OTTERPOOL PARK

Environmental Statement Appendix 12.2: Landscape Character & Visual Amenity Assessment Tables

MARCH 2022

Landscape Character & Visual Amenity Assessment Tables

LANDSCAPE CHARACTER IMPACT ASSESSMENT TABLE

Definitions:
AS1 = Assessment scenario 1: Peak Construction Year
AS2 = Assessment scenario 2: Year 0 following completion
AS3 = Assessment scenario 3: Year 15 following completion
AS4 = Assessment scenario 4: Year 30 following completion
LCA = Landscape Character Area
KCC-LAK = Kent County Council, Landscape Assessment of Kent, 2004
SDC-HLLA = Shepway District Council: High Level Landscape Appraisal, 2017
ABC- LC SPD = Ashford Borough Council, Landscape Character Supplementary Planning Document, 2011
AONB-KDL = Countryside Commission, The Kent Downs Landscape, 1994
OPA = Outline Planning Application
OFMA = Otterpool Park Framework Masterplan Area (additional to the outline application boundary)

*Table 1 Landscape Character Receptor: SDC-HLLA LCA 05: **Postling Vale** - Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: As identified in the SDC-HLLA. And reinforced by analysis of the KCC-LAK.	**Moderate**: The proposed Development would be outside, and approximately 1.25km away from the southern boundary of this LCA at its closest point. Only a few of the LCA's key characteristics are susceptible to potential undue negative consequences arising from the Development. These include the far-reaching attractive views from the scarp and the remote character of the LCA. All other recognised key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development.	The Development during construction and operation would become a component within the far-reaching attractive views from the North Downs scarp through this LCA, but it would not change their fundamental integrity or their overall attractiveness, given: the broad panorama that would still be experienced (of which the Development would only be a moderately small part of); the strongly rural nature of the foreground and midground in such views that would remain; the current existence of built development in such views through the transport corridor at the base of the Vale of Holmesdale and on the greensand ridge; the maintenance of the skyline being formed by the wooded greensand ridge, Romney Marsh, the English Channel and occasionally, the High Weald; and the mitigation proposals (notably the structure planting) that once established would reduce the scale of the impact. Likewise, the sense of remoteness would be partly diminished by further proposed built-form, movement (particularly during the construction period) and lighting in some views from this LCA, but not to the extent that it no longer is a key characteristic of this LCA - given the; distance from the LCA to the Site; the broadness of panoramas (of which the Development would only be a part of); the escarpment's occasional wild, untamed areas, and the quieter, unhurried nature of the foot-slopes and their immediate setting beyond this. The scale of impact on both characteristics would be particularly felt at AS1 and AS2 when the structural planting proposals would have not established sufficiently to suitably visually integrate the proposed Development. By AS3 and AS4 the proposed structural planting along the Site's northern boundary, and that elsewhere within the proposed Development would substantially reduce the scale of the impact. All other key valued characteristics remain unaltered.	The few characteristics affected only occur across a moderately small degree of this LCA.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The operational change is considered predominantly permanent and irreversible, although after the proposed structural planting throughout and around the Site is established, the initial impacts felt in the far-reaching views from the LCA, and to the sense of remoteness would lessen.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain fundamentally unchanged, despite (after taking into account the embedded design, mitigation measures) some experiencing a small magnitude of adverse and predominantly irreversible change.
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified key valued characteristics, however, are considered resilient to potential changes resulting from the Development.		Magnitude of change: **Small** at AS1, AS2, AS3 and AS4 **- adverse.** The small scale of changes to the few key valued characteristics impacted upon would not markedly alter their fundamental nature and they would only be felt across a moderately small proportion of this LCA. Whilst these changes would be mostly permanent and irreversible, they would be felt less keenly with time as the proposed structural planting establishes and other mitigation measures become apparent. All other key valued characteristics remain unaltered. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

*Table 2 Landscape Character Receptor: SDC-HLLA LCA 05: **Postling Vale** - Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• Developments around Sellindge • Developments around Ashford There would be a lack of intervisibility between this LCA and the OFMA on account of the proposed Development having been constructed before the OFMA on intervening land, and the proposed mitigation planting between these having begun to establish by the time the OFMA construction has begun.	The addition of the proposed Development upon a baseline whereby the identified cumulative developments in Sellindge and Ashford are already completed / under construction would mean an intensification of built form in the far-reaching attractive views that help characterise this LCA, and further diminishment of its sense of remoteness. This would be particularly felt at AS1 – when it is considered that in addition to the peak construction activity within the OPA site, some of the planned/allocated development would still be under construction in Sellindge, and the schemes in Ashford would have just been completed. The scale of change would, however, be moderated by the proposed Development's mitigation measures and because: • the closest of the cumulative developments in Ashford is over 7km away from the areas of this LCA that have far-reaching views. They would therefore only form only a small part of overall views, and be beyond the distance from which this LVIA has considered detail of built form would not be perceptible from the North Downs escarpment; • in addition, the cumulative developments in Ashford would be seen against the backdrop of the conurbation of the town; • the extant and allocated permission developments within Sellindge are relatively small in scale, positioned in relatively enclosed locations, and the proposals / policy diagrams contain proposals for the advance planting of substantial belts of structural vegetation along their edges facing towards this LCA. • the developments in Ashford are reasonably anticipated to also contain, or would only be permitted on condition of measures to mitigate the adverse impacts of construction and operational activity on adjoining areas; As such, upon completion of all of the developments the far reaching views from this LCA would still contain: a broad panorama of open countryside, valley, ridges and towns (of which the proposed Development and cumulative development would only be a moderately small part of); a strong rural character to the immediate foreground and midground; a skyline being formed by the wooded greensand ridge, Romney Marsh, the English Channel and occasionally, the High Weald. Whilst, the sense of remoteness would be partly diminished by proposed built-form, movement (particularly during the construction periods) and lighting of the proposed Development in combination with the cumulative schemes in some views from this LCA, the overall impact would not affect the overall integrity of this characteristic - given the; distance from the LCA to the Site and the cumulative schemes; the conservation of the escarpment's occasional wild, untamed areas, and the quieter, unhurried nature of the foot-slopes and their immediate setting beyond this. All other key valued characteristics remain unaltered. As such, the scale of the change brought about by the combined developments would not be so would not be so great as to change the LCA's fundamental character.	There would not be an increase in the number of the LCA's characteristics affected.	The impact of construction activity would remain temporary and reversible, but increase to long-term, to account for the fact that the build-out of some of these would continue until 2042. The operational change is considered predominantly permanent and irreversible, although after the proposed structural planting throughout and around the Site and the other developments is established, the initial impacts felt in the far-reaching views from the LCA, and to the sense of remoteness would lessen.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unchanged, despite (after taking into account the embedded design, mitigation measures), with some experiencing, overall, a small magnitude of adverse and predominantly irreversible change.
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified key valued characteristics, however, are considered resilient to potential changes resulting from the proposed Development and the identified cumulative developments.	Magnitude of change: **Moderate** at AS1, **Small** at AS2, AS3 & AS4**- adverse.** The moderate increase in the scale of change at AS1 would diminish quickly as the mitigation measures, that it is reasonably anticipated would have to be included within these developments, would establish and reduce the sight of built form, lighting and movement. At AS2, whilst there would be a slight change to two of the LCA's key characteristics arising from the new built-form associated with these developments, combined with that of the proposed Development, it is not considered so great as to bring about a fundamental alteration to the LCA's integral character. By AS3 and AS4, as all of the proposed structural planting around the proposed Development and the cumulative schemes has established, the changes experienced would be less distinct and would remain small in scale. The combined changes would still only be felt across a moderately small proportion of this LCA. Whilst these changes would be mostly permanent and irreversible they would be felt less keenly with time as the proposed structural planting establishes. All other key valued characteristics remain unaltered. Overall the essential and underlying make-up and balance of the LCA's character would be conserved.			There would be no additional significant effects arising from the construction and operation of these developments together with the proposed Development.

*Table 3 Landscape Character Receptor: SDC-HLLA LCA 06: **Stanford** – Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: As identified in the SDC-HLLA (acknowledging the presence of the AONB across a small part of this LCA, and the SLA designation across some of the remainder) And reinforced by analysis of the KCC-LAK	**Moderate**: The proposed Development would be outside, and approximately 210m away from the boundary of this LCA at its closest point. Very few of the LCA's key valued characteristics are susceptible to potential undue negative consequences arising from the Development. The open views to the south from within the LCA, which already contain the M20, high voltage electricity pylons and built-up areas, are still somewhat vulnerable to further disturbance. All other characteristics are considered resilient to change brought about by the proposed Development.	The proposed Development both during construction and once completed, would become a component of the identified characteristic of 'open views to the M20 corridor'. The built aspects of the proposed Development, as well as construction movement, and the lighting of the proposed Development, would be visible on the rising land forming the skyline, beyond intervening vegetation and the M20. This would be particularly felt at AS1 and AS2 when the structural planting proposals would have not established sufficiently to suitably visually integrate the proposed Development. By AS3 and AS4 the proposed structural planting along the Site's northern boundary, and that elsewhere within the proposed Development would substantially reduce the scale of the impact. These changes would, however, only bring about a change to one of the LCA's characteristics, and along one edge of the LCA. All other key characteristics would remain unaltered and as such the overall the character of this LCA would not fundamentally change.	The impact upon this single characteristic would occur across a moderately large proportion of this LCA, given the relatively open nature of the landscape here.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The operational change is considered predominantly permanent and irreversible, although after the proposed structural planting throughout and around the Site and the other developments is established, the initial impacts felt in the open views to the M20 corridor from the LCA, would lessen.	**AS1** = **Moderate, adverse**: a moderate/small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate sensitivity remain unchanged, despite (after taking into account the embedded design, mitigation measures) one experiencing a small magnitude of adverse and largely irreversible change.
Sensitivity: **Moderate**: Only a small part of this LCA is within the AONB, and the eastern half is within the North Downs SLA. The area displays a moderate condition but is strongly influenced by the visual and audible impact of the M20, and other visual detractors. The majority of its identified valued characteristics are considered resilient to potential changes resulting from the proposed Development.		Magnitude of change: **Moderate/Small** at AS1, **Small** at AS2, AS3 & AS4**- adverse.** The scale of change to the one key characteristic impacted upon would not substantially alter the fundamental nature of the LCA as a whole, despite being felt across a moderately large proportion of this. Whilst this change would be mostly permanent and irreversible, it would be felt less keenly with time as the proposed structural planting establishes. All other key valued characteristics remain unaltered. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

