

Landscape and Visual Appraisal

for Tonbridge & Malling Borough Council



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Leybourne Chase

Settlement: Leybourne Chase

Settlement overview

Leybourne Chase is a relatively new settlement developed within the grounds of the former Leybourne Grange Hospital. Set within a landscape defined by the M20 motorway to the north, the A228 two-lane dual carriageway to the east, the A20 London Road to the south, it is well contained by the woodlands sited around the former hospital site. To the west is countryside within which is St Martin's Church, Ryarsh, and scattered residencies. To the north of the M20 is the Kent Downs National Landscape.



Site location
Base image: Google Maps (2025)

Settlement: Leybourne Chase

Proposed development type: Residential

Site: 59762 - Land at Heron Court, Hawley Drive, West Malling

Parish: Leybourne

Ward: Birling, Leybourne & Ryarsh

The site is a former water treatment works located in countryside between the settlements of West Malling to the south and Leybourne Chase to the north. Located just east of Hawley Drive, one of the main access routes to Leybourne Chase, the site has apparently been disused for some considerable time and, whilst some of the former hardstanding and the bases of the sedimentation tanks remain, the site has partially overgrown with regenerating vegetation.

The site's boundaries to the south, west and north consist of former hedgerows that have now grown out and become denser through the development of additional regenerating vegetation within the site. These boundaries border onto agricultural fields. To the east is a linear woodland belt that runs from the A20 London Road to the south-east of the site, to Hawley Road to the north of the site. Within the woodland is a Public Right of Way that leads to the north-west to St Martin's Church, Ryarsh, and beyond this to the Kent Downs National Landscape to the north of the M20 motorway.



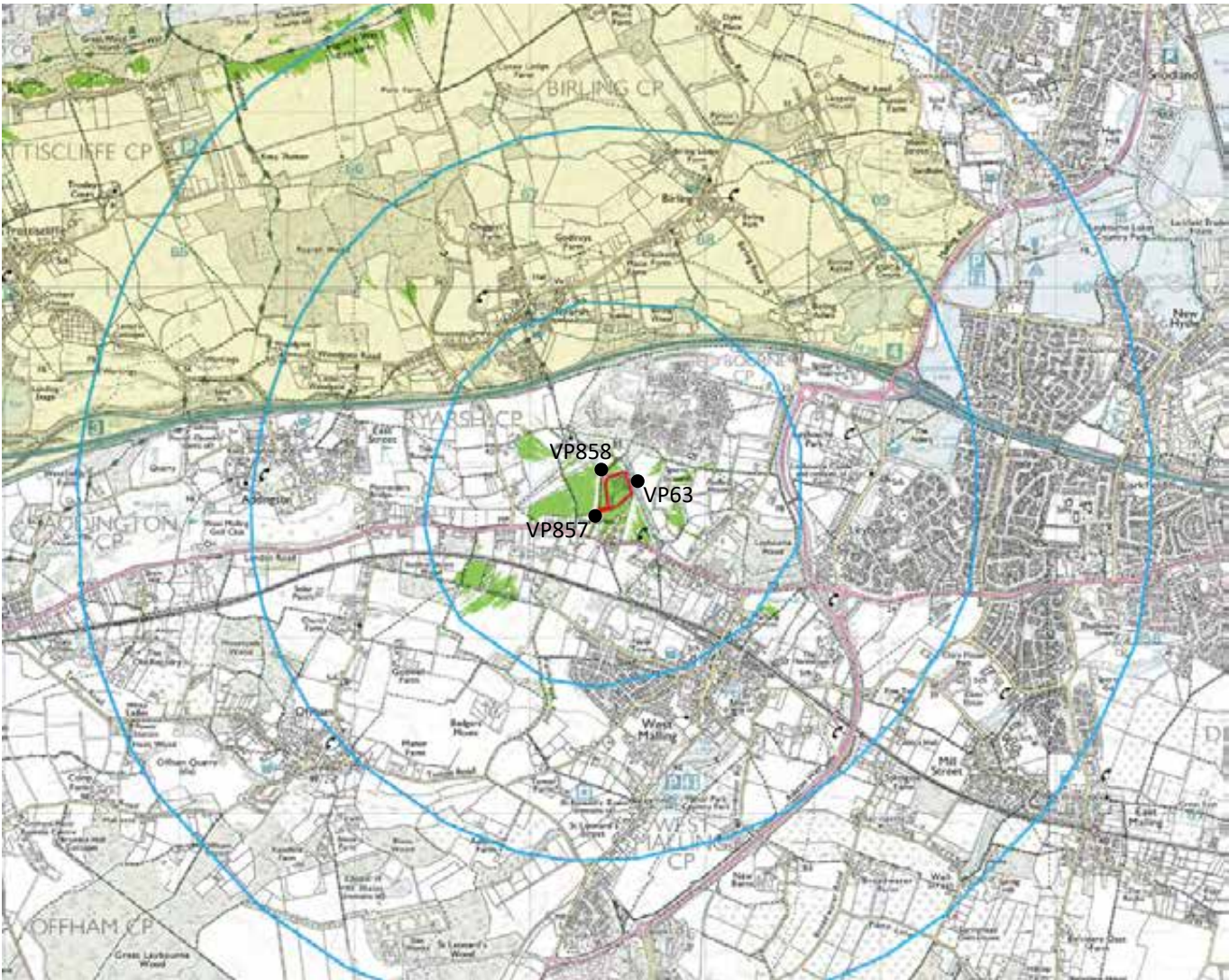
Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

59762 - ZTV and Viewpoint Locations

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59762 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. The wooded and visually enclosed character of the site and its immediate surrounds means that the theoretical viewshed is almost largely restricted to areas within around 500m of the site's boundaries. In practice, many of these views away from the site's boundaries are likely to offer only very small glimpses of potential development. The woodland belt to the east of the site provides a robust screen of the site in local views from the east.

The most open views towards the site are from Hawley Road, at relatively close range, just to the west of the site (VPs 857 and 858). The hedgerow boundary would provide some softening of the potential development but the potential buildings on the site would be clearly visible above the hedge line. The potential visual impact on the views from the west would be an overall Major-Moderate adverse effect for the small scale residential development typology and Major adverse effect for the medium scale residential development typology.

Views into the site from the Public Right of Way set within the woodland belt to the east are largely screened by the woodland of the belt, but also to some degree by the vegetation within the site (VP63). The potential development would be perceived through the wooded vegetation via narrow breaks in the vegetation, even in summer. The potential visual impact on the views from the Public Right of Way would be an overall Moderate adverse effect for both scales of the residential development typologies.

The large scale development typology is considered inappropriate in this location and has not been assessed.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP857 - Hawley Drive looking north- east	Low	Recreational: Medium Susceptibility Moderate Sensitivity	Substantial	Very Substantial	N/A	Major- Moderate Adverse	Major Adverse	N/A
VP858 - Hawley Drive looking south- east	Low	Recreational: Medium Susceptibility Moderate Sensitivity	Substantial	Very Substantial	N/A	Major- Moderate Adverse	Major Adverse	N/A
VP63 - PRoW along eastern boundary looking west	Low	Recreational: High Susceptibility High Sensitivity	Slight	Slight	N/A	Moderate Adverse	Moderate Adverse	N/A

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59762 - Viewpoint Images

VP857 - Hawley Drive looking north- east

Approximate site extent



VP858 - Hawley Drive looking south- east

Approximate site extent



VP63 - PRoW along eastern boundary looking west

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59762 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
4a: Wrotham Heath Greensand Vale and Slopes	LEC01	No	Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Substantial	Very Substantial		Moderate to Major-Moderate Adverse	Major Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA LEC01, which has Medium-Low landscape sensitivity to the small scale residential development typology and Medium landscape sensitivity to the medium scale residential development typology. The large scale development typology is considered inappropriate in this location and has not been assessed.

The site is a former water treatment works located in countryside between West Malling to the south and Leybourne Chase to the north. The site has apparently been disused for some considerable time and, whilst some of the former hardstanding and the bases of the sedimentation tanks remain, the site has partially overgrown with regenerating vegetation. To some degree, and as perceived from beyond the site, it has become partially subsumed back into the landscape. The site's boundaries to the south, west and north consist of former

hedgerows that have now grown out and become denser through the development of additional regenerating vegetation within the site.

The main landscape changes would be the likely loss of some vegetation in the site, particularly at its boundaries and more scrubby vegetation within the central part of the site, as well as the change in use of the site and loss of its openness, and the urbanising effects of development on countryside away from and in the open break between existing settlements.

The landscape changes would have an overall Major-Moderate to Moderate adverse impact in the case of small scale residential development typology, and a Major adverse impact for medium scale residential development typology.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be relatively constrained but there would still be a series of views that would be significantly impacted close to the site. Any development would need to seek to minimise the greatest of these visual effects through strategic buffer planting, and the retention and careful management of the boundary vegetation.

There is limited or no potential for residential development at this site without harm to the landscape character of the countryside around the site and in the open break between the existing settlements of West Malling and Leybourne Chase. Although a brownfield site, the site has become partially subsumed back into the countryside, certainly as perceived from beyond the site, and its development would be perceived to be isolated from existing built development and other settlements.

Settlement: Leybourne Chase

Proposed development type: Residential

Site: 59946 - Land West of Birling Road and North of London Road

Parish: Leybourne

Ward: Birling, Leybourne & Ryarsh

The site comprises the grounds of Rock Cottages, a large, subdivided property. Formerly much of the site was worked for minerals and later backfilled and farmed. The land appears to have no particular current use, unmanaged and has probably been this way for many years. Consequently, much of the site, particularly at its edges and along the stream, the course of which runs roughly east to west across the southern third of the site, is wooded with much developing scrub.

The site is bordered to the south by the A20 London Road and by Birling Road to the east. The northern and western boundaries are wooded and largely set against countryside, with the back gardens of some houses at Garage Close to the north-east and with The Wheatsheaf Public House bordering the south-west corner.

The properties and gardens of the properties at Rocks Cottages are enclosed by the site but are excluded from it.

The western boundary is wooded, and the boundary line adjoins a Public Right of Way which runs from the A20 by The Wheatsheaf pub, broadly north-east through fields to meet up with Birling Road to the north-east, and the settlement of Leybourne Chase to the north. Just north of The Wheatsheaf pub a further Public Right of Way leads north-west towards St Martin's Church, Ryarsh, and to Ryarsh village beyond the M20.



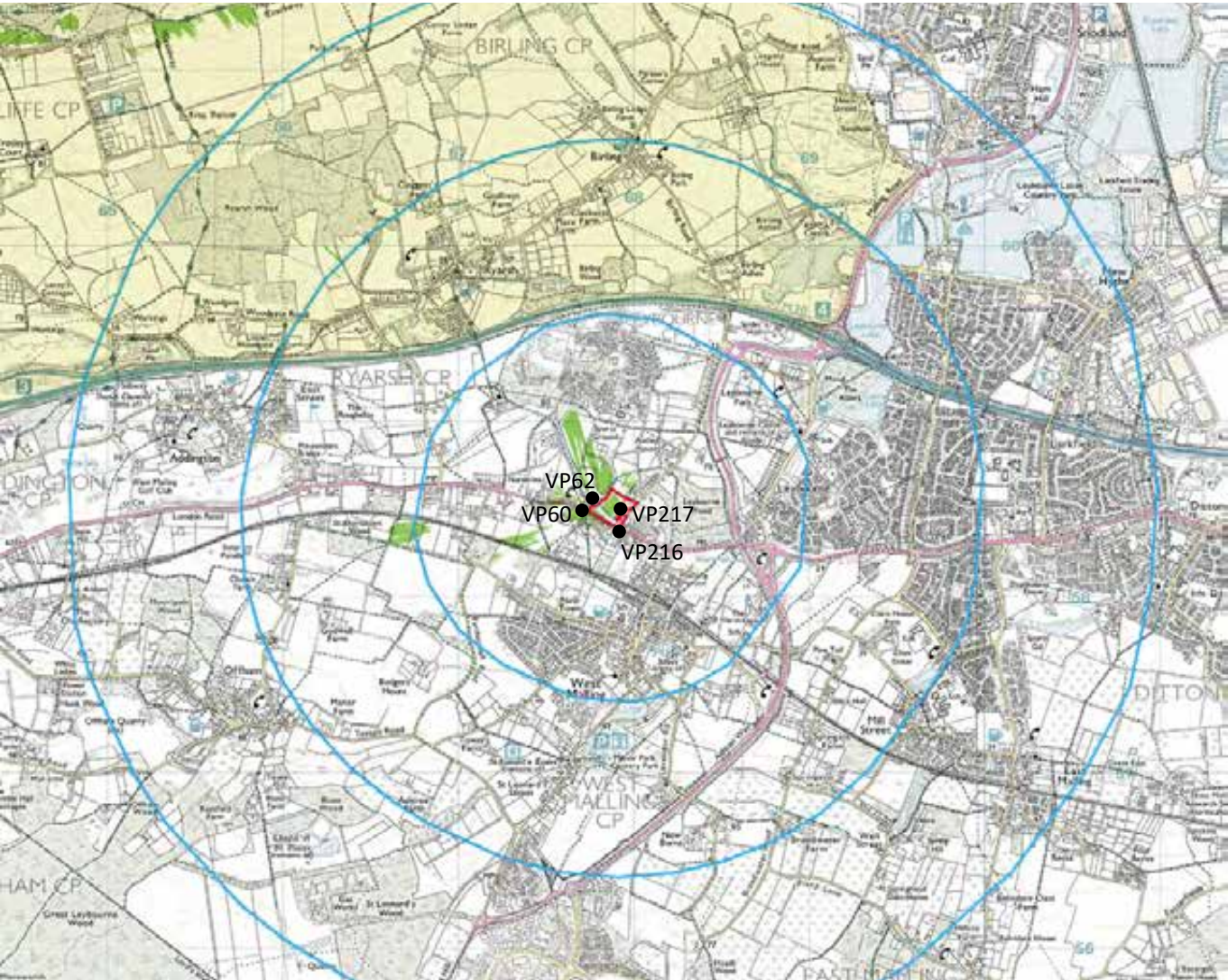
Site location plan

Base image: Google Maps (2025) Sattelite Map of Land West of Birling Road and North of London Road, West Malling

Visual Impact Appraisal

59946 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59946 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. The wooded and highly enclosed character of the site means that the theoretical viewshed is almost entirely restricted to the site's immediate edges with some partial views identified to the north-west and south-west. In practice, these views away from the site's boundaries are likely to be very small glimpses of potential development.

The most open views into the site are restricted to those from along the A20 London Road (VP60 and VP216). The southern boundary of the site against the road is fenced but otherwise largely open. This allows views across the southern part of the site between the A20 and the stream that runs across the site. The course of the stream is well vegetated, and this obscures views into the central part of the site, to the north of the stream, especially in summer.

Views from Birling Road to the east area largely well screened by the dense vegetation along the eastern edge of the site. Only at the entrance drive to Rock Cottages is there a narrow view into the central area.

The Public Right of Way that runs along the western boundary is also enclosed by vegetation and this western boundary is also well wooded. There are occasional narrow, glimpsed views through the boundary vegetation into the site (VP62).

The context of the views along the A20 into the site includes existing development on the south side of the M20 and scattered development along the north side, where the site provides a 'green' and open break between The Wheatsheaf pub, to the west, and detached housing, to the east. A new access would likely have to be formed on the southern boundary with the A20. This would lead to the loss of part of the 'green' break, and vegetation within the site where the access would have to cross the course of the stream. This would have the effect of visually opening up the central and enclosed part

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP216 - London Road looking north-west	Low	Recreational: Medium Susceptibility Moderate Sensitivity	Substantial	Very Substantial	N/A	Major-Moderate Adverse	Major Adverse	N/A
VP60 - London Road looking north-east	Low	Recreational: Medium Susceptibility Moderate Sensitivity	Substantial	Very Substantial	N/A	Major-Moderate Adverse	Major Adverse	N/A
VP62 - PRoW along the western boundary looking east	Low	Recreational: High Susceptibility Moderate Sensitivity	Slight	Slight	N/A	Moderate-Minor Adverse	Moderate-Minor Adverse	N/A

Note: * Assessments based on effects without mitigation

of the site to some views from the A20. Development on the southern part of the site would be openly visible and would significantly adversely affect these views, notwithstanding the context. The potential visual impact on the views from the west would be an overall Major-Moderate adverse effect for the small scale residential development typology and Major adverse effect for the medium scale residential development typology.

The wooded nature of the site's boundaries would mean that other views into the site are very limited and would only provide narrow glimpses of new development. There would be an overall Moderate-Minor adverse visual effect on these views with both residential development typologies.

The large scale development typology is considered inappropriate in this location and has not been assessed.

Visual Impact Appraisal

59946 - Viewpoint Images

VP216 - London Road looking north-west

Approximate site extent



VP60 - London Road looking north-east

Approximate site extent



Visual Impact Appraisal

59946 - Viewpoint Images

VP62 - PRoW along the western boundary looking east

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Residential

59946 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
4a: Wrotham Heath Greensand Vale and Slopes	LEC01	No	Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Moderate	Substantial	N/A	Major-Moderate to Moderate Adverse	Major-Moderate to Moderate Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA LEC01, which has Medium-Low landscape sensitivity to the small scale residential development typology and Medium landscape sensitivity to the medium scale residential development typology. The large scale development typology is considered inappropriate in this location and has not been assessed.

The site comprises the grounds of Rock Cottages. The land appears to have no particular current use, unmanaged and has probably been this way for many years. Consequently, much of the site, particularly at its edges and along the stream, the course of which runs roughly east to west across the southern third of the site, is wooded with much developing scrub.

The site is bordered to the south by the A20 London Road and by Birling Road to the east. The context of the site along the A20 into the site includes existing development on the south side of the M20 and scattered development along the north side, where the site provides a 'green' and open break between The Wheatsheaf pub, to the west, and detached housing, to the east.

The western edge of the site is wooded, and the boundary line adjoins a Public Right of Way which runs from the A20 by The Wheatsheaf pub. The northern and eastern edges are also wooded. With the wooded course of the stream to the south, the central part of the site has a very enclosed character.

The main landscape changes would be the likely loss of some significant vegetation in the southern section of the site, at the course of the stream and more scrubby vegetation within the central part of the site, as well as the change in use of the site and loss of its openness, and partial urbanising effects of development on countryside away from the existing settlement. The landscape changes would have an overall Moderate to Moderate-Minor adverse impact in the case of small scale residential development, and a Major-Moderate adverse impact for medium scale development typology.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be relatively constrained but there would still be a series of views that would be significantly impacted close to the site. Any development would need to seek to minimise the greatest of these visual effects through setbacks of the development and strategic buffer planting.

There is potential for the small scale development typology at this site although considerable care would be needed at the site's boundaries with the A20 London Road, to ensure that this southern boundary was well landscaped, and that appropriate buffers were provided. The likely new access has the potential to be harmful and would need careful design to ensure that the screening potential of the vegetation long the stream was maintained as far as possible. The woodland boundaries to the west, north and east would need to be retained as far as practicable. The medium scale development typology is unlikely to have potential at this site as this development type would be out of keeping with the adjoining settlement character and would give rise to greater levels of overall landscape and visual harm.

Medway Gap

Settlement: Medway Gap

Settlement overview

The Medway Gap settlements include Leybourne, Larkfield, Ditton, Lunsford and New Hythe. These have become merged into a large single settlement through the infilling of land with mainly residential development in the 20th and 21st centuries. Split north and south by the M20, to the south, the Medway Gap settlement consists of the mainly residential areas of Leybourne, Larkfield and Ditton linked by the east-west A20. To the north, New Hythe is a long-established employment and industrial area formerly well-known for the paper industry, whilst Lunsford is a relatively new large residential area.

The surrounding context of the Medway Gap settlements is varied and complex. New Hythe and Lunsford are contained by the former gravel pits, many of which lie within the Leybourne Lakes Country Park, and to the north-east by the River Medway. To the east of Ditton, much of the remaining open gap between Ditton and Maidstone, is land under construction or with consent for residential development. To the west of Leybourne, the countryside includes Leybourne Park and woodlands and is land that has been historically included within the Green Belt. To the south of Leybourne, Larkfield and Ditton, the Medway Gap settlements adjoin various Conservation Areas, some open spaces uses, as well as horticultural land uses, such as that of the East Malling Research Station. As with the countryside east of Ditton, there is evidently intense pressure for new development, as there are various recent developments present, several large residential projects under construction as well as some consents for further development.

The Kent Downs National Landscape lies within 0.5km of the western side of Lunsford and about 2.5km to the north-east of New Hythe. Whilst there is a high degree of intervisibility of the Medway Gap settlements with the National Landscape, in particular from the scarp of the downs to the north-east, the scale of the settlements mean that further new development is unlikely to be considered to affect the setting of the National Landscape. As the settlements are contained by water bodies



Site location

Base image: Google Maps (2025)

to the north, the development pressure is to the south and east, and therefore a little more distant from the raised viewpoints on the downs to the north.

Settlement: Medway Gap

Site: 58538 - Winterfield Farm, East Malling

Proposed development type: Residential

Parish: Aylesford
Ward: Aylesford South & Ditton

The site comprises a single, flat grassed field. The site is bordered by Lucks Hill to the south and to the east by Winterfield Lane. To the north are three detached residential properties, associated buildings and their gardens. These properties to the north have open views across the site to the south. To the west and on the land to the north beyond the three detached properties is a new and large residential site under development (Pippins Place). The boundary between the site and the new development site to the immediate west comprises a hedgerow with trees.

The site's boundaries with Lucks Hill and Winterfield Lane are formed of a hedgerow with some trees. On the opposite side of Winterfield Road, there is dense wooded vegetation along the road along the edge of Clare House Park to the east. There is some significant vegetation along the southern side of Lucks Hill, including a tall hedgerow with several mature trees.

This vegetation combines to visually separate the landscapes to either side of it. To the east and south is the parkland setting of Clare House Park and grounds and fields around a further large residence. To the west and north is the site, the three residential properties to the north and beyond this the new development under construction. This, once completed, will significantly alter the landscape character of the landscape to the west and the north.

Two Public Rights of Way are aligned across the development site to the west and north from where there would be views back to the site, but these are temporarily diverted to the west whilst the construction is underway. It is assumed that the routes of these may be diverted permanently with the new development in place. Consequently, a full assessment from the formal routes of these Public Rights of Way has not been possible for this appraisal.



Site location

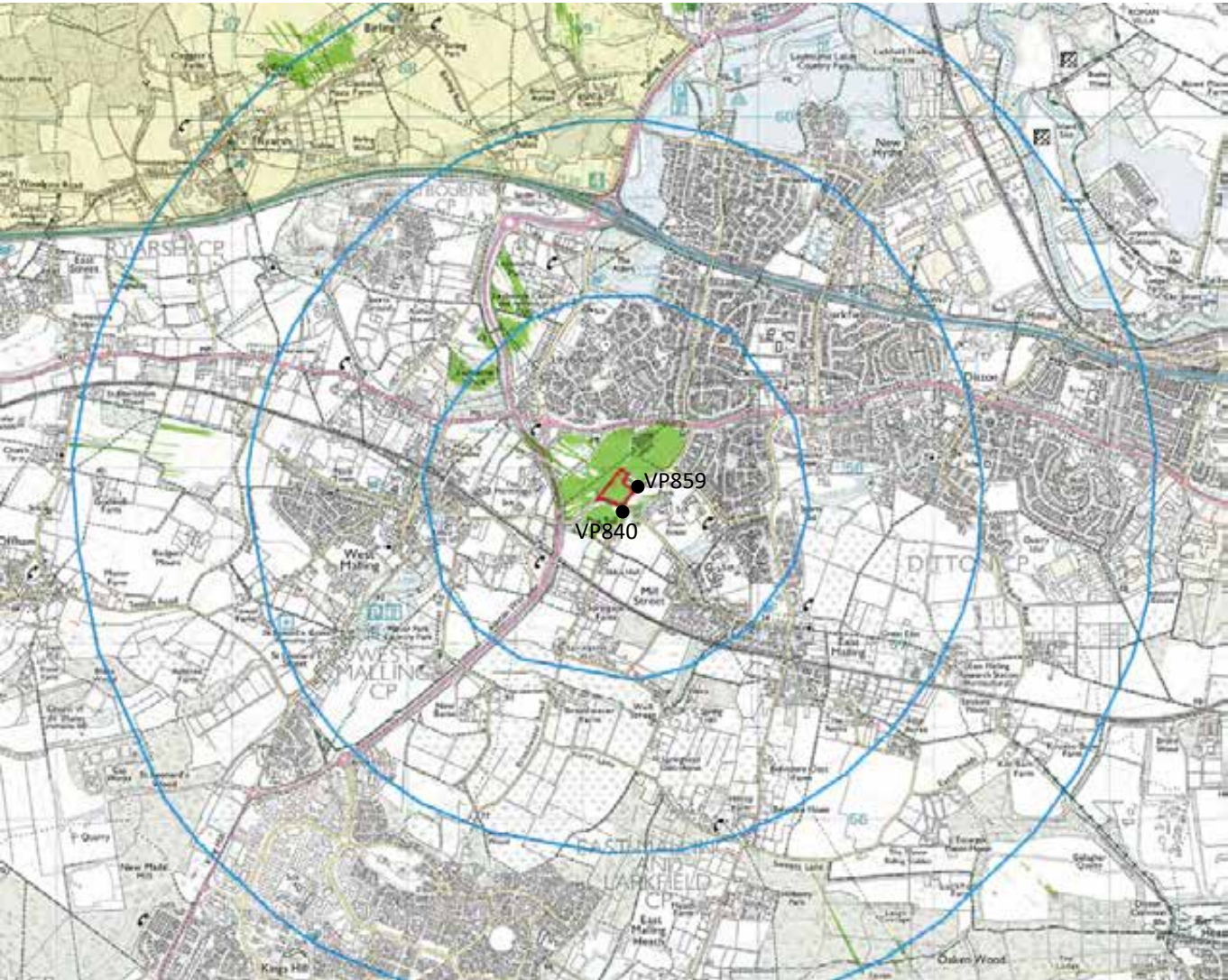
Base image: Google Maps (2025)

There are long, scenic views to the chalk escarpment of the Kent Downs National Landscape to the north and north-west across the site from the junction of Lucks Hill and Winterfield Lane.

Visual Impact Appraisal

58538 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

58538 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. The enclosed character of the site to the south and east, substantially restrict views from the countryside on these sides. The relative absence of vegetation and the flat nature of the topography of the site and its surrounds mean that there are views from close range from the west and north. Longer views between 1km and 3km, however, are very limited.

From the roads to the south and east, there would be largely open views over the bordering hedges to the potential new development on the site (VP840, VP859). Those views from Lucks Hill and at the junction of Lucks Hill and Winterfield Lane include the long views to the National Landscape to the north and north-west.

Partial views of the site's western and northern boundaries can be anticipated from the Public Rights of Way to the west and north respectively. However, the context of these views will change substantially with the new development under construction in place and these views may be lost altogether because of the presence of the new housing.

The views from Lucks Hill and Winterfield Lane would be of a new development frontage. This would change the largely rural scene, and which in some views would include long views of the National Landscape. Landscape mitigation, including enhanced boundary planting and set backs from the roads could assist in providing some reduction in the visual impacts but the loss of the rural context and the views to the chalk escarpment would remain. The potential visual impact on the views from the west would be an overall Major to Major+ adverse visual effect for the small and medium scale residential development typologies respectively.

The large scale development typology is considered inappropriate in this location and has not been assessed.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP840 - Winterfield Lane junction with Clare Lane looking north	Moderate	Recreational: High Susceptibility High Sensitivity	Very Substantial	Very Substantial	N/A	Major+ Adverse	Major+ Adverse	N/A
VP859 - Winterfield Lane looking south-west	Moderate	Recreational: Medium Susceptibility Moderate Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

58538 - Viewpoint Images

VP840 - Winterfield Lane junction with Clare Lane looking north

Approximate site extent



VP859 - Winterfield Lane looking south-west

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Residential

58538 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
5b: East Malling Greensand Fruit Belt	MGS03	No	Medium	Small: Medium Medium: Medium Large: High-Medium	Small: Medium Medium: Medium Large: High-Medium	Slight	Moderate	N/A	Moderate-Minor Adverse	Moderate Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA MGS03, which has Moderate landscape sensitivity to both small and medium scale residential development typologies. The large scale development typology is considered inappropriate in this location and has not been assessed.

This site comprises a single, flat grassed field. The site is bordered by Lucks Hill to the south and to the east by Winterfield Lane. To the north are three detached residential properties, associated buildings and their gardens.

The vegetation alongside Lucks Hill and Winterfield Lane combine to visually separate the landscapes to either side of the two roads. To the east and south is the parkland setting of Clare House Park and grounds and fields around a further large residence. To the west and north is the site, the three residential properties to the north and beyond this the new

development under construction. This, once completed, will significantly alter the landscape character of the landscape to the west and the north from an essentially rural one to one with a strong suburban context.

The main landscape changes would be the loss of the field, the change in use of the site and loss of its openness and rural character. However, in the context of the new development to the west and north, and to a lesser extent the presence of the three residential properties to the north, the magnitude of these landscape character changes would be relatively modest.

The landscape changes would have an overall Moderate-Minor adverse impact in the case of small scale residential development, and a Moderate adverse impact for medium scale development typology.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained but there would still be a series of views that would be significantly impacted close to the site. Any potential development would need to seek to minimise the greatest of these visual effects through setbacks of the development and strategic buffer planting.

There is good potential for the small scale development typology at this site although some care would be needed at the site's boundaries with Lucks Hill and Winterfield Lane, to ensure that this boundary was well landscaped. The medium scale development typology may have some potential at this site depending on the scale and nature of the new development coming forward at Pippins Place to the west and north.

Settlement: Medway Gap

Proposed development type: Residential

Site: 58540 - Clare Park, east of Winterfield Lane, East Malling

Parish: Aylesford
Ward: Aylesford South & Ditton

The site comprises a flat grassed field and an area of semi-mature deciduous woodland. The site is bordered by Clare Lane to the south and to the north-west by Winterfield Lane. To the south-east is Clare Wood Drive, a residential estate of some 12 detached homes and their gardens. To the immediate south of this is Clare House, a Grade I Listed Building. The site and properties on Clare Wood Drive, together with other land to the east and south-east lie within the former grounds of Clare House, known as Clare House Park. This area also includes a nursery school, the East Malling Community Centre and playing fields.

The open field of the site lies to the south-west. It includes one mature specimen tree. This part of the site's boundaries with Clare Lane, Winterfield Lane and the rear gardens of houses on Clare Wood Drive are formed of dense woodland strips. The maturing woodland, a roughly triangular area in the north-east of the site, adjoins Winterfield Lane along its northern edge. On the south-east side of the woodland is a more open area of regenerating grassland and scrub. There is no clear demarcation of the site's boundary with this area. However, it has been assumed for this landscape and visual appraisal that whilst this wooded area is within the promoted site it would not be built on.

The vegetation along Winterfield Lane and Clare Lane combine to visually separate the Clare House Park area from land to the north, the large part of which is currently under development (Pippin's Place). This, once completed, will significantly alter the landscape character of the landscape to the north. To the south-west of Clare House Park, beyond Clare Lane, is countryside including the grounds and fields around a further large residence. To the immediate south of Clare House Park is the western end of the settlement of Mill Street.



Site location

Base image: Google Maps (2025)

Unlike other parts of the site's general locale, the density of tree cover around the site means that there are no long views to the chalk escarpment of the Kent Downs National Landscape to the north from within the site.

Visual Impact Appraisal

Proposed development type: Residential

58540 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. Consistent with the ZTVs in this landscape and visual appraisal, this ZTV has used markers across the main body of the whole site, including the wooded area to the north-east. As set out above, however, the appraisal assumes the wooded area to the north-east would not be developed. The illustrated ZTV needs to be considered in this context, as it identifies areas of potential visibility that would not exist in practice.

The ZTV indicates arrays of potential visibility to the north-west and south-east, out to as far as 3km in the case of the latter, but field work concludes that if these views were possible, they would be very small glimpses of the uppermost parts of limited areas of the development and that some of these locations could provide views of development in the wooded area. When viewed from the ground, the enclosed character of the open part of the site with woodland on all sides, substantially restricts views from adjoining areas, including from just beyond the site’s boundaries. There would be more potential in the winter months to view the upper parts of some of the development through the tree canopies when these trees are not in leaf (for example VP39).

The views from Winterfield Lane and Clare Lane into the open part of the site would be largely screened with some glimpses of development through the trees, more so in winter than summer. The potential visual impact on the views from the west would be an overall Moderate-Minor adverse visual effect for the small and medium scale residential development typologies. There would be no other clear publicly accessible views of the potential development on the site.

It is not clear as to how new development on the site would be accessed. If a new residential access was required on either Winterfield Lane or Clare Lane, as seems likely, then this would

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Suseptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP39 - Broadwater Rd junction with Clare Lane looking north-east	Moderate	Recreational: Medium Susceptibility Moderate Sensitivity	Slight	Slight	N/A	Moderate- Minor Adverse	Moderate- Minor Adverse	N/A

Note: * Assessments based on effects without mitigation

lead to vegetation loss within the site and the opening up of the site to additional views to those identified above. The large scale development typology is considered inappropriate in this location and has not been assessed.

Visual Impact Appraisal

58540 - Viewpoint Images

VP39 - Broadwater Road junction with Clare Lane looking north-east

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Residential

58540 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
5b: East Malling Greensand Fruit Belt	MGS03	No	Medium	Small: Medium Medium: Medium Large: High-Medium	Small: Medium Medium: Medium Large: High-Medium	Substantial	Substantial	N/A	Major-Moderate Adverse	Major-Moderate Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA MGS03, which has Moderate landscape sensitivity to both small and medium scale residential development typologies. The large scale development typology is considered inappropriate in this location and has not been assessed.

This site comprises a flat grassed field and an area of semi-mature deciduous woodland. The open part of the site is enclosed on all sides by woodland belts. It has been assumed that the wooded part of the site would not be built on.

The mature vegetation alongside Winterfield Lane visually separates contrasting landscapes to either side of the road. To the east and north of Winterfield Lane there is a single, flat grassed field with three residential properties to the north of it and beyond this a new large residential development under construction (Pippins Place). This development, once completed, will substantially alter the landscape character of the land to the west of Winterfield Lane (and north of Lucks Hill) from an essentially rural one to one with a strong suburban context. To the west and south of Winterfield Lane, is countryside including the parkland of Clare House

Park and the grounds and fields around a further large residence. Whilst this area includes some development, including the 12 houses at Clare Wood Drive, it is predominantly an open landscape of fields, hedgerows and wooded lanes.

The main landscape changes would be the loss of the open field, the change in use of the site, loss of its openness and rural character, and the potential tree loss and break in the wooded character of either Winterfield Lane or Clare Lane. Built development would have an adverse effect on the countryside character of the landscape to the east and south of Winterfield Lane and Lucks Hill. Currently separated from any settlement boundary, it would consolidate with the houses at Clare Wood Lane to create a substantial group of housing away from the urban edge.

The landscape changes would have an overall Major-Moderate adverse impact in the case of both the small scale and medium scale residential development typologies.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained but there would still be a series of views that would be impacted close to the site, and the creation of a new residential access would be visually harmful and would open up views into the site. Any potential development would need to seek to minimise the greatest of these visual effects through minimising tree loss and providing additional planting to screen development where required.

Whilst the visual effects may not be substantial, because of the existing woodland screening, the landscape effects would be significant. The landscape effects on the site would be adverse, as might be anticipated for the development of a greenfield site, but development would have an adverse effect on the countryside character of the landscape to the east and south of Winterfield Lane and Lucks Hill. Currently separated from any settlement boundary, it would consolidate with the houses at Clare Wood Lane to create a substantial group of housing away from the urban edge. This is little to no potential for development at this site in terms of its landscape character effects.

Settlement: Medway Gap

Proposed development type: Employment

Site: 59738 - Land South of Hermitage Court, Hermitage Lane, Maidstone

Parish: Aylesford
Ward: Aylesford South & Ditton

The site comprises a partially developed site including a newly built diagnostic unit for the West Kent Community Diagnostic Centre at Hermitage Court. The site includes some non-developed areas of grass to the east and south of the new building. The site is currently accessed from Hermitage Court and is the most southerly parcel of this employment site.

The site is bordered to the east and south by an extensive area of deciduous woodland (Fullingpits Wood) which screens the site in any views from these directions. To the west of the site is a large open grassed field but there are no Public Rights of Way to the west or north-west with views back to the site.

The site rises from north to south, up to its wooded southern boundary. This part of the site is higher than much of the built development of Hermitage Court to the north.

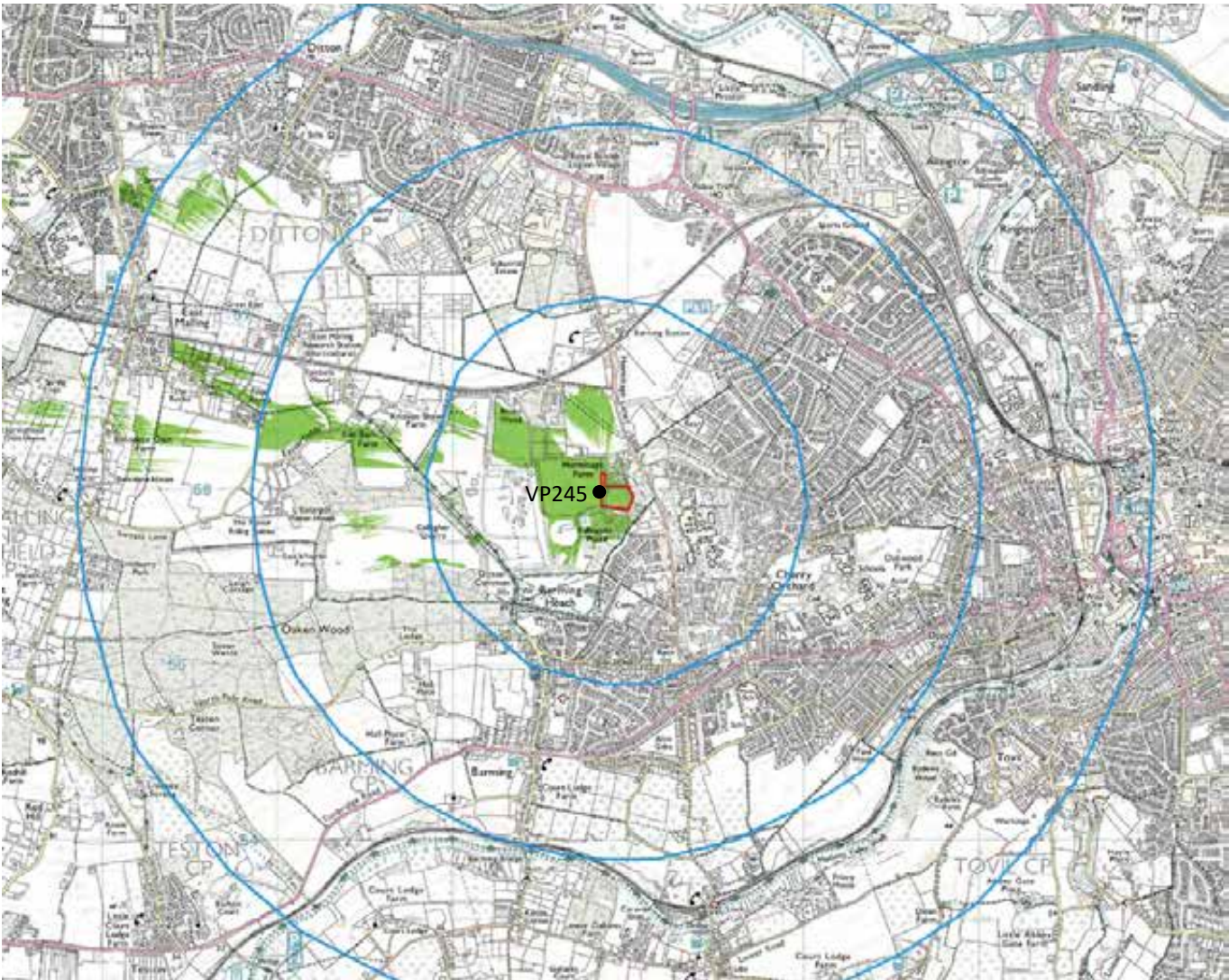


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59738 - ZTV and Viewpoint Location Map

Proposed development type: Employment



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

59738 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. The enclosed character of the site to the south and east, substantially restricts views from the countryside on these sides. The relative absence of vegetation and the nature of rising topography of the site mean that the ZTV suggests that would be views from close range from the west and north. Longer views to the west between 1km and 3km, however, are limited and unlikely in practice to offer any more than glimpsed views of the upper parts of any development. The main publicly accessible views would be from the main access road serving Hermitage Court. From the southern end of this road there are open views of the existing buildings on the site and the car parking to the west (VP 245). There would be likely to be open views of any further development on the open land of the site to the east and south of the new buildings.

