and fragmented with noise constant in the background reducing tranquil and scenic qualities.

Development Typology: Employment

Assessment of Landscape Sensitivity

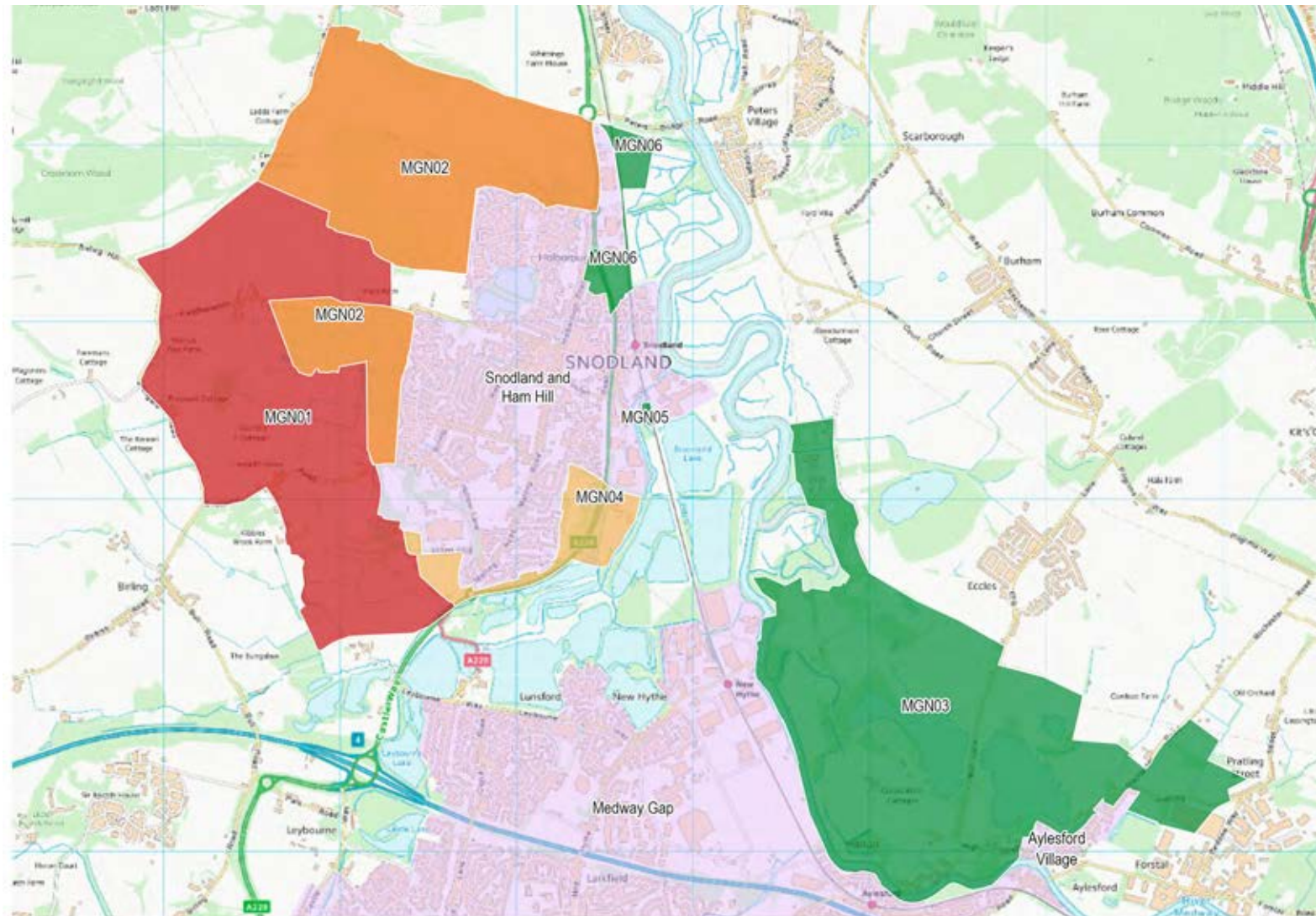
Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	LOW
Large Employment	MEDIUM

The part of this area immediately adjacent to the A228 is less sensitive than the part to the north due to the existing detractors, built form and development. The north of the area is slightly more sensitive due to its proximity to the SSSI.

Settlement: Medway Gap North Landscape Sensitivity Map

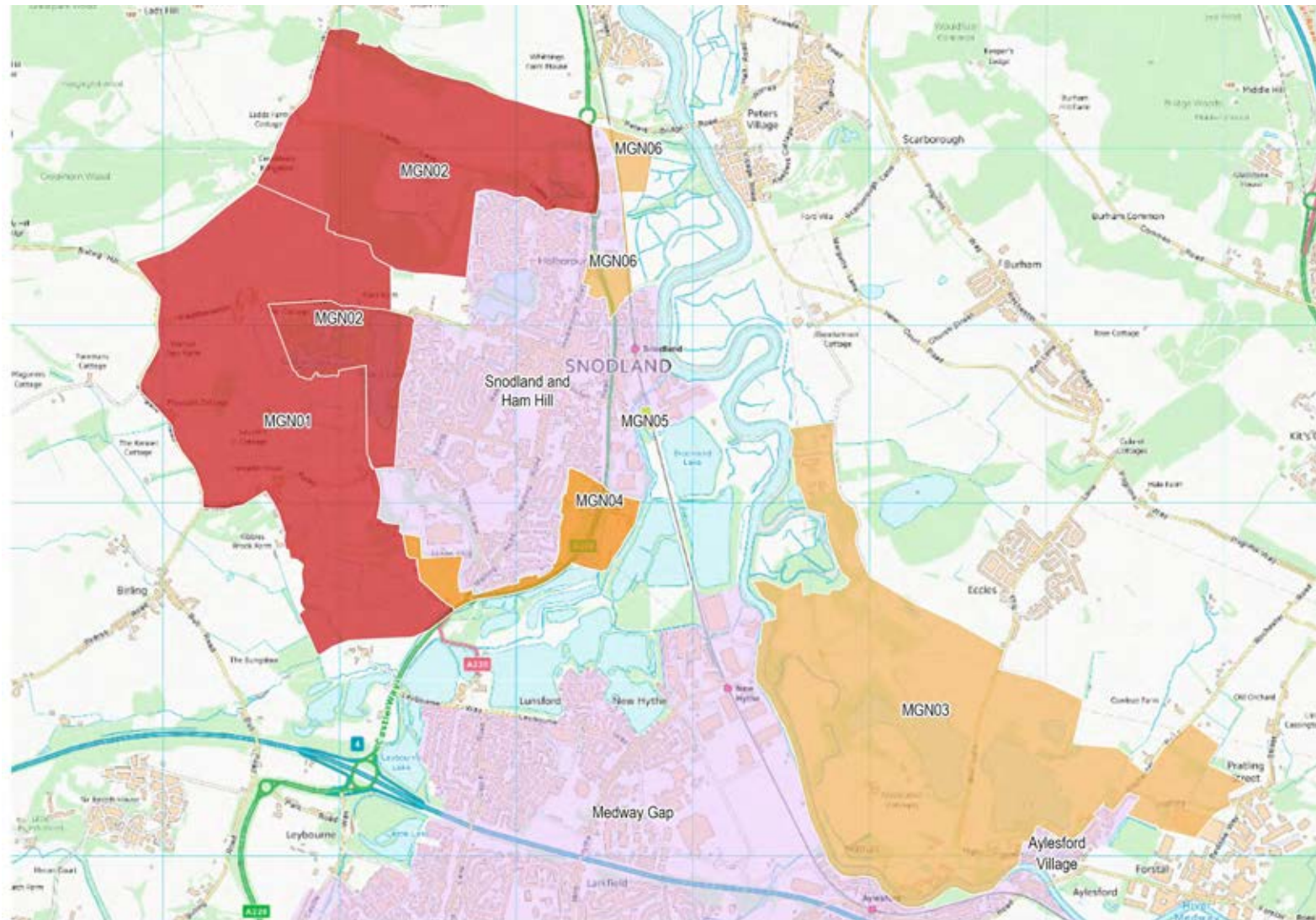
Development Typology: Medium Scale Employment



Settlement: Medway Gap North

Landscape Sensitivity Map

Development Typology: Large Scale Employment



Settlements

Low Sensitivity

Medium Low Sensitivity

Medium Sensitivity

High Medium Sensitivity

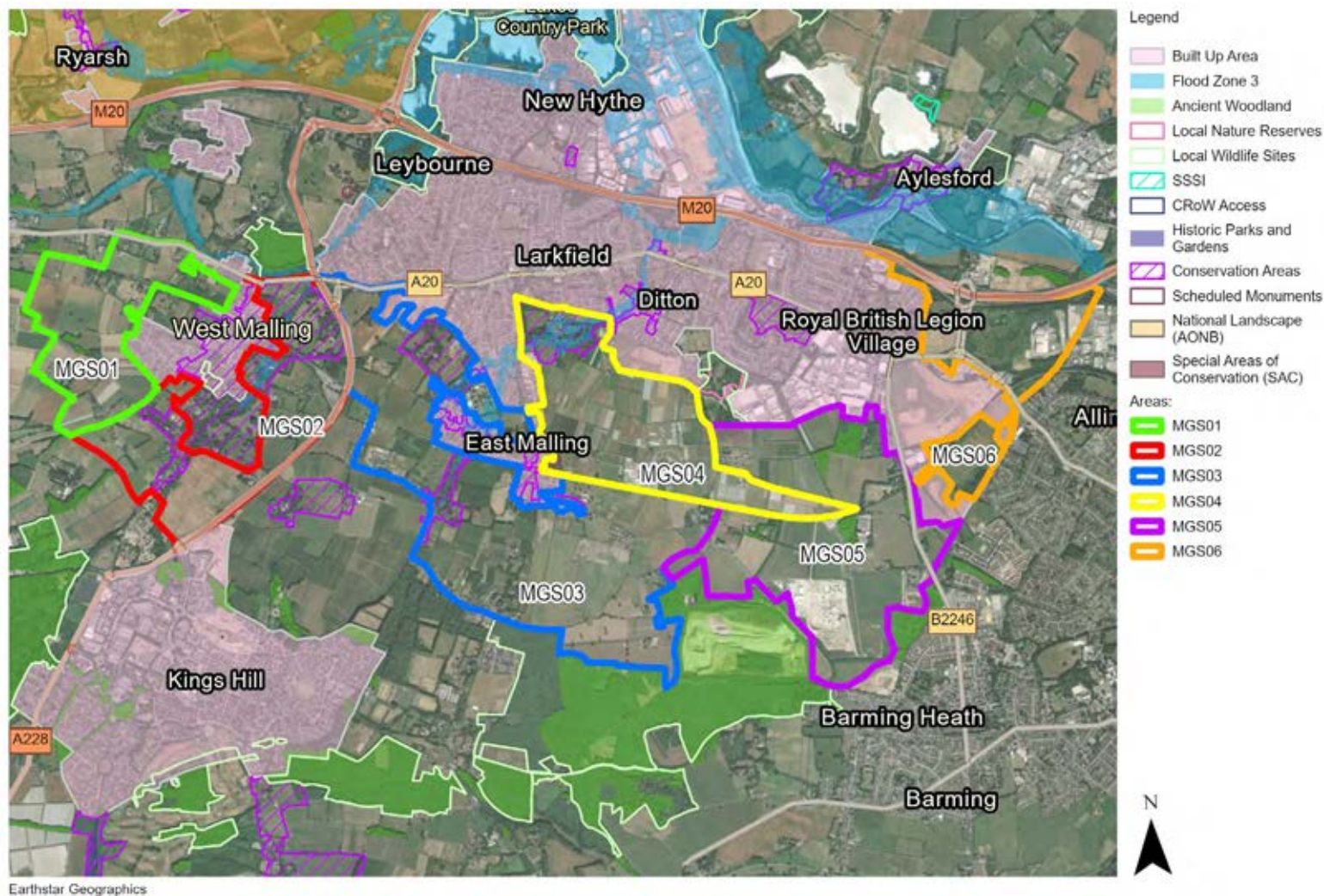
High Sensitivity

Medway Gap South (East Malling, West Malling and Medway Gap south of M20)

Settlement:

Medway Gap South (East Malling , West Malling and Medway Gap south of M20)

Area Codes: MGS01, MGS02, MGS03, MGS04, MGS05, MGS06



Settlement: Medway Gap South

Area: MGS01

Landscape Character Area: 5a West Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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The landscape value is assessed as medium. The character of the landscape is fairly consistent and balanced and with few detracting features, although not of national importance.

Key Characteristics of 5a West Malling Greensand Fruit Belt pertinent for this assessment:

- A flat to gently undulating landform within the southern lower part of the Greensand dip slope. Predominantly formed of agricultural farmland of irregular angular fields contained by a strong network of hedgerows and hedges growing on banks.
- Consistent wooded character from the narrow lanes lined by hedgerows distinctively growing on banks and interspersed trees.
- Intermittent visibility across the Vale of Holmesdale towards the rising wooded scarp of the Kent Downs.
- A network of public footpaths and bridleways.
- Traditional built vernacular is commonplace and a notable defining key feature of the area.
- Whilst there is intermittent noise and activity within West Malling the generally quiet quality includes areas of occasional tranquillity within more rural areas and smaller settlements.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	M	M
Settlement Form and Edge	L	H	H
Settlement Setting	M	H	H
Visual Character	M	H	H
Perceptual Qualities	M	M	H
Historic Character	M	M	M
Landscape Susceptibility	M	HM	H

The area contains some areas of priority habitat and small pockets of Ancient Woodland adding historic character.

The western edge of West Malling already has large areas of low density, two storey residential development, against which further small scale development built in a sensitive style would not appear out of place. The historic settlement core of West Malling would not be affected by development in this area.

This is a predominantly agricultural landscape with scattered pockets of tree planting. The rolling landform can help absorb features into the landscape, and new tree planting as additional screening would not be out of place.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

The area is judged to have a medium sensitivity to small scale residential development, which would not be out of place along the south-west settlement edge. It would also not have too much adverse impact on setting and visual character if sensitively designed and appropriately mitigated. Areas of Ancient Woodland display natural and historic character and are more sensitive to change.

The landscape is more sensitive to medium to large scale residential development which would appear out of place in context of the surrounding settlement edge of West Malling with its low density, residential edge.

Settlement: Medway Gap South

Area: MGS02

Landscape Character Area: 5a West Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	HIGH
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The area is considered to be of high value due to its location partly within the West Malling Conservation Area and with the surrounding land contributing to the setting of the Conservation Area; and also immediately adjacent to St Mary's Abbey Scheduled Monument and contributing to its setting.

Key Characteristics of 5a West Malling Greensand Fruit Belt pertinent for this assessment:

- A flat to gently undulating landform within the southern lower part of the Greensand dip slope. Predominantly formed of agricultural farmland of irregular angular fields contained by a strong network of hedgerows and hedges growing on banks.
- Consistent wooded character from the narrow lanes lined by hedgerows distinctively growing on banks and interspersed trees.
- Intermittent visibility across the Vale of Holmesdale towards the rising wooded scarp of the Kent Downs.
- A network of public footpaths and bridleways.
- Traditional built vernacular is commonplace and a notable defining key feature of the area.
- Whilst there is intermittent noise and activity within West Malling the generally quiet quality includes areas of occasional tranquillity within more rural areas and smaller settlements.
- Historic time-depth evidenced by Listed buildings, Conservation Areas and a Scheduled Monument.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	M	H
Settlement Form and Edge	H	H	H
Settlement Setting	H	H	H
Visual Character	M	M	H
Perceptual Qualities	M	M	H
Historic Character	H	H	H
Landscape Susceptibility	HM	HM	H

Situated on the periphery of the historical core of West Malling, settlement edge, setting and historic character are highly susceptible to change which could affect the setting of the Conservation Area and Listed Buildings, and the relationship of these with the surrounding rural landscape.

The area contains some robust hedgerows and shelter belts which could be impacted by development, or which could provide screening and containment for development of a low height.

Provided peripheral tree cover is maintained, visual amenity may not be highly susceptible to change from smaller scale settlement expansion, although larger scale development is likely to be visible over the trees. Perceptual qualities within the adjacent Manor Park Country Park could be impacted.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH MEDIUM
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

The area is highly sensitive to residential development due to the distinctive historic character as evidenced through the West Malling Conservation Area and St Mary's Abbey Scheduled Monument.

Land within the West Malling Conservation Area or within its setting along St. Leonard's Street and north of the railway line would be particularly sensitive to development.

Settlement: Medway Gap South

Area: MGS03

Landscape Character Area: 5b East Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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The landscape value is assessed as medium due to the strong presence of traditional built vernacular and the overlap with the Conservation Areas of East Malling Village, Mill Street East Malling, and Clare Park and Blacklands. The landscape is fairly coherent and provides a buffer to the surrounding large settlements, although the field pattern and historical fruit growing culture has been eroded, particularly in the north west of the area.

Key Characteristics of 5b East Malling Greensand Fruit Belt pertinent for this assessment:

- Farmland and orchards, that contribute both character and a sense of historical time depth are set within a small scale, flat, gently undulating landform that is part of the Greensand dip slope.
- A distinctive network of hedgerows raised on banks and well-tended shelter belts form boundaries, whilst small areas of woodland located on urban fringes screen and contain built form.
- A generally quiet quality away from the larger settlements with intermittent long views towards the wooded scarp of the Kent Downs.
- Several PROWs cross the area providing access to the distinctive orchards and rural features.
- A distinctive historic time depth is reflected in its Conservation Areas, Listed Buildings, traditional building vernacular, orchards and oast houses.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	M	M
Settlement Form and Edge	HM	HM	H
Settlement Setting	HM	HM	H
Visual Character	L	M	H
Perceptual Qualities	M	M	H
Historic Character	M	HM	H
Landscape Susceptibility	M	M	HM

Surrounding Conservation Areas add historic character, and their settings could be susceptible to change from surrounding development. The area displays a strong traditional vernacular, and the relationship of historic settlement edges, with the surrounding landscape, is highly susceptible to change. The settlement edge has a staggered form which could accommodate small scale development in certain locations away from the historic edge, however the risk of coalescence with nearby built areas does mean susceptibility to change remains high.

The historic small scale field pattern has been eroded, with fields enlarged. Fruit growing is still prevalent however at a larger scale. This does reduce the susceptibility of physical and historical character to change, although there remain pockets of woodland around settlement whose natural character could be impacted by development.

Although there are intermittent views north towards the Kent Downs, the strong network of hedgerows and shelter belts limits views, reducing the likely visual impact of development, although larger scale development may be seen over hedgerows.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	MEDIUM
Large Scale Residential	HIGH MEDIUM

The landscape is considered able to absorb some small to medium scale residential development with the north west of MGS03 being slightly less sensitive. There is a risk to settlement form and edge, setting, and physical and historic character through settlement expansion.

Land falling within Conservation Areas or their settings will be more sensitive to development, as will woodland, which although not designated displays natural character.

There are approved planning applications for development within this area. It may be necessary to consider the potential for cumulative effects that the planning application may have should they be constructed.

Settlement: Medway Gap South

Area: MGS04

Landscape Character Area: 5b East Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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The landscape value is assessed as medium due to the intactness of the historic field pattern and fruit growing culture. The landscape is coherent and provides a buffer to the surrounding large settlements.

Key Characteristics of 5b East Malling Greensand Fruit Belt pertinent for this assessment:

- A distinctive network of hedgerows raised on banks and well tended shelter belts form boundaries, whilst small areas of woodland located on urban fringes screen and contain built form.
- A strong presence of traditional built form in the local Kent vernacular within settlements

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	M	M
Settlement Form and Edge	M	M	H
Settlement Setting	M	M	H
Visual Character	L	M	H
Perceptual Qualities	L	M	M
Historic Character	HM	HM	HM
Landscape Susceptibility	ML	M	HM

There is a Historic Park and Garden at Bradbourne House. The retention of the historic field pattern, use and strong hedgerow boundaries adds historic character and increases the susceptibility of physical and historical character to change.

Ditton to the north has been subject to expansion through sprawl, of small to medium scale residential development, with further development approved and under construction. Further similar development would therefore not appear out of place or in juxtaposition with the existing settlement edge, although there remains a risk that further amalgamation of settlement occurs.

Visually, the strong network of hedgerows and shelter belts limits views, reducing the likely visual impact, although medium and large scale development would be seen over hedgerows.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM
Large Scale Residential	HIGH MEDIUM

The landscape sensitivity to residential development increases as the scale of the development increases. The landscape is considered able to absorb some small to medium scale residential development, in certain locations, such as along the eastern settlement edge of East Malling, or within the north of MGS04 south of Ditton.

There is a risk to settlement form and edge, setting, and physical and historic character through settlement expansion. There is a risk of erosion to the distinctive field pattern and historical fruit growing culture which is a key feature of the area.

The south western corner by East Malling adjacent the East Malling Conservation Area, Scheduled Monument and the listed St James' Church. The setting is highly sensitive to development of any type or scale.

Settlement: Medway Gap South

Area: MGS05

Landscape Character Area: 5b East Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	LOW
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The landscape value is considered to be low due to the noise intrusion from the expansion of the surrounding urban areas of Ditton and Maidstone, the loss of historic field pattern, and the impacts of large scale quarrying.

Key Characteristics of 5b East Malling Greensand Fruit Belt pertinent for this assessment:

- Farmland and orchards, that contribute both character and a sense of historical time depth are set within a small scale, flat, gently undulating landform that is part of the Greensand dip slope.
- A distinctive network of hedgerows raised on banks and well tended shelter belts form boundaries, whilst small areas of woodland located on urban fringes, screen and contain built form.
- A generally quiet quality away from the larger settlements.
- Several PROWs cross the area providing access to the distinctive orchards and rural features.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	ML	ML	ML
Settlement Form and Edge	M	M	H
Settlement Setting	M	M	H
Visual Character	HM	HM	H
Perceptual Qualities	ML	ML	M
Historic Character	ML	ML	ML
Landscape Susceptibility	M	M	HM

The loss of historic field pattern and associated hedgerow boundaries reduces the area's susceptibility to change to physical, natural and historic character. There are some isolated woodland blocks of deciduous woodland defined as Ancient Woodland which display natural and historic character which would be more susceptible to change from development.

Hermitage Quarry diminishes the area's overall sense of tranquillity, creating a level of disruption against which additional traffic generated by new development may not seem incongruous. Extensive residential construction is underway on both sides of Barming train station; however, effective screening exists through established tree planting along Hermitage Lane.

A small scale, new development off Kiln Barn Road utilising locally distinctive building materials and vernacular responds well to its surrounding landscape; and further, small scale development of this type could be absorbed by the landscape, especially if hedgerows and shelter belts are restored.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM LOW
Large Scale Residential	MEDIUM

The area has experienced degradation of field pattern, loss of hedgerows and shelter belts and changes in land use due to large scale quarrying, reducing its sensitivity. It is judged to be of low to medium sensitivity to residential development.

However, there is a risk to settlement form and edge, setting, and physical and historic character through settlement expansion.

Settlement: Medway Gap South

Area: MGS06

Landscape Character Area: 5b East Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	LOW
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The landscape value is considered to be low due to heavy impact from major transport networks through the area and existing surrounding development.

Key Characteristics of 5b East Malling Greensand Fruit Belt pertinent for this assessment:

- Farmland and orchards, that contribute both character and a sense of historical time depth are set within a small scale, flat, gently undulating landform that is part of the Greensand dip slope.
- A generally quiet quality away from the larger settlements.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	M	M
Settlement Form and Edge	L	L	L
Settlement Setting	M	M	M
Visual Character	M	M	M
Perceptual Qualities	L	L	L
Historic Character	L	L	L
Landscape Susceptibility	ML	ML	ML

Scrubland and grassland of ecological value could be eroded through development. Even though set within an extensive urban setting, the habitats present could provide a stepping stone for biodiversity.

All other characteristics are judged to be medium to low; historic character, local distinctiveness and tranquillity has been lost through development, extensive screening has been provided to transport routes which would contain new development, and new development would not be out of place in the surrounding urban context. The existing perceptual busyness of transport networks would not be noticeably changed by additional traffic from new development.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM LOW
Large Scale Residential	MEDIUM LOW

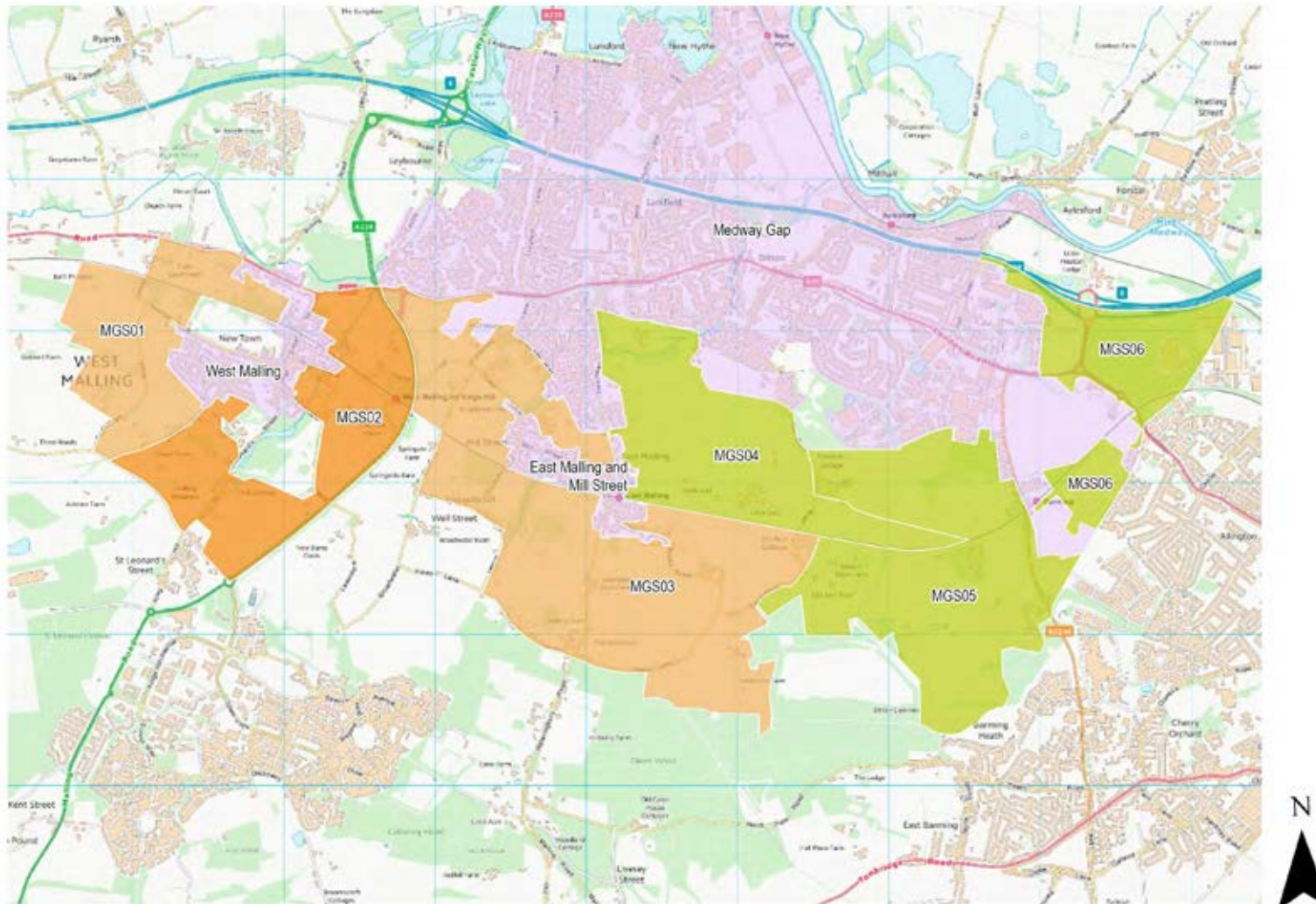
All scales of residential development are judged to be medium low sensitivity. As there is surrounding large scale development already present within the area and small or medium scale development would be in keeping with the surrounds.

Any scale of development could adversely affect the character of the area.

Settlement: Medway Gap South

Landscape Sensitivity Map

Development Typology: Small Scale Residential



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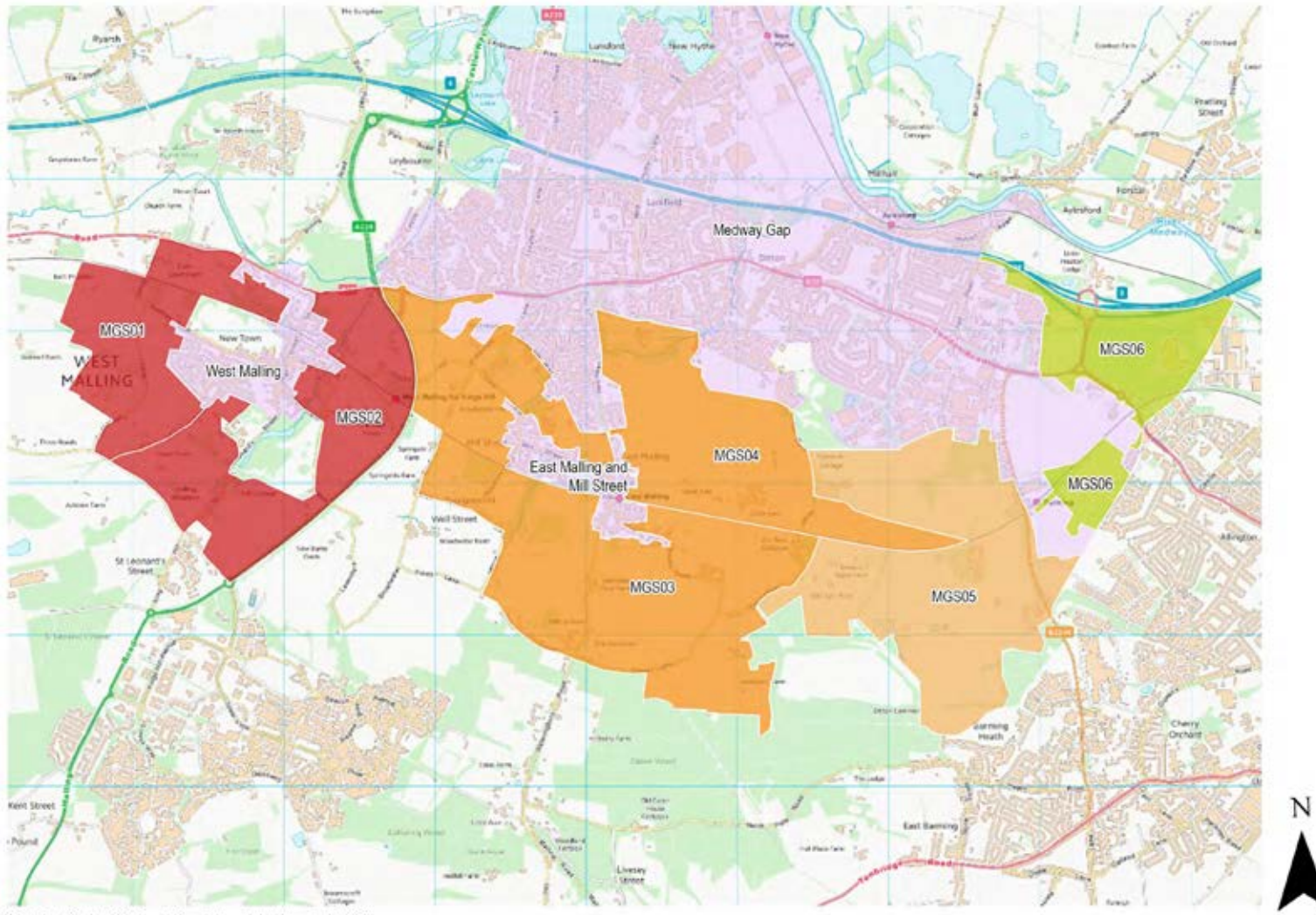


 Settlements
  Low Sensitivity
  Medium Low Sensitivity
  Medium Sensitivity
  High Medium Sensitivity
  High Sensitivity

Settlement: Medway Gap South

Landscape Sensitivity Map

Development Typology: Large Scale Residential



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Settlement: Medway Gap South

Area: MGS01

Landscape Character Area: 5a West Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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The landscape value is assessed as medium. The character of the landscape is fairly consistent and balanced and with few detracting features, although not of national importance.

Key Characteristics of 5a West Malling Greensand Fruit Belt pertinent for this assessment:

- A flat to gently undulating landform within the southern lower part of the Greensand dip slope. Predominantly formed of agricultural farmland of irregular angular fields contained by a strong network of hedgerows and hedges growing on banks.
- Consistent wooded character from the narrow lanes lined by hedgerows distinctively growing on banks and interspersed trees.
- Intermittent visibility across the Vale of Holmesdale towards the rising wooded scarp of the Kent Downs.
- A network of public footpaths and bridleways.
- Traditional built vernacular is commonplace and a notable defining key feature of the area.
- Whilst there is intermittent noise and activity within West Malling the generally quiet quality includes areas of occasional tranquillity within more rural areas and smaller settlements.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	M
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	H	H
Landscape Susceptibility	HM	H

The area contains some areas of priority habitat and small pockets of Ancient Woodland adding historic character.

Although the western edge of West Malling is comprised of residential development, there is an absence of employment development which would appear out of place.

The rolling landform and appearance of strong tree cover help absorb features into the landscape, although are unlikely to fully screen medium and large scale development. New tree planting as additional screening however would not be out of place.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH

The landscape is considered to be highly sensitive to both scales of employment development, which would be a new feature in the area and could cause adverse effects to both landscape character and visual amenity. Also there are locations of priority habitats and Ancient Woodland which increase sensitivity.

Settlement: Medway Gap South

Area: MGS02

Landscape Character Area: 5a West Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	HIGH
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The area is considered to be of high value due to its location partly within the West Malling Conservation Area and with the surrounding land contributing to the setting of the Conservation Area; and also immediately adjacent to St Mary's Abbey Scheduled Monument and contributing to its setting.

Key Characteristics of 5a West Malling Greensand Fruit Belt pertinent for this assessment:

- A flat to gently undulating landform within the southern lower part of the Greensand dip slope. Predominantly formed of agricultural farmland of irregular angular fields contained by a strong network of hedgerows and hedges growing on banks.
- Consistent wooded character from the narrow lanes lined by hedgerows distinctively growing on banks and interspersed trees.
- Intermittent visibility across the Vale of Holmesdale towards the rising wooded scarp of the Kent Downs.
- A network of public footpaths and bridleways.
- Traditional built vernacular is commonplace and a notable defining key feature of the area.
- Whilst there is intermittent noise and activity within West Malling the generally quiet quality includes areas of occasional tranquillity within more rural areas and smaller settlements.
- Historic time-depth evidenced by Listed buildings, Conservation Areas and a Scheduled Monument.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	H
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	M	H
Perceptual Qualities	M	H
Historic Character	H	H
Landscape Susceptibility	HM	H

Situated on the periphery of the historical core of West Malling, the settlement edge, setting and historic character are highly susceptible to change. Development could affect the settings of the Conservation Area and Listed Buildings, and the relationship of these with the surrounding rural landscape.

The area contains some robust hedgerows and shelter belts which could be impacted by development, but where retained could provide screening and containment for development. Provided peripheral tree cover is maintained, visual amenity may not be highly susceptible to change from smaller scale development, although larger scale development is likely to be visible over trees. Perceptual qualities within the adjacent Manor Park Country Park could be impacted.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH

The area is highly sensitive to both scales of employment development due to the distinctive historic character as evidenced through the West Malling Conservation Area and St Mary's Abbey Scheduled Monument.

Land within the West Malling Conservation Area or within its setting along St Leonard's Street and north of the railway line would be particularly sensitive to development.

Settlement: Medway Gap South

Area: MGS03

Landscape Character Area: 5b East Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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The landscape value is assessed as medium due to the strong presence of traditional built vernacular and the overlap with the Conservation Areas of East Malling Village, Mill Street East Malling, and Clare Park and Blacklands. The landscape is fairly coherent and provides a buffer to the surrounding large settlements, although the field pattern and historical fruit growing culture has been eroded, particularly in the north west of the area.

Key Characteristics of 5b East Malling Greensand Fruit Belt pertinent for this assessment:

- Farmland and orchards, that contribute both character and a sense of historical time depth are set within a small scale, flat, gently undulating landform that is part of the Greensand dip slope.
- A distinctive network of hedgerows raised on banks and well-tended shelter belts form boundaries, whilst small areas of woodland located on urban fringes screen and contain built form.
- A generally quiet quality away from the larger settlements with intermittent long views towards the wooded scarp of the Kent Downs.
- Several PRoWs cross the area providing access to the distinctive orchards and rural features.
- A distinctive historic time depth is reflected in its Conservation Areas, Listed Buildings, traditional building vernacular, orchards and oast houses.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	M
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	HM	H
Perceptual Qualities	HM	H
Historic Character	HM	H
Landscape Susceptibility	HM	H

The area is judged to have a high to medium susceptibility to employment development, which would be a new feature within the landscape. Although residential development has expanded around this area, it has been sensitively designed using locally distinctive building materials and vernacular, in a way that would be difficult to replicate for employment development. The settings of Conservation Areas would be especially susceptible to change from surrounding development. The area displays a strong traditional vernacular, and the relationship of historic settlement edges with the surrounding landscape is an important feature and highly susceptible to change.