*Table 4 Landscape Character Receptor: SDC-HLLA LCA 07: **Tolsford Hill** – Non Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: As identified in the SDC-HLLA. And reinforced by analysis of the KCC-LAK.	**Moderate**: The proposed Development would be outside, and approximately 830m away from far south-west point of this LCA. Only a few of the LCA's key characteristics are susceptible to potential undue negative consequences arising from the Development. These include the far-reaching panoramic views from Tolsford Hill and its 'rugged and wild character' brought about by the unusual landforms in this area. All other recognised key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development.	The Development during construction and operation would become a component within some parts of some of the far-reaching panoramic views from Tolsford Hill, and from some other (but not most) parts of the North Downs scarp through this LCA, but it would not change their fundamental integrity or their overall attractiveness, given: the broad panorama that would still be experienced; the current existence of differing built development through the transport corridor at the base of the Vale of Holmesdale and on the greensand ridge in such views from this LCA; the strongly rural nature of the foreground and midground in such views that would remain; the maintenance of the skyline being formed by other parts of the North Downs escarpment, the wooded greensand ridge, Romney Marsh, the English Channel and occasionally, the High Weald; and the mitigation proposals (notably the structure planting) that once established would reduce the scale of the impact. The sense of wildness would be partly diminished by further development, movement (particularly during the construction period) and lighting in some views from this LCA, but not to the extent that it no longer is a key characteristic of this LCA. The appreciation of the unusual landform of this LCA would be unchanged. The scale of impact on both characteristics would be particularly felt at AS1 and AS2 when the structural planting proposals would have not established sufficiently to suitably visually integrate the proposed Development. By AS3 and AS4 the proposed structural planting along the Site's northern boundary, and that elsewhere within the proposed Development would substantially reduce the scale of the impact. All other key characteristics remain unaltered.	The few characteristics impacted upon only occur across a moderate degree of this LCA. Due to the topographical variety through this LCA, the strength of views northwards as well as southwards, and the abundance of fields bounded by hedgerows and tree belts, the views from many parts of the LCA would, however, remain unaltered.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered predominantly permanent and irreversible, although once the proposed structural planting throughout and around the Site is established, the initial impacts felt in the far-reaching views from the LCA, and to the sense of wildness would substantially lessen.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unaltered, despite (after taking into account the embedded design, mitigation measures) some experiencing a small magnitude of adverse and largely irreversible change.
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified characteristics, however, are resilient to potential changes resulting from the Development.		Magnitude of change: **Small** at AS1, AS2 & AS3, **Very Smal**l at AS4**- adverse.** The changes to the few key characteristics impacted upon would not alter their fundamental nature and they would only be felt across a moderately proportion of this LCA. Whilst these changes would be mostly permanent and irreversible they would be felt less keenly with time as the proposed structural planting establishes. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

*Table 5 Landscape Character Receptor: SDC-HLLA LCA 07: **Tolsford Hill** – Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• Developments around Sellindge There would be a lack of intervisibility between this LCA and the OFMA on account of: the proposed Development having been constructed before the OFMA on intervening land between this LCA and the its location; and the proposed mitigation planting between these having begun to establish by the time the OFMA's construction has begun. The OFMA is therefore not included in the cumulative assessment. The cumulative schemes around Ashford are at their closest approximately 10km away from this LCAarea and so viewed beyond the distance from which this LVIA has considered detail of built form would perceptible from the North Downs escarpment and are not included in the cumulative assessment.	The addition of the proposed Development upon a baseline whereby the identified cumulative developments in Sellindge are already completed / under construction would mean a small intensification of built form in the far-reaching attractive views from Toslford Hill that help characterise this LCA, and further diminishment of its sense of remoteness. This would be particularly felt at AS1 – when it is considered that in addition to the peak construction activity within the OPA site some of the planned/allocated development in Sellindge would still be under construction. The scale of change would, however, be moderated by the proposed Development's mitigation measures and because the extant and allocated permission developments within Sellindge are relatively small in scale, positioned in relatively enclosed locations, and the proposals / policy diagrams contain proposals for the advance planting of substantial belts of structural vegetation along their edges facing towards this LCA. As such far reaching views from this LCA would still contain: a broad panorama of open countryside, valley, ridges and towns (of which the proposed Development and cumulative development would only be a moderately small part of); a strong rural character to the immediate foreground and midground; a skyline being formed by the wooded greensand ridge, Romney Marsh, the English Channel and occasionally, the High Weald. Whilst, the sense of remoteness would be partly diminished by proposed built-form, movement (particularly during the construction periods) and lighting of the proposed Development in combination with the cumulative schemes in some views from this LCA, the overall impact would not affect the overall integrity of this characteristic - given the; distance from the LCA to the Site and the cumulative schemes; the conservation of the escarpment's occasional wild, rugged character, and the quieter, unhurried nature of the foot-slopes and their immediate setting beyond this. All other key valued characteristics remain unaltered. As such, the scale of the change brought about by the combined developments would not be so would not be so great as to change the LCA's fundamental character.	The impact upon this single characteristic would occur across a moderately small proportion of this LCA,	The impact of construction activity would remain temporary and reversible, but increase to long-term, to account for the fact that the build-out of some of these would continue until 2046. The operational change is considered predominantly permanent and irreversible, although after the proposed structural planting throughout and around the Site and the other developments is established, the initial impacts felt in the far-reaching panoramic views from Tolsford Hill from the LCA, would lessen.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain fundamentally unchanged, despite (after taking into account the embedded design, mitigation measures) some experiencing a small magnitude of adverse and predominantly irreversible change. There would be no additional effects arising from the construction and operation of these developments together with the proposed Development
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified key valued characteristics, however, are considered resilient to potential changes resulting from the Development.	Magnitude of change: **Small** at AS1, AS2 and AS3, AS4**- adverse.** At AS1 and AS2, whilst there would be a slight change to one of the LCA's key characteristics arising from the new built-form associated with these developments, combined with that of the proposed Development, it is not considered so great as to bring about a fundamental alteration to the LCA's integral character. By AS3 and AS4, as all of the proposed structural planting around the proposed Development and the cumulative schemes has established, the changes experienced would be less distinct and would remain small in scale. The combined changes would still only be felt across a small proportion of this LCA. Whilst these changes would be mostly permanent and irreversible, they would be felt less keenly with time as the proposed structural planting establishes. All other key valued characteristics remain unaltered. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

*Table 6 Landscape Character Receptor: SDC-HLLA LCA 08: **North Downs Ridge** – Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: As identified in the SDC-HLLA. And reinforced by analysis of the KCC-LAK.	**Moderate**: The proposed Development would be outside, and approximately 4.00km away from this LCA at its closest point. Only one of the LCA's key valued characteristics is susceptible to potential undue negative consequences arising from the Development - the far-reaching panoramic views. All other recognised key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development.	The Development during construction and operation would become a component within some of the far-reaching panoramic views from the North Downs scarp through this LCA, but it would not change their fundamental integrity or their overall attractiveness, given: the broad panorama that would still be experienced; the current existence of differing built development through the transport corridor at the base of the escarpment and on the greensand ridge in such views from this LCA; intervening landform (such as Summerhouse Hill and Tolsford Hill); the maintenance of the skyline being formed by other parts of the North Downs escarpment, the wooded greensand ridge, Romney Marsh, the English Channel and on clear days, the High Weald and the mitigation proposals (notably the structure planting) that once established would reduce the scale of the impact. All other key characteristics remain unaltered, and overall, the LCA's character is conserved.	The single characteristic impacted upon only occurs across a moderate degree of this LCA given that its eastern half is aligned southwards towards Folkestone and therefore only experiences very oblique views towards the Site.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered predominantly permanent and irreversible, although once the proposed structural planting throughout and around the Site is established, the initial impacts felt in the far-reaching views from the LCA would lessen.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT**
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified characteristics, however, are resilient to potential changes resulting from the Development.		Magnitude of change: **Small** at AS1, AS2 and AS3, **Very Small** in AS4**- adverse.** The small scale of changes to the single key characteristic impacted upon would not alter the LCA's fundamental nature and the impact would only be felt across a moderately small proportion of the area. Whilst these changes would be mostly permanent and irreversible they would be felt less keenly with time as the proposed structural planting establishes. Overall the essential and underlying make-up and balance of the LCA's character would be conserved.			The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unaltered, despite (after taking into account the embedded design, mitigation measures) some experiencing a small magnitude of adverse and largely irreversible change

*Table 7 Landscape Character Receptor: SDC-HLLA LCA 09: **Sellindge –** Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: As identified in the SDC-HLLA (acknowledging the presence of the SLA designation across a small part of this LCA) And reinforced by analysis of the KCC-LAK	**Low**: The proposed Development would be outside, and approximately 120m away from the southern boundary of this LCA at its closest point. The LCA is already partly developed, gently undulating, quite wooded, and has numerous hedgerows and tree belts. None of the LCA's key valued characteristics are considered susceptible to potential undue negative consequences arising from the proposed Development, and as such they are considered resilient to change brought about by the proposed Development.	The degree of enclosure created by the LCA's characteristics of gentle undulation, linear settlements and frequent tree belts and hedgerows means that there are only occasional visual connections between this LCA and the OPA site despite their proximity to eachother. A stronger visual connection exists northwards to the escarpment of the North Downs. As such the proposed Development during construction and operation, would only become a component some of views out from this area. This and the visual mitigation properties of the proposed structural planting along the northern edge of the Site, and in east-to-west belts further southwards, would prevent the proposed Development becoming a key component of this LCA. As such, overall, it is considered that there would be a negligible change to this LCA's key valued characteristics; and little change upon its fundamental character.	Any apparent changes would only occur across a small proportion of this LCA due to the visual restrictions enforced by its undulating topography, abundance of smaller fields bounded by hedgerows and tree belts, and, in time, the proposed Development's structural planting in areas closest to the LCA.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The operational change is considered predominantly permanent and irreversible, however the advance planting of structural vegetation along the closest boundary of the Site with this LCA would lessen the impact.	**AS1** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/low sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/low sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/low sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/low sensitivity. **NOT SIGNIFICANT**
Sensitivity: **Moderate/Low**: None of this LCA is within the AONB, and only the very western section is within the North Downs SLA. The character of this areas is relatively disconnected from the Site. As such the majority of its identified valued characteristics are resilient to potential changes resulting from the Development.		Magnitude of change: **Small** at AS1, AS2, AS3 and AS4**- adverse.** The small scale of changes would not alter the fundamental character of the LCA as a whole, and changes would only be felt across a small proportion of this. Whilst these changes would be mostly permanent and irreversible they would be felt less keenly with time as the proposed structural planting establishes. Overall the essential and underlying make-up and balance of the LCA's character would be conserved.			The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/low sensitivity remain unaltered.