The potential visual impact on the views from the road serving Hermitage Court would be an overall Moderate adverse visual effect for the medium scale employment development typology and Major-Moderate adverse visual effect for the large scale employment development typology.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Suseptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP245 Hemitage Court looking South	Low	Recreational: Medium Susceptibility Moderate Sensitivity	Moderate	Substantial	N/A	Moderate Adverse	Major- Moderate Adverse	N/A

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59738 - Viewpoint Images

VP245 - Hemitage Court looking south

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Employment

59738 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
5b: East Malling Greensand Fruit Belt	MGS05	No	Low	Medium: Medium Large: High-Medium	Medium: Medium Large: High-Medium	N/A	Slight	Substantial	N/A	Moderate-Minor Adverse	Major-Moderate to Major Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA MGS05, which has Medium landscape sensitivity to the medium scale employment development typology and High-Medium sensitivity to the small scale employment development typology.

The site comprises a partially developed site including a newly built diagnostic unit for the West Kent Community Diagnostic Centre at Hermitage Court. The site includes some non-developed areas of grass to the east and south of the new building.

The site includes existing new development and part of the car parking for the Hermitage Court employment area. The main context of the site is the existing employment development to the north. The south and east of the site is enclosed by Fullingspit Wood and there is no visual relationship with the countryside beyond this woodland. To the west the landscape is

more open and rural in character.

The main landscape changes would be the loss of the open parts of the site and the loss of openness related to this aspect. However, the site has already a partially developed character and a clear relationship with the employment area to the immediate north. The magnitude of the landscape character changes would be relatively modest and mainly related to the scale and character of the existing development on the site and at Hermitage Court. Similar medium scale employment uses are likely to have only an overall Moderate-Minor/Minor adverse impact. The large scale, as this is judged to be of a scale larger than that on site and within the rest of Hermitage Court, would have a greater overall Major-Moderate adverse impact.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained but there would only be one set of views impacted close to the site.

There is good potential for the medium scale employment development typology at this site. The larger scale development typology has less potential at this site due to its scale being greater than the scale and character of the existing development at Hermitage Court.

Settlement: Medway Gap

Site: 59756 - Land Between Ashton Way and London Road

Parish: Aylesford
Ward: Aylesford South & Ditton

The site comprises about one half of a single, arable field that rises gently from the north to south to the A228 Ashton Way. Ashton Way is on a raised embankment where it borders the site. The site is bordered to the north by the A20. The western edge of the site crosses through the middle of a field and the boundary is not demarcated on the ground.

To the east, the site boundary is formed of a mature hedgerow with several groups of large specimen trees. The southern part of this hedgerow also has some large specimen trees along it and there is a lone specimen tree set within the field itself. These trees, the site and its immediate context appear to have been part of the original parkland setting of The Hermitage, a listed building and part of the West Malling Conservation Area to the south of the A228. The Hermitage appears to have been severed from part of its parkland by the construction of the A228.

Immediately beyond is a new, large residential site under development (Pippins Place). The new residential development is on slightly higher ground than the site and when complete, it would appear likely that the new development will be prominent and will change the nature of the site, which presently remains rural with a parkland character, despite the nearby presence of the roads.

At the site's boundary with the A20 there is a wooded margin of up to 50m wide at its eastern end, narrowing slightly to about 30m at its western end. Beyond the A20 is a further wooded margin which separates the road from the edge of Leybourne to the north.

The remaining part of the arable field beyond the promoted site boundary is bound to the west by the A228, the link road between the A228 and the A20 and the A20 to the north. There is further woodland along these boundaries and there



Site location

Base image: Google Maps (2025)

is a planted strip along the A228's embankment.

Two Public Rights of Way are aligned across the development site to the east from where there would be views back to the site, but these are temporarily diverted whilst the construction is underway. It is assumed that the routes of these may be diverted permanently with the new development in place. A

Proposed development type: Residential

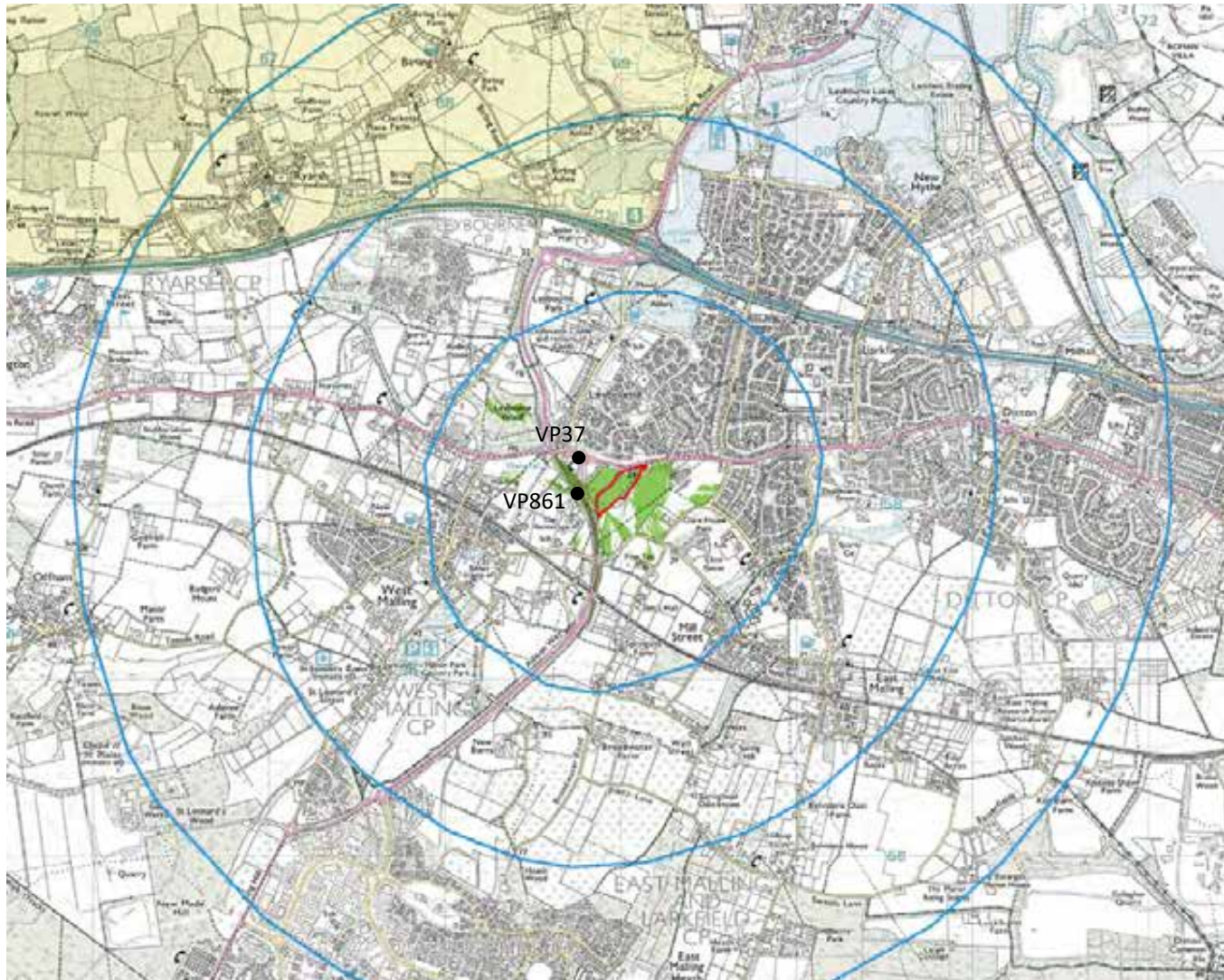
full assessment from these Public Rights of Way has not been possible for this appraisal.

There appear to be no or very limited long views to the chalk escarpment of the Kent Downs National Landscape to the north from within the site.

Visual Impact Appraisal

59756 - ZTV and Viewpoint Location Map

Proposed development type: Residential



Key

- Site boundary
- VPxx Viewpoint location and number
- ZTV
- Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59756 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. Whilst the site has an open western edge with the other part of the arable field to the west, the vegetation along the roads, together with rising topography to the south-west by The Hermitage, substantially restrict views from the countryside to the west. The ZTV indicates some potential views from the north-west at around 1km, but if these would exist then these would likely to be only partial and glimpsed views of the ridgelines. The ZTV indicates that the countryside to the immediate east would have views. This is presently the case but as the new residential development is completed on the site immediately to the east, it is most likely that these views would be screened by the new housing.

From the A20 to the north, the site would be predominantly screened by woodland within the site adjacent to the road. At the junction where the A20 meets the A228, there are partial views into the site (VP37) and also across it towards the new residential development (Pippins Place). There is a break in the vegetation at the junction where there is a footway beside the road. This allows the most open view across the site from the west (VP862).

Views from the A228 are partially restricted by the roadside planting on the road's embankment, although in winter this vegetation is still relatively thin and there would be views through this across the site.

Partial views of the site's western and northern boundaries can be anticipated from the Public Rights of Way to the east. However, the context of these views will change substantially with the new development under construction in place and these views may be lost altogether because of the presence of the new housing.

The views from the A20/A228 junction generally would be partially screened, more so in summer, but there would still be

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP37 - Junction A20 and Ashton Way (A228) looking south-east	Moderate	Recreational: Medium Susceptibility Moderate Sensitivity	Slight	Slight	N/A	Moderate- Minor Adverse	Moderate- Minor Adverse	N/A
VP862 - Ashton Way (A228) looking east	Moderate	Recreational: Medium Susceptibility Moderate Sensitivity	Moderate	Moderate	N/A	Moderat Adverse	Moderate Adverse	N/A

Note: * Assessments based on effects without mitigation

some views of the potential development on the site in these views. From footway with the view through the break in the roadside vegetation, the views of potential new development would be more open.

However, in both cases these views will include the new residential development when complete. This will act, in effect, as a continuous built backdrop to the site and the potential development on the site would essentially appear to just move this development edge closer to the viewers. In addition, the views of the new development under construction will benefit from the screening and visual softening of the built edge provided by the eastern hedge and the individual and groups of large specimen trees within and along the site's boundary. The potential new development would require strategic buffer planting along its western edge to provide some level of visual mitigation.

The potential visual impact on the views from the west would be an overall Moderate adverse visual effect, at its greatest,

for the small and medium scale residential development typologies respectively.

The large scale development typology is considered inappropriate in this

Visual Impact Appraisal

59756 - Viewpoint Images

VP37 - Junction A20 and Ashton Way (A228) looking south-east

Approximate site extent



VP862 - Ashton Way (A228) looking east

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Residential

59756 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
5b: East Malling Greensand Fruit Belt	MGS03	No	Medium	Small: Medium Medium: Medium Large: High-Medium	Small: Medium Medium: Medium Large: High-Medium	Slight	Moderate	N/A	Moderate-Minor Adverse	Moderate Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA MGS03, which has Moderate landscape sensitivity to both small and medium scale residential development typologies. The large scale development typology is considered inappropriate in this location and has not been assessed.

The site comprises about one half of a single, arable field that rises gently from the north to south to the A228 Ashton Way. The site is bordered to the north by the A20. The western edge of the site crosses through the middle of a field and the boundary is not demarcated on the ground.

To the east, the site boundary is formed of a mature hedgerow with several groups of large specimen trees. The site and its immediate context appear to have been part of the original parkland setting of The Hermitage, a listed building and part of the West Malling Conservation Area to the south of the A228.

Immediately beyond the eastern boundary is a new, large residential site under development (Pippins Place). The new residential development is on slightly higher ground than the site and when complete, it would appear likely that the new development will change the nature of

the site, which presently remains rural with a parkland character, despite the nearby presence of the roads.

The main landscape changes would be the loss of the field, the change in use of the site and loss of its openness and rural/parkland character. However, in the context of the new development under construction to the east, and to a lesser extent the presence of the A20 and A228, the magnitude of these landscape character changes would be relatively modest.

The landscape changes would have an overall Moderate-Minor adverse impact in the case of small scale residential development, and a Moderate adverse impact for medium scale development typology.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be constrained but there would still be a series of views that would be impacted close to the site. Any potential development would need to seek to partially mitigate some of the visual effects on views from the west through the provision of strategic buffer planting along the western boundary.

There is good potential for the small scale development typology at this site although some care would be needed at the site's western edge to ensure that this boundary was well landscaped. The medium scale development typology may have some potential at this site depending on the scale and nature of the new development coming forward at Pippins Place to the east.

Settlement: Medway Gap

Proposed development type: Residential

Site: 59844 - Land Between Ashton Way and London Road

Parish: Aylesford
Ward: Aylesford South & Ditton

The site comprises about one half of a single, arable field that rises gently from the north to south to the A228 Ashton Way. Ashton Way is on a raised embankment where it borders the site. The site includes a long, thin strip of land alongside the A20, as far south as Lucks Hill.

The site is also bordered to the north by the A20. The eastern edge of the site crosses through the middle of a field and the boundary is not demarcated on the ground.

To the east, the remainder of the field is bordered to its east by a mature hedgerow with several groups of large specimen trees. The southern part of this hedgerow also has some large specimen trees along it and there is a lone specimen tree set within the remaining part of the field. These trees, the site and its immediate context to the east appear to have been part of the original parkland setting of The Hermitage, a listed building and part of the West Malling Conservation Area to the south of the A228. The Hermitage appears to have been severed from part of its parkland by the construction of the A228.

Immediately beyond the eastern part of the field and its hedgerow and trees is a new, large residential site under development (Pippins Place). The new residential development is on slightly higher ground than the site to the west and when complete, it would appear likely that the new development will be prominent and will change the nature of the site, which presently remains rural with a parkland character, despite the nearby presence of the roads.

At the site's boundary with the A20 there is a wooded margin of about 30m. Beyond the A20 is a further wooded margin which separates the road from the edge of Leybourne to the north. At the north-west corner of the site against the A20



Site location

Base image: Google Maps (2025)

are two detached properties and their gardens, both of which overlook the site, and a substantial wooded area between the arable field part of the site and the junction of the A20 and A228.

Two Public Rights of Way are aligned across the development site to the east from where there would be views back to the site, but these are temporarily diverted whilst the construction

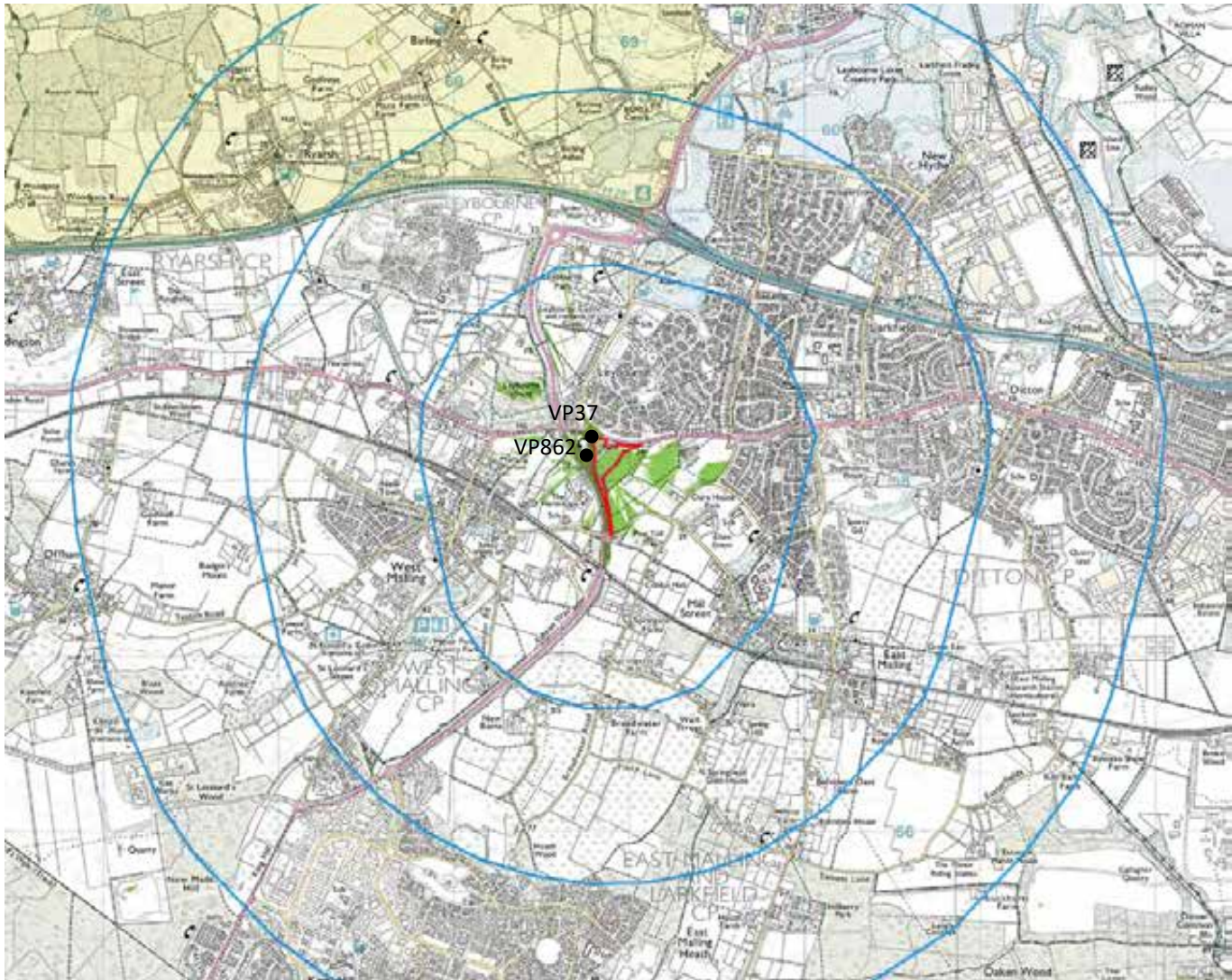
is underway. It is assumed that the routes of these may be diverted permanently with the new development in place. A full assessment from these Public Rights of Way has not been possible for this appraisal.

There appear to be no or very limited long views to the chalk escarpment of the Kent Downs National Landscape to the north from within the site.

Visual Impact Appraisal

59844 - ZTV and Viewpoint Location Map

Proposed development type: Residential



Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59844 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. The vegetation along the roads to the west and north, together with rising topography to the south-west by The Hermitage, substantially restrict views from the countryside to the west. The ZTV indicates some potential views from the north-west up to around 1km, but if these would exist then these would likely to be only partial and glimpsed views of the rooflines of the potential development. The ZTV indicates that the countryside to the immediate east would have views. This is presently the case but as the new residential development is completed on the site immediately to the east, it is most likely that these views would be screened by the new housing.

From the A20 to the north, the site would be predominantly screened by woodland within the site adjacent to the road. At the junction where the A20 meets the A228, there are partial views into the site (VP 37) and also across it towards the new residential development (Pippins Place). There is a break in the vegetation at the junction where there is a footway beside the road. This allows the most open view across the site from the west (VP862).

Views from the A228 are partially restricted by the roadside planting on the road's embankment, although in winter this vegetation is still relatively thin and there would be views through this across the site.

Partial views of the site's western and northern boundaries can be anticipated from the Public Rights of Way to the east. However, the context of these views will change substantially with the new development under construction in place and these views may be lost altogether because of the presence of the new housing.

The views from the A20/A228 junction generally would be partially screened, more so in summer, but there would still be

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP37 - Junction A20 and Ashton Way (A228) looking south-east	Moderate	Recreational: Medium Susceptibility Moderate Sensitivity	Slight	Slight	N/A	Moderate- Minor Adverse	Moderate- Minor Adverse	N/A
VP862 - Ashton Way (A228) looking east	Moderate	Recreational: Medium Susceptibility Moderate Sensitivity	Moderate	Moderate	N/A	Moderat Adverse	Moderate Adverse	N/A

Note: * Assessments based on effects without mitigation

some views of the potential development on the site in these views. From footway with the view through the break in the roadside vegetation, the views of potential new development would be more open.

However, in both cases these views would include the new residential development when complete. This would act, in effect, as a continuous built backdrop to the site and the potential development on the site would essentially appear to just move this development edge closer to the viewers. In addition, the views of the new development under construction would benefit from the screening and visual softening of the built edge provided by the eastern hedge and the individual and groups of large specimen trees within and along the site's boundary. The potential new development would require strategic buffer planting along part of its western edge to provide some level of visual mitigation.

The potential visual impact on the views from the west would be an overall Moderate adverse visual effect, at its greatest,

for the small and medium scale residential development typologies respectively.

The large scale development typology is considered inappropriate in this location and has not been assessed.

Visual Impact Appraisal

59844 - Viewpoint Images

VP37 - Junction A20 and Ashton Way (A228) looking south-east

Approximate site extent



VP862 - Ashton Way (A228) looking east

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Residential

59844 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
5b: East Malling Greensand Fruit Belt	MGS03	No	Medium	Small: Medium Medium: Medium Large: High-Medium	Small: Medium Medium: Medium Large: High-Medium	Slight	Moderate	N/A	Moderate-Minor Adverse	Moderate Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA MGS03, which has Moderate landscape sensitivity to both small and medium scale residential development typologies. The large scale development typology is considered inappropriate in this location and has not been assessed.

The site comprises about one half of a single, arable field that rises gently from the north to south to the A228 Ashton Way. The site is bordered to the north by the A20. The eastern edge of the site crosses through the middle of a field and the boundary is not demarcated on the ground.

To the east, the remainder of the field is bordered to its east by a mature hedgerow with several groups of large specimen trees. The site and its immediate context appear to have been part of the original parkland setting of The Hermitage, a listed building and part of the West Malling Conservation Area to the south of the A228.

Immediately to the east of the remainder of the field is a new, large residential site under development (Pippins Place). The new residential development is on slightly higher ground

than the site and when complete, it would appear likely that the new development will change the nature of the site, which presently remains rural with a parkland character, despite the nearby presence of the roads. There would be a retained strip of arable field (the eastern part) that would be retained as undeveloped.

The main landscape changes would be the loss of the field, the change in use of the site and loss of its openness and rural/parkland character. However, in the context of the new development under construction to the east, and to a lesser extent the presence of the A20 and A228, the magnitude of these landscape character changes would be relatively modest.

The landscape changes would have an overall Moderate-Minor adverse impact in the case of small scale residential development, and a Moderate adverse impact for medium scale development typology.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be constrained but there would still be a series of views that would be impacted close to the site. Any potential development would need to seek to partially mitigate some of the visual effects on views from the west through the provision of some strategic buffer planting along part of the western boundary.

There is good potential for the small scale development typology at this site although some care would be needed at the site's western edge to ensure that this boundary was well landscaped. The medium scale development typology may have some potential at this site depending on the scale and nature of the new development coming forward at Pippins Place to the east.

Settlement: Medway Gap

Proposed development type: Residential

Site: 59852 - Land At Bunyards, Beaver Road, Allington

Parish: Aylesford
Ward: Aylesford South & Ditton

This large, roughly rectangular site was formerly in arable use, but agricultural practices were abandoned some 10 years ago, or more, and the whole area has been slowly naturally regenerating since. Consequently, the site is scrubbing up at the edges and the grassland is tall and being invaded by bramble and colonising trees.

The topography of the site falls gently from the north-west boundary before rising again to the south-eastern edge, forming a shallow valley within the site, and also falls generally away to the north-east where there is a more pronounced level change.

The south-eastern part of the site includes an area of mature woodland and the southeastern edge has a more mature vegetated edge generally. The south-west boundary is demarcated by a former shelterbelt planting of Poplar and regenerating scrub. The north-western boundary lies against the Maidstone-London railway line and again marked by regenerating scrub. The north-eastern edge is more open in nature.

The site is enclosed by established and recent residential development, with residential construction ongoing to the north beyond the railway, and to the immediate south-west and north-east. The future context of the site will be entirely suburban although the elevated nature of the site allows distant views to the chalk escarpment of the Kent Downs National Landscape to the north-east.

The residential area to the south-east, along Beaver Road, Godwin Road and Wyatt Road, fronts onto the site with views across it. There is an informal open space along Wyatt Road which adjoins the site. To the south of Beaver Road, at Corben Close, there is a further strip of informal open space between the housing and the site. This open space is well wooded



Site location

Base image: Google Maps (2025)

and adjoins that part of the site in the south-east corner that contains the mature woodland.

Visual Impact Appraisal

59852 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59852 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. The theoretical viewshed is largely restricted to local views from within 1km of the boundary of the site. The viewshed identifies some small, scattered areas within 1km of the site and a wider area to the north and north-east but from beyond 2km from where visual effects are likely to be minimal. In addition, fieldwork suggests that the shelterbelt row of mature Poplar trees along the site's south-west boundary would not offer the 'solid' screen that the ZTV suggests because of their high canopies and clear trunks. The key views are, therefore, localised and include views from the slightly elevated land to the south and east, including the residential area around Beaver Road, Godwin Road and Wyatt Road, land to the north-east up to the A20 London Road and land to the immediate south-west, between the line of Poplar trees and Hermitage Lane; both latter areas are currently under development for residential use.

From the junction of Beaver Road and Godwin Road there is an elevated and largely open view due west across the site up to the vegetated boundary of the site with the railway (VP 238). The section of Beaver Road south-west of the junction offers more partial views, these being partly screened by the boundary vegetation within the site. The less elevated section of Godwin Road and Wyatt Road, by the open space, offer open views into the eastern part of the site. The visual effect on the users of the roads and open spaces would be an overall Major-Moderate adverse effect for the small and medium residential development typologies, rising to an overall Major adverse visual effect for the large scale residential development typology.

The area under construction to the south-west will have views of the site through the Poplar trees but the site is currently closed to access. There is a similar view from

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP880 - Barming Station looking east	Low	Recreational: Moderate Susceptibility Medium Sensitivity	Slight	Slight	Moderate	Moderate- Minor Adverse	Moderate- Minor Adverse	Moderate Adverse
VP881 - A20 looking south-west	Low	Recreational: Moderate Susceptibility Medium Sensitivity	Slight	Slight	Moderate	Moderate- Minor Adverse	Moderate- Minor Adverse	Moderate Adverse
VP238 - Beaver Rd looking west	Low	Recreational: Moderate Susceptibility Medium Sensitivity	Substantial	Substantial	Very Substantial	Major- Moderate Adverse	Major- Moderate Adverse	Major Adverse

Note: * Assessments based on effects without mitigation

Barming Station (VP880) in which the southern edge of the potential development would be likely to be visible through the vegetation.

The other neighbouring site under construction, to the north-east and next to the A20, is also currently closed to access. Again, this be likely to offer views of the northern edge of the potential new development. This would be sited on elevated ground above the level of the new housing area under construction. The current view from the A20 London Road towards the site may be obstructed wholly or partially as the new development is completed (VP881). The extent of the visual effects would be relatively constrained but there would still be a series of views from the adjoining residential area to

the south-east that would be significantly impacted close to the site. Any development would need to seek to minimise the greatest of these visual effects through setbacks of the development and strategic buffer planting along the open part of the south-eastern boundary.

Visual Impact Appraisal

59852 - Viewpoint Images

VP880 - Barming Station looking east

Approximate site extent



VP881 - A20 looking south-west

Approximate site extent



Visual Impact Appraisal

59852 - Viewpoint Images

VP238 - Beaver Rd looking west

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Residential

59852 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Suseptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
5b: East Malling Greensand Fruit Belt	MGS06	No	Low	Small: Medium-Low Medium: Medium-Low Large: High-Medium	Small: Medium-Low Medium: Medium-Low Large: Medium-Low	Moderate	Moderate	Substantial	Moderate to Moderate-Minor Adverse	Moderate to Moderate-Minor Adverse	Moderate to Major-Moderate Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA MGS06, which has Medium-Low landscape sensitivity to all scales of residential development typologies.

This large site was formerly in arable use, but agricultural practices were abandoned some 10 years ago and the whole area has been slowly naturally regenerating since. The site is enclosed by established residential development, with residential construction ongoing to the north beyond the railway, and to the immediate south-west and north-east. The future context of the site will be entirely suburban although with distant views to the chalk escarpment of the Kent Downs National Landscape to the north-east.

The main landscape changes would be a loss of the maturing vegetation around the edges and

of the openness of the site. Currently the site provides a semi-rural outlook for the adjoining residential areas and the site's edges where there is adjoining open space are relatively sensitive in landscape character terms. The retention of the mature woodland (which would be essential) and provision of a suitable green buffer alongside the existing residential area along Beaver Road, Godwin Road and Wyatt Road and the open spaces, would help maintain a sense of openness along this edge and a green outlook.

The landscape changes would have an overall Moderate/Moderate-Minor adverse impact in the case of the small and medium scale residential development typology, and an overall Major-Moderate/Moderate adverse impact for the large scale residential development typology.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be contained to the immediate boundaries of the site. There would be some significant adverse visual effects on users of the roads and open spaces at the edge of the residential area to the south-east, but otherwise the visual effects would be likely to be limited.

Given the emerging suburban context of the site, to be surrounded on all sides by residential development, there is evidently good potential for the small and medium scale residential development typologies.

The large scale residential development typology would represent a 'step up' in scale of development from other nearby residential settlements. However, there may be some potential for a part of the site to accommodate this, depending on the scale and nature of the development at the adjoining residential areas but not across the site as a whole, and not along the north-eastern site edge where it would adjoin open space uses.

Settlement: Medway Gap

Proposed development type: Residential

Site: 59861 - Land east of Kiln Barn Road and west of Hermitage Lane

Parish: Aylesford
Ward: Aylesford South & Ditton

This large site is essentially flat and comprised of a variety of agricultural uses enclosed by a mix of shelterbelts, woodland strips, woods and hedges. Kiln Barn Road and the housing at Franklin Kidd Lane form the western boundary of the site and the Maidstone-London railway lines forms much of the southern boundary. The eastern boundary lies against properties and residential areas along Hermitage Lane, including the small estate at Whitepost Wood Lane. The northern boundary is largely set against the Quarry Wood Industrial Estate at South Aylesford, although there is a woodland block that is excluded from the site along this boundary. The north-western edge adjoins the southern edge of the Ditton Quarry Nature Reserve.

Arable uses dominate the eastern half of the site, with horticultural uses, including areas of polytunnels in the west and south of the site. Within the site, in the north-east corner, there is an area of mixed woodland and pasture that is in contrast with the other more intensively farmed areas. There is a scattered group of single storey dwellings at Richard Corben Way in the north-east corner as well.

To the west of the site, beyond Kiln Barn Road, and to the south of the railway lie further areas of agriculture. The East Malling Research Station lies to the west. Within the woodland and farmland to the south is Hermitage Quarry and related stone products works. To the east of Hermitage Lane various new large-scale residential developments are under construction and to the north is the Quarry Wood Industrial Estate. Consequently, the site has an urban edge context. However, the mature nature and density of the boundary vegetation mean that much of the site is enclosed with a sense of separation from more developed uses that adjoin it, especially the large industrial estate to the north.



Site location

Base image: Google Maps (2025)

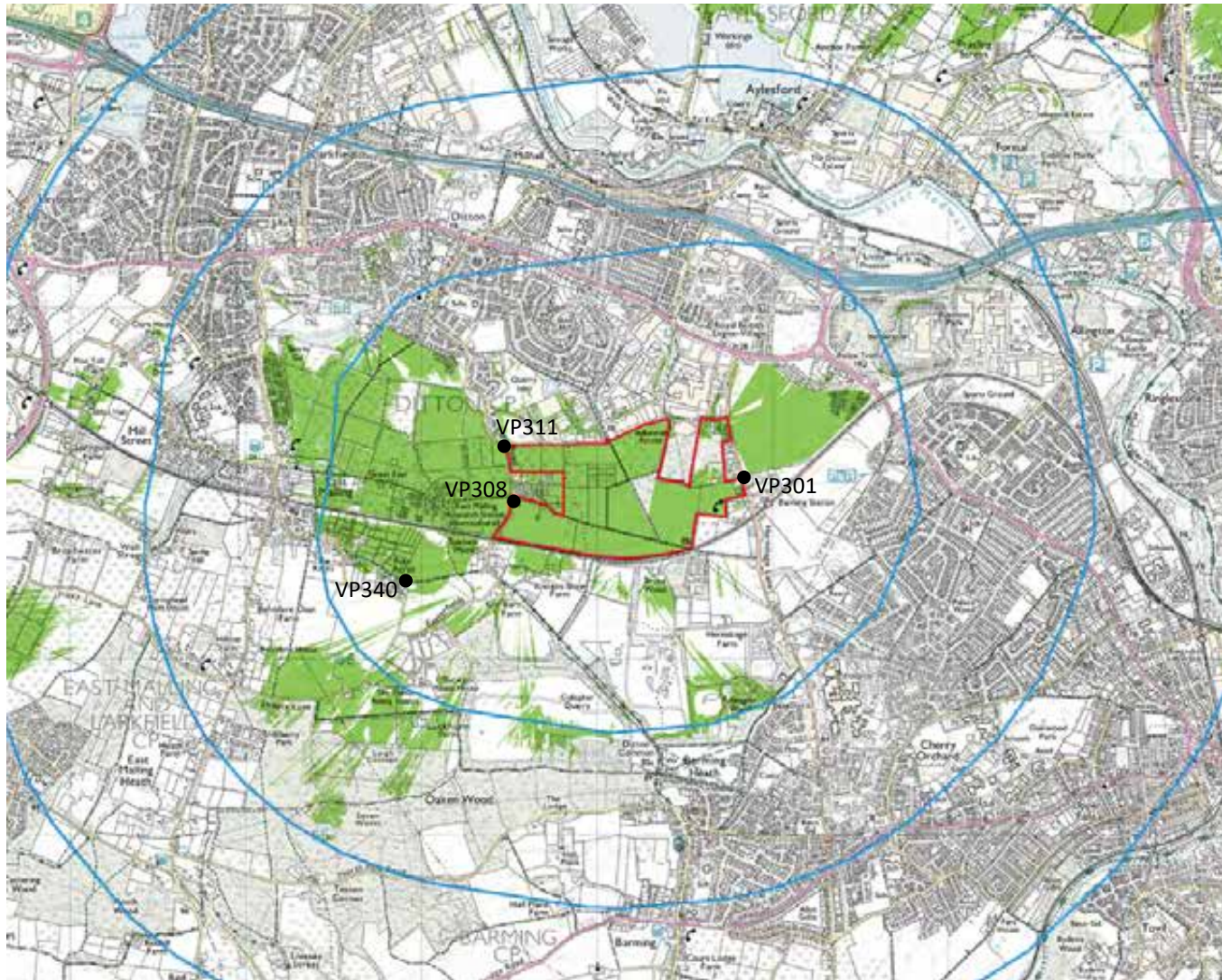
The comparatively new housing at Franklin Kidd Lane, next to Kiln Barn Road, has a small urbanising influence on the western part of the site, as do the dwellings at Richard Corben Way in the north-east corner of the site, but otherwise the site has a rural and comparatively tranquil character. Several Public Rights of Way cross the site, including a bridleway in the north-east corner. Those public footpaths that

run through the horticultural areas are fenced in on both sides which reduces their amenity value. Nevertheless, the network across the site is apparently well used by local residents.

Visual Impact Appraisal

59861 - ZTV and Viewpoint Location Map

Proposed development type: Residential



Key

— Site boundary

VPxx Viewpoint location and number

■ ZTV

— Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59861 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. The theoretical viewshed is largely restricted to local views from within 1-1.5km of the boundary of the site. While the viewshed identifies some small, scattered areas within 1km to the south, the results of fieldwork suggest that these views would be of the uppermost parts of the potential development only and likely to be partial only. Other views from within 1km include those to the east from within an area under construction for housing, and to the west, from within the East Malling Research Station and its fields, although again field work suggests that these views would be of the uppermost parts of the potential development only and likely to be partial only. To the south-west, the land rises around Four Acres and this allows views across countryside towards the site from where the site is part of the views to the elevated parts of the North Downs to the north. Views from the south of the railway are highly intermittent due to the dense vegetation alongside the site and railway combined with the woodlands and hedges within the land to the south of the railway. The key views are, therefore, localised and include views from the raised land to the south-west by Four Acres, Kiln Barn Road to the immediate west of the site, the various Public Rights of Way that run through the site itself, and from Hermitage Lane to the immediate east of the site.

From the section of Kiln Barn Road between the railway to the south and to the north-west corner of the site, there are several open and several partial views available across the westernmost fields of the site that would offer views of the potential development (VP308 and VP311). The Public Rights of Way through the site provide a variety of views across parts of the site. The public footpaths in the west part of the site are fenced and hedged and only offer open views at gates. The public footpaths in the east offer a range of more open

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP340 - The Rocks looking north-east	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	Slight	Moderate	Substantial	Moderate Adverse	Major- Moderate Adverse	Major Adverse
VP301 - Hermitage Lane looking west	Moderate	Recreational: High Susceptibility High Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major+ Adverse	Major+ Adverse	Major+ Adverse
VP308 - Kiln Barn Road / EMT access road looking south- east	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	Substantial	Very Substantial	Very Substantial	Major- Moderate Adverse	Major Adverse	Major+ Adverse
VP311 - Kiln Barn Road looking south- east	Moderate	Recreational: High Susceptibility High Sensitivity	Substantial	Very Substantial	Very Substantial	Major- Moderate Adverse	Major Adverse	Major+ Adverse

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59861 - Summary of Visual Effects

Proposed development type: Residential

views (VP301). From Hermitage Lane to the immediate east of the site, views into the site are screened by dense hedges and woodland. As a new access would be required from Hermitage Lane this would be likely to open up views into the site that are not currently available. From the Public Right of Way by Four Acres, views towards the site have a strongly rural context that includes long views back to the elevated parts of the Kent Downs National Landscape. The site itself is set within a well vegetated context, although the north-western part of the site is partially open to these longer views (VP340). The roofline and some parts of the upper elevation of the potential development within the site would, however, be seen over this vegetation.

