

# Places and Policies Local Plan - Submission Draft

North Downs Landscape Character Assessment  
Residential Allocations



July 2018

## **Residential sites proposed for the Places and Policies Local Plan**

This work has been undertaken to assess prospective housing sites within the Kent Downs Area of Outstanding Natural Beauty for the forthcoming Places and Policies Local Plan (The Plan).

This assessment will contribute to the evidence base that substantiates why a site has been rejected from the selection process or justify why one has been allocated within The Plan.

## **Methodology for Landscape Sensitivity Assessment**

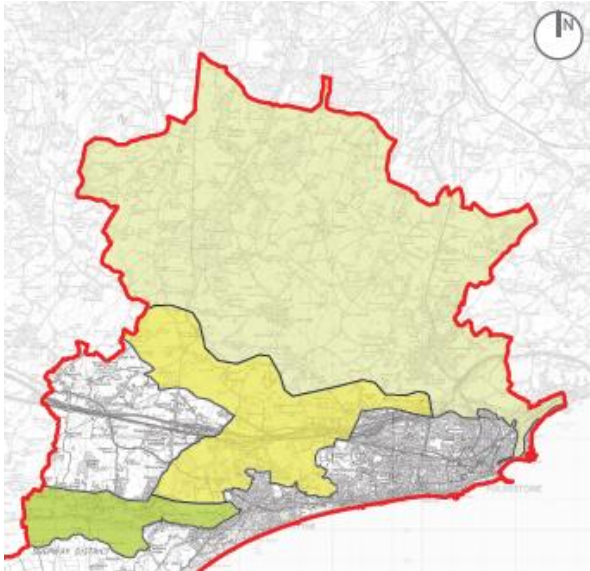
The methodology for this work has been taken from a study by AECOM<sup>1</sup>, commissioned by Shepway District Council<sup>2</sup> for work for the Otterpool Garden Town and so is considered to be sound and comparable with other recent landscape character evaluation work within the district.

The AECOM methodology uses categories from the *Guidelines for Landscape and Visual Impact Assessment, third Edition produced by the Landscape Institute and Institute of Environmental Management and Assessment* (GLIVA Guidelines) to assess landscape value.

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<sup>1</sup> Shepway District High Level Landscape Appraisal- February 2016 [https://www.folkestone-hythe.gov.uk/media/4330/High-Level-Landscape-Appraisal/pdf/Shepway\\_District\\_HLLA\\_-\\_Final\\_Draft.pdf](https://www.folkestone-hythe.gov.uk/media/4330/High-Level-Landscape-Appraisal/pdf/Shepway_District_HLLA_-_Final_Draft.pdf)

<sup>2</sup> On 1 April 2018 the council changed its name from Shepway District Council to Folkestone & Hythe District Council. References to Shepway are kept where they refer to published documents; elsewhere the name of the council has been updated to Folkestone & Hythe District Council (F&HDC) and the administrative area is referred to as Folkestone & Hythe district.



This map extract has been taken from the AECOM study. It shows the three Area of Outstanding Natural Beauty (AONB) landscape character areas that fall within Folkestone & Hythe district:

- East Kent Downs - the larger area to the north that is coloured pale green
- Postling Vale - the area in the middle that is coloured yellow
- Lympne - the smallest of the three areas to the south that is coloured green.

The key characteristics for these three areas (and subareas) will be used as baseline information in the evaluation of the landscape value for the housing sites.

## Key Characteristics

### East Kent Downs

- Long wooded ridges
- Dry valleys with open valley bottoms
- Extensive coppice and conifer woodlands
- Coastal downs
- Thick shaws or overgrown hedges on the valley sides
- Narrow uncultivated banks or 'shaws'
- Tiny remote settlements incorporating traditional building materials (flint, brick and tile)
- Large arable fields
- Maze of sunken one track lanes

- Scattered military remains , e.g. pill boxes and gun emplacements

All of the sites fall within the main body of the East Kent Downs Character Area but not within the Elham sub classification. It is difficult to translate the large scale features that are described within the key characteristics for the East Kent Downs at the small scale of the sites in this study, as such whilst the characteristics have been kept in mind the sites have been looked at in accordance with their own intrinsic key characteristics.

### **Elham**

- Heavily wooded plateau to the west with conifer plantations and ancient woodlands
- Expanses of conifer plantations and remnants of deciduous ancient woodland in the west
- Predominantly large, intensively cultivated arable plateau to the east
- Pockets of historic parkland and orchards on northern slopes
- Hedgerow trees
- Stelling Minnis Common Land – key landscape feature
- Loss of hedgerow network
- Open views and narrow roads along ridgelines

### **Postling Vale**

- Species rich rough grassland on the scarp
- Thick belt of scrub along the scarp foot
- Magnificent views from the scarp
- Arable fields edged by remnant hedges and scattered large woodlands
- Intimate landscape of thick hedges and hedgerow trees around Hythe
- Dominant major roads
- Thin hedges aligning Pilgrim's Way

## Folkestone Outskirts

- Series of steep enclosed coombes and prominent downs
- Views from scarp dominated by transport corridors
- Hedge and shaw field boundaries
- M20 motorway and Channel Tunnel dominate the southern boundary

## Lympne

- Species rich grassland, scrub and woodland on the greensand scarp
- Magnificent views over the marsh
- Very large pasture and arable fields on the marsh divided by fences, ditches and sporadic willows and thorns
- Scattered old military defences
- Rough grassland dotted with scrub.<sup>3</sup>

## Landscape Value

The relative landscape value for each site has been determined using the following eight criteria, which are taken from the GLIVA guidelines .These have been graded as High Medium or Low.

**Landscape quality (Condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

**High** - landscape in good condition with intact elements are well managed

**Medium** - landscape is in a fair condition with some intact elements and sign of good management and practice

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<sup>3</sup> The key characteristics for the three landscape character areas and the two smaller areas are taken from the Landscape Character section of the KDAONB website <http://www.kentdowns.org.uk/about-the-aonb/landscape-character>

**Low** - landscape is a poor condition with few intact elements and limited signs of management

**Scenic quality:** the term used to describe landscapes that appeal primarily to the sense (primarily but not wholly to the visual senses). As all of the sites are within the AONB they are all in an area that is recognised for its landscape quality.

**High** - landscape is of high scenic quality in the context of the AONB

**Medium** - landscape is of moderate scenic quality and

**Low** - landscape is a low scenic quality

**Rarity:** The presence of rare elements or features in the landscape or the presence of a rare landscape character type

**High** - landscape has several rare elements or is of a rare character type

**Medium** - landscape has a few rare elements or characteristics, and

**Low** – landscape has no rare elements or characteristics

**Representativeness:** Whether the landscape contains a particular character and /or features or elements which are considered particularly important examples in the context of the AONB

**High** - Landscape which displays most of the characteristics of its corresponding landscape type (read in the context of this small scale study)

**Medium** - landscape which displays some of the characteristics of its corresponding landscape type.

**Low** - landscape which displays few characteristics or none of the characteristics of its corresponding landscape type.

**Conservation Interests:** the presence of features of wildlife, earth science or cultural interest can add to the value of the landscape as well as having value in their own right. (Elements of archaeological or historical are not considered within this study as they have been evaluated separately by Kent County Council.)