*Table 8 Landscape Character Receptor: SDC-HLLA LCA 09: **Sellindge –** Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• Developments around Sellindge There would be a lack of intervisibility between this LCA and the OFMA on account of: the proposed Development having been constructed before the OFMA on intervening land between this LCA and the its location; and the proposed mitigation planting between these having begun to establish by the time the OFMA's construction has begun. The OFMA is therefore not included in the cumulative assessment. The cumulative schemes around Ashford are at their closest approximately 4km away from this LCAarea. Intervisibility between them is prevented by the intervening gently undulating topography and mature woodland and tree belt vegetation.	The addition of the proposed Development upon a baseline whereby the identified cumulative developments in Sellindge are already completed / under construction would not bring about a noticeable change to any of the LCAarea's characteristics. Whilst at AS1 the construction activity in this LCA and the Site is expected to be concurrent the: the existing degree of enclosure (formed from topography, linear settlement and vegetation) that characterises this LCA; the planned 'advance' structural planting around the developments in Sellindge; and the proposed structural planting along the north edge of the proposed Development mean that this would not become a key component in the LCA's character. In fact, the characteristic of enclosure, created, in part, by tree belts and hedgerows would be reinforced. By AS2 onwards the structure planting would be sufficiently established around all development sites for the potential combined operational activity of them to also not become a component of the LCA	There would not be an increase in the number of the LCA's characteristics affected or the extent of the area affected.	Despite there being long-term construction activity its impact would be temporary and reversible on account of the establishment of the proposed Development's structural planting in areas close to this LCA.	**AS1** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/low sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate/low sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate/low sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate/low sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. All of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/low sensitivity remain fundamentally unchanged (after taking into account the embedded design, mitigation measures). The potential additional effects of longer-term construction and operational activity are negated by the current, planned and proposed elements of enclosure.
Sensitivity: **Moderate/Low**: None of this LCA is within the AONB, and only the very western section is within the North Downs SLA. The character of this areas is relatively disconnected from the Site. As such the majority of its identified valued characteristics are resilient to potential changes resulting from the Development.	Magnitude of change: **Small** at AS1, **Very Small** at AS2, AS3 and AS4**- adverse.** The LCA's overall integral character is maintained. All of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/low sensitivity remain fundamentally unchanged The potential additional effects of long-term construction and operational activity are negated by the current, planned and proposed elements of enclosure.			

Table 9 Landscape Character Receptor: SDC-HLLA LCA 11: ***Lympne (within the Outline Planning Application Boundary) –*** *Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: As identified in the SDC-HLLA (acknowledging the presence of the SLA designation across a small part of this LCA). And reinforced by analysis of the KCC-LAK.	**High**: The proposed Development would be entirely within this LCA and would occupy approximately 75% of this. Many of the LCA's key valued characteristics are susceptible to potential undue negative consequences arising from the proposed Development. These include the agricultural land-use and vegetated field boundaries, undulating landform, the village settlements, and attractive views to the North Downs escarpment.	The introduction of the Development would bring about a very obvious and intensive scale of change to the balance of the LCA's existing landscape characteristics both during construction and operational stages. During the construction phase the character of the LCA would become one of 'change' as multiple areas experience constriction activity, increased vehicle movement and parking, temporary structures, cabins, lighting, material stockpiles. Only some of the Site would be under construction at AS1. The resulting impact would be change much of its character to one of extensive settlement, managed and informal public open space, and settlement fringes. Whilst the existing agricultural land-use character would fundamentally change, other valued characteristics, such as the: wooded greensand ridge; undulating landform; individual village settlements; pattern of vegetated field parcels; large woodland blocks; attractive views to the North Downs escarpment, would be conserved (and in places enhanced) within the proposed Development.	The change would be felt over the majority of the LCA	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered permanent and irreversible, although once the proposed green infrastructure proposals throughout the Site are established, new positive landscape and townscape characteristics would develop.	**AS1** = **Moderate / Major, adverse**: a large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS2** = **Moderate / Major, adverse**: a large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS4** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT**
Sensitivity: **Moderate/High**: The LCA contains areas of landscape-related designation and conservation interest. The majority of its identified key characteristics are susceptible to potential changes resulting from the Development.		Magnitude of change: **Large** at AS1 and AS2 reducing to **Moderate** at AS3 and AS4 **- adverse.** A fundamental long-term and largely irreversible change to most of the LCA. The proposed Development would impact upon most of its characteristics through all assessment scenarios. This is considered, to alter the make-up and balance of most of the receptor's key landscape characteristics, and perceptual and aesthetic qualities over much of its geographic area – insofar that a new character for much of the area is created. Certain valued key characteristics would be retained and enhanced) within the proposed Development.			There would be a fundamental shift in much the LCA's existing key landscape components, characteristics, and perceptual and aesthetic qualities (after taking into account the embedded design, mitigation and enhancement measures). In addition, some of the attributes that raise the value of this LCA to Moderate would experience change as a result of the Development proposals. Over time the effects would reduce as the proposed Green Infrastructure establishes and matures.

Table 10 Landscape Character Receptor: SDC-HLLA LCA 11: ***Lympne (within the Outline Planning Application Boundary) –*** *Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• OFMA • Developments around Sellindge The cumulative schemes around Ashford are at their closest approximately 4km away from this LCAarea. Intervisibility between them is prevented by the intervening gently undulating topography and mature woodland and tree belt vegetation.	The addition of the proposed Development upon a baseline whereby the identified cumulative developments in Sellindge are already completed / under construction (AS1) would bring about a very obvious and intensive scale of change to the balance of the LCA's existing landscape characteristics both during construction and operational stages. During the construction phase (AS1) the character of the LCA would become one of 'change' as multiple areas experience constriction activity, increased vehicle movement and parking, temporary structures, cabins, lighting, material stockpiles. The activity in Sellindge would increase this 'change', but only to a minor degree on account of the relatively low amount of intervisibility that exists between this LCA and the area of cumulative schemes in Sellindge. During the operational phase (AS2, AS3 & AS4) there would be little intervisibility between the proposed Development and the new development in Sellindge. The completed built-form and the increased degree of structural vegetation, would extensively limit this. The resulting impact would still be a change to much of its character, to one of extensive settlement, managed and informal public open space, and settlement fringes. During the operational phase (AS2, AS3 & AS4) there would be intervisibility between construction (and eventual operation) of the OFMA and a small part of the LCA that is within the OPA boundary. Whilst this would heighten the awareness of built form, it would do so to an area that, by this point in time, is already characterised by built form. As the proposed structural planting within and around the built form within the OPA (and that expected to be within and around the OFMA development) established and mature the sacle of change would reduce.	The cumulative change would only bring about additional impacts to a small part of the part of the LCA within the oPA There would not be an increase in the number of the LCA's characteristics affected or the extent of the area affected with the addition o the cumulative schemes.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered permanent and irreversible, although once the proposed green infrastructure proposals throughout the Site are established, new positive landscape and townscape characteristics would develop.	**AS1** = **Moderate / Major, adverse**: a large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS2** = **Moderate / Major, adverse**: a large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate / Major, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS4** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** There would be a fundamental shift in much the LCA's existing key landscape components, characteristics, and perceptual and aesthetic qualities (after taking into account the embedded design, mitigation and enhancement measures). In addition, some of the attributes that raise the value of this LCA to Moderate would experience change as a result of the Development proposals. Over time the effects would reduce as the proposed Green Infrastructure establishes and matures.
Sensitivity: **Moderate/High**: The LCA contains areas of landscape-related designation and conservation interest. The majority of its identified key characteristics are susceptible to potential changes resulting from the Development.	Magnitude of change: **Large** at AS1 and AS2 reducing to **Moderate/large** at AS3 and **Moderate** at AS4 **- adverse.** A fundamental long-term and largely irreversible change to most of the LCA. The proposed Development in addition to the cumulative schemes would impact upon most of its characteristics through all assessment scenarios. This is considered, to alter the make-up and balance of most of the receptor's key landscape characteristics, and perceptual and aesthetic qualities over much of its geographic area – insofar that a new character for much of the area is created. Certain valued key characteristics would be retained and enhanced) within the proposed Development.			

Table 11 Landscape Character Receptor: SDC-HLLA LCA 11: ***Lympne (outside of the Outline Planning Application Boundary) –*** *Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: As identified in the SDC-HLLA (acknowledging the presence of the SLA designation across a small part of this LCA). And reinforced by analysis of the KCC-LAK.	**High**: Approximately 25% of this LCA lies outside of the OPA. It comprises the agricultural land between the OPA's western edge and F&HDC's boundary with ABC, and the existing settlements of Lympne, Newingreen, Westenhanger and Barrow Hill. Many of the LCA's key valued characteristics are susceptible to potential undue negative consequences arising from the proposed Development. These include the agricultural land-use and vegetated field boundaries, undulating landform, the village settlements, and attractive views to the North Downs escarpment.	Whilst the introduction of the Development would, both during construction and operational stages, bring about a very obvious and intensive scale of change to the balance of this LCA's existing landscape characteristics in the parts of it that lie within the OPA – this would diminish very quickly beyond the OPA boundaries on account of: - the strong degree of enclosure afforded to them by the existing structural vegetation (such as the layers of existing domestic garden trees, hedgerows and shrubs, Harringe Brookes Wood, and the tall field hedgerows along Harringe Lane); - the proposed separation distances between new built development and the existing settlements; - the predominant 'inward-facing' character of these settlements (i.e. facing onto the roads that they have developed along); - the significant quantity, type and location of accessible open space being planned within the proposed Development which would substantively mitigate potential change on those existing publicly accessible areas in this LCA; and - the proposed Development's embedded design measures (i.e. the proposed structural planting around the edge of, and throughout the proposed Development and the lowering of building density and height at the proposed Development's edge), There would be awareness of the proposed Development's construction and operation (on account of increased movement, views of built form and lighting), but the south western part of the LCA would remain strongly rural, and the individual identity of the existing settlements within the LCA would remain partly intact. The characteristics of: a wooded greensand ridge; undulating landform; individual village settlements; pattern of vegetated field parcels; large woodland blocks; attractive views to the North Downs escarpment, would on the whole be conserved.	The change would be felt over the majority of the parts of the LCA outside of the OPA but would lessen quickly beyond the Site boundaries due to existing strong defensible boundaries, and the proposals to strengthen these - that would be largely implemented early on in the construction period of the proposed Development.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered permanent and irreversible, although once the proposed green infrastructure proposals throughout the Site are established the impacts would reduce.	**AS1** = **Moderate, adverse**: a moderate/small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** There would not be a fundamental shift in much the LCA's existing key landscape components, characteristics, and perceptual and aesthetic qualities (after taking into account the embedded design measures). Over time the effects would reduce as the proposed Green Infrastructure establishes and matures.
Sensitivity: **Moderate/High**: The LCA contains areas of landscape-related designation and conservation interest. The majority of its identified key characteristics are susceptible to potential changes resulting from the Development.		Magnitude of change: **Moderate/small** at AS1, **Moderate** at AS2 reducing to **Small** at AS3 and AS4 **- adverse.** The change to the make-up and balance of some of the receptor's key landscape components, characteristics, and perceptual and aesthetic qualities during construction and the initial operational stages of the proposed Development would be notable but it would not alter the overall form of these within this part of the LCA. Aspects of construction activity would be temporary and medium-term in length. In the longer term, the change to the area's characteristics, and perceptual and aesthetic qualities, would be notably reduced by the establishment of the proposed embedded design measures.			