The actual extent of visibility of the potential development would be limited overall and mainly limited to nearby and immediately adjacent highways and Public Rights of Way in and close to the site. The well-tended nature of the shelterbelts and hedges in the west and denser hedgerows and wooded edges in the east mean that the views into the site, where they are available, are restricted by this vegetation. Evidently, the potential development may alter this vegetation where new

accesses are needed. The visual context of the public footpath within the site would evidently be significantly altered. As this is a fairly extensive network and is apparently well-used by locals, this represents an important local resource. The views from Public Right of Way by Four Acres includes scenic long views of elevated parts of the Kent Downs National Landscape and, in contrast with the other views, allows more open views in a broader rural context. For the small scale residential development typology, the overall visual effects on receptors using the public footpath network on the site would generally be of an overall Major+ adverse effect. As seen from viewpoints outside of the site the visual effects would be around an overall Major-Moderate adverse effects for the open and close range views from Kiln Barn Road for example. For the medium scale residential development typology, the overall visual effects would generally be around the same in the close views, although would be slightly greater in the longer views from the south-west from where they would be more visible. For the large scale residential development typology, the level of overall visual effects would rise to Major+ and Major adverse for the longer range views from the south-west.

The extent of the visual effects would be relatively constrained but there would still be a series of views that would be significantly impacted close to the site. Any development would need to seek to minimise the greatest of these visual effects through setbacks of the development and strategic buffer planting.

Visual Impact Appraisal

59861 - Viewpoint Images

VP340 - The Rocks looking north-east

Approximate site extent



VP301 - Hermitage Lane looking west

Approximate site extent



VP308 - Kiln Barn Road / EMT access road looking south-east

Approximate site extent



Visual Impact Appraisal

59861 - Viewpoint Images

VP311 - Kiln Barn Road looking south-east

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59861 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
5b: East Malling Greensand Fruit Belt	MGS05	No	Low	Small: Medium Medium: Medium Large: High-Medium	Small: Medium-Low Medium: Medium-Low Large: Medium	Substantial	Substantial	Very Substantial	Moderate to Major-Moderate Adverse	Moderate to Major-Moderate Adverse	Major Adverse
5b: East Malling Greensand Fruit Belt	MGS04	No	Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Substantial	Substantial	Very Substantial	Moderate to Major-Moderate Adverse	Major-Moderate Adverse	Major to Major+ Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located primarily within LSA MGS05 and partially in MGS04, which has Medium-Low to small scale, Medium-Low to Medium landscape sensitivity to medium scale and Medium to large scale residential development typologies.

This large site is essentially flat and comprised of a variety of agricultural uses enclosed by a mix of shelterbelts, woodland strips, woods and hedges. Arable uses dominate the eastern half, with horticultural uses, including areas of polytunnels in the west and south of the site. In the north-east corner there is an area of mixed woodland and pasture that is in contrast with the other more intensively farmed areas. The nature and density of the boundary vegetation mean that much of the site is enclosed with a sense of separation from more developed uses than adjoin it, especially the large industrial estate to the north. The comparatively new housing at Franklin Kidd Lane, next to Kiln Barns Lane, has a small urbanising influence on the western part of the site as do the dwellings at Richard Corben Way in the north-east corner of the site, but otherwise the site has a rural and comparatively tranquil character.

The main landscape changes would be the loss of the arable and horticultural land uses and potentially changes and losses to the internal structure of the shelterbelts. There would be a change in use of these parts of the site from a rural landscape to an urban one and, consequently, a substantial loss of its openness and rural quality. There would also be the partial urbanising effects of further residential development on the countryside, although it would adjoin well defined edges on all sides (the business parks to the north, roads to the east and west and railway to the south).

The landscape changes would have an overall Moderate to Major Moderate adverse impact in the case of the small and medium scale residential development typology, and an overall Major to Major+ adverse impact for the large scale residential development typology.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

59861 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be relatively constrained. While there are opportunities to view the site from the site's boundary to the west, from within the site, the visual effect on those views located a little further away from the site are relatively modest, especially given the scale of the site. In order to help mitigate the visual effects at the site's boundary to the west, the development would need to seek to minimise these visual effects through setbacks of the development and strategic buffer planting. The design of the accesses from the east would also require careful design to minimise opening up views into the development.

Whilst there would be a significant change to the landscape character of the site, there is potential in landscape character terms for development of the small and medium scale residential development typologies without undue harm to the landscape character of the surrounds. The relatively robust nature of the woodland and wooded strips within the site, as well as the boundaries to the north, east and south, mean these have the ability to help absorb the landscape change. The internal shelterbelts, whilst these function as visual screening elements in terms of existing views, these are comparatively fragile landscape elements. These should be retained, managed and used to form more robust landscape corridors to further assist in helping to minimise long term landscape change. The western boundary requires a sensitive approach with setbacks and landscape buffer planting to minimise the landscape and visual effects.

The large scale residential development typology would represent a 'step up' in scale of development from other nearby residential settlements. However, there may be some potential for a small part of the site to accommodate this, at a neighbourhood centre for example, but not across the site as a whole.

Settlement: Medway Gap

Proposed development type: Employment

Site: 68407 - Land At East Park Road, Royal British Legion Village

Parish: Aylesford

Ward: Aylesford South & Ditton

This site comprises one large, formerly arable field but now apparently disused, six semi-detached properties along a private section of East Park Road, some allotments and the Churchill Centre, an NHS physiotherapy unit. There is a small area of grassland to the north of the housing.

The site is bordered to the south and east by the A20 and Coldharbour Lane respectively. At the south-east corner is a large roundabout junction, recently significantly extended. To the north-east is the roundabout of the M20 Junction 6 and the on-slip from Coldharbour Lane to the M20. To the west the site boundary lies against the rear gardens of housing along London Road East, a care home and hospice that are all part of the Royal British Legion Industries Village (RBLI Village) site. The topography of the site falls steadily from the southern boundary towards the M20 in the north, where the slip road is set in a slight cutting below the level of the site.

The southern and eastern boundaries against the A20 and Coldharbour Road are entirely open and free from vegetation following the recent highway improvements. The northern boundary with the M20 is densely vegetated and the western boundary against the RBLI Village is relatively well vegetated. There is some mature vegetation around the housing on East Park Road to the north and south.

There are long, scenic views to the chalk escarpment of the Kent Downs National Landscape to the north and north-east across the site from the large open field. There are no Public Rights of Way across the site.



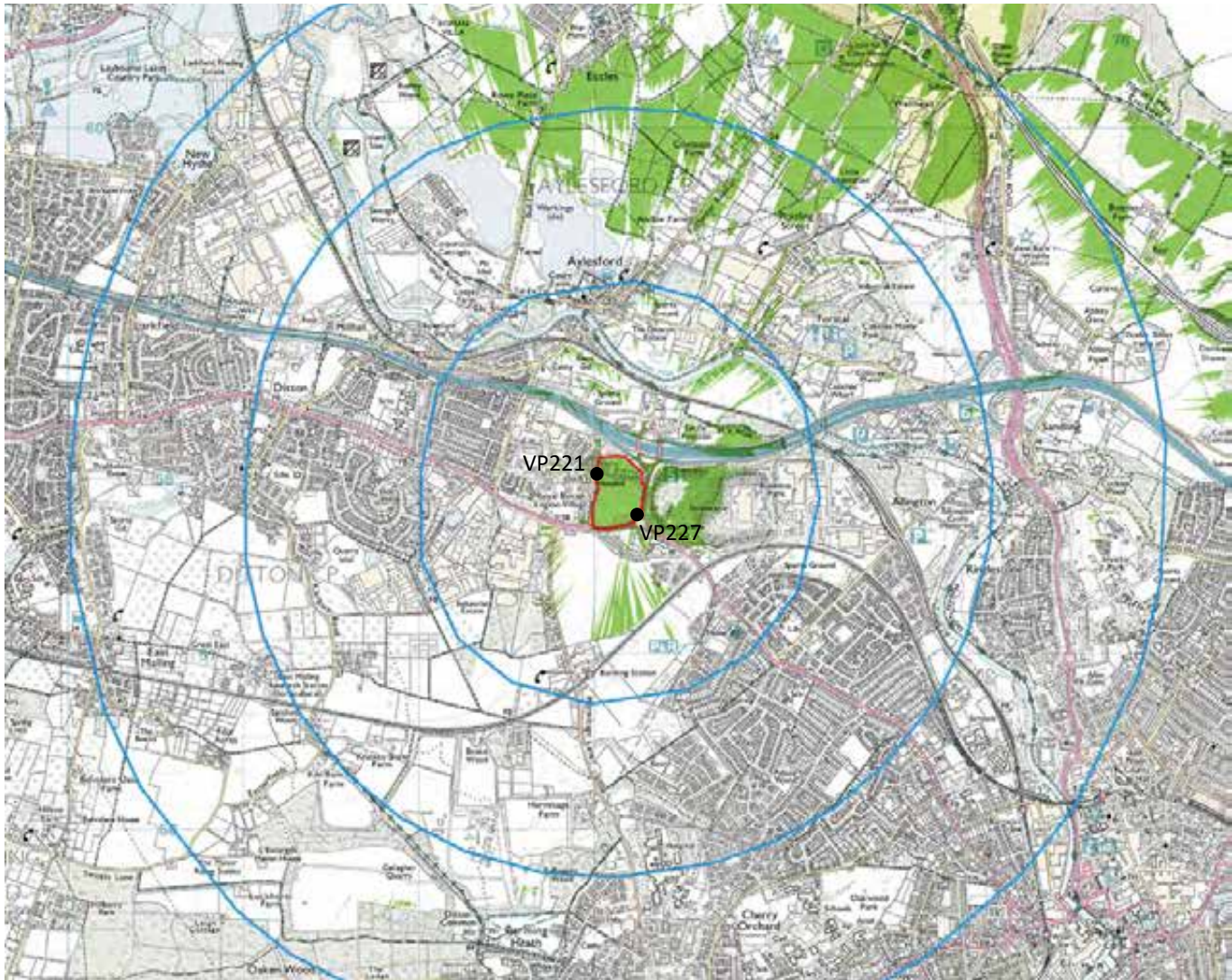
Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

68407 - ZTV and Viewpoint Location Map

Proposed development type: Employment



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

68407 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. The theoretical viewshed is largely restricted to local views from within 1km of the boundary of the site. The viewshed identifies some small, scattered areas to the south, east and north from within the 1km zone, limited by the vegetation and buildings in adjoining and nearby areas. The potential longer views identified on the ZTV lie to the north and north-east, from about 1.5km to 3km or slightly more. The longest of these include area of the scarp of the Kent Downs National Landscape, including the popular public viewpoint at Blue Bell Hill.

The open views from the A20 and Coldharbour Lane are the most prominent views of the site. From the footway on the extended roundabout there is an open view across the former field to the western edge of the RBLI Village, the care home and towards The Churchill Centre and the houses on East Park Road (VP 227). The visual effect on the users of the roads and footways would be an overall Major adverse effect for the both medium and large employment development typologies. Views from publicly accessible locations at the edge of and within the RBLI Village would be largely only partial and often softened by intervening vegetation along the eastern edge of the RBLI Village (VP 221). The visual effect on the users of the roads and footways within the RBLI Village would be an overall Moderate-Minor adverse effect for both the medium and large employment development typologies.

Views from the elevated scarp slope of the National Landscape to the north are at a significant distance, around 3km from the site, and in these wide views the site is an inconspicuous part of the broad urban area of the Medway Gap settlements and other large scale employment uses in the immediate context of the site. There would be a negligible magnitude of visual effect on these views from a potential development. Accordingly, the

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP221 - East Park Road	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Slight	Slight	N/A	Moderate- Minor Adverse	Moderate- Minor Adverse
VP227 - Coldharbour Lane	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Very Substantial	Very Substantial	N/A	Major Adverse	Major Adverse

Note: * Assessments based on effects without mitigation

site and the potential development on it is not considered to form part of the setting of the National Landscape. The extent of the visual effects would be relatively constrained but there would still be a series of views from the adjoining A20 and Coldharbour Lane that would be significantly impacted close to the site. Any development would need to seek to minimise the greatest of these visual effects through setbacks of the development and strategic buffer planting along the open southern and eastern boundaries.

Visual Impact Appraisal

68407 - Viewpoint Images

VP221 - East Park Road

Approximate site extent



VP227 - Coldharbour Lane

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Employment

68407 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
5b: East Malling Greensand Fruit Belt	MGS06	No	Low	Medium: Medium-Low Large: Medium-Low	Medium: Medium-Low Large: Medium-Low	N/A	Moderate	Substantial	N/A	Moderate to Moderate-Minor Adverse	Moderate to Major-Moderate Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA MGS06, which has Medium-Low landscape sensitivity to both medium and large scales of employment development typology.

This site comprises one large, formerly arable field but now apparently disused, six semi-detached properties along a private section of East Park Road, some allotments and the Churchill Centre, an NHS physiotherapy unit. There is a small area of grassland to the north of the housing. The context of the site includes the busy A20, Coldharbour Lane and M20 Junction 6 highways to the immediate south, east and north, and the settlement of the RBLI Village to the immediate west. The character of the site is dominated by the highways and its setting has more urban than rural character.

The main landscape changes would be a loss of the openness of the site. Currently the site

provides an open outlook for the adjoining RBLI Village, where views are available, and an open outlook for users of the A20 and Coldharbour Lane. The retention of the woodland within the site (which would be essential) and provision of a suitable green buffer alongside the A290 and Coldharbour Lane would help maintain a sense of openness along this edge and a semi-green outlook.

The landscape changes would have an overall Moderate/Moderate-Minor adverse impact in the case of the medium scale employment development typology, rising to an overall Major-Moderate/Moderate adverse impact in the case of the large scale employment development typology. As set out above, the site and the potential development on it is not considered to form part of the setting of the National Landscape.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be contained to the immediate boundaries of the site. There would be some significant adverse visual effects on users of the roads and footways along the A20 and Coldharbour Lane, but otherwise the visual effects would be likely to be limited.

The main landscape changes would be a loss of the openness of the site. Currently the site provides an open outlook for the adjoining RBLI Village, where views are available, and an open outlook for users of the A20 and Coldharbour Lane. The retention of the woodland within the site (which would be essential) and provision of a suitable green buffer alongside the A290 and Coldharbour Lane would help maintain a sense of openness along this edge and a semi-green outlook.

Given the presence of busy highways, the largely urban context and character of the site, and the presence of other similar employment development in that local context, there is evidently good potential for the medium and large scale employment development typologies.

Settlement: Medway Gap

Proposed development type: Employment

Site: 68444 - Land East of Coldharbour Lane (Junction 5 Of M20) And South of M20

Parish: Aylesford
Ward: Aylesford South & Ditton

This site is the remaining restored and undeveloped part of a large sand and gravel mineral quarry that existed between the Maidstone-London railway to the south and M20 to the north. The redeveloped part to the east is the 20/20 Business Park that includes an Energy from Waste plant (EfW site). This latter development immediately adjoins the site to the east and the site is accessed from a road that shares a junction with the EfW site.

The topography of the site is characteristic of its former quarry use. Its levels are sunken below the surrounding topography, where the former excavations took place, and a small wetland at the base of this, and there is a prominent raised bund along the eastern side of the site beside the EfW site. The boundaries of the site and the bund have become well wooded whilst the central part is more open, comprising grasslands and developing scrub. The site appears to be used informally by the public for walking and low-key recreation, and the grassland is periodically mowed.

The site is bordered to the south and west by the A20 London Road and Coldharbour Lane respectively. At the south-west corner is a large roundabout junction, recently significantly extended. To the north-west is the roundabout of the M20 Junction 6 and to the north is the off-slip from the M20 to Coldharbour Lane, with the main M20 immediately beyond. There are long, scenic views to the chalk escarpment of the Kent Downs National Landscape to the north and north-east across the site from within the open and raised parts of the site, from the bund in particular. There are no Public Rights of Way across the site.



Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

68444 - ZTV and Viewpoint Location Map

Proposed development type: Employment



Key

— Site boundary

VPxx Viewpoint location and number

■ ZTV

— Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

68444 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. The theoretical viewshed is largely restricted to local views of the potential development on the site from within 1km of the boundary of the site. The viewshed identifies some small, scattered areas to the south, west and north from within the 1km zone, limited by the vegetation and buildings in adjoining and nearby areas. The potential longer views identified on the ZTV lie to the north and north-east, from about 2km to 3km and slightly more. The longest of these include area of the scarp of the Kent Downs National Landscape, including the popular public viewpoint at Blue Bell Hill. The surrounding woodland vegetation within the site suggests that the views would be of the upper parts only of some of the potential development, seen above the tree line. The views from the A20 London Road and Coldharbour Lane are the closest publicly accessible views of the site, however, the vegetated boundaries restrict views into the site. Potential development may be seen through and above the vegetation, depending on where the development would be located. It seems probable, given the marked topographical variations across the site, and its former quarried past, that a regrading exercise would be undertaken to provide more level platforms for the employment development to be built on. This may alter the ZTV and the pattern of potential visibility generally as this assessment's ZTV is based on existing ground levels. Notwithstanding this, the views from the A20 London Road and Coldharbour Lane would be partially screened or better by the boundary woodlands (VPs 228, 230 and 233). The visual effect on the users of the roads and footways would be an overall Moderate-Minor adverse effect for the medium employment development typology and Moderate for the large scale employment development typology.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology **			Potential Overall Visual Effect by Typology**		
			Small	Medium	Large	Small	Medium	Large
VP228 - Coldharbour Lane at roundabout looking east	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Slight	Moderate	N/A	Moderate-Minor Adverse	Moderate Adverse
VP230 - Coldharbour Lane looking east	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Slight	Moderate	N/A	Moderate-Minor Adverse	Moderate Adverse
VP233 - A20 looking north	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Slight	Moderate	N/A	Moderate-Minor Adverse	Moderate Adverse

Note: * Assessments based on effects without mitigation

Views from the elevated scarp slope of the National Landscape to the north are at a significant distance, around 3km from the site, and in these wide views the site is an inconspicuous part of the broad urban area of the Medway Gap settlements and other large scale employment uses in the immediate context of the site. There would be a negligible magnitude of visual effect on these views from a potential development. Accordingly, the site and the potential development on it is not considered to form part of the setting of the National Landscape. The extent of the visual effects would be relatively constrained but there would still be a series of views from the adjoining A20 and Coldharbour Lane that would be impacted close to the site, although not significantly.

Visual Impact Appraisal

68444 - Viewpoint Images

VP228 - Coldharbour Lane at roundabout looking east

Approximate site extent



VP230 - Coldharbour Lane looking east

Approximate site extent



Visual Impact Appraisal

68444 - Viewpoint Images

VP233 - A20 looking north

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Employment

68444 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
5b: East Malling Greensand Fruit Belt	MGS06	No	Low	Medium: Medium-Low Large: Medium-Low	Medium: Medium-Low Large: Medium-Low	N/A	Moderate	Substantial	N/A	Moderate to Moderate-Minor Adverse	Moderate to Major-Moderate Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA MGS06, which has Medium-Low landscape sensitivity to both medium and large scales of employment development typology.

The site is the remaining restored and undeveloped part of a large sand and gravel mineral quarry that existed between the Maidstone-London railway to the south and M20 to the north. The topography of the site is characteristic of its former quarry use. Its levels are sunken below the surrounding topography, where the former excavations took place, and a small wetland at the base of this, and there is a prominent raised bund along the eastern side of the site beside the EfW site. The boundaries of the site and the bund have become well wooded whilst the central part is more open, comprising grasslands and developing scrub.

The site is framed by busy highways and junctions with the M20 to the north, Junction 6 to the north-west, Coldharbour Lane to the west and its junction with the A20 to the south-west, and with the A20 London Road to the south. To the east is an EfW site.

The character of the site is dominated by the highways and by the substantial mass and height of the EfW site. The site's setting is more urban than rural in character.

The main landscape changes would be a loss of the openness of the site, probable substantial changes to the site's former quarry topography and the loss of the vegetation within the site. It would be essential with any potential development to preserve as much as possible of the boundary vegetation (some of this lies within the highway land outside of the site in any case). The landscape changes would have an overall Moderate/Moderate-Minor adverse impact in the case of the medium scale employment development typology, rising to an overall Major-Moderate/Moderate adverse impact in the case of the large scale employment development typology. As set out above, the site and the potential development on it is not considered to form part of the setting of the National Landscape.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be contained to the immediate boundaries of the site. There would be some adverse visual effects on users of the roads and footways along the A20 and Coldharbour Lane, but these would not be significant. Otherwise, the visual effects would be likely to be very limited.

The main landscape changes would be a loss of the openness of the site. The main landscape changes would be a loss of the openness of the site, probable substantial changes to the site's former quarry topography and the loss of the vegetation within the site. It would be essential with any potential development to preserve as much as possible of the boundary vegetation (some of this lies within the highway land outside of the site in any case).

Given the presence of busy highways, the largely urban context and character of the site, and the presence of other similar employment development in that local context, there is evidently good potential for the medium and large scale employment development typologies.

Mereworth

Settlement: Mereworth

Settlement overview

Situated north-east of Tonbridge and west of Maidstone Mereworth is a small, picturesque village which nestles within a predominantly rural and agricultural setting. It lies in a shallow valley surrounded by gently rolling hills, woodlands, and agricultural fields. The landscape is predominantly pastoral and arable, with neatly hedged fields and pockets of mixed deciduous woodland, orchards and vineyards, and is becoming increasingly known for its viticulture. To the west and south, the terrain begins to rise offering occasional elevated viewpoints with sweeping vistas of the surrounding countryside. Streams and minor watercourses flow through the area, contributing to the lush vegetation.

Mereworth's development pattern is characterised by its linear growth along two main roads, forming a reverse "L" shape. The village primarily developed along "The Street" (west to east) and "Butchers Lane" (north to south), rather than around a traditional village centre. This creates an open aspect along The Street, with houses mainly on the north side and fields to the south.

Mereworth has a rich history and is known for its historic buildings, particularly Mereworth Castle and St. Lawrence's Church, both of which are Grade I listed. The housing stock includes a mixture of historic stone and brick cottages, farmhouses, and more modern dwellings, though development has remained modest to preserve the village's traditional character.



Sites location

Base image: Google Maps (2025)

Settlement: Mereworth

Proposed development type: Residential

Site: 59750 - Land Northwest of Maidstone Road and South of The Street

Parish: Mereworth

Ward: East and West Peckham, Mereworth & Wateringbury

The site is located along the southern boundary of Mereworth village. It is bound by the Malling Road (A26) running around the eastern and southern boundaries and The Street along the northern boundary. The western boundary is a dense tree belt with small, wooded copses to the south-west corner. The site is a large, irregular shape made up of several smaller fields, separated by hedgerows with occasional trees. A stream runs through the southern part of the site in the east-west direction and creates a clear division between the fields to the north and the southern most field adjacent to the A26. The stream also returns south along the western boundary. The edge of the stream is lined with trees, primarily alder and willows. A larger block of tree planting along the stream creates the southern boundary of Mereworth Wines, which are located centrally along the eastern edge of the site. The vinery is formed of a grouping of smaller brick buildings and a couple of industrial sheds. The western is separated from the fields by a dense shrub belt and a low stone wall provides the boundary along Malling Road. The rest of the eastern boundary and the edge of Malling Road around the southern edge of the site remain open, with very little planting along the road.



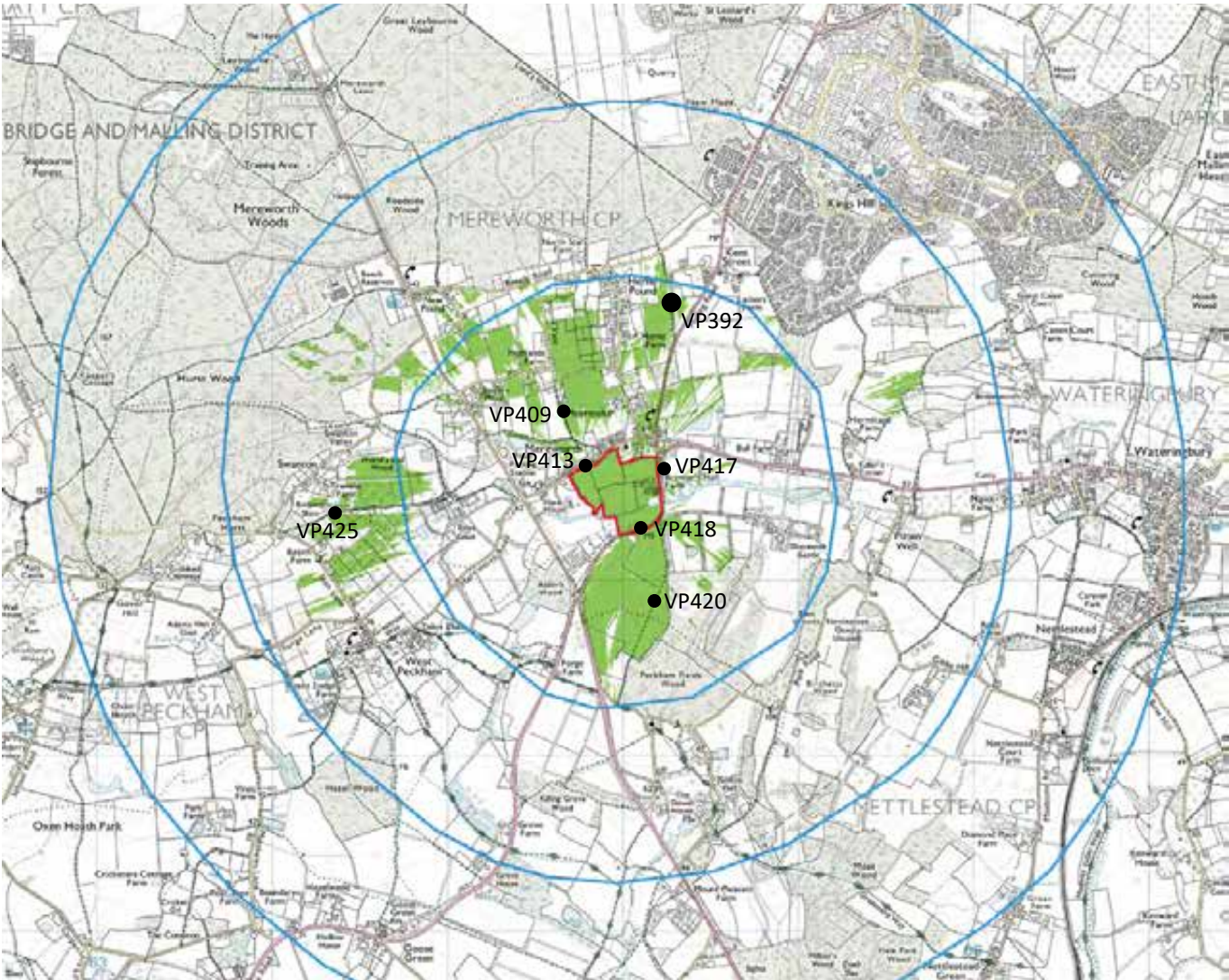
Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

59750 - ZTV and Viewpoint Location Map

Proposed development type: Residential



Zone of Theoretical Visibility and Viewpoint Location Map

- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - Distance from site in 1km increments

Visual Impact Appraisal

Proposed development type: Residential

59750 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates areas from which open views of the site may be possible. Potential views are primarily to the north and south, with some views to the west and no views towards the east. The overall viewshed extends approximately 500m to 2km, however site investigation and field work demonstrate that the most distant and mid range views and views from roads to the north and west of the site would be only partial views of the proposed development.

Long distance views from the north are screened by Mereworth Woods, however there is visibility from a public footpath that runs north from Malling Road (VP392). The view to the south from this location would be partial views screened by intervening woodland blocks, tree belts with only the spire of The Church of Saint Lawrence projecting above the intervening vegetation. From the south views open up as the topography rises and there are open views from a public footpath running up a field adjacent to Peckham Fields Wood (VP420). These views are partially screened by the dense tree planting along the stream, however the field to the south and the fields beyond the trees remain quite visible. The site is screened from the west, with views from a public footpath running off Stan Lane (VP425) obstructed by field boundary hedgerows and trees. The overall visual effects at these locations would be Moderate-Minor to Major-Moderate adverse for small scale development typology and Moderate to Major adverse for medium scale development typology.

Mid distance views are identified to the north, within 500m from the site, these views are however heavily screened from the surrounding road network by tall boundary hedgerows. Views towards the site from PRoW south of Willow Wents (VP409) are primarily screened by residential dwellings along The Street and tree planting in the gardens, therefore any views would only be partial views of parts of potential

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP392 - PRoW between Malling Road and Kent Street looking south	Moderate	Recreational: High Susceptibility High Sensitivity	Negligible	Slight	N/A	Moderate- Minor Adverse	Moderate Adverse	N/A
VP420 - PRoW in field along Peckham Fields Wood looking north	Moderate	Recreational: High Susceptibility High Sensitivity	Moderate	Substantial	N/A	Major- Moderate Adverse	Major Adverse	N/A
VP425 - PRoW off Stan Lane looking south-east	Moderate	Recreational: High Susceptibility High Sensitivity	Negligible	Negligible	N/A	Moderate- Minor Adverse	Moderate- Minor Adverse	N/A
VP409 - PRoW south of Willow Wents looking south-east	Moderate	Recreational: High Susceptibility High Sensitivity	Slight	Moderate	N/A	Moderate Adverse	Major- Moderate Adverse	N/A
VP413 - The Street looking south	Moderate	Recreational: High/Moderate Susceptibility Moderate Sensitivity	Substantial	Very Substantial	N/A	Major- Moderate Adverse	Major Adverse	N/A
VP417 - A26 Tonbridge Road along the eastern boundary at pedestrian crossing looking west	Moderate	Recreational: High/Moderate Susceptibility Moderate Sensitivity	Moderate	Substantial	N/A	Moderate Adverse	Major- Moderate Adverse	N/A
VP418 - A26 Tonbridge Road along the southern boundary looking north	Moderate	Recreational: High/Moderate Susceptibility Moderate Sensitivity	Slight	Moderate	N/A	Moderate- Minor Adverse	Moderate Adverse	N/A

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59750 - Summary of Visual Effects

Proposed development type: Residential

development. The overall visual effects at these locations would be Moderate adverse for small scale development typology and Major-Moderate adverse for medium scale development typology.

Close range views from around the site are partially screened by boundary vegetation to the north, however views from The Street open up into the site through gaps in vegetation (VP413). From the east and the south views into the site are for most part unobstructed, as boundary vegetation is very sparse. From the east, on the approach from Mallings Road and Tonbridge Road the northern part of the site is well visible from a number of locations on the road network (VP417). The views pick up the open fields behind the church. From Mallings Road along the southern boundary (VP418) the southern most

part is visible along the full length of the road, however views into the northern and central part of the site are obstructed by the dense tree planting along the stream. From this location only parts of potential development would be visible beyond the tree line.

The overall visual effects at these locations would be Moderate-Minor to Major-Moderate adverse for small scale development typology and Moderate to Major adverse for medium scale development typology.

The site is quite open to elevated views from the north and south, however well screened from the west. Part of the northern edge interfaces directly with The Street and a Grade I listed church. Views towards the church should be protected and any development should be set back from the church

grounds to allow preservation of its setting. With the southern part of the site, adjacent to the stream, being lower than the northern fields, introduction of boundary planting along Mallings Road, in the form of hedgerows and tree groupings, would obscure views from the elevated public footpath to the south and filter views towards the northern part of the site. The central most field behind Mereworth Wines is the best screened part of the site, however introduction of development in this location would be away from the settlement.

Medium scale residential development typology is considered inappropriate due to its substantial visual impact that could not be successfully mitigated.

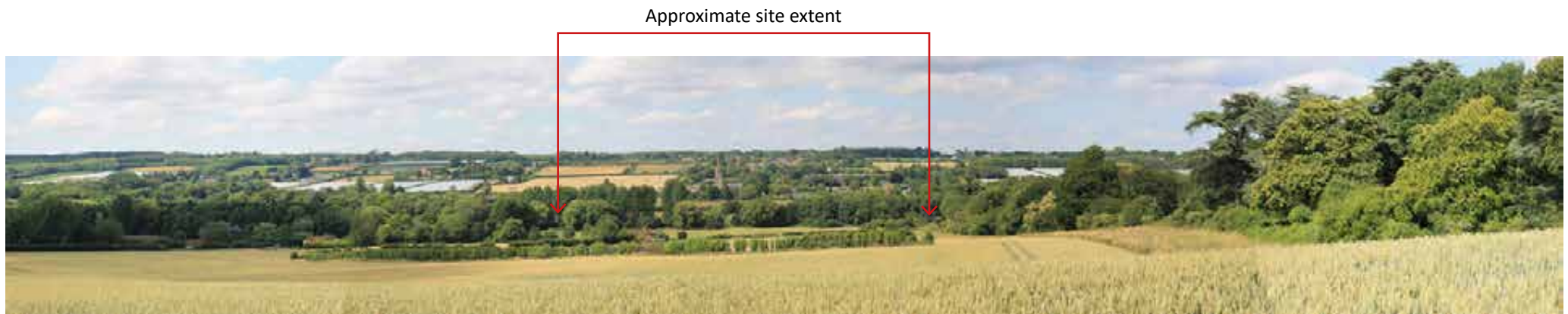
Visual Impact Appraisal

59750 - Viewpoint Images

VP392 - PRoW between Malling Road and Kent Street looking south



VP420 - PRoW in field along Peckham Fields Wood looking north



Visual Impact Appraisal

59750 - Viewpoint Images

VP425 - PRoW off Stan Lane looking south-east

Approximate site extent



VP409 - PRoW south of Willow Wents looking south-east

Approximate site extent



Visual Impact Appraisal

59750 - Viewpoint Images

VP413 - The Street looking south

Approximate site extent



VP417 - A26 Tonbridge Road along the eastern boundary at pedestrian crossing looking west

Approximate site extent



VP418 - A26 Tonbridge Road along the southern boundary looking north

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59750 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Suseptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
5c: Watringbury Greensand Fruit Belt	KMW08	No	Medium	Small: High-Medium Medium: High Large: High	Small: Medium Medium: High-Medium Large: High	Substantial	Very Substantial	N/A	Major-Moderate Adverse	Major to Major+ Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site lies within LSA KMW08, assessed as having Medium sensitivity to small scale and High-Medium sensitivity to medium scale residential development. This reflects some capacity for development without significantly affecting key landscape characteristics. The large scale development typology is deemed inappropriate for this location and has not been assessed.

The site is formed from a number of fields sub divided by hedgerows. A stream cuts across the southern part of the site which flows from its source in Swanton, West Peckham, towards Mereworth, and then generally eastward to join the River Medway at Watringbury. The stream powered a number watermills along the way, one in Mereworth the site of which is now within the grounds of Mereworth Castle. It is lined with alder and willow planting, creating a characteristic feature within the site. The southern most field between the stream and Tonbridge Road lies within the flood zone. To the north the site borders with the grounds of the Grade I listed Church of Saint Lawrence. The presence of the stream and the vicinity of the church add to the uniqueness of the site linking it to the history of the area. The main landscape changes would be change in use, loss of its openness, loss of planting and partial urbanising effect on the countryside, alongside the impact on tranquillity and the historical context.

These changes would have a Major-Moderate adverse impact in the case of small scale residential typology and Major-Moderate to Major adverse for medium scale residential development typology.

A small scale residential development typology, despite in keeping with the overall architectural vernacular of the area, would have adverse effects on the village character and the setting of the Grade I listed church.

Medium scale residential development typology is not considered appropriate, as development at this scale would be out of keeping with the two-storey, low density nature of the prevailing vernacular in the area.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

59750 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The site exhibits Medium to High-Medium landscape sensitivity and is open to long views from the south and a range of partial mid distance views from the north. From close range views in the proximity of the site views are relatively open from the east and north, but obstructed by a tree belt running along the stream in the southern part of the site. The site is unique in its setting, with the presence of the historic context and features, which should be respected.

A small scale development typology, despite potentially in keeping with the overall architectural vernacular of the village, is not appropriate due the unique landscape characteristics of the site and the presence the Grade I listed church immediately to the north.

Medium scale residential development typology is not considered suitable for this site, as the scale and intensity of such development would be inconsistent with the landscape and the surrounding pattern of development, leading to significant adverse effects that could not be effectively mitigated.

In summary both small and medium scale development typologies would be inappropriate as adverse landscape and visual impacts could not be adequately mitigated.

Settlement: Mereworth

Proposed development type: Residential

Site: 59758 - Land adjacent (North of) Beech Road and South of Mereworth Forest /

Parish: Mereworth

Ward: East and West Peckham, Mereworth & Wateringbury

Located to the north of Mereworth village, the site is bound by Beech Road along the southern boundary and Mereworth Woods to the north. The site is a large, irregular shaped plot of land, mainly linear in appearance running parallel to Beech Road, with two larger fields projecting north into the woodland near the centre of the site. Sitting on higher ground the surrounding landscape falls away to the south and while the linear strip of land along Beech Lane is relatively level, the northern fields projecting into the woodland undulate and dip. The site is broken into a series of small field parcels most of which are paddocks. North Star Farm sits on high ground in the centre of the northern fields. Several existing houses are central to the southern boundary where Beech Road and Butchers Lane cross. These houses form the northern edge of Mereworth village. The site is enclosed by dense woodland on the north, east and western boundaries and an established hedgerow with intermittent trees runs the entire length of the southern boundary along Beech Road.



Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

59758 - Summary of Visual Effects

Proposed development type: Residential

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates areas from which open views of the site may be possible. Potential views sweep from the south-west to the south-east with practically no views towards the north. The overall viewshed extends approximately 500m to 3km, however site investigation and field work demonstrate that the most distant and mid range views and views from roads around the site would be only partial views of the proposed development.

Long distance views from the north are screened by Mereworth Woods. From the south views open up as the topography rises and there are partial views from a public footpath running up a field adjacent to Peckham Fields Wood (VP419). Views from this location would be partial views screened by intervening woodland blocks, tree belts and residential dwellings along Butcher's Lane. The site is similarly screened from the south-west, with views from Swanton Road and Stan Lane obstructed by tall field boundary hedgerows and trees. Some views from a public footpath along Trevalia Farm open up towards the western most stretch of the site. Longer views from the south-east, towards Nettlestead, are obstructed by planting along Gibbs Hill and Park Road, however some partial views open up from the public footpaths crossing the fields leading towards Rock Farm. The overall visual effects at these locations would be Moderate-Minor adverse for small scale development typology and Moderate adverse for medium scale development typology.

Mid distance views are identified to the south, within 500m from the site, these views are however heavily screened from the surrounding road network by tall boundary hedgerows. Views of the site are possible from Kent Street and PRoW connecting Malling Road and Kent Street (VP394). These views are views of parts of the eastern most stretch of the site. As Beech Road meets Beaufighter Road the eastern part of the site comes close to Malling Road and the site is visible

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP419 - PRoW in field along Peckham Fields Wood looking north	Moderate	Recreational: High Susceptibility High Sensitivity	Negligible	Slight	N/A	Moderate-Minor Adverse	Moderate Adverse	N/A
VP428 - PRoW off Stan Lane looking north-east	Moderate	Recreational: High Susceptibility High Sensitivity	Negligible	Negligible	N/A	Moderate-Minor Adverse	Moderate-Minor Adverse	N/A
VP394 - PRoW from Malling Road to Kent Street looking north	Moderate	Recreational: High/Moderate Susceptibility High Sensitivity	Slight	Moderate	N/A	Moderate Adverse	Major-Moderate Adverse	N/A
VP382 - Malling Road looking north-west	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	Slight	Moderate	Substantial	Moderate Adverse	Major-Moderate Adverse	N/A

Note: * Assessments based on effects without mitigation

from the A228 across a field. The hedge planting along Beech Lane provides a degree of screening, however a large portion of the site is visible from this location (VP328) and potential development would be partially visible over the hedgerow. The overall visual effects at these locations would be Moderate adverse for small scale development typology, Major-Moderate adverse for medium scale development typology. Close range views from around the site are screened by Beech Lane hedgerow planting, however upper levels of potential development would be visible over the boundary hedgerow.