Erosion of the historic small scale field pattern and fruit growing culture reduces the susceptibility of physical and historical character to change, although there remain pockets of woodland around settlement whose natural character could be impacted by development. The strong network of hedgerows and shelter belts are unlikely to fully screen medium and large scale development.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH MEDIUM

The landscape is considered to be highly sensitive to employment type development, which would be a new feature in the area. There is a risk to settlement form and edge, setting, and physical and historic character through settlement expansion. Land falling within Conservation Areas or their settings will be more sensitive to development, as will woodland, which although not designated displays natural character.

Land in the north west, to the north of the railway line, is considered to be less sensitive due to the degradation of field pattern and land uses. Surrounding urban and transport development erodes the settlement edge and reduces tranquillity, and containment provided by existing hedgerows and shelter belts.

There are approved planning applications for development within this north western area as well as development under construction.

Settlement: Medway Gap South

Area: MGS04

Landscape Character Area: 5b East Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	MEDIUM
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The landscape value is assessed as medium due to the intactness of the historic field pattern and fruit growing culture. The landscape is coherent and provides a buffer to the surrounding large settlements.

Key Characteristics of 5b East Malling Greensand Fruit Belt pertinent for this assessment:

- A distinctive network of hedgerows raised on banks and well tended shelter belts form boundaries, whilst small areas of woodland located on urban fringes screen and contain built form.
- A strong presence of traditional built form in the local Kent vernacular within settlements.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	M
Settlement Form and Edge	M	H
Settlement Setting	M	H
Visual Character	M	H
Perceptual Qualities	M	M
Historic Character	HM	HM
Landscape Susceptibility	M	HM

The retention of the historic field pattern, land use and strong hedgerow boundaries adds historic character and increases the susceptibility of physical and historical character to change.

The presence of the East Malling Research Station means that employment development would not be a new feature in the area, however the Research Station is well contained and screened by the strong network of hedgerows and shelter belts which limits views.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

The landscape is considered to be highly sensitive to large scale employment type development, although in the context of the East Malling Research Station, medium scale employment development would not be a new feature.

There is a risk to settlement form and edge, setting, and physical and historic character through settlement expansion. There is a risk of erosion to the distinctive field pattern and historical fruit growing culture which is a key feature of the area.

The south western corner by East Malling adjacent the East Malling Conservation Area, Scheduled Monument and the listed St James' Church, is highly sensitive to development of any type or scale.

Settlement: Medway Gap South

Area: MGS05

Landscape Character Area: 5b East Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	LOW
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The landscape value is considered to be low due to the noise intrusion from the expansion of the surrounding urban areas of Ditton and Maidstone, the loss of historic field pattern, and the impacts of large scale quarrying.

Key Characteristics of 5b East Malling Greensand Fruit Belt pertinent for this assessment:

- Farmland and orchards, that contribute both character and a sense of historical time depth are set within a small scale, flat, gently undulating landform that is part of the Greensand dip slope.
- A distinctive network of hedgerows raised on banks and well tended shelter belts form boundaries, whilst small areas of woodland located on urban fringes, screen and contain built form.
- A generally quiet quality away from the larger settlements.
- Several PROWs cross the area providing access to the distinctive orchards and rural features.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	ML	ML
Settlement Form and Edge	M	HM
Settlement Setting	M	HM
Visual Character	M	HM
Perceptual Qualities	M	HM
Historic Character	ML	ML
Landscape Susceptibility	M	HM

There is the adjacent presence of a modern settlement edge, some of which is made up of a large scale industrial estate, in the context of which further employment development would not appear out of place.

The loss of historic field pattern and associated hedgerow boundaries reduces the area's susceptibility to change to the physical, natural and historic character. There are some isolated woodland blocks of deciduous woodland defined as Ancient Woodland which display natural and historic character and would be more susceptible to change from development. Development is likely to be visible unless further tree planting is used as screening.

Hermitage Quarry reduces the area's tranquillity, against which traffic movement caused by development would not appear incongruous.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM LOW
Large Employment	MEDIUM

The area has experienced degradation of field pattern, loss of hedgerows and shelter belts and changes in land use due to large scale quarrying, reducing its sensitivity. It is judged to be of medium low to medium sensitivity to employment development. The area north of the railway line is less sensitive to employment type development as this would not appear as a new feature next to the Quarry Wood industrial estate.

There is a risk to settlement form and edge, setting, and physical and historic character through settlement expansion.

Settlement: Medway Gap South

Area: MGS06

Landscape Character Area: 5b East Malling Greensand Fruit Belt

Assessment of Landscape Value

Landscape Value	LOW
------------------------	-----

The landscape value is considered to be low due to heavy impact from major transport networks through the area and existing surrounding development.

Key Characteristics of 5b East Malling Greensand Fruit Belt pertinent for this assessment:

- Farmland and orchards, that contribute both character and a sense of historical time depth are set within a small scale, flat, gently undulating landform that is part of the Greensand dip slope.
- A generally quiet quality away from the larger settlements.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	M
Settlement Form and Edge	L	L
Settlement Setting	M	M
Visual Character	M	M
Perceptual Qualities	L	L
Historic Character	L	L
Landscape Susceptibility	ML	ML

Scrubland and grassland of ecological value could be eroded through development and susceptibility to change of this aspect is considered to be medium. Even though set within an extensive urban setting, the habitats present could provide a stepping stone for biodiversity.

All other characteristics are judged to be medium to low; historic character, local distinctiveness and tranquillity has been lost by surrounding development, extensive screening has been provided to transport routes which would contain new development, and new development would not be out of place in the surrounding urban context. The existing perceptual busyness of transport networks would not be noticeably changed by additional traffic from new development.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

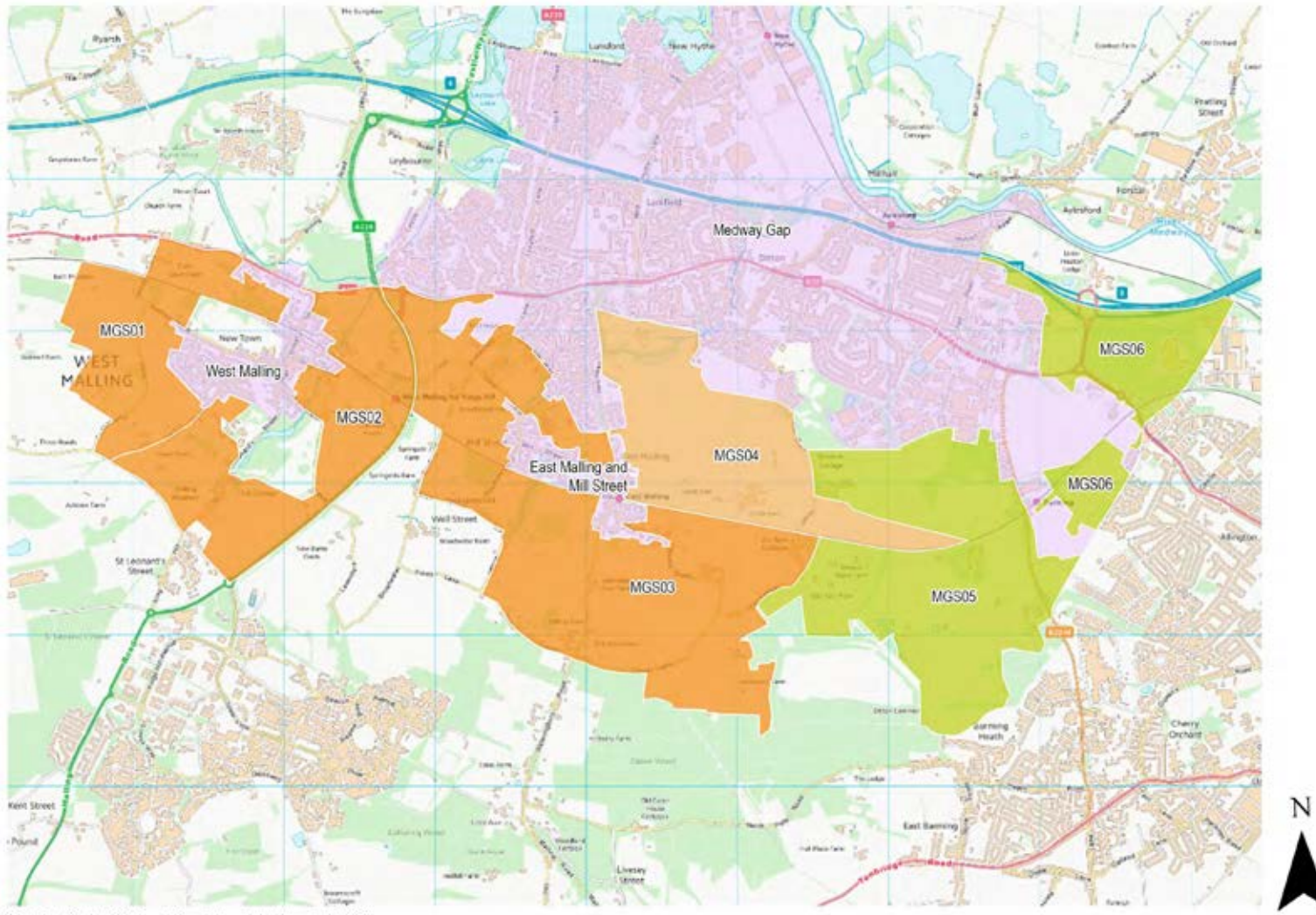
Typology	Landscape Sensitivity
Medium Employment	MEDIUM LOW
Large Employment	MEDIUM LOW

All scales of employment development are judged to be medium low sensitivity; as there is surrounding large scale development already present within the area this would appear no less out of place than small or medium scale development. Any scale of development could adversely affect the character of the area..

Settlement: Medway Gap South

Landscape Sensitivity Map

Development Typology: Medium Employment



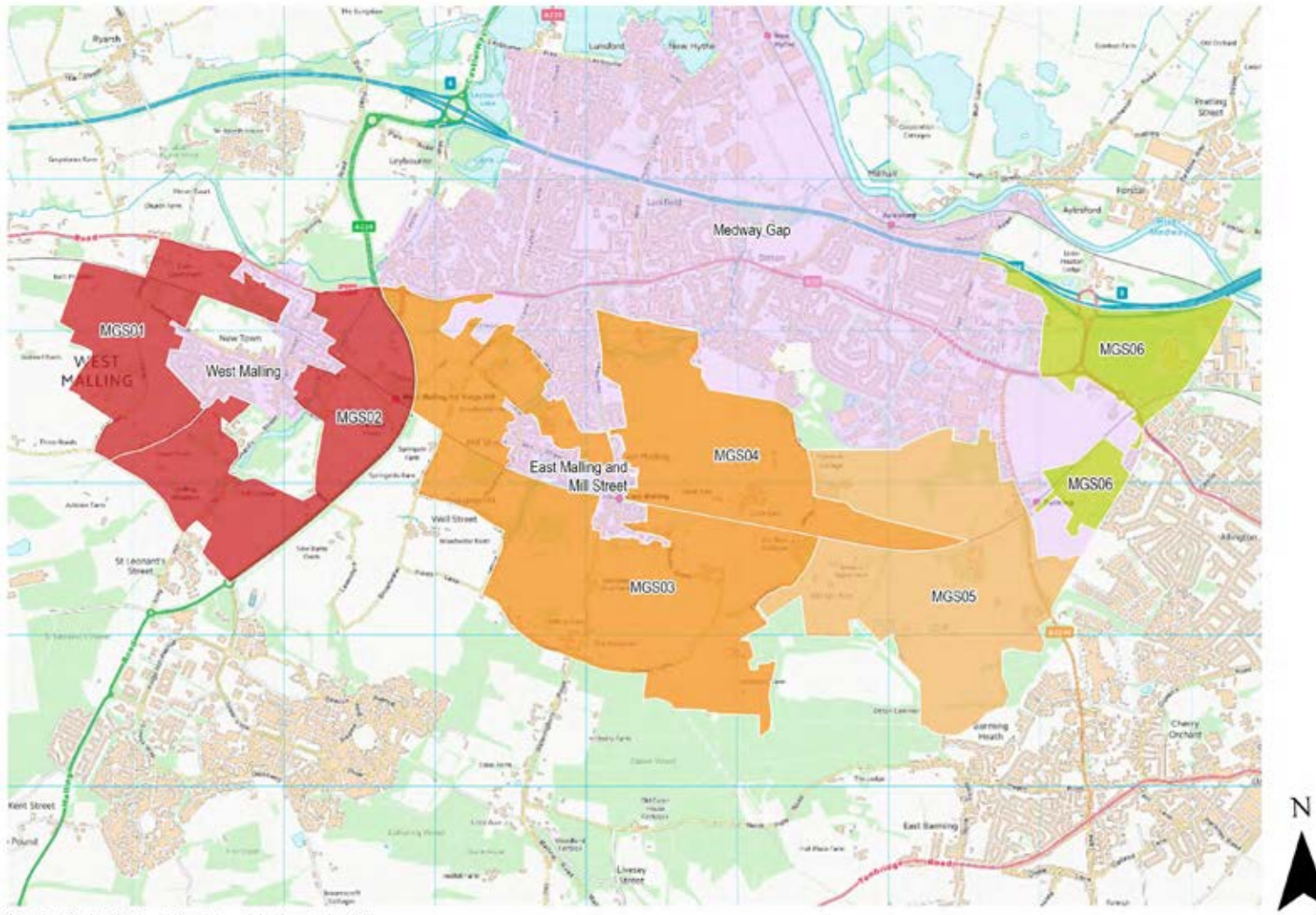
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Settlement: Medway Gap South

Landscape Sensitivity Map

Development Typology: Large Employment



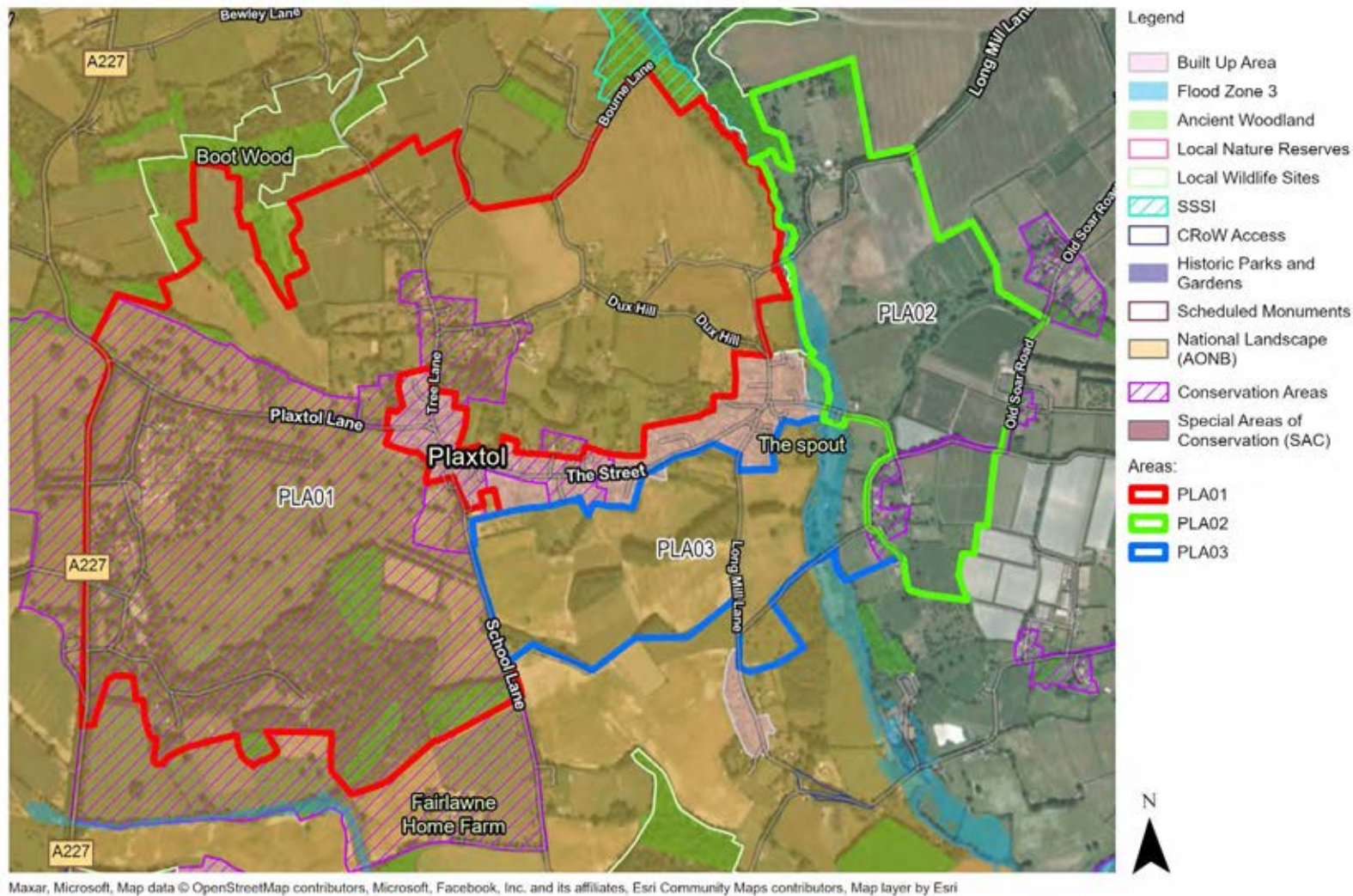
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Plaxtol

Settlement: Plaxtol

Area Codes: PLA01, PLA02, PLA03



Settlement: Plaxtol

Area: PLA01

Landscape Character Area: 6a Ightham Greensand Slopes

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
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The area is located in the Kent Downs National Landscape and therefore of High Value.

Key Characteristics of 6a Ightham Greensand Slopes pertinent to this assessment:

- A rich and varied landscape, parts of which are located within the Kent Downs National Landscape, that is defined by its mixed geology of sandstone and clay and its topology of rolling hills and valleys. These are set within the undulating lower slopes of the Greensand Ridge, interspersed with springs where the River Bourne has cut through the Greensand.
- Land use is predominantly agricultural fields combined with an abundance of orchards that significantly contribute to character, and which combine in creating a small scale, calm and intimate mosaic of natural features that include hedgerows, woodland belts and carr woodland.
- A calm landscape contained by the wooded belts, leading to an intimate feeling with views towards the Greensand Ridge filtered by vegetation.
- Orchards are a strong feature of the area and provide distinctive character and a visual reminder of the area's historical fruit growing.
- A strong historic time-depth evidenced by field pattern, settlement vernacular, Ancient Woodlands and orchards, Listed Buildings and Conservation Areas.
- Ecological designations include Ancient Woodland.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	H	H
Settlement Form and Edge	HM	H	H
Settlement Setting	H	H	H
Visual Character	HM	H	H
Perceptual Qualities	M	H	H
Historic Character	H	H	H
Landscape Susceptibility	HM	H	H

PLA01 is partially located on west side of the Bourne valley, the landscape consists of steep slopes which allow for views across the valley. To the north of the area borders the Bourne Alder Carr SSSI. The linear settlement has a very tight edge without pockets to accommodate new development of any type without changing character or impinging on views enjoyed from the settlement.

The area's landscape is intrinsic to the settlement's setting. Its small scale, calm and intimate perceptual qualities would be highly susceptible to development. Historic field patterns and land use (orchards) provide a time depth that could be susceptible to change. The Conservation Area at the west of Plaxtol, merges into the large Conservation Area that covers the grounds of Fairlawne Park, further raising the area's susceptibility in terms of historic character.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

This area has a high sensitivity throughout to residential development, due to its landform, historic character and high value as a landscape.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Plaxtol

Area: PLA02

Landscape Character Area: 6b Roughway Greensand Slopes

Assessment of Landscape Value

Landscape Value	MEDIUM
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The area could be considered to form part of the setting to the Kent Downs National Landscape. It's landform mirrors PLA01 on the other side of the River Bourne.

Key Characteristics of 6b Roughway Greensand Slopes pertinent to this assessment:

- An elevated, tranquil and calm landscape of rolling green hills interspersed with springs where the River Bourne has cut through the Greensand.
- A mostly open landscape with long views and intervisibility with the High Weald National Landscape and the scarp of the Kent Downs National Landscape, though with areas of visual containment within woodlands and along lanes, creating an intimate scale.
- The distinctive land pattern of deciduous woodland, copse and shaws is interspersed within a mosaic of irregular fields, which in places are based upon historic field patterns. These are combined with traditional orchards, cobnut plots, vineyards and dispersed settlement.
- A dispersed settlement pattern that includes small hamlets and villages including West Peckham, Roughway, Crouch and Basten and scattered farmsteads, where much of the built form is of a traditional vernacular of brick and stone.
- A lack of major road infrastructure and the dispersed settlement contribute to the calm, rural historic feel within which weave a network of footpaths, bridleways and byways.
- Heritage assets such as Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	H	H	H
Settlement Form and Edge	H	H	H
Settlement Setting	H	H	H
Visual Character	HM	H	H
Perceptual Qualities	HM	H	H
Historic Character	H	H	H
Landscape Susceptibility	H	H	H

Located on east side of the Bourne valley the landscape consists of steep slopes and allows for views across the valley. In the north the area borders the north Bourne Valley Woods Local Wildlife Site. The area is separated from Plaxtol by the River Bourne and is very sparsely settled, meaning that development could not be integrated into an existing settlement edge.

The area's landscape is intrinsic to the settlement's setting. There are views into the area from Plaxtol across the valley. It also has an important role as part of the setting to the Kent Downs National Landscape, from which it is visible. Its small scale, calm and intimate perceptual qualities would be highly susceptible to development of all development types.

Historic field patterns and land use including orchards, provide a time depth that would be susceptible to change. The Old Soar and Allen's Conservation Area, which crosses the area, further raises the susceptibility of the historic character. Old Soar Scheduled Monument sits on the boundary of the area on Old Soar Road.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

The area is highly sensitive to development of all scales. The sparse pattern of settlement and visibility mean that development would significantly change the character of the area and the setting of the settlements.

Although the area's landscape value is medium, the sensitivity is assessed at the highest level of sensitivity due to the area's contribution to the setting of the Kent Downs National Landscape

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Plaxtol

Area: PLA03

Landscape Character Area: 8f Shipbourne Low Weald

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
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The area is located in the Kent Downs National Landscape and therefore is valued at a national level.

Key Characteristics of 8f Shipbourne Low Weald pertinent to this assessment:

- An undulating landscape, the majority of which lies within the Kent Downs National Landscape, formed of gently rounded slopes rising through the scarp foot as the Low Weald transitions to the Greensand Ridge, and dotted with rivers, streams, springs and small waterbodies.
- Blocks of deciduous and mixed woodlands some of which are Ancient Woodlands, with traditional orchards to the east and Local Wildlife Sites that include Shipbourne Common and Dunk's Green Woodland.
- Views to the wooded rising scarp of the Greensand Ridge and the Kent Downs and High Weald National Landscapes. There are few detracting influences within the landscape.
- Heritage assets including Conservation Areas and Listed buildings add to the area's historic time-depth.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	H	H
Settlement Form and Edge	M	H	H
Settlement Setting	HM	H	H
Visual Character	HM	H	H
Perceptual Qualities	HM	H	H
Historic Character	M	HM	HM
Landscape Susceptibility	HM	H	H

The area consists of mix of fields and woodland blocks, with an absence of buildings, resulting in a physical and natural character susceptible to built development. There is scope to development at the settlement edge with medium susceptibility to small scale residential development. The open fields are a strong constituent to the settlement's setting and visual character. Quiet and intimate perceptual qualities of the area would be susceptible to the development. There has been a loss of historic field patterns, but the loss of agricultural land or changes to the setting of the Plaxtol Conservation Area would be detrimental to the area's historic character.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

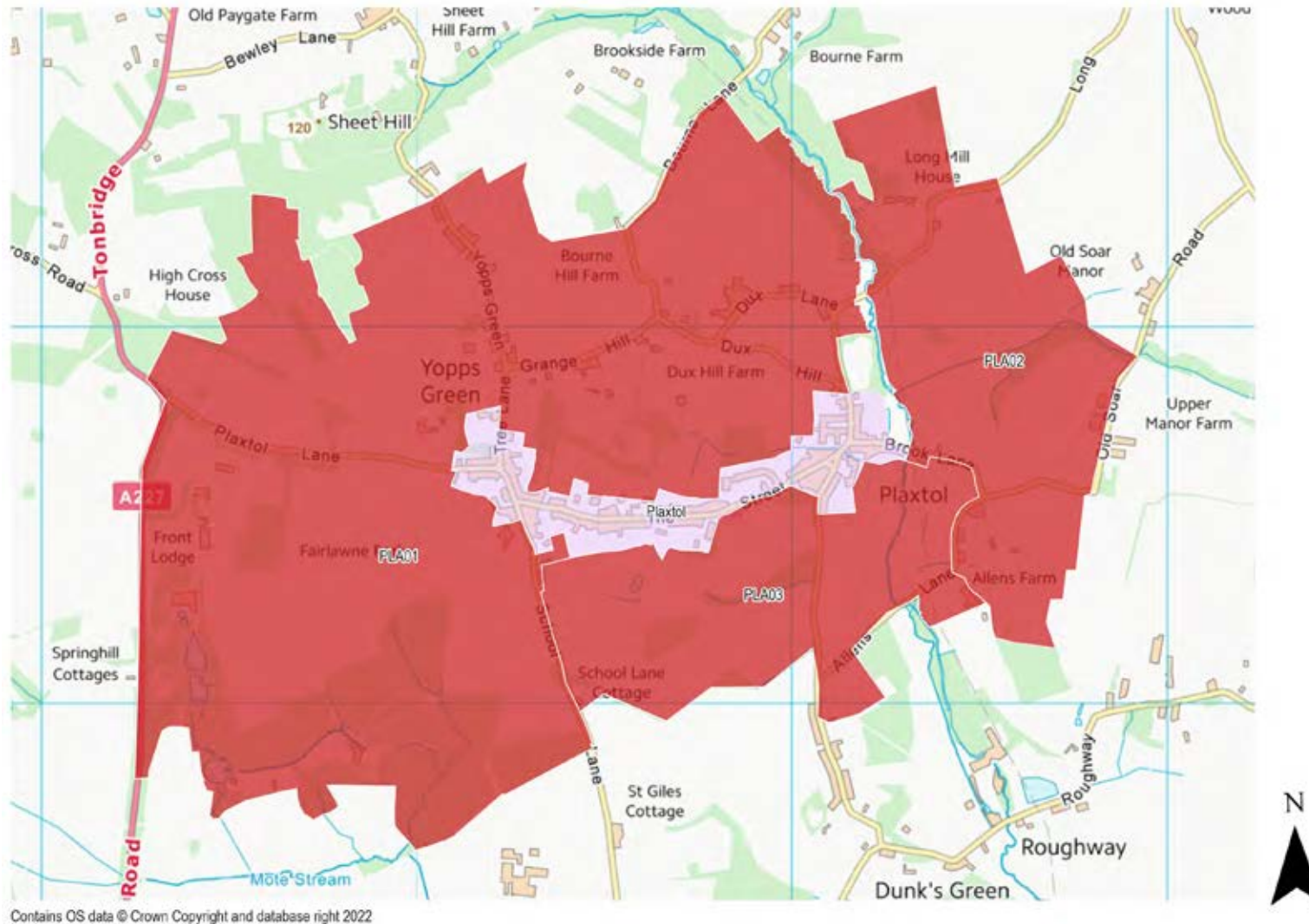
There is some scope to sensitively develop at a small scale and small volume south of Plaxtol, where development may be integrated into the existing settlement edge, but overall the area is assessed to be highly sensitive to all scales of residential development.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Plaxtol

Landscape Sensitivity Map

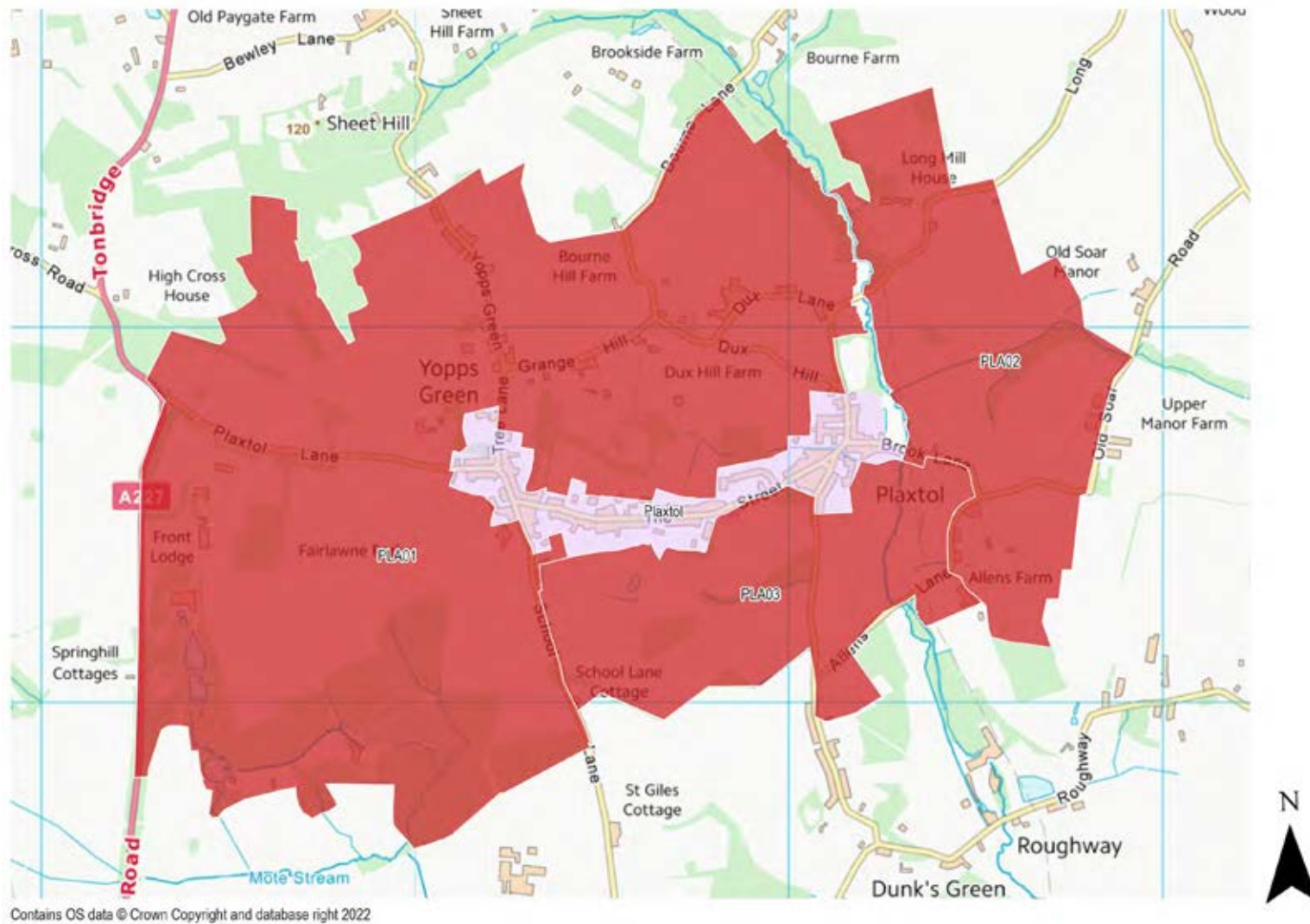
Development Typology: Small Scale Residential



Settlement: Plaxtol

Landscape Sensitivity Map

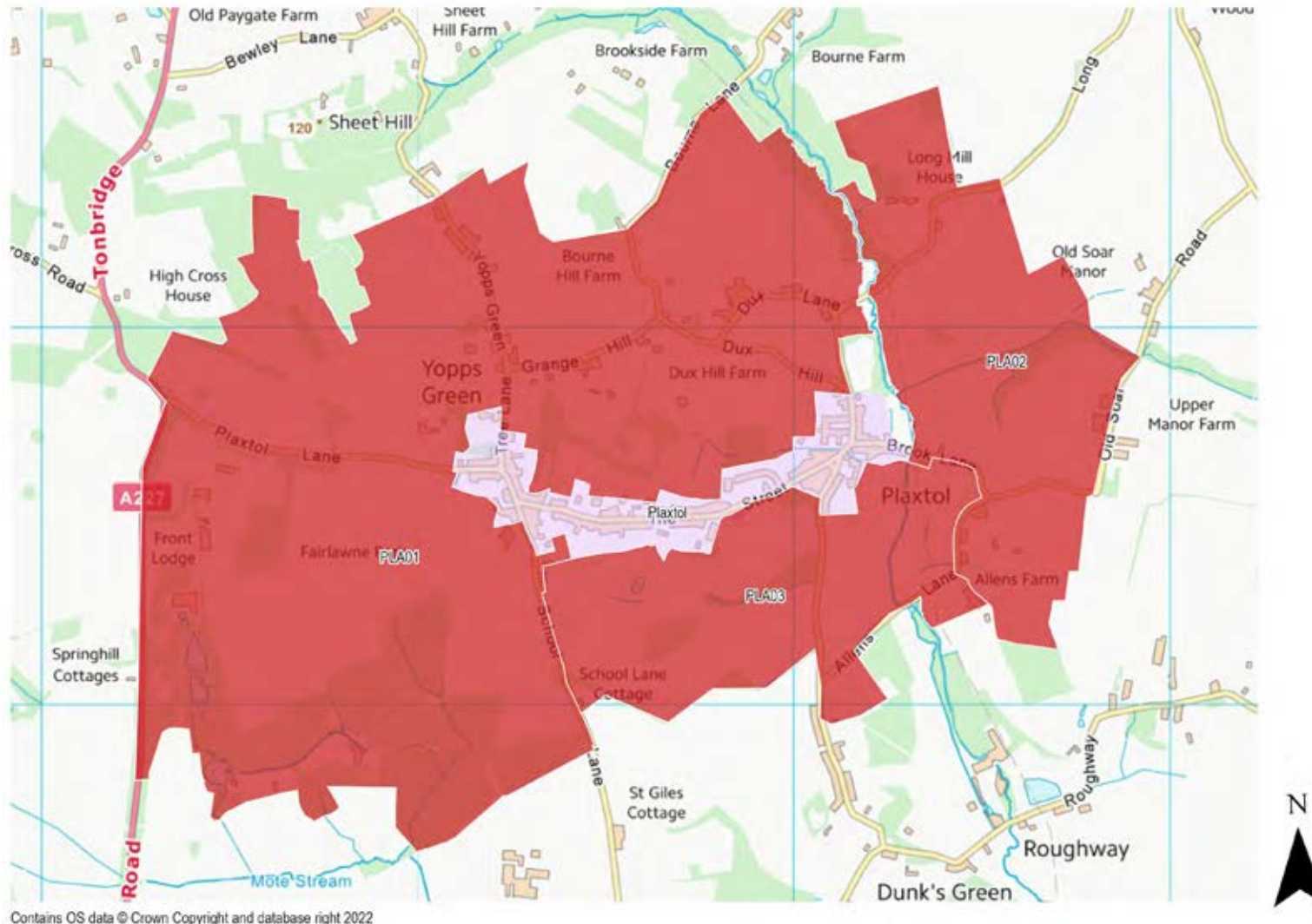
Development Typology: Medium Scale Residential



Settlement: Plaxtol

Landscape Sensitivity Map

Development Typology: Large Scale Residential



Settlement: Plaxtol

Area: PLA01

Landscape Character Area: 6a Ightham Greensand Slopes

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
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The area is located in the Kent Downs National Landscape and therefore of High Value.