Table 12 Landscape Character Receptor: SDC-HLLA LCA 11: ***Lympne (outside of the Outline Planning Application Boundary) –*** *Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• OFMA • Developments around Sellindge The cumulative schemes around Ashford are at their closest approximately 4km away from this LCAarea. Intervisibility between them is prevented by the intervening gently undulating topography and mature woodland and tree belt vegetation. Only the agricultural land between the OPA's western edge and F&HDC's boundary with ABC would be impacted by the addition of the proposed Development with the identified cumulative developments at Sellindge and at the OFMA, as there is no intervisibility between these and the existing settlements of Lympne, Newingreen, Westenhanger and Barrow Hill.	The addition of the proposed Development upon a baseline whereby the identified cumulative developments in Sellindge are already completed / under construction (AS1) would bring about a slight increase in the impact upon this area's existing landscape characteristics both during construction and operational stages. Whilst these parts of the LCA would be impacted by an awareness of an increased degree of construction activity at AS1, the scale of change would not markedly increase due to the minor degree of intervisibility that exists between this part of the LCA and the area of cumulative schemes in Sellindge. As such, the impact would not be so great as to shift the overall essential and underlying make-up and balance of the LCA's character. During the operational phase (AS2) of the proposed Development, there would be a further increase in awareness of new built form impinging upon the character of this part of LCA due to the added awareness of the cumulative schemes in Sellindge, In addition, at AS2 there would be a direct adverse impact on this LCA from the construction of the OFMA within its south-east corner. The residual area would, however, remain strongly rural due to the enclosure provided around this by existing structural vegetation areas such as Harrigne Brooks Wood, and the wooded areas/field boundaries of Danehurst Wood. The characteristics of: a wooded greensand ridge; undulating landform; individual village settlements; a pattern of vegetated field parcels; large woodland blocks; and attractive views to the North Downs escarpment of this remaining area would on the whole be conserved.	The increased change as a result of the proposed Development in combination with the cumulative schemes in Sellindge would be felt over a small area of the parts of the LCA outside of the OPA due to existing strong defensible boundaries, and the proposals to strengthen these - that would be largely implemented early on in the construction period of the proposed Development. The imposition of the OFMA development would directly introduce new built form into this part of the LCA.	The impact of increased construction activity at AS1 would be temporary, medium-long term, and reversible as individual phases of the Development and those in Sellindge are begun and completed. The imposition of the OFMA within this part of the LCA is permanent and irreversible. The impacts of the operational OFMA development in combination with those of the proposed Development and those in Sellindge upon the residual areas of the LCA, once the proposed structural planting proposals that are expected/anticipated throughout each are established, would reduce.	**AS1** = **Moderate, adverse**: a moderate/small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Major, adverse**: a moderate / large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS4** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The proposed Development in combination with the cumulative schemes at Sellindge would not bring about a marked increase in effect. The direct introduction of the OFMA to this part of the LCA at AS2 would bring about a notable change – which is considered significant at AS2 and AS3. This would reduce sufficiently by AS4 for the remaining, directly unaffected area of the LCA to retain its current characteristics, and perceptual and aesthetic qualities.
Sensitivity: **Moderate/High**: The LCA contains areas of landscape-related designation and conservation interest. The majority of its identified key characteristics are susceptible to potential changes resulting from the Development.	Magnitude of change: **Moderate/small** at AS1, **Moderate/Large** at AS2 reducing to **Moderate** at AS3 and AS4 **- adverse.** The change to the make-up and balance of some of the receptor's key landscape components, characteristics, and perceptual and aesthetic qualities during construction of the proposed Development in combination with the cumulative schemes in Sellindge would be notable but it would not alter the overall form of these within this part of the LCA. Aspects of construction activity would be temporary and medium-term in length. In the longer term, the change to the area's characteristics, and perceptual and aesthetic qualities, would be directly impacted by the permanent and irreversible imposition of the OFMA. The combined impact of all three developments would reduce the scale and duration as the proposed / anticipated embedded design measures establish.			

*Table 13 Landscape Character Receptor: SDC-HLLA LCA 12: **Brockhill** – Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: As identified in the SDC-HLLA. And reinforced by analysis of the KCC-LAK.	**Moderate**: The proposed Development would be outside, but immediately adjacent to the east edge of this LCA. Only the LCA's key characteristic of general tranquil perceptual quality is susceptible to potential undue negative consequences arising from the Development. All other key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development. The wooded and enclosed nature of the landscape, which are recognised in the SDC-HLLA (in particular the woodlands within the areas closest to the Site), protects them from change brought about by development in adjacent LCAreas.	The Development would become a component within views from the very west of the LCA, and, as a result of the changes to the (and potential widening) A20 between Newingreen and junction 11 of the M20 and introduction of buildings, both during construction and operation the sense of tranquillity (on account of new built-development, movement and lighting) along the LCA's most eastern edge would be partly reduced. This would be mitigated however by the implementation (in years 0-5 of construction) of a 10m wide tree belt between the boundary of the LCA and the new alignment of the A20, further native tree belt planting around the boundary of the current roundabout in the far north-east corner of the Site and the adjacent AONB, gapping up the current hedgerow between the roundabout and Kiln Wood on the east side of the current road with new hedge species and tree planting, new native hedge planting between the A261 at the Newingreen junction and Kiln Wood, a vegetated median within any potential dual carriageway, planted with native tree and understorey species, new native tree belt along the north-western side of the A20 between it and the nearest area of proposed built development, and by a 15m wide tree belt and 450m wide green space separation between Stone Street (between Newingreen and Lympne) and any new built-development. All other key characteristics remain unaltered, and overall, the LCA's character is conserved.	The area impacted upon is limited to the eastern edge of this LCA. Due to the LCA's wooded nature and topographical variety many parts of the LCA would remain unaltered.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered largely permanent and irreversible, although once the proposed structural planting along the eastern edge, and elsewhere through the Site is established, the impacts felt in this LCA would reduce.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT**
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified characteristics, however, are resilient to potential changes resulting from the Development.		Magnitude of change: **Small** at AS1 and AS2, **Very Small** at AS3 and AS4 **- adverse.** The small scale of change to single characteristic impacted upon would not alter its fundamental nature and it would only be felt across a small proportion of this LCA. Whilst the change would be mostly permanent and irreversible they would be felt less keenly with time as the proposed advance structural planting establishes. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unaltered, despite (after taking into account the embedded design, mitigation and enhancement measures) one experiencing a small magnitude of adverse and largely irreversible change, which diminishes with time.

*Table 14 SDC-HLLA LCA 13: **Greensand Ridge** – Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: As identified in the SDC-HLLA. And reinforced by analysis of the KCC-LAK.	**Moderate**: The proposed Development would be outside, and approximately 230m away from the northern boundary of this LCA at its closest point. Only the LCA's key characteristic of general tranquil perceptual quality is susceptible to potential undue negative consequences arising from the Development. All other key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development. These relate to the more vulnerable part of the LCA - the south-facing and undulating scarp slope that has panoramic views across Romney Marsh.	The Development, once completed, would become a small component in views out from this area – whose stronger visual connection is to the south and with Romney Marsh. Although an increase built-form, both during construction and operation, would alter the sense of tranquillity (on account of new built-development, movement and lighting) of the more enclosed and wooded northern most edge of this LCA. In the later assessment scenarios, the proposed structural planting along the Site's southern boundary (which would be planted by year 5 of the construction period), and that elsewhere within the proposed Development would reduce the scale of the impact. As such, overall, it is considered that there would be an unremarkable change to this key valued characteristic of the LCA; and little change upon its fundamental character.	The area impacted upon is limited to the northern edge of this LCA. Due to the LCA's wooded nature and topographical variety many parts of the LCA would remain unchanged.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered predominantly permanent and irreversible, although after the proposed advance structural planting along the Site's southern boundary, and elsewhere through the Site is established, the impacts felt in this LCA would reduce.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT**
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified characteristics, however, are resilient to potential changes resulting from the Development.		Magnitude of change: **Small** at AS1 and AS2 and **Very Small** at AS3 and AS4 **- adverse.** The small scale of change to single characteristic impacted upon would not alter this LCA's fundamental nature and it would only be felt across a small proportion of this. Whilst the change would be mostly permanent and irreversible it would be felt less keenly with time as the proposed structural planting establishes. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unaltered, despite (after taking into account the embedded design, mitigation and enhancement measures) one experiencing a small magnitude of adverse and largely irreversible change, which diminishes with time.

*Table 15 SDC-HLLA LCA 21: **Romney Marsh Proper Farmlands** – Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate/High: As identified in the SDC-HLLA. And reinforced by analysis of the KCC-LAK.	**Moderate**: The proposed Development would be outside, and approximately 900m from the northern edge of this LCA at its closest point. The LCA's characteristics of tranquillity and remoteness, and the valued attractive views to the greensand ridge that are recognised in the SDC-HLLA have the potential to be altered by the proposed Development All other key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development.	Areas of built-form arising from the Development would not be apparent in the attractive northward views from this LCA but the valued tranquillity and remoteness of parts of it are likely to be impacted upon by the resultant increase in ambient lighting. The change would not be wholly obvious as extensive lighting already occurs along the scarp slope (at the Port Lympne Animal Park), just over the crest (at Lympne village and at the Lympne Industrial Estate). The substantial advance structural planting proposed along the southern boundary of the Site and the adherence to lighting direction, level and control design codes would considerably lessen this impact. All other key characteristics remain unaltered, and overall, the LCA's character is conserved.	The area impacted upon would be the northern half of the LCA only.	The change is considered predominantly permanent and irreversible, although after the proposed advance structural planting along the Site's southern boundary, and elsewhere through the Site is established, the impacts felt in this LCA would reduce.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unaltered, despite (after taking into account the embedded design, mitigation and enhancement measures) one experiencing a small magnitude of adverse and largely irreversible change, which diminishes with time.
Sensitivity: **Moderate/High**: The northern-most section of the LCA forms part of the AONB. This and the other sections of the LCA are considered to be part of a rare and distinctive landscape. The majority of its identified characteristics, however, are resilient to potential changes resulting from the Development.		Magnitude of change: **Small** at AS1 and AS2 and **Very Small** at AS3 and AS4 **- adverse.** The very small / small change to the single characteristic impacted upon would not alter the LCA's fundamental character and it would only be felt across a moderate proportion of this. Whilst the change would be mostly permanent and irreversible it would be felt less keenly with time as the proposed advance structural planting establishes. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

*Table 16 ABC-LC SPD LCA 10: **East Stour Valley** – Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: The LCA is described in the ABC-LC SPD as: being in a moderate condition; having no landscape-related designations but of moderate scenic quality; having few elements of particular rarity; being representative of the KCC-LAK Upper Stour Valley LCA; having few areas of conservation interest; having a moderate degree of recreational access; a moderate to high degree of perceptual aspects; and few cultural associations.	**Moderate**: The proposed Development would be outside, and approximately 310m from the eastern edge of this LCA at its closest point. Only the LCA's key characteristic of general tranquil perceptual quality is susceptible to potential undue negative consequences arising from the Development. All the other key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development. The undulating landform and relatively large woodland blocks, and dense vegetation belts along the East Stour River, which are recognised in the ABC-LC SPD, protects the area from change brought about by development in adjacent LCAreas.	The only inter-visibility between the LCA and the Site exists along their respective eastern and western edges. The proposed substantial +30m width of structural planting (to be planted by year 10 of construction) along this boundary, once established would reduce this inter-visibility considerably. Changes to the sense of tranquillity (on account of new built-development, movement and lighting) along the LCA's most eastern edge would, therefore, by AS2 be reduced to a small change to this characteristic; and very small change to the wider character of the LCA. All other key characteristics remain unaltered, and overall, the LCA's character is conserved.	The area impacted upon is limited to the eastern edge of this LCA. Due to the LCA's wooded nature and topographical variety many parts of the LCA would remain unaltered.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered largely permanent and irreversible, although once the proposed advance structural planting along the eastern edge, and elsewhere through the Site is established, the impacts felt in this LCA would reduce further.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT**
Sensitivity: **Moderate**: The LCA has a moderate level of landscape value and a moderate degree of susceptibility to this Development. The majority of its identified characteristics, however, are resilient to potential changes resulting from the Development.		Magnitude of change: **Small** at AS2 and AS3, **Very Small** at AS3 and AS4 **- adverse.** The change to single characteristic of this LCA would not alter the LCA's fundamental character and the change would only be felt across a small proportion of this. Whilst the change would be mostly permanent and irreversible it would be felt less keenly with time as the proposed advance structural planting establishes. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate sensitivity remain unaltered, despite (after taking into account the embedded design, mitigation and enhancement measures) one experiencing a very small / small magnitude of adverse and largely irreversible change, which diminishes with time.