From the north the site is heavily screened by Mereworth Woods, however PRoW running through the woods down to Kent Street to the east (VP385, VP386) and MR285 running to Butcher's Lane in the west (VP397, VP398) provide clear views of different parts of the site, due to its elongated form. The overall visual effects at these locations would be Major adverse for small scale development typology and Major+ adverse for medium development typology. The site is completely screened from the north by Mereworth Woods and elevated views from the south and mid distance

Visual Impact Appraisal

Proposed development type: Residential

59758 - Summary of Visual Effects

views within the proximity of the site are screened by tall field boundary hedgerows and existing residential dwellings. With the site being adjacent to existing properties along Butcher's Lane to the south, some small scale residential development typology could be accommodated, with robust mitigation, along Beech Lane, west of North Star Farm and in the field directly north of Butcher's Lane, as an extension to the settlement. Potential development would need to seek to retain the existing hedgerow and set back of the buildings towards the north, allowing for additional planting in the form of tree groupings along the road. Planting along the public footpaths running through the site in the north-south direction would require buffer planting in the form of hedgerows and trees, to provide visual screening for users of the PRoWs. With sensitive consideration of development density, massing and layout, alongside a considered landscape strategy a small scale residential development typology could be successfully integrated without undue visual harm.

A medium scale residential development typology is inappropriate due to its substantial visual impact that could not be successfully mitigated.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP385 - PRoW MR286 at site boundary looking east/ south-east	Moderate	Recreational: High/Moderate Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A
VP386 - PRoW MR286 at site boundary looking west/ south-west	Moderate	Recreational: High/Moderate Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A
VP397 - PRoW MR285 running north from Butcher's Lane looking east across site	Moderate	Recreational: High/Moderate Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A
VP398 - PRoW MR285 running north from Butcher's Lane looking south- east across site	Moderate	Recreational: High/Moderate Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59758 - Viewpoint Images

VP419 - PRoW in field along Peckham Fields Wood looking north

Approximate site extent



VP428 - PRoW off Stan Lane looking north-east

Approximate site extent



Visual Impact Appraisal

59758 - Viewpoint Images

VP394 - PRow from Malling Road to Kent Street looking north

Approximate site extent



VP382 - Malling Road looking north-west

Approximate site extent



Visual Impact Appraisal

59758 - Viewpoint Images

VP385 - PRoW MR286 at site boundary looking east / south-east

Approximate site extent



VP386 - PRoW MR286 at site boundary looking west / south-west

Approximate site extent



Visual Impact Appraisal

59758 - Viewpoint Images

VP397 - PRoW MR285 running north from Butcher's lane looking east across site

Approximate site extent



VP398 - PRoW MR285 running north from Butcher's lane looking south-west across site

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59758 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Suseptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
5c: Wateringbury Greensand Fruit Belt	KMW09	No	Medium	Small: Medium-Low Medium: High-Medium Large: High	Small: Medium Medium: High-Medium Large: High	Substantial	Very Substantial	N/A	Major-Moderate Adverse	Major to Major+ Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site lies within LSA KMW09, assessed as having Medium sensitivity to small scale and High-Medium sensitivity to medium scale residential development. This reflects some capacity for development without significantly affecting key landscape characteristics. The large scale development typology is deemed inappropriate for this location and has not been assessed. The site is formed from a number of paddocks and is primarily open in character with the main planting typology being open grassland and meadow planting, along with hedgerow lining the southern edge. The main landscape changes would be change in use, loss of its openness, tranquillity and the rural character, together with partial urbanising effect on the countryside. These changes would have a Major-Moderate adverse impact in the case of small scale residential typology and Major to Major+ adverse for medium scale residential development typology.

The presence of adjacent residential dwellings to the south along Butcher's Lane would help integrate some development into the local built context, however mitigation would need to be introduced. With a carefully considered design approach, alongside introduction of tree groupings and hedgerow planting reflective of the local landscape character, especially along the southern boundary, a small scale residential typology could be accommodated on the site, along Beech Road, between North Star Farm and Horns Lane and in the field south-west

of North Star Farm, just behind the existing dwellings. While this type of development would result in some localised landscape effects, particularly on perceptual qualities, these impacts would be limited in extent and could be effectively mitigated through sensitive design and strategic landscaping. Setting building back away from Beech Road would provide opportunity to introduce front gardens with buffer planting in the form of tree groupings.

Medium scale residential development typology however, is not considered appropriate anywhere across the site, as development at this scale would be out of keeping with the two-storey, low density nature of the prevailing vernacular in the area.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

59758 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The site exhibits Medium to High-Medium landscape sensitivity and is open to limited long views from the south and a range of partial mid distance views from south-west to south-east. From close range views in the proximity of the site views are heavily screened by hedgerow and tree planting along Beech Lane and by Mereworth Woods to the north. They open up from the PRoWs running across the site in the north-south direction.

Some small scale residential development typology could be accommodated, provided that adequate mitigation measures are implemented. The visual effects and the sensitivity of the landscape are largely moderate. With thoughtful design, careful consideration of building layout and location, scale, density and the introduction of locally appropriate landscape features, the site has the potential to accommodate limited development in a way that respects and integrates with the existing landscape character.

Medium scale residential development typology is not considered suitable for this site, as the scale and intensity of such development would be inconsistent with the landscape and the surrounding pattern of development, leading to significant adverse effects that could not be effectively mitigated.

In summary limited small scale development typology would be appropriate, subject to high quality design and effective landscape integration. Medium scale development typology is inappropriate as adverse landscape and visual impacts could not be adequately mitigated.

Settlement: Mereworth

Site: 59816 - Land Northeast of The Street

Proposed development type: Residential

Parish: Mereworth

Ward: East and West Peckham, Mereworth & Wateringbury

The site is located to the east of Mereworth village along the northern boundary. It is an irregular shaped plot of land comprising of a number of smaller fields subdivided by hedgerow planting. The site abuts rear gardens of existing residential housing along The Street to the south and east. Along the south-west it borders with Mereworth Primary school playing field. There is a small area of woodland along the western boundary, with a small reservoir of water within a bunded bank situated on the north-west corner. A group of trees is located centrally, with some trees lining the edge along the school grounds. To the north it is open towards agricultural fields, with a public footpath running along the full length of the northern boundary connecting The Street to the south with Seven Mile Lane to the west. This route is lined with a hedge along the north-eastern edge and open along the north-western part of the site.



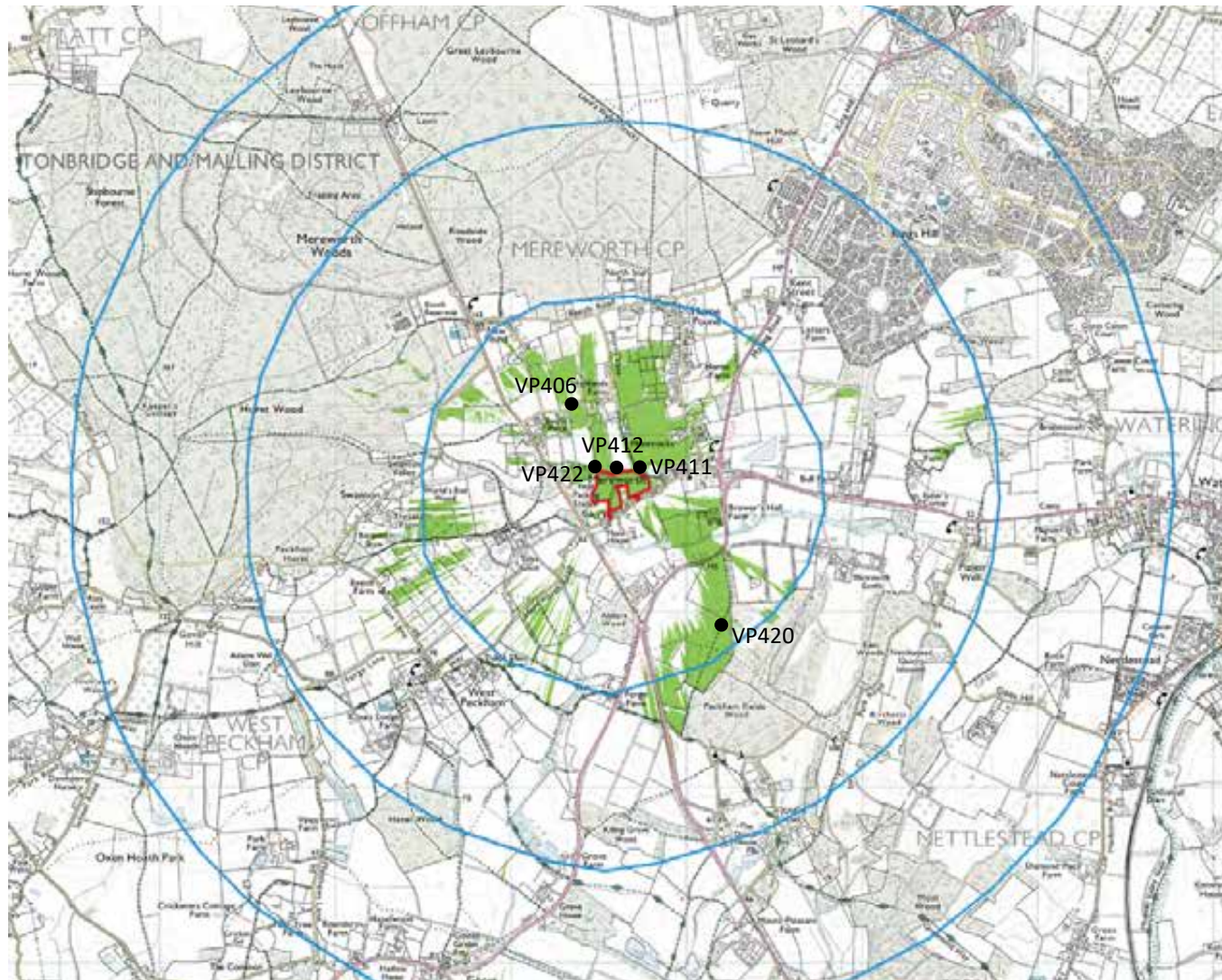
Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

59816 - ZTV and Viewpoint Location Map

Proposed development type: Residential



Zone of Theoretical Visibility and Viewpoint Location Map

Key

- Site boundary
- VPxx Viewpoint location and number
- ZTV
- Distance from site in 1km increments

Visual Impact Appraisal

Proposed development type: Residential

59816 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates areas from which open views of the site may be possible. Potential views are primarily to the north and south, with some views to the west and no views towards the east. The overall viewshed extends approximately 500m to 1km, however site investigation and field work demonstrate that the most distant and mid range views and views from roads to the north and west of the site would be only partial views of the proposed development.

Long distance views from the north are screened by Mereworth Woods and views from the public footpath that runs north from Malling Road towards the site are obscured by topography and intervening tree planting. From the south views open up as the topography rises and there are partial views from a public footpath running up a field adjacent to Peckham Fields Wood (VP420). Views of the majority of the site are screened by the dense tree planting along the stream on the southern side of The Street, however the field furthest to the east is less obstructed. The site is screened from the west, with views from a public footpath running off Stan Lane obstructed by field boundary hedgerows and trees. The overall visual effects at these locations would be Moderate-Minor adverse for small scale development typology and Moderate adverse for medium scale development typology.

Mid distance views are identified to the north, within 500m from the site, these views are however heavily screened from the surrounding road network by tall boundary hedgerows. Views towards the site from Willow Wents (VP406) are for most part screened by a hedgerow running along the road, however views open up across the fields on the stretch of the road directly north of the site where gaps in the hedgerow allow and where the hedgerow is lower. From these locations the views are partially screened by intervening tree and hedgerow planting therefore any views would only be partial

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP420 - PRoW in field along Peckham Fields Wood looking north	Moderate	Recreational: High Susceptibility High Sensitivity	Negligible	Slight	N/A	Moderate-Minor Adverse	Moderate Adverse	N/A
VP406 - Willow Wents looking south	Moderate	Recreational: High/Moderate Susceptibility Moderate Sensitivity	Slight	Moderate	N/A	Moderate-Minor Adverse	Moderate Adverse	N/A
VP411 - PRoW connecting The Street and Seven Mile Road at north-east corner looking south-west	Moderate	Recreational: High/Moderate Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A
VP412 - PRoW connecting The Street and Seven Mile Road in the centre looking south-east	Moderate	Recreational: High/Moderate Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A
VP422 - PRoW connecting The Street and Seven Mile Road at north-west corner looking south-east	Moderate	Recreational: High/Moderate Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59816 - Summary of Visual Effects

Proposed development type: Residential

views of parts of potential development. The overall visual effects at these locations would be Moderate-Minor adverse for small scale development typology and Moderate adverse for medium scale development typology.

Close range views from around the site are screened from The Street by residential dwellings. From the north the views are very open and direct due to the public footpath running directly along the northern boundary. Views from this PRow (VP411, VP412, VP422) are for most part unobstructed and any potential development would be visible almost in its entirety. The overall visual effects at these locations would be Major adverse for small scale development typology and Major+ adverse for medium scale development typology.

The site is enclosed from the south and views from the surrounding areas are screened and filtered by existing residential dwellings and hedge and tree planting, with only

the northern boundary open. With appropriate mitigation in the form of hedgerow and tree groupings, especially along the northern boundary and where the site meets rear gardens, alongside a carefully planned layout, considerate massing and placement of buildings and circulation, a small scale residential development typology could be successfully integrated without undue visual harm.

Medium scale residential development typology is inappropriate due to its substantial visual impact that could not be successfully mitigated.

Visual Impact Appraisal

59816 - Viewpoint Images

VP420 - PRoW in field along Peckham Fields Wood looking north

Approximate site extent



VP406 - Willow Wents looking south

Approximate site extent



Visual Impact Appraisal

59816 - Viewpoint Images

VP411 - PRoW connecting The Street and Seven Mile Road at north-east corner looking south-west

Approximate site extent



VP412 - PRoW connecting The Street and Seven Mile Road in the centre looking south-east

Approximate site extent



VP422 - PRoW connecting The Street and Seven Mile Road at north-west corner looking south-east

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59816 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
5c: Wateringbury Greensand Fruit Belt	KMW08	No	Medium	Small: High-Medium Medium: High Large: High	Small: Medium Medium: High-Medium Large: High	Moderate adverse	Substantial adverse	N/A	Moderate Adverse	Major Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site lies within LSA KMW08, assessed as having Medium sensitivity to small scale and High-Medium sensitivity to medium scale residential development. This reflects some capacity for development without significantly affecting key landscape characteristics.

The site is formed from a number of fields sub divided by hedgerows. It is primarily open in character and is the main perceptual landscape characteristic, alongside the sense of rurality and tranquillity that would be altered and lost through the introduction of built form and associated hard surfacing. The loss of existing vegetation would be limited, as the main typology is open grassland and field boundary hedgerow planting. These changes would have a Moderate adverse impact in the case of small scale residential typology and Major adverse for medium scale residential development typology.

The presence of adjacent residential dwellings along The Street would help integrate a smaller scale development into the local built context with appropriate mitigation.

A small scale residential development typology could be accommodated on the site with a carefully considered design approach, incorporating a sympathetic layout and building character, alongside introduction of tree groupings and hedgerow planting reflective of the local landscape character, especially along the northern boundary. While this type of development would result in some localised landscape effects, particularly on perceptual qualities, these impacts would be limited in extent and could be effectively mitigated through sensitive design and strategic landscaping. The existing trees within the centre of the site and along the south-eastern boundary should be retained and enhanced.

Medium scale residential development typology is not considered appropriate, as development at this scale would be out of keeping with the two-storey, low density nature of the prevailing vernacular in the area.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

59816 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The site exhibits Medium to High-Medium landscape sensitivity and is open to partial long views from the south and direct close range views from the north. It is well screened by existing dwellings along The Street d due to due to its set back location.

The site exhibits the potential to accommodate a small scale development typology in keeping with the character of the settlement, provided that adequate mitigation measures are implemented. With thoughtful design, careful consideration of building layout and location, scale, density and the introduction of locally appropriate landscape features, the site has the potential to accommodate limited development in a way that respects and integrates with the existing landscape character.

Medium scale residential development typology is not considered suitable for this site, as the scale and intensity of such development would be inconsistent with the landscape and the surrounding pattern of development, leading to significant adverse effects that could not be effectively mitigated.

In summary a small scale development typology would be appropriate, subject to high quality design and effective landscape integration. Medium scale development typology is inappropriate as adverse landscape and visual impacts could not be adequately mitigated.

M20 Junction 4

Settlement: M20 Junction 4

Settlement overview

The M20 Junction 4 is the intersection formed by the M20 with the A228. It is located in the countryside west of the Medway Gap settlements of Leybourne and Lunsford separated from the settlements by existing lakes, Leybourne Lake and Castle Lake. To the south-west of the junction the A228 is a two-lane dual carriageway with a roundabout junction serving the settlement of Leybourne Chase. To the north-west Junction 4, the M20 to the west and A228 two-lane dual carriageway to the north, together form the boundary of the Kent Downs National Landscape. The immediate landscape context of Junction 4 is dominated by the highways but much of the immediate surrounds are densely vegetated and wooded. There are long views to the chalk escarpment of the Kent Downs to the north-west and north-east from the elevated parts of the junction.



Sites location

Base image: Google Maps (2025)

Settlement: M20 Junction 4

Proposed development type: Employment

Site: 58675 - Land east of Castle Way

Parish: Leybourne

Ward: Birling, Leybourne & Ryarsh

The site comprises a highways depot and a lorry and car park with various flat roofed buildings and portacabins. There is also a thin triangular vegetated area to the north of the depot included within the site. The depot has an access onto the A228 Castle Way. It has a vegetated frontage against the A228 and is surrounded by woodland to the south, east and north, where it borders against Leybourne Lake.

The boundary of the Kent Downs National Landscape lies immediately opposite the site across the A228 and from within the vicinity of the site (and probably from within it) there are views to the chalk escarpment of the Kent Downs to the north-west. There are no Public Rights of Way within the site.



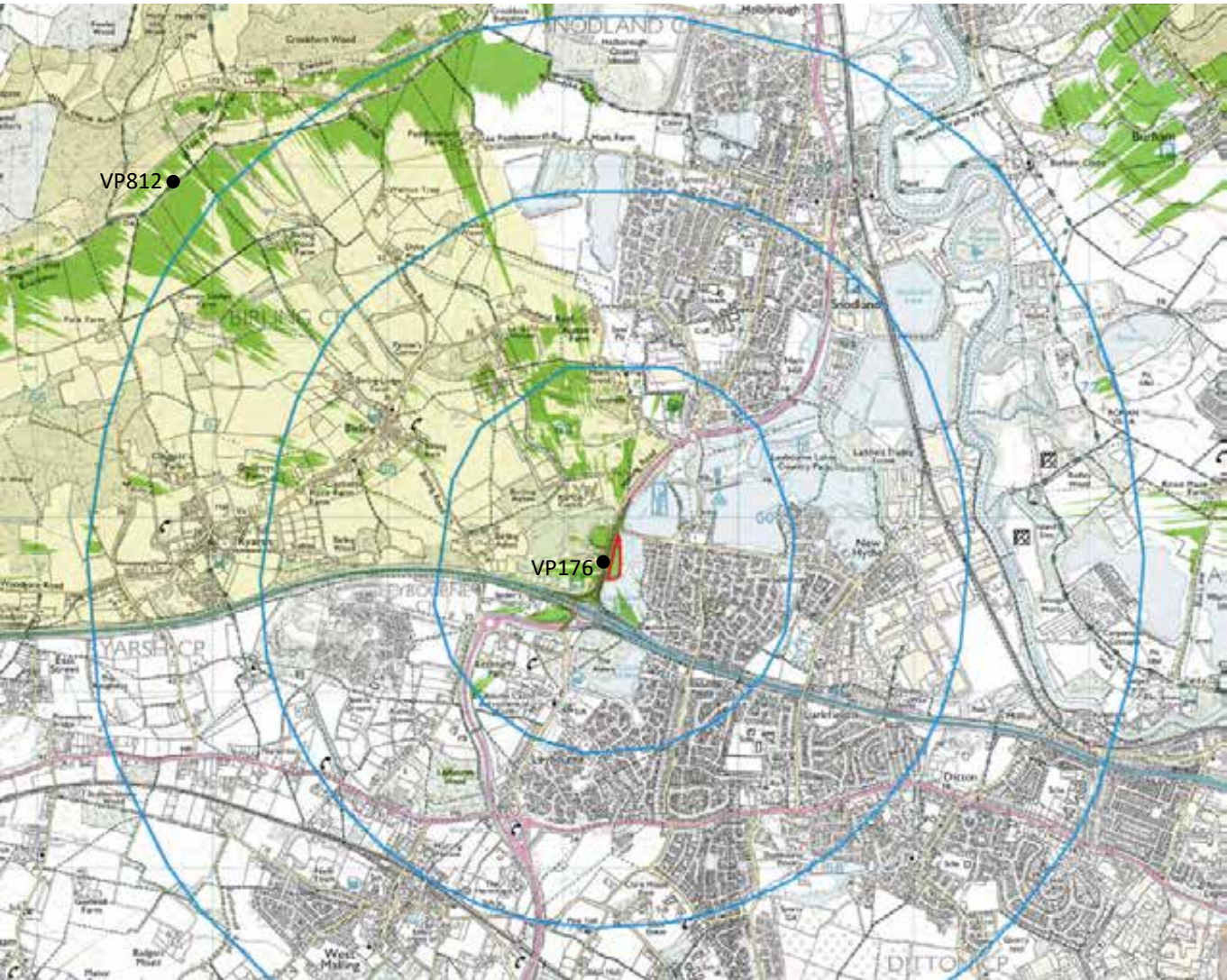
Sites location

Base image: Google Maps (2025)

Visual Impact Appraisal

58675 - ZTV and Viewpoint Locations

Proposed development type: Employment



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

58675 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. The wooded site boundaries and the site's visually enclosed character mean that the theoretical viewshed from within 1km into the site is very restricted. Other than from the A228 adjacent to the site, in practice, many of the areas identified on the ZTV with these views are likely to offer only very small glimpses of potential development above the tree line.

To the north-west of the A228, within the National Landscape, as the topography rises towards the chalk escarpment, the ZTV identifies larger areas from where they may be views of potential development on the site. To the north from around 1km from the site to around 1.5km, the ZTV indicates scattered areas with potential views. Fieldwork identifies that in practice these are likely to be views of the uppermost parts of the potential development. To the north-west, from 2-3km and slightly beyond 3km, the ZTV identifies areas of the scarp foot and scarp landscapes of the National Landscape from where there would be potential views. The more elevated nature of these landscapes means more of the potential development at the site would be visible but these views are at a longer distance.

The views from the adjoining A228 are almost partially screened by the roadside vegetation (VP176). At the present site's access are there more open views into the site. Whilst there may be views of the potential development through and above the boundary vegetation the visual effects would be partially mitigated by the foreground vegetation and by the presence of the existing uses on the site. The potential visual impact on the views from the A228 would be an overall Moderate adverse effect for the medium scale employment development typology.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP812 - North Downs Way north of Birling Estate looking south	High	Recreational: High Susceptibility High Sensitivity	N/A	Negligible	Negligible	N/A	Moderate-Minor Adverse	Moderate-Minor Adverse
VP176 - A228 looking east	Medium	Recreational: Medium Susceptibility Moderate Sensitivity	N/A	Moderate	Substantial	N/A	Moderate Adverse	Major-Moderate Adverse

Note: * Assessments based on effects without mitigation

This would increase with development size to an overall Major-Moderate adverse effect for the large scale employment development typology.

From within the National Landscape to the north-west, there would only be glimpsed views of the uppermost parts of the potential development from within 1.5km. From the north-west and at a greater distance from the site, slightly more of the potential development may be visible but at a distance of around 3km and slightly more would limit the magnitude of the visual effect (VP812). The potential visual impact on these views would also be an overall Moderate-Minor adverse effect for both the medium and large scale employment development typologies.

Based on this assessment of the employment development typologies it is considered that potential development at the site would have minimal effect on the setting of the National Landscape.

Visual Impact Appraisal

58675 - Viewpoint Images

VP812 - North Downs Way north of Birling Estate looking south

Approximate site extent



VP176 - A228 looking east

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Employment

58675 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
4a Wrotham Heath Greensand Vale Slopes	M20J401	No	Medium	Medium: High-Medium Large: High	Medium: High-Medium Large: High	N/A	Slight	Moderate	N/A	Moderate-Minor to Moderate Adverse	Major-Moderate Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA M20J401, which has High-Medium landscape sensitivity to the medium scale employment development typology and High landscape sensitivity to the large scale employment development typology.

The site comprises a highways depot and a lorry and car park with various flat roofed buildings and portacabins. There is also a thin triangular vegetated area to the north of the depot included within the site. The depot has an access onto the A228 Castle Way. It has a vegetated frontage against the A228 and is surrounded by woodland to the south, east and north, where it borders against Leybourne Lake.

The character of the site and its immediate context is dominated by the A228 two-lane dual carriageway and although separated from existing settlement, its sense of rurality is diminished by the presence of the road.

The main landscape changes would be the change in use of the site and loss of its overall openness, despite its present use as a depot, as well as the urbanising effects of development on countryside away from existing settlements. The effects of these changes would be limited because the site's context and some of its existing characteristics. The landscape changes would have an overall Moderate-Minor to Moderate adverse impact in the case of medium scale employment development typology, and a Major-Moderate adverse impact for large scale employment development typology.

Landscape and Visual Appraisal Conclusions

The extent of the local visual effects would be constrained by the largely robust character of the site's boundary vegetation. Any potential development would need to seek the retention, management and bolstering of the boundary vegetation along the A228 boundary. The extent of potential views from within the National Landscape is relatively broad, but the overall visual effects are likely to be highly limited. Based on this assessment of the employment development typologies it is considered that potential development at the site would have minimal effect on the setting of the National Landscape.

There is good potential for employment development at this site without harm to the landscape character of the countryside around the site and to the National Landscape to the north.

Settlement: M20 Junction 4

Proposed development type: Employment

Site: 59863 - Land at Spider Hall Farm, Bull Road

Parish: Leybourne

Ward: Birling, Leybourne & Ryarsh

The site comprises the house, gardens and fields around a large detached residential property called Spider Hall Farm. The house is served by a driveway off Bull Road, to the west, along which is a further property, not within the site, that fronts onto Bull Road.

The site is relatively linear in shape and is enclosed by highways to all sides. To the north is the M20 motorway with the slip road and roundabout of Junction 4 to the north-east, whilst to the south is the A228 two-lane dual carriageway with the roundabout junction of the A228 and other roads, including Bull Lane to the south-west.

The site's boundaries are well vegetated except for a short section alongside the on-slip at Junction 4. The remainder of the northern boundary comprises mature planting associated with the M20 and some within the site, including a row of tall Poplar. Along the southern boundary with the A228 is a broad band of planting, now mature, that is associated with the A228 and outside of the site. There are woodlands and mature hedgerows along Bull Lane.

Within the site there is a small copse at the western end of the site and otherwise the significant vegetation is associated with the garden boundary of Spider Hall Farm which includes a mature, tall Leylandii hedge around much of the property. The boundary of the Kent Downs National Landscape lies immediately north of the M20 motorway and from within the vicinity of the site (and probably from within it) there are views to the chalk escarpment of the Kent Downs to the north. There are no Public Rights of Way within the site.



Sites location

Base image: Google Maps (2025)

Visual Impact Appraisal

59863 - ZTV and Viewpoint Locations

Proposed development type: Employment



Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

59863 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. The wooded site boundaries and the site's visually enclosed character mean that the theoretical viewshed from within 1km into the site is very restricted. In practice, many of the areas identified on the ZTV with these views are likely to offer only very small glimpses of potential development above the tree line.

To the north and north-west of the M20, from within the National Landscape, as the topography rises towards the chalk escarpment, the ZTV identifies larger areas from where they may be views of potential development on the site. To the north from around 1km from the site to around 1.5km, the ZTV indicates scattered areas with potential views. Fieldwork identifies that in practice these are likely to be views of the upper parts of the potential development. To the north-west, from 2-3km and beyond, the ZTV identifies areas of the scarp foot and scarp landscapes of the National Landscape from where there would be potential views. The more elevated nature of these landscapes means more of the potential development at the site would be visible but these views are at a longer distance.

The views from the adjoining highways are almost entirely screened by the roadside vegetation (VP 59). Only at the present site's access (VP 58) and from a gap in the vegetation along the site's north-east boundary are there views into the site. Whilst there may be glimpses of the potential development through and above the boundary vegetation the visual effects would be limited. The potential visual impact on the views from the adjoining highways, where there would be views into the site, would be an overall Moderate adverse effect for both the medium and large scale employment development typologies. This would reduce to an overall Moderate-Minor to Minor visual effect where the screening is in place.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP812 - North Downs Way north of Birling Estate looking south	Very High	Recreational: High Susceptibility Very Sensitivity	N/A	Negligible	Negligible	N/A	Moderate-Minor Adverse	Moderate-Minor Adverse
VP816 - PRoW south off Snodland Road looking south	Very High	Recreational: High Susceptibility Very Sensitivity	N/A	Negligible	Negligible	N/A	Moderate-Minor Adverse	Moderate-Minor Adverse
VP59 - A228 roundabout with Bull Road looking north-east	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Negligible	Slight	N/A	Minor Adverse	Moderate-Minor Adverse
VP58 - Bull Road at gate looking north-east	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Moderate	Moderate	N/A	Moderate Adverse	Moderate Adverse

Note: * Assessments based on effects without mitigation

From within the National Landscape to the north, there would only be glimpsed views of the uppermost parts of the potential development above the lower parts of the tree line along the site's northern boundary (VP 816). The potential visual impact on the views from where there would be views of the site, would be an overall Moderate-Minor adverse effect for both the medium and large scale employment development typologies. From the north-east and at a greater distance from the site, slightly more of the potential development may be visible but distance at around 3km would be a mitigating factor.

The potential visual impact on these views would also be an overall Moderate-Minor adverse effect for both the medium and large scale employment development typologies. Based on this assessment of the employment development typologies it is considered that potential development at the site would have minimal effect on the setting of the National Landscape.

Visual Impact Appraisal

59863 - Viewpoint Images

VP812 - North Downs Way north of Birling Estate looking south

Approximate site extent



VP816 - PRoW south off Snodland Road looking south

Approximate site extent



Visual Impact Appraisal

59863 - Viewpoint Images

VP59 - A228 roundabout with Bull Road looking north-east

Approximate site extent



VP58 - Bull Road at gate looking north-east

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Employment

59863 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
4c: Wrotham Heath Greensand Slopes	M20J401	No	Medium	Medium: High-Medium Large: High	Medium: High-Medium Large: High	N/A	Slight	Moderate	N/A	Moderate to Moderate-Minor Adverse	Major-Moderate Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA LEC01, which has High-Medium landscape sensitivity to the medium scale employment development typology and High landscape sensitivity to the large scale employment development typology.

The site comprises the house, gardens and fields around a large detached residential property called Spider Hall Farm. The site is relatively linear in shape and is enclosed by highways to all sides. To the north is the M20 motorway with the slip road and roundabout of Junction 4 to the north-east, whilst to the south is the A228 two-lane dual carriageway with the roundabout junction of the A228 and other roads, including Bull Lane to the south-west.

The site's boundaries are well vegetated except for a short section alongside the on-slip at Junction 4. Within the site there is a small copse at the western end of the site and otherwise the significant vegetation is associated with the garden including a mature, tall Leylandii hedge around much of the property.

Whilst the site does not adjoin any settlement, its location set between busy highways and junctions diminishes its countryside character. Within the site, the house and various related buildings, hardstanding and Leylandii hedge associated with Spider Hall Farm, also reduce the sense of rurality.

The main landscape changes would be the likely loss of some vegetation in the site, as well as the change in use of the site and loss of its openness, and the urbanising effects of development on countryside away from existing settlements. The effects of these changes would be limited because the site's context and some of its existing characteristics. The landscape changes would have an overall Moderate/Moderate-Minor adverse impact in the case of medium scale employment development typology, and a Major-Moderate adverse impact for large scale employment development typology.

Landscape and Visual Appraisal Conclusions

The extent of the local visual effects would be constrained by the largely robust character of the site's boundary vegetation. Any potential development would need to seek the retention and management of the boundary vegetation. The extent of potential views from within the National Landscape to the north of the M20 is greater but the overall visual effects are likely to be limited. Based on this assessment of the employment development typologies it is considered that potential development at the site would have minimal effect on the setting of the National Landscape.

Notwithstanding the relatively high sensitivity of this landscape to development, at this site there is good potential for employment development without harms to the landscape character of the countryside around the site and to the National Landscape to the north.

M26 Junction 2a

Settlement: M26 J2a

Settlement overview

The area along the A20 between the M26 and M20, is a semi-rural corridor with a varied landscape and a mix of land uses. The area to the north of the A20 lies within the Kent Downs National Landscape. Beyond the M20 the topography is gently undulating, characterised by open fields, boundary hedgerows and blocks of woodland. To the south of the motorway the lands continues to gently fall, becoming flatter, however the field pattern, intercepted by woodland continues.

The A20 itself is a significant arterial route, acting as a spine for this landscape and linking local roads with the broader motorway network. It connects directly to both the M26 and M20, and the surrounding interchanges. This is a transitional zone between countryside and urban influence. While the agricultural heritage is still evident, the growing commercial and infrastructural footprint is reshaping the identity of the area.

The corridor along the A20 features a combination of agricultural, commercial, and industrial elements. Much of the land south of the road remains as large open fields up to the M26. A commercial area, Invicta Business Park, comprising of smaller office buildings and larger warehouses is located on the southern side of the A20. Directly adjacent to the light industrial facilities is The Moat Pub, comprising of a series of buildings and associated parking.

Residential development is limited and mostly concentrated south-east of Nepicar Lane on the northern side of the A20, however another business park is located close the roundabout and A20 junction with M26. A woodland provides a backdrop to the built-up area to the north of the road, screening the buildings from elevated views from the Kent Downs.



Site location
Base image: Google Maps (2025)

Settlement: M26 J2a

Site: 58645 - East of London Road, Wrotham

Parish: Wrotham
Ward: Pilgrims with Ightham

The site is located behind Oak Dene Trade Park and Nepicar Park light industrial developments on the northern side of A20. The site is located in the Kent Downs National Landscape. It comprises of a number of fields sub divided by hedgerow planting. The north-eastern most part has a patch of scrub in the middle. The fields all appear to have drainage ponds located on them. The northern boundary is lined with trees, separating the site from the scrubby field beyond and providing visual screening from the north. The boundary to the south with the light the light industrial units is open, and the access roads terminates at the edge of the site.

Proposed development type: Employment

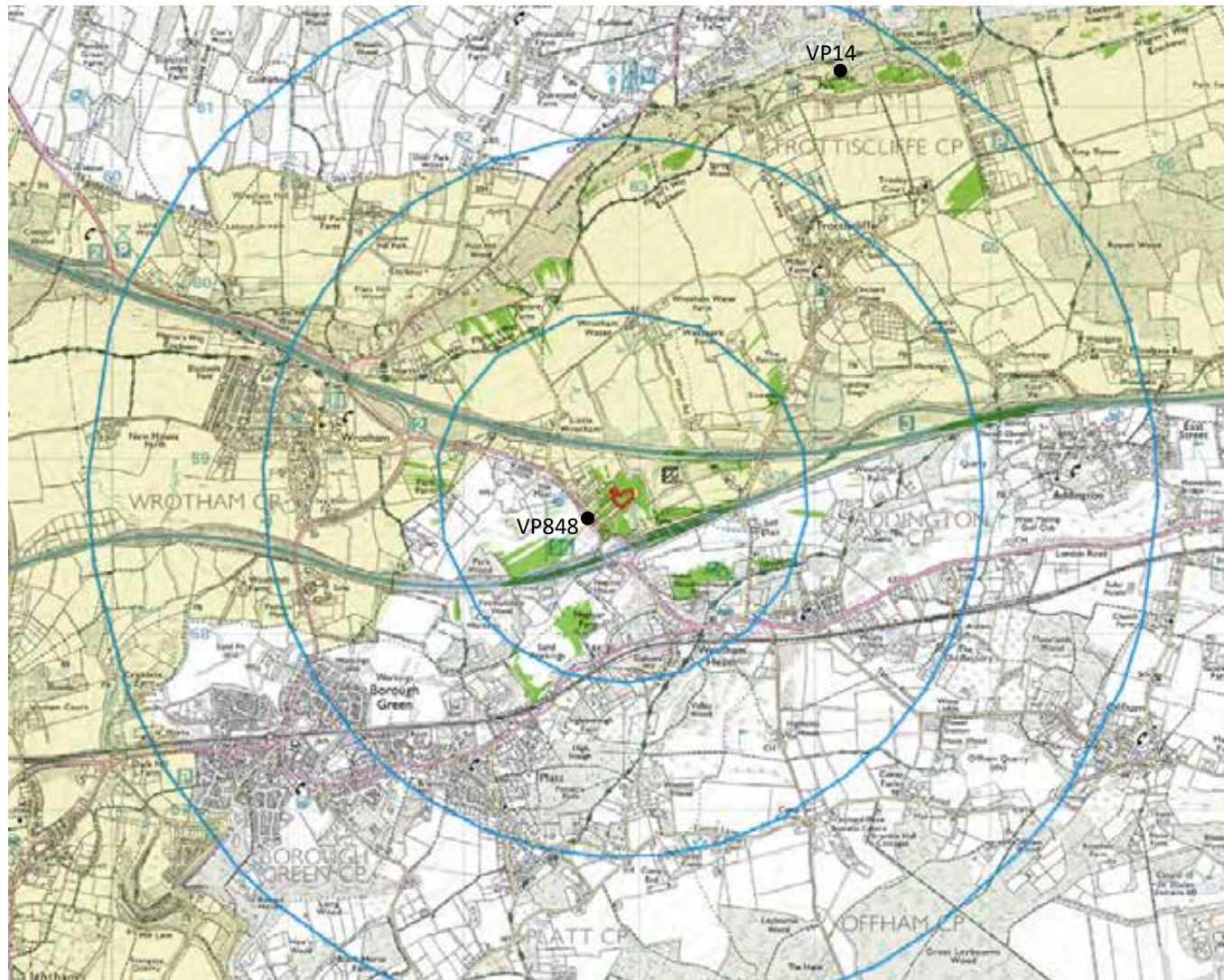


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

58645 - ZTV and Viewpoint Location Map

Proposed development type: Employment



Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

58645 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. The theoretical viewshed extends from the site boundary to 3km to the north and north-east, however the majority of the views are contained within 1km in the southern direction. Site investigation and field work demonstrate that the long views from the elevated areas and mid distance views from the National Landscape are very well screened and would offer only partial views of parts of the potential development due to the intervening woodland blocks and tree cover. The ZTV is based on summer conditions and, for this site, it can be expected that the extent of winter views of a potential development in views from the elevated parts of the Kent Downs to the north, albeit partial ones filtered by some vegetation, would be more extensive. The enclosed character of the site means that the theoretical viewshed is restricted mainly to the site's immediate edges with some partial views towards the site from the south and east.