Key Characteristics of 6a Ightham Greensand Slopes pertinent to this assessment:

- A rich and varied landscape, parts of which are located within the Kent Downs National Landscape, that is defined by its mixed geology of sandstone and clay and its topology of rolling hills and valleys. These are set within the undulating lower slopes of the Greensand Ridge, interspersed with springs where the River Bourne has cut through the Greensand.
- Land use is predominantly agricultural fields combined with an abundance of orchards that significantly contribute to character, and which combine in creating a small scale, calm and intimate mosaic of natural features that include hedgerows, woodland belts and carr woodland.
- A calm landscape contained by the wooded belts, leading to an intimate feeling with views towards the Greensand Ridge filtered by vegetation.
- Orchards are a strong feature of the area and provide distinctive character and a visual reminder of the area's historical fruit growing.
- A strong historic time-depth evidenced by field pattern, settlement vernacular, Ancient Woodlands and orchards, Listed Buildings and Conservation Areas.
- Ecological designations include Ancient Woodland.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	H	H
Landscape Susceptibility	H	H

PLA01 is partially located on west side of the Bourne valley, the landscape consists of steep slopes which allow for view across the valley. The area borders on to the north Bourne Alder Carr SSSI. The linear settlement has a very tight edge without pockets to accommodate new development of any type without changing character or impinging on views enjoyed from the settlement. The area's landscape is intrinsic to the settlement setting. Its small scale, calm and intimate perceptual qualities would be highly susceptible to development.

Historic field patterns and land use (orchards) provide a time depth that could be susceptible to change. The Conservation Area at the west of Plaxtol, merges into the large Conservation Area that covers the grounds of Fairlawne Park, further raising the area's susceptibility

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

This is an area that has a high sensitivity to employment development, due to its landform, historic character and high value as a National Landscape.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Plaxtol

Area: PLA02

Landscape Character Area: 6b Roughway Greensand Slopes

Assessment of Landscape Value

Landscape Value	MEDIUM
------------------------	--------

The area could be considered to form part of the setting to the Kent Downs National Landscape. It's landform mirrors PLA01 on the other side of the River Bourne.

Key Characteristics of 6b Roughway Greensand Slopes pertinent to this assessment:

- An elevated, tranquil and calm landscape of rolling green hills interspersed with springs where the River Bourne has cut through the Greensand.
- A mostly open landscape with long views and intervisibility with the High Weald National Landscape and the scarp of the Kent Downs National Landscape, though with areas of visual containment within woodlands and along lanes, creating an intimate scale.
- The distinctive land pattern of deciduous woodland, copse and shaws is interspersed within a mosaic of irregular fields, which in places are based upon historic field patterns. These are combined with traditional orchards, cobnut plots, vineyards and dispersed settlement.
- A dispersed settlement pattern that includes small hamlets and villages including West Peckham, Roughway, Crouch and Basten and scattered farmsteads, where much of the built form is of a traditional vernacular of brick and stone.
- A lack of major road infrastructure and the dispersed settlement contribute to the calm, rural historic feel within which weave a network of footpaths, bridleways and byways.
- Heritage assets such as Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	H	H
Landscape Susceptibility	H	H

Located on east side of the Bourne valley the landscape consists of steep slopes and allows for view across the valley. To the north the area borders the Bourne Valley Woods Local Wildlife site. The area is separated from Plaxtol by the River Bourne and is very sparsely settled, meaning that development could not be integrated into an existing settlement edge, but would a standalone development.

The area's landscape is intrinsic to the settlement setting - there are views into the area from Plaxtol across the valley. It also has an important role as part of the setting to the Kent Downs National Landscape, from which it is visible. Its small scale, calm and intimate perceptual qualities would be highly susceptible to development of any type. Historic field patterns and land use (orchards) provide a time depth that would be susceptible to change. The Old Soar and Allen's Conservation Area, which crosses the area, further raises the susceptibility of the historic character. Old Soar Scheduled Monument sits on the boundary of the area on Old Soar Road.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

The area is highly sensitive to development of all scales. The sparse pattern of settlement and high visibility mean that development would significantly change the character of the area and also of the areas and settlements it creates a setting for. There is a scattering of large agricultural buildings in the area, however PLA02 would not be able to accommodate medium or large scale employment development without significant adverse effects.

Although the area's landscape value is medium, the sensitivity is assessed at the highest level of sensitivity due to the area's visible role providing the setting to the Kent Downs National Landscape.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Plaxtol

Area: PLA03

Landscape Character Area: 8f Shipbourne Low Weald

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
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The area is located in the Kent Downs National Landscape and therefore is valued at a national level.

Key Characteristics of 8f Shipbourne Low Weald pertinent to this assessment:

- An undulating landscape, the majority of which lies within the Kent Downs National Landscape, formed of gently rounded slopes rising through the scarp foot as the Low Weald transitions to the Greensand Ridge, and dotted with rivers, streams, springs and small waterbodies.
- Blocks of deciduous and mixed woodlands some of which are Ancient Woodlands, with traditional orchards to the east and Local Wildlife Sites that include Shipbourne Common and Dunk's Green Woodland.
- Views to the wooded rising scarp of the Greensand Ridge and the Kent Downs and High Weald National Landscapes. There are few detracting influences within the landscape.
- Heritage assets including Conservation Areas and Listed buildings add to the area's historic time-depth.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	H	H
Landscape Susceptibility	H	H

The area consists of a mix of fields and woodland blocks, with an absence of buildings, resulting in a physical and natural character susceptible to built development. The open fields are a strong constituent to the settlement's setting and visual character. Quiet and intimate perceptual qualities of the area would be susceptible to the development.

There has been a loss of historic field patterns, but the loss of agricultural land or changes to the setting of the Plaxtol Conservation Area would be detrimental to the area's historic character.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

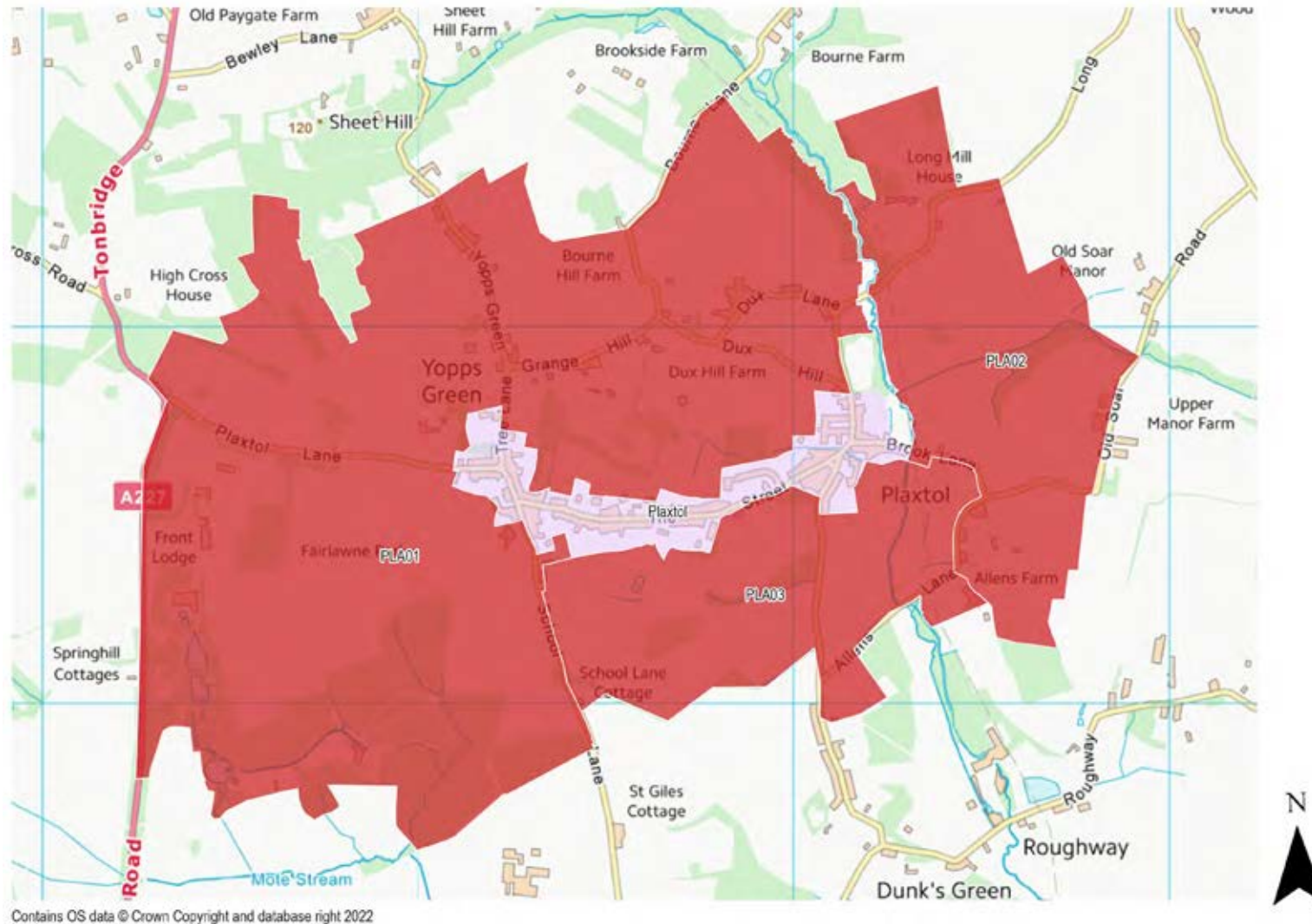
The physical and natural character of the area, combined with a near absence of built form and its high value, results in an assessment of high sensitivity throughout to both employment development typologies. Any employment development in the area is likely to give rise to significant adverse effects.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Plaxtol

Landscape Sensitivity Map

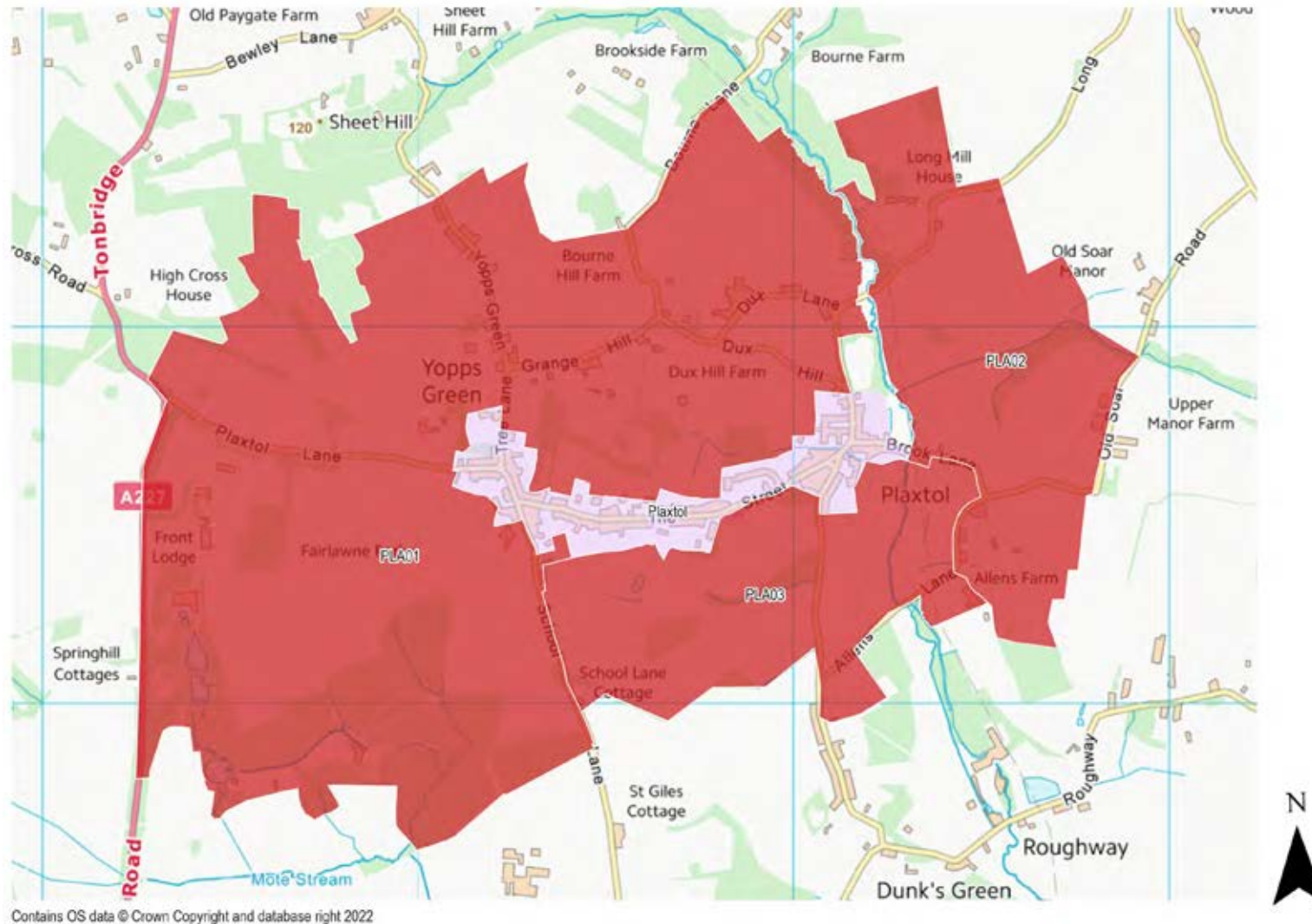
Development Typology: Medium Employment



Settlement: Plaxtol

Landscape Sensitivity Map

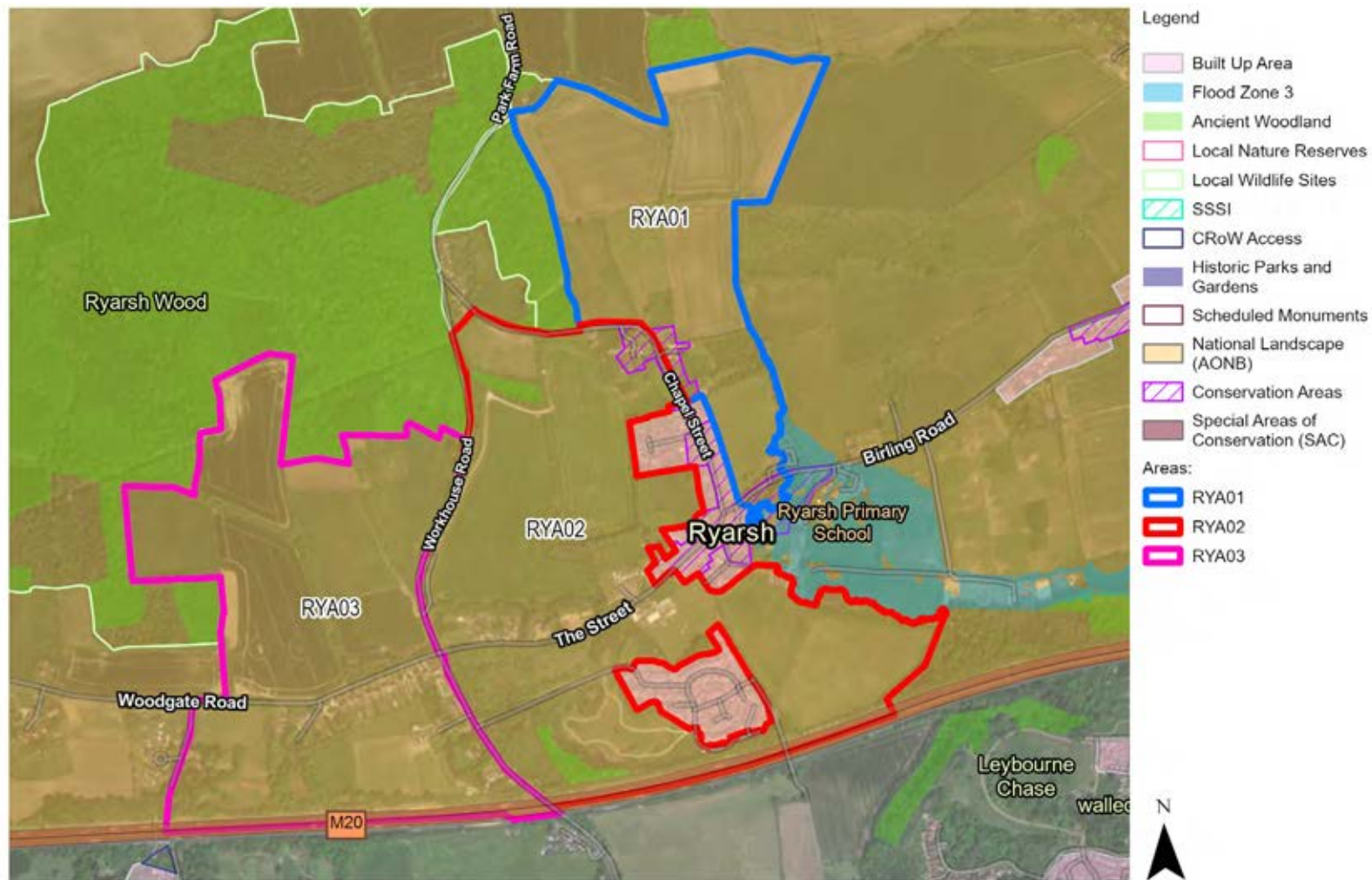
Development Typology: Large Employment



Ryarsh

Settlement: Ryarsh

Area Codes: RYA01, RYA02, RYA03



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Settlement: Ryarsh

Area: RYA01

Landscape Character Area: 1d Kent Downs - Birling Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

The area is located within the Kent Downs National Landscape. This area is assessed as being of high landscape value.

Forming part of the Kent Downs National Landscape. It comprises gently rolling farmland with large, regular fields. The Ancient Woodlands of Fishpond Wood and Ryarsh Wood, just beyond this area, provide short to mid-range views and enhances the areas overall natural character. The landscape offers mid to long-range views northwards into the Kent Downs. Southern views from the slopes of the Kent Downs towards Ryarsh and its surrounds also contribute to its high value.

Key Characteristics of 1d Kent Downs - Birling Scarp Foot pertinent to this assessment:

- A strong, repeating character of rolling agricultural fields edged by trimmed hedgerow boundaries and scattered settlement, set within the undulating scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the Kent Downs National Landscape.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the north, and long views east across the Medway Valley, and the opposing distinctive symmetrical valley landform.
- A varied range of local building vernacular that includes several Listed Buildings and several Conservation Areas.
- Historic time depth evidenced through Listed and historic buildings and Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Med. Scale Residential	Lge. Scale Residential
Criteria			
Physical and natural character	HM	H	H
Settlement form and edge	HM	H	H
Settlement setting	HM	H	H
Visual character	H	H	H
Perceptual Qualities	HM	H	H
Historic Character	H	H	H
Landscape Susceptibility	HM	H	H

This pastoral, undulating landscape is formed of agricultural fields bounded by woodland, fence lines and hedgerows. There are wide, open panoramic views across the Kent Downs north and east.

There is a Conservation Area and a few Listed buildings demonstrating time depth and increased susceptibility to change.

From the northern edge of the village of Ryarsh there are strong visual and physical links into the area. Perceptual qualities are calm and quiet with slightly lower susceptibility to change at the settlement edge.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

The landscape and visual characteristics of RYA01 are highly sensitive to each of the development typologies. The landscape and visual characteristics of RYA01 are susceptible to change from each of the development typologies and these combine with its High Value as part of the designated Kent Downs National Landscape and its localised physical, perceptual and historic qualities.

There may be some potential to accommodate smaller scale development, closer to the settlement edge, without significant character change or adverse effects. Perceptual qualities and key characteristics, whilst altered, could remain positive. This would require careful and sensitive design and considered mitigation.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ryarsh

Area: RYA02

Landscape Character Area: 1d Kent Downs - Birling Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
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RYA02 is within the Kent Downs National Landscape. The landform is gently rolling and use is predominantly agricultural, with large, regular field patterns. Strong tree cover adds to the wooded, enclosed quality of the area. The scattered settlement of Ryarsh blends naturally into the landscape, with traditional buildings nestled within the surroundings. Panoramic views towards the Kent Downs are a key feature. The area remains quiet and rural, with motorway noise distant for the northern half of the area but more prevalent in the south.

Key Characteristics of 1d Kent Downs - Birling Scarp Foot pertinent to this area:

- A strong, repeating character of rolling agricultural fields edged by trimmed hedgerow boundaries and scattered settlement, set within the undulating scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the Kent Downs National Landscape.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the north, and long views east across the Medway Valley, and the opposing distinctive symmetrical valley landform.
- A varied range of local building vernacular that includes several Listed Buildings and several Conservation Areas.
- Historic time depth evidenced through Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Med. Scale Residential	Lge. Scale Residential
Criteria			
Physical and natural character	HM	H	H
Settlement form and edge	M	H	H
Settlement setting	H	H	H
Visual character	H	H	H
Perceptual Qualities	HM	H	H
Historic Character	HM	H	H
Landscape Susceptibility	HM	H	H

The landscape that forms RYA02 is a plateau of large agricultural fields with a relatively flat and enclosed landform. Views are quite contained, by the tree and hedge lined roads or the residential features. There are however intermittent long range views further into the Kent Downs National Landscape. Settlement form is small scale and linear with a small development of new housing to the south. The settlement edge is soft yet well defined making it quite susceptible to change.

A former quarry site holds small ponds and publicly accessible open space. The area's historic character is susceptible to change demonstrated by the Conservation Area and pockets of Ancient Woodland.

The intrinsic physical and perceptual qualities that provide a landscape setting to Ryarsh are very susceptible to medium and larger scale development. The southern part of the area nearer the motorway appears less susceptible to change from smaller development.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

RYA02 has high landscape sensitivity to all scales of residential development.

There may be some potential to accommodate small scale residential development within smaller areas, for example near Old School Lane without significant character change or adverse effects. Physical and natural character could be retained and enhanced through careful design and mitigation, retention and enhancement of views, local historic settlement pattern and vernacular.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ryarsh

Area: RYA03

Landscape Character Area: 1f Wrotham - Trottiscliffe Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

This area is assessed as being of high landscape value. Forming part of the Kent Downs National Landscape.

The landscape is gently rolling and predominantly agricultural, characterised by large, regular field patterns. The area is mostly quiet, despite present motorway noise, with an increase in impact in the south of the area.

Key Characteristics of 1f Wrotham - Trottiscliffe Scarp Foot pertinent to this assessment:

- A generally quiet, gently undulating landscape within the scarp foot of the Kent Downs, and within the Kent Downs National Landscape.
- A strong, intact character of repeated large, regular fields interspersed with scattered settlement including historic burgage plot style housing enclosures and tree cover.
- The scarp is a key feature within views and the vale landscape forms part of the long views south from the top of the Kent Downs scarp towards the Greensand Ridge beyond. When viewed from the Kent Downs scarp the trees merge and the landscape appears wooded.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Med. Scale Residential	Lge. Scale Residential
Criteria			
Physical and natural character	HM	H	H
Settlement form and edge	M	H	H
Settlement setting	H	H	H
Visual character	H	H	H
Perceptual Qualities	HM	H	H
Historic Character	M	M	HM
Landscape Susceptibility	HM	H	H

A gently undulating landscape with open views north to and from the Kent Downs. Views are generally mid-range and enclosed, with trees creating a wooded appearance. The woodland of Ryarsh Wood, just beyond this area, provides short-mid range views and enhances the overall natural character.

The settlement pattern is small scale and linear with a gentle yet defined edge that gives limited ability to absorb change.

Perceptual qualities are mostly calm and quiet however to the south there is more activity and noise from the M20 motorway where development and built form do also decrease susceptibility to change slightly.

Physical and natural character has a medium susceptibility to change for small scale development, being mostly agricultural fields to the north and nestled settlement bounded by lines of woodland planting to the south. This does however increase susceptibility for larger development types as there is much less opportunity to accommodate these scales comfortably.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

RYA03 is highly sensitive to all scales of development. All scales of residential development are likely to cause significant change and adverse effects to both landscape character and visual amenity.

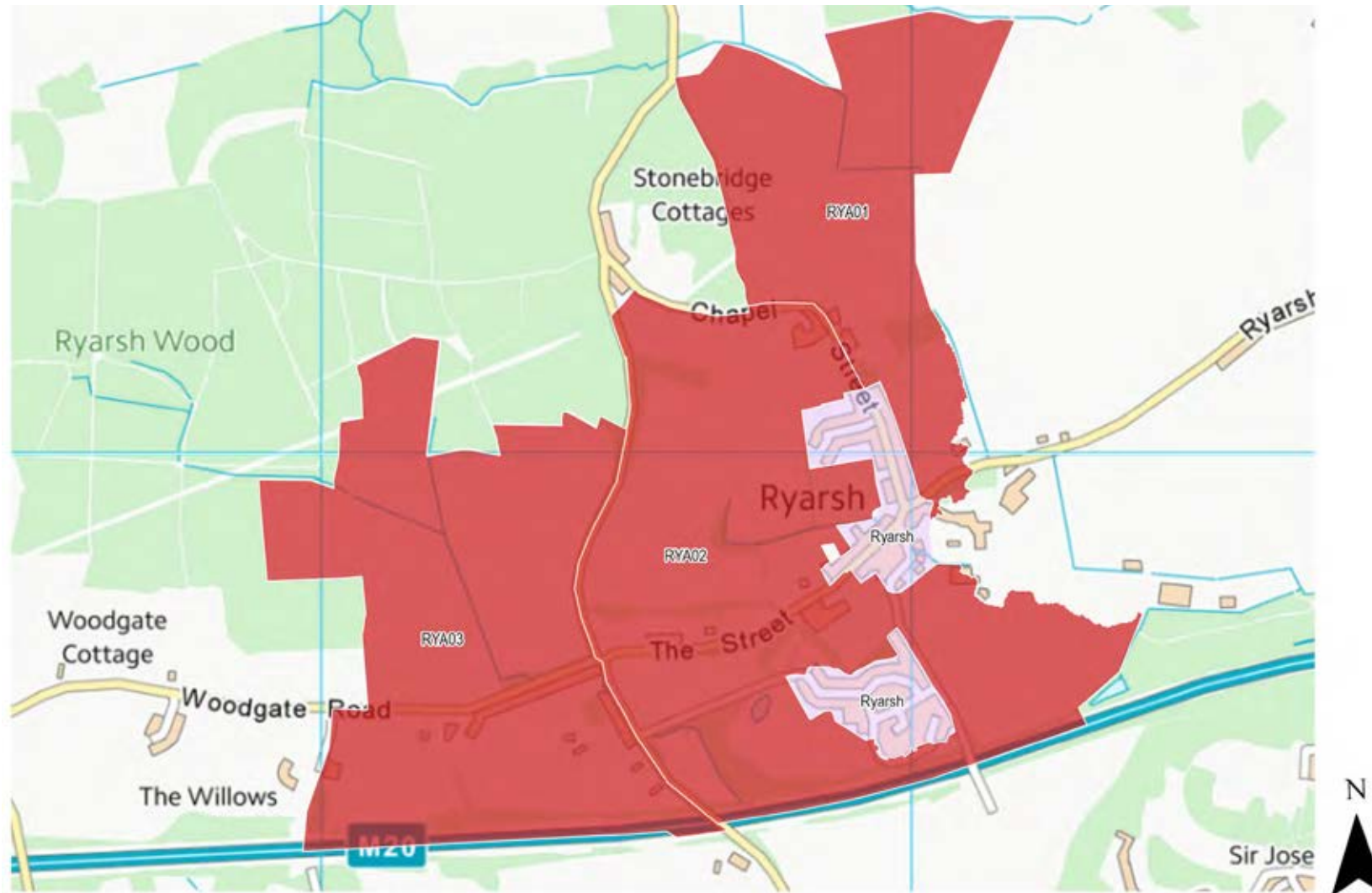
However sensitivity could be considered slightly lower to small scale residential development towards the middle of the area. If existing settlement patterns, vernacular and density are respected and the views of the Kent Downs and character of the area are preserved or enhanced.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ryarsh

Landscape Sensitivity Map

Development Typology: Small Scale Residential



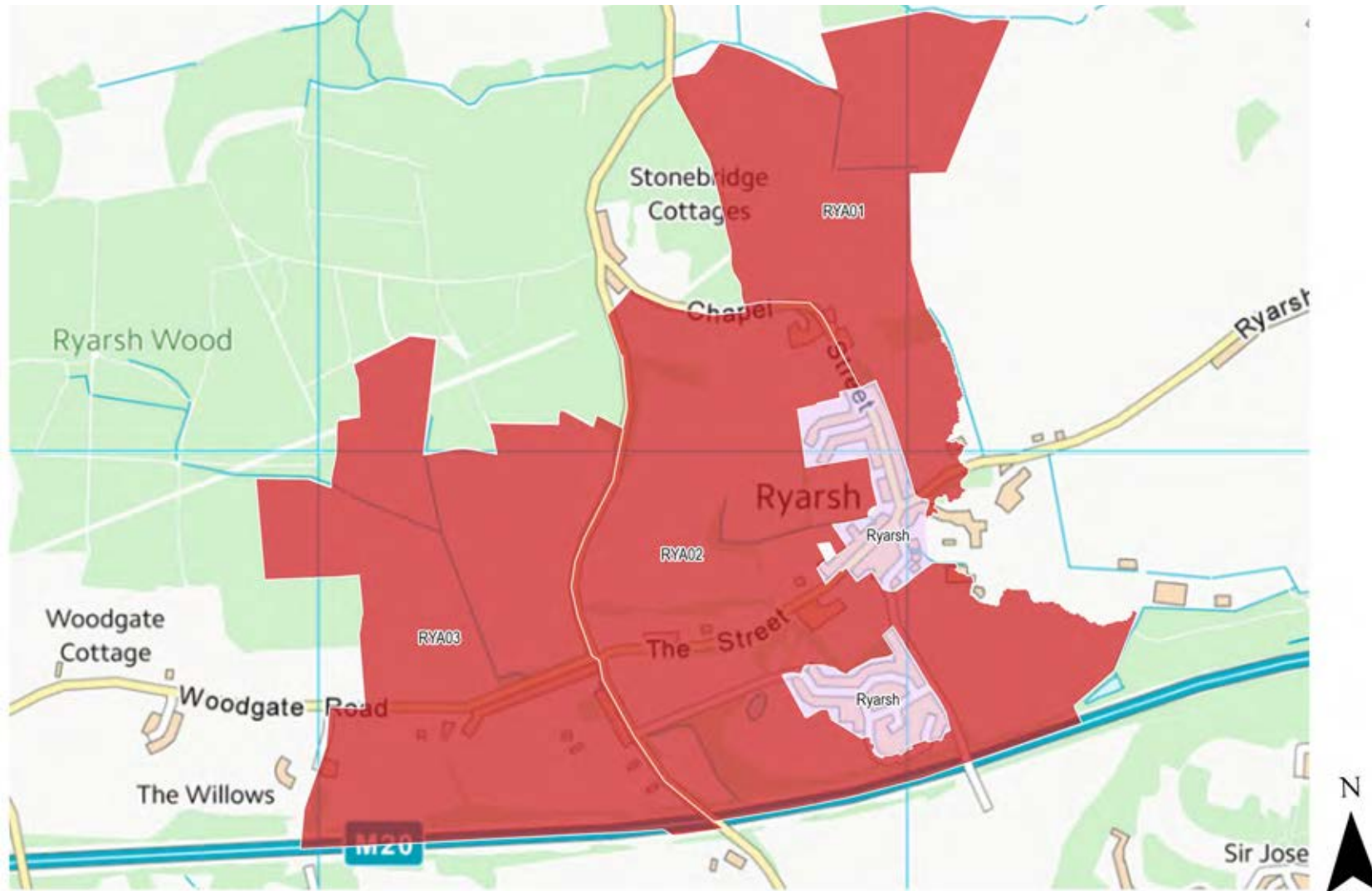
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Settlement: Ryarsh

Landscape Sensitivity Map

Development Typology: Medium Scale Residential



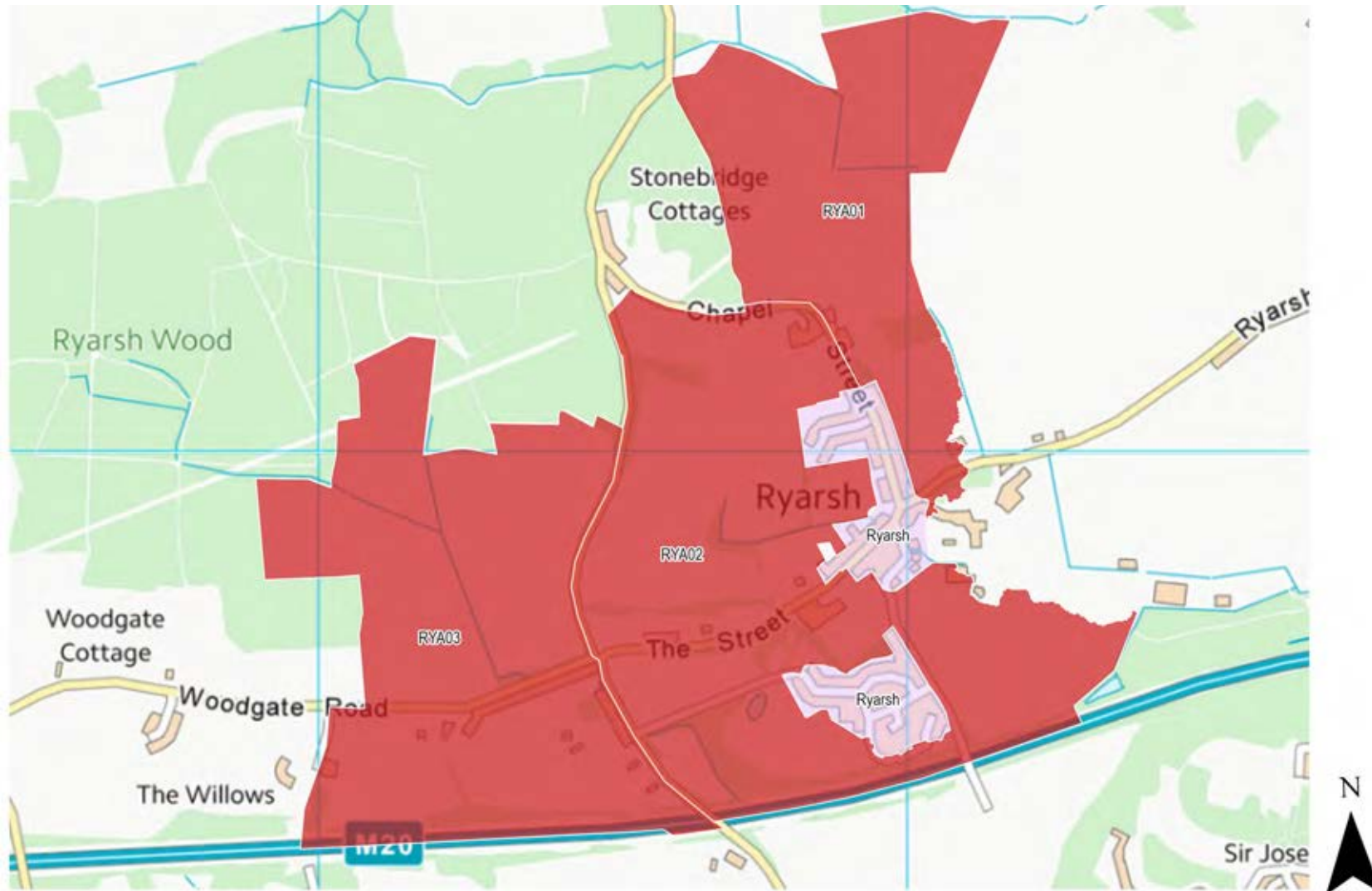
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Settlement: Ryarsh

Landscape Sensitivity Map

Development Typology: Large Scale Residential



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Settlement: Ryarsh

Area: RYA01

Landscape Character Area: 1d Kent Downs - Birling Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

The area is located within the Kent Downs National Landscape. This area is assessed as being of high landscape value.

Forming part of the Kent Downs National Landscape. It comprises gently rolling farmland with large, regular fields. The Ancient Woodlands of Fishpond Wood and Ryarsh Wood, just beyond this area, provide short to mid-range views and enhances the areas overall natural character. The landscape offers mid to long-range views northwards into the Kent Downs. Southern views from the slopes of the Kent Downs towards Ryarsh and its surrounds also contribute to its high value.

Key Characteristics of 1d Kent Downs - Birling Scarp Foot pertinent to this assessment:

- A strong, repeating character of rolling agricultural fields edged by trimmed hedgerow boundaries and scattered settlement, set within the undulating scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the Kent Downs National Landscape.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the north, and long views east across the Medway Valley, and the opposing distinctive symmetrical valley landform.
- A varied range of local building vernacular that includes several Listed Buildings and several Conservation Areas.
- Historic time depth evidenced through Listed and historic buildings and Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and natural character	H	H
Settlement form and edge	H	H
Settlement setting	H	H
Visual character	H	H
Perceptual Qualities	H	H
Historic Character	H	H
Landscape Susceptibility	H	H

This pastoral, undulating landscape is formed of agricultural fields bounded by woodland, fence lines and hedgerows. There are wide, open panoramic views across the Kent Downs north and east increasing susceptibility to change.

There is a Conservation Area and a few Listed buildings demonstrating time depth and increased susceptibility to settlement type and vernacular.