**High** - landscape which has several different conservation interests

**Medium** - landscape which has some of the conservation interests

**Low** - landscape has few or no conservation interests

**Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important.

**High** - landscape is highly valued for recreation, likely to have many public rights of way and potentially including some national trails or national cycle routes and/or a well-used destination public open space

**Medium** - landscape is locally valued for recreation, likely to have public rights of way and local or neighbourhood public open spaces and

**Low** - landscape is not greatly valued for recreation and is likely to be lacking in public rights of way or public open space

**Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity

**High** - landscape is aesthetically pleasing, devoid of human influence, tranquil and/or remote and has a strong sense of place

**Medium** - landscape has a sense of being aesthetically pleasing, devoid of human influence, tranquil and/or remote and has a sense of place and

**Low** - Landscape has very few positive perceptual qualities and lacks a sense of place

**Cultural Associations:** Some landscapes are associated with particular people, such as artists or writers, or events

**High** - Landscape has strong associations with people, literature or historic events that link directly with the characteristics of the landscape elements features of the area

**Medium** - landscape has associations with people, literature or historic events that link with the characteristics and landscape elements of the area but do not necessarily rely on them.

**Low** - landscape has no associations that link with the characteristics and landscape elements /features of the area

### **Landscape Susceptibility**

This has been appraised using two criteria; subtraction and addition and again is graded as high, medium or low

#### **Subtraction**

**High** - several key characteristics or landscape elements which add value will be removed as a result of development

**Medium** - a few key characteristics or landscape elements which add value will be removed as a result of development, and

**Low** - no key characteristics or landscape elements which add value will be removed as a result of development

#### **Addition**

**High** - development will represent an incongruous element within the landscape and devalue several of its key characteristics

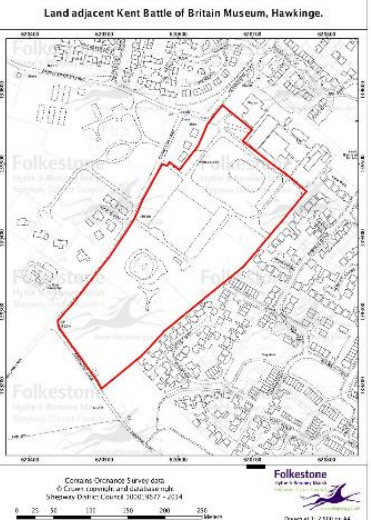
**Medium** – development will be incompatible with the surrounding landscape and devalue some of its key characteristics

**Low** – development will be assimilated into the landscape, is compatible with several key characteristics and / or adds elements of value



In evaluating the level of landscape addition or subtraction some assumptions are made about retaining certain character elements and some consideration is given to the appropriate density for a site.

### Land adjacent Kent Battle of Britain Museum (SHLAA ref: 404) Policy ND3

	<h4>Key Characteristics</h4> <ul style="list-style-type: none"><li>• Derelict land with large areas of hard standing, now overgrown with scrub and grasses</li><li>• Some standing trees</li><li>• Grazing for horses.</li><li>• Overall Flat topography</li><li>• Development to three sides and open to the south west, where it links to the open countryside</li><li>• Some valuable boundary vegetation, mainly to the south west</li></ul>
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### Site Photographs



Typical view of site showing areas of hard standing colonised by rough grasses and scrub	The pasture lies to the south of the site	View of adjacent housing and existing poor internal boundary divisions
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### Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	Poor; much of site is covered by rough grass and scrub over hardstanding with some young and mature trees. The boundaries are generally poor with some exceptions around the pasture. Maintenance / management is absent or poor.	-1		
<b>Scenic Quality</b>	Poor, the area has a neglected feel. Boundary treatments and many of the adjacent structures compound this.	-1		
<b>Rarity</b>	Nothing of any significant merit	-1		
<b>Representativeness</b>	Some young oak trees but otherwise nothing	-1		
<b>Conservation Interests</b>	The scrub provides habitat for birds, insects and mammals		0	
<b>Recreation Value</b>	Impromptu use of the site for dog walking. The pasture provides grazing for horses		0	
<b>Perceptual Aspects</b>	None	-1		
<b>Cultural Associations</b>	Military association to WWII		0	
<b>Total Score</b>	<b>-5</b>			

### Landscape Susceptibility

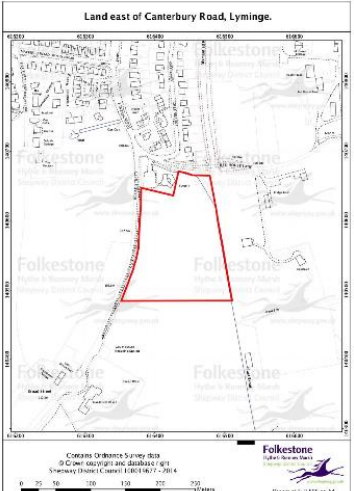
<b>Subtraction</b>	Low there are some trees (Oaks) that have potential but generally nothing of any significant merit	-1		
<b>Addition</b>	Any development would not represent an incongruous element in the countryside.	-1		
<b>Total Score</b>	<b>-2</b>			

## Landscape Sensitivity

Landscape Value	-5
Landscape Susceptibility	-2
Landscape Sensitivity	-7

Landscape Sensitivity																				
Low				Medium						High										
-10	-9	-8	-7	-6	-5	-4	-3	-2	-2	0	1	2	3	4	5	6	7	8	9	10

## Land East of Broad Street, Lyminge (SHLAA ref: 605) Policy ND4

 <p>Land east of Canterbury Road, Lyminge.</p> <p>Folkestone</p> <p>0 25 50 100 150 200 250</p> <p>© Crown Copyright and database right Imagery © Ordnance Survey 1:50,000 (2014)</p> <p>Folkestone Digital Ordnance Survey</p> <p>Sheet 111, 2, 333 of 34</p>	<h3>Key Characteristics</h3> <ul style="list-style-type: none"> <li>• Well maintained small segment of golf course</li> <li>• Screened to a greater or lesser extent on three sides but open to the south</li> <li>• The boundary with the main body of the golf course is notional.</li> <li>• Edge of settlement adjacent to main through road</li> </ul>
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## Site Photographs

		
<b>View looking east towards disused former railway embankment, showing boundary planting</b>	<b>View looking south into the main body of the golf course</b>	<b>View of site looking west, the Canterbury Road is just behind the boundary vegetation</b>

## Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	The land is well maintained for its purpose, but it is a land typology that is not representative of the AONB, the golf course itself is an intrusion on the surrounding countryside		0	
<b>Scenic Quality</b>	The golf course itself is bland, the boundary planting does provide interest, views beyond the site are important. Looking at the golf course from its surroundings it is apparent that it is not representative of the richness of the character of the AONB		0	
<b>Rarity</b>	The hedgerows are characteristic of the AONB		0	
<b>Representativeness</b>	Nothing of any significant merit	-1		
<b>Conservation Interests</b>	The boundary planting is of value		0	
<b>Recreation Value</b>	The site is a golf course, which although crossed by a public footpath is singular in terms of its recreational value. It is only a very small percentage of land that would be taken out of use. So the impact of the site on the recreational value is inconsequential		0	
<b>Perceptual Aspects</b>	The area is pleasant with wide views		0	

<b>Cultural Associations</b>	None that are known of	-1		
<b>Total Score</b>	<b>-2</b>			

**Landscape Susceptibility**

<b>Subtraction</b>	As long as the boundary treatments are safeguarded there are no key characteristics or landscape elements that would be lost as a result of this site being developed	-1		
<b>Addition</b>	Development is to the edge of the village but adjoins it, with a suitable density and with the right design this would not represent an incongruous element within the landscape		0	
<b>Total Score</b>	<b>-1</b>			

**Landscape Sensitivity**

<b>Landscape Value</b>	-2
<b>Landscape Susceptibility</b>	-1
<b>Landscape Sensitivity</b>	-3