*Table 17 ABC-LC SPD LCA 25: **Aldington Ridge** – Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate / High: The LCA is described in the ABC-LC SPD as: being in a moderate condition; having no landscape-related designations but adjacent to the AONB and of moderate scenic quality; having some elements of particular rarity such as Aldington Church; being representative of the KCC-LAK. Upper Aldington Ridge LCA; having a few areas of conservation interest; having a moderate degree of recreational access; a moderate to high degree of perceptual aspects; and a few cultural associations.	**Moderate**: The proposed Development would be outside, and approximately 1.06km from the eastern edge of this LCA at its closest point. The only key characteristic of this LCA which has the potential to be susceptible to undue negative consequences arising from the Development is its strong visual connection to the North Downs. All the other key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development. The small woodland copses, tree belts and native hedgerows, and the mixed farmland with enclosed pasture immediately surrounding settled areas, which are recognised in the ABC-LC SPD, protects the area from change brought about by development in adjacent LCAreas.	There is little inter-visibility between the LCA and the Site. The proposed substantial 20m width of structural planting (to be planted by year 5 of construction) along the closest boundary of the Site to this, once established would reduce this inter-visibility considerably further. Changes to the visual connection to the North Downs (on account of new built-development, movement and lighting) would, therefore, be negligible. All other key characteristics remain unaltered, and overall, the LCA's character is conserved.	Very little of this LCA is impacted upon. Due to the LCA's wooded nature and topographical variety many parts of the LCA would remain unaltered.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered largely permanent and irreversible, although once the proposed advance structural planting along the western edge, and elsewhere through the Site is established, the impacts felt in this LCA would reduce further.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor/ Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor/ Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate sensitivity remain unaltered, despite (after taking into account the embedded design, mitigation and enhancement measures) one experiencing a very small / small magnitude of adverse and largely irreversible change, which diminishes with time.
Sensitivity: **Moderate / High**: The LCA has a moderate / high level of landscape value and a moderate degree of susceptibility to this Development. The majority of its identified characteristics are resilient to potential changes resulting from the Development.		Magnitude of change: **Small** at AS1, **Very Small** at AS2 AS3 & AS4 **- adverse.** The small scale of change to single characteristic impacted upon would not alter the LCA's fundamental character and it would only be felt across a small proportion of this. Whilst the change would be mostly permanent and irreversible it would be felt less keenly with time as the proposed advance structural planting establishes. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

*Table 18 ABC-LC SPD LCA 25: **Aldington Ridge** – Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• OFMA The cumulative schemes at Sellindge are at their closest approximately 2km away from this LCAarea. Intervisibility between them is however prevented by the intervening gently undulating topography and mature woodland and tree belt vegetation. The cumulative schemes around Ashford are at their closest approximately 3km away from this LCAarea. Intervisibility between them is however prevented by the intervening gently undulating topography and mature woodland and tree belt vegetation.	Given that: a clear gap of 1.25km would still exist between the OFMA area and the closest edge of the LCA; general intervisibility between them (on account of undulating topography and intervening vegetation) is very low; and the likely provision of structural planting along the western edge of the OFMA area, the combined impact of the OFMA upon a baseline whereby the proposed Development is already completed upon the single characteristic of this LCA that is susceptible to change (i.e. its strong visual connection to the North Downs) would be very small. The would a minor increase in the scale of change to this LCA at AS3 when construction of the OFMA would commence, and the likely structural planting around it would not have fully established.	There would not be an increase in the number of the LCA's characteristics affected or the extent of the area affected.	The impact during the construction of the OFMA area would be temporary and reversible. The operational change is considered largely permanent and irreversible, although once the likely structural planting along the western edge of the OFMA area, and elsewhere through the Site is established, the impacts felt in this LCA would reduce further.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Moderate , adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. All of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain fundamentally unchanged (after taking into account the embedded design, mitigation measures). The potential combined effect of the OFMA construction/operational and the proposed Development's operational activity are mitigated by the planned and likely mitigation.
Sensitivity: **Moderate / High**: The LCA has a moderate / high level of landscape value and a moderate degree of susceptibility to this Development. The majority of its identified characteristics are resilient to potential changes resulting from the Development.	Magnitude of change: **Small** at AS1, **Very Small** at AS2, **Small** AS3 and **Very small** AS4**- adverse.** The LCA's overall integral character is maintained. All of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/low sensitivity remain fundamentally unchanged.			

*Table 19 ABC-LC SPD LCA 29: **Evegate Mixed Farmlands** – Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Low: The LCA is described in the ABC-LC SPD as: being in a poor condition with many detracting features; having no landscape-related designations and weak scenic quality; having very few elements of particular rarity and a great deal of fragmentation; being representative of some of the characteristics of the KCC-LAK Upper Stour Valley and Mersham Farmlands LCAreas; having few areas of conservation interest; having a low degree of recreational access; a low degree of perceptual aspects; and few cultural associations.	**Low**: The proposed Development would be outside, and approximately 980m from the southern edge of this LCA at its closest point. Despite its proximity to the Site the LCA's key valued characteristics are considered to be resilient to change brought about by the proposed Development. The comprehensive tree cover along highways, roads and watercourses, recognised by the ABC-LC SPD, protects the area from change brought about by development in adjacent LCAreas	There is a small degree of inter-visibility between the LCA and the Site. Minor changes, on account of visible construction, built form and increased ambient lighting in views east from this LCA, upon the rural aspects of those parts of this area that have views in that direction would be small during construction, and at the start of the operation. Once the proposed substantial + 30m width of advance structural planting established this impact would lessen. All other key characteristics remain unaltered, and overall, the LCA's character is conserved.	Small areas of this LCA would be impacted upon due to the general lack of intervisibility between here and the Site. Therefore, most parts of the LCA would remain unaltered.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The operational change is considered largely permanent and irreversible, although once the proposed advance structural planting along the eastern edge of the Site, and elsewhere through the proposed Development is established, any impacts felt in this LCA would reduce further.	**AS1** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of low sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of low sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor, adverse**: a very small magnitude of change to a landscape receptor of low sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor, adverse**: a very small magnitude of change to a landscape receptor of low sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its area of low sensitivity remain unaltered, despite (after taking into account the embedded design, mitigation and enhancement measures) one experiencing a very small / small magnitude of adverse and largely irreversible change, which diminishes with time.
Sensitivity: **Low**: The LCA has a low degree of landscape value and a low degree of susceptibility to this Development. The LCA's identified key characteristics are resilient to potential changes resulting from the Development.		Magnitude of change: **Small** at AS1 & AS2 and reducing to **Very Small** by AS3 **- adverse.** The very small / small scale of change would not alter the LCA's fundamental character and it would only be felt across a small proportion of this area. Whilst the operational change would be mostly permanent and irreversible it would be felt less keenly with time as the proposed advance structural planting establishes. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

*Table 20 ABC-LC SPD LCA 30: **Brabourne Arable Farmlands** – Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate/Low: The LCA is described in the ABC-LC SPD as: being in a poor condition with many detracting features; having no landscape-related designations, apart from being adjacent to the AONB; having very few elements of particular rarity and a weak sense of place; being representative of some of the strongly rural characteristics of the KCC-LAK Brabourne Vale LCA; having few areas of conservation interest; having a low degree of recreational access; and few cultural associations.	**Moderate/Low**: The proposed Development would be outside, and approximately 1.94km from the southern edge of this LCA at its closest point. The only key characteristics of this LCA which has the potential to be susceptible to undue negative consequences arising from the Development are its strong unsettled character and its occasional expansive views. All the other key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development. Dramatic panoramic views of the North Downs and the winding narrow lanes recognised in the ABC-LC SPD would not be impacted by change brought about by the proposed Development.	There is some inter-visibility between the LCA and the Site, although the distances concerned vary between 1.94-3.95km, and both areas are at an equivalent topographical height. Changes to the strong unsettled character of this LCA would occur as a result of the construction works, increased built-form and lighting appearing in those 'expansive views' which exist southwards from this LCA. The overall impact would be small however, given that the views that towards the east, west, and north (in particular the escarpment of the North Downs which the area has it strongest connection to) would remain unaffected. In addition, given the distance from the Site, the narrowness of the Site in such views, and because many of the 'advance' (0-5 years) structural planting units would also be visible in views from here, there would be a small scale of change during construction and at the beginning of the operational stage, and a very small scale of change as the proposed planting establishes. All other key characteristics remain unaltered, and overall, the LCA's character is conserved.	Overall, only a moderate proportion of this LCA is impacted upon. Due to the LCA's gently undulating nature, and intervening and vegetation many parts of the LCA would remain unaltered.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered largely permanent and irreversible, although once the proposed advance structural planting along the northern edge, and elsewhere through the Site is established, any impacts felt in this LCA would reduce further.	**AS1** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate / low sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate / low sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate / low sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate / low sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its area of moderate/low sensitivity remain unaltered, despite (after taking into account the embedded design, mitigation and enhancement measures) some experiencing a very small / small magnitude of adverse and largely irreversible change, which diminishes with time.
Sensitivity: **Moderate/Low**: The LCA has a low degree of landscape value and a moderate / low degree of susceptibility to this Development. The majority of its identified characteristics are resilient to potential changes resulting from the Development.		Magnitude of change: **Small** at AS1 and AS2 and reducing to **Very Small** by AS3 and AS4- **adverse.** The scale of change would not alter the LCA's fundamental character and it would only be felt across a relatively small proportion of this area. Whilst the operational change would be mostly permanent and irreversible it would be felt less keenly with time as the proposed advance structural planting establishes. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