Settlement is focussed near to Ryarsh and the Conservation Area at the northern settlement edge. This is a residential area and further highlights the high susceptibility to change from employment development.

From the northern edge of the village there are strong visual and physical links into the area and the visual character is susceptible to change considering views from higher up in the Kent Downs.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

The landscape and visual characteristics of RYA01 are susceptible to each of the development typologies and these combine with its high value as part of the designated Kent Downs National Landscape and its localised physical, perceptual and historic qualities.

The area is highly sensitive to the employment typologies. Both scale of employment use have the potential to cause significant adverse effects upon key characteristics including open views and the gently rolling landform, and the open pastoral setting of Ryarsh and the Kent Downs.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ryarsh

Area: RYA02

Landscape Character Area: 1d Kent Downs - Birling Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
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RYA02 is within the Kent Downs National Landscape. The landform is gently rolling and use is predominantly agricultural, with large, regular field patterns. Strong tree cover adds to the wooded, enclosed quality of the area. The scattered settlement of Ryarsh blends naturally into the landscape, with traditional buildings nestled within the surroundings. Panoramic views towards the Kent Downs are a key feature. The area remains quiet and rural, with motorway noise distant for the northern half of the area but more prevalent in the south.

Key Characteristics of 1d pertinent to this area:

- A strong, repeating character of rolling agricultural fields edged by trimmed hedgerow boundaries and scattered settlement, set within the undulating scarp foot landscape between the Medway Valley and the Kent Downs scarp, within the Kent Downs National Landscape.
- Wide views to the steep wooded slopes of the Kent Downs scarp to the north, and long views east across the Medway Valley, and the opposing distinctive symmetrical valley landform.
- A varied range of local building vernacular that includes several Listed Buildings and several Conservation Areas.
- Historic time depth evidenced through Conservation Areas.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and natural character	HM	H
Settlement form and edge	HM	H
Settlement setting	HM	H
Visual character	H	H
Perceptual Qualities	H	H
Historic Character	HM	H
Landscape Susceptibility	HM	H

The landscape that forms RYA02 is a plateau of large agricultural fields with a relatively flat and enclosed landform. Views are quite contained, by the tree and hedge lined roads or the residential features. There are however intermittent long range views further into the Kent Downs National Landscape. Settlement form is small scale and linear with a small development of new housing to the south. The settlement edge is soft yet well defined making it quite susceptible to change.

A former quarry site holds small ponds and publicly accessible open space.

The area's historic character is susceptible to change demonstrated by the Conservation Area and pockets of Ancient Woodland.

The intrinsic physical and perceptual qualities that provide a landscape setting to Ryarsh are very susceptible to medium and larger scale employment development. The southern part of the area nearer the motorway appear is less susceptible to change from medium employment development. There is evidence of employment use in this area of coach depot and a very small commercial estate called Walnut Tree Farm.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

This area is a high-medium sensitivity to accommodating medium employment development. The south of the RYA02 having slightly more potential to accommodate this scale without causing significant character change or adverse effects. This is due to the increased density of built form and precedent set by existing commercial uses. RYA02 does however a high sensitivity to large scale employment use as this would cause a significant character change and adverse effects to character and visual amenity.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ryarsh

Area: RYA03

Landscape Character Area: 1f Wrotham - Trottiscliffe Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
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This area is assessed as being of high landscape value. Forming part of the Kent Downs National Landscape.

The landscape is gently rolling and predominantly agricultural, characterised by large, regular field patterns. The area seems mostly quiet, despite present motorway noise, with an increase in impact in the south of the area.

Key Characteristics of 1f Wrotham - Trottiscliffe Scarp Foot pertinent to this assessment:

- A generally quiet, gently undulating landscape within the scarp foot of the Kent Downs, and within the Kent Downs National Landscape.
- A strong, intact character of repeated large, regular fields interspersed with scattered settlement including historic burgage plot style housing enclosures and tree cover.
- The scarp is a key feature within views and the vale landscape forms part of the long views south from the top of the Kent Downs scarp towards the Greensand Ridge beyond. When viewed from the Kent Downs scarp the trees merge and the landscape appears wooded.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and natural character	HM	H
Settlement form and edge	M	H
Settlement setting	M	H
Visual character	HM	H
Perceptual Qualities	HM	H
Historic Character	HM	H
Landscape Susceptibility	HM	H

A gently undulating landscape with open views north to and from the Kent Downs. The settlement pattern is small scale and linear with a gentle yet defined edge meaning this would be susceptible to change particularly if large and out of context with existing development and built form.

Perceptual qualities are mostly calm and quiet however to the south there is more activity and noise from the M20 motorway. Physical and natural character has a medium susceptibility to change due to being mostly agricultural fields to the north and nestled settlement bounded by lines of woodland planting to the south.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

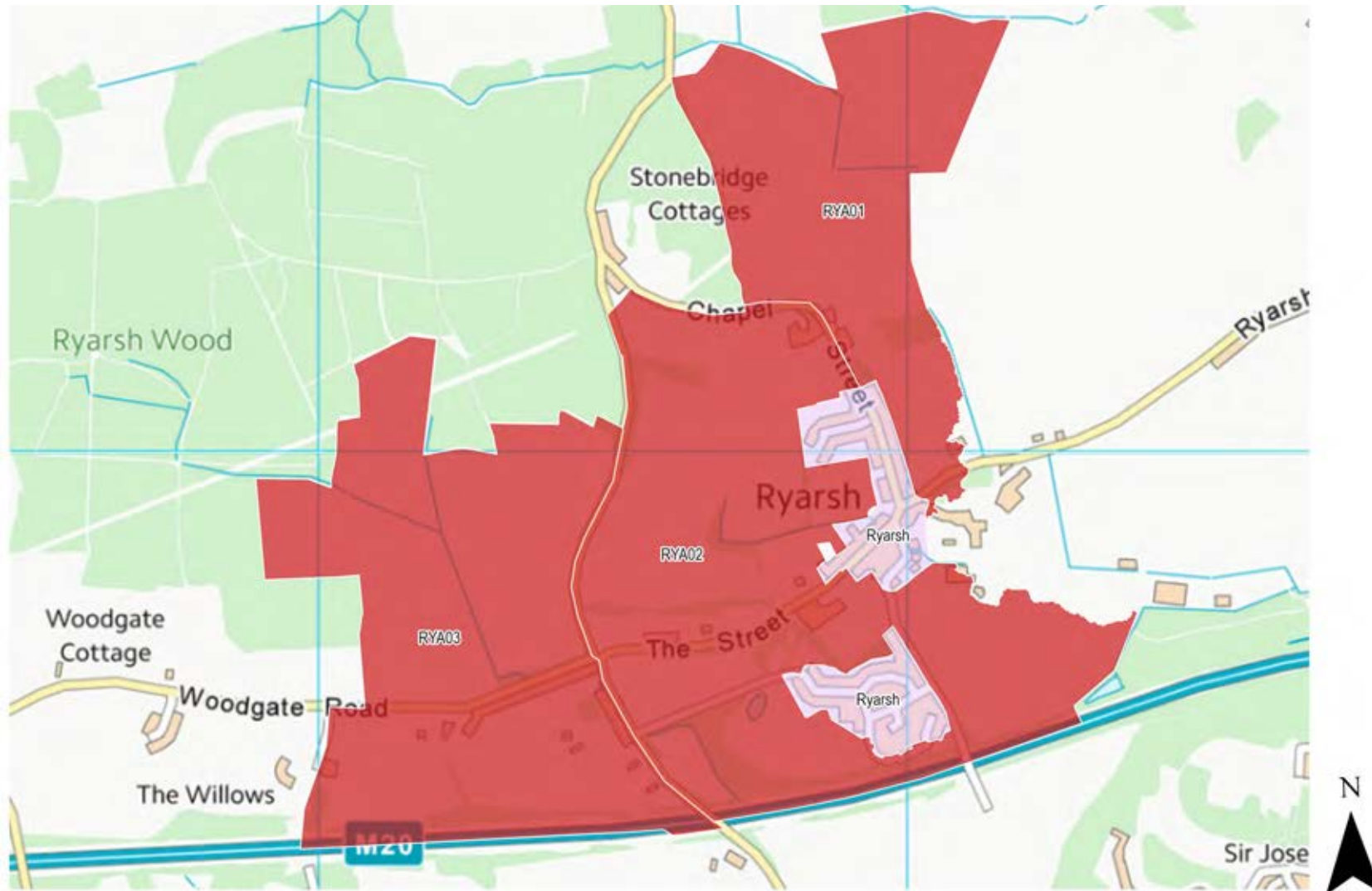
RYA03 is very sensitive to employment development. Large scale employment would be incongruous to the character and would likely cause adverse effects on landscape character and visual amenity. Medium scale employment development would still likely cause change to character and significant adverse effects. The area in proximity of Woodgate Road is slightly less sensitive due to the increased built form and proximity to the motorway.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Ryarsh

Landscape Sensitivity Map

Development Typology: Medium Employment



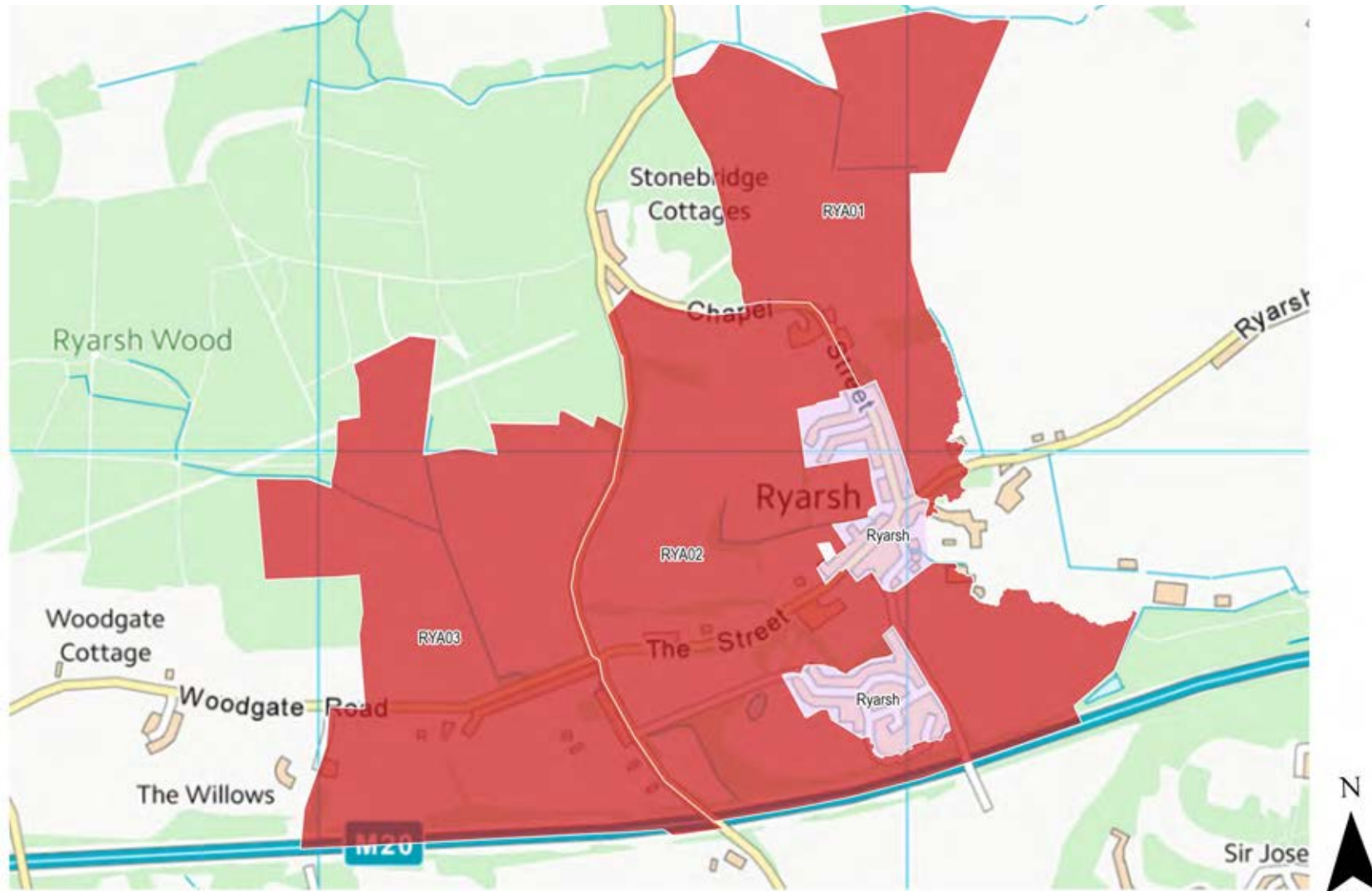
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Settlement: Ryarsh

Landscape Sensitivity Map

Development Typology: Large Employment



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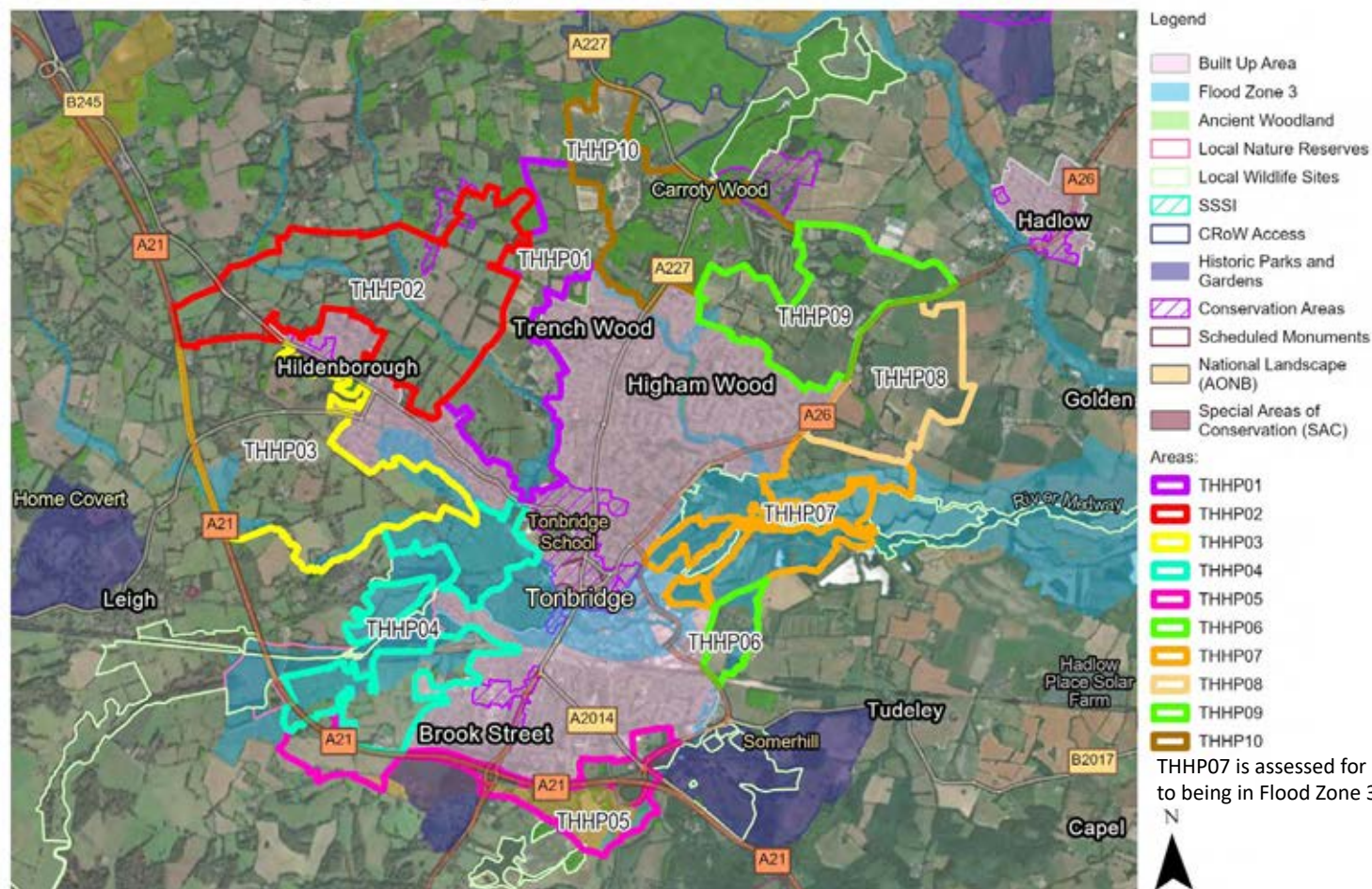


Tonbridge, Hildenborough, Hilden Park

Settlement:

Tonbridge, Hildenborough, Hilden Park

Area Codes: THHP01, THHP02, THHP03, THHP04, THHP05, THHP06, THHP07, THHP08, THHP09, THHP10



THHP07 is assessed for employment development only due to being in Flood Zone 3.



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Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP01

Landscape Character Area: 8b East Hildenborough Farmlands

Assessment of Landscape Value

Landscape Value	MEDIUM
------------------------	--------

As a managed, rural landscape with vegetation and built features typical of the county, this is a medium value landscape. It forms an important rural backdrop to the western edge of Tonbridge with opportunities for recreation and leisure, including a large sports ground.

The key characteristics of 8b East Hildenborough Farmlands pertinent to this assessment are:

- A gently rolling valley landscape formed of varying sized irregular fields and paddocks, interspersed with clumps and patches of deciduous woodland including pockets of Ancient & Semi-Natural Woodland, and the vegetated weaving Hilden Brook.
- Narrow lanes are generally hedge lined and often interspersed with mature trees restricting views into the surrounding countryside.
- A rural yet managed quality, influenced by its urban edges. Public rights of way provide access through the area connecting with nearby Hildenborough and Tonbridge.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	ML	M	HM
Settlement Form and Edge	ML	ML	HM
Settlement Setting	ML	ML	M
Visual Character	M	M	HM
Perceptual Qualities	M	M	HM
Historic Character	ML	ML	M
Landscape Susceptibility	ML	M	H

Potential screening of development over longer views by existing tree belts would limit the susceptibility of the area's visual character to small scale residential development. The area's gentle valley character would be susceptible to development and residential development could affect the managed rural qualities of the area.

The edge of Tonbridge would not be very susceptible to small and medium scale development, particularly as much of the edge is residential. However, the settlement edge would be susceptible to large scale residential schemes which would detract from the rural character.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM
Large Scale Residential	HIGH MEDIUM

Sensitivity of this medium value landscape to residential development increases with distance from the settlement edge. There is potential for small and medium scale residential development to be accommodated without significant adverse effect if visual amenity is carefully considered and appropriate mitigations put in place.

High medium sensitivity to large scale residential development reflects the scale of existing development at the settlement edge and the way in which large scale development would appear incongruous with existing visual and perceptual qualities.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP02

Landscape Character Area: 8b East Hildenborough Farmlands and 8d Dene Park Western Wooded Farmlands

Assessment of Landscape Value

Landscape Value	MEDIUM
------------------------	--------

As a managed, rural landscape with pockets and blocks of Ancient Woodland, this is a medium value landscape.

The key characteristics of 8b East Hildenborough Farmlands pertinent to this assessment are:

- A gently rolling valley landscape formed of varying sized irregular fields and paddocks, interspersed with clumps and patches of deciduous woodland including pockets of Ancient & Semi-Natural Woodland.
- Narrow lanes are generally hedge lined and often interspersed with mature trees restricting views into the surrounding countryside.
- A rural yet managed quality, influenced by its urban edges. Public rights of way provide access through the area connecting with nearby Hildenborough and Tonbridge.

Key Characteristics of 8d Dene Park Western Wooded Farmlands pertinent to this assessment are:

- A mature and managed rural landscape, with woodlands and water bodies providing ecological interest and value. Significant areas of woodland are designated Ancient and Semi Natural.
- Beyond the woodlands, intervisibility with the wooded Greensand Ridge, areas of open farmland and the Kent Downs National Landscape.
- Historic farmsteads, barns and other features provide historic time depth, their scattered distribution contributing to the area's rural character.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	ML	ML	HM
Settlement Form and Edge	ML	M	H
Settlement Setting	ML	M	HM
Visual Character	ML	M	HM
Perceptual Qualities	M	HM	H
Historic Character	M	HM	HM
Landscape Susceptibility	ML	M	HM

Potential screening of development over longer views by existing tree belts and woodland blocks would limit the susceptibility of the area's visual character to small scale residential development.

The area's gentle valley character would be susceptible to development and residential development could affect the managed rural qualities of the area.

The edge of Hildenborough would not be very susceptible to small and medium scale development, particularly as much of the edge is residential. Oakhill House residential development is a recent medium scale development that has been integrated into the settlement edge. The settlement edge would be susceptible to large scale housing schemes which would detract from the rural character.

The irregular field boundaries, bound by mature trees and hedgerows and the Conservation Areas in the north of the reflect time depth.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM
Large Scale Residential	HIGH MEDIUM

Sensitivity of this medium value landscape to residential development increases with distance from the settlement edge. There is potential for both small and medium scale residential development in the south of the area close to the settlement edges of Hildenborough and Hilden Park. Large scale residential development would be incongruous within existing visual and perceptual qualities.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP03

Landscape Character Area: 8c West Hildenborough Farmlands

Assessment of Landscape Value

Landscape Value	LOW
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The landscape in this area does not have designations, with the exception of pockets of Ancient Woodland. While it has some features typical of the county, such as oast houses, it is a fragmented landscape due to travel infrastructure. It therefore is judged to have a low value.

The key characteristics of 8c West Hildenborough Farmlands pertinent to this assessment are:

- A relatively flat, gently undulating landform of irregular shaped fields and traditional orchards, with the influence of rail and road corridors throughout.
- Fields are edged by sparse tree lines and patches of woodland, with small watercourses often shaping field boundaries.
- A limited rights of way network with opportunity to increase pedestrian links and access.
- Historic time depth and heritage assets through distinctive Listed Buildings and cultural associations.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	ML	ML	M
Settlement Form and Edge	ML	M	M
Settlement Setting	ML	ML	M
Visual Character	ML	M	HM
Perceptual Qualities	ML	M	HM
Historic Character	ML	ML	ML
Landscape Susceptibility	ML	M	M

The fragmented nature of this landscape makes it less susceptible to development. Residential development can be integrated into the settlement edge. The rail line provides a degree of separation between the settlement edge and the wider more rural landscape, with the land north of the line less susceptible to development. There is a Conservation Area in Hildenborough and development close to it may affect its setting, however this is a small part of the wider area.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM
Large Scale Residential	MEDIUM

This area has medium low sensitivity to small scale residential development, increasing to medium sensitivity to medium and large scale residential development.

Sensitivity to residential development is not uniform across the area. It is lower at the settlement edge, north east of the railway line. Sensitivity increases south west of the railway line, where the landscape becomes more open and rural and visual character and perceptual qualities are more likely to suffer significant adverse effects, particularly from medium and large development typologies.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP04

Landscape Character Area: 10a Upper Medway Floodplain

Assessment of Landscape Value

Landscape Value	LOW
------------------------	-----

The landscape in this area does not have designations, uses or features that indicate that it is valued at a regional or national level. It therefore is judged to have a low value. There are designated Local Wildlife Sites and Nature Reserves passing through the area, but these are excluded from the assessment area.

The key characteristics of 10a Upper Medway Floodplain pertinent to this assessment are:

- A sometimes disjointed character that is much influenced by its location raised above the flat valley floodplain and the features of the River Medway corridor, with the eroded valley geology reflected in its landform of gentle undulations.
- The area is formed of a mosaic of transport infrastructure irregular shaped fields, waterbodies and woodland.
- Mixed landuse, with Haysden Country Park offers woodland and riverside walks and other visitor facilities, with the Eden Valley Walk and Wealdway recreational routes.
- A defined historic time depth evidenced through Listed buildings.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	ML	M	M
Settlement Form and Edge	ML	ML	M
Settlement Setting	ML	ML	M
Visual Character	ML	ML	M
Perceptual Qualities	ML	ML	M
Historic Character	ML	ML	M
Landscape Susceptibility	ML	ML	M

There are limited opportunities for residential development in this area, as most of the land lies within the Flood Zone, hence the focus for this assessment is land south of Lower Haysden Lane, which lies beyond the floodplain. The flatter topography of the area and its vegetation cover mean that its physical and natural character is not very susceptible to change. However the Local Wildlife Site running through the area along the River Medway, should be noted.

Intervisibility is limited within and from the outside of the area meaning that it would have low susceptibility to low rise development. Its location within the urban edge allows for development to be integrated into the settlement edge. The Haysden Conservation Area indicates historic character, whilst the wider landscape here has been fragmented for large scale agriculture and construction of the Tonbridge Bypass.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM LOW
Large Scale Residential	MEDIUM

Excluding areas within the Flood Zone, this landscape is less sensitive to residential development, as there is already a strong residential character on the urban edge of Tonbridge and there is existing screening provided by hedgerows and woodland along road and field boundaries.

Sensitivity is higher for large scale development as this could have significant adverse effects on visual amenity and wider landscape character.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP05

Landscape Character Area: 11a High Weald Slopes

Assessment of Landscape Value

Landscape Value	HIGH
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This landscape is judged to be of high value, as its eastern parts lie within the High Weald National Landscape. Furthermore it is adjacent to and Mabledon and Somerhill Historic Parks and Gardens.

The key characteristics of 11a High Weald Slopes pertinent to this assessment are:

- The area forms the lower scarp slopes of the High Weald National Landscape, merging it's features into the Vale of Kent and the Medway River Valley.
- The irregularly shaped fields and undulating topography give a sinuous character, emphasised by the networks of deciduous woodland, copse and clumps that are interspersed with coniferous woodland.
- There is intervisibility with the higher areas of the High Weald National Landscape, that is often filtered and contained by woodland and hedgerows.
- The scattered settlement pattern adds to the area's coherent, calm, quiet, and settled character and contain a strong proportion of traditional built form.
- Historic time depth evidenced by historic field patterns, areas of Ancient and Semi Natural Woodland.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	HM	H
Settlement Form and Edge	M	HM	H
Settlement Setting	HM	HM	H
Visual Character	M	HM	H
Perceptual Qualities	HM	HM	H
Historic Character	H	H	H
Landscape Susceptibility	HM	HM	H

The rolling hills of the High Weald create the setting for south Tonbridge and can be viewed from afar. This area is on the slopes rising up from Tonbridge to the higher levels of the High Weald. The slopes and elevated topography of the area mean that development could be visible and change the area's visual character. However, the screening provided by woodland and hedgerows could reduce the susceptibility of the landscape to change.

Land north of the bypass would allow development that integrates into the settlement edge, unlike land to the south.

Perceptive qualities change dramatically and become more susceptible travelling south away from the Tonbridge Bypass, with the landscape becoming calmer.

South of the bypass the area is highly susceptible from a historic character perspective, due to its historic field patterns and the large role played by 18th century parklands.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH MEDIUM
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

Most of the area is within a National Landscape and therefore highly sensitive to development. However, there could be some potential for smaller scale residential development, particularly outside of the National Landscape and north of the bypass.

The Tonbridge Cottage Hospital consists of medium scale buildings, which are well integrated within the landscape and screened by woodland, suggesting that development can be designed to respect local character and integrate into the landscape with implemented screening.

Any development within the High Weald National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP06

Landscape Character Area: 10b Middle Medway Floodplain

Assessment of Landscape Value

Landscape Value	LOW
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The landscape in this area does not have designations, uses or features that indicate that it is valued at a regional or national level. It therefore is judged to have a low value.

The key characteristics of 10b Middle Medway Floodplain pertinent to this assessment are:

- A flat and open character of irregular and sinuous field patterns shaped by the complex network of streams and ditches.
- Views are generally contained by the river corridor, though with some intervisibility with the High Weald National Landscape and Greensand Ridge.
- Settlement is historically sparse, with only a few isolated cottages and farmsteads reflecting the vulnerability of the area to flooding.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	HM	HM
Settlement Form and Edge	M	HM	HM
Settlement Setting	M	HM	HM
Visual Character	M	M	HM
Perceptual Qualities	ML	M	H
Historic Character	M	HM	HM
Landscape Susceptibility	M	HM	HM

This area has a complex character, it borders water treatment works and an industrial estate and through it runs a quiet lane with a varied mix of properties, some Listed, opening onto fields and orchards with views to the High Weald to the south or across the Medway Valley to the north. It provides a semi rural setting to Tonbridge yet its own perceptual qualities are a mix of calm and rural with the background noise and influence of the town, traffic, industry and rail.

Given the expanse of industrial and business development between the area and Tonbridge, residential development would integrate into the settlement edge with difficulty.

The historic character of the area is reflected in its buildings, field patterns, and land uses, including both traditional and commercial orchards. The area's historic character would therefore be moderately susceptible to change from development.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH MEDIUM

Excluding areas within the Flood Zone. The area's low density settlement and a semi-rural character make it more sensitive to medium and large scale residential development.

It is less sensitive to small scale residential development with some potential for development in the southern part of the area closer to Woodgate Way and the railway line, that would be less likely to cause significant adverse effects.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP08

Landscape Character Area: 9a Hadlow East Peckham Low Weald Fruit Belt

Assessment of Landscape Value

Landscape Value	LOW
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This area is judged to be of low value, as there are limited designations, except for pockets of Ancient Woodland and a few Grade II Listed buildings. In parts, the landscape has a remote quality, though there is road noise from the A26.

The key characteristics of 9a Hadlow East Peckham Low Weald Fruit Belt pertinent to this assessment are:

- The flat floodplain landscape of the River Bourne, peppered with streams and reservoirs with ditches often forming the boundaries to fields and orchards.
- Open views towards the surrounding higher ground of the High Weald with glimpses and views into orchards and arable fields that provide context and a reinforcement of the area's fruit and hop growing character.
- It has a moderate strength of character and condition, feels organised and has few landscape detractors.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	ML	M	HM
Settlement Form and Edge	ML	M	HM
Settlement Setting	HM	HM	HM
Visual Character	ML	M	HM
Perceptual Qualities	ML	M	HM
Historic Character	M	M	M
Landscape Susceptibility	ML	M	HM

This area is in the flat area of the Weald, development may be visible from higher areas, but in general the flatter landscape should limit the visibility. The area has a open agricultural character which creates the setting for Tonbridge and Parker's Green and this may be diluted by residential development. In terms natural character there are pockets of deciduous woodland habitat scattered throughout the west of the area.

To the west of the area the A26, Hadlow Road creates a hard edge, and effectively any new development along that road would be creating a new settlement edge or extending it, rather than integrating into it.

Grade II Listed Great Fish Hall and Little Fish Hall and remnants of traditional orchard contribute to the area's historic character.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM
Large Scale Residential	HIGH MEDIUM

The area has medium low sensitivity to small scale residential development increasing to high medium for large scale development. There may be potential to introduce small scale residential development close to the Parker's Green without causing significant adverse effects on landscape character and visual amenity.

The settlement edge is sensitive to development, particularly to the north where the A26 forms a hard edge and open land is to be found east of the road. Moving east from Tonbridge, as the landscape opens up and becomes more rural, sensitivity to residential development increases further.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP09

Landscape Character Area: 8a Hadlow Farmlands

Assessment of Landscape Value

Landscape Value	LOW
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This area is judged to be of low value, as there are limited designations, except for pockets of Ancient Woodland and a few Grade II Listed buildings. In parts, the landscape has a remote quality, though there is road noise from the A26. The area has limited recreational value.

The key characteristics of 8a Hadlow Farmlands pertinent to this assessment are:

- A generally flat landscape with a strong cultural influence of horticulture and agriculture, giving rise to a managed and quiet quality. Traditional orchards and glasshouses reflect the influence of fruit-growing on the local landscape.
- A strong, intact character of large, regular shaped fields bound by native hedgerows, and interspersed with deciduous woodland and scattered farmsteads.
- The mostly open landscape and flat topography allow for distinctive views through the landscape towards Hadlow Tower at Hadlow Castle, and views of the High Weald National Landscape to the south, with the Kent Downs visible to the North.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	ML	M	HM
Settlement Form and Edge	ML	M	HM
Settlement Setting	ML	M	HM
Visual Character	ML	M	HM
Perceptual Qualities	M	M	HM
Historic Character	M	M	M
Landscape Susceptibility	ML	M	HM

Residential development on the edge of Tonbridge would be a continuation of the existing residential development and would integrate into the settlement edge, but restrict existing views across the agricultural land that forms the setting to the north east.

Flat agricultural landscape affords wide views which are broken by trees and woodland, including Ancient Woodland. Development would be visible but visibility would be less than on raised ground. Residential development would change the open rural visual character and the perceptual qualities of the managed area – the main detractor being the A26.

Agriculture has left a cultural time stamp on the landscape, however, the large modern field patterns off Cuckoo Lane reflect a landscape that has altered significantly over time and could accommodate further change if designed to protect views towards Hadlow Tower and other landscape assets. Traditional orchards are to be found in the area.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM
Large Scale Residential	HIGH MEDIUM

The area has medium low sensitivity to small scale residential development increasing to high medium for large scale development. Sensitivity to development increases further from Tonbridge as the landscape becomes more rural and is broken by pockets of deciduous woodland, including Ancient Woodland. There could be considered potential for small scale residential development to the south of Higham Lane and Cuckoo Lane and potentially even medium scale development if appropriately located and mitigated.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP10

Landscape Character Area: 8d Dene Park Western Wooded Farmlands

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is character is dominated by the large blocks of Ancient Woodland. North Firth, Hadlow Conservation Area enters the area to the north.

The key characteristics of 8d Dene Park Western Wooded Farmlands pertinent to this assessment:

- An undulating landscape of ridges and valleys, where extensive deciduous woodland blocks are combined with fields and pasture to create a mosaic of land use peppered with small ponds and streams flowing from the Kent Downs.
- A mature and managed rural landscape, with woodlands and water bodies providing ecological interest and value. Significant areas of woodland are designated Ancient and Semi Natural.
- Beyond the woodlands, intervisibility with the wooded Greensand Ridge, areas of open farmland and the Kent Downs National Landscape.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	HM	H
Settlement Form and Edge	HM	HM	H
Settlement Setting	HM	H	H
Visual Character	HM	H	H
Perceptual Qualities	HM	H	H
Historic Character	M	HM	HM
Landscape Susceptibility	HM	H	H

As an undulating landscape defined by a network of Ancient Woodland, this area is highly susceptible to residential development.

The Tonbridge settlement edge is lined by Ancient Woodland which would be vulnerable to change from development.

Development to the north of the area would be potentially visible due to the ground's higher elevation. Elsewhere at lower levels the network of woodlands potentially offers some screening. There is already residential development nestled in the woodlands.

The scenic and tranquil qualities of the woodlands would be particularly susceptible to development while the open spaces are less susceptible.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH MEDIUM
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

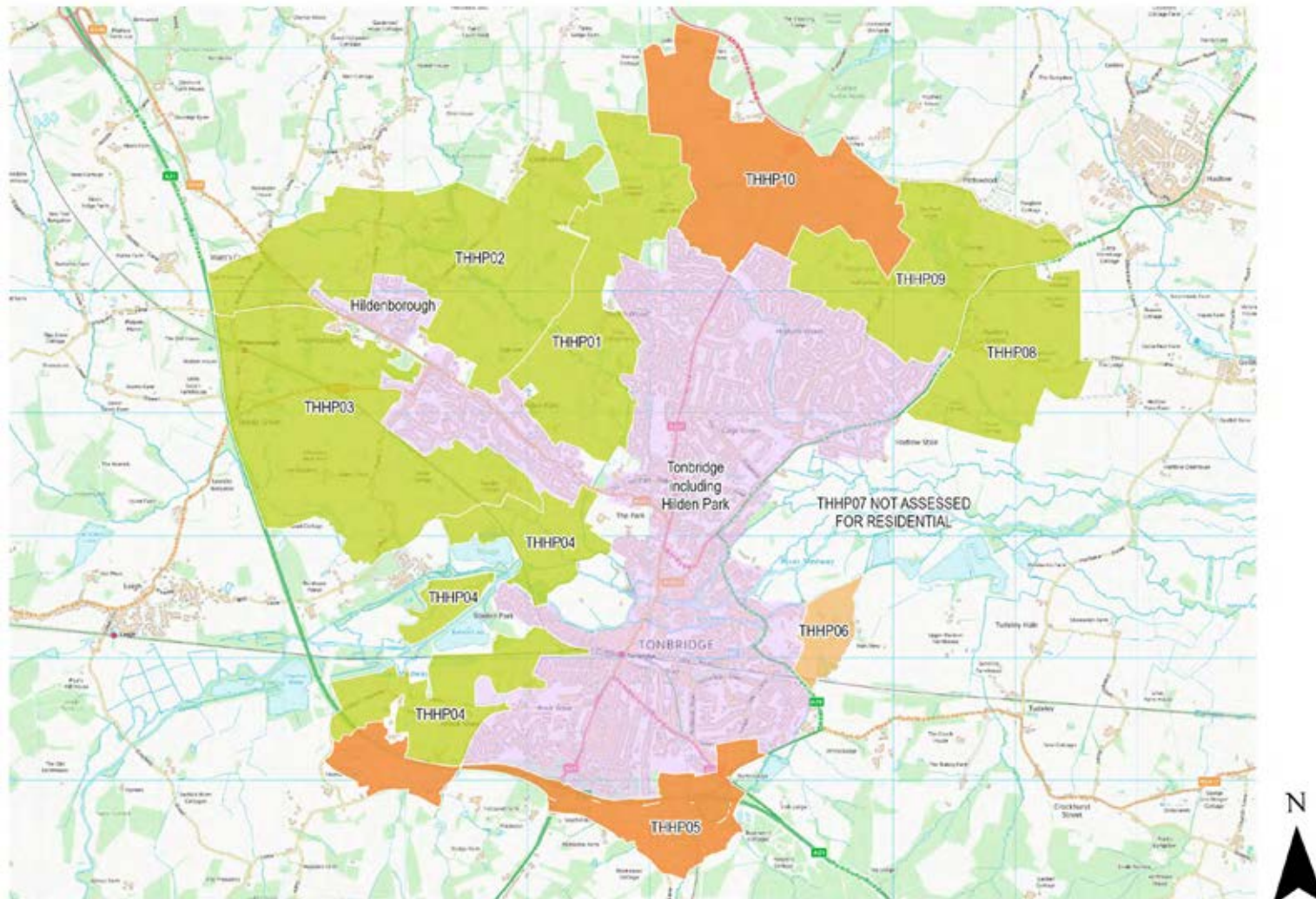
This area is highly sensitive to residential development, principally due to the network of Ancient Woodland that dominates it. There are small unwooded pockets that are slightly less sensitive within the network of woodland which could accommodate small scale residential development. Furthermore, the south east of the area where Poult Wood Golf Course is located, may also have some potential to locate small scale residential development without causing significant adverse effects.