<b>Landscape Sensitivity</b>																				
<b>Low</b>							<b>Medium</b>							<b>High</b>						
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

## Camping and Caravan Site, Minnis Lane, Stelling Minnis (SHLAA ref: 635) Policy ND7

	<h3>Key Characteristics</h3> <ul style="list-style-type: none"> <li>• Strong boundary vegetation, with mix of trees and scrub</li> <li>• Amenity grass for informal recreation and for caravans</li> <li>• Enclosed by development on two sides</li> <li>• Restricted views out of the site</li> </ul>
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## Site Photographs

<p><b>View looking east towards Minnis Lane</b></p>	<p><b>Mobile homes align the boundaries to the rear of the pub</b></p>	<p><b>View looking west along Crown Lane. The site is behind the hedge on the left hand side of the picture</b></p>

## Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	The site is in reasonable condition		0	
<b>Scenic Quality</b>	The site is of moderate scenic quality		0	
<b>Rarity</b>	Although a little overgrown the hedges / boundary vegetation are generally thick with a good mix of species		0	
<b>Representativeness</b>	Hedges are recorded within the key characteristics of the AONB		0	
<b>Conservation Interests</b>	The hedgerows / boundary vegetation is valuable for birds and small mammals and insects		0	
<b>Recreation Value</b>	Provision for informal recreation in the small field adjacent to the land enclosed for caravans.		0	
<b>Perceptual Aspects</b>	Overall the site is pleasant although some litter and some of the caravans are visual detractors		0	
<b>Cultural Associations</b>	None that are known of	-1		
<b>Total Score</b>	<b>-1</b>			

## Landscape Susceptibility

<b>Subtraction</b>	It the boundary hedging / boundary vegetation can be retained / improved and the development were at a suitable low density, recognising that of the surrounding area no key characteristics will be removed	-1		
<b>Addition</b>	At a suitable density a development here will not represent an incongruous elements within the landscape	-1		
<b>Total Score</b>	<b>-2</b>			




## Landscape Sensitivity

<b>Landscape Value</b>	<b>-1</b>
<b>Landscape Susceptibility</b>	<b>-2</b>





## Site Photographs

		
<b>View of unmanaged pasture and boundary vegetation with the A260 beyond</b>	<b>View looking across the site to the houses in Coach Road</b>	<b>View looking north along the A260 to the front of the site</b>

## Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	Dormant pasture; farmland is a primary characteristic of the AONB. The site has an edge of settlement feel as the A260 is intrusive.		0	
<b>Scenic Quality</b>	Reasonable, the site opens to countryside to the west		0	
<b>Rarity</b>	Nothing that is apparent		0	
<b>Representativeness</b>	The hedges and pasture are characteristic of the AONB but are commonplace		0	
<b>Conservation Interests</b>	The hedgerows and long unmanaged grass provide habitat		0	
<b>Recreation Value</b>	A foot path crosses the site		0	
<b>Perceptual Aspects</b>	The proximity to the A260 is a detractor	-1		
<b>Associations</b>	None that are known of	-1		
<b>Total Score</b>	<b>-2</b>			

**Landscape Susceptibility**

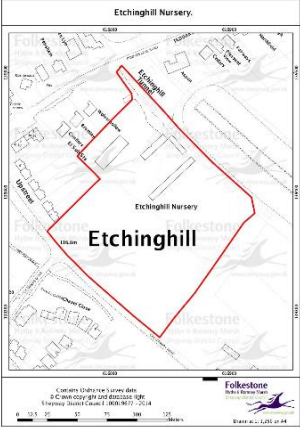
<b>Subtraction</b>	The boundary hedging is the most important aspect of the site, it is likely that this will be able to be retained were the site to be developed.	-1		
<b>Addition</b>	If development skirts the adjacent roads (as shown in Area 1 on the site location map) the development would be infill within Densole. The proposals retain an area of open land within the site (Area 2)		0	
<b>Total Score</b>	-1			

**Landscape Sensitivity**

<b>Landscape Value</b>	-2
<b>Landscape Susceptibility</b>	-1
<b>Landscape Sensitivity</b>	-3

<b>Landscape Sensitivity</b>																				
<b>Low</b>							<b>Medium</b>							<b>High</b>						
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

## Etchinghill Nursery (SHLAA Ref: 418) Policy ND9

 <p>The map shows the Etchinghill Nursery site outlined in red. It is situated in a residential area with streets like Etchinghill, Etchinghill Road, and Etchinghill Lane. The site is adjacent to a railway cutting on the north-eastern boundary and Canterbury Road on the south-western boundary. The map includes a scale bar and a north arrow.</p>	<h3>Key Characteristics</h3> <ul style="list-style-type: none"><li>• Derelict land</li><li>• Some minor remaining structures</li><li>• The deep cutting for the disused railing line forms the north eastern boundary</li><li>• Adjoins existing development on the north western and south western boundaries</li><li>• Adjacent to the Canterbury Road</li></ul>
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## Site Photographs

 <p>A wide-angle photograph showing a large, open, derelict area with overgrown grass and weeds. In the background, there is a small, simple building and a line of trees under a cloudy sky.</p>	 <p>A photograph showing a view looking north-east along a deep railway cutting. A small, dilapidated structure is visible in the distance, and the ground is covered in grass and weeds.</p>	 <p>A photograph showing a view of boundary vegetation, including trees and bushes, adjacent to Canterbury Road. The ground is covered in fallen leaves.</p>
<p><b>Internal view of site, open derelict land</b></p>	<p><b>View looking north east, along the line of the railway cutting</b></p>	<p><b>View showing boundary vegetation with Canterbury Road</b></p>

### Landscape Value

Criteria	Description	Low	Med	High
Landscape Quality (Condition)	Poor, although boundary vegetation is of value		0	
Scenic Quality	Low	-1		
Rarity	Nothing of merit	-1		
Representativeness	Nothing of merit	-1		
Conservation Interests	The boundaries offer some habitat		0	
Recreation Value	None, there is no public access to the site	-1		
Perceptual Aspects	Low	-1		
Associations	None that are known of	-1		
<b>Total Score</b>	<b>-6</b>			

### Landscape Susceptibility

<b>Subtraction</b>	The vegetation and hedging around the edge of the site is the only feature of any value. This is one small building within the site that resembles a lookers hut, which is in a poor state of repair that may be of value	-1		
<b>Addition</b>	With the right density / sufficient open space the development should not represent an incongruous element within the landscape.	-1		
<b>Total Score</b>	<b>-2</b>			

### Landscape Sensitivity

Landscape Value	-6
Landscape Susceptibility	-2
<b>Landscape Sensitivity</b>	<b>-8</b>

Landscape Sensitivity																				
Low							Medium							High						
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

**Land adjacent to the Golf Course, Etchinghill (SHLAA ref: 419) Policy ND10**

	<p><b>Key Characteristics</b></p> <ul style="list-style-type: none"> <li>• Site within the grounds of the golf course</li> <li>• Amenity mown grass bordered and intersected with mature trees</li> <li>• Adjoins existing low density development to the south and west, other boundaries merge with the rest of the golf course and its associated functions</li> <li>• The disused railway line set within a deep cutting forms the eastern boundary to the site</li> <li>• Within close proximity to the Canterbury Road</li> </ul>
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## Site Photographs

		
<b>View looking east towards the disused railway line</b>	<b>View looking south towards the proposed development site</b>	<b>The existing entrance to the site</b>

## Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	The trees are the dominant and most important landscape characteristic, the mown grass is a pleasant foil for them and appropriate for the setting.			<b>+1</b>
<b>Scenic Quality</b>	Good, the trees enclose much of the site, it has a contained, slightly intimate feel.			<b>+1</b>
<b>Rarity</b>	The mature trees are important landscape features			<b>+1</b>
<b>Representativeness</b>	It is amenity land and as such is not representative of the key characteristics of the AONB	<b>-1</b>		
<b>Conservation Interests</b>	Trees provide habitat, the grass sward is intensively managed and of little ecological value		<b>0</b>	
<b>Recreation Value</b>	The site is amenity space for the golf course and is not necessarily accessible to the public		<b>0</b>	
<b>Perceptual Aspects</b>	The trees are significant			<b>+1</b>
<b>Associations</b>	None that are known of	<b>-1</b>		
<b>Total Score</b>	<b>2</b>			

### Landscape Susceptibility

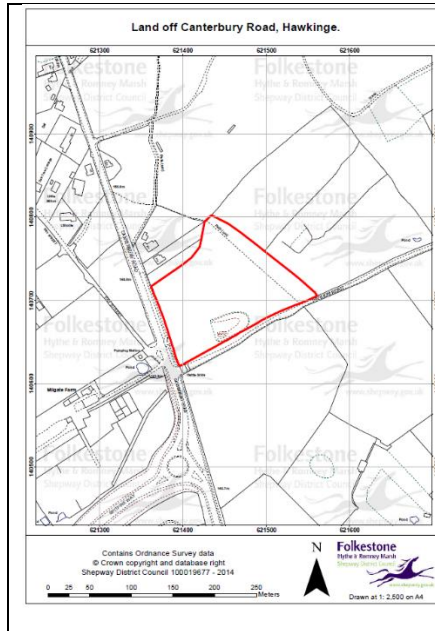
<b>Subtraction</b>	The trees are significant landscape elements that need to be preserved		<b>0</b>	
<b>Addition</b>	At a low density with sufficient open space a development here would not represent an incongruous element with Etchingill / the AONB		<b>0</b>	
<b>Total Score</b>				0

### Landscape Sensitivity

<b>Landscape Value</b>	<b>2</b>
<b>Landscape Susceptibility</b>	<b>0</b>
<b>Landscape Sensitivity</b>	<b>2</b>

<b>Landscape Sensitivity</b>																				
<b>Low</b>							<b>Medium</b>							<b>High</b>						
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

## Land West of Canterbury Road, Hawkinge (SHLAA ref: 399)



### Key Characteristics

- Pleasing landscape with an intimate scale
- Gentle topography
- Strong boundary and internal vegetation
- Role in separating Hawkinge from Densole

## Site Photographs



View looking towards the north east of the site



## Landscape Value

Criteria	Description	Low	Med	High
Landscape Quality (Condition)	The landscape is pasture with boundary vegetation.		0	
Scenic Quality	The topography gently slopes down towards the centre of the field. This combined with the manner in which the field appears to gently curve and the vegetation provides a very pleasant view along the line of the field.			+1
Rarity	The scale combined with topography and vegetation provide a distinct character although it is formed from standard landscape elements			+1
Representativeness	Hedges are recorded within the key characteristics of the AONB		0	
Conservation Interests	The hedgerows / boundary vegetation is valuable for birds and small mammals and insects			+1
Recreation Value	There is a footpath that crosses the field		0	
Perceptual Aspects	The landscape offers a pleasant vista and has a strong sense of place			+1
Associations	There are none that are known of	-1		
<b>Total Score</b>				<b>+3</b>

## Landscape Susceptibility

Subtraction	The intimate nature of the site, a product of the topography, scale and vegetation would be lost if it were to be developed.			+1
Addition	The area in which the site is located is relatively undeveloped and is important as it is part of the land that separates Hawkinge from Densole			+1
<b>Total Score</b>				<b>+2</b>

## Landscape Sensitivity

Landscape Value	<b>+3</b>
Landscape Susceptibility	<b>+2</b>

<b>Landscape Sensitivity</b>	<b>+5</b>
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<b>Landscape Sensitivity</b>																				
<b>Low</b>							<b>Medium</b>							<b>High</b>						
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

**Land South West of Canterbury Road, Hawkinge (SHLAA ref: 388)**

	<p><b>Key Characteristics</b></p> <ul style="list-style-type: none"> <li>• Intimate, enclosed site</li> <li>• Strong topography</li> <li>• Surrounding vegetation</li> <li>• Views to the south, south west and south east</li> </ul>
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## Site Photographs

		
<b>View looking east</b>	<b>Looking south more extensive views are evident from this site</b>	<b>View looking west</b>

## Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	Reasonable pasture		0	
<b>Scenic Quality</b>	The views above the site to the south are impressive.			+1
<b>Rarity</b>	The combination of the trees in the adjacent Killing Wood and boundary scrub is relatively distinctive		0	
<b>Representativeness</b>	Hedges are recorded within the key characteristics of the AONB		0	
<b>Conservation Interests</b>	Vegetation provides habitat		0	
<b>Recreation Value</b>	The area is used for grazing so whilst it is not open to the public it does offer some recreational value and the quality of the landscape and views would no doubt add to the enjoyment of those using the field.		0	
<b>Perceptual Aspects</b>	The views out of the site towards the edge of the North Downs and Folkestone are impressive.			+1

<b>Associations</b>	None that are known of	-1		
<b>Total Score</b>				<b>+1</b>

**Landscape Susceptibility**

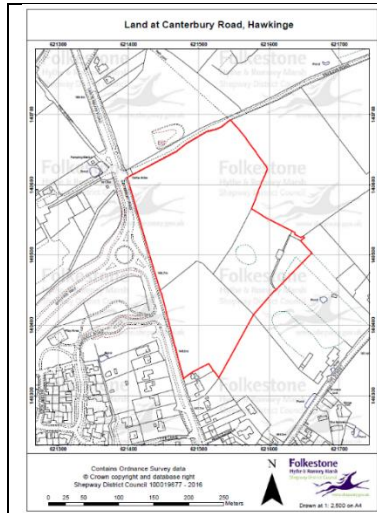
<b>Subtraction</b>	There is likely to be an impact on the existing vegetation were the site to be developed		<b>0</b>	
<b>Addition</b>	Any development here is likely to be visible on the side of the hill, which is currently one that is largely green		<b>0</b>	
<b>Total Score</b>				<b>0</b>

**Landscape Sensitivity**

<b>Landscape Value</b>		<b>+1</b>
<b>Landscape Susceptibility</b>		<b>0</b>
<b>Landscape Sensitivity</b>		<b>+1</b>

<b>Landscape Sensitivity</b>																				
<b>Low</b>						<b>Medium</b>						<b>High</b>								
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

## Land at Canterbury Road, Hawkinge (SHLAA ref: 1001)



### Key Characteristics

- Group of paddocks with area of valuable woodland to the south
- Pleasant topography, gently sloping
- Role in separating Hawkinge and Densole

## Site Photographs



View west down towards the main road



Area of protected woodland



Heavily grazed pasture

## Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	Heavily grazed pasture and a substantial area of valuable woodland			+1
<b>Scenic Quality</b>	The pasture is relatively barren, but the gentle topography has aesthetic value. The mass of woodland is important in terms of the value it brings to this edge of town site.			+1
<b>Rarity</b>	The woodland is particularly significant			+1
<b>Representativeness</b>	The size of the woodland makes it particularly important in the context of the AONB			+1
<b>Conservation Interests</b>	The woodland is of significant value			+1
<b>Recreation Value</b>	The site has some recreational value in terms of providing grazing and public footpath.		0	
<b>Perceptual Aspects</b>	The open nature of the pasture is pleasant and reinforced by the backdrop of the woodland which also encloses the road (A260).		0	
<b>Associations</b>	Nothing that is known of		0	
<b>Total Score</b>				+5