*Table 21 ABC-LC SPD LCA 30: **Brabourne Arable Farmlands** –Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• Developments around Sellindge There would be a lack of intervisibility between this LCA and the OFMA on account of: the proposed Development having been constructed before the OFMA on intervening land between this LCA and its location; and the proposed mitigation planting between these having begun to establish by the time the OFMA's construction has begun. The OFMA is therefore not included in the cumulative assessment. The cumulative schemes around Ashford are at their closest approximately 3km away from this LCAarea. Intervisibility between them is however prevented by the intervening gently undulating topography and mature woodland and tree belt vegetation.	The addition of the proposed Development upon a baseline whereby the identified cumulative developments in Sellindge are already completed / under construction would (when compared to the assessment of these developments individually) create a further decrease to the LCA's strong unsettled character due to the intensification of construction activity and built form within its occasional expansive views – two of the characteristics of this LCA, This would be particularly felt at AS1 – when it is considered that, in addition to the peak construction activity within the OPA site, some of the planned/allocated development in Sellindge would still be under construction. The scale of change would, however, be moderated by the fact that the extant and allocated permission developments within Sellindge are relatively small in scale, mostly separated from this LCA by intervening landform and vegetation, positioned in relatively enclosed locations, and because the proposals / policy diagrams contain proposals for the advance planting of substantial belts of structural vegetation along their edges facing towards this LCA. As such expansive views from this LCA would still contain: a broad panorama of open countryside which the proposed Development and cumulative development would only be a small part of. By AS2 the structural planting associated with the schemes in Sellindge (and the proposed Development) becomes more established the scale of impact would be reduced All other key valued characteristics remain unaltered. As such, the scale of the change brought about by the combined developments would not be so would not be so great as to change the LCA's fundamental character.	The combined impact would not affect a considerably larger proportion of the LCA as both the proposed Development amnd the schemes in Sellindge would be in the same field of view.	The impact of construction activity would remain temporary and reversible,. The operational change is considered predominantly permanent and irreversible, although after the proposed structural planting throughout and around the Site and the other developments is established, the initial impacts would lessen.	**AS1** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate / low sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate / low sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate / low sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate / low sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. All of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/low sensitivity remain fundamentally unchanged (after taking into account the embedded design, mitigation measures). The potential combined effect of the Sellindge schemes and the proposed Development's operational activity would be mitigated by the planned and likely mitigation.
Sensitivity: **Moderate/Low**: The LCA has a low degree of landscape value and a moderate / low degree of susceptibility to this Development. The majority of its identified characteristics are resilient to potential changes resulting from the Development.	Magnitude of change: **Small** at AS1, AS2 and AS3, **Very Small** at AS4**- adverse.** At AS1 and AS2 whilst there would be a slight change to two of the LCA's key characteristics arising from the presence of the combined built-form , it is not considered so great as to bring about a fundamental alteration to the LCA's integral character. By AS3 and AS4, as all of the proposed structural planting around the proposed Development and the cumulative schemes has established, the changes experienced would be less distinct and would remain very small in scale. The combined changes would still only be felt across a small proportion of this LCA. Whilst these changes would be mostly permanent and irreversible, they would be felt less keenly with time as the proposed structural planting establishes. All other key valued characteristics remain unaltered. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

Table 22 ABC-LC SPD LCA 31: ***Brabourne Farmlands*** *– Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: The LCA is described in the ABC-LC SPD as: being in a moderate condition with some detracting features; having no landscape-related designations, apart from being adjacent to the AONB; having very few elements of particular rarity and a distinct sense of place; being representative of some of the strongly rural characteristics of the KCC-LAK Brabourne Vale LCA; having few areas of conservation interest; having a low degree of recreational access; and few cultural associations.	**Moderate/Low**: The proposed Development would be outside, and approximately 3.24km from the southern edge of this LCA at its closest point. The only key characteristic of this LCA which has the potential to be susceptible to undue negative consequences arising from the Development are its strong rural character. All the other key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development. The intimate setting of the North Downs and the vernacular buildings - both recognised in the ABC-LC SPD would not be impacted by change brought about by the proposed Development.	There is a very small degree of inter-visibility between the LCA and the Site. Minor changes, on account of visible construction, built form and increased ambient lighting in views south eastwards from this LCA, upon the rural character of those parts of this area that have views in that direction would be small during construction, and at the start of the operation. Once the proposed substantial structural planting establishes within the Site this impact would lessen. All other key characteristics remain unaltered, and overall, the LCA's character is conserved.	Very small areas of this LCA would be impacted upon due to the general lack of intervisibility between here and the Site. Therefore, most parts of the LCA would remain unaltered.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The operational change is considered largely permanent and irreversible, although once the proposed advance structural planting along the eastern edge of the Site, and elsewhere through the proposed Development is established, any impacts felt in this LCA would reduce further.	**AS1** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor, adverse**: a negligible magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor, adverse**: a negligible magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its area of moderate sensitivity remain unaltered, despite (after taking into account the embedded design, mitigation and enhancement measures) one experiencing a very small magnitude of adverse and largely irreversible change, which diminishes with time.
Sensitivity: **Moderate**: The LCA has a low degree of landscape value and a moderate / low degree of susceptibility to this Development. The majority of its identified characteristics are resilient to potential changes resulting from the Development.		Magnitude of change: **Very Small** at AS1, AS2 and **Negligible** at AS3 and AS4- **adverse.** The very small / negligible scale of change would not alter the LCA's fundamental character and it would only be felt across a small proportion of this. Whilst the change would be mostly permanent and irreversible it would be felt less keenly with time as the proposed advance structural planting establishes. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

Table 23 AONB-KDL (in ABC) LCA 01 ***Postling Vale - Stowting*** *– Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: The LCA is described in the AONB-KDL and KCC-LAK as: being in a very good condition with few detracting features; within the AONB; having areas of conservation interest; having a good degree of recreational access; and strong cultural associations.	**Moderate**: The proposed Development would be outside, and approximately 2.69km away from the southern boundary of this LCA at its closest point. Two of the LCA's key characteristics are susceptible to potential undue negative consequences arising from the Development. These include the high visibility over the open landscape and the open rural character of the LCA. All other recognised key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development.	The Development would become a component of the long-range views from the North Downs scarp through this LCA (the closest part of the Site to the scarp would between 4.50-6.00km away), but this would not change this characteristic's fundamental integrity, given: the broad panorama that the Development would only be a narrow horizontal, and small part of; the current existence of built development in such views i.e. in a ribbon at the foot of the slope, through the transport corridor at the base of the Vale of Holmesdale, on the greensand ridge and at Ashford; and the maintenance of the skyline being formed by wooded greensand ridge, Romney Marsh, the English Channel and the High Weald. Likewise, the open rural character would be partly diminished by further development, movement (particularly during the construction period) and lighting in some views from this LCA, but not to the extent that it no longer is a key characteristic of this LCA - given the distance from the LCA to the Site and the clear residual rural nature of the landscape in foreground and mid-ground and most of the distant views. All other key valued characteristics remain unaltered, and overall, the LCA's character is conserved.	The few characteristics impacted upon occur across a moderate-to-small portion of this LCA. Due to the topographical variety through this LCA, and the alignment of the escarpment partly away from the Site, the views from many parts of the LCA would, however, remain unaltered.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered predominantly permanent and irreversible, although after construction of the proposed Development is complete, and the proposed structural planting throughout and around the Site is established, the initial impacts felt in the far-reaching views from the LCA, and to the sense of remoteness would lessen.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unchanged, despite (after taking into account the embedded design, mitigation and enhancement measures) some experiencing a small magnitude of adverse and predominantly irreversible change.
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified key valued characteristics, however, are considered resilient to potential changes resulting from the Development.		Magnitude of change: **Small** at AS1, AS2, AS3 and AS4**- adverse.** The small scale of changes to the few key valued characteristics impacted upon would not alter their fundamental nature and they would only be felt across a moderate-to-small proportion of this LCA. Whilst these changes would be mostly permanent and irreversible, they would be felt less keenly with time as the proposed structural planting establishes. All other key valued characteristics remain unaltered. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

Table 24 AONB-KDL (in ABC) LCA 01 ***Postling Vale - Stowting*** *– Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• Developments within Sellindge • Developments around Ashford There would be a lack of intervisibility between this LCA and the OFMA on account of: the proposed Development having been constructed before the OFMA on intervening land between this LCA and its location; and the proposed mitigation planting between these having begun to establish by the time the OFMA's construction has begun. The OFMA is therefore not included in the cumulative assessment.	The addition of the proposed Development upon a baseline whereby the identified cumulative developments in Sellindge and around Ashford are already completed / under construction would (when compared to the assessment of these developments individually) mean an intensification of built form in the views of open landscape that help characterise this LCA This would be particularly felt at AS1 – when it is considered that in addition to the peak construction activity within the OPA site, some of the planned/allocated development would still be under construction in Sellindge, and the schemes in Ashford would have just been completed. The scale of change would, however, be moderated by the proposed Development's mitigation measures and because: • the closest of the cumulative developments in Ashford is approximately 4.75km away from the areas of this LCA that have views of the open landscape. They would therefore only form only a small part of overall views • in addition, the cumulative developments in Ashford would be seen against the backdrop of the conurbation of the town; • the extant and allocated permission developments within Sellindge are relatively small in scale (approximately 4.25km from the areas of this LCA that have views of the open landscape), positioned in relatively enclosed locations, and the proposals / policy diagrams contain proposals for the advance planting of substantial belts of structural vegetation along their edges facing towards this LCA. • the developments in Ashford are reasonably anticipated to also contain, or would only be permitted on condition of measures to mitigate the adverse impacts of construction and operational activity on adjoining areas; As such, upon completion of all of the developments the far reaching views from this LCA would still contain: a broad panorama of open countryside, valley, ridges and towns (of which the proposed Development and cumulative development would only be a moderately small part of); a strong rural character to the immediate foreground and midground; a skyline being formed by the wooded greensand ridge, Romney Marsh, the English Channel and occasionally, the High Weald. Whilst, the sense of rurality that also characterises this LCA would be partly diminished by proposed built-form, movement (particularly during the construction periods) and lighting of the proposed Development in combination with the cumulative schemes in some views from this LCA, the overall impact would not affect the overall integrity of this characteristic - given the; distance from the LCA to the Site and the cumulative schemes; the conservation of the escarpment's open accessible landscape and strongly rural area at the base of the scarp and in the mid ground. All other key valued characteristics remain unaltered. As such, the scale of the change brought about by the combined developments would not be so would not be so great as to change the LCA's fundamental character.	There would not be an increase in the number of the LCA's characteristics affected.	The impact of construction activity would remain temporary and reversible. The operational change is considered predominantly permanent and irreversible, although after the proposed structural planting throughout and around the Site and the other developments is established, the initial impacts would lessen.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unchanged, despite (after taking into account the embedded design, mitigation measures), with some experiencing, overall, a small magnitude of adverse and predominantly irreversible change. There would be no additional significant effects arising from the construction and operation of these developments together with the proposed Development.
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified key valued characteristics, however, are considered resilient to potential changes resulting from the Development.	Magnitude of change: **Small** at AS1, AS2 and AS3, **Very Small** at AS4**- adverse.** At AS1 and AS2 whilst there would be a slight change to two of the LCA's key characteristics arising from the presence of the combined built-form, it is not considered so great as to bring about a fundamental alteration to the LCA's integral character. By AS3 and AS4, as all of the proposed structural planting around the proposed Development and the cumulative schemes has established, the changes experienced would be less distinct but would remain small in scale. The combined changes would still only be felt across a moderate proportion of this LCA. Whilst these changes would be mostly permanent and irreversible, they would be felt less keenly with time as the proposed structural planting establishes. All other key valued characteristics remain unaltered. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