Long distance views extend up into Kent Downs as the topography rises towards the north. Views from public footpaths running across the scarp slope and Open Access Land at Trosley Park (VP14) are screened by tall tree belts either side of the M20 and the immediate tree planting along the site boundary. Development typology at any scale would be difficult to see through the intervening planting during the summer months, however there could be potential for some filtered views during winter months. The overall visual effects from the long distance views would be Moderate adverse for both medium and large scale employment typologies.

Mid distance views towards the site are very limited, with the viewshed identifying some views from the M26 and Wealdway to the south. These views are however well screened by intervening vegetation, and any views would only be partial views of parts of potential development.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP14 - Trosley Country Park Six O'Clock Field viewing point	Very High	Recreational: High Susceptibility Very High Sensitivity	N/A	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse
VP848 - A20 looking north-east	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Moderate	Substantial	N/A	Moderate Adverse	Major- Moderate Adverse

Note: * Assessments based on effects without mitigation

Close range views are identified to the south-west and some to the south-east, but with the site set back from the A20 these are very limited and screened by the surrounding tree planting. A view of the site presents itself from the A20 through the access road to Nepicar Park (VP848). The access road allows for a relatively unobstructed view in between the buildings, although this is a view of only part of the site. The remainder is screened by buildings of Nepicar Park and Oak Dene Trade Park. The overall visual effects from these locations would be Moderate adverse for medium scale development typology and Major-Moderate adverse for large development typology. Despite high sensitivity of receptors within the National Landscape, the extent of visibility of the potential development would be limited overall from locations further away from the site because of existing intervening vegetation, and mainly confined to views in the proximity of the site, primarily from the south-west. The extent of the visual effects would be very contained, with only some views from the A20 in the immediate proximity of the site moderately affected.

Any development would need to seek to maintain the boundary vegetation intact, but this would need additional screen planting along the south-western edge to reduce the overall visual effects.

Visual Impact Appraisal

58645 - Viewpoint Images

VP14 - Trosley Country Park Six O'Clock Field viewing point

Approximate site location



VP848 - A20 looking north-east

Approximate site extent (behind the properties)



Landscape Impact Appraisal

Proposed development type: Employment

58645 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
4c: Wrotham Heath Greensand Vale Slopes	M2602	Yes and No	High	Medium: High-Medium Large: High	Medium: High-Medium Large: High	N/A	Moderate	Substantial	N/A	Major-Moderate Adverse	Major Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site lies within LSA M2602, assessed as having High-Medium sensitivity to medium and High sensitivity to large scale employment typologies. This means very limited capacity for development without significantly affecting key landscape characteristics.

The site is currently a number of open fields, which is a characteristic of the landscape pattern in the area. The north-eastern most field has some scrub cover and a small drainage pond in the southern corner. Two more ponds are also located within the site extents. The main landscape changes would be the loss of grassland and scrub planting, relocation of the drainage ponds, change in use of the site, loss of its openness and partial urbanising effects of development on countryside within the National Landscape.

A medium scale development typology, incorporating commercial and industrial uses with buildings of two to three stories could be accommodated on site, as it would be located to the rear of a similar scale development, a light industrial business parks, and could be seen as natural expansion of these. Given the size of the site and its location, the scale of the units should be limited to smaller buildings to limit the impact on the National Landscape.

A large scale development typology would be out of keeping with the current development pattern and could not be accommodated due to the site's size and shape.

Development changes would have an overall Major-Moderate adverse impact in the case of medium scale employment typology, and Major adverse landscape impact for large scale employment typology.

Kent Downs Special Components Appraisal

Special components, characteristics and qualities of the Kent Downs National Landscape	Site assessment against these special characteristics
Dramatic landform and views; a distinctive landscape character ▪ Dramatic and diverse topography ▪ Breath-taking panoramic views	The site lies between the scarp foot to the north and the Greensand Vale to the south. The site lies on the southern edge of the Kent Downs National Landscape, as the boundary runs along the A20. Long distance southerly views from the scarp are largely obstructed in the summer by dense woodland blocks and belts. Views from Pilgrim's Way and North Downs Way provide no views to the south. The rolling nature of the topography in this area does provide an element of additional screening, especially at the lower levels of the foothills. The site is well screened from views from both the upper and lower parts of the scarp where it meets the foothills. The site makes some contribution to this special component, aspects of which could be harmed by development.
Biodiversity-rich habitats ▪ Rich and distinctive biodiversity ▪ Varied habitats ▪ Hedgerows and trees outside woodlands ▪ Wildlife in the farmed landscape is special	The site lies within agricultural slopes and is surrounded by a pattern of large arable fields subdivided by hedgerows with some smaller fields of pasture. The site is formed of a number of pastures with the north-eastern most field being covered in scrub. The northern boundary is formed by a tree line. The loss of habitat through potential development would be limited to the fields themselves, with some potential impact to the existing scrub. The site makes some contribution to this special component, aspects of which could be harmed by development. There may be some opportunities too for enhancements through habitat creation.
Farmed landscape ▪ Long standing tradition of mixed farming ▪ Concentrated areas of horticultural production	The site lies within the characteristic farmland landscape, with a pattern of mainly arable and pasture fields subdivided by hedgerows draped over the rolling topography. The site is a series of fields, contributing to the characteristic landscape pattern of open fields surrounding the area. Potential development would only partially affect the farmed land use, as the site does not currently display any form of active farming. The site makes some contribution to this special component, aspects of which could be harmed by development.
Woodland and trees ▪ Wooded landscape scarps, dry valleys and plateaux ▪ Woodland is a much-valued component ▪ Individual, hedgerow and ancient trees	There is no woodland vegetation on the site, which contribute to the characteristic landscape features in the surrounding area. There is however a line of trees running along the northern boundary, which connects with tree blocks around the adjacent fields, which should be protected. The site makes some contribution to this special component, aspects of which could be harmed by development.
A rich legacy of historic and cultural heritage ▪ Outstanding cultural inheritance and strong 'time-depth' ▪ Rich historic mosaic of fields of varying shapes and sizes ▪ Architectural distinctiveness with local materials used ▪ Inspiration to artists, scientists and leaders	The area is not formally a settlement, however development dates back to pre Town and Country Planning Act. Development of a mix of residential, commercial and light industrial uses has evolved over the years along a route leading into London and continues to be a sporadic arrangement along the road, with no specific pattern. There are a number of old stone and brick buildings, some of which Grade II listed, such as the Moat Cottage dating back to the 1550s and the now Moat Pub, back in the day a farmhouse. The site makes some contribution to this special component, aspects of which could be harmed by development.
Geology and natural resources ▪ Landform, special geology and considerable natural capital ▪ Carbon sequestration and biodiversity importance of soils ▪ Water and rivers teeming with wildlife, enchanting landscapes ▪ Vegetation pattern effective at removing air pollution	The area is located within the undulating topography of the agricultural Greensand Vale. A potential development would be likely to have a very limited effect on geology and only a small effect on natural resources. The site makes a minor contribution to this special component and harms to this aspect would be limited.
Tranquillity and remoteness ▪ Surprisingly tranquil and remote countryside, dark night skies	The M20 corridor lies to the north of the area and the M26 the south, with the A20 linking the motorways with the wider local road network. This impacts on the tranquillity and reduces the sense of remoteness of the area. However, to the south, it borders onto an area of relatively tranquil landscape with scenic views across the rolling, open foot scarp to the wooded scarp and south towards the Greensand Ridge. The site makes some contribution to the sense of tranquillity and remoteness, and this special component, aspects of which could be harmed by development. There would also be some nighttime effects and potential further harm to dark night skies.

Landscape and Visual Impact Appraisal

Proposed development type: Employment

58645 - Summary of Landscape and Effects

Landscape and Visual Appraisal Conclusions

The site being within the National Landscape, exhibits high visual and landscape sensitivity. Although the site is well screened from long distance views, there are some open views from the A20, with the site being more visually exposed during the winter months. Development would generate overall visual effects that would alter the composition of views and however the negative effects on the wider visual amenity would be limited.

A medium scale development typology could be accommodated on the site and seen as an extension to the existing development directly on London Road.

The scale and intensity of the large scale development typology would be inconsistent with both the sensitivity of the landscape and the pattern of adjacent development, leading to significant adverse effects that could not be effectively mitigated.

In summary, development on the site is possible but limited, and would require careful planning to successfully integrate it into the context and limit the impacts on the National Landscape.

Settlement: M26 J2a

Site: 59593 - Land At and South of Rosador, London Road, Wrotham

Proposed development type: Employment

Parish: Wrotham
Ward: Pilgrims with Ightham

The site is the southern most property along the stretch of the A20 as it meets the intersection with the M26 and lies within the Kent Downs National Landscape. It is currently a residential property with an irregular shaped arable field within the boundary extents, some of which forms the back garden with the rest used for crop growing. The southern boundary runs along a sub-station access route. Part of this boundary along the house is timber board fenced, the rest is a chain link fence lined with trees which become a woodland block that warps around the north-eastern boundary. The north-western boundary runs along a neighbouring property. The fence separating the two properties is lined with a hedge with trees.

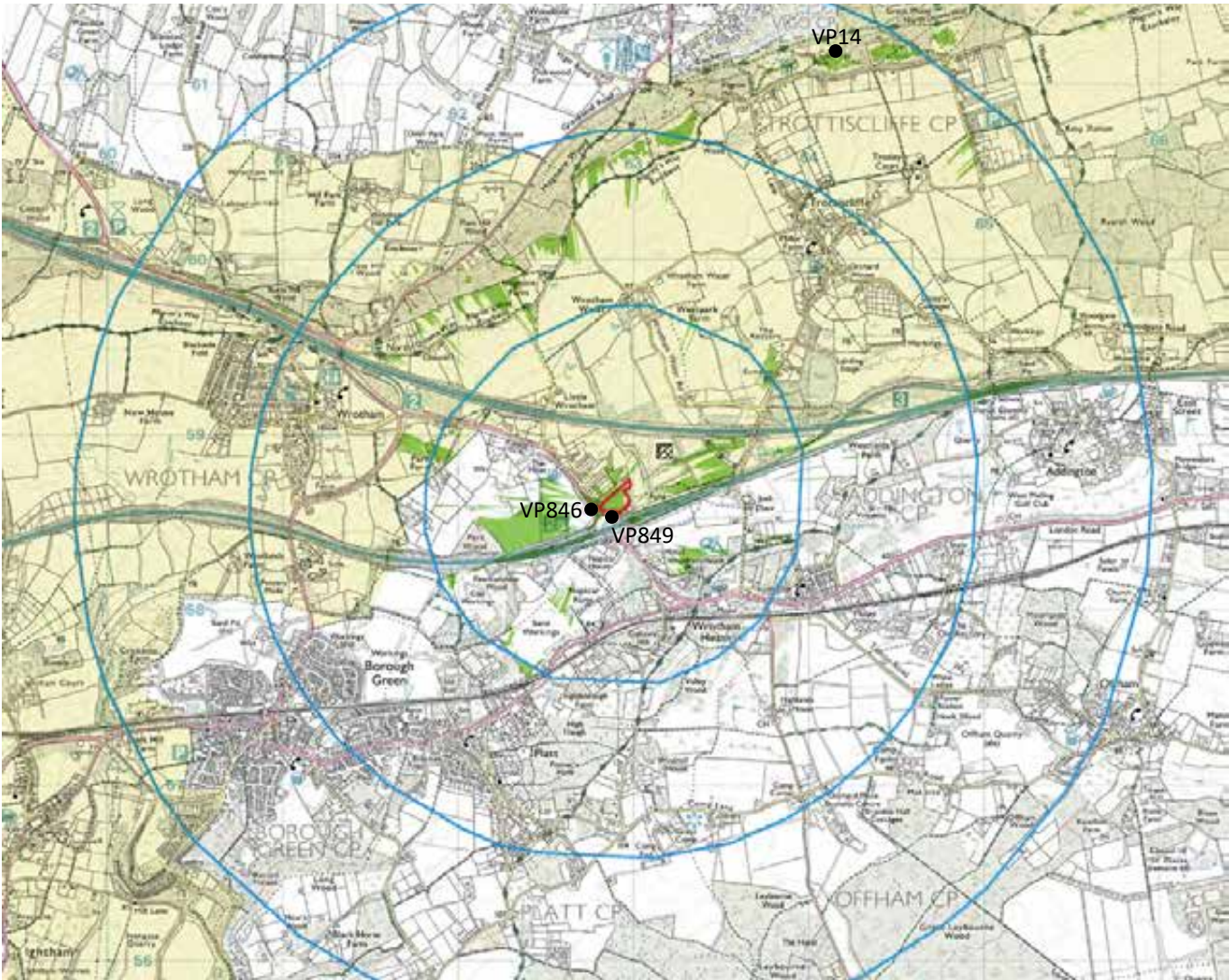


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59593 - ZTV and Viewpoint Location Map

Proposed development type: Employment



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

59593 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. The theoretical viewshed extends from the site boundary to 3km to the north and north-east, however the majority of the views are contained within 1km in the western and eastern directions. Site investigation and field work demonstrate that the long views from the elevated areas and mid distance views from the National Landscape are very well screened and would offer only partial views of parts of the potential development due to the intervening woodland blocks and tree cover. The ZTV is based on summer conditions and, for this site, it can be expected that the extent of winter views of a potential development in views from the elevated parts of the Kent Downs to the north, albeit partial ones filtered by some vegetation, would be more extensive. The enclosed character of the site means that the theoretical viewshed is restricted mainly to the site's immediate edges with some partial views towards the site from the south and east.

Long distance views extend up into Kent Downs as the topography rises towards the north. Views from public footpaths running across the scarp slope and Open Access Land at Trosley Park (VP14) are screened by tall tree belts either side of the M20 and the immediate tree planting along the site boundary. Development typology at any scale would be difficult to see through the intervening planting during the summer months, however there could be potential for some filtered views during winter months. The overall visual effects from the long distance views would be Moderate adverse for both medium and large scale employment typologies.

Mid distance views towards the site are very limited, with the viewshed identifying some views from the M26, Wealdway to the south and an open field on the western side of the A20. These views are however well screened by intervening vegetation and any views would only be partial views of parts

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP14 - Trosley Country Park Six O'Clock Field viewing point	Very High	Recreational: High Susceptibility Very High Sensitivity	N/A	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse
VP846 - A20 looking north-east	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Moderate	Substantial	N/A	Moderate Adverse	Major- Moderate Adverse
VP849 - Access road to sub-station looking north	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Substantial	Very Substantial	N/A	Major- Moderate Adverse	Major Adverse

Note: * Assessments based on effects without mitigation

of potential development.

Close range views are identified to the east and west, however other than views from the A20 (VP846) and the access road to the sub-station, these are very limited and screened by tree planting. The sub-station access road provides a range of relatively unobstructed views from the south (VP849), with some views screened by the timber fence and tree planting further along the boundary. The overall visual effects from these locations would be Moderate to Major-Moderate adverse for medium scale development typology and Major-Moderate to Major adverse for large development typology. Despite high sensitivity of receptors within the National Landscape, the extent of visibility of the potential development would be limited overall from locations further away from the site because of existing intervening vegetation and mainly

confined to views in the proximity of the site from the A20 and along the access route.

Any development would need to seek to maintain the boundary vegetation intact, but this would need additional strategic scale screen planting along the southern edge and setting back development to reduce the overall visual effects.

Visual Impact Appraisal

59593 - Viewpoint Images

VP14 - Trosley Country Park Six O'Clock Field viewing point



VP846 - A20 looking north-east



VP849 - Footpath along the A20 looking north-east



Landscape Impact Appraisal

Proposed development type: Employment

59593 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
4c: Wrotham Heath Greensand Vale Slopes	M2602	Yes and No	High	Medium: High-Medium Large: High	Medium: High-Medium Large: High	N/A	Substantial	Very Substantial	N/A	Major-Moderate to Major Adverse	Major+ Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site lies within LSA M2602, assessed as having High-Medium sensitivity to medium and High sensitivity to large scale employment typologies. This means very limited capacity for development without significantly affecting key landscape characteristics.

The site is currently an arable field, which is a characteristic of the landscape pattern in the area. Two edges of the site are lined with trees with the majority of the eastern boundary being formed by a woodland block. The south-western most part of the site is occupied by a residential dwelling with a garden formed of maintained lawn, ornamental shrub and tree planting in the vicinity of the building. The main landscape changes would be the loss of garden planting and the arable field, change in use of the site, loss of its openness and partial urbanising effects of development on countryside within the National Landscape.

A medium scale development typology, incorporating commercial and industrial uses with buildings of two to three stories could be accommodated on site, as it would be located in the proximity of similar type development. Given the size of the site and its location, the

scale of the units should be limited to smaller buildings to limit the impact on the National Landscape. Design proposals should look to set buildings back from the site boundaries to provide sufficient space for landscape enhancements to the site edges. Additional hedgerow and tree planting, together with enhancements to existing planting along the vegetated edges, need to be provided.

A large scale development typology is considered inappropriate on the site as it would be out of keeping with the current development pattern.

Development changes would have an overall Major-Moderate to Major adverse impact in the case of medium scale employment typology and Major+ adverse in case of large scale employment typology.

Kent Downs Special Components Appraisal

Special components, characteristics and qualities of the Kent Downs National Landscape	Site assessment against these special characteristics
Dramatic landform and views; a distinctive landscape character ▪ Dramatic and diverse topography ▪ Breath-taking panoramic views	The site lies between the scarp foot to the north and the Greensand Vale to the south. The site lies on the southern edge of the Kent Downs National Landscape, as the boundary runs along the A20. Long distance southerly views from the scarp are largely obstructed in the summer by dense woodland blocks and belts. Views from Pilgrim's Way and North Downs Way provide no views to the south as the rolling nature of the topography in this area does provide an element of additional screening, especially at the lower levels of the foothills. The site is well screened from views from both the upper and lower parts of the scarp where it meets the foothills. The site makes some contribution to this special component, aspects of which could be harmed by development.
Biodiversity-rich habitats ▪ Rich and distinctive biodiversity ▪ Varied habitats ▪ Hedgerows and trees outside woodlands ▪ Wildlife in the farmed landscape is special	The site lies within agricultural slopes and is surrounded by a pattern of large arable fields subdivided by hedgerows with some smaller fields of pasture. The site is primarily an arable field used for crop growing. The southern, eastern and northern boundary is formed by a tree line. The loss of habitat through potential development would be limited to the field itself, with some potential impact to the existing trees. The site makes some contribution to this special component, aspects of which could be harmed by development. There may be some opportunities too for enhancements through habitat creation.
Farmed landscape ▪ Long standing tradition of mixed farming ▪ Concentrated areas of horticultural production	The site lies within the characteristic farmland landscape, with a pattern of mainly arable and pasture fields subdivided by hedgerows draped over the rolling topography. Part of the site is an arable field, contributing to the characteristic landscape pattern of open fields surrounding the area. Potential development would adversely affect the farmed land use. The site makes some contribution to this special component, aspects of which could be harmed by development.
Woodland and trees ▪ Wooded landscape scarps, dry valleys and plateaux ▪ Woodland is a much-valued component ▪ Individual, hedgerow and ancient trees	There is some woodland vegetation on the site, which contributes to the characteristic landscape features in the surrounding area. There is also a line of trees running along two boundaries, which nevertheless provide a beneficial landscape feature and requires protecting. The site makes some contribution to this special component, aspects of which could be harmed by development.
A rich legacy of historic and cultural heritage ▪ Outstanding cultural inheritance and strong 'time-depth' ▪ Rich historic mosaic of fields of varying shapes and sizes ▪ Architectural distinctiveness with local materials used ▪ Inspiration to artists, scientists and leaders	The area is not formally a settlement, however development dates back to pre Town and Country Planning Act. Development of a mix of residential, commercial and light industrial uses has evolved over the years along a route leading into London and continues to be a sporadic arrangement along the road, with no specific pattern. There are a number of old stone and brick buildings, some of which Grade II listed, such as the Moat Cottage dating back to the 1550s and the now Moat Pub, back in the day a farmhouse. The site makes some contribution to this special component, aspects of which could be harmed by development.
Geology and natural resources ▪ Landform, special geology and considerable natural capital ▪ Carbon sequestration and biodiversity importance of soils ▪ Water and rivers teeming with wildlife, enchanting landscapes ▪ Vegetation pattern effective at removing air pollution	The area is located within the undulating topography of the agricultural of the agricultural Greensand Vale. A potential development would be likely to have a very limited effect on geology and only a small effect on natural resources. The site makes a minor contribution to this special component and harms to this aspect would be limited.
Tranquillity and remoteness ▪ Surprisingly tranquil and remote countryside, dark night skies	The M20 corridor lies to the north of the area and the M26 the south, with the A20 linking the motorways with the wider local road network. This impacts on the tranquillity and reduces the sense of remoteness of the area. However, to the south, it borders onto an area of relatively tranquil landscape with scenic views across the roll-ing, open foot scarp to the wooded scarp and south towards the Greensand Ridge. The site makes some contribution to the sense of tranquillity and remoteness, and this special component, aspects of which could be harmed by development. There would also be some nighttime effects and potential further harm to dark night skies.

Landscape and Visual Impact Appraisal

Proposed development type: Employment

59593 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The site being within the National Landscape, exhibits high visual and landscape sensitivity. Although the site is well screened from long distance views, there are some open views from the A20 and access road running along the southern boundary, with the site being more visually exposed during the winter months. Development would generate overall visual effects that would alter the composition of views and however the negative effects on the wider visual amenity would be limited.

A medium scale development typology could be accommodated on the site provided that it would be broadly in keeping with the existing development character along London Road.

The scale and intensity of the large scale development typology would be inconsistent with both the sensitivity of the landscape and the pattern of adjacent development, leading to significant adverse effects that could not be effectively mitigated.

In summary, development on the site is possible but limited and would require careful planning to successfully integrate it into the context and limit the impacts on the National Landscape.

Settlement: M26 J2a

Site: 59600 - Existing premises at Rosador, London Road

Parish: Wrotham
Ward: Pilgrims with Ightham

The site is located on an access road off the A20 within the Kent Downs National Landscape. Nepicar Park is located directly along the north-western boundary and a residential property abuts the site on the south-east corner. There is a number of buildings on site. A residential property is located in the southernmost area with several smaller garages and sheds are placed further into the site. The majority of the site appears to be used as a yard with a lot of vehicular activity and is left as bare ground. The northern most part remains open and vegetated with a scrub cover. A block of woodland meets the south-eastern corner. The southern boundary is fenced and lined with a hedge with tree planting.

Proposed development type: Employment

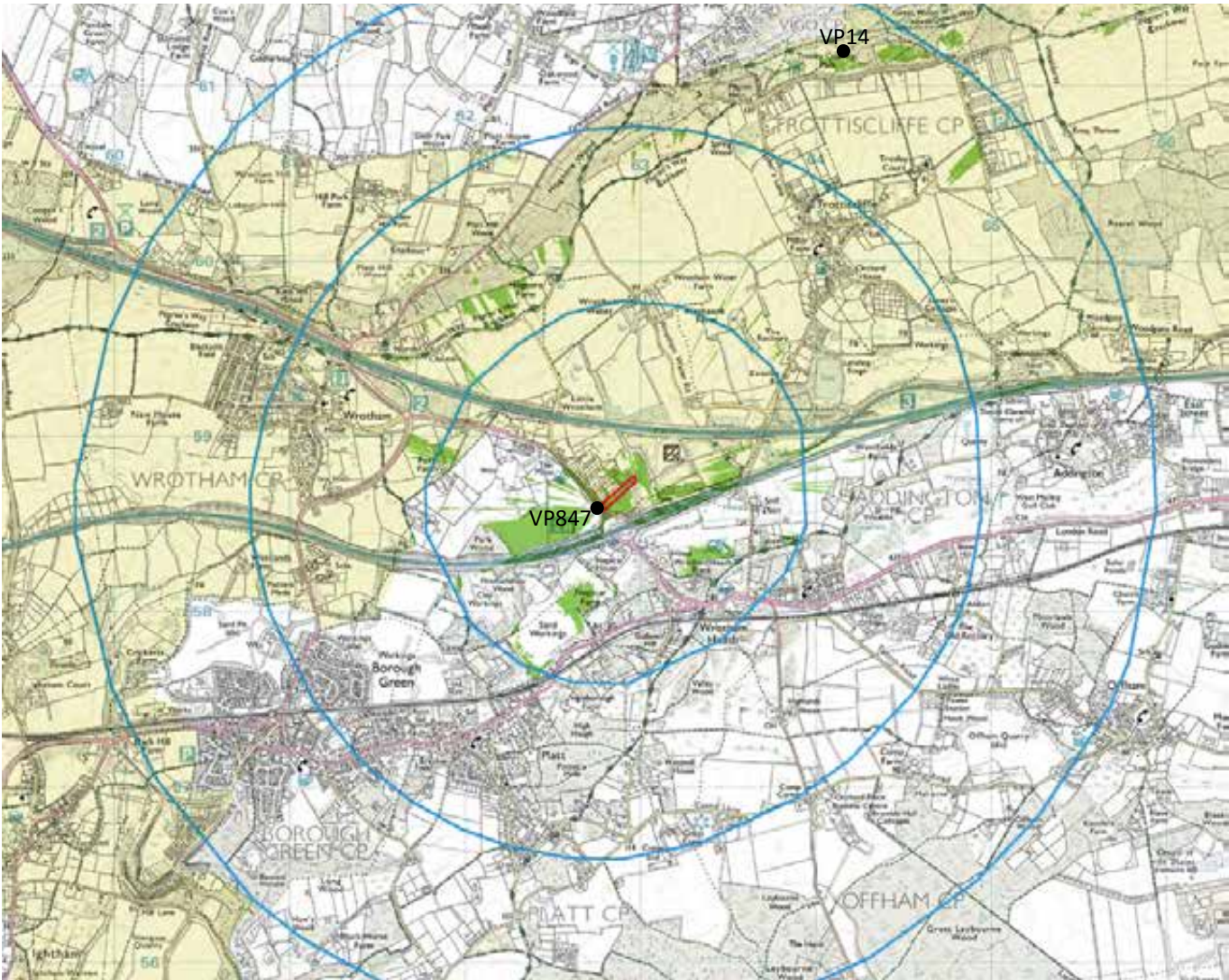


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59600 - ZTV and Viewpoint Location Map

Proposed development type: Employment



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

59600 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. The theoretical viewshed extends from the site boundary to 3km to north-east, however the majority of the views are contained within 1km in the west, east and southern directions. Site investigation and field work demonstrate that the long views from the elevated areas and mid distance views from the National Landscape are very well screened and would offer only partial views of parts of the potential development due to the intervening woodland blocks and tree cover. The ZTV is based on summer conditions and, for this site, it can be expected that the extent of winter views of a potential development in views from the elevated parts of the Kent Downs to the north, albeit partial ones filtered by some vegetation, would be more extensive. The elongated nature and partially enclosed character of the site means that the theoretical viewshed is restricted mainly to the site's immediate edges with some partial views towards the site from the south and east.

Long distance views extend up into Kent Downs as the topography rises towards the north. Views from public footpaths running across the scarp slope and Open Access Land at Trosley Park (VP14) are screened by tall tree belts either side of the M20 and the immediate tree planting along the site boundary. Development typology at any scale would be difficult to see through the intervening planting during the summer months, however there could be potential for some filtered views during winter months. The overall visual effects from the long distance views would be Moderate adverse for both medium and large scale employment typologies.

Mid distance views towards the site are very limited, with the viewshed identifying some views from the M26 and Wealdway to the south. These views are however well screened by

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP14 - Trosley Country Park Six O'Clock Field viewing point	Very High	Recreational: High Susceptibility Very High Sensitivity	N/A	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse
VP847 - A20 looking north-east	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Substantial	Very Substantial	N/A	Major- Moderate Adverse	Major Adverse

Note: * Assessments based on effects without mitigation

intervening vegetation and any views would only be partial views of parts of potential development.

Close range views are identified to the east, some to the south and from the field on the western side of the A20, however due to the elongated nature of the plot, these are very limited and screened by the surrounding tree planting. There would be an unobstructed view from the A20 of the southern most part of the site fronting the road (VP842). The remainder of the site is screened by the existing buildings and general clutter on site. The overall visual effects from these locations would be Major-Moderate adverse for medium scale development typology and Major adverse for large development typology. Despite high sensitivity of receptors within the National Landscape, the extent of visibility of the potential development would be limited overall from locations further away from the site because of existing intervening vegetation and mainly confined to views in the proximity of the site, primarily from the A20.

There could be potential to accommodate some medium scale development typology, however development would need to seek to maintain boundary vegetation intact, and introduce additional screen planting along the edge fronting London Road. Buildings should be set back from the southern boundary, to reduce the overall visual effects. A large scale development typology is considered inappropriate, as the visual impact would be too great and could not be mitigated.

Visual Impact Appraisal

59600 - Viewpoint Images

VP14 - Trosley Country Park Six O'Clock Field viewing point

Approximate site location



VP847 - A20 looking east

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Employment

59600 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
4c: Wrotham Heath Greensand Vale Slopes	M2602	Yes and No	High	Medium: High-Medium Large: High	Medium: High-Medium Large: High	N/A	Moderate	Very Substantial	N/A	Moderate to Major-Moderate Adverse	Major+ Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site lies within LSA M2602, assessed as having High-Medium sensitivity to medium and High sensitivity to large scale employment typologies. This means very limited capacity for development without significantly affecting key landscape characteristics.

The site is currently an elongated plot of land with a number of structures located in the southern most part and a yard dedicated to vehicular activity. The north-eastern most part of the site has some scrub cover and appears to be unused. The main landscape changes would be the loss of the scrub planting and partial loss of openness, however due to the current nature of the site the change in use would be relatively limited and the urbanising effects of development on countryside within the National Landscape would also be minimal.

A medium scale development typology, incorporating commercial and industrial uses with buildings of two to three stories could be accommodated on site, as it would be located directly adjacent to a similar scale development. Given the size and shape of the site and its location, the scale of the units should be limited to smaller buildings to limit the impact on the National Landscape.

A large scale development typology would be out of keeping with the current development pattern and could not be accommodated due to its size and shape.

Development changes would have an overall Moderate to Major-Moderate adverse impact in the case of medium scale employment typology, and Major adverse landscape impact for large scale employment typology.

Kent Downs Special Components Appraisal

Special components, characteristics and qualities of the Kent Downs National Landscape	Site assessment against these special characteristics
Dramatic landform and views; a distinctive landscape character ▪ Dramatic and diverse topography ▪ Breath-taking panoramic views	The site lies between the scarp foot to the north and the Greensand Vale to the south. The site lies on the southern edge of the Kent Downs National Landscape, as the boundary runs along the A20. Long distance southerly views from the scarp are largely obstructed in the summer by dense woodland blocks and belts. Views from Pilgrim's Way and North Downs Way provide no views to the south as the rolling nature of the topography in this area does provide an element of additional screening, especially at the lower levels of the foothills. The site is well screened from views from both the upper and lower parts of the scarp where it meets the foothills. The site makes some contribution to this special component, aspects of which could be harmed by development.
Biodiversity-rich habitats ▪ Rich and distinctive biodiversity ▪ Varied habitats ▪ Hedgerows and trees outside woodlands ▪ Wildlife in the farmed landscape is special	The site lies within agricultural slopes and is surrounded by a pattern of large arable fields subdivided by hedgerows with some smaller fields of pasture. The site is an elongated plot with the southern part being used for residential and light industrial activities, with the north part unused and covered in scrub. The loss of habitat through potential development would be limited to the northern part, with some potential impact to the existing scrub. The site makes very limited contribution to this special component, aspects of which could be harmed by development. There may be some opportunities too for enhancements through habitat creation.
Farmed landscape ▪ Long standing tradition of mixed farming ▪ Concentrated areas of horticultural production	The site lies within the characteristic farmland landscape, with a pattern of mainly arable and pasture fields subdivided by hedgerows draped over the rolling topography. The site is not a field contributing to the characteristic landscape pattern of open fields surrounding the area. Potential development would not affect the farmed land use, as the site does not currently display any form of active farming. The site makes very limited contribution to this special component, aspects of which could be harmed by development.
Woodland and trees ▪ Wooded landscape scarps, dry valleys and plateaux ▪ Woodland is a much-valued component ▪ Individual, hedgerow and ancient trees	There is no woodland vegetation on the site, which contribute to the characteristic landscape features in the surrounding area. There is however a line of trees running along the north-eastern and south-eastern boundaries, which connect with tree belts around the adjacent fields, therefore should be protected. The site makes some contribution to this special component, aspects of which could be harmed by development.
A rich legacy of historic and cultural heritage ▪ Outstanding cultural inheritance and strong 'time-depth' ▪ Rich historic mosaic of fields of varying shapes and sizes ▪ Architectural distinctiveness with local materials used ▪ Inspiration to artists, scientists and leaders	The area is not formally a settlement, however development dates back to pre Town and Country Planning Act. Development of a mix of residential, commercial and light industrial uses has evolved over the years along a route leading into London and continues to be a sporadic arrangement along the road, with no specific pattern. There are a number of old stone and brick buildings, some of which Grade II listed, such as the Moat Cottage dating back to the 1550s and the now Moat Pub, back in the day a farmhouse. The site makes some contribution to this special component, aspects of which could be harmed by development.
Geology and natural resources ▪ Landform, special geology and considerable natural capital ▪ Carbon sequestration and biodiversity importance of soils ▪ Water and rivers teeming with wildlife, enchanting landscapes ▪ Vegetation pattern effective at removing air pollution	The area is located within the undulating topography of the agricultural Greensand Vale. A potential development would be likely to have a very limited effect on geology and only a small effect on natural resources. The site makes a minor contribution to this special component and harms to this aspect would be limited.
Tranquillity and remoteness ▪ Surprisingly tranquil and remote countryside, dark night skies	The M20 corridor lies to the north of the area and the M26 to the south, with the A20 linking the motorways with the wider local road network. This impacts on the tranquillity and reduces the sense of remoteness of the area. However, to the south, it borders onto an area of relatively tranquil landscape with scenic views across the rolling, open foot scarp to the wooded scarp and south towards the Greensand Ridge. The site makes some contribution to the sense of tranquillity and remoteness, and this special component, aspects of which could be harmed by development. There would also be some nighttime effects and potential further harm to dark night skies.

Landscape and Visual Impact Appraisal

Proposed development type: Employment

59600 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The site being within the National Landscape, exhibits high visual and landscape sensitivity. Although the site is well screened from long distance views, there are some open views from the A20, with the site being more visually exposed during the winter months. Development would generate overall visual effects that would alter the composition of views and however the negative effects on the wider visual amenity would be limited.

A medium scale development typology could be accommodated on part of the site provided that it is set back from the road and the scale of the buildings is limited.

The scale and intensity of the large scale development typology would be inconsistent with both the sensitivity of the landscape and the pattern of adjacent development, leading to significant adverse effects that could not be effectively mitigated.

In summary, development on the site is possible but limited and would require careful planning to successfully integrate it into the context and limit the impacts on the National Landscape.

Settlement: M26 J2a

Site: 59611 - Land North of A20 London Road

Parish: Wrotham
Ward: Pilgrims with Ightham

The site is located along the northern edge of the A20 and sits within the Kent Downs National Landscape. It is a rectangular field which shows evidence of spoil dumping and disuse. The southern boundary, along London Road, is formed of a native hedgerows with some tall leylandiis planted half way down the boundary, most likely to provide screening to the business park on the opposite side of the road. Nepicar Lane runs along the east and the M20 motorway to the north. These two boundaries and the western boundary are planted by a woodland buffer, which provides very successful screening of the site from its immediate surroundings and from the elevated ground within the Kent Downs National Landscape.

Proposed development type: Employment

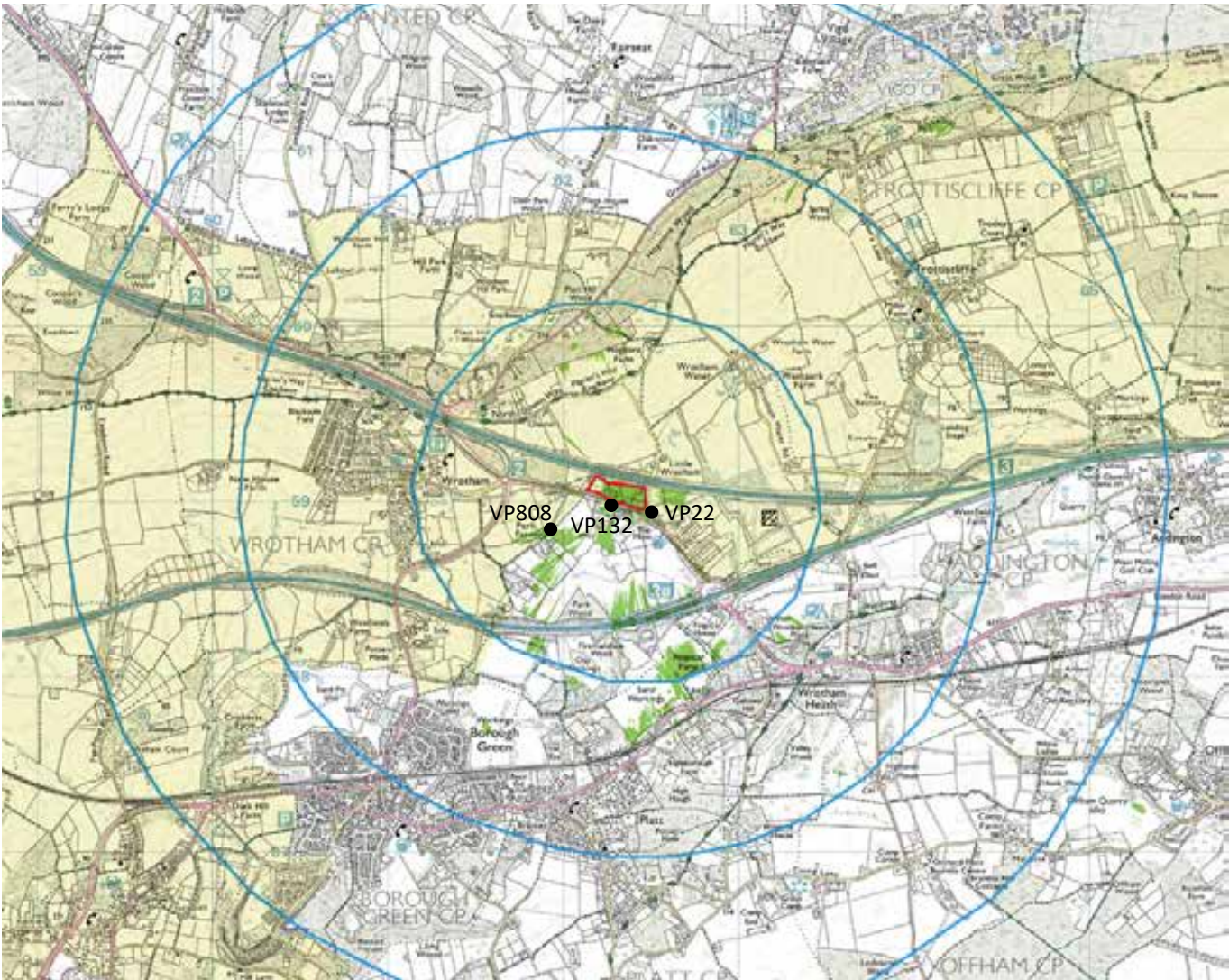


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59611 - ZTV and Viewpoint Location Map

Proposed development type: Employment



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

59611 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. The theoretical viewshed extends from the site boundary to just over 1km to the south with the majority of the views contained within 1km. Site investigation and field work demonstrate that there are no long or mid distance views from the elevated areas from within the National Landscape thanks to intervening woodland blocks and tree cover. The enclosed character of the site means that the theoretical viewshed is restricted mainly to the site's immediate edges with some partial views towards the site from the south and east. Mid distance views towards the site from the public footpath to the south (VP808) are heavily screened by tree groups, belts and boundary hedgerow planting in the vicinity and along the southern boundary of the site. The line of leylandiis along the southern boundary is distinctive feature and noticeable in the views but also provides effective screening of the site. Any views would only be partial views of parts of potential development. The overall visual effects from this direction would be Moderate adverse for both medium and large scale employment typologies.