## Landscape Susceptibility

<b>Subtraction</b>	The open nature of the site and woodland is important in the context of the area. This would be lost if it were to be developed.			+1
<b>Addition</b>	Development would be incompatible with open nature of the site and the dense nature of the woodland.			+1
<b>Total Score</b>				2

## Landscape Sensitivity

<b>Landscape Value</b>	+5
------------------------	----

Landscape Susceptibility	+2
Landscape Sensitivity	+7

Landscape Sensitivity																				
Low							Medium							High						
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

## Land South West of Broad Street, Lyminge (SHLAA ref: PO4)

<p>PO 4 - Land South West of Broad Street, Lyminge.</p> <p>06-Jul-2018          Drawn:          Brian Harper          Drawing:          1640SPORC</p> <p>Contains Ordnance Survey data          © Crown copyright and database right          Folkestone &amp; Hythe Council 100019877 - 2018</p> <p>Folkestone &amp; Hythe          Council</p> <p>Drawn at 1:2,500 on A4</p>	<h3>Key Characteristics</h3> <ul style="list-style-type: none"> <li>• Glimpsed views through trees from Canterbury Road</li> <li>• Gently rolling topography</li> <li>• Green buffer to the south of the village</li> </ul>
--	---

## Site Photographs

<p>View looking into field from north east corner</p>	<p>Land slopes upwards</p>	<p>Green edge to the village</p>



## Key Characteristics

### Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	The area is well maintained pasture.			+1
<b>Scenic Quality</b>	Aesthetically the land is picturesque, rising gently from the road from which it is partially screened by a line of trees.			+1
<b>Rarity</b>	As with many landscapes it is the combination of features and partial screening from the road that make this site attractive		0	
<b>Representativeness</b>	The rolling topography and boundary vegetation is typical of the AONB			+1
<b>Conservation Interests</b>	The site is relatively sterile internally but the boundary vegetation to the east adjacent to the Canterbury Road is of value		0	
<b>Recreation Value</b>	Nothing of any merit	-1		
<b>Perceptual Aspects</b>	The glimpses of this pasture at the edge Lyminge are attractive		0	
<b>Associations</b>	There are none that are known of	-1		
<b>Total Score</b>				+1

### Landscape Susceptibility

<b>Subtraction</b>	The open nature of the landscape, visible on the slope through the trees would be lost if this land were to be built upon			+1
<b>Addition</b>	Development on this land would extend the built edge of the village. The topography is likely to increase the visibility of any development. Development would represent an incongruous element in the landscape			+1
<b>Total Score</b>				+2

### Landscape Sensitivity

<b>Landscape Value</b>				+1
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Landscape Susceptibility	+2
Landscape Sensitivity	+3

Landscape Sensitivity																				
Low							Medium							High						
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

### Blackhorse Farm Caravan Park, Densole (SHLAA ref: 617)

<p>Black Horse Caravan Site, 385 Canterbury Road, Densole.</p>	<h4>Key Characteristics</h4> <ul style="list-style-type: none"> <li>• Neat and well maintained</li> <li>• Caravans and facilities within the main body of the site are set amongst trees and vegetation</li> <li>• The front of the site (bordering Canterbury Road) is largely devoid of any structural vegetation and contains a number of small buildings</li> </ul>
--	---

## Site Photographs

		
<p>Caravan pitches, surrounded by amenity grass</p>	<p>The site is softened by structural vegetation</p>	<p>The site is well maintained</p>

## Landscape Value

Criteria	Description	Low	Med	High
Landscape Quality (Condition)	The area is well maintained.			+1
Scenic Quality	This is a pleasant but functional site		0	
Rarity	The trees on site are important		0	
Representativeness	The site is not representative of its immediate surroundings or the AONB	-1		
Conservation Interests	The trees on site are of value		0	
Recreation Value	The primary function of the site is to provide recreation			+1
Perceptual Aspects	The site is welcoming, attractive and functional		0	
Associations	There are none that are known of	-1		
<b>Total Score</b>				<b>0</b>

### Landscape Susceptibility

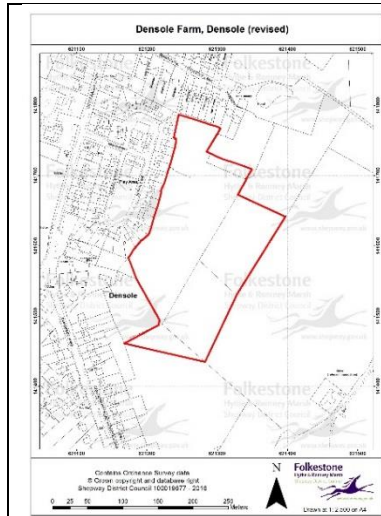
<b>Subtraction</b>	The site is at the edge of the development line of Densole but its size and orientation contradict the existing arrangement of development. If developed it would mean the loss of open space, as caravans and structures on the majority of the site are temporary and there would inevitably be the loss of trees		<b>0</b>	
<b>Addition</b>	The boundary line of the site differs from that in existence, development here would represent an incongruous element in the landscape.		<b>0</b>	
<b>Total Score</b>				<b>0</b>

### Landscape Sensitivity

<b>Landscape Value</b>	<b>0</b>
<b>Landscape Susceptibility</b>	<b>0</b>
<b>Landscape Sensitivity</b>	<b>0</b>

<b>Landscape Sensitivity</b>																				
<b>Low</b>							<b>Medium</b>							<b>High</b>						
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	<b>0</b>	1	2	3	4	5	6	7	8	9	10

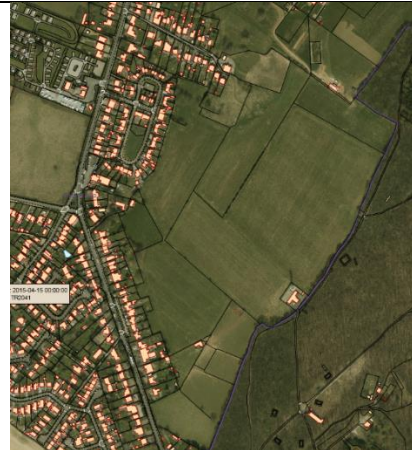
## Densole Farm (SHLAA ref: 303a)



### Key Characteristics

- Open arable land to the east of the building line of Densole
- Some boundary vegetation and standing trees
- Poor access

### Site Photographs



Arial image showing that the site is all agricultural pasture, with Reinden Woods to the east of it

### Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	The land appears to be actively managed pasture (GIS) it can be viewed as part of a larger open landscape strip that runs to the west of Reinden Woods.			<b>+1</b>
<b>Scenic Quality</b>	The land should be considered in conjunction with the wider open belt of land that separates Densole from Reinden Wood, its open nature is important in the context of the greater area.			<b>+1</b>
<b>Rarity</b>	The expanse of open land is of value		<b>0</b>	
<b>Representativeness</b>	Fairly typical of AONB		<b>0</b>	
<b>Conservation Interests</b>	These are likely to be minimal	<b>-1</b>		
<b>Recreation Value</b>	The site is working land and has no recreational value	<b>-1</b>		
<b>Perceptual Aspects</b>	As stated the site is part of the wider belt of land that separates Densole from Reinden Wood. This is a large scale landscape, which is why this important. It needs to be viewed in context for its overall openness			<b>+1</b>
<b>Associations</b>	None that are known of	<b>-1</b>		
<b>Total Score</b>				<b>0</b>