Table 25 AONB-KDL (in ABC) LCA 02 ***East Kent Downs – Petham*** *– Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: The LCA is described in the AONB-KDL and KCC-LAK as: being in a good condition with few detracting features; having a strong coherent pattern of elements; within the AONB; having areas of conservation interest; and having a good degree of recreational access.	**Moderate**: The proposed Development would be outside, and approximately 4.65km away from the south-eastern edge of this LCA at its closest point. Only the characteristic of 'remoteness' is susceptible to potential undue negative consequences arising from the Development. All the other recognised key valued characteristics of this LCA are considered to be resilient to change brought about by the proposed Development. These include the intimate long rolling valleys; the deciduous woodland on ridges; the chalk grassland/rough grass shaws/rare species; overgrown hedgerows with many trees and scattered farms and redundant oast houses.	The sense of remoteness would be partly diminished by further the proposed built-form, movement (particularly during the construction period) and lighting in some views from this LCA, but not to the extent that it no longer is a key characteristic of this LCA - given the distance from the LCA to the Site, and the attribution of 'remoteness' to the long north-east heading dry valleys of the landform's dip-slope. All other key valued characteristics remain unaltered, and overall, the LCA's character is conserved.	The characteristic impacted upon occurs across most of this LCA, but the change would not be notable through most of this given the attribution of 'remoteness' to the long north-east heading dry valleys of the landform's dip-slope, and because only a very small part of the LCA has intervisibility with the Site.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered predominantly permanent and irreversible, although after construction of the proposed Development is complete, and the proposed structural planting throughout and around the Site is established, the initial impacts felt in the far-reaching views from the LCA, and to the sense of remoteness would lessen.	**AS1** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unchanged, despite (after taking into account the embedded design, mitigation and enhancement measures) some experiencing a small magnitude of adverse and predominantly irreversible change.
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified key valued characteristics, however, are considered resilient to potential changes resulting from the Development.		Magnitude of change: **Very Small** at AS1, AS2, AS3 and AS4**- adverse.** The small scale of change to the only key valued characteristic impacted upon would not alter its fundamental nature and would only be felt across a very small proportion of this LCA. Whilst these changes would be mostly permanent and irreversible they would be felt less keenly with time as the proposed structural planting establishes. All other key valued characteristics remain unaltered. Overall the essential and underlying make-up and balance of the LCA's character would be conserved.			

Table 26 AONB-KDL (in ABC) LCA 02 ***East Kent Downs – Petham*** *– Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• Developments around Ashford The cumulative schemes at Sellindge are at their closest approximately 5.0km away from this LCAarea. Intervisibility between them is limited by this distance and by intervening gently undulating topography and mature woodland and tree belt vegetation. There would be a lack of intervisibility between this LCA and the OFMA on account of: the proposed Development having been constructed before the OFMA on intervening land between this LCA and its location; and the proposed mitigation planting between these having begun to establish by the time the OFMA's construction has begun. The OFMA is therefore not included in the cumulative assessment.	The addition of the proposed Development upon a baseline whereby the identified cumulative developments in Ashford are already completed / under construction would (when compared to the assessment of these developments individually) mean an intensification of built form in the views that help characterise this LCA. This would be particularly felt at AS1 – when it is considered that in addition to the peak construction activity within the OPA site the schemes in Ashford would have just been completed. The scale of change would, however, be moderated by the: • relatively long distance (4.6km) between the proposed Development and the nearest part of the LCA with view out from the scarp, and between here and the cumulative schemes in Ashford (4.0km). • The clear substantial gap between these built-up areas • the proposed Development's mitigation structural planting around its north and west edges. • the fact that the majority of cumulative developments in Ashford would generally be seen against the backdrop of each other as they predominantly wrap around the towns eastern edge • the reasonably anticipated measures to mitigate the adverse impacts of construction and operational activity on adjoining areas that the cumulative developments in Ashford would contain, or would only be permitted on condition of. As such, upon completion of all of the developments the views from this LCA would still contain: a broad panorama of open countryside, valley, ridges and towns (of which the proposed Development and cumulative development would only be a moderately small part of); a strong rural character to the immediate foreground and midground; a skyline being formed by the wooded greensand ridge, Romney Marsh, the English Channel and occasionally, the High Weald. All other key valued characteristics remain unaltered. As such, the scale of the change brought about by the combined developments would not be so would not be so great as to change the LCA's fundamental character.	There would not be an increase in the number of the LCA's characteristics affected, and only a very small portion of the LCA would be affected.	The impact of construction activity would remain temporary and reversible. The operational change is considered predominantly permanent and irreversible, although after the proposed structural planting throughout and around the Site and the other developments is established, the initial impacts would lessen.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unchanged, despite (after taking into account the embedded design, mitigation measures), with some experiencing, overall, a small magnitude of adverse and predominantly irreversible change. There would be no additional significant effects arising from the construction and operation of these developments together with the proposed Development.
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified key valued characteristics, however, are considered resilient to potential changes resulting from the Development.	Magnitude of change: **Small** at AS1, AS2 and AS3, **Very Small** at AS4**- adverse.** At AS1 and AS2 whilst there would be a slight change to the single key characteristics of the LCA that is likely to be affected by the presence of the combined built-form, it is not considered so great as to bring about a fundamental alteration to the LCA's integral character. By AS3 and AS4, as all of the proposed structural planting around the proposed Development and the cumulative schemes has established, the changes experienced would be less distinct but would remain small in scale. The combined changes would still only be felt across a small proportion of this LCA. Whilst these changes would be mostly permanent and irreversible, they would be felt less keenly with time as the proposed structural planting establishes. All other key valued characteristics remain unaltered. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

Table 27 AONB-KDL (in ABC) LCA 03 ***Lympne -Aldington*** *– Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: The LCA is described in the AONB-KDL and KCC-LAK as: being in a good condition with few detracting features; having a strong coherent pattern of elements; within the AONB; having areas of conservation interest; and having a strong sense of place.	**Moderate**: The proposed Development would be outside, and approximately 2.00km away from the north-eastern edge of this LCA at its closest point. Despite its proximity to the Site the LCA's key valued characteristics are considered to be resilient to change brought about by the proposed Development. The LCA's primary focus to the south and the high proportion of woodland on the higher ground both protect the area from change brought about by development in adjacent LCAreas All the other recognised key valued characteristics of this LCA are considered to be resilient to change brought about by the proposed Development.	There is very little inter-visibility between the LCA and the Site. Changes to the rural aspect of this area would only occur as a result of increased ambient lighting in views to the east from this LCA during construction and operation. Given the abundance of existing woodland blocks in the LCA and the substantive structural planting that would be established around the west edge of the proposed Development the scale of change to this characteristic is considered to be small. All other key characteristics remain unaltered, and overall, the LCA's character is conserved.	The characteristic impacted upon occurs across most of this LCA, but the change would not be notable throughout due to the LCA's wooded nature and topographical variety, as such, many parts of the LCA would remain unaltered.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered largely permanent and irreversible, although once the proposed advance structural planting along the western edge, and elsewhere through the Site is established, any impacts felt in this LCA would reduce further.	**AS1** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unchanged, despite (after taking into account the embedded design, mitigation and enhancement measures) one experiencing a very small magnitude of adverse and predominantly irreversible change.
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified key valued characteristics, however, are considered resilient to potential changes resulting from the Development.		Magnitude of change: **Very Small** at AS1, AS2, AS3 and AS4 **- adverse.** The small scale of change would not alter the LCA's fundamental character and it would only be felt across a moderate proportion of this. Whilst the change would be mostly permanent and irreversible it would be felt less keenly with time as the proposed advance structural planting establishes. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

Table 28 AONB-KDL (in ABC) LCA 04 ***Lympne -Hythe Escarpment*** *– Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: The LCA is described in the AONB-KDL and KCC-LAK as: being in a good condition with few detracting features; having a strong coherent pattern of elements; within the AONB; having areas of conservation interest; and having a very strong sense of place.	**Moderate**: The proposed Development would be outside, and approximately 1.40km away from the north-east edge of this LCA at its closest point. Only the LCA's key characteristic of general bleak and wild landscape is susceptible to potential undue negative consequences arising from the Development. All other key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development. These relate to the more vulnerable part of the LCA - the south-facing and undulating scarp slope that has panoramic views across Romney Marsh, and the old military defences scattered across the area.	There is very little inter-visibility between the LCA and the Site. Changes to the rural aspect of this area would only occur as a result of increased ambient lighting in views to the east from this LCA during construction and operation. Given the substantive structural planting that would be established around the south and west edges of the proposed Development the scale of change to this characteristic is considered to be small. As such, overall, it is considered that there would be an unremarkable change to this key valued characteristic of the LCA; and little change upon its fundamental character.	The characteristic impacted upon occurs across most of this LCA, but the change would not be notable due to the LCA's topographical variety, as such, many parts of the LCA would remain unaltered.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered predominantly permanent and irreversible, although after the proposed advance structural planting along the Site's south-western edge, and elsewhere through the Site is established, the impacts felt in this LCA would reduce.	**AS1** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unaltered, despite (after taking into account the embedded design, mitigation and enhancement measures) one experiencing a very small magnitude of adverse and largely irreversible change, which diminishes with time.
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified characteristics, however, are resilient to potential changes resulting from the Development.		Magnitude of change: **Very Small** at AS1, AS2, AS3 and AS4 - **adverse.** The very small scale of change to single characteristic impacted upon would not alter this LCA's fundamental nature and it would only be felt across a small proportion of this. Whilst the change would be mostly permanent and irreversible it would be felt less keenly with time as the proposed structural planting establishes. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

Table 29 AONB-KDL (in ABC) LCA 05 ***Lympne -Romney Marsh:*** *– Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate/High: The LCA is described in the AONB-KDL and KCC-LAK as: being in a moderate condition with many detracting features; having a strong coherent pattern of elements; within the AONB; having few areas of conservation interest; and having a weak sense of place	**Moderate**: The proposed Development would be outside, and approximately 2.70km from the north-eastern edge of this LCA at its closest point. The LCA's characteristics of a remote rural area and the views to the greensand ridge have the potential to be altered by the proposed Development All other key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development.	Areas of built-form arising from the Development would not be apparent in the attractive northward views from this LCA but the sense of remoteness of parts of it are likely to be impacted upon by the resultant increase in lighting. The change would not be wholly obvious as extensive lighting already occurs along the scarp slope (at the Port Lympne Animal Park), just over the crest (at Lympne village and at the Lympne Industrial Estate). The substantial advance structural planting proposed along the southern and western boundaries of the Site and the adherence to lighting direction, level and control design codes would considerably lessen this impact. All other key characteristics remain unaltered, and overall, the LCA's character is conserved.	The characteristics impacted upon occur across most of this LCA, but the change would not be notable due to the LCA's proximity to the steep slope of the greensand ridge, as such, many parts of the LCA would remain unaltered.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered predominantly permanent and irreversible, although after the proposed advance structural planting along the Site's south-western edge, and elsewhere through the Site is established, the impacts felt in this LCA would reduce.	**AS1** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate adverse**: a very small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate adverse**: a very small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate sensitivity remain unaltered, despite (after taking into account the embedded design, mitigation and enhancement measures) experiencing a small / very small magnitude of adverse and largely irreversible change, which diminishes with time.
Sensitivity: **Moderate**: The northern-most section of the LCA forms part of the AONB. This and the other sections of the LCA are considered to be part of a rare and distinctive landscape. The majority of its identified characteristics, however, are resilient to potential changes resulting from the Development.		Magnitude of change: **Very Small** at AS1, **Small** at AS2 and reducing to **Very Small at** AS3 and AS4 **- adverse.** The very small / small change to the characteristics impacted upon would not alter the LCA's fundamental character and it would not be felt across all of the LCA. Whilst the change would be mostly permanent and irreversible they would be felt less keenly with time as the proposed advance structural planting establishes. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