THHP10 is assessed as having high medium sensitivity to small scale residential development. However, medium and large scale residential development would likely give rise to significant adverse effects.

Settlement: Tonbridge, Hildenborough, Hilden Park

Landscape Sensitivity Map

Development Typology: Small Scale Residential

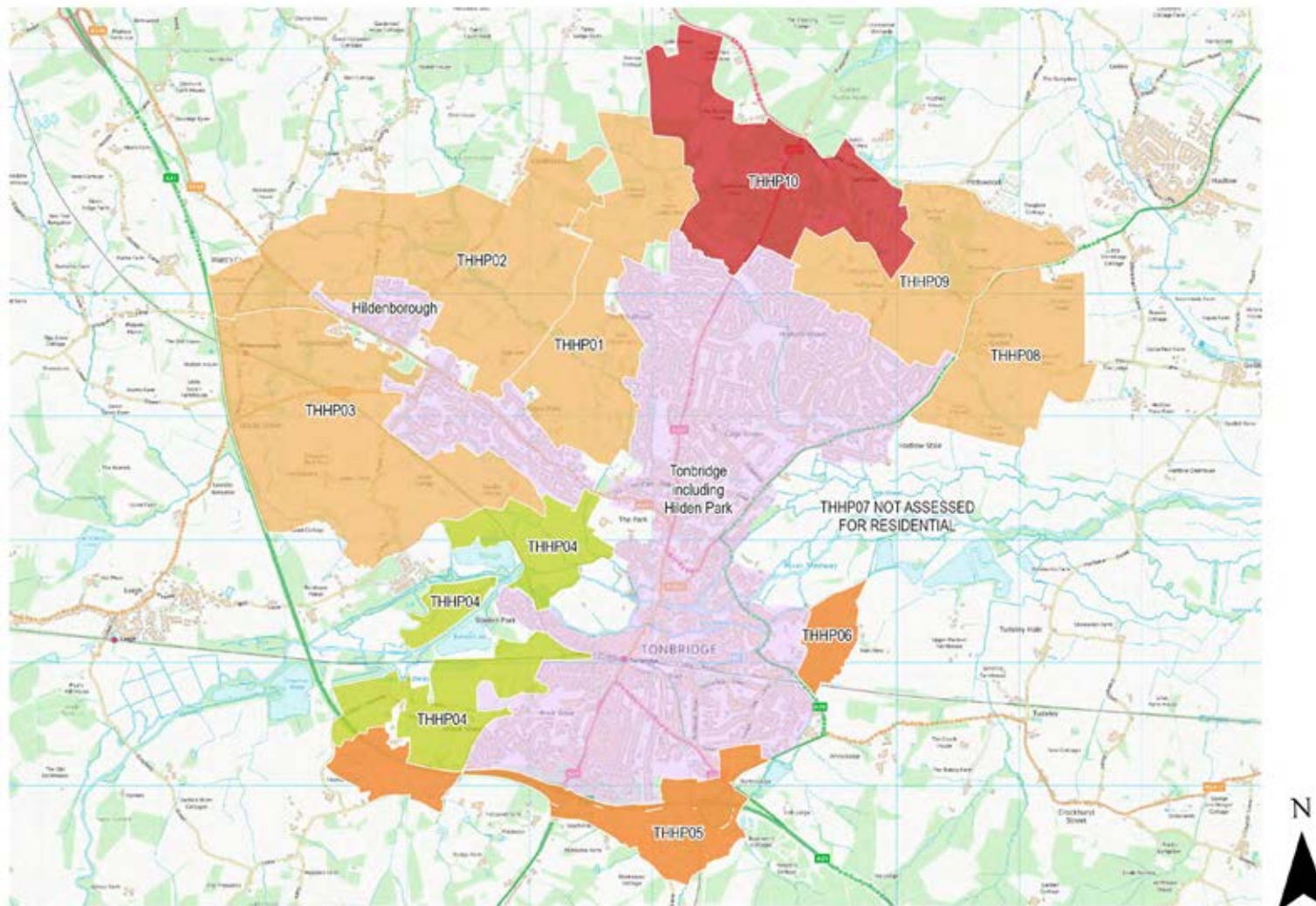


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Settlement:
Tonbridge, Hildenborough, Hilden Park
Landscape Sensitivity Map

Development Typology: Medium Scale Residential

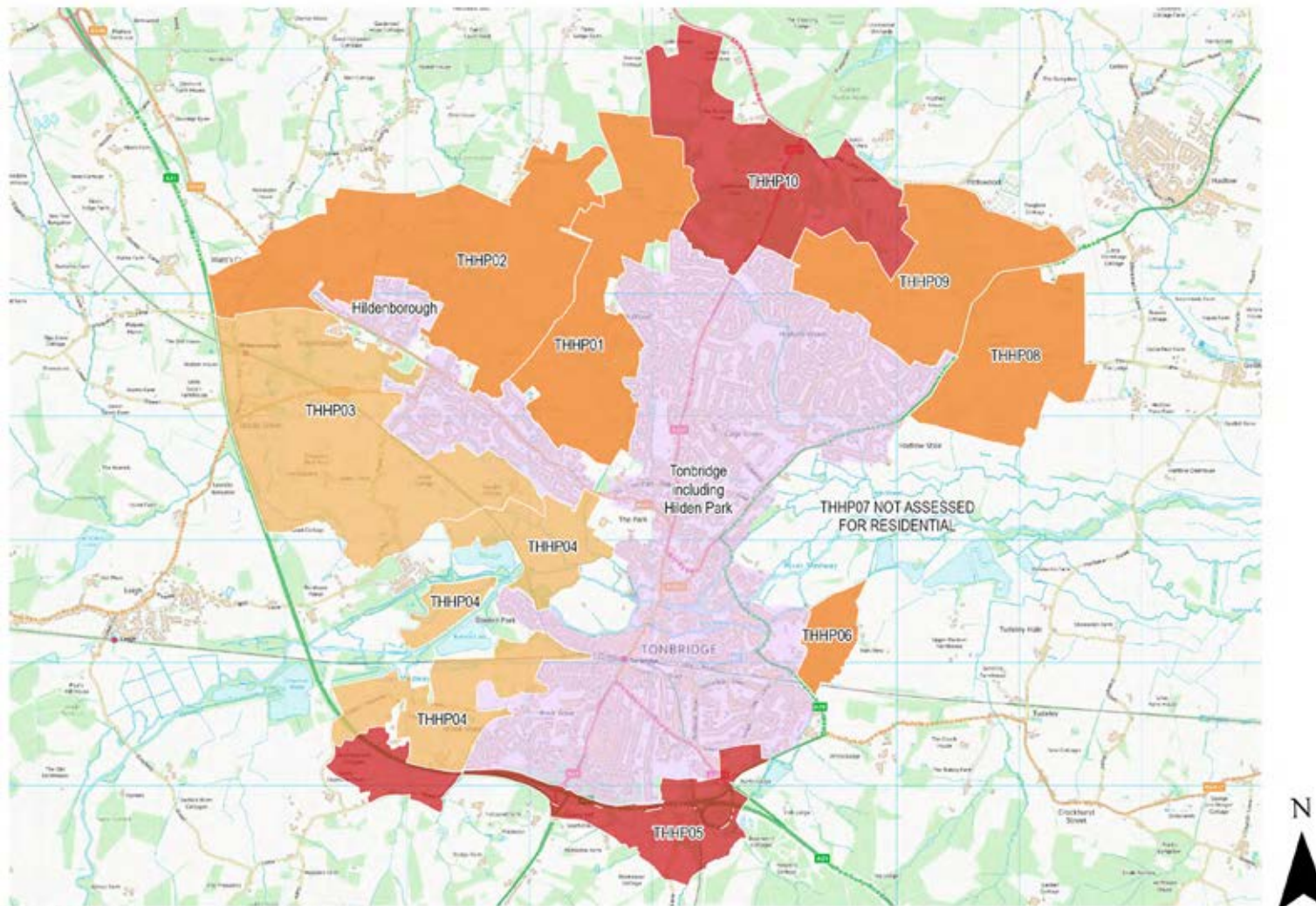


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Settlement:
Tonbridge, Hildenborough, Hilden Park
Landscape Sensitivity Map

Development Typology: Large Scale Residential



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Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP01

Landscape Character Area: 8b East Hildenborough Farmlands

Assessment of Landscape Value

Landscape Value	MEDIUM
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As a managed, rural landscape with vegetation and built features typical of the county, this is a medium value landscape. It forms an important rural backdrop to the western edge of Tonbridge with opportunities for recreation and leisure, including a large sports ground.

The key characteristics of 8b East Hildenborough Farmlands pertinent to this assessment are:

- A gently rolling valley landscape formed of varying sized irregular fields and paddocks, interspersed with clumps and patches of deciduous woodland including pockets of Ancient & Semi-Natural Woodland, and the vegetated weaving Hilden Brook.
- Narrow lanes are generally hedge lined and often interspersed with mature trees restricting views into the surrounding countryside.
- A rural yet managed quality, influenced by its urban edges. Public rights of way provide access through the area connecting with nearby Hildenborough and Tonbridge.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	HM
Settlement Form and Edge	M	HM
Settlement Setting	M	HM
Visual Character	M	HM
Perceptual Qualities	M	HM
Historic Character	M	HM
Landscape Susceptibility	M	HM

Potential screening of development over longer views by existing tree belts would limit the susceptibility of the area's visual character to lower rise employment development. The area's gentle valley character would be susceptible to employment development which could affect the managed rural qualities of the area.

In this area land use at the edge of Tonbridge is mixed, but does not currently include much employment land use - mainly residential, agricultural, recreation and education, resulting in a settlement edge that is moderately to highly susceptible to medium and large scale employment development. Employment development could detract from semi-rural/rural visual and perpetual qualities of the area.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

Sensitivity to employment development increases as the area transitions from the settlement edge into a softer, rural landscape. The area is less sensitive to medium scale employment development than large scale development, which would appear incongruous to the rural character.

Both medium and large scale employment development are likely to detract from the area's rural qualities and potentially cause significant adverse effects.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP02

Landscape Character Area: 8b East Hildenborough Farmlands and 8d Dene Park Western Wooded Farmlands

Assessment of Landscape Value

Landscape Value	MEDIUM
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As a managed, rural landscape with pockets and blocks of Ancient Woodland, this is a medium value landscape.

The key characteristics of 8b East Hildenborough Farmlands pertinent to this assessment are:

- A gently rolling valley landscape formed of varying sized irregular fields and paddocks, interspersed with clumps and patches of deciduous woodland including pockets of Ancient & Semi-Natural Woodland.
- Narrow lanes are generally hedge lined and often interspersed with mature trees restricting views into the surrounding countryside.
- A rural yet managed quality, influenced by its urban edges. Public rights of way provide access through the area connecting with nearby Hildenborough and Tonbridge.

Key Characteristics of 8d Dene Park Western Wooded Farmlands pertinent to this assessment are:

- A mature and managed rural landscape, with woodlands and water bodies providing ecological interest and value. Significant areas of woodland are designated Ancient and Semi Natural.
- Beyond the woodlands, intervisibility with the wooded Greensand Ridge, areas of open farmland and the Kent Downs National Landscape.
- Historic farmsteads, barns and other features provide historic time depth, their scattered distribution contributing to the area's rural character.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	HM
Settlement Form and Edge	M	HM
Settlement Setting	HM	H
Visual Character	HM	H
Perceptual Qualities	HM	H
Historic Character	HM	H
Landscape Susceptibility	HM	H

This landscape has a higher susceptibility to employment change. It is countryside on the edge of Hildenborough, bound by sensitive Conservation Areas. It sits along the settlement edge of Hildenborough, where there is a strong residential landscape character, which becomes rural and historic beyond the settlement.

The gently rolling landscape with tree belts and woodland blocks could provide screening of development, but change in land use to employment may adversely affect landscape character and settlement form. The irregular field boundaries, bound by mature trees and hedgerows, and the Conservation Areas in the north further reflect historic character.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH

The area's strong landscape character, defined by Conservation Areas, a gentle valley landform, and historic field patterns, results in high sensitivity to employment development. Key characteristics such as time depth and irregular field boundaries would be vulnerable to significant adverse effects.

Along the B245 north of Hildenborough, existing employment development reduces sensitivity. In this location, further employment development could be accommodated with less impact than elsewhere in the area, though careful design and appropriate mitigation would still be required to avoid significant adverse effects to landscape character and visual amenity.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP03

Landscape Character Areas: 8c West Hildenborough Farmlands

Assessment of Landscape Value

Landscape Value	LOW
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The landscape in this area does not have designations, with the exception of pockets of Ancient Woodland. While it has some features typical of the county, such as oast houses, it is a fragmented landscape due to travel infrastructure. It therefore is judged to have a low value.

The key characteristics of 8c West Hildenborough Farmlands pertinent to this assessment are:

- A relatively flat, gently undulating landform of irregular shaped fields and traditional orchards, with the influence of rail and road corridors throughout.
- Fields are edged by sparse tree lines and patches of woodland, with small watercourses often shaping field boundaries.
- A limited rights of way network with opportunity to increase pedestrian links and access.
- Historic time depth and heritage assets through distinctive Listed Buildings and cultural associations.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	ML	M
Settlement Form and Edge	ML	M
Settlement Setting	ML	M
Visual Character	M	M
Perceptual Qualities	M	HM
Historic Character	M	M
Landscape Susceptibility	M	M

The already fragmented character of the area makes it less susceptible to change. Its relatively flat topography makes it better suited to employment development in terms of limiting visibility. The area is still largely rural meaning that its perceptual qualities could be susceptible to employment development.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	MEDIUM

This area has medium sensitivity to employment development, with sensitivity increasing further from the settlement where the area becomes more rural. There could be potential to accommodate employment development at both scales to the north of the railway line adjacent to Hilden Park and also to the west of the area near to Stocks Green. It is worth noting that away from the settlement edge large employment development could more easily give rise to significant adverse effects particularly in terms of visual amenity.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP04

Landscape Character Area: 10a Upper Medway Floodplain

Assessment of Landscape Value

Landscape Value	LOW
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The landscape in this area does not have designations, uses or features that indicate that it is valued at a regional or national level. It therefore is judged to have a low value. There are designated Local Wildlife Sites and Nature Reserves passing through the area, but these are excluded from the assessment area.

The key characteristics of 10a Upper Medway Floodplain pertinent to this assessment are:

- A sometimes disjointed character that is much influenced by its location raised above the flat valley floodplain and the features of the River Medway corridor, with the eroded valley geology reflected in its landform of gentle undulations.
- The area is formed of a mosaic of transport infrastructure irregular shaped fields, waterbodies and woodland.
- Mixed landuse, with Haysden Country Park offers woodland and riverside walks and other visitor facilities, with the Eden Valley Walk and Wealdway recreational routes.
- A defined historic time depth evidenced through Listed buildings.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	L	M
Settlement Form and Edge	M	M
Settlement Setting	ML	M
Visual Character	L	M
Perceptual Qualities	L	M
Historic Character	ML	M
Landscape Susceptibility	ML	M

The flatter topography of the area and its vegetation cover mean that its physical and natural character is not very susceptible to change. Intervisibility is limited within and from the outside of the area meaning that it would have low susceptibility to low rise development. The area provides a urban-rural transitional setting to this part of Tonbridge.

Land use at the settlement edge is predominantly residential and educational, although there is the County Council depot off Upper Haysden Lane. So susceptibility in terms of settlement form would be greater for employment development than for residential development.

The Haysden Conservation Area indicates time depth, whilst the wider landscape here has been fragmented for large scale agriculture and construction of the Tonbridge Bypass.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM LOW
Large Employment	MEDIUM

The area has a medium low sensitivity to medium scale employment development and medium sensitivity to large scale proposals. While the topography, vegetative screening, and integration with the Tonbridge settlement edge offer some potential to accommodate employment development, the landscape lacks the characteristics necessary to successfully absorb large scale employment development.

Medium scale employment development, if sensitively designed, and appropriately mitigated could be accommodated without significant adverse effects. However, larger-scale proposals would be more challenging to integrate and are likely to result in notable impacts on landscape character and perceptual qualities.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP05

Landscape Character Area: 11a High Weald Slopes

Assessment of Landscape Value

Landscape Value	HIGH
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This landscape is judged to be of high value, as its eastern parts lie within the High Weald National Landscape. Furthermore it is adjacent to and Mabledon and Somerhill Historic Parks and Gardens.

The key characteristics of 11a High Weald Slopes pertinent to this assessment are:

- The area forms the lower scarp slopes of the High Weald National Landscape, merging it's features into the Vale of Kent and the Medway River Valley.
- The irregularly shaped fields and undulating topography give a sinuous character, emphasised by the networks of deciduous woodland, copse and clumps that are interspersed with coniferous woodland.
- There is intervisibility with the higher areas of the High Weald National Landscape, that is often filtered and contained by woodland and hedgerows.
- The scattered settlement pattern adds to the area's coherent, calm, quiet, and settled character and contain a strong proportion of traditional built form.
- Historic time depth evidenced by historic field patterns, areas of Ancient and Semi Natural Woodland.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	H
Settlement Form and Edge	HM	HM
Settlement Setting	HM	H
Visual Character	HM	HM
Perceptual Qualities	HM	HM
Historic Character	H	H
Landscape Susceptibility	HM	H

The rolling hills of the High Weald create the setting for south Tonbridge and can be viewed from afar. This area is on the slopes rising up from Tonbridge to the higher levels of the High Weald. The slopes and elevated topography of the area mean that development could be visible and change the area's visual character.

Land north of the bypass would allow development that integrates into the settlement edge, unlike land to the south.

Perceptive qualities change dramatically as one travels south away from the Tonbridge Bypass, with the landscape becoming calmer, and more rural and remote. In the same way susceptibility to development increases away from the bypass. The area is highly susceptible from a historic character perspective, due to its historic field patterns and the large role played by 18th century parklands. In summary employment development could be incongruous with the areas rural and historic character.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

The area's high value as a National Landscape and its calm, rural qualities result in a judgement of high sensitivity for medium and large scale employment respectively. Land north of the bypass and outside the National Landscape is less sensitive to employment development of both scales.

Note: The Tonbridge Cottage Hospital consists of medium scale buildings, which are well integrated within the landscape and screened by woodland, suggesting that development can be designed to respect local character and integrated into the landscape with some screening.

Any development within the High Weald National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP06

Landscape Character Area: 10b Middle Medway Floodplain

Assessment of Landscape Value

Landscape Value	LOW
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The landscape in this area does not have designations, uses or features that indicate that it is valued at a regional or national level. It therefore is judged to have a low value.

The key characteristics of 10b Middle Medway Floodplain pertinent to this sensitivity assessment:

- A flat and open character of irregular and sinuous field patterns shaped by the complex network of streams and ditches.
- Views are generally contained by the river corridor, though with some intervisibility with the High Weald National Landscape and Greensand Ridge.
- Settlement is historically sparse, with only a few isolated cottages and farmsteads reflecting the vulnerability of the area to flooding.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	HM
Settlement Form and Edge	ML	ML
Settlement Setting	ML	ML
Visual Character	HM	HM
Perceptual Qualities	M	HM
Historic Character	M	HM
Landscape Susceptibility	M	HM

This area has a complex character, it borders water treatment works and an industrial estate and through it runs a quiet lane with a varied mix of properties, some Listed, opening onto fields and orchards with views to the High Weald to the south or across the Medway Valley to the north. It provides a semi-rural setting to Tonbridge yet its own perceptual qualities are mix of calm and rural with the background noise and influence of the town, traffic, industry and rail.

Historic character in this area is conveyed by buildings, field patterns and land use, ie orchards (both traditional and commercial).. The area's historic character would therefore be susceptible to development leading to loss of orchards.

Whilst the focus area is currently used for agriculture, the substantial industrial land use at the settlement edge to the west, suggests that further employment development could be integrated at the settlement edge, but this would be at the expense of the area's existing character and perceptive qualities.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

The area has a medium sensitivity to medium scale employment development. This is due to employment development being able to integrate with existing development to the west. There is already some vegetative screening and employment development would fit within the context of the warehouses and industrial infrastructure to the west. Sensitivity cannot be judged as low, as the character of the area itself is susceptible to development.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP07

Landscape Character Area: 10b Middle Medway Valley Floodplain

Assessment of Landscape Value

Landscape Value	MEDIUM
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The valley has a role providing a setting for recreation and wildlife. Local Wildlife Sites run through the area and the long distance Medway Valley Walk follows the River Medway through the area. The THHP07 itself is not particularly well managed and does in parts seem abandoned.

The key characteristics of 10b Middle Medway Valley Floodplain:

- A flat and open character of irregular and sinuous field patterns shaped by the complex network of streams and ditches.
- Views are generally contained by the river corridor, though with some intervisibility with the High Weald National Landscape and Greensand Ridge.
- The wetland meadows, riparian vegetation and woodland could be further enhanced along the river corridor to benefit biodiversity.
- Settlement is historically sparse, with only a few isolated cottages and farmsteads reflecting the vulnerability of the area to flooding.
- A network of public rights of way cross the area including the Medway Valley Walk, that utilises the historic tow paths along the river.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	HM
Settlement Form and Edge	ML	M
Settlement Setting	ML	M
Visual Character	M	HM
Perceptual Qualities	M	HM
Historic Character	ML	M
Landscape Susceptibility	M	HM

Employment development would lead to a loss of the area's openness and vegetation, diminishing its physical and natural character. It would also change the setting to Local Wildlife Sites.

The settlement edge is industrial to the west and residential to the north. Employment development would integrate with existing employment development but would be overlooked by residential areas on higher ground to the north.

To the west of area on the other side of the A26 is a Conservation Area, which due to separation would not be susceptible to change. Susceptibility, in terms of historic character, rests in the historic nature of the river corridor and river infrastructure itself.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

This is a medium value landscape, with medium susceptibility and therefore a moderate threshold for change. The area can be developed for employment with sensitive design to suit surroundings, but potential loss of recreational use and the risk of flooding in the area would be key concerns. The area would be more sensitive to the large employment typology.

THHP07 is assessed for employment development only due to being in Flood Zone 3.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP08

Landscape Character Area: 9a Hadlow East Peckham Low Weald Fruit Belt

Assessment of Landscape Value

Landscape Value	LOW
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This area is judged to be of low value, as there are limited designations, except for pockets of Ancient Woodland and a few Grade II Listed buildings. In parts, the landscape has a remote quality, though there is road noise from the A26.

The key characteristics of 9a Hadlow East Peckham Low Weald Fruit Belt pertinent to this assessment are:

- The flat floodplain landscape of the River Bourne, peppered with streams and reservoirs with ditches often forming the boundaries to fields and orchards.
- Open views towards the surrounding higher ground of the High Weald with glimpses and views into orchards and arable fields that provide context and a reinforcement of the area's fruit and hop growing character.
- It has a moderate strength of character and condition, feels organised and has few landscape detractors.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	HM
Settlement Form and Edge	HM	H
Settlement Setting	M	HM
Visual Character	M	HM
Perceptual Qualities	HM	H
Historic Character	ML	ML
Landscape Susceptibility	M	HM

This area is in the flat area of the Weald, development may be visible from higher areas, but in general the flatter landscape should limit the visibility of development.

To the west of the area the A26, Hadlow Road creates an hard edge, and effectively any new development along that road would be creating a new settlement edge or extend it, rather than integrating into it.

The area has an open agricultural character which creates the setting for Tonbridge and Parker's Green. Employment development could risk diluting this character, subsequently impacting the rural landscape and overall sense of place.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

This landscape has some potential for employment development at a medium scale, but would be more sensitive to larger development. Sensitivity to medium scale employment development is lower adjacent to the A26. However it is important to note that the road forms a hard edge to the settlement of Tonbridge. Development to the east of the road could alter the settlement edge and risk causing significant adverse effects.

Further east into THHP08 employment development of either scale risks changing the agricultural character of the area and creating a sense of urban sprawl into the rural landscape.

Settlement:

Tonbridge, Hildenborough, Hilden Park

Area: THHP09

Landscape Character Area: 8a Hadlow Farmlands

Assessment of Landscape Value

Landscape Value	LOW
------------------------	-----

This area is judged to be of low value, as there are limited designations, except for pockets of Ancient Woodland and a few Grade II Listed buildings. In parts, the landscape has a remote quality, though there is road noise from the A26. The area has limited recreational value.

The key characteristics of 8a Hadlow Farmlands pertinent to this assessment are:

- A generally flat landscape with a strong cultural influence of horticulture and agriculture, giving rise to a managed and quiet quality. Traditional orchards and glasshouses reflect the influence of fruit-growing on the local landscape.
- A strong, intact character of large, regular shaped fields bound by native hedgerows, and interspersed with deciduous woodland and scattered farmsteads.
- The mostly open landscape and flat topography allow for distinctive views through the landscape towards Hadlow Tower at Hadlow Castle, and views of the High Weald National Landscape to the south, with the Kent Downs visible to the North.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	HM
Settlement Form and Edge	M	HM
Settlement Setting	HM	HM
Visual Character	M	HM
Perceptual Qualities	M	HM
Historic Character	M	M
Landscape Susceptibility	M	HM

Employment development on the edge of Tonbridge would be a potentially abrupt contrast to the existing residential settlement edge, and restrict existing views across the agricultural land that forms the setting to the north east.

Flat agricultural landscape affords wide views which are broken by trees and woodland, including Ancient Woodland. Development would be visible but visibility would be less than on raised ground. Employment development would change the open rural visual character and the perceptual qualities of the quieter parts of the area. There is already light employment development off Cuckoo close to the A26 corridor.

The large modern field patterns off Cuckoo Lane reflects a landscape that has altered over time and could accommodate further change if designed to protect views towards Hadlow Tower and other landscape assets. Traditional orchards are to be found in the area.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	HIGH MEDIUM

The area's sensitivity to employment is greater near woodlands and the residential edge of Tonbridge. It is less sensitive in certain locations where there is already employment development along roads as they approach the A26 corridor.

Settlement: Tonbridge, Hildenborough, Hilden Park

Area: THHP10

Landscape Character Area: 8d Dene Park Western Wooded Farmlands

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is character is dominated by the large blocks of Ancient Woodland. North Firth, Hadlow Conservation Area enters the area to the north.

The key characteristics of 8d Dene Park Western Wooded Farmlands pertinent to this assessment:

- An undulating landscape of ridges and valleys, where extensive deciduous woodland blocks are combined with fields and pasture to create a mosaic of land use peppered with small ponds and streams flowing from the Kent Downs.
- A mature and managed rural landscape, with woodlands and water bodies providing ecological interest and value. Significant areas of woodland are designated Ancient and Semi Natural.
- Beyond the woodlands, intervisibility with the wooded Greensand Ridge, areas of open farmland and the Kent Downs National Landscape.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	H
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	HM	HM
Landscape Susceptibility	H	H

As an undulating landscape defined by a network of Ancient Woodland, this area is highly susceptible to employment development. The Tonbridge edge is both residential and lined by Ancient Woodland, leaving it susceptible to settlement edge development. Development to the north of the area would be visible due to the ground's higher elevation. Elsewhere at lower levels the network of woodlands potentially offers some screening.

The perceptual qualities such as scenic value and tranquillity of the managed wooded and rural elements of this landscape, would be diminished by employment development.

Visual amenity is highly susceptible to change. Although long range views are mostly limited there are intermittent views north towards the Greensand Ridge.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

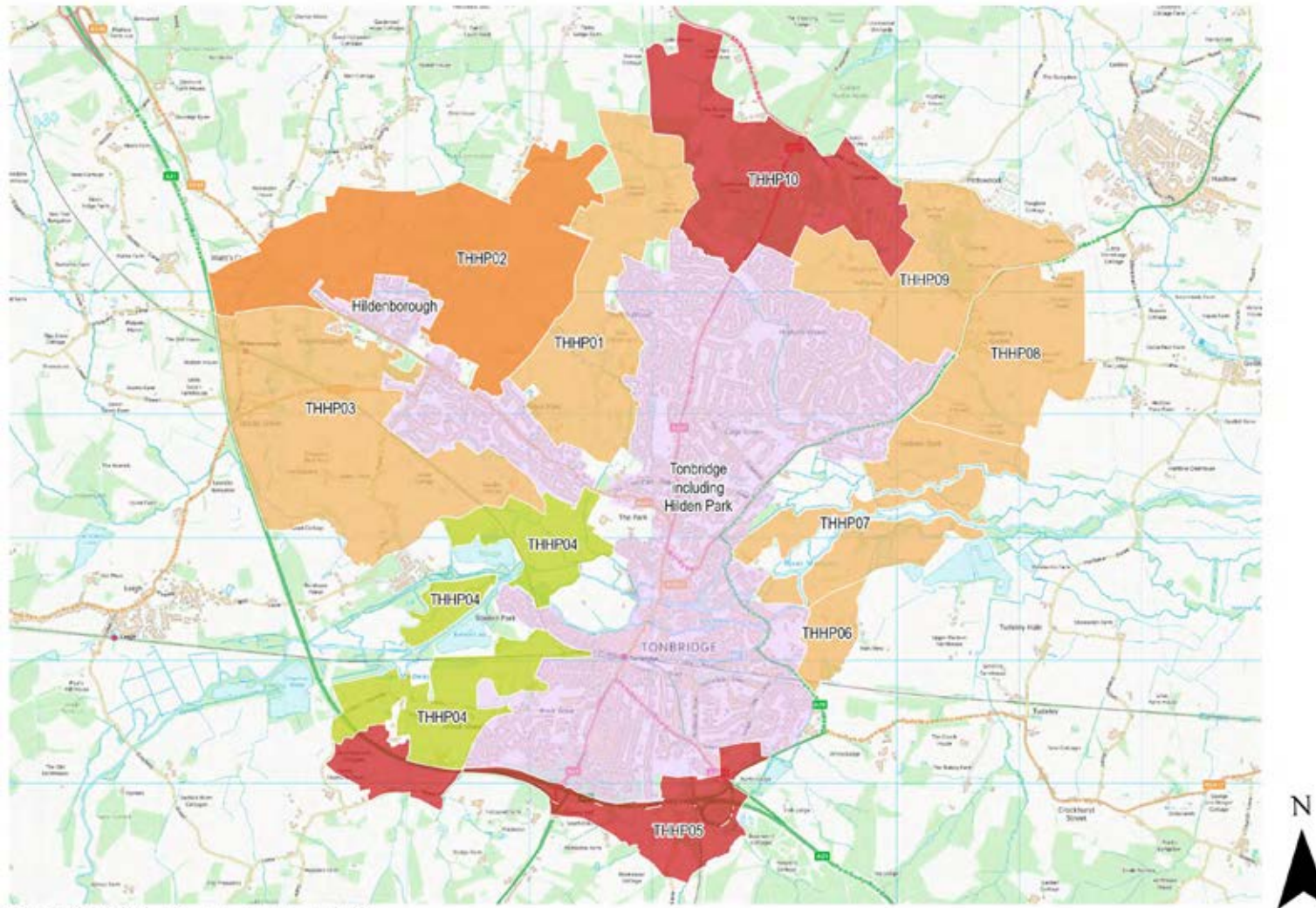
Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

This area is highly sensitive throughout to employment development at both scales. Significant adverse effects on both visual amenity and landscape character are likely.

Sensitivity is considered to be uniform across THHP10 with all parts being highly sensitive to both scales of employment development.