### Landscape Susceptibility

<b>Subtraction</b>	The openness of the total landscape of which this site is a part would be lost as a result of development		<b>0</b>	
<b>Addition</b>	Building here would represent an incongruous element in the landscape			<b>+1</b>
<b>Total Score</b>				<b>+1</b>

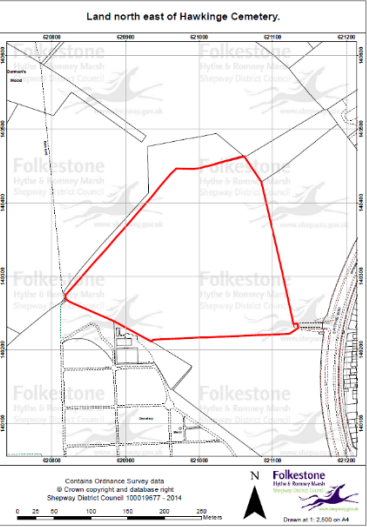
### Landscape Sensitivity

<b>Landscape Value</b>	<b>0</b>
<b>Landscape Susceptibility</b>	<b>+1</b>

<b>Landscape Sensitivity</b>	<b>+1</b>
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<b>Landscape Sensitivity</b>																				
<b>Low</b>							<b>Medium</b>							<b>High</b>						
<b>-10</b>	<b>-9</b>	<b>-8</b>	<b>-7</b>	<b>-6</b>	<b>-5</b>	<b>-4</b>	<b>-3</b>	<b>-2</b>	<b>-1</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>

**Land north east of Hawkinge Cemetery (SHLAA ref: 616)**

 <p style="font-size: small;">         Contains Ordnance Survey data          © Crown copyright and database right          Shepway District Council 10019677 - 2014          Folkestone Hythe &amp; Romney Marsh          Scale: 1:2,500 or A4       </p>	<p><b>Key Characteristics</b></p> <ul style="list-style-type: none"> <li>• Large site outside the existing building line of Hawkinge.</li> <li>• Single access point</li> <li>• Developing scrub, likely to be disused pasture</li> </ul>
--	---

## Site Photographs

		
<b>View looking south west</b>	<b>Scrub layer vegetation is evident within the site</b>	<b>A mixture of scrub and open grassland is good habitat for wildlife</b>

## Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	The landscape is effectively unmanaged and being colonised by trees and scrub. This has a high potential for wildlife.		0	
<b>Scenic Quality</b>	From its entrance point the site can be viewed as part of the wider landscape		0	
<b>Rarity</b>	If left untended it has the potential to become important for wildlife		0	
<b>Representativeness</b>	As it is effectively unmanaged and in its current form it is not typical of the surrounding area or the AONB but has significant potential to become valuable scrub/ woodland.		0	
<b>Conservation Interests</b>	These are high, patches of grassland and scrub providing habitat for birds, mammals and insects			+1
<b>Recreation Value</b>	There is no public access to the site	-1		
<b>Perceptual Aspects</b>	The wild nature of the site is appealing			+1
<b>Associations</b>	There are none that are known of	-1		
<b>Total Score</b>				<b>0</b>



### Landscape Susceptibility

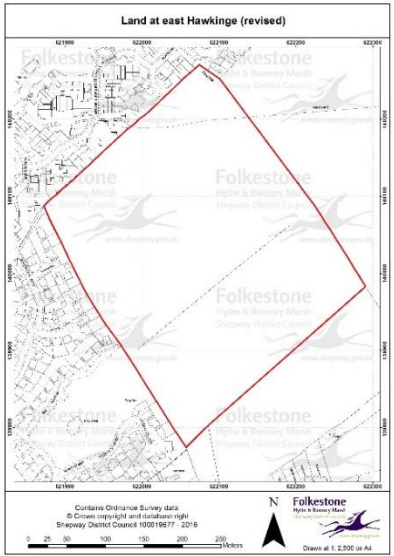
<b>Subtraction</b>	The loss of this area to development would mean the loss of 'openness' within a larger area of open space and the loss of an area which is beneficial to wildlife. Any development would be very visible.			<b>+1</b>
<b>Addition</b>	The construction of housing within this area, outside of the existing building line would represent an incongruous element within the landscape.			<b>+1</b>
<b>Total Score</b>				<b>+2</b>

### Landscape Sensitivity

<b>Landscape Value</b>		<b>0</b>
<b>Landscape Susceptibility</b>		<b>+2</b>
<b>Landscape Sensitivity</b>		<b>+2</b>

<b>Landscape Sensitivity</b>																				
<b>Low</b>							<b>Medium</b>							<b>High</b>						
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

## Land at East Hawkinge (SHLAA ref: 316)

	<h3>Key Characteristics</h3> <ul style="list-style-type: none"><li>• Managed arable farmland</li><li>• Largely devoid of vegetation except for around the boundaries</li><li>• Part of a wider open farmed landscape</li></ul>
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## Site Photographs

		
<p><b>View to the south of the site</b></p>	<p><b>View to the north of the site</b></p>	<p><b>View to the east of the site. These photos show that this is a very large scale agricultural field</b></p>

### Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	Actively managed agricultural land		0	
<b>Scenic Quality</b>	The area is part of a wider open landscape it is that of intensively managed farmland.		0	
<b>Rarity</b>	Nothing of merit	-1		
<b>Representativeness</b>	The large field, which is the site and those that surround it would not be associated with the most important parts of the AONB		0	
<b>Conservation Interests</b>	Nothing of merit	-1		
<b>Recreation Value</b>	This is managed agricultural land with a public footpath		0	
<b>Perceptual Aspects</b>	The open nature of the land and 'big sky' have a certain merit		0	
<b>Associations</b>	None that are known of	-1		
<b>Total Score</b>				<b>-3</b>

### Landscape Susceptibility

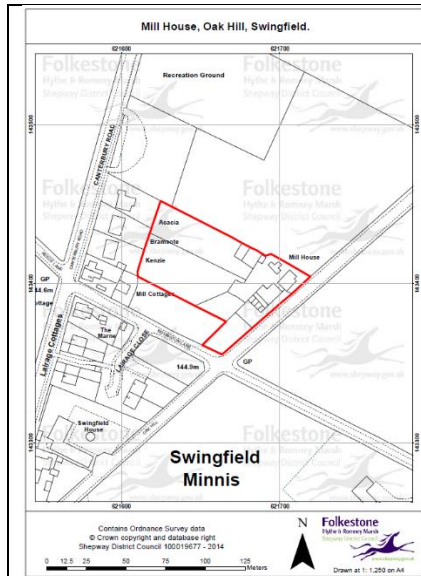
<b>Subtraction</b>	Because of the nature of the boundary it is possible that this piece of land could be assimilated into the town of Hawkinge.		0	
<b>Addition</b>	New development would erode existing open space		0	
<b>Total Score</b>				<b>0</b>

### Landscape Sensitivity

<b>Landscape Value</b>		<b>-3</b>
<b>Landscape Susceptibility</b>		<b>0</b>
<b>Landscape Sensitivity</b>		<b>-3</b>

Landscape Sensitivity																				
Low							Medium							High						
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

### Mill House Swingfield (SHLAA ref: 634)



### Key Characteristics

- Poor grassland
- Contained by Mill House and a row of houses facing Canterbury Road

## Site Photographs



## Landscape Value

Criteria	Quality	Description	Low	Med	High
Landscape (Condition)		Heavily used grassland	-1		
Scenic Quality		The area is a little adhoc in its nature		0	
Rarity		There is nothing of merit	-1		
Representativeness		There is nothing of merit	-1		
Conservation Interests		There is nothing of merit	-1		
Recreation Value		There is no public access.	-1		
Perceptual Aspects		Poor	-1		
Associations		Nothing that is known of	-1		
<b>Total Score</b>					<b>-7</b>