Close range views from London Road (VP132) and Nepicar Lane (VP22) are screened by hedgerow and tree planting, and any potential development would only be seen in parts. Views into the site open up on the south-east corner (VP22) through gaps in existing vegetation and the access gate from Nepicar Lane. From these locations the site is fully visible and any development typology and scale would have adverse visual impacts. The gap in the planting in the south-east corner also provides unobstructed views towards the Kent Downs in the background. The overall visual effects from these locations would be Major- Moderate adverse for medium scale development typology and Major adverse for large development typology.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP808 - PRoW south off London Road looking north-east	High	Recreational: High Susceptibility High Sensitivity	N/A	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse
VP132 - London Road (A20) looking east	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Substantial	Very Substantial	N/A	Major- Moderate Adverse	Major Adverse
VP22 - Nepicar Lane at London Road looking north	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Substantial	Very Substantial	N/A	Major- Moderate Adverse	Major Adverse

Note: * Assessments based on effects without mitigation

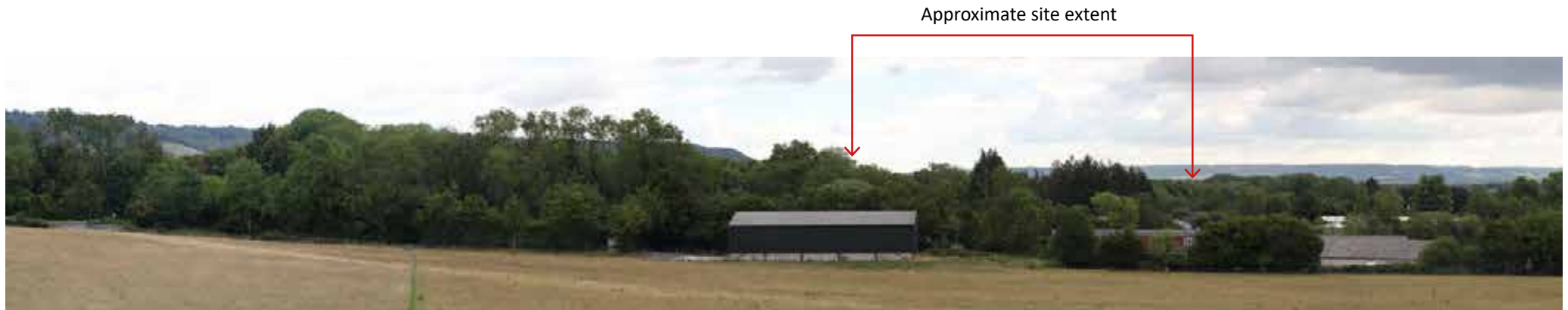
Despite high sensitivity of receptors within the National Landscape, the extent of visibility of the potential development would be limited overall and mainly confined to views in the proximity of the site, primarily from the south and east. The extent of the visual effects would be relatively contained but there would still be a series of views that would be significantly affected close to the site.

The extent and degree of visual effects would be relatively limited from locations further away from the site because of existing intervening vegetation. Any development would need to seek to maintain the boundary vegetation intact, but this would need additional strategic scale screen planting along the southern and eastern edges to reduce the overall visual effects.

Visual Impact Appraisal

59611 - Viewpoint Images

VP808 - PRoW south off London Road looking north-east



VP132 - London Road (A20) looking east

Approximate site extent



Visual Impact Appraisal

59611 - Viewpoint Images

VP22 - Nepicar Lane at London Road looking north

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Employment

59611 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
4b: Wrotham - Trottscliffe Vale	M2601	Yes and No	High	Medium: High Large: High	Medium: High Large: High	N/A	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site lies within LSA M2601, assessed as having High sensitivity to medium and large scale employment typologies. This very limited capacity for development without significantly affecting key landscape characteristics.

The site is currently an open field, which is a characteristic of the landscape pattern in the area. There is a substantial tree belt along the northern and eastern boundaries, providing screening for the M20 and a woodland block in the western most part of the site. The main landscape changes would be the loss of grassland and potentially the woodland cover, change in use of the site, loss of its openness and partial urbanising effects of development on countryside within the National Landscape.

A medium and large scale development typology, incorporating commercial and industrial uses with buildings of two to three stories or business parks, warehouses and office blocks would be out of keeping with the current development pattern along the northern side of the A20, which is more sporadic and primarily residential, especially in the vicinity of Nepicar Lane.

A large scale development typology would be out of keeping with the current development pattern and could not be accommodated.

Development changes would have an overall Major adverse impact in the case of medium scale employment typology, and Major+ adverse landscape impact for large scale employment typology.

Therefore, medium and large scale development is not considered appropriate, given the site's high sensitivity and the high adverse effects on the landscape characteristics of the area.

Kent Downs Special Components Appraisal

Special components, characteristics and qualities of the Kent Downs National Landscape	Site assessment against these special characteristics
Dramatic landform and views; a distinctive landscape character ▪ Dramatic and diverse topography ▪ Breath-taking panoramic views	The site lies on the edge of the rolling landscape of the scarp foot. The site lies on the southern edge of the Kent Downs National Landscape, as the boundary runs along the A20. Long distance southerly views from the scarp are largely obstructed in the summer by dense woodland blocks and belts. Views from Pilgrim's Way and North Downs Way offer lesser but still elevated and dramatic views to the south. The rolling nature of the topography in this area does provide an element of additional screening, especially at the lower levels of the foothills. The site is well screened from views from both the upper and lower parts of the scarp where it meets the foothills. The site makes some contribution to this special component, aspects of which could be harmed by development.
Biodiversity-rich habitats ▪ Rich and distinctive biodiversity ▪ Varied habitats ▪ Hedgerows and trees outside woodlands ▪ Wildlife in the farmed landscape is special	The site lies on the edge of the agricultural landscape of the scarp foot and is surrounded by a pattern of large arable fields subdivided by hedgerows with some smaller fields of pasture. The site is a pasture with a hedgerow along the southern boundary and a belt of woodland along the northern and most of the eastern boundaries. A block of woodland is located in the western most part of the site. The loss of habitat through potential development would be limited to the field itself, with some potential impact to the existing hedgerows, the woodland belts and block. The site makes some contribution to this special component, aspects of which could be harmed by development. There may be some opportunities too for enhancements through habitat creation.
Farmed landscape ▪ Long standing tradition of mixed farming ▪ Concentrated areas of horticultural production	The site lies on the edge of the characteristic farmland landscape of the scarp foot, with a pattern of mainly arable and pasture fields subdivided by hedgerows draped over the rolling topography. The site is a single field, contributing to the characteristic landscape pattern of open fields surrounding the area. Potential development would adversely affect the farmed land use. The site makes some contribution to this special component, aspects of which could be harmed by development.
Woodland and trees ▪ Wooded landscape scarps, dry valleys and plateaux ▪ Woodland is a much-valued component ▪ Individual, hedgerow and ancient trees	There is woodland vegetation on the site and along its boundaries, which contribute to the characteristic landscape features in the surrounding area. The site makes some contribution to this special component, aspects of which could be harmed by development.
A rich legacy of historic and cultural heritage ▪ Outstanding cultural inheritance and strong 'time-depth' ▪ Rich historic mosaic of fields of varying shapes and sizes ▪ Architectural distinctiveness with local materials used ▪ Inspiration to artists, scientists and leaders	The area is not formally a settlement, however development dates back to pre Town and Country Planning Act. Development of a mix of residential, commercial and light industrial uses has evolved over the years along a route leading into London and continues to be a sporadic arrangement of development along the road, with no specific pattern. There are a number of old stone and brick buildings, some of which Grade II listed, such as the Moat Cottage dating back to the 1550s and the now Moat Pub, back in the day a farmhouse. The site makes some contribution to this special component, aspects of which could be harmed by development.
Geology and natural resources ▪ Landform, special geology and considerable natural capital ▪ Carbon sequestration and biodiversity importance of soils ▪ Water and rivers teeming with wildlife, enchanting landscapes ▪ Vegetation pattern effective at removing air pollution	The area is located on the edge of the undulating topography of the agricultural scarp foot of the Kent Downs. A potential development would be likely to have a very limited effect on geology and only a small effect on natural resources. The site makes a minor contribution to this special component and harms to this aspect would be limited.
Tranquillity and remoteness ▪ Surprisingly tranquil and remote countryside, dark night skies	The M20 corridor lies to the north of the area and the M26 the south, with the A20 linking the motorways with the wider local road network. This impacts on the tranquillity and reduces the sense of remoteness of the area. However, to the south, it borders onto an area of relatively tranquil landscape with scenic views across the rolling, open foot slope to the wooded scarp and south towards the Greensand Ridge. The site makes some contribution to the sense of tranquillity and remoteness, and this special component, aspects of which could be harmed by development. There would also be some nighttime effects and potential further harm to dark night skies.

Landscape and Visual Impact Appraisal

Proposed development type: Employment

59611 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The site being within the National Landscape, exhibits high visual and landscape sensitivity. Although the site is well screened from long distance views, there are some open views from London Road and Nepicar Lane, with the site being more visually exposed during the winter months. Development would generate overall visual effects that would alter the composition of views and the have negative effects on the wider visual amenity.

The scale and intensity of medium and large scale development typologies would be inconsistent with both the sensitivity of the landscape and the pattern of development on the northern side of the road, leading to significant adverse effects that could not be effectively mitigated.

In summary, if development was to come forward, there would likely be significant adverse landscape effects, even with mitigation, with no clear opportunities for a potential development to allow overall landscape enhancements to the National Landscape to be delivered.

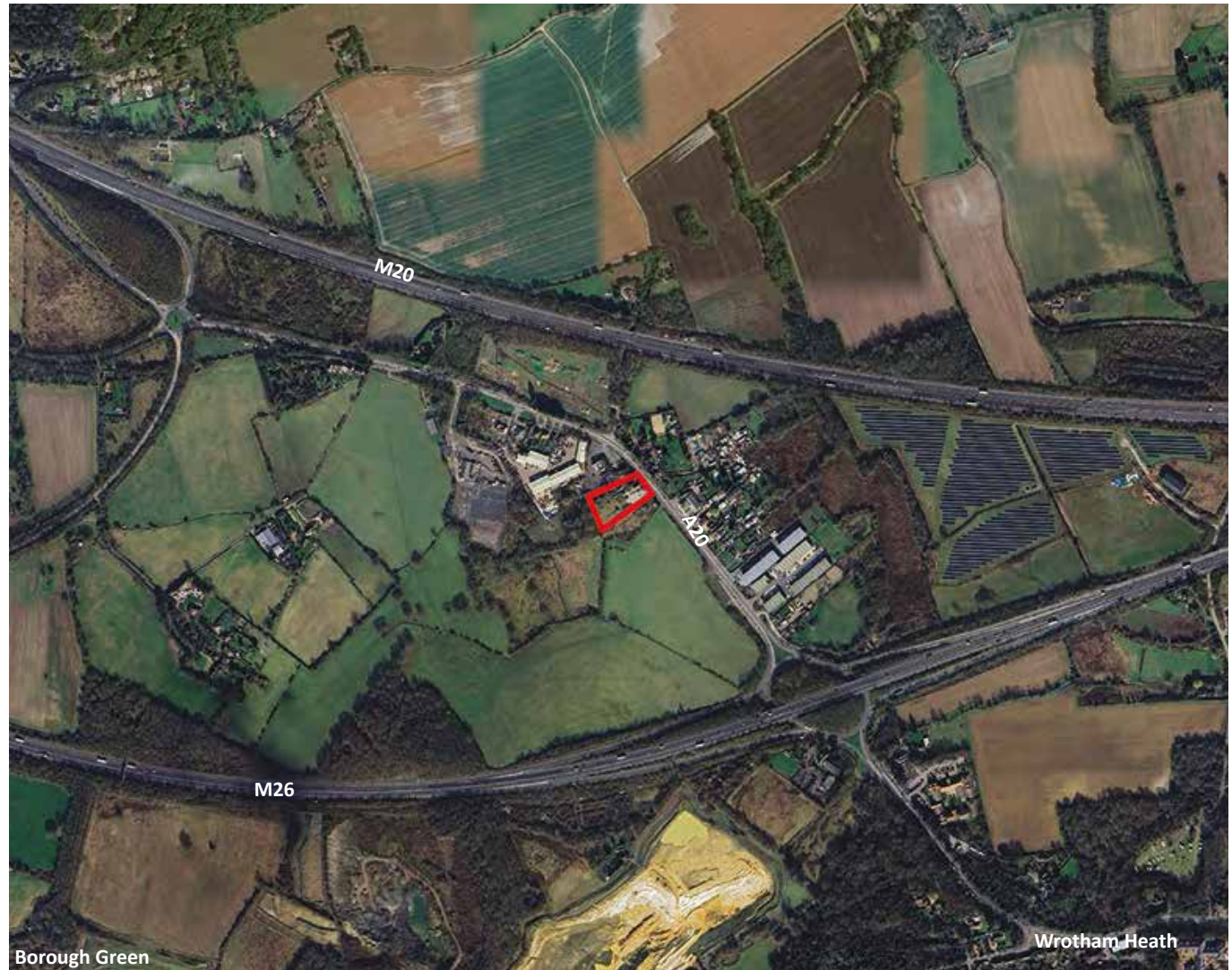
Settlement: M26 J2a

Proposed development type: Employment

Site: 59643 - Existing premises at Nepicar Oast, London Road

Parish: Wrotham
Ward: Pilgrims with Ightham

The site is located on the southern side of the A20 within the setting of Kent Downs National Landscape. The site is more or less a rectangular plot and is currently used as business premises. An oast building is located in the northern corner of the site and the immediate surrounding is dedicated to car parking. Access to the site is off the A20 adjacent to the building and the gravel parking takes up almost the whole northern half of the site. The southern part of the site is an unmanaged grassland opening onto a similar field to the south. The Moat Pub is located directly to the north and the boundary is timber board fenced and planted up with shrubs and trees. A chain-link fence runs along the southern and western boundaries and is planted up with shrubs. The southern boundary adjoins a shrub and tree block.

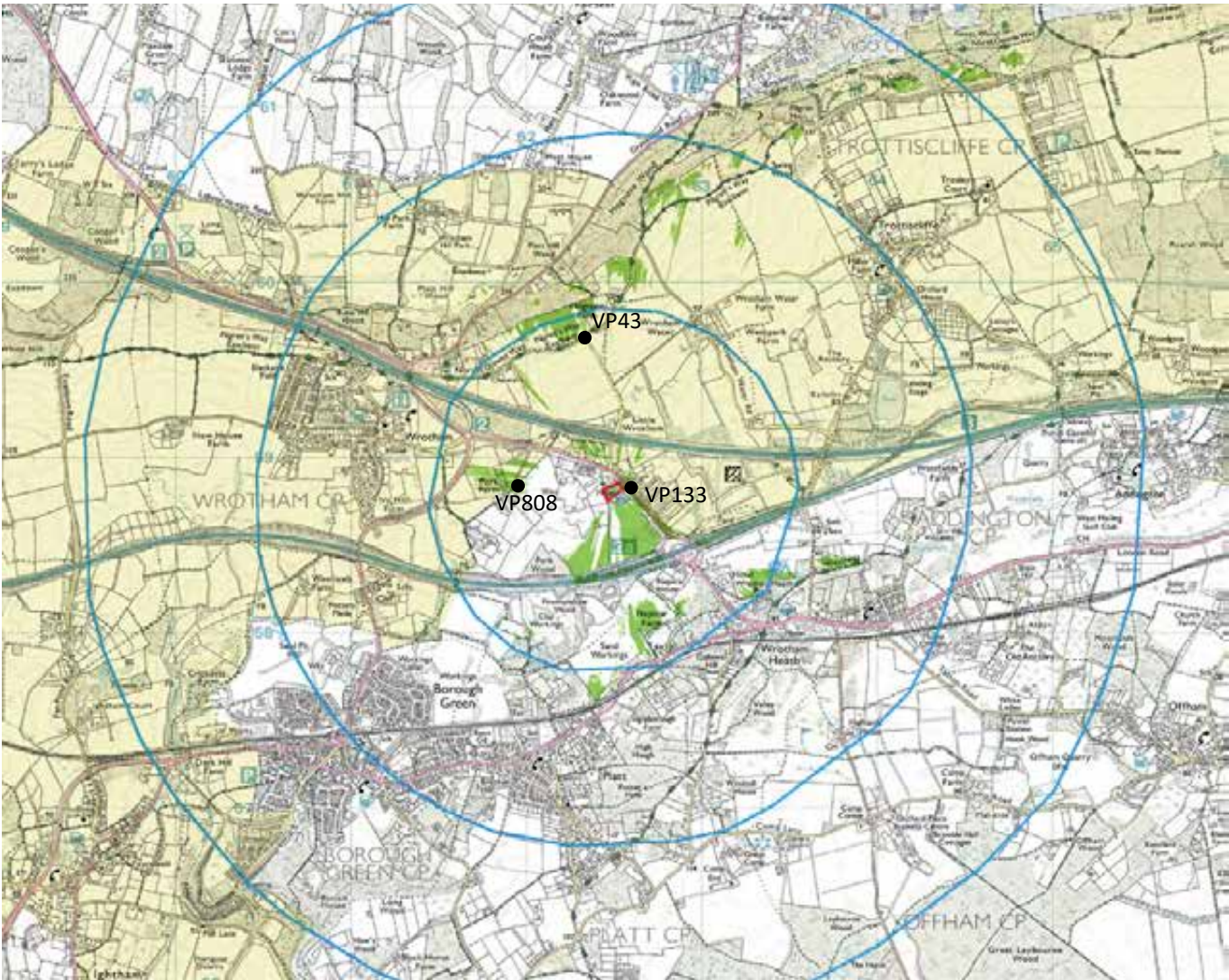


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59643 - ZTV and Viewpoint Location Map

Proposed development type: Employment



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

59643 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. The theoretical viewshed extends from the site boundary to 3km to the north-east, however the majority of the views are contained within 1km in the west, south and northern directions. Site investigation and field work demonstrate that the long views from the elevated areas and mid distance views from the National Landscape are very well screened and very limited and would offer only partial views of parts of the potential development due to the intervening woodland blocks and tree cover. The ZTV is based on summer conditions and, for this site, it can be expected that the extent of winter views of a potential development in views from the elevated parts of the Kent Downs to the north, albeit partial ones filtered by some vegetation, would be more extensive. The partially enclosed character of the site means that the theoretical viewshed is restricted mainly to the site's immediate edges with some partial views towards the site from the west and the A20.

Long distance views extend up into Kent Downs as the topography rises towards the north. Views from public footpaths running across the scarp slope and Open Access Land at Trosley Park the site is screened by tall tree belts either side of the M20 and the intermittent tree planting. Development typology at any scale would be difficult to see through the intervening planting during the summer months, however there could be potential for some filtered views during winter months. Some views have also been identified on Pilgrim's Way/North Downs Way at the foot of the scarp slope. This route is significantly lower and views from these locations (VP43) and are well screened by the undulating topography and intervening woodland blocks. The overall visual effects from the long distance views would be Moderate adverse for both medium and large scale employment typologies.

Mid distance views towards the site are very limited and

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP43 - Pilgrims Way looking south	Very High	Recreational: High Susceptibility Very High Sensitivity	N/A	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse
VP808 - PRoW south off London Road looking north-east	High	Recreational: High Susceptibility High Sensitivity	N/A	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse
VP133 - London Road (A20) looking west	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Substantial	Very Substantial	N/A	Major- Moderate Adverse	Major Adverse

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59643 - Summary of Visual Effects

Proposed development type: Employment

primarily to the the west, with the viewshed identifying some views from an open field directly south of the site stretching to the M26. The views from the PRoW cutting across the field to the west (VP808) provides some slightly elevated views, however the site is very well screened by intervening dense tree planting. The overall visual effects from the mid distance views would be Moderate adverse for medium and large scale employment typologies.

Close range views are identified from the A20 and to the south, in the proximity to the site. From the A20 the views are partially screened by the existing building and the boundary fence (VP133). Views from this direction open up through the entrance to the site and are unobstructed across the car park. The views from the A20 will primarily only be views of parts of potential development. The overall visual effects from these locations would be Major-Moderate adverse for medium and Major adverse for large scale development typologies.

Despite high sensitivity of receptors within the National Landscape and the site located in its setting, the extent of visibility of the potential development would be limited overall from locations further away from the site because of existing intervening vegetation and mainly confined to views in the proximity of the site, primarily from the A20.

There could be potential to accommodate a medium scale development typology, however development would need to seek to maintain the boundary vegetation intact and seek additional screen planting along the southern and eastern boundary. Proposals should also set the buildings back from the road, to reduce the overall visual effects. Additional mitigation, through hedge and tree planting, especially along the eastern and southern boundaries would help reduce adverse visual impacts of potential development.

A large scale development typology is deemed inappropriate as the adverse visual effects could not be successfully mitigated.

Visual Impact Appraisal

59643 - Viewpoint Images

VP43 - Pilgrims Way looking south



VP808 - PRoW south off London Road looking north-east



VP133 - A20 looking west



Landscape Impact Appraisal

Proposed development type: Employment

59643 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
4b: Wrotham - Trottscliffe Vale	M2601	Yes and No	High	Medium: High Large: High	Medium: High Large: High	N/A	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site lies within LSA M2601, assessed as having High sensitivity to medium and large scale employment typologies. This means very limited capacity for development without significantly affecting key landscape characteristics.

The site is currently primarily in half an area of hardstanding with an oast building in the northern part and an unmanaged grassland in the southern part of the site. Some shrub planting occurs along the fence lines. The main landscape changes would be the potential loss of the grassland planting in the south and the shrub planting along the boundaries. Due to the current nature of the site the change in use would be relatively limited, however there would still be an urbanising effect of development on countryside.

A medium scale development typology, incorporating commercial and industrial uses with buildings of two to three stories could be accommodated on site. Additional mitigation, through hedge and tree planting, especially along the eastern and southern boundaries would help integrate development into the surroundings.

Large scale development typology is not considered appropriate, as it would be out of keeping with the current development pattern in the area.

Development changes would have an overall Major adverse impact in the case of medium and Major+ adverse impact in case of large scale employment typology.

Landscape and Visual Appraisal Conclusions

The site is within the setting of the National Landscape and is currently used as business premises. The site is well screened from long distance views and there are only some open views from the A20, with the site being more visually exposed during the winter months. Development would generate overall visual effects that would alter the composition of views and however the negative effects on the wider visual amenity would be limited.

A medium scale development typology could be accommodated on the site provided careful planning of building location, introduction of planting to more exposed boundaries and reduction of the amount of hardstanding is considered.

The scale and intensity of the large scale development typology would be inconsistent with both the sensitivity of the landscape and the pattern of adjacent development, leading to significant adverse effects that could not be effectively mitigated.

In summary, development on the site is possible, but would require careful planning to successfully integrate it into the context.

Settlement: M26 J2a

Site: 59681 - Land South of London Road

Parish: Wrotham
Ward: Pilgrims with Ightham

The site is located on the southern side of the A20 within the setting of Kent Downs National Landscape. The site is an irregular plot, comprising of a vast expanse of hardstanding, some buildings and a block of woodland in the south-eastern corner. It is currently the promises of Pannatoni Park Sevenoaks and is primarily a service yard with a small building, two warehouses and some containers located in the northern part of the site, with the remaining vast majority of the site being a tarmac surface. The south-eastern part of the site comprises of a woodland, which provides a sense of enclosure from the south. To the north it borders with a residential dwelling and Invicta Business Park is located beyond the eastern boundary. The western boundary is lined with trees, which separate the site from the fields that stretch beyond. The site is accessed from the north off the A20. The route runs through an area of tree and shrub planting which provide a dense buffer from the main road.

Proposed development type: Employment



Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59681 - ZTV and Viewpoint Location Map

Proposed development type: Employment



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

59681 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. The theoretical viewshed extends from the site boundary to 3km to the north and north-east, however the majority of the views are contained within 1km in the west, south-east and northern directions. Site investigation and field work demonstrate that the long views from the elevated areas and mid distance views from the National Landscape are very well screened and would offer only partial views of parts of the potential development due to the intervening woodland blocks and tree cover. The ZTV is based on summer conditions and, for this site, it can be expected that the extent of winter views of a potential development in views from the elevated parts of the Kent Downs to the north, albeit partial ones filtered by some vegetation, would be more extensive. The partially enclosed character of the site means that the theoretical viewshed is restricted mainly to the site's immediate edges with some partial views towards the site from the west and the A20.

Long distance views extend up into Kent Downs as the topography rises towards the north. Views from public footpaths running across the scarp slope and Open Access Lands at Trosley Park the site is screened by tall tree belts either side of the M20 and the immediate tree planting along the site boundary. Development typology at any scale would be difficult to see through the intervening planting during the summer months, however there could be potential for some filtered views during winter months. Some views have also been identified on Pilgrim's Way/North Downs Way at the foot of the scarp slope. This route is significantly lower and views from these locations (VP43) and are well screened by the undulating topography and intervening woodland

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP43 - Pilgrims Way looking south	Very High	Recreational: High Susceptibility Very High Sensitivity	N/A	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse
VP808 - PRoW south off London Road looking north-east	High	Recreational: High Susceptibility High Sensitivity	N/A	Moderate	Substantial	N/A	Major- Moderate Adverse	Major Adverse
VP842 - A20 looking south	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Negligible	Negligible	N/A	Minor Adverse	Minor Adverse
VP843 - A20 at entrance road looking south	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Slight	Slight	N/A	Moderate- Minor Adverse	Moderate- Minor Adverse

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59681 - Summary of Visual Effects

Proposed development type: Employment

blocks. The overall visual effects from the long distance views would be Moderate adverse for both medium and large scale employment typologies.

Mid distance views towards the site are very limited and primarily to the west, with the viewshed identifying some views from an open field adjacent to the M26 to the south. The views from the PRoW cutting across the field along the western boundary (VP808) provides some slightly elevated views into the site with parts of the site. This boundary is planted up with trees, however it is visible through gaps in vegetation and will be much more exposed in the winter months. The overall visual effects from the mid distance views would be Major-Moderate adverse for medium and Major adverse for large scale employment typologies.

Close range views are identified to the north, from the proximity to the site. From the A20 the views are primarily screened by existing tree and shrub planting in the northern part of the site (VP842) and adjacent buildings. Views from this direction open up through the entrance to the site (VP843) and are unobstructed down the access road, however due to the nature of the site and the fact that it bends south behind the development along the A20, the views are limited to a short stretch and potential development would be well screened once the road turns. The views from this location will only be partial views of part of potential development. The overall visual effects from these locations would be Minor to Moderate-Minor adverse for medium and large scale development typologies.

Despite high sensitivity of receptors within the National Landscape and the site located in its setting, the extent of visibility of the potential development would be limited overall from locations further away from the site because of existing intervening vegetation and the set back nature of the site and mainly confined to views in the proximity of the site, primarily from the A20 and the PRoW to the west.

There could be potential to accommodate a medium to large scale development typology, however development would need to seek to maintain the boundary vegetation intact, but this would need additional strategic scale screen planting along the western boundary, to reduce the overall visual effects.

Visual Impact Appraisal

59681 - Viewpoint Images

VP43 - Pilgirms Way looking south



VP808 - PRoW south off London Road looking north-east



VP842 - A20 looking south



Visual Impact Appraisal

59681 - Viewpoint Images

VP843 - A20 at entrance road looking south

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Employment

59681 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
4b: Wrotham - Trottscliffe Vale	M2601	Yes and No	High	Medium: High Large: High	Medium: High Large: High	N/A	Slight beneficial	Slight beneficial	N/A	Moderate Beneficial	Moderate Beneficial

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site lies within LSA M2601, assessed as having High sensitivity to medium and large scale employment typologies. This means very limited capacity for development without significantly affecting key landscape characteristics.

The site is currently primarily an area of hardstanding with some buildings in the northern part and woodland planting wrapping around the eastern and southern edges. The northern most part of the site has some shrub cover and tree planting adjacent to the road. The main landscape changes would be the potential loss of the shrub and tree planting in the north and woodland planting to the east and south. Due to the current nature of the site the change in use would be relatively limited and the urbanising effects of development on countryside would be minimal.

A medium scale development typology, incorporating commercial and industrial uses with buildings of two to three stories could be accommodated on site, so long as it retains and enhances the current vegetation on site. With careful space planning of buildings, the site has opportunity to reduce the amount of hardstanding and introduce additional landscape features that would improve the green cover or water management on the site. Medium scale development typology could be accommodated with appropriate design considerations, landscape enhancements and introduction of buildings of a smaller scale. Large scale development typology is not considered appropriate, as it would be out of keeping with the current development pattern in the area.

Development changes would have an overall Moderate beneficial impact in the case of medium and large scale employment typology.

Landscape and Visual Appraisal Conclusions

The site is within the setting of the National Landscape and is currently used for light industrial activities. The site is well screened from long distance views and there are only some open views from the A20 and adjacent PRow, with the site being more visually exposed during the winter months. Development would generate overall visual effects that would alter the composition of views, however the negative effects on the wider visual amenity would be limited.

A medium scale development typology could be accommodated on the site and seen as potential improvement, provided careful planning of building location and massing, introduction of strategic planting to more exposed boundaries and reduction of the amount of hardstanding is considered.

The scale and intensity of the large scale development typology would be inconsistent with both the sensitivity of the landscape and the pattern of adjacent development, leading to significant adverse effects that could not be effectively mitigated.

In summary, development on the site is possible with potential to improve the impact on the site and setting of the National Landscape, but would require careful planning to successfully integrate it into the context.

Settlement: M26 J2a

Proposed development type: Employment

Site: 68415 - Land South (Rear) Of the Moat Public House, Wrotham

Parish: Wrotham
Ward: Pilgrims with Ightham

The site is located on the southern side of the A20 within the setting of Kent Downs National Landscape. The site is an L-shape plot made up of a car park in the northern part and a small field enclosed by trees in the southern part. The car park is located to the rear of a building within the neighbouring business park to the north. The southern field edges are lined with trees, which separate the site from the fields that stretch beyond. The site is accessed from the north through the business park.

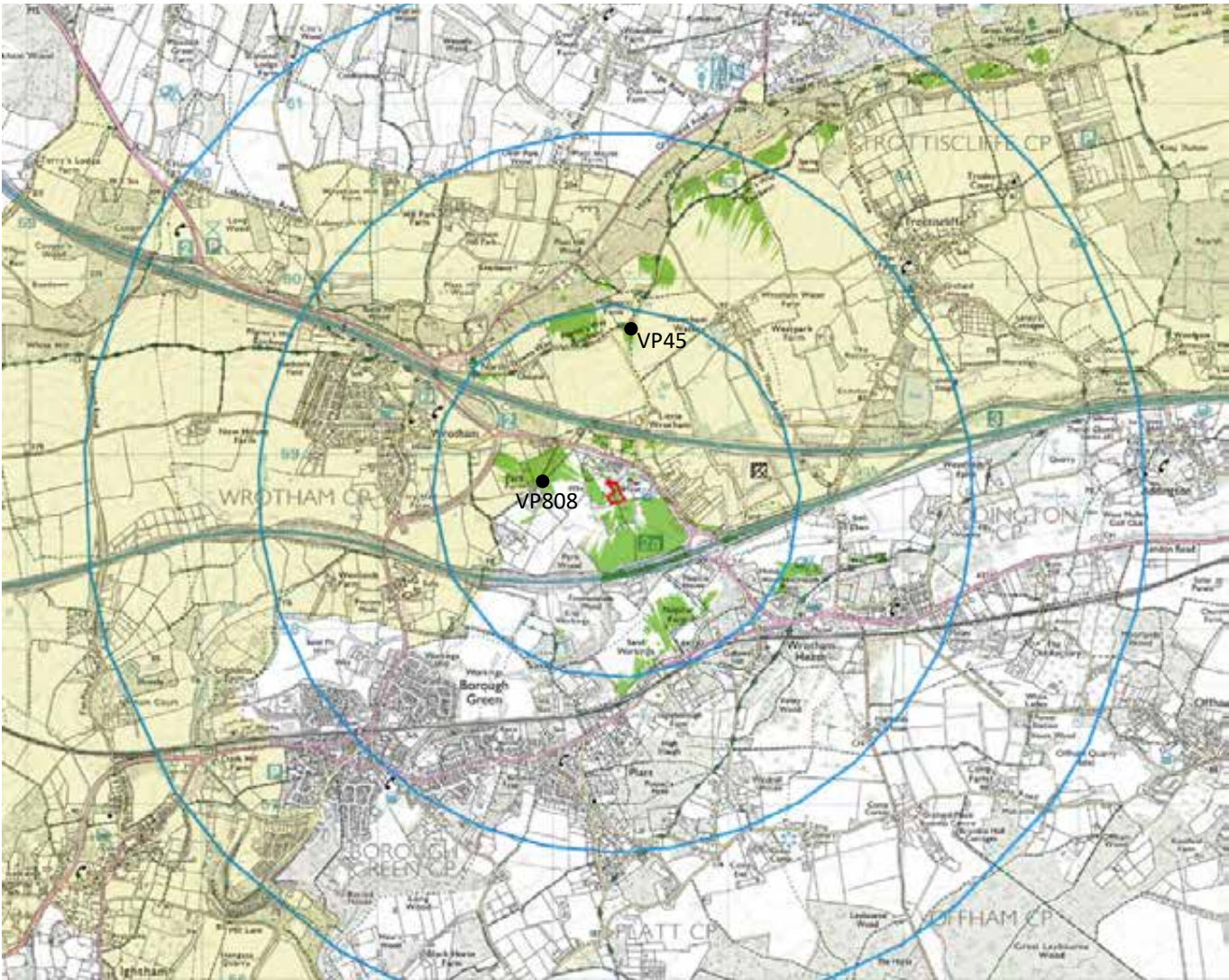


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

68415 - ZTV and Viewpoint Location Map

Proposed development type: Employment



Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

68415 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. The theoretical viewshed extends from the site boundary to beyond 3km to the north and north-east, however the majority of the views are contained within 1km in the south-east and northern directions. Site investigation and field work demonstrate that the long views from the elevated areas and mid distance views from the National Landscape are very well screened and would offer only partial views of parts of the potential development due to the intervening woodland blocks and tree cover. The ZTV is based on summer conditions and, for this site, it can be expected that the extent of winter views of a potential development in views from the elevated parts of the Kent Downs to the north, albeit partial ones filtered by some vegetation, would be more extensive. The enclosed character of the site means that the theoretical viewshed is restricted mainly to the site's immediate surroundings with no views from the immediate north and very limited views from the A20 on the southern approach.

Long distance views extend up into Kent Downs as the topography rises towards the north. Views from public footpaths running across the scarp slope and Public Open Land at Trosley Park are screened by tall tree belts either side of the M20 and the immediate tree planting along the site boundary. Development typology at any scale would be difficult to see through the intervening planting during the summer months, however there could be potential for some filtered views during winter months. Some views have also been identified on Pilgrim's Way/North Downs Way at the foot of the scarp slope. This route is significantly lower and views from these locations (VP45) are well screened by the undulating topography and intervening woodland blocks. The overall visual effects from the long distance views would be Moderate adverse for both medium and large scale employment typologies.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP45 - Pilgrim's Way looking south	Very High	Recreational: High Susceptibility Very High Sensitivity	N/A	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse
PRoW south off London Road looking north-east	High	Recreational: High Susceptibility High Sensitivity	N/A	Moderate	Substantial	N/A	Major- Moderate Adverse	Major Adverse

Note: * Assessments based on effects without mitigation

Mid distance views towards the site are very limited and primarily to the west, with the viewshed identifying some views from an open field adjacent to the M26 to the south. The views from the PRoW cutting across the field to the west (VP808) provides some slightly elevated views towards the site. With intervening tree planting the site is well screened, however it could be visible through gaps in vegetation and will be much more exposed in the winter months. The overall visual effects from the mid distance views would be Major-Moderate adverse for medium and Major adverse for large scale employment typologies.

There could be some potential views from the A20 on the southern approach, however these views are primarily screened by intervening tree planting and adjacent buildings, therefore would only provide partial views of parts of potential development.

Despite high sensitivity of receptors within the National Landscape and the site located in its setting, the extent of

visibility of the potential development would be limited overall from locations further away from the site because of existing intervening vegetation and the setback nature of the site, and mainly confined to views in the proximity of the site, primarily from the PRoW to the west.

There could be potential to accommodate a medium to large scale development typology, however development would need to seek to maintain the boundary vegetation intact, to reduce the overall visual effects.

Visual Impact Appraisal

68415 - Viewpoint Images

VP45 - PRoW south off London Road looking north-east



VP808 - PRoW south off London Road looking north-east



Landscape and Visual Impact Appraisal

Proposed development type: Employment

68415 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
4b: Wrotham - Trottscliffe Vale	M2601	No	High	Medium: High Large: High	Medium: High Large: High	N/A	Slight	Slight	N/A	Moderate Adverse	Moderate Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site lies within LSA M2601, assessed as having High sensitivity to medium and large scale employment typologies. This means very limited capacity for development without significantly affecting key landscape characteristics.

The site is currently partly an area of hardstanding in the northern part and a small field with woodland planting wrapping around the southern edges. The main landscape changes would be the potential loss of the open field in the south and associated tree planting. Due to the northern part being an area of hardstanding the change in use would be relatively limited and the urbanising effects of development on countryside would be minimal.

A medium scale development typology, incorporating commercial and industrial uses with buildings of two to three stories could be accommodated on site, so long as it retains and enhances the current vegetation along the site edges. Given the size of the site and its location, the scale of the units should be limited to smaller buildings to limit the impact on the setting of the National Landscape.

Large scale development typology is not considered appropriate, as it would be out of keeping with the current development pattern in the area.

Development changes would have an overall Moderate adverse impact in the case of medium and large scale employment typology.

Landscape and Visual Appraisal Conclusions

The site is within the setting of the National Landscape and is currently partially used as a car park. The site is well screened from long distance views and there are only some filtered views from the A20 and adjacent PRoW. Development would generate overall visual effects that would alter the composition of views, however the negative effects on the wider visual amenity would be limited.

A medium scale development typology could be accommodated on the site, provided careful planning of building location, retention and enhancement of existing tree planting along the site edges.

The scale and intensity of the large scale development typology would be inconsistent with both the sensitivity of the landscape and the pattern of adjacent development, leading to significant adverse effects that could not be effectively mitigated.

In summary, development on the site is possible, but would require careful planning to successfully integrate it into the context and limit the impacts on the setting of the National Landscape.