Settlement:
Tonbridge, Hildenborough, Hilden Park
Landscape Sensitivity Map

Development Typology: Medium Employment

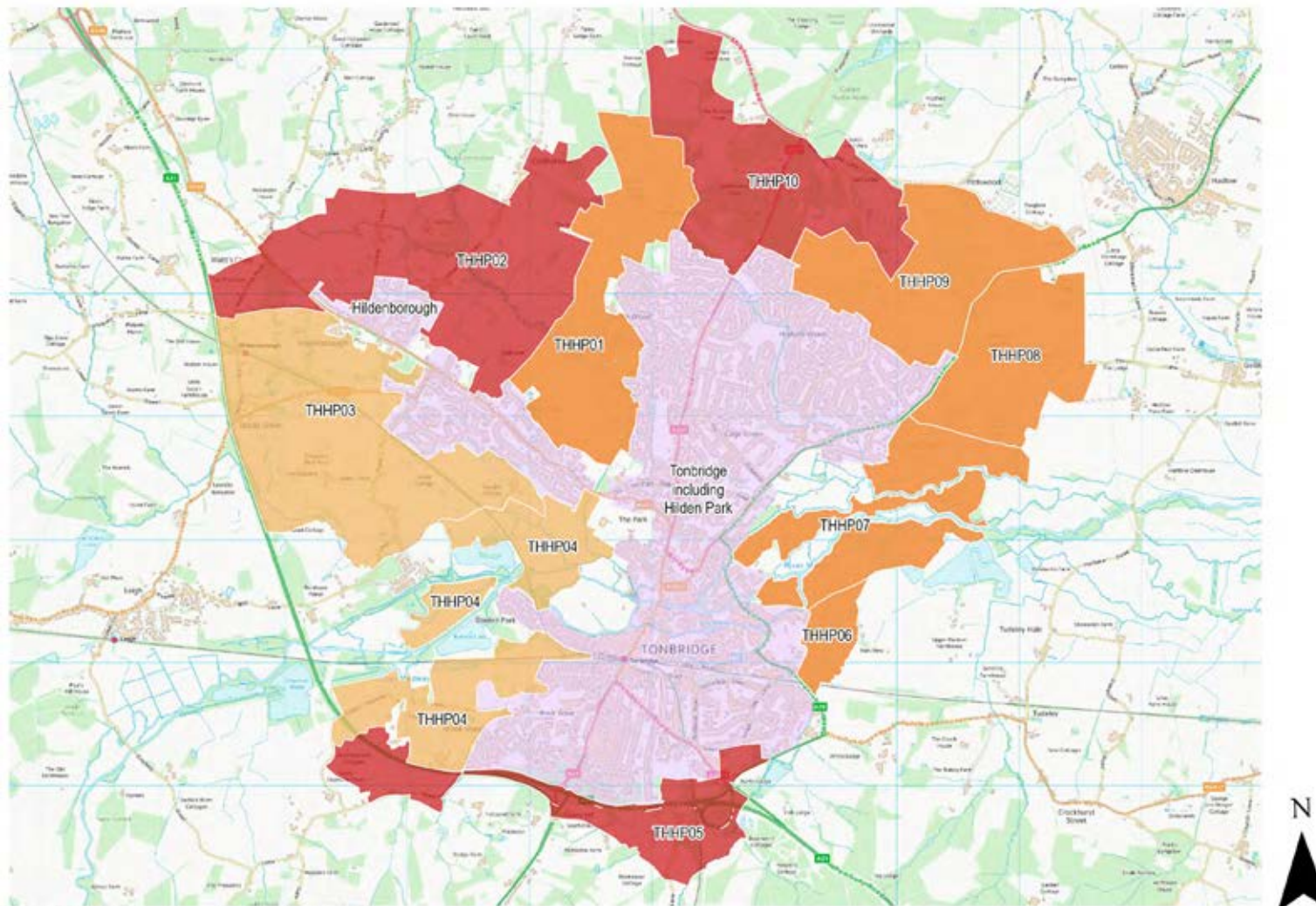


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Settlement:
Tonbridge, Hildenborough, Hilden Park
Landscape Sensitivity Map

Development Typology: Large Employment



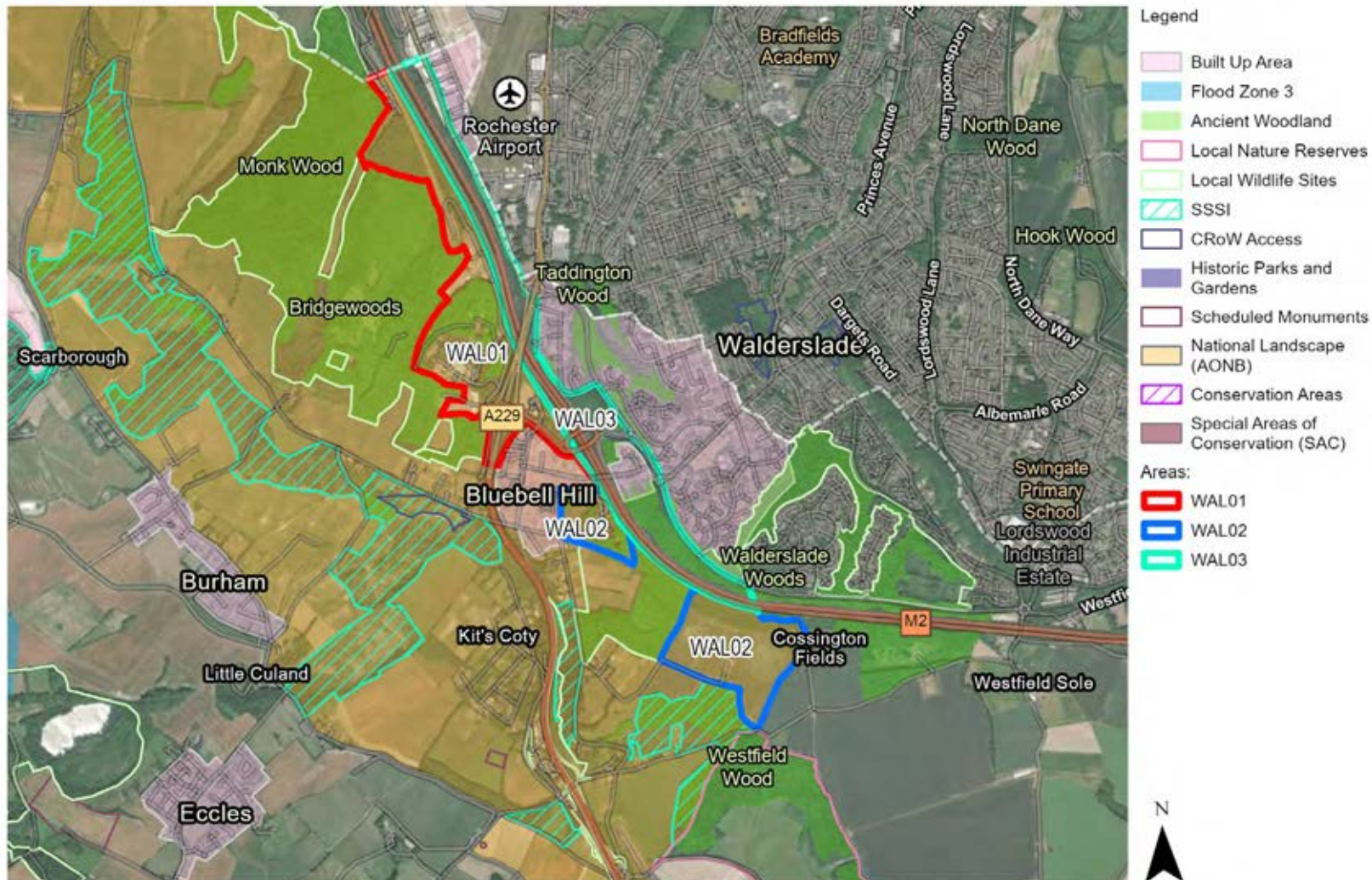
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Walderslade

Settlement: Walderslade

Area Codes: WAL01, WAL02, WAL03



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Settlement: Walderslade

Area: WAL01

Landscape Character Area: 2a Nashendon Downs and Scarp

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
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This area has high value as it is located within the Kent Downs National Landscape.

Key characteristics of 2a Nashendon Downs and Scarp pertinent to this assessment:

- Located within the Kent Downs National Landscape and formed of the steep chalk scarp to the west, where it meets the northerly grain of the undulating dip slope to the east.
- Where views occur they are expansive and dramatic, with a broad, sweeping open character and long views south and west.
- The wooded scarp is a key feature within views, and the vale landscape forms part of the long views south west towards the Greensand Ridge beyond.
- Strong historic time depth evidenced through Listed Buildings and landscape textures and patterns.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	H	H	H
Settlement Form and Edge	H	H	H
Settlement Setting	H	H	H
Visual Character	H	H	H
Perceptual Qualities	M	HM	H
Historic Character	H	H	H
Landscape Susceptibility	HM	H	H

The physical and historical character of the distinctive wooded slopes of the Kent Downs National Landscape, also defined as Ancient Woodland, are highly susceptible to change from any type of development. Existing development is sited in contained blocks within the woodland, however this containment is likely to be eroded by any further woodland removal.

Visually the area appears rural despite proximity to the M2 motorway and major urban area to the east, due to dense woodland screening. Perceptual qualities are tranquil despite this although tranquillity is affected by noise from traffic and Buckmore Park karting circuit.

New development including associated increased traffic would have a detrimental impact on the tranquillity and perceptual character of the area. Residential development would be a new feature in the area.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

The area has high sensitivity to development due to its location within the National Landscape. It represents the typical wooded slopes of the Kent Downs, and much of the woodland is designated as Ancient Woodland, further increasing its sensitivity to the development typologies.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Walderslade

Area: WAL02

Landscape Character Area: 2b Chatham Outskirts Downs and Scarp

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

This area has high value as it is located within the Kent Downs National Landscape.

Key characteristics of 2b Chatham Outskirts Downs and Scarp pertinent to this assessment:

- Located on the Kent Downs scarp and dip slope within the Kent Downs National Landscape, with the steep scarp slope to the west.
- A mix of land uses and features that generally combine harmoniously, brought together by woodland that is a common feature throughout.
- Narrow lanes bounded by trees and a limited right of way network weaves through the area.
- Ecological integrity through multiple designations including SSSI and Local Wildlife Site.
- Historic time depth evidenced through areas of Ancient Woodland.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	HM	HM
Settlement Form and Edge	M	H	H
Settlement Setting	M	H	H
Visual Character	H	H	H
Perceptual Qualities	M	HM	H
Historic Character	HM	H	H
Landscape Susceptibility	HM	H	H

The physical and historical character of the wooded slopes of the Kent Downs National Landscape are highly susceptible to change from development, although this character has been slightly eroded by agricultural expansion and infrastructure development.

Visually the area appears rural despite proximity to the M2 motorway due to dense woodland screening, although tranquillity is affected by traffic noise. New development including associated increased traffic would have a detrimental impact on the tranquillity and perceptual character of the area. Residential development would be a new feature in WAL02, although not within the wider Chatham Outskirts Downs character area provided it is small scale and respects the sparse settlement pattern of the character area.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

The area has the highest sensitivity to development due to its location within the National Landscape. Much of the woodland is designated as Ancient Woodland, further increasing its sensitivity to change.

Sensitivity is slightly lower outside of existing wooded areas, where the woodland could provide containment in combination with new woodland screen planting.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Walderslade

Area: WAL03

Landscape 2a Nashendon Downs and Scarp and 2b Chatham Outskirts Downs and Scarp

Assessment of Landscape Value

Landscape Value	MEDIUM
------------------------	--------

This area has medium value. It is adjacent to the Kent Downs National Landscape and could be considered to be in its setting. However the M2 motorway passes through the area segregating it from the National Landscape. The surrounding land is Ancient Woodland of ancient and semi-natural origin and deciduous woodland priority habitat. The woodland highlights historic character, and is the remains of a larger woodland which has been fragmented to site development and transport networks.

Key characteristics of 2a Nashendon Downs and Scarp pertinent to this assessment:

- Formed of the steep chalk scarp to the west, where it meets the northerly grain of the undulating dip slope to the east.
- The wooded scarp is a key feature within views, and the vale landscape forms part of the long views south west towards the Greensand Ridge beyond.

Key characteristics of 2b Chatham Outskirts Downs and Scarp pertinent to this assessment:

- A mix of land uses and features that generally combine harmoniously, brought together by woodland that is a common feature throughout.
- A rural and contained character, from the containing effects of the areas of woodland and the filtering of built form and small-scale enclosure.
- Historic time depth evidenced through areas of Ancient Woodland.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	H	H	H
Settlement Form and Edge	M	M	H
Settlement Setting	M	H	H
Visual Character	M	H	H
Perceptual Qualities	M	H	H
Historic Character	HM	HM	HM
Landscape Susceptibility	M	HM	H

The wooded physical, natural and historic character formed by the Ancient Woodland is highly susceptible to change from any scale of development, although the historic character has been eroded by settlement and the M2 motorway.

The existing woodland provides screening for both the M2 motorway and the adjacent urban area including Walderslade to the east, which could be reduced by any development causing woodland removal. Settlement edge and setting, visual character and perceptual qualities are susceptible to change, including residential development, that would cause removal of the woodland.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	HIGH MEDIUM
Large Scale Residential	HIGH

The landscape has a high to medium sensitivity to change from residential development due to the Ancient Woodland which contains the M2 motorway and settlement edge of Walderslade.

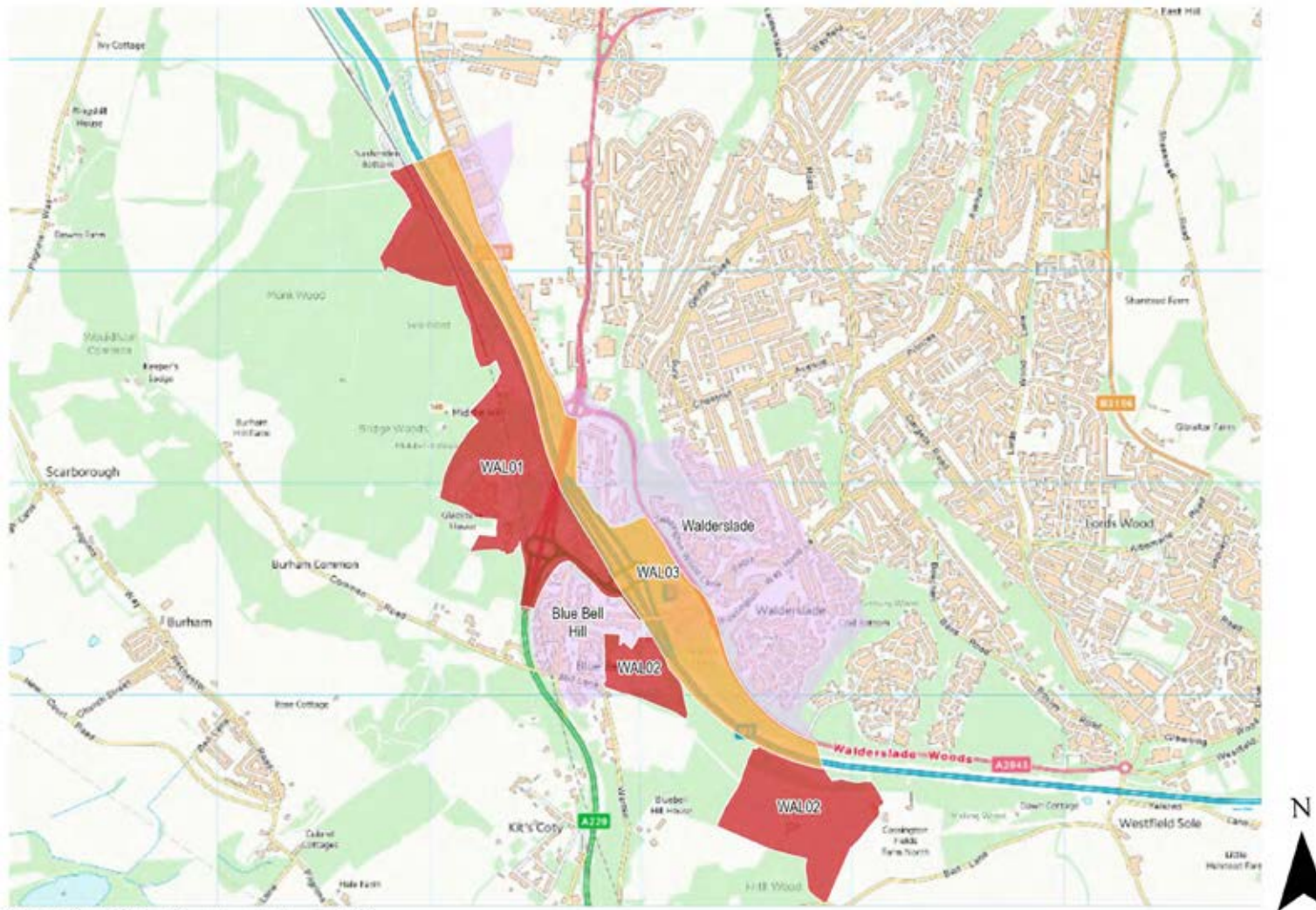
There is lower sensitivity to small scale development, which could be sited without reducing the screening function of the woodland, but any medium to large scale development is likely to reduce the woodland screening to the extent that perceptual qualities, visual character and settlement setting are significantly adversely affected.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Walderslade

Landscape Sensitivity Map

Development Typology: Small Scale Residential



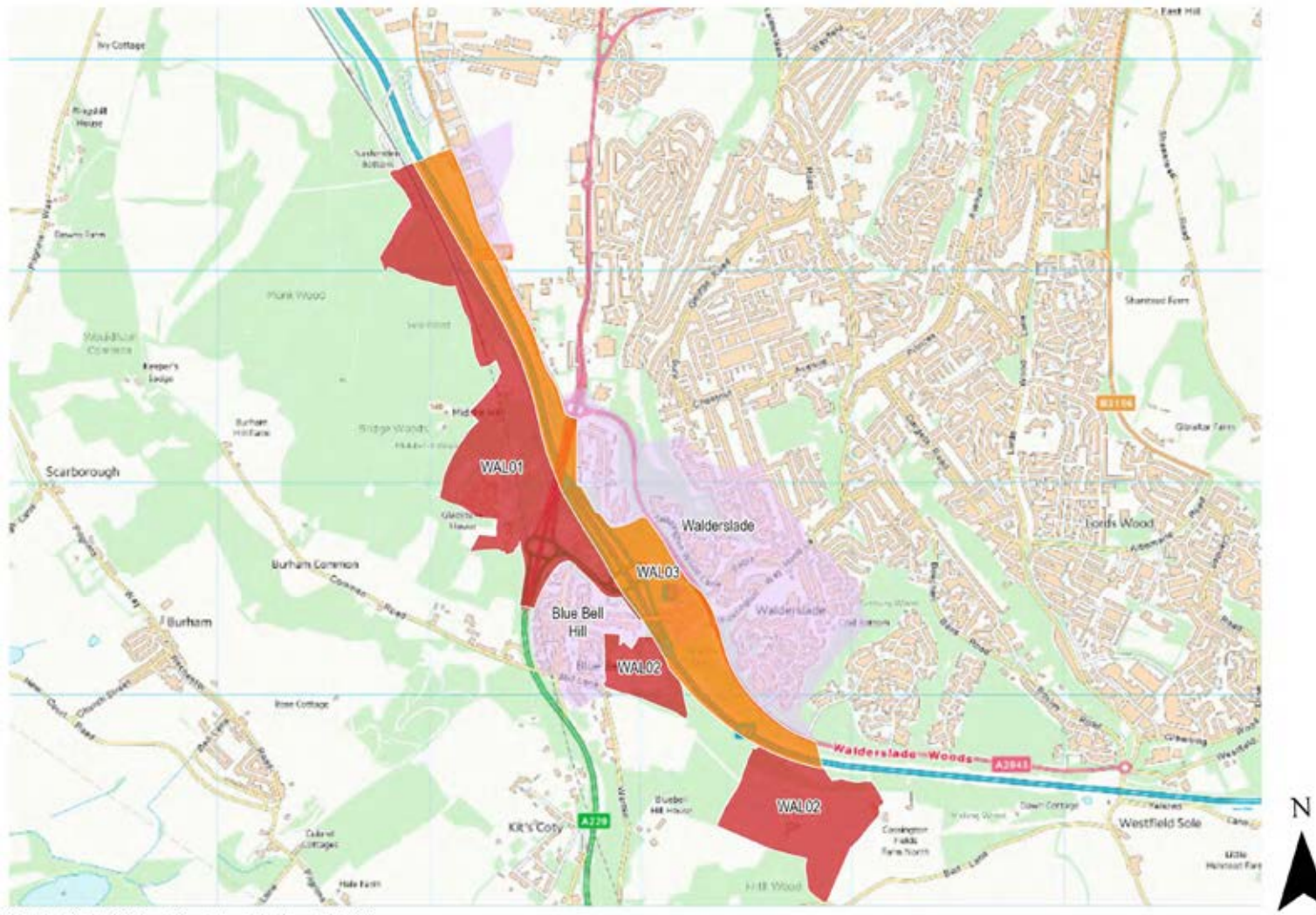
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Settlement: Walderslade

Landscape Sensitivity Map

Development Typology: Medium Scale Residential



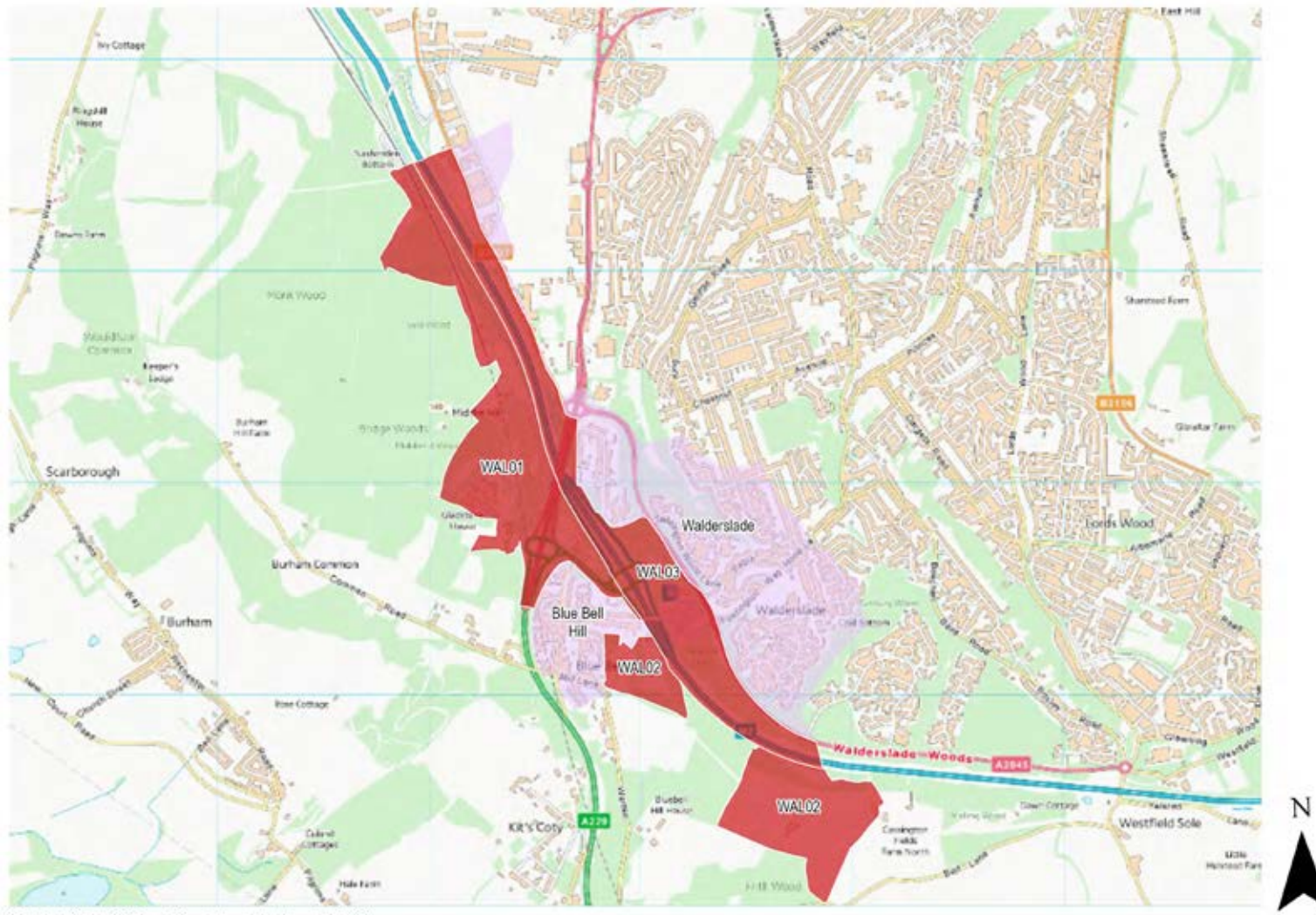
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Settlement: Walderslade

Landscape Sensitivity Map

Development Typology: Large Scale Residential



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Settlement: Walderslade

Area: WAL01

Landscape Character Area: 2a Nashendon Downs and Scarp

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

This area has high value as it is located within the Kent Downs National Landscape.

Key characteristics of 2a Nashendon Downs and Scarp pertinent to this assessment:

- Located within the Kent Downs National Landscape and formed of the steep chalk scarp to the west, where it meets the northerly grain of the undulating dip slope to the east.
- Where views occur they are expansive and dramatic, with a broad, sweeping open character and long views south and west.
- The wooded scarp is a key feature within views, and the vale landscape forms part of the long views south west towards the Greensand Ridge beyond.
- Strong historic time depth evidenced through Listed Buildings and landscape textures and patterns.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	M	M
Settlement Setting	M	M
Visual Character	H	H
Perceptual Qualities	HM	H
Historic Character	H	H
Landscape Susceptibility	HM	H

The physical and historical character of the distinctive wooded slopes of the Kent Downs National Landscape, also defined as Ancient Woodland, are highly susceptible to change from any type of development. Existing development is sited in contained blocks within the woodland, however this containment is likely to be eroded by any further woodland removal.

Visually the area appears rural despite proximity to the M2 motorway and major urban area to the east, due to dense woodland screening, although tranquillity is affected by noise from traffic and Buckmore Park karting circuit. Whilst there is existing employment development in the area, new development including associated increased traffic would have a detrimental impact on the tranquillity and perceptual character of the area, and would alter the visual character through the removal of woodland.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

The area has the highest sensitivity to development due to its location within the National Landscape. It represents the typical wooded slopes of the Downs, and much of the woodland is designated as Ancient Woodland, further increasing its sensitivity to change.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Walderslade

Area: WAL02

Landscape Character Area: 2f Chatham Outskirts Downs

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

This area has high value as it is located within the Kent Downs National Landscape.

Key characteristics of 2b Chatham Outskirts Downs and Scarp pertinent to this assessment:

- Located on the Kent Downs scarp and dip slope within the Kent Downs National Landscape, with the steep scarp slope to the west.
- A mix of land uses and features that generally combine harmoniously, brought together by woodland that is a common feature throughout.
- Narrow lanes bounded by trees and a limited right of way network weaves through the area.
- Ecological integrity through multiple designations including SSSI and Local Wildlife Site.
- Historic time depth evidenced through areas of Ancient Woodland.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	HM
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	H	H
Perceptual Qualities	HM	H
Historic Character	H	H
Landscape Susceptibility	H	H

The physical and historical character of the wooded slopes of the Kent Downs National Landscape are highly susceptible to change from development, although this character has been slightly eroded by agricultural expansion and infrastructure development.

Visually the area appears rural despite proximity to the M2 motorway due to dense woodland screening, although tranquillity is affected by traffic noise. Whilst there is existing employment development in the area, new development including associated increased traffic would have a detrimental impact on the tranquillity and perceptual character of the area.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

The area has high sensitivity to employment development due to its location within the National Landscape. Much of the woodland is designated as Ancient Woodland, further increasing its sensitivity to change.

Sensitivity is slightly lower outside of existing wooded areas, where the woodland could provide containment in combination with new woodland screen planting.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Walderslade

Area: WAL03

Landscape 2a Nashendon Downs and Scarp and 2b Chatham Outskirts Downs and Scarp

Assessment of Landscape Value

Landscape Value	MEDIUM
------------------------	--------

This area has medium value. It is adjacent to the Kent Downs National Landscape and could be considered to be in its setting. However the M2 motorway passes through the area segregating it from the National Landscape. The surrounding land is Ancient Woodland of ancient and semi-natural origin and deciduous woodland priority habitat. The woodland highlights historic character, and is the remains of a larger woodland which has been fragmented to site development and transport networks.

Key characteristics of 2a Nashendon Downs and Scarp pertinent to this assessment:

- Formed of the steep chalk scarp to the west, where it meets the northerly grain of the undulating dip slope to the east.
- The wooded scarp is a key feature within views, and the vale landscape forms part of the long views south west towards the Greensand Ridge beyond.

Key characteristics of 2b Chatham Outskirts Downs and Scarp pertinent to this assessment:

- A mix of land uses and features that generally combine harmoniously, brought together by woodland that is a common feature throughout.
- A rural and contained character, from the containing effects of the areas of woodland and the filtering of built form and small-scale enclosure.
- Historic time depth evidenced through areas of Ancient Woodland.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	M	H
Settlement Setting	H	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	HM	HM
Landscape Susceptibility	HM	H

The wooded physical, natural and historic character formed by the Ancient Woodland is highly susceptible to change from any scale of development, although the historic character has been eroded by settlement and the M2 motorway.

The existing woodland provides screening for both the M2 motorway and the adjacent urban area including Walderslade to the east, which could be reduced by any development causing woodland removal. Settlement edge and setting, visual character and perceptual qualities are susceptible to change, including employment development, that would cause removal of the woodland.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH

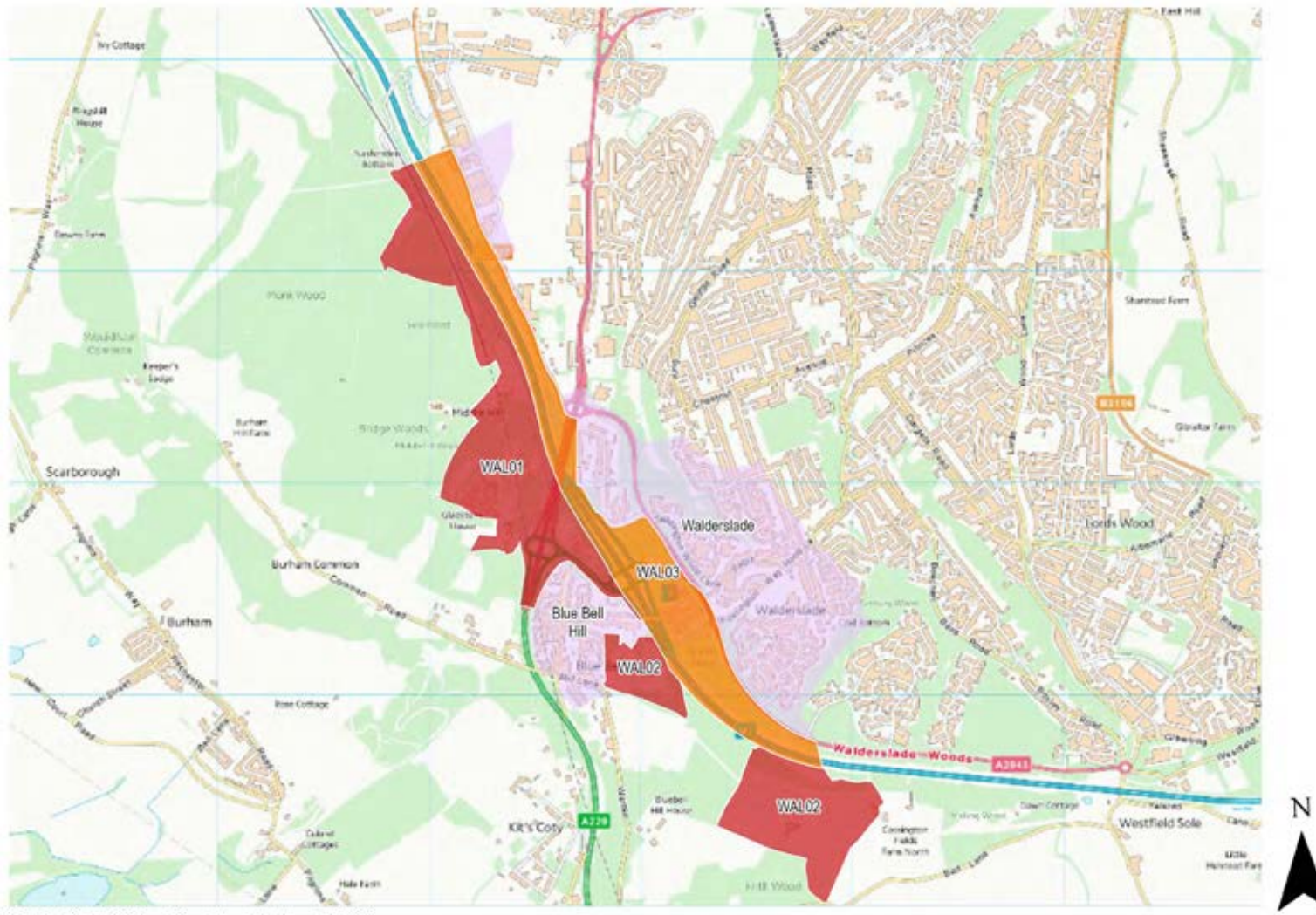
The landscape has a high medium to high sensitivity to both scales of employment development. This is predominantly due to the Ancient Woodland which contains the M2 motorway and settlement edge of Walderslade.

Medium and large scale development would likely cause significant adverse effects through reduction of woodland screening to the extent that perceptual qualities, visual character and settlement setting are impacted.

Settlement: Walderslade

Landscape Sensitivity Map

Development Typology: Medium Employment



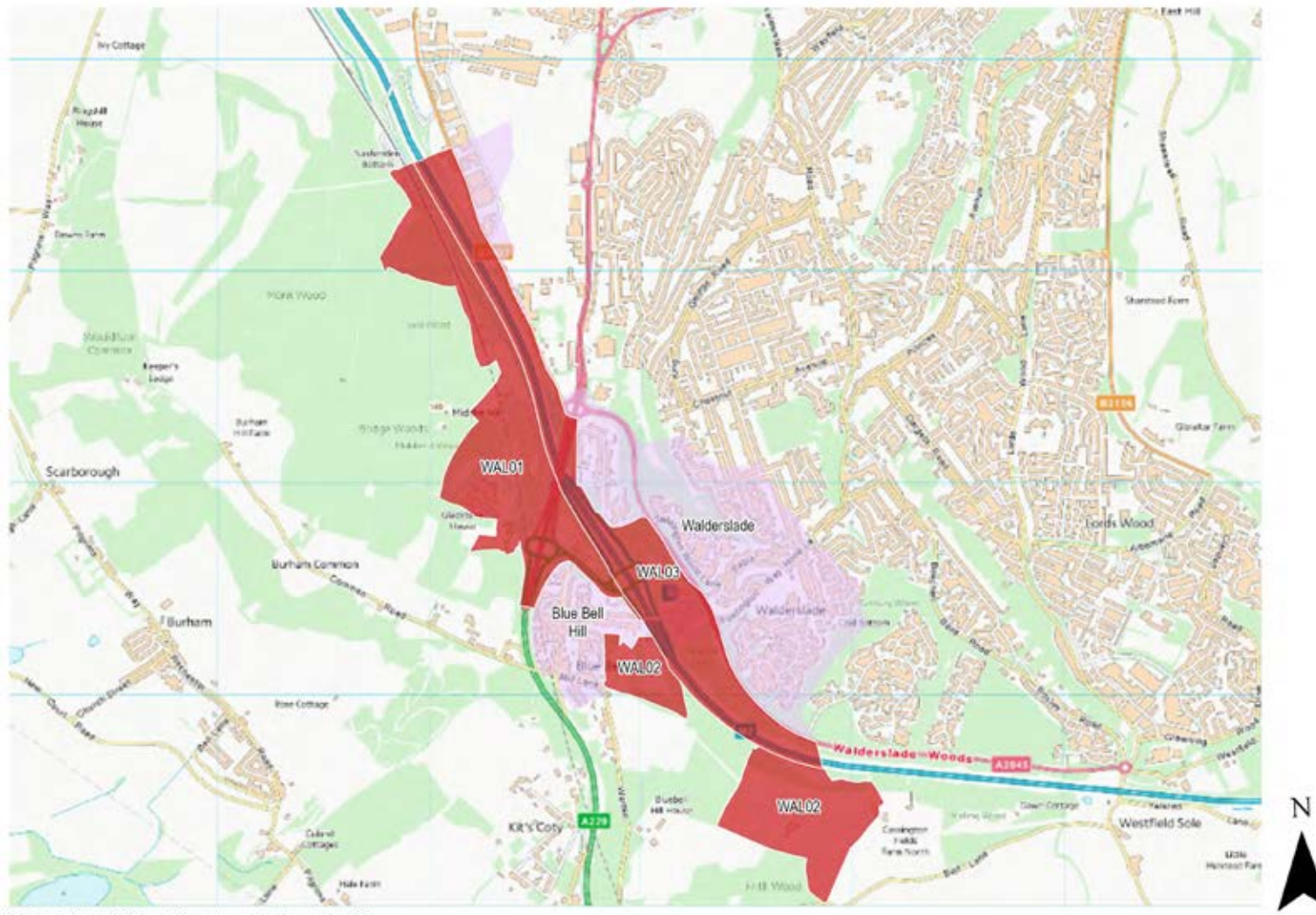
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Settlement: Walderslade

Landscape Sensitivity Map

Development Typology: Large Employment



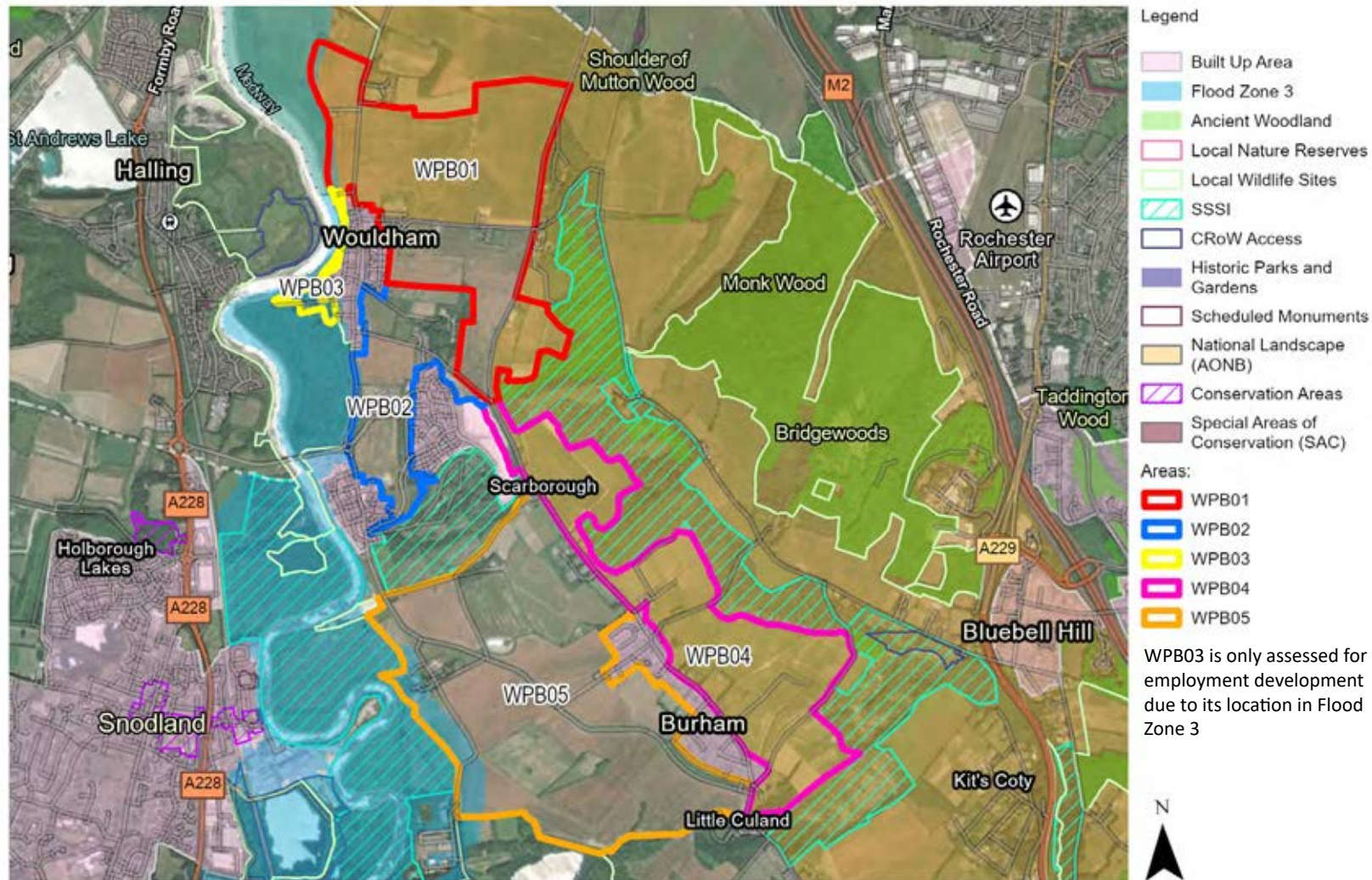
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Wouldham, Peters Village and Burham

Settlement: Wouldham, Peters Village and Burham

Area Codes: WPB01, WPB02, WPB03, WPB04, WPB05



Settlement: Wouldham, Peters Village and Burham

Area: WPB01

Landscape Character Area: 1a Kent Downs Medway Eastern Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH
------------------------	------

This area has high value as it partly falls within the scarp slopes of the Kent Downs National Landscape.