### Landscape Susceptibility

<b>Subtraction</b>	There are no key characteristics or landscape elements that would be lost as a result of development	-1		
<b>Addition</b>	Development of this site would be difficult because of the orientation of the existing houses.		0	
<b>Total Score</b>				-1

### Landscape Sensitivity

<b>Landscape Value</b>		-7
<b>Landscape Susceptibility</b>		-1
<b>Landscape Sensitivity</b>		-8

<b>Landscape Sensitivity</b>																				
<b>Low</b>						<b>Medium</b>								<b>High</b>						
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

## Hilltop Farm (SHLAA ref: 633)



### Key Characteristics

- Derelict land
- Not easily accessible

### Site Photograph



**View of site in the background, partial screened by boundary vegetation. Due to the nature of the topography the impact of any development would need to be carefully considered**

### Landscape Value

Criteria	Description	Low	Med	High
Landscape Quality (Condition)	Poor, derelict buildings and in an overgrown yard	-1		
Scenic Quality	Low	-1		
Rarity	Nothing is apparent that is of any merit	-1		
Representativeness	Nothing of merit	-1		
Conservation Interests	The developing vegetation will be of some merit for wildlife		0	
Recreation Value	None	-1		
Perceptual Aspects	Nothing of any merit	-1		
Associations	None that are known of	-1		
<b>Total Score</b>				<b>-7</b>

### Landscape Susceptibility

Subtraction	There is nothing of significance that should be retained		0	
Addition	There is a public footpath to the west of the site, the view from which may be affected by the development of this site		0	
<b>Total Score</b>				<b>0</b>

### Landscape Sensitivity

Landscape Value		<b>-7</b>
Landscape Susceptibility		<b>0</b>
Landscape Sensitivity		<b>-7</b>

Landscape Sensitivity	
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<b>Low</b>				<b>Medium</b>						<b>High</b>										
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

### Land adjoining Lyndon Hall (SHLAA ref: 691)

	<h4>Key Characteristics</h4>
	<ul style="list-style-type: none"> <li>• Grassed area with some trees at the edge of the village</li> <li>• Wider views/ Elham Valley</li> <li>• Former garden for historic house</li> </ul>

## Site Photographs

		
<b>View from Canterbury Road</b>	<b>Site boundary along Canterbury Road</b>	<b>Potential secondary access?</b>

## Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	The land appears to be a well landscaped mature garden		0	
<b>Scenic Quality</b>	The site opens out to extensive views to the north / north east, an extensive agricultural landscape			+1
<b>Rarity</b>	This garden of trees set amongst grass at the edge of the village provides a good transition between the built form of the village itself and the wider open agricultural landscape.			+1
<b>Representativeness</b>	This very large garden around a historic home is an important element in the context of Lyminge and the wider AONB.			+1
<b>Conservation Interests</b>	The trees are of value and the setting of the listed building.		0	
<b>Recreation Value</b>	Public recreation is low but as a private garden it would have some value		0	
<b>Perceptual Aspects</b>	The site has an intimate nature		0	
<b>Associations</b>	There are none that are known of	-1		
<b>Total Score</b>				+2

### Landscape Susceptibility

<b>Subtraction</b>		Development on this location would mean the loss of a pleasant area that draws the open countryside very close to the centre of Lyminge			<b>+1</b>
<b>Addition</b>		Development here would mean the loss of some important characteristics		<b>0</b>	
<b>Total Score</b>					<b>+1</b>

### Landscape Sensitivity

<b>Landscape Value</b>		<b>+2</b>
<b>Landscape Susceptibility</b>		<b>+1</b>
<b>Landscape Sensitivity</b>		<b>+3</b>

<b>Landscape Sensitivity</b>																				
<b>Low</b>							<b>Medium</b>							<b>High</b>						
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

**Site at Red House Lane (SHLAA ref PO5):**

	<p><b>Key Characteristics</b></p>
<ul style="list-style-type: none"> <li>• Enclosed grass field used for horse grazing at the southernmost edge of the village</li> </ul>	

**Site photographs**

<p><b>Rural lane up to site</b></p>	<p><b>Viewing the site from the south looking north</b></p>	<p><b>Disused railway embankment</b></p>

## Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	The site is part of a network of paddocks which is contained by trees on three sides. The sward is quite diverse and meadow-like in nature.			+1
<b>Scenic Quality</b>	The enclosure provides privacy and creates a relatively relaxing space, which has a strong aesthetic reinforced by its meadow-like nature.			+1
<b>Rarity</b>	The proportions and nature of this space in conjunction with its gentle topography and vegetation are relatively unusual within the AONB			+1
<b>Representativeness</b>	The arrangement of landscape elements are important in the context of the AONB.			+1
<b>Conservation Interests</b>	The level of shelter around the boundary and presence of wildflowers would provide important habitat for mammals, birds and insects			+1
<b>Recreation Value</b>	It appears to be private grazing for horses.		0	
<b>Perceptual Aspects</b>	A pleasant secluded space			+1
<b>Associations</b>	None that are known of	-1		
<b>Total Score</b>				+5

## Landscape Susceptibility

<b>Subtraction</b>	This space is different because of the level of enclosure. Its size and proportions give it a relatively intimate scale. Any development would erode these characteristics			+1
<b>Addition</b>	There is low density development to the east of the disused railway line, but the majority of the settlement lies to the west. Development in this area would erode the rural character.			+1
<b>Total Score</b>				+2

## Landscape Sensitivity

Landscape Value	+5
Landscape Susceptibility	+2
Landscape Sensitivity	+7

Landscape Sensitivity																				
Low							Medium						High							
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

## Site at Teddars Leas Road (SHLAA ref: 327)

<p>Land off Teddars Leas Road, Etchinghill.</p> <p>Etchinghill</p> <p>Contains Ordnance Survey data © Crown copyright and database right Shoreham District Council 10001677, 2014</p> <p>Folkestone Shoreham District Council</p> <p>Scale at 1:2,500 on A4</p>	<h3>Key Characteristics</h3> <ul style="list-style-type: none"> <li>• Narrow rectangular field at the edge of the golf course</li> <li>• Strong boundary vegetation adjacent to Teddars Leas Road</li> <li>• Adjacent to 432a Teddars Leas Road, Etchinghill North</li> </ul>
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## Site photographs

		
<b>Looking west towards disused railway embankment</b>	<b>Narrow site edged by hedgerow</b>	<b>Site access</b>

## Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape (Condition) Quality</b>	Well maintained, the grass is left to grow long during the summer months but this creates character and is beneficial to insects.			<b>+1</b>
<b>Scenic Quality</b>	The site has an intimate nature and human scale. It is a pleasant place; a linear field contained by dense hedgerows that rises to the east. Beyond the field boundaries extensive views open up across the golf course.			<b>+1</b>
<b>Rarity</b>	The arrangement of the landscape elements gives this field a particular character		<b>0</b>	
<b>Representativeness</b>	A grass field bounded by hedgerows within a larger open area is one characteristic of the AONB.		<b>0</b>	
<b>Conservation Interests</b>	The dense hedgerows and meadow provide habitat for birds, mammals and insects.		<b>0</b>	
<b>Recreation Value</b>	The field is accessible to the public and part of the golf course		<b>0</b>	
<b>Perceptual Aspects</b>	The field is a small open area adjacent to the built development within the village that gives it a soft edge.			<b>+1</b>
<b>Associations</b>	None that are known of.	<b>-1</b>		

<b>Total Score</b>	<b>+2</b>
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**Landscape Susceptibility**