Plaxtol

Settlement: Plaxtol

Proposed development type: Residential

Site: 59778 - Land Adjoining Coppers Oak, The Street

Parish: Plaxtol
Ward: Bourne

Plaxtol village is located in the Kent Downs National Landscape and has a linear character developed along the route of The Street. This broadly follows a minor ridgeline. To the south of the village the land falls away towards Shipbourne, to the east, the land falls away to shallow valley of the River Bourne before rising again towards Mereworth Woods. The land beyond the river is outside of the National Landscape. The built character of Plaxtol comprises predominantly two-storey detached housing at a low density with some semi-detached and short terraces.

The site is located centrally within the settlement, along its southern boundary. It is a part of a large irregular shaped field, a portion of which is used for allotments. The site has direct access from The Street, and a public footpath runs along its north-eastern boundary. Residential properties adjoin the western edge of the site. To the south, the site forms part of the wider field pattern with no defined edge to the site, although a belt of trees encircles the edge of the full field, offering a degree of visual enclosure.

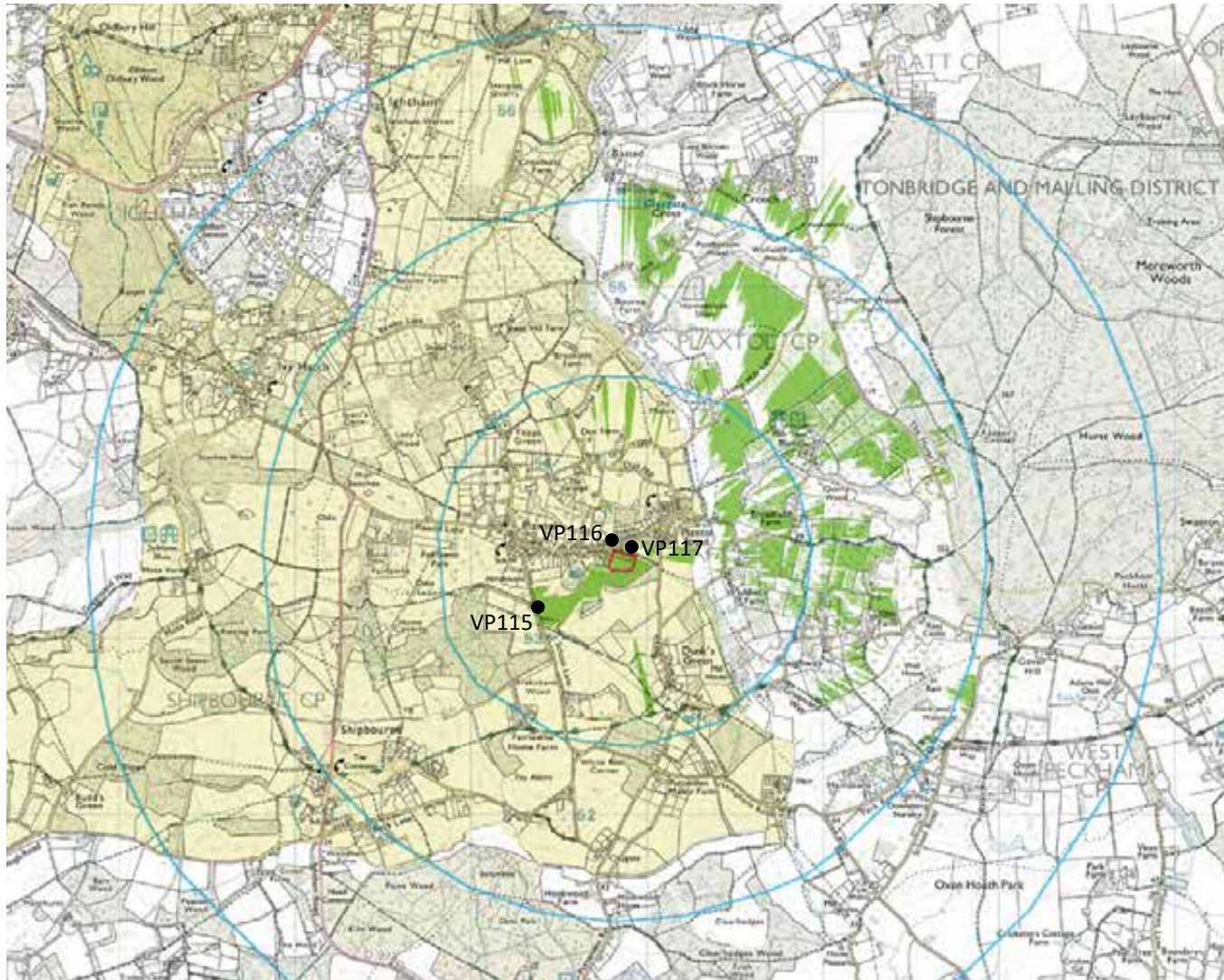


Site location.
Base image: Google Maps (2025)

Visual Impact Appraisal

59778 - ZTV and Viewpoint Location Map

Proposed development type: Residential



Key

- Site boundary
- VPxx Viewpoint location and number
- ZTV
- National Landscape
- Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59778 - Summary of Visual Effects

Visual Impact Appraisal

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. While the theoretical viewshed extends to the north-east, ranging from approximately 500 metres to 2 kilometres, site investigation and field work demonstrate that the most distant views would be only partial views of the proposed development.

Long distance views from Long Mill Lane, The Hurst and Old Soar Road are largely obstructed by field hedgerows and tree copses.

Partial mid distance views from School Lane (VP115) are available through occasional gaps in field hedging and tree planting. Additionally, there is a relatively unobstructed view of the site from a public footpath that crosses the field off School Lane, which runs along the border of Plaxtol and Shipbourne.

Direct views of the site are available from The Street (VP116) and the public footpath that runs along the north-eastern boundary (VP117). Views from The Street are largely restricted to a gap between existing residential housing, where access to the allotments is provided. The site is, however, clearly visible along the northern stretch of the footpath running along the boundary. As the land slopes southward, views from this PRoW become increasingly screened by established vegetation. To the south, a belt of trees lining the edge of the field provides screening, although views begin to open up towards the west. The potential magnitude of visual effects at these locations (VP117) would be most affected by any development, with small scale development rated as Major+ adverse and medium scale development rated as Major++ adverse.

Despite high sensitivity of receptors within the National Landscape, the extent of visibility of the potential development would be limited overall and mainly confined to views in the proximity of the site, primarily from The Street and the public

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect (Significance) by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP115 - View from School Lane	Very High or National Value	Walkers, cyclists: High/Moderate Susceptibility Very High Sensitivity	Slight Adverse	Moderate Adverse	N/A	Major- Moderate Adverse	Major Adverse	N/A
VP116 - View from The Street	Very High or National Value	Walkers: High Susceptibility High Sensitivity	Substantial Adverse	Very Substantial Adverse	N/A	Major Adverse	Major+ Adverse	N/A
VP117 - Views from the PRoW along the boundary	Very High or National Value	Walkers: High Susceptibility Very High Sensitivity	Substantial Adverse	Very Substantial Adverse	N/A	Major+ Adverse	Major++ Adverse	N/A

Note: * Assessments based on effects without mitigation

footpath running along the site boundary. The extent of the visual effects would be relatively contained but there would still be a series of views that would be significantly affected close to the site.

Any development would need to seek to maintain the boundary vegetation intact, but this would need significant additional strategic scale screen planting, especially along the open southern edge of the site, to reduce the overall relatively high level of visual effects.

A medium scale development typology is considered inappropriate due to the significant visual impact that could not be successfully mitigated.

Visual Impact Appraisal

59778 - Viewpoint Images

VP115 - View from School Lane

Approximate site extent



VP116 - View from The Street

Approximate site extent



Visual Impact Appraisal

59778 - Viewpoint Images

VP117a - View from PRow along the edge of the site

Approximate site extent



VP117b - View from PRow along the edge of the site

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59778 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by typology*	Landscape Sensitivity by typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology **		
						Small	Medium	Large	Small	Medium	Large
5C: Roughway Greensand Slopes	PLA03	Yes	High	Small: High Medium: Medium Large: High	Small: High Medium: High Large: High	Substantial Adverse	Very Substantial Adverse	N/A	Major Adverse	Major+ Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA PLA03, which has been assessed as having High sensitivity to both small and medium scale residential development. The large scale development typology is considered inappropriate for this location and has not been assessed.

Despite some of the site being used as allotments, it is previewed as part of the countryside. The main landscape changes would be change in use and loss of its openness and rural quality, together with an urbanising effect of development on countryside, although on the edge of the settlement, even with introduction of a small typology of low density and two to two and a half-storey residential dwellings.

These changes would have a Major Adverse impact in the case of small scale residential development, and a Major+ Adverse impact for medium scale development.

A medium scale development typology, incorporating housing three stories or more would be out of keeping with the general two-storey, low density nature of the existing village. Therefore medium scale residential development is not considered appropriate, given the site's high sensitivity and the high adverse effects on the landscape characteristics of the area.

Kent Downs Special Components Appraisal

Special components, characteristics and qualities of the Kent Downs National Landscape	Site assessment against these special characteristics
Dramatic landform and views; a distinctive landscape character ▪ Dramatic and diverse topography ▪ Breath-taking panoramic views	Plaxtol lies within the Greensand Slopes landscape along its southern boundary, with Low Weald Farmlands to the south. The site lies centrally along the southern edge of the village. Long distance southerly views from the elevated ground within the National Landscape to the north are largely obstructed in the summer by dense woodland, tree belts, field boundary hedgerows and the settlement itself. The site makes some contribution to this special component, aspects of which could be harmed by development.
Biodiversity-rich habitats ▪ Rich and distinctive biodiversity ▪ Varied habitats ▪ Hedgerows and trees outside woodlands ▪ Wildlife in the farmed landscape is special	Plaxtol lies within the agricultural greensand slopes and is surrounded by a pattern of large arable fields subdivided by hedgerows with some smaller fields of pasture. The site is part of a larger field located in behind residential dwellings to the north and west and open along the eastern and western boundaries. The loss of habitat through potential development would be limited to the field itself, with impact to the existing allotments in the north-eastern part of the site. The site makes some contribution to this special component, aspects of which could be harmed by development. There may be some opportunities too for enhancements through strategic scale habitat creation.
Farmed landscape ▪ Long standing tradition of mixed farming ▪ Concentrated areas of horticultural production	Plaxtol lies within the characteristic farmland landscape of the Greensand Slopes, with a pattern of mainly arable and pasture fields subdivided by woodland blocks, belts and hedgerows draped over the undulating topography. The site is part of a larger field, contributing to the characteristic landscape pattern of open fields surrounding the settlement. The site makes minor contribution to this special component, aspects of which could be harmed by development.
Woodland and trees ▪ Wooded landscape scarps, dry valleys and plateaux ▪ Woodland is a much-valued component ▪ Individual, hedgerow and ancient trees	There is no woodland vegetation on the site, therefore this special component would be unaffected by development. There are however trees along the northern boundary, which nevertheless provide a beneficial landscape feature and require protecting.
A rich legacy of historic and cultural heritage ▪ Outstanding cultural inheritance and strong 'time-depth' ▪ Rich historic mosaic of fields of varying shapes and sizes ▪ Architectural distinctiveness with local materials used ▪ Inspiration to artists, scientists and leaders	The settlement pattern is predominantly small scale residential located along The Street. The Plaxtol Conservation Area covers the western part of the settlement. The northern area is currently used as allotments. The remainder of the site is set back behind existing dwellings. The site makes an important contribution to this special component, aspects of which could be harmed by development.
Geology and natural resources ▪ Landform, special geology and considerable natural capital ▪ Carbon sequestration and biodiversity importance of soils ▪ Water and rivers teeming with wildlife, enchanting landscapes ▪ Vegetation pattern effective at removing air pollution	Plaxtol is located in the southern part of the North Downs National Landscape, within the undulating topography of the Greensand Slopes. A potential development would be likely to have a very limited effect on geology and only a small effect on natural resources. The site makes a minor contribution to this special component and harms to this aspect would be limited.
Tranquillity and remoteness ▪ Surprisingly tranquil and remote countryside, dark night skies	The village borders onto an area of relatively tranquil agricultural landscape with scenic views across the undulating topography of the Greensand Slopes and Low Weald Farmlands. The site makes some contribution to the village's sense of tranquillity and remoteness, and this special component, aspects of which could be harmed by development. There would also be some nighttime effects and potential further harm to dark night skies.

Landscape Impact Appraisal

Proposed development type: Residential

59778 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The site exhibits High landscape sensitivity and is open to some mid distance views from the south-west and from close range at the site boundaries, all from within the National Landscape.

A small scale residential development typology, despite potentially in keeping with the overall vernacular of the existing architecture, would result in loss of key landscape characteristics on the site, including the sense of rurality, openness.

Medium scale residential development is not considered suitable for this site. The potential landscape impacts would result in the unacceptable loss of key landscape characteristics. The scale and intensity of such development would be inconsistent with both the sensitivity of the landscape and the surrounding pattern of development, leading to significant adverse effects that could not be effectively mitigated.

In summary, if development was to come forward, there would likely be significant adverse landscape effects, even with mitigation, with little opportunity for a potential development to allow overall landscape enhancements to the National Landscape to be delivered.

Ryarsh

Settlement: Ryarsh

Settlement overview

Ryarsh is a small rural village located in North Downs National Landscape. The village is nestled in the gently undulating landscape, characterised by softly rolling hills, open fields, and patches of ancient woodland. The landscape surrounding Ryarsh is predominantly agricultural, with a mixture of arable farming and pasture. Hedgerows, small copses, and traditional field boundaries give the area a patchwork appearance. The settlement is centered around a small network of quiet lanes. At its heart is the village green, an important focal point, along with St Martin's Church, which has medieval origins and contributes to the village's historic character. Residential development consists primarily of traditional Kentish architecture, including timber-framed cottages, brick and flint houses, and some newer but sympathetically designed dwellings that maintain the village's rural feel. Despite its proximity to the M20 motorway and nearby towns like West Malling and Maidstone, Ryarsh has preserved a strong sense of separation from urban expansion, largely due to its green belt location and surrounding agricultural land. The village is peaceful, with limited commercial activity which helps maintain its low-density, rural character.



Sites location

Base image: Google Maps (2025)

Settlement: Ryarsh

Site: 58665 - Holmes Paddock

Parish: Ryash
Ward: Birling, Leybourne & Ryarsh

The site is located in the central part of Ryarsh, with the settlement hugging it from the north and south. It is a small field with a scrub area located behind houses on Chapel Street and The Street and along three sides the site borders with back gardens of these residential dwellings. An area of scrub is located in the north-eastern corner and a small strip of hedge runs in the middle of the site, for a part of it. The western boundary is defined by a substantial tree belt beyond which there are open fields. Access to the site is through a field gate along the eastern boundary, via a car parking area off Chapel Street.

Proposed development type: Residential

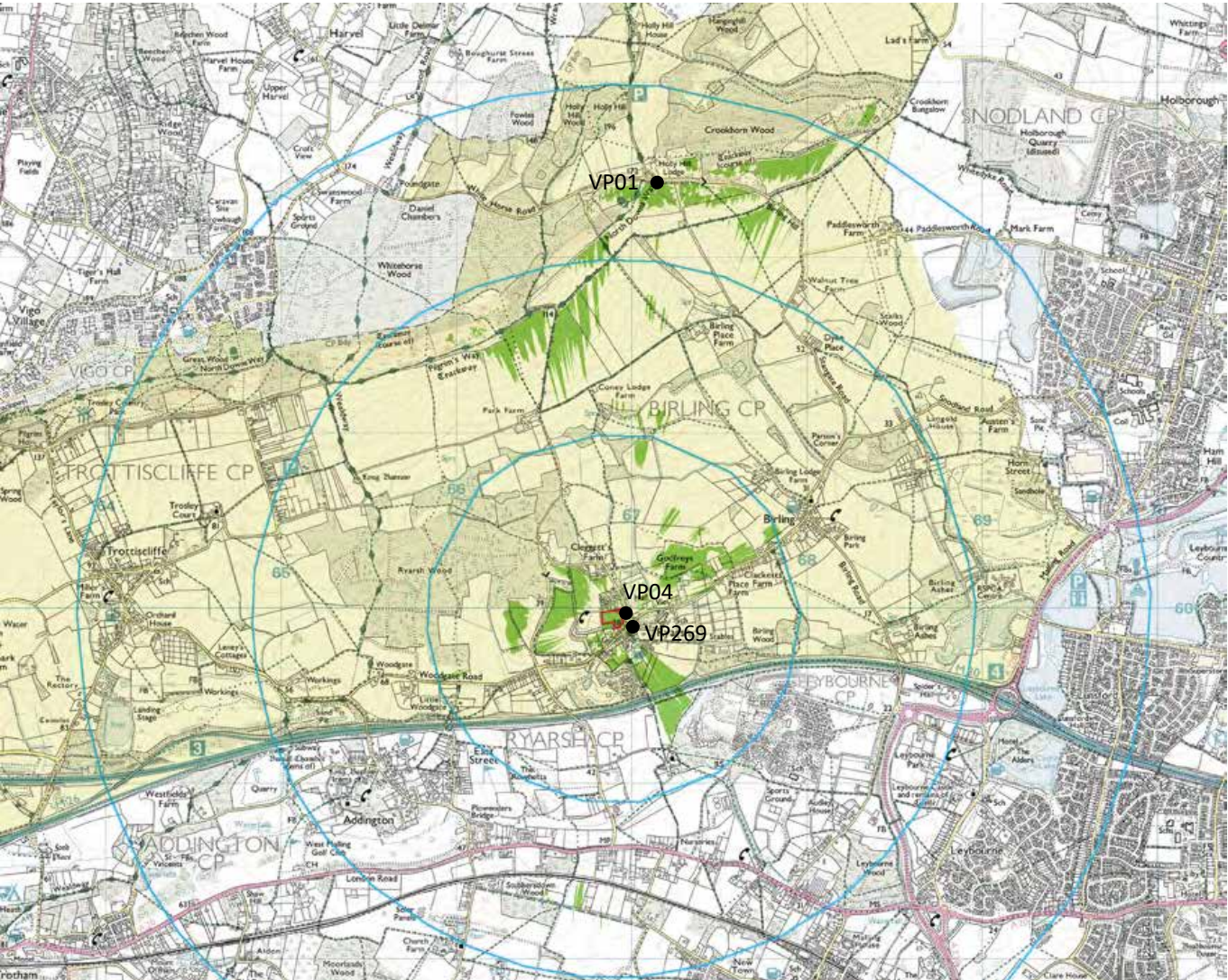


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

58665 - ZTV and Viewpoint Locations

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

58665 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. While the theoretical viewshed is concentrated mainly in the mid distance to the south, east and west, the ZTV also indicates that there would be partial long distance views of the development from the North Downs Way, up to 2.5 km away.

Site investigation and field work demonstrate that long distant views of the site would be barely discernible in the landscape. Long distance views from North Downs Way at Holly Hill (VP01) are screened by existing housing to the north of and housing on Chapel Road, along the eastern boundary of the site. Ryarsh Wood and Stonebridge Wood screen long distance views from Pilgrim's Way to the north-west, together with Fishpond Wood just north of Ryarsh village.

The potential overall visual effects from these locations would be Moderate adverse for small and medium scale residential typologies.

Mid distant views from surrounding fields to the east, west and south are interrupted by hedgerow planting along field boundaries and surrounding roads and lanes. Views from the public footpath running south from Chapel Street are slightly more elevated but in the summer are obstructed by a native hedgerow running along the edge of the PRoW. It would be expected that these could become less screened across open fields to the north-east during the winter months. Once the PRoW turns towards Workhouse Lane the views become more obstructed and filtered by boundary hedgerows and tree planting. From Workhouse Lane they become partial views of part of potential development, as the road is lower than the surrounding area and established hedgerow and tree planting provide effective screening. There are partial views from a section of the M20 motorway and open fields from the south.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect (Significance) by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP01 - North Downs Way at Holly Hill looking south	Very High	Recreational: High Susceptibility Very High Sensitivity	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse	N/A
VP269 - The Street looking north-west	Very High	Recreational: High Susceptibility Very High Sensitivity	Moderate	Substantial	N/A	Major Averse	Major+ Adverse	N/A
VP04 - Chapel St looking west	Very High	Recreational: High Susceptibility Very High Sensitivity	Moderate	Substantial	N/A	Major Adverse	Major+ Adverse	N/A

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

58665 - Summary of Visual Effects

Proposed development type: Residential

These views become significantly screened by housing in the centre of Ryarsh village, as you get closer to the site. Close range views are predominantly screened by existing built form and established vegetation. Some limited views present themselves through the garden of the corner house where Chapel Street meets The Street (VP269). Other than this view, the existing residential housing situated along the north of The Street screens any direct views of the site from the main road through the village. The site can be seen through breaks in the housing on Chapel Street, mainly through the small car parking area (VP04). The existing treeline along the western boundary of the site screens views from fields immediately to the west. The potential overall visual effects from these locations would be Major adverse for small scale residential typology and Major+ adverse for medium scale residential typology.

Despite high sensitivity of receptors within the National Landscape, the extent of visibility of the potential development would be limited overall and mainly confined to views in the proximity of the site, primarily from the north and east. The extent of the visual effects would be relatively contained but there would still be a series of views that would be significantly affected close to the site. Any development would need to seek to maintain the boundary vegetation intact, but this would need significant additional strategic scale screen planting to reduce the overall relatively high level of visual effects. With considered mitigation of landscape features sympathetic to the character of the local area, such as field boundary hedgerows incorporating intermittent trees and tree groups visual impact of development could be reduced, especially when located in the northern and western part of the site. With

robust planting strategies, careful consideration of massing, density and layout, a small scale residential typology could be successfully integrated without undue visual harm. A medium scale development typology is considered inappropriate due to the significant visual impact that could not be successfully mitigated.

Visual Impact Appraisal

58665 - Viewpoint Images

VP01 - North Downs Way at Holly Hill looking south

Approximate site location



VP269 - The Street looking north-west

Approximate site extent



Visual Impact Appraisal

58665 - Viewpoint Images

VP04 - Chapel Street looking west

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

58665 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
1d: Kent Downs Birling Scarp Foot 1f: Wrotham - Trottscliffe Scarp Foot	RYA02	Yes	High	Small: High Medium: High Large: High	Small: High Medium: High Large: High	Moderate Adverse	Substantial Adverse	N/A	Major-Moderate Adverse	Major Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA RYA02, which has been assessed as having High landscape sensitivity to both small and medium scale residential development typologies. The large scale development typology is considered inappropriate for this location and has not been assessed. The site is currently a small, irregular shaped, agricultural field in a rural setting on the edge of Ryarsh. Existing residential housing along the north and east boundaries are predominantly, two-storey, terraces, cottages or bungalows and do not otherwise disturb the perceptual rurality and tranquillity of the site. These collective qualities, integral to the existing landscape character, could be compromised with the introduction of additional built form. The main landscape changes would be the loss of open agricultural land, change in use and loss of its openness and rural quality, together with an urbanising effect of development on countryside, although on the edge of the settlement.

Development changes have been assessed to have a potential Major-Moderate adverse landscape impact in the case of small scale residential typology and Major adverse for medium scale residential typology.

However, although the site is located in a sensitive landscape, the presence of existing residential dwellings immediately to the north, east and along the southern boundary suggests that small

scale residential development typology could potentially be accommodated in part of the site, provided appropriate mitigation measures are implemented along the boundaries. The site also presents potential to introduce improvements that could benefit the wider village in the south-eastern corner, in the form of, for instance, a village green, if access can be provided through the car park on Chapel Street.

A carefully considered design approach, incorporating sensitive siting, density, layout and orientation of buildings, along with a sympathetic landscape proposal, could help integrate a small scale development typology into the setting. Additional landscape features such as dense hedgerow planting and tree groups, reflective of the local landscape character, together with the enhancement of existing hedgerows by planting up gaps, particularly along the boundaries abutting the existing housing should be considered.

A medium scale development, incorporating housing three stories or more would be out of keeping with the general two-storey, low density nature of the existing village. Therefore medium scale residential development is not considered appropriate, given the site's high sensitivity and the high adverse effects on the landscape characteristics of the area.

Kent Downs Special Components Appraisal

Special components, characteristics and qualities of the Kent Downs National Landscape	Site assessment against these special characteristics
Dramatic landform and views; a distinctive landscape character ▪ Dramatic and diverse topography ▪ Breath-taking panoramic views	Ryarsh lies on the scarp foot landscape type at the base of the higher scarp to the north with clay vale to the south. The site lies to the immediate west of the village. Long distance southerly views from the scarp are largely obstructed in the summer by dense woodland, but at the base of the scarp, where this meets the scarp slope, the landscape is more open and routes such as the Pilgrim's way and North Downs Way offer lesser but still elevated and dramatic views to the south. The rolling nature of the topography in this area does provide an element of additional screening, especially at the lower levels of the scarp slope. The site is generally screened from views from the upper parts of the scarp and lower scarp where it meets the scarp foot. The site makes some contribution to this special component, aspects of which could be harmed by development.
Biodiversity-rich habitats ▪ Rich and distinctive biodiversity ▪ Varied habitats ▪ Hedgerows and trees outside woodlands ▪ Wildlife in the farmed landscape is special	Ryarsh lies within the agricultural slopes of the scarp foot and is surrounded by a pattern of large arable fields subdivided by hedgerows with some smaller fields of pasture. As the site is an arable field with a hedgerow along the western and southern boundaries, the loss of habitat through potential development would be limited to the field itself, with some potential impact to the existing hedgerows. The site makes some contribution to this special component, aspects of which could be harmed by development. There may be some opportunities for enhancements through strategic scale habitat creation.
Farmed landscape ▪ Long standing tradition of mixed farming ▪ Concentrated areas of horticultural production	Ryarsh lies within the characteristic farmland landscape of the scarp foot, with a pattern of mainly arable and pasture fields subdivided by hedgerows draped over the rolling topography. The site is a single arable field, contributing to the characteristic landscape pattern of open fields surrounding the settlement. Potential development would adversely affect the farmed land use. The site makes some contribution to this special component, aspects of which could be harmed by development.
Woodland and trees ▪ Wooded landscape scarps, dry valleys and plateaux ▪ Woodland is a much-valued component ▪ Individual, hedgerow and ancient trees	There is no woodland vegetation on the site, therefore this special component would be unaffected by development. There are however trees along the western and southern boundaries which nevertheless provide a beneficial landscape feature and requires protecting.
A rich legacy of historic and cultural heritage ▪ Outstanding cultural inheritance and strong 'time-depth' ▪ Rich historic mosaic of fields of varying shapes and sizes ▪ Architectural distinctiveness with local materials used ▪ Inspiration to artists, scientists and leaders	The settlement pattern is predominantly small scale residential based around an historic nucleated village core. The Ryarsh Conservation Area covers the majority of the settlement and partly adjoins the site in the south-east and north-east corners but is otherwise set back behind existing dwellings on the key village roads. The site makes some contribution to this special component, aspects of which could be harmed by development.
Geology and natural resources ▪ Landform, special geology and considerable natural capital ▪ Carbon sequestration and biodiversity importance of soils ▪ Water and rivers teeming with wildlife, enchanting landscapes ▪ Vegetation pattern effective at removing air pollution	Ryarsh is located in the southern part of the Kent Downs National Landscape, within the undulating topography of the agricultural scarp foot. A potential development would be likely to have a very limited effect on geology and only a small effect on natural resources. The site makes a minor contribution to this special component and harms to this aspect would be limited.
Tranquillity and remoteness ▪ Surprisingly tranquil and remote countryside, dark night skies	The M20 corridor lies immediately to the south of the village which impacts on the tranquillity and reduce the sense of remoteness of the settlement. However otherwise the village borders onto an area of relatively tranquil scarp foot landscape with scenic views across the rolling, open scarp foot to the wooded scarp. The site makes an important contribution to the village's sense of tranquillity and remoteness, and this special component, aspects of which could be harmed by development. There would also be some nighttime effects and potential further harm to dark night skies.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

58665 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The site being within the National Landscape, exhibits high visual and landscape sensitivity. Although the site is barely discernible from long distance views, there are partial views from the mid-distance and despite it being set back and enclosed some close range views, through gaps in between existing housing and vegetation are present.

A small scale residential development typology, would result in loss of key landscape characteristics on the site, including the sense of rurality, openness. Thanks to the enclosed nature however, it has the potential to accommodate limited development in a way that respects existing landscape character and village pattern. Robust planting, strategies to the north and west, would help integrate development into the setting, while a publicly accessible open space in the south-east corner would provide benefits for the community.

Medium scale residential development typology is considered unsuitable for this site. The potential landscape impacts would result in the unacceptable loss of key landscape characteristics. The scale and intensity of such development would be inconsistent with both the sensitivity of the landscape and the surrounding pattern of development, leading to significant adverse effects that could not be effectively mitigated.

In summary, if development was to come forward, there would likely be significant adverse landscape effects, however mitigation presents an opportunity for a potential development to allow overall landscape enhancements to the National Landscape to be delivered.

Settlement: Ryarsh

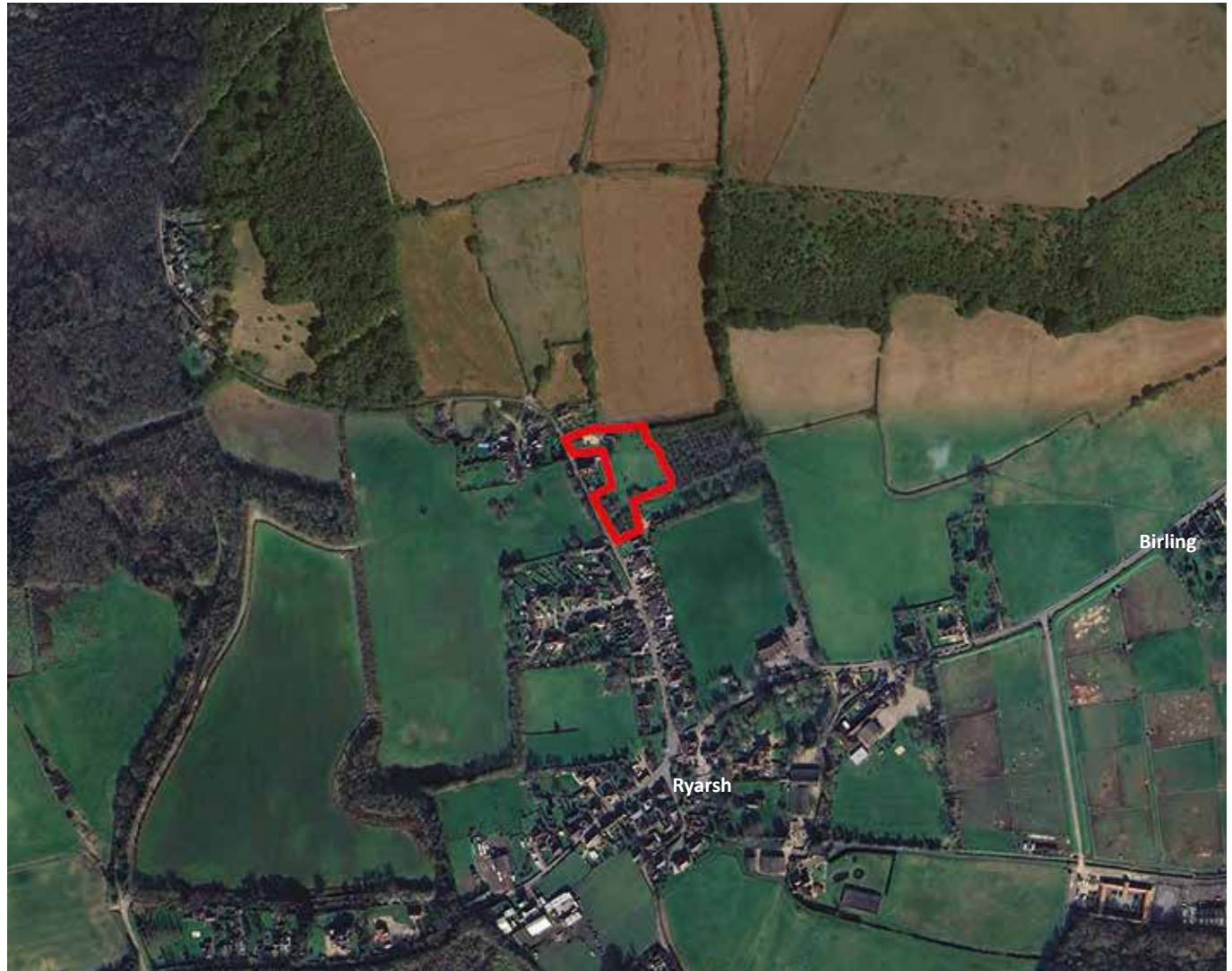
Site: 58668 - Chapel Street

Parish: Ryarsh

Ward: Birling, Leybourne & Ryarsh

The site is located along the north-eastern corner of Ryarsh. It is a small field set back from the road, which wraps around no 89 Chapel Street. A large plantation of trees forms the eastern boundary, an established hedgerow with a smaller group of trees runs along the south and where the site fronts onto Chapel Street along the west. The set back western boundary adjoins a residential garden of the neighbouring property. A mature hedgerow with trees forms the northern boundary and creates a separation from the public footpath running along this edge.

Proposed development type: Residential



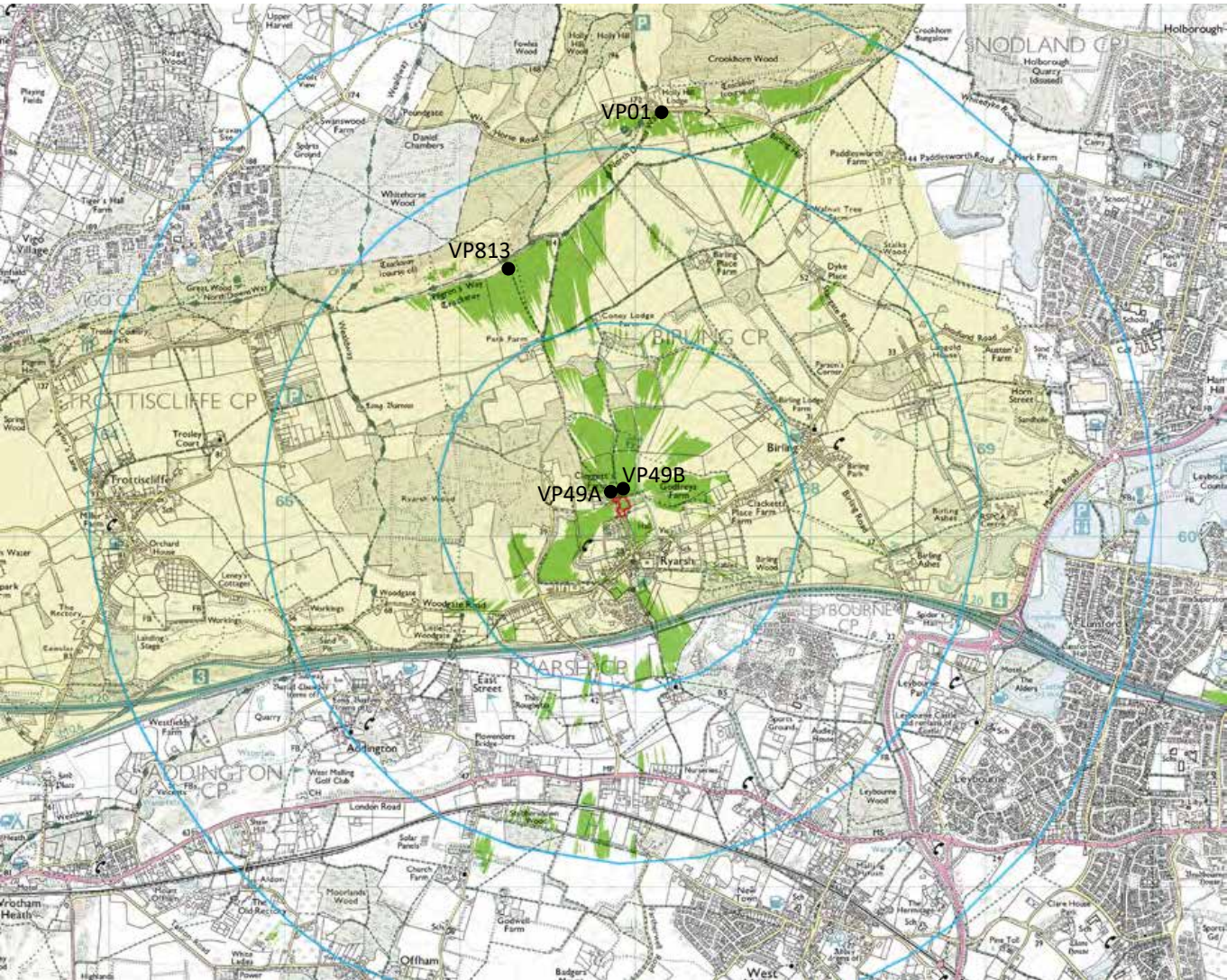
Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

58668 - ZTV and Viewpoint Locations

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

58668 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. Whilst the theoretical viewshed extends from the site boundary to just over 2km to the north, site investigation and field work demonstrate that the most distant views form the upper ground in the Kent Downs National Landscape would be only partial views of the proposed development. Site investigation and field work demonstrate that the most distant views of the site would be barely discernible in the landscape.

Long distance views from North Downs Way at Holly Hill (VP01) would be partial views of proposed development, as the existing planting and settlement pattern provides a degree of screening. Views to the north-west from Pilgrims Way are heavily screened by Ryarsh Wood and Stonebridge Wood but become more open towards the north-east to a number of public footpaths on the scarp slope of the North Downs (VP813). Despite this, both intervening vegetation, boundary planting and the undulating topography provide a high degree of screening.

The potential overall visual effects from these locations would be Moderate adverse for small scale and Major-Moderate adverse for medium scale residential typologies.

Mid distant views from surrounding fields to the east, west and south are interrupted by hedgerow planting along field boundaries and surrounding roads and lanes. Views from the public footpath running south from Chapel Street are slightly more elevated but in the summer are obstructed by a native hedgerow running along the edge of the PRoW. It would be expected that these could become less screened across open fields to the north-east during the winter months. Once the PRoW turns towards Workhouse Lane the views become obstructed and filtered by boundary hedgerows and tree planting. From Workhouse Lane they become partial views of

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect (Significance) by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP01 -North Downs Way at Holly Hill looking south	Very High	Recreational: High Susceptibility Very High Sensitivity	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse	N/A
VP813 - PRoW MR64 north of Park Farm looking south	Very High	Recreational: High Susceptibility Very High Sensitivity	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse	N/A
VP49A - PRoW off Chapel Street, looking south-east	Very High	Recreational: High/Moderate Very High Sensitivity	Moderate	Substantial	N/A	Major Adverse	Major + Adverse	N/A
VP49B - PRoW off Chapel Street, looking south	Very High	Recreational: High/Moderate Very High Sensitivity	Moderate	Substantial	N/A	Major Adverse	Major + Adverse	N/A

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

58668 - Summary of Visual Effects

part of potential development, as the road is lower than the surrounding area and established hedgerow and tree planting provide effective screening. Views from the PRoW to the east are partial views thanks to the dense tree plantation to the east of the Nuttery. There are partial views from a section of the M20 motorway and open fields from the south. These views become significantly screened by housing in the centre of Ryarsh village, as you get closer to the site. Close range views are predominantly screened by the existing residential housing along Chapel Street directly north-west and to the south. Views are possible through gaps in the houses on Chapel Street, however these would only be partial views of potential development. The south-western part of the site has established shrub and tree planting, which

alongside the level change between the plot and Chapel Street provides substantial screening towards the centre of the site. There is an open view into the site across the parking located at the north-west corner of the site, just off Chapel Street (VP49A). Further to the east, views from this public footpath are well screened with trees and hedgerow planting (VP49B) with some views possible through gaps in vegetation. The potential overall visual effects from these locations would be Major adverse for small scale typology and Major+ adverse for medium scale residential typology. Despite high sensitivity of receptors within the National Landscape, the extent of visibility of the potential development would be limited overall and mainly confined to views in the proximity of the site, primarily from the north and east. The

extent of the visual effects would be relatively contained but there would still be a series of views that would be significantly affected close to the site. Any development would need to seek to maintain the boundary vegetation intact, but this would need significant additional strategic scale screen planting to reduce the overall relatively high level of visual effects. A medium scale development typology is considered inappropriate due to the significant visual impact that could not be successfully mitigated.