Key characteristics of 1a Kent Downs Medway Eastern Scarp Foot relevant to this assessment:

- The lower sloping scarp foot of the steep Kent Downs scarp, located within the Medway Valley and with much of the area being within the Kent Downs National Landscape.
- A coherent, quiet and in places tranquil landscape with repeated features and with a only small areas of tree cover, but with a strong hedgerow boundary network to roads.
- Wide views west across the Medway Valley and the backdrop of the Kent Downs west of the River Medway, with views east contained by the wooded steep scarp slopes of the eastern section of the Kent Downs.
- A predominantly agricultural land use, with a pattern of large and regular shaped fields little changed since the 19th Century.
- A robust and historic public right of way network that includes the Medway Valley Walk.
- A few scattered settlements consisting of farmsteads and a Listed building add to the area's historic time depth.
- The Kent Downs scarp visually dominates the character area, the extensive wooded slopes forming much of the eastern boundary, containing the area and restricting intervisibility beyond.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	M	M
Settlement Form and Edge	HM	H	H
Settlement Setting	M	H	H
Visual Character	HM	H	H
Perceptual Qualities	M	H	H
Historic Character	M	M	M
Landscape Susceptibility	M	H	H

The open character of the landscape and wide-reaching views means that development within it would be noticeable. There are few blocks of established woodland that would provide screening, although creation or expansion of wooded copses and shaws for screening would be in keeping with the historical character of the landscape and would not appear out of place.

Small scale residential development in keeping with the locally distinctive vernacular would not be out of place in the context of east of the village of Wouldham where there is recent residential development. The historical northern edge of Wouldham with its Grade I Listed All Saints Church could be susceptible to having its settlement setting and edge adversely impacted.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH MEDIUM
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

The high sensitivity to development within this area is driven by its partial location within the National Landscape, the open landscape with wide views, the tranquil, rural character and proximity to the historic edge of the settlement of Wouldham.

The area south of School Lane and west of Pilgrim's Way is less sensitive to development as this area is not within the National Landscape. Furthermore it is more enclosed and not connected to the historic settlement edge, leading to a reduction in visual character and settlement edge and setting susceptibility. This area is judged to have some potential to accommodate small scale residential development.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Wouldham, Peters Village and Burham

Area: WPB02

Landscape Character Area: 1b Kent Downs Burham Scarp Foot

Assessment of Landscape Value

Landscape Value	MEDIUM
------------------------	--------

This area is judged to have medium value as although anthropogenic and highly managed, it is a coherent landscape in which it is evident that built form and layout have been designed sensitively.

Key characteristics of 1b Kent Downs Burham Scarp Foot pertinent to this assessment:

- Large, irregular fields and scattered village settlements set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp.
- A defined historic time depth evidenced through Listed and historic buildings, scheduled monuments and the remnant chalk and clay quarries associated with the historical cement and brick making industries and their association with the River Medway.
- Wide, long views to the steep wooded slopes of the Kent Downs to the east, and west across the marshes of the Medway Valley, with clear visual evidence of the distinctive symmetrical valley landform.
- An extensive network of public rights of way and areas of public access, in particular in and around Peters Village.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	L	L	L
Settlement Form and Edge	H	H	H
Settlement Setting	H	H	H
Visual Character	ML	M	H
Perceptual Qualities	M	M	H
Historic Character	L	L	L
Landscape Susceptibility	M	M	HM

This area separates the villages of Wouldham on its northern boundary and Peters Village on its south eastern and western boundaries. This area of open space is important in separating the villages, and in retaining the rural quality to the landscape despite the proximity of built form on many sides. The setting of these villages would be adversely impacted by any development of any scale which causes coalescence.

Apart from the woodland block in the north east within a disused pit, there is little natural character within the area, with much of the land forming amenities for the villages: a school, playing fields and a recreation ground. Surrounding housing development does make reference to the local vernacular and is reasonably well absorbed into the landscape through landform and screen planting.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM
Medium Scale Residential	MEDIUM
Large Scale Residential	HIGH MEDIUM

Whilst the outcomes of the assessment indicate that WPB02 can accommodate some small to medium scale residential development. New development has the potential to affect the setting of the villages and the open countryside that provides a break between them.

Settlement: Wouldham, Peters Village and Burham

Area: WPB04

Landscape Character Area: 1b Kent Downs Burham Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
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This area has high value as it is located within the scarp slopes of the Kent Downs National Landscape.

Key characteristics of 1b Kent Downs Burham Scarp Foot pertinent to this assessment:

- Large, irregular fields and scattered village settlements set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp.
- Partially located within the Kent Downs National Landscape, with clear intervisibility with the Kent Downs scarp.
- Wide, long views to the steep wooded slopes of the Kent Downs to the east, and west across the marshes of the Medway Valley, with clear visual evidence of the distinctive symmetrical valley landform.
- The intermittent exposed chalk faces of the former quarries within the Kent Downs scarp.
- An ecologically sensitive area with many designations.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	H	H
Settlement Form and Edge	M	M	M
Settlement Setting	M	HM	H
Visual Character	M	H	H
Perceptual Qualities	HM	H	H
Historic Character	HM	HM	HM
Landscape Susceptibility	M	HM	HM

The adjacent settlement of Burham has expanded throughout the 20th century and does not have an evident historic core or edge which would be more sensitive to development expansion.

Although a linear settlement, Burham has generally expanded to the south western side of Rochester Road where the land becomes flatter and is outside of the National Landscape.

Development within WPB04, which is on the north eastern side of Rochester Road, would be more visible in its elevated position and in open land with a lack of screening.

This area is highly visible from the surrounding landscape. These steeper scarp slopes provide a distinctive backdrop to the land to the south west would be interrupted by development within it.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

The high sensitivity to development within this area is driven by the location within the National Landscape, the open landscape with wide views and tranquil character. There is little potential for development without causing significant adverse effect. Adjacent to the settlement edge of Burham and Rochester Road may be considered to be slightly less sensitive due to proximity to existing development and the road network.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Wouldham, Peters Village and Burham

Area: WPB05

Landscape Character Area: 1b Kent Downs Burham Scarp Foot

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to have medium value as although undesignated, it is a coherent landscape with a balanced and organised pattern, and few detracting features.

Key characteristics of 1b Kent Downs Burham Scarp Foot pertinent to this assessment:

- Large, irregular fields and scattered village settlements set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp.
- A defined historic time depth evidenced through Listed and historic buildings.
- Wide, long views to the steep wooded slopes of the Kent Downs to the east, and west across the marshes of the Medway Valley, with clear visual evidence of the distinctive symmetrical valley landform.
- An extensive network of public rights of way and areas of public access, in particular in and around Peters Village.
- An ecologically sensitive area with many designations.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	M	M	M
Settlement Form and Edge	L	M	H
Settlement Setting	L	M	H
Visual Character	M	M	H
Perceptual Qualities	L	M	M
Historic Character	M	M	M
Landscape Susceptibility	ML	M	HM

The adjacent and nearby settlements of Burham, Eccles and Peters Village do not have distinct historic cores or edges which are particularly sensitive to development. Burham has views over open farmland to the south which would be interrupted by development here, but Eccles is screened by woodland planting and the edge of Peters Village protected by Peters Pit SSSI and SAC in a former quarry.

Development would be visible in this rolling, open landscape, however small and medium scale residential development would not be a new feature within views. Although the area currently has little woodland cover, tree planting to screen development would tie in to the wider surrounding area and would not be out of place. New Court Road through the centre of the area is already a busy road and as such perceptual qualities would be less susceptible to being affected by development and increased traffic.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	MEDIUM LOW
Medium Scale Residential	MEDIUM
Large Scale Residential	HIGH MEDIUM

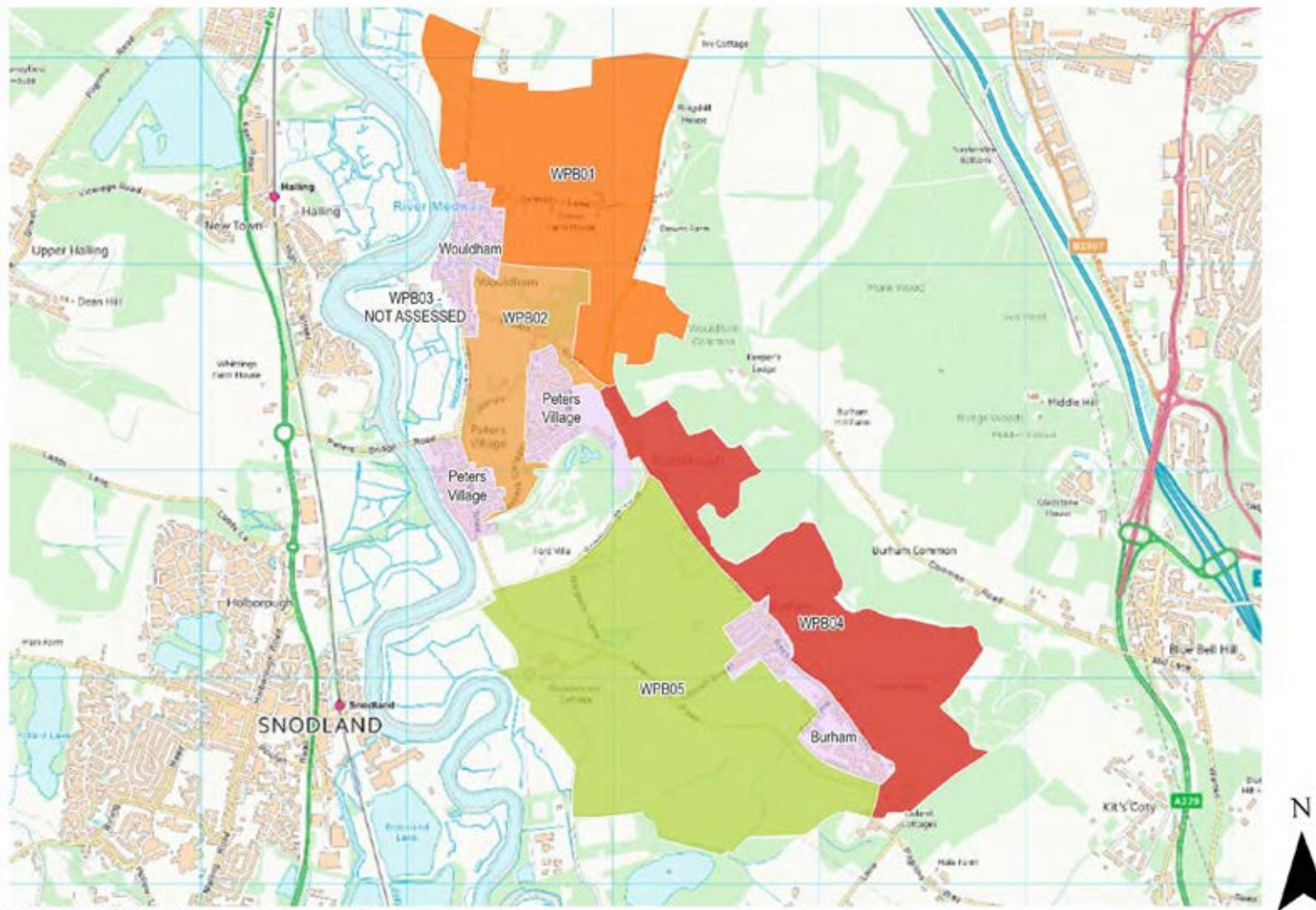
The area around the hamlet of Burham Court is considered to be more sensitive to development as this represents a cluster of properties with traditional vernacular including the ragstone 12th Century St Mary's Church.

The character area within which WPB05 lies, contains many scattered small settlements. Therefore small scale expansion of settlements would not appear out of place within the landscape. These may have a lower impact than extending existing settlements with the associated effects on settlement form, edge and setting.

Settlement: Wouldham, Peters Village and Burham

Landscape Sensitivity Map

Development Typology: Small Scale Residential



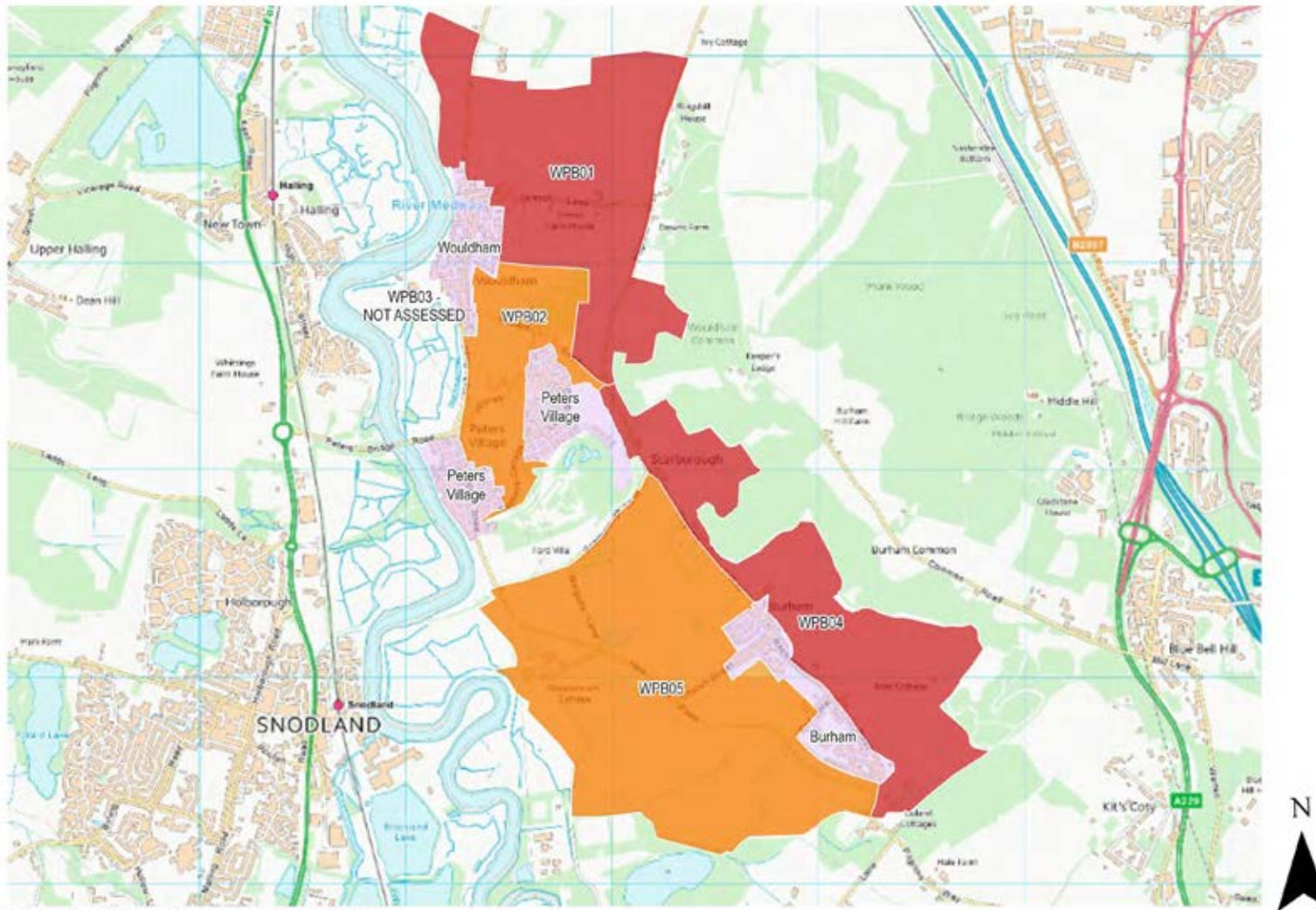
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Settlement: Wouldham, Peters Village and Burham

Landscape Sensitivity Map

Development Typology: Medium Scale Residential



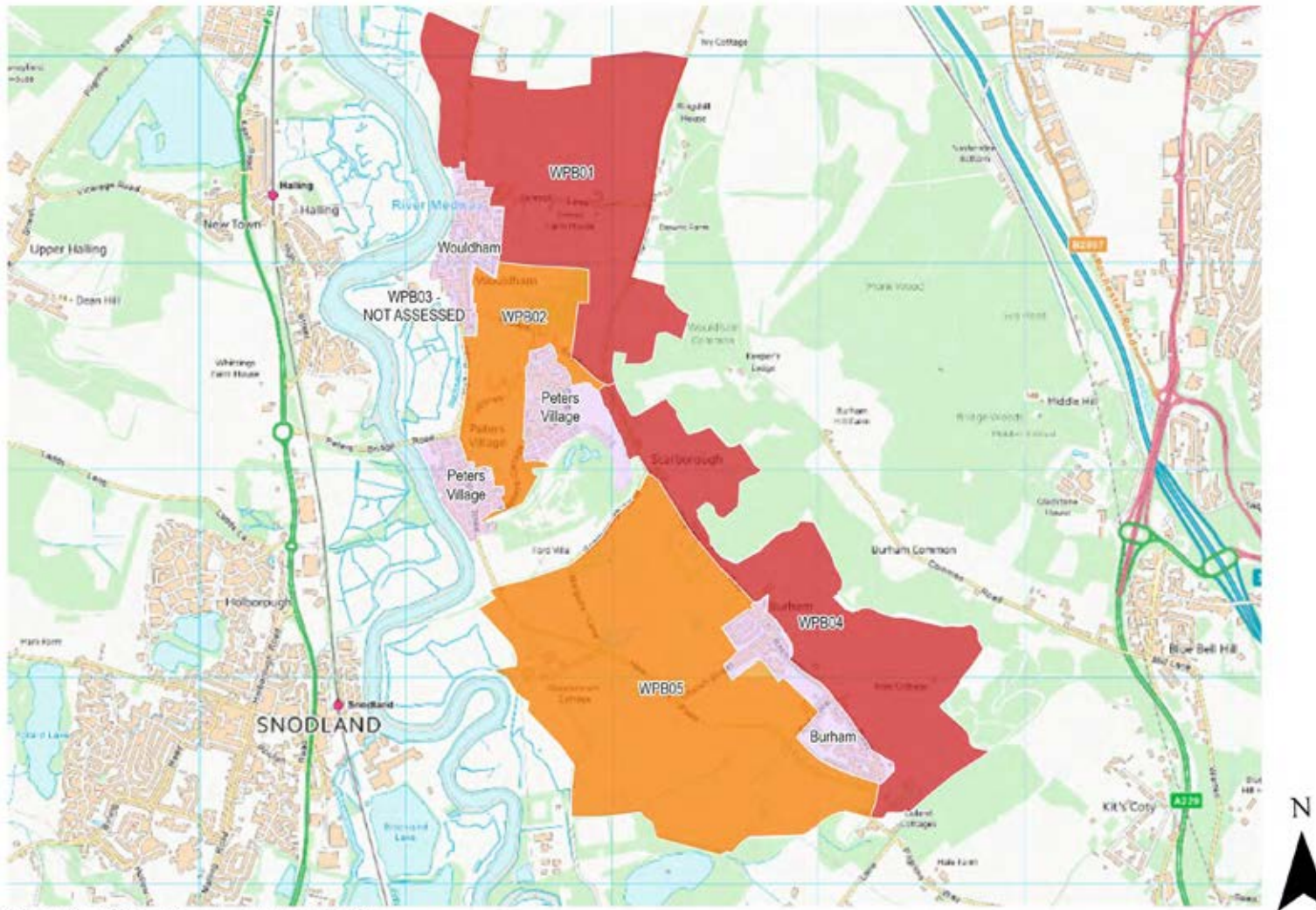
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Settlement: Wouldham, Peters Village and Burham

Landscape Sensitivity Map

Development Typology: Large Scale Residential



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Settlement: Wouldham, Peters Village and Burham

Area: WPB01

Landscape Character Area: 1a Kent Downs Medway Eastern Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH
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This area has high value as it partly falls within the scarp slopes of the Kent Downs National Landscape.

Key characteristics of 1a Kent Downs Medway Eastern Scarp Foot relevant to this assessment:

- The lower sloping scarp foot of the steep Kent Downs scarp, located within the Medway Valley and with much of the area being within the Kent Downs National Landscape.
- A coherent, quiet and in places tranquil landscape with repeated features and with a only small areas of tree cover, but with a strong hedgerow boundary network to roads.
- Wide views west across the Medway Valley and the backdrop of the Kent Downs west of the River Medway, with views east contained by the wooded steep scarp slopes of the eastern section of the Kent Downs.
- A predominantly agricultural land use, with a pattern of large and regular shaped fields little changed since the 19th Century.
- A robust and historic public right of way network that includes the Medway Valley Walk.
- The Kent Downs scarp visually dominates the character area, the extensive wooded slopes forming much of the eastern boundary, containing the area and restricting intervisibility beyond.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	H	H
Landscape Susceptibility	H	H

The open character of the landscape and wide-reaching views means that development within it would be noticeable, and there are few blocks of established woodland that would provide screening.

There is no employment development currently present within or on the edge of the area, and employment development would therefore appear out of place. The area is quiet and tranquil with a rural quality; even though it is in proximity to the busier residential development of Peters Village to the south, Peters Village is well screened and does not detract from the rural nature of the area.

Perceptual qualities would likely be detrimentally affected by employment development in this area reducing tranquillity, and placing traffic demands on the narrow lanes which are a defining feature of this area; any road widening to improve traffic management for development would be out of place.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

The high sensitivity to development within this area is driven by the partial location within the National Landscape, the open landscape with wide views, the tranquil, rural character, proximity to the historic edge of the settlement of Wouldham and current lack of employment development within the area. South of school lane could be considered slightly less sensitive to medium employment development, however, this would need to be carefully considered and any development appropriately mitigated due to its proximity to the Kent Downs National Landscape.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Wouldham, Peters Village and Burham

Area: WPB02

Landscape Character Area: 1b Kent Downs Burham Scarp Foot

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to have medium value as although anthropogenic and highly managed, it is a coherent landscape in which it is evident that built form and layout have been designed sensitively.

Key characteristics of 1b Kent Downs Burham Scarp Foot pertinent to this assessment:

- Large, irregular fields and scattered village settlements set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp.
- Wide, long views to the steep wooded slopes of the Kent Downs to the east, and west across the marshes of the Medway Valley, with clear visual evidence of the distinctive symmetrical valley landform.
- An extensive network of public rights of way and areas of public access, in particular in and around Peters Village.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	M
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	M	H
Perceptual Qualities	H	H
Historic Character	M	M
Landscape Susceptibility	HM	H

This area of open space is important in separating the villages of Wouldham and Peters Village, and in retaining the rural quality to the landscape despite the proximity of built form on many sides. The setting of these villages would be adversely impacted by any development of any scale which causes coalescence.

Employment development would appear out of place in the setting of the sensitively designed surrounding residential villages, and would be likely to impact the area's perceptual qualities due to increased traffic movement.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH MEDIUM

The sensitivity of the area to employment development is judged to be high medium due to the existing lack of employment development, the quiet nature of the landscape and the sensitive design of the surrounding residential areas. New development has the potential to affect the setting of the villages and the open countryside that provides a break between them.

Settlement: Wouldham, Peters Village and Burham

Area: WPB03

Landscape Character Area: 1b Kent Downs Burham Scarp Foot

Assessment of Landscape Value

Landscape Value	LOW
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This area is judged to have low value due to the presence of existing built form degrading the historically open nature of the riverside environment and the lack of features distinctive of the area.

Key characteristics of 1b Kent Downs Burham Scarp Foot pertinent to this assessment:

- Large, irregular fields and scattered village settlements set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp.
- Mixed settlement types including housing linked with historic local industry and individual traditional buildings, and emerging new development including open spaces, shops and community facilities.
- An extensive network of public rights of way and areas of public access, in particular in and around Peters Village.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	HM	HM
Settlement Form and Edge	M	HM
Settlement Setting	ML	M
Visual Character	M	HM
Perceptual Qualities	HM	H
Historic Character	HM	HM
Landscape Susceptibility	HM	HM

The physical and historical character of the riverside setting has the potential to be degraded by further development; marginal vegetation on the river's edge would be particularly susceptible to change.

Properties on the western edge of Wouldham do not form the village's historic core and are well screened by tree planting, limiting impacts to settlement form, edge and visual character from development. Development would be visible from the opposite bank of the river, though would not be a new feature in views within the context of the extensive industrial development on the western bank. As this is a quiet area, perceptual qualities are susceptible to change from development.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	MEDIUM
Large Employment	MEDIUM

Although this area is judged to have a high medium susceptibility to employment type development, sensitivity is judged to be medium only, due to the low value assigned to the area.

At present however, industrial development is confined to the western side of the river from Halling to New Hythe, and the land on the eastern side retains more of the open nature historically associated with the river floodplain. Employment development here on the east bank could set a precedent which would lead to further degradation of character along the eastern side of the river corridor.

Development adjacent the historical northern edge of Wouldham with its Grade I Listed All Saints Church would be more sensitive to development.

WPB03 is only assessed for employment development due to its location in Flood Zone 3.

Settlement: Wouldham, Peters Village and Burham

Area: WPB04

Landscape Character Area: 1b Kent Downs Burham Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

This area has high value as it is located within the scarp slopes of the Kent Downs National Landscape.

Key characteristics of 1b Kent Downs Burham Scarp Foot pertinent to this assessment:

- Large, irregular fields and scattered village settlements set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp.
- Partially located within the Kent Downs National Landscape, with clear intervisibility with the Kent Downs scarp.
- Wide, long views to the steep wooded slopes of the Kent Downs to the east, and west across the marshes of the Medway Valley, with clear visual evidence of the distinctive symmetrical valley landform.
- The intermittent exposed chalk faces of the former quarries within the Kent Downs scarp.
- An ecologically sensitive area with many designations.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	M	HM
Settlement Setting	HM	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	H	H
Landscape Susceptibility	HM	H

Employment development would appear out of place within this area which is relatively devoid of built form. Although a linear settlement, Burham has generally expanded to the south western side of Rochester Road where the land becomes flatter and is outside of the National Landscape.

Development within WPB04, which is on the north eastern side of Rochester Road, would be more visible in its elevated position and in open land with a lack of screening. This area is highly visible from the surrounding landscape. These steeper scarp slopes provide a distinctive backdrop to the land to the south west would be interrupted by development within it.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

The high sensitivity to development within this area is driven by the location within the National Landscape, the open landscape with wide views, the tranquil, rural character and current lack of employment development within the area.

Sensitivity to employment development across WPB04 is uniform as either scale of employment development is likely to cause significant adverse effects.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Wouldham, Peters Village and Burham

Area: WPB05

Landscape Character Area: 1b Kent Downs Burham Scarp Foot

Assessment of Landscape Value

Landscape Value	MEDIUM
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This area is judged to have medium value as although undesignated, it is a coherent landscape with a balanced and organised pattern, and few detracting features.

Key characteristics of 1b Kent Downs Burham Scarp Foot relevant to this assessment:

- Large, irregular fields and scattered village settlements set within the rolling and rising scarp foot landscape between the Medway Valley and the Kent Downs scarp.
- A defined historic time depth evidenced through Listed and historic buildings.
- Wide, long views to the steep wooded slopes of the Kent Downs to the east, and west across the marshes of the Medway Valley, with clear visual evidence of the distinctive symmetrical valley landform.
- An extensive network of public rights of way and areas of public access, in particular in and around Peters Village.
- An ecologically sensitive area with many designations.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	M	M
Settlement Form and Edge	HM	H
Settlement Setting	HM	H
Visual Character	HM	H
Perceptual Qualities	M	M
Historic Character	H	H
Landscape Susceptibility	HM	HM

The adjacent and nearby settlements of Burham, Eccles and Peters Village do not have distinct historic cores or edges which are particularly sensitive to development, however, these are residential developments and employment development would be a new feature within the area. Burham has views over open farmland to the south which would be interrupted by development here, but Eccles is screened by woodland planting and the edge of Peters Village protected by Peter's Pit SSSI and SAC in a former quarry.

Development would be visible in this flat, open landscape which has little woodland cover, although new tree or woodland planting to screen development would tie in to the wider surrounding area, particularly in the south of the area, and would not be out of place. New Court Road through the centre of the area is already a busy road and as such perceptual qualities would be less susceptible to being affected by development and increased traffic.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH MEDIUM
Large Employment	HIGH MEDIUM

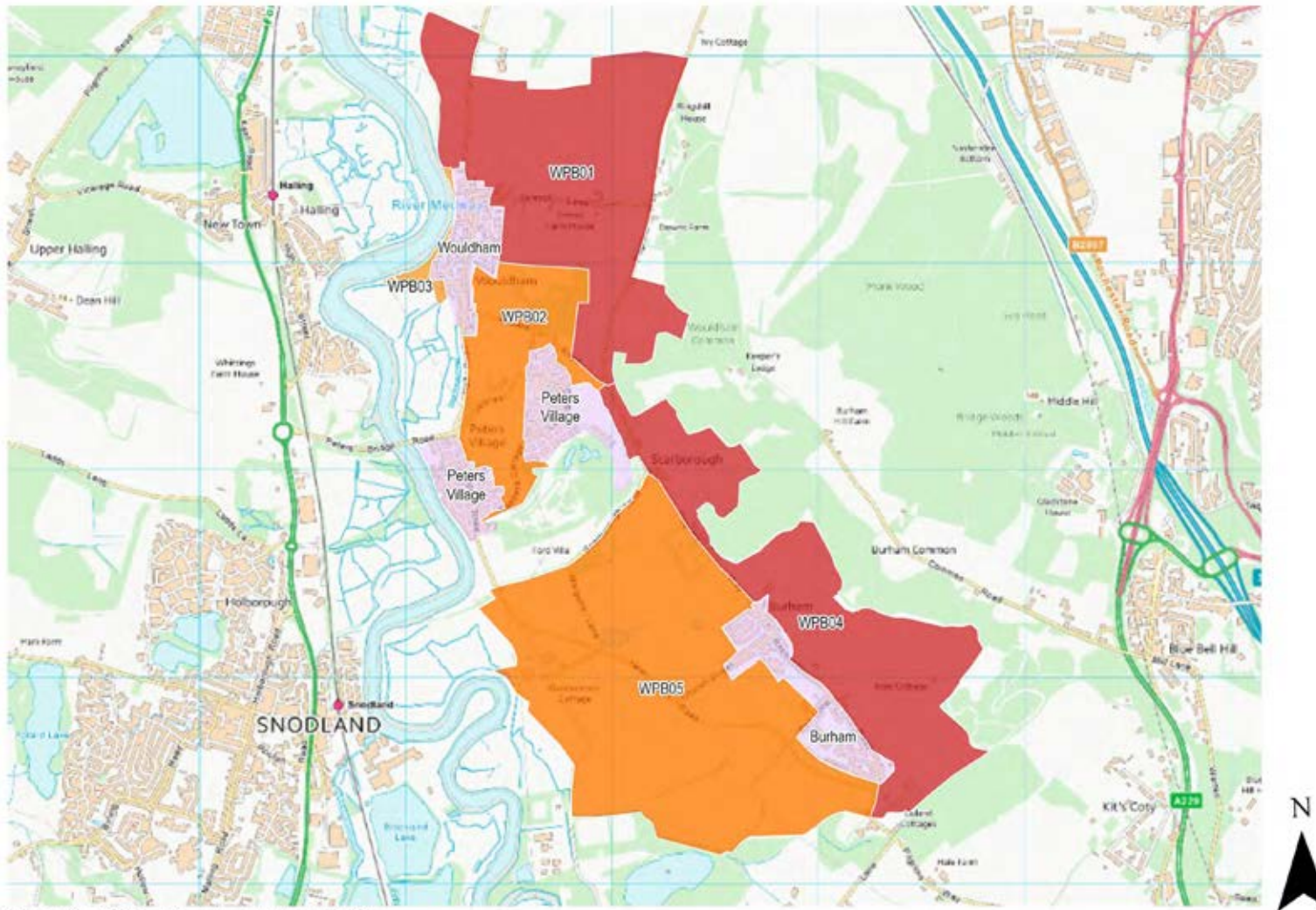
The area has high medium sensitivity to employment development, which would be a new element within the landscape and readily visible including from the adjacent National Landscape, given the flat, open character of the area.

The area around the hamlet of Burham Court is considered to be more sensitive to development as this represents a cluster of properties with traditional vernacular including the ragstone 12th century St Mary's Church.