<b>Subtraction</b>	Development on this site would mean the loss of the open nature of Teddars Leas Road			<b>+1</b>
<b>Addition</b>	Given the open nature of this site adjacent to existing development the field provides a soft edge to the village. Development would devalue this key characteristic.		<b>0</b>	
<b>Total Score</b>				<b>+1</b>

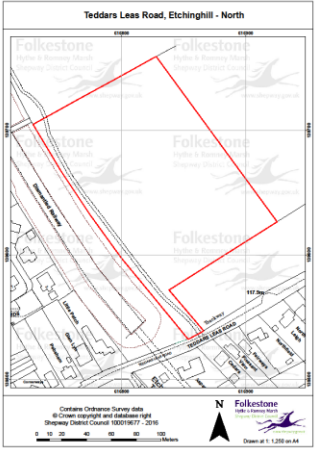
**Landscape Sensitivity**

<b>Landscape Value</b>	<b>+2</b>
<b>Landscape Susceptibility</b>	<b>+1</b>
<b>Landscape Sensitivity</b>	<b>+3</b>


<b>Landscape Sensitivity</b>																				
<b>Low</b>							<b>Medium</b>					<b>High</b>								
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10



## Teddars Leas Road North SHLAA ref: 423a

	<h3>Key Characteristics</h3> <ul style="list-style-type: none"><li>• Corner of golf course</li><li>• Adjacent to 327 Teddars Leas Road</li><li>• Adjacent to disused railway line, which provides a strong boundary to the west</li></ul>
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## Site photograph

	
<p>Ariel photo showing the site with the former railway line to the west</p>	

## Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	The site is part of the golf course and is well maintained for its purpose		0	
<b>Scenic Quality</b>	The site has extensive views		0	
<b>Rarity</b>	The site is functional but the former railway line boundary is an important feature		0	
<b>Representativeness</b>	The former railway line and associated vegetation is an important element within the AONB		0	
<b>Conservation Interests</b>	The majority of the site is maintained grass but the tree cover to the west is important habitat. The site borders the cutting for the former railway line, which is important in the context of the area.			+1
<b>Recreation Value</b>	The site is part of the golf course.			+1
<b>Perceptual Aspects</b>	The golf course is out of context with the character of the AONB, but this area shaded by the trees on the old railway line has a more intimate feel		0	
<b>Associations</b>	None that are known of	-1		
<b>Total Score</b>				+1

## Landscape Susceptibility

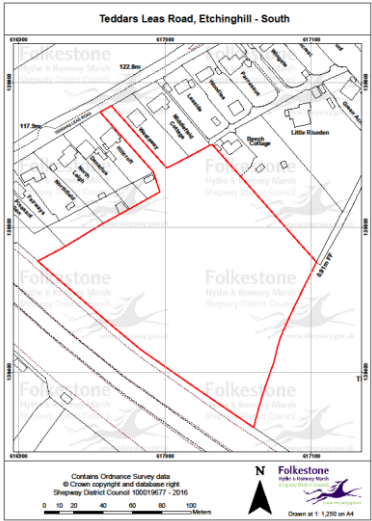
<b>Subtraction</b>	Development of the site would extend the built edge of the village and a loss of 'openness'.			+1
<b>Addition</b>	Given the open nature of the context of this site, development would represent an incongruous element within the landscape. It does not seem logical location in which to extend the built area of the village			+1
<b>Total Score</b>				+2

## Landscape Sensitivity

Landscape Value	+1
Landscape Susceptibility	+2
Landscape Sensitivity	+3

Landscape Sensitivity																				
Low							Medium					High								
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

## Teddars Leas Road South (SHLAA ref: 423 b)

	<h3>Key Characteristics</h3> <ul style="list-style-type: none"> <li>• Grazing enclosed by housing onto Teddars Leas Road and strong belts of vegetation</li> <li>• Adjacent to the disused railway line</li> <li>• Narrow access</li> </ul>
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## Site photographs

		
<b>Narrow access to site</b>	<b>Adjoining residential development</b>	<b>Grazed area beyond</b>

## Landscape Value

Criteria	Description	Low	Med	High
<b>Landscape Quality (Condition)</b>	The site is one of grazed pasture contained within a mature tree belt and backed onto by existing housing.		0	
<b>Scenic Quality</b>	The boundary planting provides a contained space		0	
<b>Rarity</b>	The proportions and arrangement of landscape elements within the site provide it with its own character		0	
<b>Representativeness</b>	The boundary formed by houses combined with the vegetated boundaries provides for a rural / residential character, which is synonymous with the AONB		0	
<b>Conservation Interests</b>	The trees are important in terms of wildlife			+1
<b>Recreation Value</b>	The field is grazed by horses.		0	
<b>Perceptual Aspects</b>	The landscape is aesthetically pleasing with its edge of rural village character		0	
<b>Associations</b>	None that are known of	-1		
<b>Total Score</b>				0

**Landscape Susceptibility**

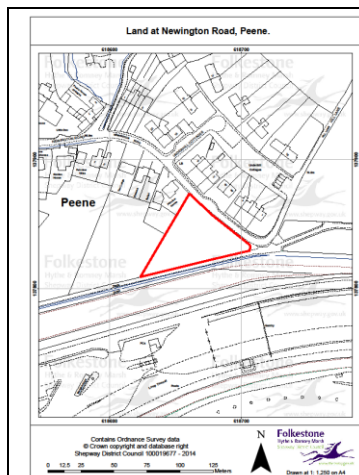
<b>Subtraction</b>	Development here would mean the loss of a pleasant open space		<b>0</b>	
<b>Addition</b>	Any development here would be back land development, which is considered to be out of character will the linear development along Teddars Leas Road			<b>+1</b>
<b>Total Score</b>				<b>+1</b>

**Landscape Sensitivity**

<b>Landscape Value</b>		<b>0</b>
<b>Landscape Susceptibility</b>		<b>+1</b>
<b>Landscape Sensitivity</b>		<b>+1</b>

<b>Landscape Sensitivity</b>																				
<b>Low</b>							<b>Medium</b>							<b>High</b>						
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

## Land at Peene (SHLAA ref: 422)



### Key Characteristics

- Small grass field on edge of settlement location
- Adjacent to and opposite existing houses

## Site photographs



**View of site, looking south west**



**Green buffer, with Channel Tunnel infrastructure beyond.**

### Landscape Value

Criteria	Description	Low	Med	High
Landscape Quality (Condition)	Grazed land	-1		
Scenic Quality	The site offers views of the Kent Downs but is close to the Channel Tunnel Terminal		0	
Rarity	A simple open paddock	-1		
Representativeness	There is nothing of any merit	-1		
Conservation Interests	There is nothing of any merit	-1		
Recreation Value	Provides grazing for ponies		0	
Perceptual Aspects	The views of the hills behind the village are significant			+1
Associations	None that are known of	-1		
<b>Total Score</b>				<b>-4</b>

### Landscape Susceptibility

Subtraction	There are no key landscape elements that would be lost as a result of development	-1		
Addition	Development on this site would intensify the built form at this end of the village and lose part of the open character		0	
<b>Total Score</b>				<b>-1</b>

### Landscape Sensitivity

Landscape Value		<b>-4</b>
Landscape Susceptibility		<b>-1</b>
<b>Landscape Sensitivity</b>		<b>-5</b>

Landscape Sensitivity																				
Low						Medium						High								
-10	-9	-8	-7	-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10

This study is part of the wider evidence base for the Places and Policies Local Plan which contains a number of housing allocations. Its purpose is to evaluate the landscape character of the sites that have been submitted to the council.

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