Proposed development type: Residential

Visual Impact Appraisal

58668 - Viewpoint Images

VP01 - North Downs Way at Holly Hill

Approximate site location



VP813 - PRoW MR64 north of Park Farm looking south

Approximate site location



Visual Impact Appraisal

58668 - Viewpoint Images

VP49A - Public Right of Way off Chapel Street, looking south-east

Approximate site extent



VP49B - Public Right of Way off Chapel Street, looking south

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

58668 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
1d: Kent Downs Birling Scarp Foot	RYA01	Yes	High	Small: High Medium: High Large: High	Small: High Medium: High Large: High	Substantial Adverse	Very Substantial Adverse	N/A	Major Adverse	Major+ Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA RYA01, which has been assessed as having High landscape sensitivity to small and medium scale residential development typologies. The large scale development typology is considered inappropriate for this location and has not been assessed. The site is a plot of land that wraps around no 89 Chapel Street. It is formed of a small, irregular shaped field at the rear and the sides of the dwelling, and is located in a rural setting on the northern edge of Ryarsh. The north-western most part is a gravel car park for the Nuttery. Existing residential housing along the south and east boundaries are predominantly, two-storey, houses and cottages and do not otherwise disturb the perceptual rurality and tranquillity of the site. The main landscape changes would be change in use and loss of its openness and rural quality, together with an urbanising effect of development on countryside, even with introduction of a small typology of low density and two to two and a half-storey residential dwellings.

Development changes have been assessed to have a potential Major adverse landscape impact in the case of small scale residential development, and a Major+ Adverse landscape impact for medium scale development typologies.

A medium scale development typology, incorporating housing three stories or more would be out of keeping with the general two-storey, low density nature of the existing village. Therefore medium scale residential development is not considered appropriate, given the site's high sensitivity and the high adverse effects on the landscape characteristics of the area.

Kent Downs Special Components Appraisal

Special components, characteristics and qualities of the Kent Downs National Landscape	Site assessment against these special characteristics
Dramatic landform and views; a distinctive landscape character ▪ Dramatic and diverse topography ▪ Breath-taking panoramic views	Ryarsh lies on the scarp foot landscape type at the base of the higher scarp to the north, with clay vale to the south. The site lies to the immediate north-east of the village. Long distance southerly views from the scarp are largely obstructed in the summer by dense woodland, but at the base of the scarp, where this meets the scarp slope, the landscape is more open and routes such as the Pilgrim's way and North Downs Way offer lesser but still elevated and dramatic views to the south. The rolling nature of the topography in this area does provide an element of additional screening, especially at the lower levels of the scarp slope. The site is generally screened from views from the upper parts of the scarp and lower scarp where it meets the scarp foot. The site makes some contribution to this special component, aspects of which could be harmed by development.
Biodiversity-rich habitats ▪ Rich and distinctive biodiversity ▪ Varied habitats ▪ Hedgerows and trees outside woodlands ▪ Wildlife in the farmed landscape is special	Ryarsh lies within the agricultural slopes of the scarp foot and is surrounded by a pattern of large arable fields subdivided by hedgerows with some smaller fields of pasture. The site is a small field located in between residential dwellings to the west and regular tree plantation to the east. The loss of habitat through potential development would be limited to the field itself, with some potential impact to the existing hedgerows and tree group in the south-west corner. The site makes some contribution to this special component, aspects of which could be harmed by development. There may be some opportunities for enhancements through strategic scale habitat creation.
Farmed landscape ▪ Long standing tradition of mixed farming ▪ Concentrated areas of horticultural production	Ryarsh lies within the characteristic farmland landscape of the scarp foot, with a pattern of mainly arable and pasture fields subdivided by hedgerows draped over the rolling topography. The site is a small field, contributing to the characteristic landscape pattern of open fields surrounding the settlement, however does not form a significant part of the wider field pattern. The site makes minor contribution to this special component, aspects of which could be harmed by development.
Woodland and trees ▪ Wooded landscape scarps, dry valleys and plateaux ▪ Woodland is a much-valued component ▪ Individual, hedgerow and ancient trees	There is no woodland vegetation on the site, therefore this special component would be unaffected by development. There are however trees along the northern boundary and in the south-western corner, which nevertheless provide a beneficial landscape feature and require protecting.
A rich legacy of historic and cultural heritage ▪ Outstanding cultural inheritance and strong 'time-depth' ▪ Rich historic mosaic of fields of varying shapes and sizes ▪ Architectural distinctiveness with local materials used ▪ Inspiration to artists, scientists and leaders	The settlement pattern is predominantly small scale residential based around an historic nucleated village core. The Ryarsh Conservation Area covers the majority of the settlement and the north and south-western parts of the plot either side of number 89 fall within it. The northern area is currently a gravel car park and a group of trees is located in the southern part. The remainder of the site is set back behind existing dwellings. The site makes an important contribution to this special component, aspects of which could be harmed by development.
Geology and natural resources ▪ Landform, special geology and considerable natural capital ▪ Carbon sequestration and biodiversity importance of soils ▪ Water and rivers teeming with wildlife, enchanting landscapes ▪ Vegetation pattern effective at removing air pollution	Ryarsh is located in the southern part of the Kent Downs National Landscape, within the undulating topography of the agricultural scarp foot. A potential development would be likely to have a very limited effect on geology and only a small effect on natural resources. The site makes a minor contribution to this special component and harms to this aspect would be limited.
Tranquillity and remoteness ▪ Surprisingly tranquil and remote countryside, dark night skies	The M20 corridor lies immediately to the south of the village which impacts on the tranquillity and reduce the sense of remoteness of the settlement. However otherwise the village borders onto an area of relatively tranquil scarp foot landscape with scenic views across the rolling, open scarp foot to the wooded scarp. The site makes some contribution to the village's sense of tranquillity and remoteness, and this special component, aspects of which could be harmed by development. There would also be some nighttime effects and potential further harm to dark night skies.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

58668 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The site being within the National Landscape, exhibits high visual and landscape sensitivity. Although the site is barely discernible from long distance views, there are partial views from the mid-distance and despite it being set back and enclosed some close range views, through gaps in between existing housing and vegetation are present.

A small scale residential development typology, despite potentially in keeping with the overall vernacular of the existing architecture, would result in loss of key landscape characteristics on the site, including the sense of rurality, openness.

The scale and intensity of medium scale development typology would be inconsistent with both the sensitivity of the landscape and the surrounding pattern of development, leading to significant adverse effects that could not be effectively mitigated.

In summary, if development was to come forward, there would likely be significant adverse landscape effects, even with mitigation, with little opportunity for a potential development to allow overall landscape enhancements to the National Landscape to be delivered.

Settlement: Ryarsh

Site: 59744 - Land West of Chapel Street

Proposed development type: Residential

Parish: Ryarsh

Ward: Birling, Leybourne & Ryarsh

The site is located along the north-western boundary of Ryarsh. It comprises a field with residential properties to both the north and south including the old chapel along the south-east boundary. The site banks up from Chapel Street to a higher level, with post and rail fencing and a native hedgerow running along the length of the eastern boundary. Apart from a cluster of mature trees to the north-west corner of the field, there is no physical boundary along the western edge, which opens out to the wider landscape and field beyond. The site does not have direct access from Chapel Street and appears to only be accessible via the cluster of properties immediately north.



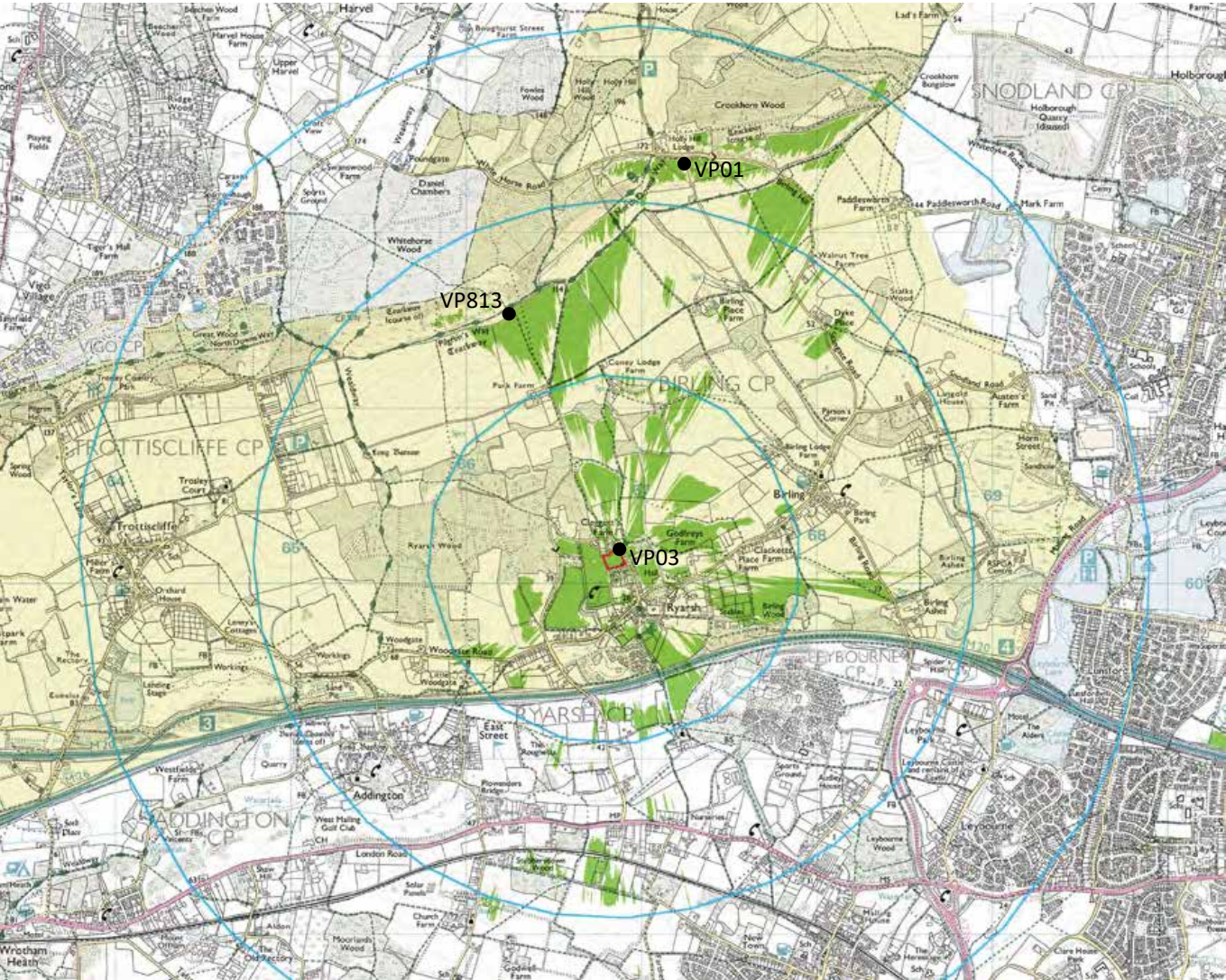
Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

59744 - ZTV and Viewpoint Locations

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59744 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. Whilst the theoretical viewshed extends from the site boundary to just over 2km to the north, site investigation and field work demonstrate that the most distant views form the upper ground in the Kent Downs National Landscape would be only partial views of the proposed development.

Long distance views from North Downs Way at Holly Hill (VP01) would be partial views of proposed development, as the existing planting and settlement pattern provides a degree of screening. Views to the north-west from Pilgrims Way are heavily screened by Ryarsh Wood and Stonebridge Wood. Views to the north-east from a number of public footpaths on the scarp slope of the North Downs are equally obstructed by intervening boundary vegetation and the undulating topography (VP813). The potential overall visual effects from these locations would be Moderate adverse for small scale and medium scale residential development typologies.

Mid distant views from surrounding fields to the east, west and south are interrupted by hedgerow planting along field boundaries and surrounding roads and lanes. Views from the public footpath running south form Chapel Street are slightly more elevated but in the summer are obstructed by a native hedgerow running along the edge of the PRoW. It would be expected that these could become less screened across open fields to the north-east during the winter months. Once the PRoW turns towards Workhouse Lane the views become obstructed and filtered by boundary hedgerows and tree planting. From Workhouse Lane they become partial views of part of potential development, as the road is lower than the surrounding area and established hedgerow and tree planting provide effective screening. Other views form public footpaths around Ryarsh would only provide partial views of parts of potential development, thanks to intervening field boundary

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect (Significance) by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP01 - North Downs Way at Holly Hill	Very High	Recreational: High Susceptibility Very High Sensitivity	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse	N/A
VP813 - PRoW MR64 north of Park Farm looking south	Very High	Recreational: High Susceptibility Very High Sensitivity	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse	N/A
VP03 - Chapel St. looking south	Very High	Recreational: High/Moderate Susceptibility Very High Sensitivity	Moderate	Substantial	N/A	Major Adverse	Major + Adverse	N/A

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59744 - Summary of Visual Effects

Proposed development type: Residential

hedgerow planting and built form within the village itself. There are partial views from a section of the M20 motorway and open fields from the south. These views become significantly screened by housing in the centre of Ryarsh, as you get closer to the site.

Close range views are predominantly screened by the existing hedgerow running along Chapel Street (VP03). Additionally, banking either side of the road prevent direct views into the site where the road sits at a lower level than the surrounding landscape. Planting along the north and south boundaries, which abut neighbouring properties, filter direct views into the site, however the western edge is open to adjacent fields with no physical boundary on the ground.

The potential overall visual effects from these locations would be Major adverse for small scale and Major+ adverse for medium scale residential typologies.

Despite high sensitivity of receptors within the National Landscape, the extent of visibility of the potential development would be limited overall and mainly confined to views in the proximity of the site, primarily from Chapel Street and neighbouring properties. The extent of the visual effects would be relatively contained but there would still be a series of views that would be significantly affected close to the site.

Any development would need to seek to maintain the boundary vegetation intact, but this would need significant additional strategic scale screen planting to reduce the overall relatively high level of visual effects.

With considered mitigation of landscape features sympathetic to the character of the local area, such as field boundary hedgerows incorporating intermittent trees and tree groups, especially when located in the western part of the site, visual impact of development could be reduced. With robust planting

strategies, careful consideration of massing, density and layout, a small scale residential typology could be successfully integrated without undue visual harm.

A medium scale development typology is considered inappropriate due to the significant visual impact that could not be successfully mitigated.

Visual Impact Appraisal

59744 - Viewpoint Images

VP01 - North Downs Way at Holly Hill



VP813 - PRoW MR64 north of Park Farm looking south



Visual Impact Appraisal

59744 - Viewpoint Images

VP03 - Chapel Street looking south

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59744 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
1d: Kent Downs Birling Scarp Foot 1f: Wrotham - Trottiscliffe Scarp Foot	RYA02	Yes	High (National Value)	Small: High Medium: High Large: High	Small: High Medium: High Large: High	Substantial Adverse	Very Substantial Adverse	N/A	Major Adverse	Major+ Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA RYA02, which has been assessed as having High landscape sensitivity to small and medium scale residential development typologies. The large scale development typology is considered inappropriate for this location and has not been assessed.

The site is currently a part of a larger agricultural field in a rural setting located on the northern edge of Ryarsh, with no clear western boundary. Existing residential housing along the north, south and east boundaries are predominantly, two-storey, detached buildings with a few semi-detached houses and cottages which do not otherwise disturb the perceptual rurality and tranquillity of the site. The main landscape changes would be the loss of open agricultural land, change in use and loss of its openness and rural quality, together with an urbanising effect of development on countryside, even with introduction of a small typology of low density and

two to two and a half-storey residential dwellings. The site provides an important function of retaining open, rural views at the village edge and strong link with the village's countryside setting to the west, as the site is part of a larger field which extends behind the dwellings on Chapel Street.

Development changes have been assessed to have a potential Major adverse landscape impact in the case of small scale residential development typology, and Major+ adverse landscape impact for medium scale development typology.

A medium scale development typology, incorporating housing three stories or more would be out of keeping with the general two-storey, low density nature of the existing village. Therefore medium scale residential development is not considered appropriate, given the site's high sensitivity and the high adverse effects on the landscape characteristics of the area.

Kent Downs Special Components Appraisal

Special components, characteristics and qualities of the Kent Downs National Landscape	Site assessment against these special characteristics
Dramatic landform and views; a distinctive landscape character ▪ Dramatic and diverse topography ▪ Breath-taking panoramic views	Ryarsh lies on the scarp foot landscape type at the base of the higher scarp to the north with clay vale to the south. The site lies to the immediate north-western tip of the village. Long distance southerly views from the scarp are largely obstructed in the summer by dense woodland, but at the base of the scarp, where this meets the scarp slope, the landscape is more open and routes such as the Pilgrim's way and North Downs Way offer lesser but still elevated and dramatic views to the south. The rolling nature of the topography in this area does provide an element of additional screening, especially at the lower levels of the scarp slope. The site is generally screened from views from the upper parts of the scarp and lower scarp where it meets the scarp foot. The site makes some contribution to this special component, aspects of which could be harmed by development.
Biodiversity-rich habitats ▪ Rich and distinctive biodiversity ▪ Varied habitats ▪ Hedgerows and trees outside woodlands ▪ Wildlife in the farmed landscape is special	Ryarsh lies within the agricultural slopes of the scarp foot and is surrounded by a pattern of large arable fields subdivided by hedgerows with some smaller fields of pasture. As the site is part of an arable field with no boundary to the remainder of the field, the loss of habitat through potential development would be limited to this part of the field itself, with some potential impact to the existing hedgerow along the eastern edge and few trees located in the northern part of the site. The site makes some contribution to this special component, aspects of which could be harmed by development. There may be some opportunities for enhancements through strategic scale habitat creation.
Farmed landscape ▪ Long standing tradition of mixed farming ▪ Concentrated areas of horticultural production	Ryarsh lies within the characteristic farmland landscape of the scarp foot, with a pattern of mainly arable and pasture fields subdivided by hedgerows draped over the rolling topography. The site is part of a large, single arable field, contributing to the characteristic landscape pattern of open fields surrounding the settlement. Potential development would adversely affect the farmed land use. The site makes some contribution to this special component, aspects of which could be harmed by development.
Woodland and trees ▪ Wooded landscape scarps, dry valleys and plateaux ▪ Woodland is a much-valued component ▪ Individual, hedgerow and ancient trees	There is no woodland vegetation on the site, therefore this special component would be unaffected by development. There are however some trees in the northern part of the site and along the eastern boundary which nevertheless provide a beneficial landscape feature and requires protecting.
A rich legacy of historic and cultural heritage ▪ Outstanding cultural inheritance and strong 'time-depth' ▪ Rich historic mosaic of fields of varying shapes and sizes ▪ Architectural distinctiveness with local materials used ▪ Inspiration to artists, scientists and leaders	The settlement pattern is predominantly small scale residential based around an historic nucleated village core. The Ryarsh Conservation Area covers the majority of the settlement and adjoins the site along Chapel Street and along the northern boundary. The site makes minor contribution to this special component, aspects of which could be harmed by development.
Geology and natural resources ▪ Landform, special geology and considerable natural capital ▪ Carbon sequestration and biodiversity importance of soils ▪ Water and rivers teeming with wildlife, enchanting landscapes ▪ Vegetation pattern effective at removing air pollution	Ryarsh is located in the southern part of the Kent Downs National Landscape, within the undulating topography of the agricultural scarp foot. A potential development would be likely to have a very limited effect on geology and only a small effect on natural resources. The site makes a minor contribution to this special component and harms to this aspect would be limited.
Tranquillity and remoteness ▪ Surprisingly tranquil and remote countryside, dark night skies	The M20 corridor lies immediately to the south of the village which impacts on the tranquillity and reduce the sense of remoteness of the settlement. However otherwise the village borders onto an area of relatively tranquil scarp foot landscape with scenic views across the rolling, open scarp foot to the wooded scarp. The site makes an important contribution to the village's sense of tranquillity and remoteness, and this special component, aspects of which could be harmed by development. There would also be some nighttime effects and potential further harm to dark night skies.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

59744 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The site being within the National Landscape, exhibits high visual and landscape sensitivity. Although the site is barely discernible from long distance views, there are views locally where gaps in vegetation allow.

A small scale residential development typology, would result in loss of key landscape characteristics on the site, including the sense of rurality, openness and the connection with the wider field pattern beyond the village.

Medium scale residential development typology is considered unsuitable for this site. The potential landscape impacts would result in the unacceptable loss of key landscape characteristics. The scale and intensity of such development would be inconsistent with both the sensitivity of the landscape and the surrounding pattern of development, leading to significant adverse effects that could not be effectively mitigated.

In summary, if development was to come forward, there would likely be significant adverse landscape effects, even with mitigation, with no clear opportunities for a potential development to allow overall landscape enhancements to the National Landscape to be delivered.

Settlement: Ryarsh

Proposed development type: Residential

Site: 59907 - Land East of Old School Lane and North of The M20

Parish: Ryarsh

Ward: Birling Leybourne and Ryarsh

The site, located to the south of Ryarsh village, sits along the southern boundary of the Kent Downs National Landscape. Comprising of a large irregular field, the site is bound along the southern edge by the M20 motorway, which is lined with a single tree belt and screened by a mature wooded area to the east. A low hedgerow runs along the north-east boundary beyond which the landscape is open to a pattern of fields typical to the landscape character of the area. To the north, the site borders with back gardens of residential properties on Old School Lane. The western boundary is lined with a mature hedgerow, with a new residential housing development located on the other side of Old School Lane.



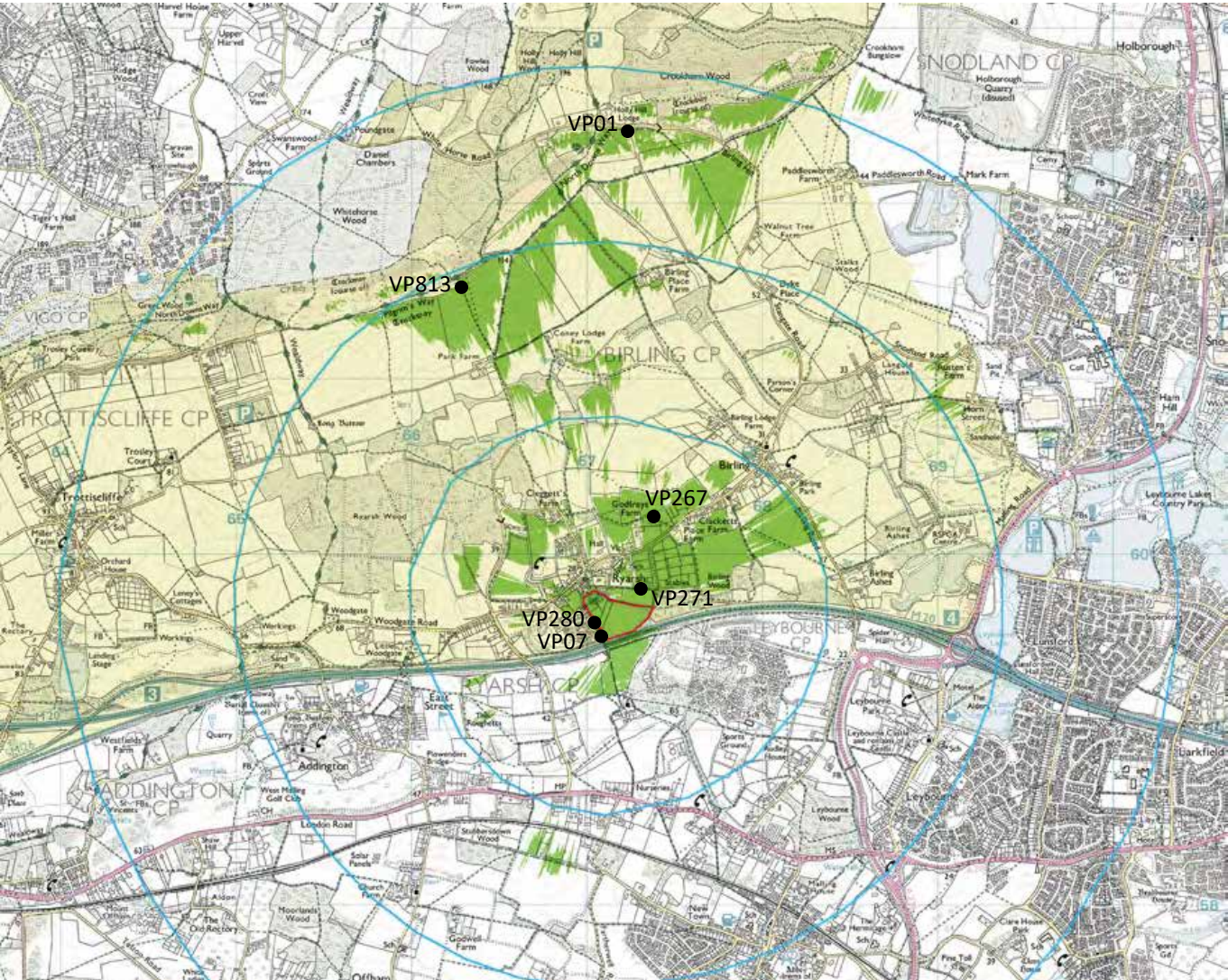
Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

59907 - ZTV and Viewpoint Locations

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59907 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. While the theoretical viewshed extends out to the North in an arc from the North-West to the North-East, and ranges from approximately 500m to 3km. Site investigation and field work demonstrate that the site is well visible from the most distant elevated views. The ZTV is based on summer conditions and, for this site, it can be expected that the extent of winter views of a potential development in views from the elevated parts of the Kent Downs to the north, albeit partial ones filtered by some vegetation, would be more extensive. The site is however relatively well screened in the mid distance view range, especially to the north-west, where these would be only partial views of proposed development.

From the long distance view along the North Downs Way at Holly Hill (VP01) there is partial screening of the northern end of the proposed site by existing vegetation and housing along Birling Road, however the southern end of the site is exposed, with the M20 motorway clearly distinguishable along the boundary. This view is more than 2.5km away therefore primarily rooftops of potential development would be visible from this location. From North Downs Way travelling west from Holly Hill, the views towards the village become well screened by existing boundary vegetation, blocks of woodland and the undulation landscape. The views become more open from PRoW MR64, running up the scarp slope north of Park Farm (VP813). Views from here across the field are slightly lower and closer (about 2km), however the western part of the site is highly visible in the distance, with the eastern end screened by tree planting in the village. The potential overall visual effects from these locations would be Moderate adverse for small scale and Major-Moderate adverse for medium scale residential typologies.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect (Significance) by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP01 - North Downs Way at Holly Hill	Very High	Recreational: High Susceptibility Very High Sensitivity	Slight	Slight	N/A	Major - Moderate Adverse	Major - Moderate Adverse	N/A
VP813 - PRoW MR64 north of Park Farm looking south	Very High	Recreational: High Susceptibility Very High Sensitivity	Slight	Slight	N/A	Major - Moderate Adverse	Major - Moderate Adverse	N/A
VP267 - PRoW connecting Chapel Street and Birling Road looking south-west	Very High	Recreational: High Susceptibility Very High Sensitivity	Substantial	Substantial	N/A	Major+ Adverse	Major+ Adverse	N/A
VP271 - PRoW along Ryarsh Primary School looking south-west	Very High	Recreational: High Susceptibility Very High Sensitivity	Substantial	Very Substantial	N/A	Major+ Adverse	Major++ Adverse	N/A
VP07 - Old School Lane, next to footbridge over M20 looking north-east	Very High	Recreational: High Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A
VP280 - Old School Lane through fieldgate looking north-east	Very High	Recreational: High Susceptibility High Sensitivity	Very Substantial	Very Substantial	N/A	Major+ Adverse	Major+ Adverse	N/A

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59907 - Summary of Visual Effects

Proposed development type: Residential

Mid distance views from the east, such as from Bull Road and filtered by established hedge planting and tree groupings and the views from this direction will only be partial views of proposed development and similarly from the public footpath south of Masters Lane. Similarly views from the north-west of the site, in front of Ryarsh Wood, from the PRoW south of Chapel Street and along Workhouse Road would be predominantly screened by intervening vegetation, with only partial views possible from these locations. From a public footpath connecting Birling Road and Chapel Street (VP276) and on approach to Ryarsh from the east, there are unobstructed views from a stretch of Birling Road into the south-eastern end of the site across fields and paddocks, due to sparse boundary vegetation. The views become screened by vegetation and buildings as you enter the village. The potential overall visual effects from these locations would be Major adverse for small scale and Major to Major+ adverse for medium scale residential typologies.

Close range views from are possible from a public footpath running in the proximity of the site to the north-east and from Old School Lane. Views from the PRoW to the north are relatively open across the adjacent field (VP271), with

limited screening provided by a low level hedge along the site boundary. There are also very close views right from the site boundary on the western edge, from Old School Lane. These views are for most part filtered by a well established hedgerow (VP07) which would provide a high degree of screening during the summer. As you move further north along the road the site becomes increasingly screened by more established vegetation and mature trees, however the views would become more exposed during the winter months. Direct views into the site are possible over a field gate (VP280). The views from Old School Lane include scenic long views to the elevated parts of the National Landscape, however, they also include the village as the topography rises to the north. There would be direct views from the rear gardens which back onto the site along the northern boundary on Old School Lane, and from Ryarsh Place Farm. There are partial views into the site from the south through the treeline screening the northern edge of the M20 motorway. Additionally, there is a relatively unobstructed view of the site from the bridge over the motorway, on Old School Lane at the southern corner of the site. The potential overall visual effects from these locations would be Major to Major+ adverse for small scale and Major+ adverse for medium scale residential development typologies.

With high sensitivity of receptors within the National Landscape and the extent of visibility and degree of visual effects of the potential development would be quite substantial, especially from views to the north-east and in the proximity of the site, primarily from the north-east and west.

Any development would need to seek to maintain the boundary vegetation intact, but this would need significant additional strategic scale screen planting to reduce the overall relatively high level of visual effects, especially from views to the north and north-east.

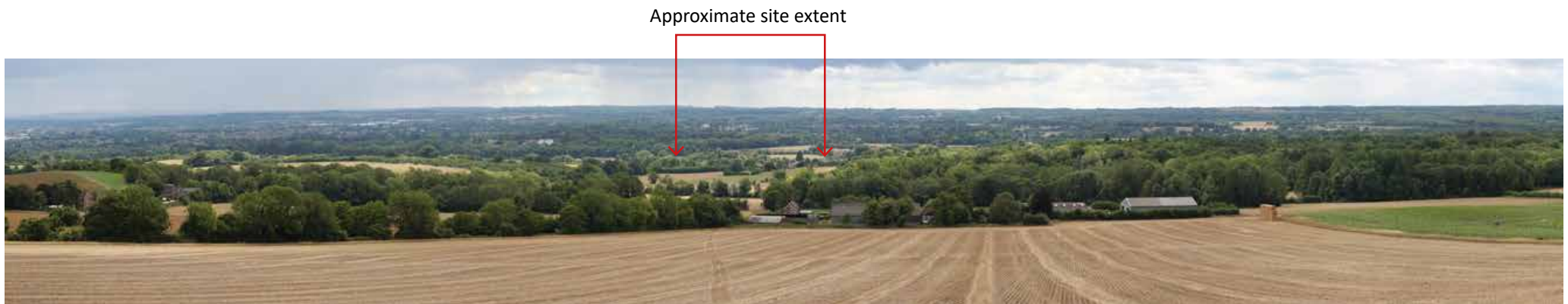
Visual Impact Appraisal

59907 - Viewpoint Images

VP01 - North Downs Way at Holly Hill



VP813 - PRoW MR64 north of Park Farm looking south



Visual Impact Appraisal

59907 - Viewpoint Images

VP267 - PRoW connecting Chapel Street and Birling Road looking south-west

Approximate site extent



VP271 - PRoW along Ryarsh Primary School looking south-west

Approximate site extent



Visual Impact Appraisal

59907 - Viewpoint Images

VP07 - Old School Lane, next to footbridge over M20 looking north-east

Approximate site extent



VP280 - Old School Lane through fieldgate looking north-east

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59907 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
1d: Kent Downs Birling Scarp Foot 1f: Wrotham - Trottiscliffe Scarp Foot	RYA02	Yes	High (National Value)	Small: High Medium: High Large: High	Small: High Medium: High Large: High	Substantial Adverse	Very Substantial Adverse	N/A	Major Adverse	Major + Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA RYA02, which has been assessed as having High sensitivity to both small and medium scale residential development typologies. The large scale development typology is considered inappropriate for this location and has not been assessed.

The site is currently an agricultural open field in a rural setting. There is no notable vegetation on the site other than hedgerow planting to the western boundary and a tree belt becoming a tree block along the southern boundary. Beyond the north-eastern boundary the site opens up towards the countryside and the characteristic field patterns of the surrounding landscape. residential properties abut a short stretch of the northern boundary. The main landscape changes would be the loss of open agricultural land, change in use and loss of its openness and rural quality, together with an urbanising effect of development on countryside, even with introduction of a small typology of low density and two to two and a half-storey residential dwellings. The site provides an important function of retaining open, rural views at the village edge and strong link with the village's countryside setting to the south.

A medium scale development typology, incorporating housing three stories or more would be out of keeping with the general two-storey, low density nature of the existing village. Therefore, medium scale residential development is not considered appropriate, given the site's high sensitivity and the high adverse effects on the landscape characteristics of the area. Development changes would have an overall Major adverse impact in the case of small scale residential development typology, and Major+ adverse impact for medium scale development typology.

Kent Downs Special Components Appraisal

Special components, characteristics and qualities of the Kent Downs National Landscape	Site assessment against these special characteristics
Dramatic landform and views; a distinctive landscape character ▪ Dramatic and diverse topography ▪ Breath-taking panoramic views	Ryarsh lies on the scarp foot landscape type at the base of the higher scarp to the north with clay vale to the south. The site lies to the immediate south of the village. Long distance southerly views from the scarp are largely obstructed in the summer by dense woodland, but at the base of the scarp, where this meets the scarp slope, the landscape is more open and routes such as the Pilgrim's way and North Downs Way offer lesser but still elevated and dramatic views to the south. The rolling nature of the topography in this area does provide an element of additional screening, especially at the lower levels of the scarp slope. The site is generally screened from views from the upper parts of the scarp and lower scarp where it meets the scarp foot, from the north-western direction thanks to Ryarsh Wood, however the views become more open to views from the north-eastern direction. The site makes some contribution to this special component, aspects of which could be harmed by development.
Biodiversity-rich habitats ▪ Rich and distinctive biodiversity ▪ Varied habitats ▪ Hedgerows and trees outside woodlands ▪ Wildlife in the farmed landscape is special	Ryarsh lies within the agricultural slopes of the scarp foot and is surrounded by a pattern of large arable fields subdivided by hedgerows with some smaller fields of pasture. As the site is an arable field with a hedgerow along the western boundary and a tree belt turning into a woodland block along the southern boundary, the loss of habitat through potential development would be limited to the field itself, with some potential impact to the existing hedgerow and tree planting. The site makes some contribution to this special component, aspects of which could be harmed by development. There may be some opportunities for enhancements through strategic scale habitat creation.
Farmed landscape ▪ Long standing tradition of mixed farming ▪ Concentrated areas of horticultural production	Ryarsh lies within the agricultural slopes of the scarp foot and is surrounded by a pattern of large arable fields subdivided by hedgerows with some smaller fields of pasture. As the site is an arable field with a hedgerow along the western boundary and a tree belt turning into a woodland block along the southern boundary, the loss of habitat through potential development would be limited to the field itself, with some potential impact to the existing hedgerow and tree planting. The site makes some contribution to this special component, aspects of which could be harmed by development. There may be some opportunities for enhancements through strategic scale habitat creation.
Woodland and trees ▪ Wooded landscape scarps, dry valleys and plateaux ▪ Woodland is a much-valued component ▪ Individual, hedgerow and ancient trees	Ryarsh lies within the characteristic farmland landscape of the scarp foot, with a pattern of mainly arable and pasture fields subdivided by hedgerows draped over the rolling topography. The site is a single arable field, contributing to the characteristic landscape pattern of open fields surrounding the settlement. Potential development would adversely affect the farmed land use. The site makes some contribution to this special component, aspects of which could be harmed by development.
A rich legacy of historic and cultural heritage ▪ Outstanding cultural inheritance and strong 'time-depth' ▪ Rich historic mosaic of fields of varying shapes and sizes ▪ Architectural distinctiveness with local materials used ▪ Inspiration to artists, scientists and leaders	There is no woodland vegetation on the site, therefore this special component would be unaffected by development. There are however trees along the western and southern boundaries which nevertheless provide a beneficial landscape feature and require protecting.
Geology and natural resources ▪ Landform, special geology and considerable natural capital ▪ Carbon sequestration and biodiversity importance of soils ▪ Water and rivers teeming with wildlife, enchanting landscapes ▪ Vegetation pattern effective at removing air pollution	Ryarsh is located in the southern part of the Kent Downs National Landscape, within the undulating topography of the agricultural scarp foot. A potential development would be likely to have a very limited effect on geology and only a small effect on natural resources. The site makes a minor contribution to this special component and harms to this aspect would be limited.
Tranquillity and remoteness ▪ Surprisingly tranquil and remote countryside, dark night skies	The M20 corridor lies immediately to the south of the village and borders directly with part of the site, which impacts on the tranquillity and reduce the sense of remoteness of the settlement and the site itself. However otherwise the village borders onto an area of relatively tranquil scarp foot landscape with scenic views across the rolling, open scarp foot to the wooded scarp. The site makes an important contribution to the village's sense of tranquillity and remoteness, and this special component, aspects of which could be harmed by development. There would also be some nighttime effects and potential further harm to dark night skies.

Visual and Landscape Impact Appraisal

Proposed development type: Residential

59907 - Summary of Visual and Landscape Effects

Landscape and Visual Appraisal Conclusions

The site being within the National Landscape, exhibits high visual and landscape sensitivity. With such high visibility from a number of long and medium range views from the Kent Downs and from the immediate surroundings of the site, development would generate overall visual effects that would alter the composition of views and the have adverse effects on the wider visual amenity.

A small scale residential development typology, despite potentially in keeping with the overall vernacular of the existing architecture, would result in loss of key landscape characteristics on the site, including the sense of rurality, openness.

The scale and intensity of medium scale development typology would be inconsistent with both the sensitivity of the landscape and the surrounding pattern of development, leading to significant adverse effects that could not be effectively mitigated.

In summary, if development was to come forward, there would likely be significant adverse landscape effects, even with mitigation, with no clear opportunities for a potential development to allow overall landscape enhancements to the National Landscape to be delivered.