Settlement: Wouldham, Peters Village and Burham

Landscape Sensitivity Map

Development Typology: Medium Employment



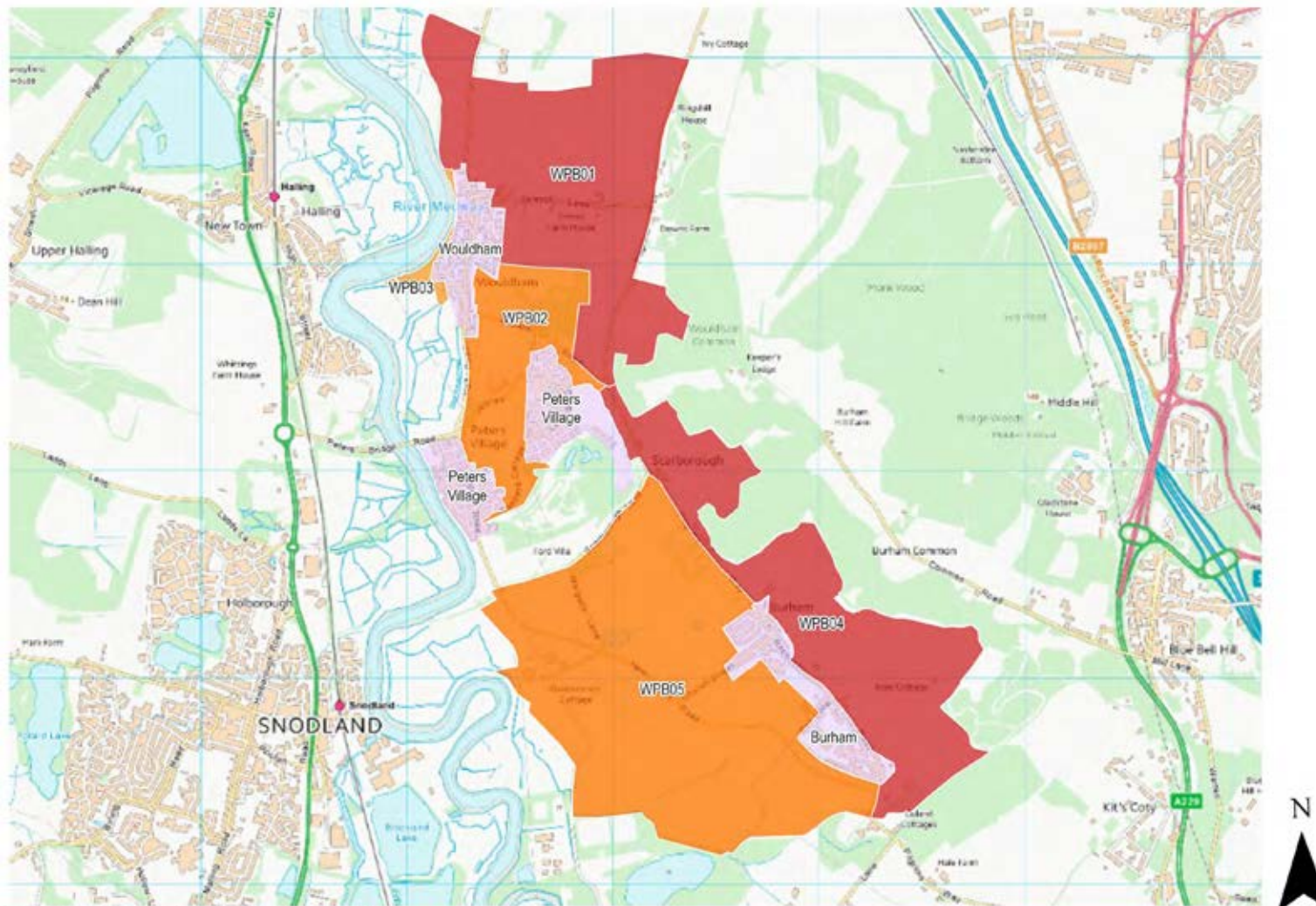
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Settlement: Wouldham, Peters Village and Burham

Landscape Sensitivity Map

Development Typology: Large Employment



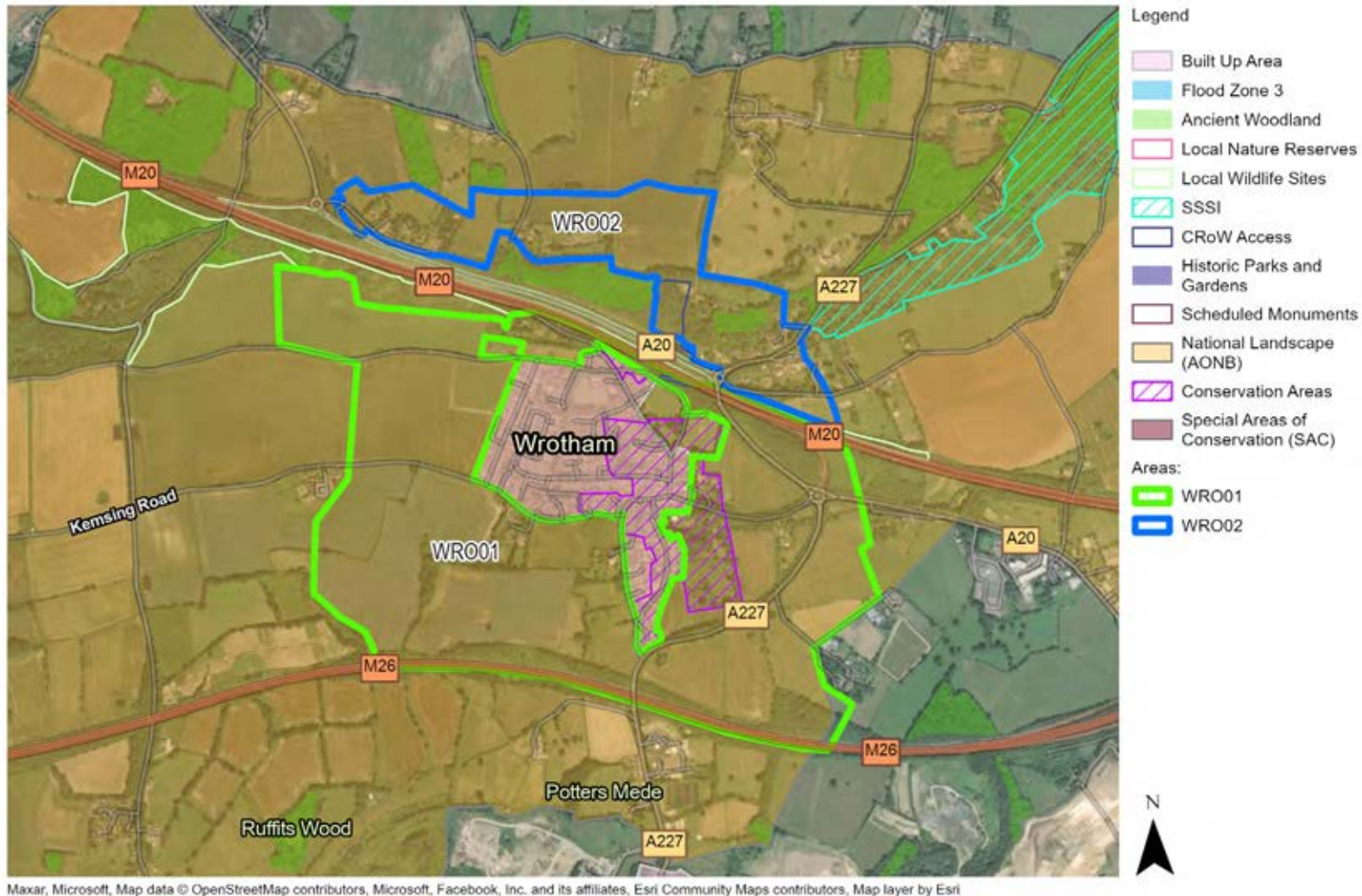
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Wrotham

Settlement: Wrotham

Area Codes: WRO01, WRO02



Settlement: Wrotham

Area: WRO01

Landscape Character Area: 1f Wrotham - Trottiscliffe Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

High Value due to its location within the Kent Downs National Landscape. The North Downs Way and the ancient Pilgrim's Way long distance footpath is located within the area, demonstrating further recreational and heritage value. Noise associated with the M20 and M26 motorways is a detractor.

Key Characteristics of 1f Wrotham Trottiscliffe Scarp Foot pertinent to this assessment:

- A generally quiet, gently undulating landscape within the scarp foot of the Kent Downs, and within the Kent Downs National Landscape.
- A strong, intact character of repeated large, regular fields interspersed with scattered settlement and tree cover.
- Settlements have retained their historic quality and characteristics, oast houses being key features. There is a visual and physical connectivity between built form and the landscape setting created by tree belts, hedgerows and other natural features.
- The scarp is a key feature within views and the vale landscape forms part of the long views south from the top of the Kent Downs scarp towards the Greensand Ridge beyond. When viewed from the Kent Downs scarp the trees merge and the landscape appears wooded.
- A strong historic time depth evidenced through Listed Buildings and Conservation Area.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	HM	H	H
Settlement Form and Edge	HM	HM	H
Settlement Setting	HM	H	H
Visual Character	H	H	H
Perceptual Qualities	M	HM	HM
Historic Character	HM	H	H
Landscape Susceptibility	HM	H	H

The physical and natural character of WRO01 has high to very high susceptibility to change. The rolling landscape contains pockets of priority habitats of grassland and deciduous woodland and designated roadside nature reserves.

Traditional field patterns make up the majority of the land-use. The settlement edge to Wrotham is clearly defined within its surrounding rural setting. The settlement pattern is predominantly small scale residential. The Wrotham Conservation Area with multiple Listed buildings demonstrates high susceptibility in terms of historic character. There is also the Pilgrim's Way (an ancient) long distance footpath which cuts through the area.

There are longer range views available towards Kent Downs National Landscape to the west and south. Including views from the North Downs Way National Trail and Pilgrim's Way.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

WRO01 is a highly sensitive landscape. Highly valued and susceptible to change from a wide range of criteria. This area is less sensitive to small scale residential development close to the settlement edge to the north near the M20 motorway due to opportunities for screening and the form of the existing settlement edge here is less clearly defined.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Wrotham

Area: WRO02

Landscape Character Area: 2d Trosley Hill Scarp and 2e Stansted Downs

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

High Value due to its location within the Kent Downs National Landscape. The M20 motorway is a notable detractor.

Key Characteristics of 2d Trosley Hill Scarp pertinent to this assessment:

- The steeply sloping scarp, highly characteristic of the Kent Downs National Landscape within which it is located.
- A highly accessible recreational area connected to the North Downs Way long-distance trail and Pilgrim's Way historic trackway.
- A high scenic quality, which where breaks in the vegetation allow, offers panoramic views south over the landscape stretching to the far distance.

Key Characteristics of 2e Stansted Downs pertinent to this assessment:

- An undulating landscape of mixed agriculture and pasture within the Kent Downs dip slope, located within the Kent Downs National Landscape.
- A coherent and distinctive landscape with a consistent arrangement of irregular shaped fields, and woodland blocks and shaws growing within the folds of the rolling landscape.
- A contained landscape, with few views either within or out of the area, contributing to a safe, but slightly wild perceptual quality. The wooded belts provide a good network of tree cover, reinforcing habitat corridors and connectivity.

Assessment of Landscape Susceptibility

Development Typology	Small Scale Residential	Medium Scale Residential	Large Scale Residential
Criteria			
Physical and Natural Character	H	H	H
Settlement Form and Edge	HM	H	H
Settlement Setting	H	H	H
Visual Character	HM	HM	HM
Perceptual Qualities	HM	HM	H
Historic Character	H	H	H
Landscape Susceptibility	H	H	H

A tranquil landscape situated across a mix of topographies whereby the gently rolling landscape to the north of the area gives way to a dramatically sloping landscape to the south. Highly susceptible to change in terms of natural and physical character, the distinct landscape character through variation, from well managed field plots with hedgerows and shelter belts to a more wooded landscape with occasional long range views looking south across the National Landscape.

The Physical and Natural Character is varied with a mix of agricultural field plots to the north and woodland habitat to the south.

There is also infrastructure associated with the M20 motorway forming a southern boundary to the area. Settlement pattern is clustered small scale residential development of houses and a caravan park. Settlement edge is varied but distinct and largely formed by woodland, giving it a high susceptibility to change.

Development Typology: Residential

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Small Scale Residential	HIGH
Medium Scale Residential	HIGH
Large Scale Residential	HIGH

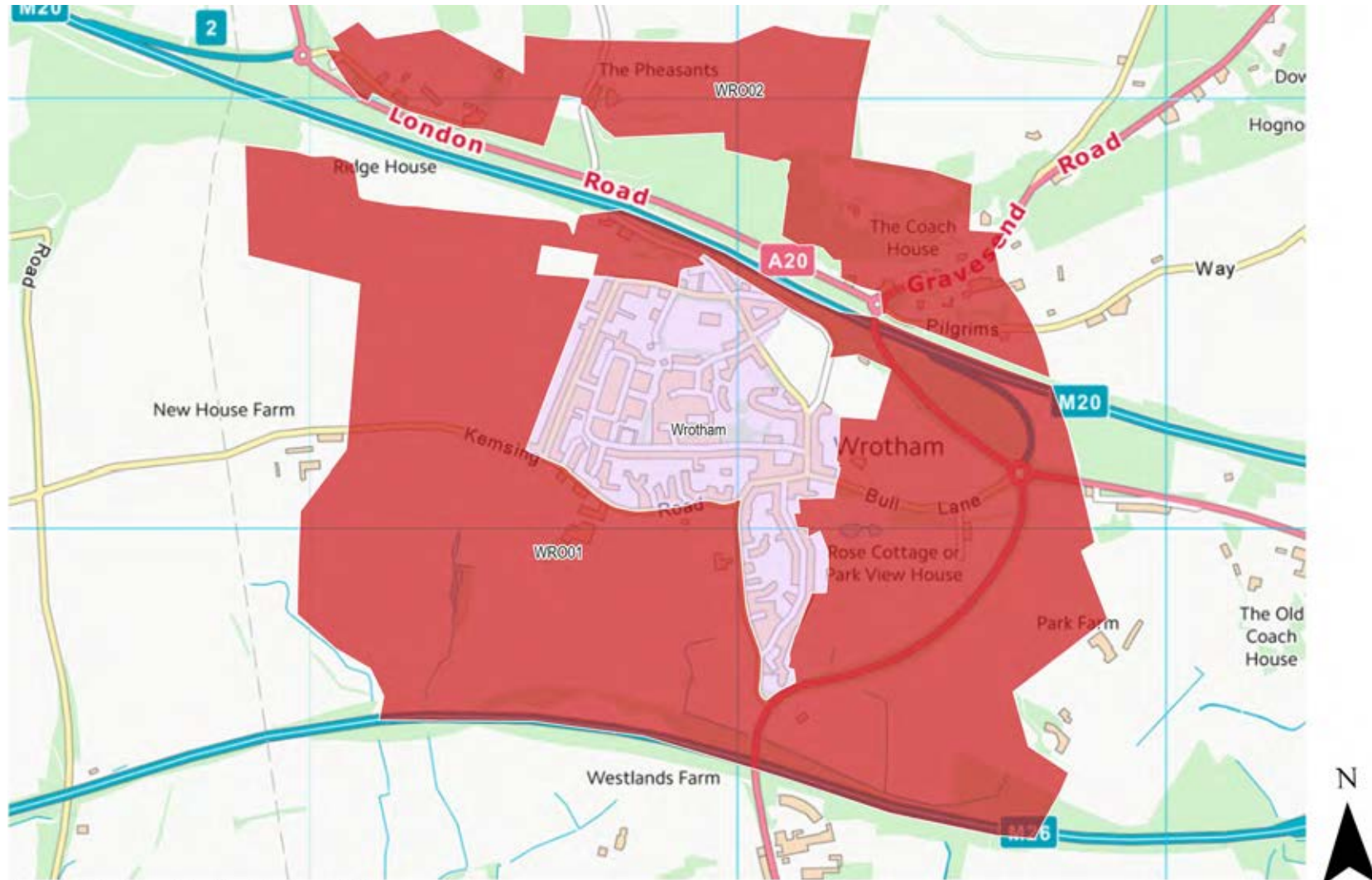
WRO02 is very sensitive to all scales of development. It is a highly valued designated landscape with varied topography. The centre of the area near existing road networks and also the south eastern area is slightly less sensitive however any scale of development is likely to give rise to adverse change and effects of landscape character and visual amenity.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Wrotham

Landscape Sensitivity Map

Development Typology: Small Scale Residential



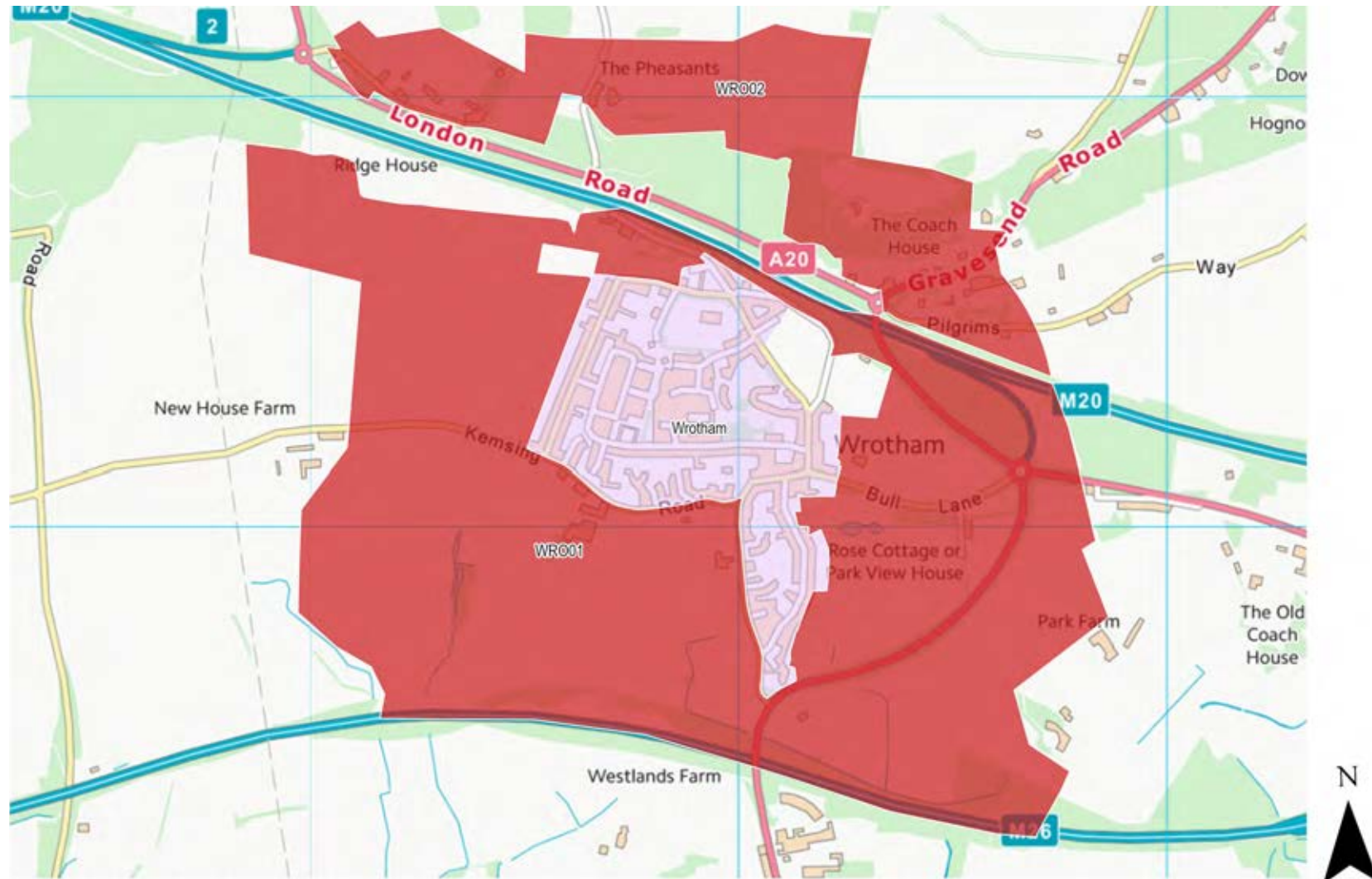
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Settlement: Wrotham

Landscape Sensitivity Map

Development Typology: Medium Scale Residential



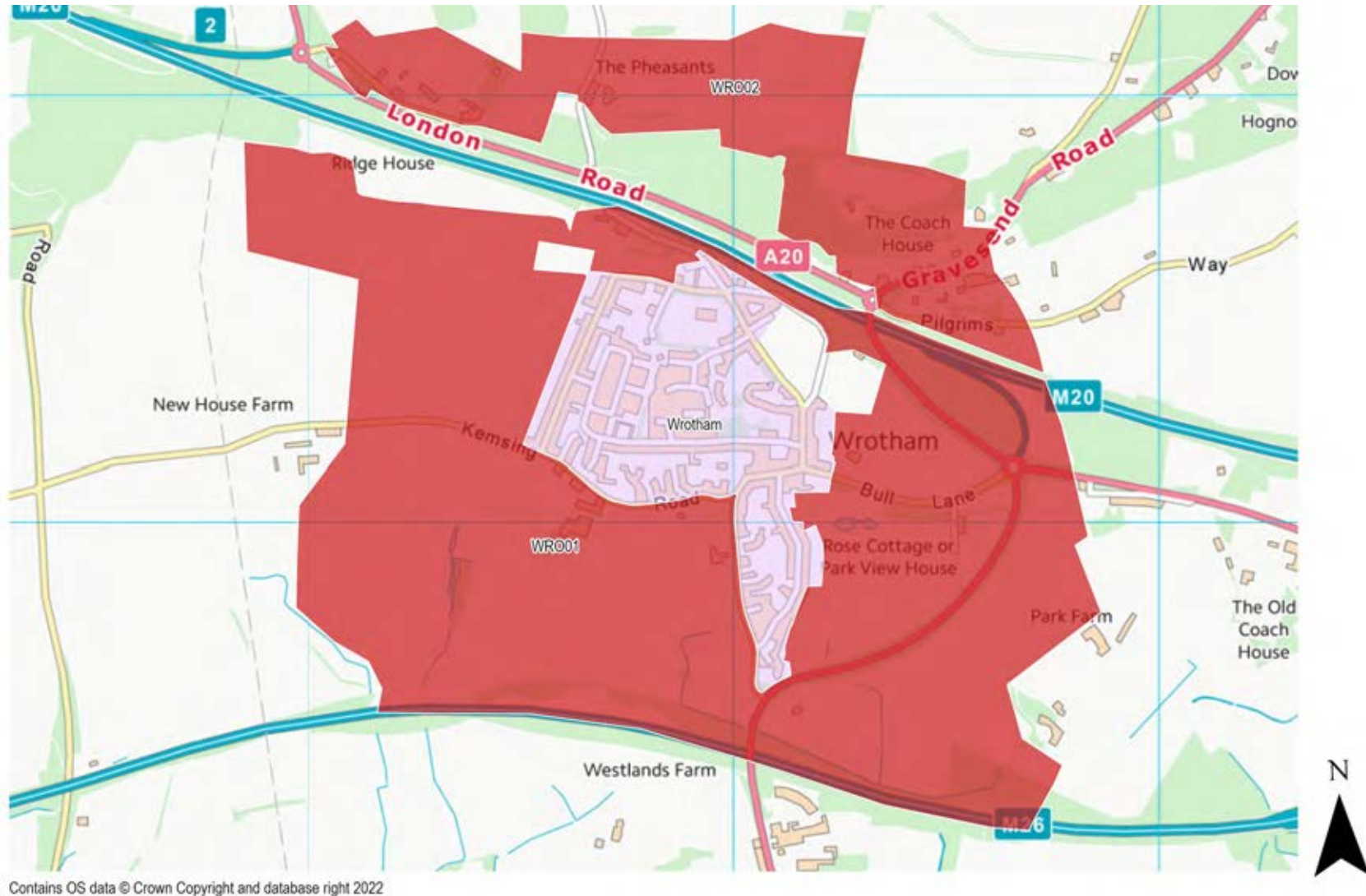
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Settlement: Wrotham

Landscape Sensitivity Map

Development Typology: Large Scale Residential



Settlement: Wrotham

Area: WRO01

Landscape Character Area: 1f Wrotham - Trottiscliffe Scarp Foot

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
------------------------	-----------------------

High Value due to its location within the Kent Downs National Landscape. The North Downs Way and the ancient Pilgrim's Way long distance footpath is located within the area, demonstrating further recreational and heritage value. Noise associated with the M20 and M26 motorways is a detractor.

Key Characteristics of 1f Wrotham - Trottiscliffe Scarp Foot pertinent to this assessment:

- A generally quiet, gently undulating landscape within the scarp foot of the Kent Downs, and within the Kent Downs National Landscape.
- A strong, intact character of repeated large, regular fields interspersed with scattered settlement and tree cover.
- Settlements have retained their historic quality and characteristics, oast houses being key features. There is a visual and physical connectivity between built form and the landscape setting created by tree belts, hedgerows and other natural features.
- The scarp is a key feature within views and the vale landscape forms part of the long views south from the top of the Kent Downs scarp towards the Greensand Ridge beyond. When viewed from the Kent Downs scarp the trees merge and the landscape appears wooded.
- A strong historic time depth evidenced through Listed Buildings and Conservation Area.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	HM	H
Settlement Setting	HM	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	H	H
Landscape Susceptibility	H	H

The physical and natural character of WRO01 has high susceptibility to change to employment development. The rolling landscape contains pockets of priority habitats of grassland and deciduous woodland and designated roadside nature reserves.

Traditional field patterns make up the majority of the land usage.

The settlement edge to Wrotham is clearly defined within its surrounding rural setting. The settlement pattern is predominately small scale residential and has very high susceptibility to employment development. The Wrotham Conservation Area with Grade II and II* Listed buildings demonstrates high susceptibility in terms of historic character. There is also the Pilgrim's Way (an ancient) long distance footpath which cuts through the area.

There are longer range views available towards Kent Downs National Landscape to the west and south. Including views from the North Downs Way National Trail and Pilgrim's Way. The views are highly susceptible to change if larger development would break the relatively low lying skyline.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

WRO01 is very sensitive to employment use. The eastern most part of the area adjacent to the main roads A20 and A227 may be slightly less sensitive to employment use but either scale would still be likely to cause change and adverse effects to landscape character and visual amenity.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Wrotham

Area: WRO02

Landscape Character Area: 2d Trosley Hill Scarp and 2e Stansted Downs

Assessment of Landscape Value

Landscape Value	HIGH (NATIONAL VALUE)
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High Value due to its location within the Kent Downs National Landscape. The M20 motorway is a notable detractor.

Key Characteristics of 2d Trosley Hill Scarp pertinent to this assessment:

- The steeply sloping scarp, highly characteristic of the Kent Downs National Landscape within which it is located.
- A highly accessible recreational area connected to the North Downs Way long-distance trail and Pilgrim's Way historic trackway.
- A high scenic quality, which where breaks in the vegetation allow, offers panoramic views south over the landscape stretching to the far distance.

Key Characteristics of 2e Stansted Downs pertinent to this assessment:

- An undulating landscape of mixed agriculture and pasture within the Kent Downs dip slope, located within the Kent Downs National Landscape.
- A coherent and distinctive landscape with a consistent arrangement of irregular shaped fields, and woodland blocks and shaws growing within the folds of the rolling landscape.
- A contained landscape, with few views either within or out of the area, contributing to a safe, but slightly wild perceptual quality. The wooded belts provide a good network of tree cover, reinforcing habitat corridors and connectivity.

Assessment of Landscape Susceptibility

Development Typology	Medium Employment	Large Employment
Criteria		
Physical and Natural Character	H	H
Settlement Form and Edge	H	H
Settlement Setting	H	H
Visual Character	H	H
Perceptual Qualities	H	H
Historic Character	H	H
Landscape Susceptibility	H	H

A tranquil landscape situated across a mix of topographies whereby the gently rolling landscape to the north of the area gives way to a dramatically sloping landscape to the south. Physical and natural character are very susceptible to change from either scale employment typology.

The landscape character varies from well managed field plots with hedgerows and shelter belts to a more wooded landscape with occasional long range views looking south across the National Landscape which would be very susceptible to change.

There is also infrastructure associated with the M20 motorway forming a southern boundary to the area. Settlement pattern is very susceptible to change from employment development being clustered small scale residential development of houses and also a caravan park. The settlement edge is varied but distinct and largely formed by woodland, giving it a high susceptibility to change.

Development Typology: Employment

Assessment of Landscape Sensitivity

Landscape Value + Landscape Susceptibility

Typology	Landscape Sensitivity
Medium Employment	HIGH
Large Employment	HIGH

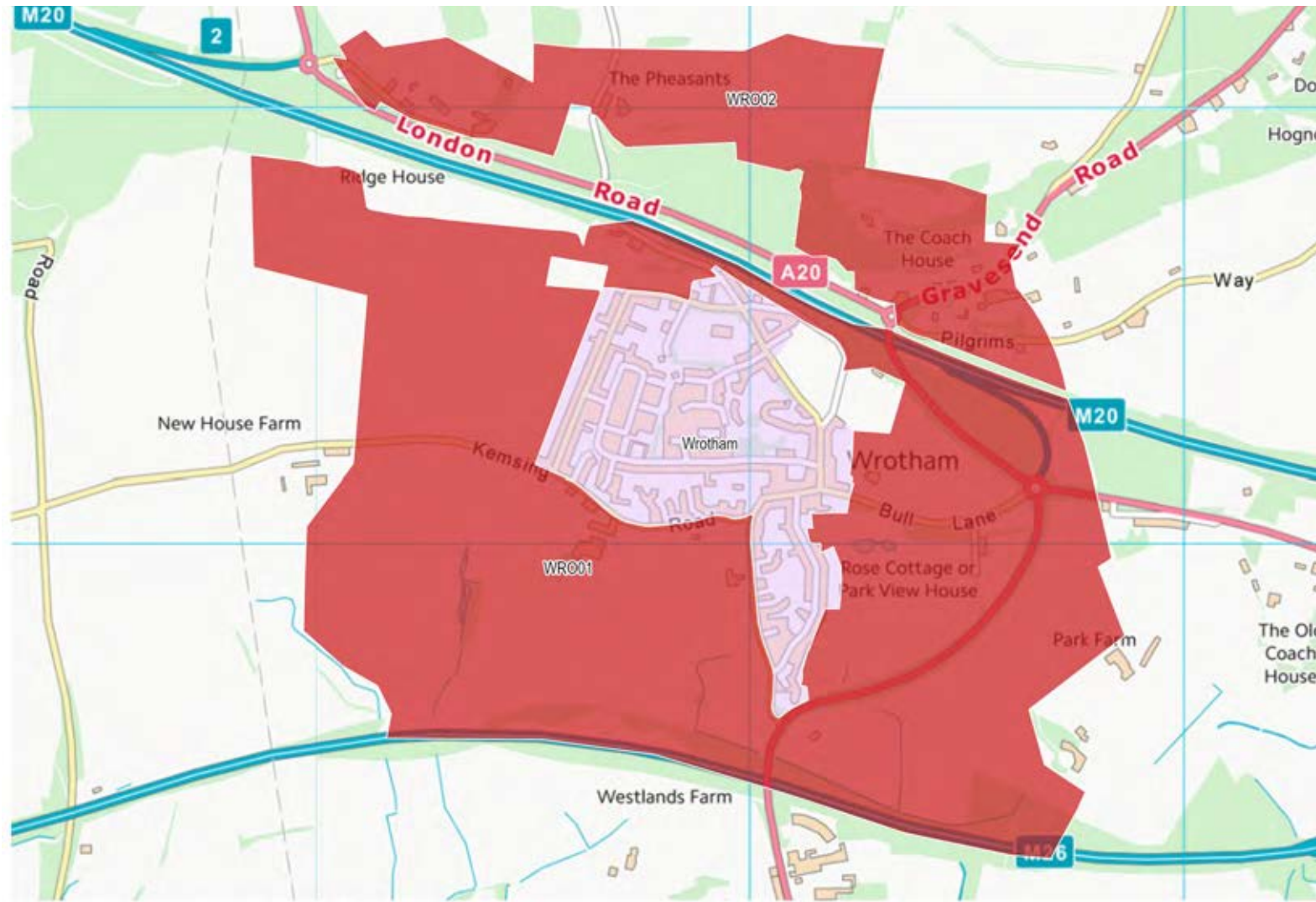
WRO02 is very sensitive to both scales of employment development. It is a highly valued designated landscape with varied topography. Employment development is likely to give rise to adverse change and effects of landscape character and visual amenity. The south eastern corner between the roads is the least sensitive part of the area.

Any development within the Kent Downs National Landscape or its setting should contribute to conserving and enhancing the natural beauty, special qualities and key characteristics of the National Landscape. It will also need to be carefully located, designed and mitigated to minimise adverse effects.

Settlement: Wrotham

Landscape Sensitivity Map

Development Typology: Medium Scale Employment



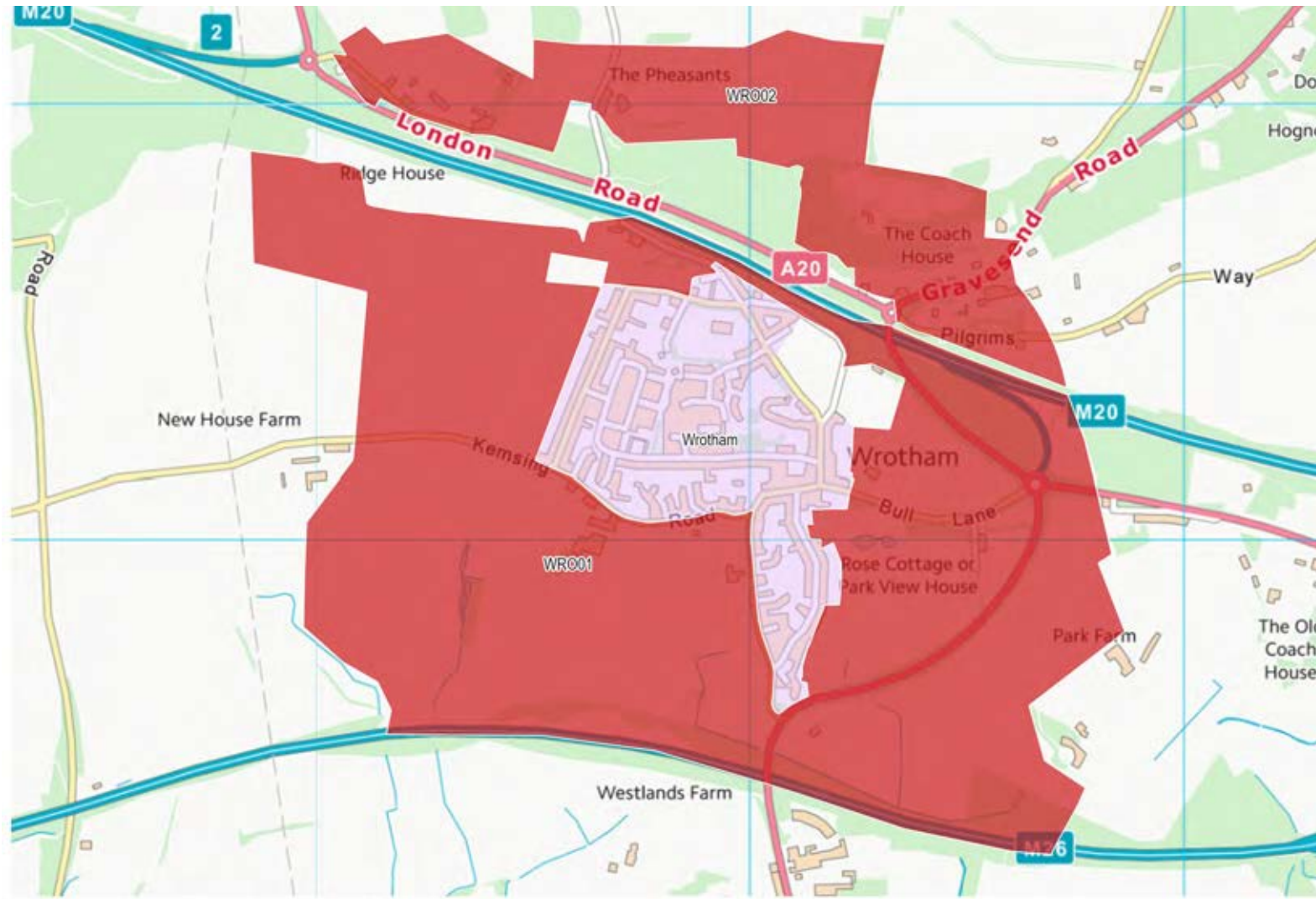
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Settlement: Wrotham

Landscape Sensitivity Map

Development Typology: Large Scale Employment



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4. Glossary

Term	Definition
Anthropogenic	Change caused predominantly by human activity
Ancient Woodland	Woodland that has developed naturally and has been wooded continuously for over 400 years
Arable	Land used for growing crops
Burgage	An area of land or property which can be used in return for rent
Carr Woodland	Woodland that is waterlogged for parts of the year, including species such as willow and alder
Cobnut plat	An orchard for growing cobnuts, a type of cultivated hazelnut
Copse	A mix of trees and shrubs growing in a relatively small dense area
Glasshouse	A building made of glass, often used in a commercial setting in which plants grow faster than outside, with the glass trapping heat from the sun to boost the growth rate
Historic Field Patterns	Traditional arrangements of fields that reflect historical land use and enclosure.
Historic Time-Depth	The way a landscape reflects and embodies a long and layered human history
Horticulture	The practice of growing garden crops and ornamental plants
Juxtaposition	Two things being seen or placed close together to create a contrasting effect
National Landscape	A statutory designation by Natural England, that is a formal recognition of a landscape's exceptional natural beauty and distinctive character.
Oast House	A building designed for drying hops as part of the brewing process
Perceptual	A person's awareness through interpretation and senses
Polytunnel	An elongated polythene-covered frame under which seedlings or other plants are grown outdoors
SAC	Special Area of Conservation - a strictly protected site designated under the UK Habitats Regulations to conserve habitats and species of European importance (excluding birds).
Scarp	A very steep slope or bank
Scheduled Monument	A nationally important archaeological site or historic building
Sensitivity	A measure of how resilient a landscape is to change from development considering judgements of both its susceptibility and value
Settlement	A built-up area such as a village, town, or cluster of dwellings.
Settlement Edge	The outer boundary where built development meets open countryside.
Settlement Form	The shape and structure of a settlement, including patterns like linear, nucleated, or dispersed.
Settlement Setting	The surrounding landscape that contributes to the character and identity of a settlement.
Shaw	A narrow strip of woodland, often forming a boundary between fields or along roadsides
Shelter belt	A row or line of trees which protects an area from weather conditions
SSSI	Site of Special Scientific Interest – a legally protected area in the UK designated for its special wildlife, habitats, geology, or landforms
Susceptibility	The degree to which a landscape can accommodate specific changes without significant negative effects on its character or visual qualities
Topography	The arrangement of natural and artificial physical features of an area
Typology	A category of development, eg large scale employment
Value	The importance or worth of a landscape as perceived by society, based on cultural, ecological, or aesthetic reasons.