Table 30 AONB-KDL (in ABC) LCA 06 ***Stour Valley - Hampton:*** *– Non-Cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: The LCA is described in the AONB-KDL and KCC-LAK as: being in a very good condition with few detracting features; within the AONB; having areas of conservation interest; having a good degree of recreational access; and strong cultural associations.	**Moderate**: The proposed Development would be outside, and approximately 5.5km away from the south eastern boundary of this LCA at its closest point. Only one of the LCA's key characteristics is susceptible to potential undue negative consequences arising from the Development. This is moderate visibility over the distinctive landform. All other recognised key valued characteristics of this LCA are considered resilient to change brought about by the proposed Development.	The Development would become a very small component of the long-range views from the North Downs scarp through this LCA but this would not change this characteristic's fundamental integrity, given: the broad panorama that the Development would only be a narrow horizontal, and small part of; the current existence of built development in such views i.e. in a villages at the foot of the slope, through the transport corridor at the base of the Vale of Holmesdale, on the greensand ridge and at Ashford; and the maintenance of the skyline being formed by wooded greensand ridge, Romney Marsh, the English Channel and the High Weald. All other key valued characteristics remain unaltered, and overall, the LCA's character is conserved.	The single characteristic impacted upon occurs across the scarp slopes which are only a small part of this LCA. Due to the high degree of tree and scrub vegetation on the scrap slopes, and the alignment of the escarpment partly away from the Site, the views from most parts of the LCA would, however, remain unaltered.	The impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. The change is considered predominantly permanent and irreversible, although after construction of the proposed Development is complete, and the proposed structural planting throughout and around the Site is established, the initial impacts felt in the far-reaching views from the LCA, and to the sense of remoteness would lessen.	**AS1** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unchanged, despite (after taking into account the embedded design, mitigation and enhancement measures) some experiencing a small magnitude of adverse and predominantly irreversible change.
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified key valued characteristics, however, are considered resilient to potential changes resulting from the Development.		Magnitude of change: **Very Small** at AS1, AS2, AS3 and AS4**- adverse.** The small scale of changes to the single valued characteristic impacted upon would not alter its fundamental nature and it would only be felt across a very small proportion of this LCA. Whilst these changes would be mostly permanent and irreversible, they would be felt less keenly with time as the proposed structural planting establishes. All other key valued characteristics remain unaltered. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

Table 31 AONB-KDL (in ABC) LCA 06 ***Stour Valley - Hampton:*** *– Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• Developments around Ashford The cumulative schemes at Sellindge are at their closest approximately 5.0km away from this LCAarea. Intervisibility between them is limited by this distance and by intervening gently undulating topography and mature woodland and tree belt vegetation. There would be a lack of intervisibility between this LCA and the OFMA on account of: the proposed Development having been constructed before the OFMA on intervening land between this LCA and its location; and the proposed mitigation planting between these having begun to establish by the time the OFMA's construction has begun. The OFMA is therefore not included in the cumulative assessment.	The addition of the proposed Development upon a baseline whereby the identified cumulative developments in Ashford are already completed / under construction would (when compared to the assessment of these developments individually) mean an intensification of built form in the views that help characterise this LCA. This would be particularly felt at AS1 – when it is considered that in addition to the peak construction activity within the OPA site the schemes in Ashford would have just been completed. The scale of change would, however, be moderated by the: • relatively long distance (5.5km) between the proposed Development and the nearest part of the LCA with view out from the scarp, and here and the cumulative schemes in Ashford (4.0km). • The clear substantial gap between these built-up areas • the proposed Development's mitigation structural planting around its north and west edges. • the fact that the majority of cumulative developments in Ashford would generally seen against the backdrop of each other as they predominantly wrap around the towns eastern edge • the reasonably anticipated measures to mitigate the adverse impacts of construction and operational activity on adjoining areas that the cumulative developments in Ashford would contain, or would only be permitted on condition of. As such, upon completion of all of the developments the views from this LCA would still contain: a broad panorama of open countryside, valley, ridges and towns (of which the proposed Development and cumulative development would only be a moderately small part of); a strong rural character to the immediate foreground and midground; a skyline being formed by the wooded greensand ridge, Romney Marsh, the English Channel and occasionally, the High Weald. All other key valued characteristics remain unaltered. As such, the scale of the change brought about by the combined developments would not be so would not be so great as to change the LCA's fundamental character.	There would not be an increase in the number of the LCA's characteristics affected, and only a relatively small portion of the LCA would be affected.	The impact of construction activity would remain temporary and reversible. The operational change is considered predominantly permanent and irreversible, although after the proposed structural planting throughout and around the Site and the other developments is established, the initial impacts would lessen.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate / high sensitivity. **NOT SIGNIFICANT** The LCA's overall integral character is maintained. Most of the components, characteristics, and perceptual and aesthetic qualities that shape its moderate/high sensitivity remain unchanged, despite (after taking into account the embedded design, mitigation measures), with some experiencing, overall, a small magnitude of adverse and predominantly irreversible change. There would be no additional significant effects arising from the construction and operation of these developments together with the proposed Development.
Sensitivity: **Moderate/High**: The LCA is wholly within the AONB and displays an overall good condition. The majority of its identified key valued characteristics, however, are considered resilient to potential changes resulting from the Development.	Magnitude of change: **Small** at AS1, AS2 and AS3, **Very Small** at AS4**- adverse.** At AS1 and AS2 whilst there would be a slight change to the single key characteristics of the LCA that is likely to be affected by the presence of the combined built-form, it is not considered so great as to bring about a fundamental alteration to the LCA's integral character. By AS3 and AS4, as all of the proposed structural planting around the proposed Development and the cumulative schemes has established, the changes experienced would be less distinct but would remain small in scale. The combined changes would still only be felt across a small proportion of this LCA. Whilst these changes would be mostly permanent and irreversible, they would be felt less keenly with time as the proposed structural planting establishes. All other key valued characteristics remain unaltered. Overall, the essential and underlying make-up and balance of the LCA's character would be conserved.			

VIEWPOINT IMPACT ASSESSMENT TABLE

Definitions:

AS1 = Assessment scenario 1: Peak Construction Year
AS2 = Assessment scenario 2: Year 0 following completion
AS2 = Assessment scenario 2: Year 15 following completion

PRoW = Public Right of Way
NDW-NT = North Downs Way, National Trail
OAL = Open Access Land

VP = Viewpoint
SSW-LDP = Saxon Shore Way, Long Distance Path
ILP-GNROL = Institution of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light

*Table 32 Users of **PRoW through the Site** (Representative Viewpoints: 15, 16, 17, 19, 20, 21, 22 & 23) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views through the Site are locally known but not valued more widely, promoted as destinations or have any cultural associations. A small number of PRoWs have views of heritage assets for sections of their length e.g. Westenhanger Castle and Otterpool Manor.	**High**: people engaged in outdoor recreation whose attention/interest is likely to be focused on the landscape.	The changes would involve the addition of construction sites, new residential and commercial buildings, roads, structures, public open space, lighting and planting into multi-directional views from all of the PRoW through the Site, and the loss of views over open agricultural and commercial land, and, on occasions, to further horizons. Whilst the majority of the existing views from the PRoW through the Site are composed of open agricultural scenes, the sight of new residential, commercial, and green and grey infrastructure-related built-form (using materials and form that is appropriate to the surrounding area) would not be unusual to users of these given the land uses that are currently visually apparent (e.g. the existing areas of settlement, commercial activity, the transport corridor of the M20 and railway, and busy local roads) from these. From certain parts of PRoWs HE281, HE221 and HE316 there would be the additional loss of views to the North Downs escarpment. Such views from PRoWs HE302 and HE275 through the Site would, however be retained. For almost all of the PRoWs affected mitigation measures would be in place to reduce the scale of change. These include: the siting of imposing construction activities (such as stockpiles, compounds etc.) away from PRoWs; the placement of the tallest proposed buildings away from most PRoW; the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow; the placement of new native shelter belt and hedgerow planting (much of which would be carried out early on during the construction period) between those PRoWs impacted upon (such as HE281 and HE316) and new built-form/construction; and the placement of new public open space, woodland or wide green-ways around PRoW (e.g. HE314, HE303 and HE275).	There would be impact to users along the entire length of all of the PRoWs through the Site during the construction phase. Likewise, upon scheme completion users along the entire length of all of the PRoWs through the Site would experience changes. The changes would be apparent and occasionally prominent, at close range and at direct angles of view.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Whilst most operational-related changes experienced are considered to be permanent in nature, some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in later assessment scenarios. By AS3 and AS4 the visual experience along most PRoW through the Site would return to one of moving through a semi-naturalised landscape.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS2** = **Moderate / Major, adverse**: a large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS4** = **Moderate, neutral**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The users of these PRoWs have a moderate/high sensitivity to the likely construction and operational impacts. The effect experienced by users as a whole would, through the construction period, be moderate in nature. The effects is, however, considered to be a 'significant' effect on account of the fundamental change that that would be brought about to the users of those PRoW impacted by the proposed Development during this period.. At scheme completion the Development would alter the overall balance and make-up of the visual experience, and therefore is considered significant. As the areas of the proposed Development's embedded green infrastructure design and mitigation measures become established the previous impacts would have reduced and the visual experience for users would be one of new landscape of public open spaces, naturalised areas and woodland. A residual moderate effect would occur, but one that is in neutral in nature, and not significant.
Sensitivity: **Moderate/High**: Users are engaged in outdoor recreation and experience the views from public footpaths (pedestrians only) and public bridleways (i.e. additionally with cyclists and horse-riders), but none of these are promoted routes, and so are considered of only local value.		Magnitude of change: **Moderate** at AS1, **Large** at AS2 and **Moderate** at AS3 & AS4**- adverse** and **neutral.** The changes arising from construction activities would not be experienced by users of all of the PRoWs through the Site at any one time. Construction related changes at AS1 would be temporary and limited in scale by advance planting mitigation measures, many of which would be in place, and establishing, prior to construction. The balance and make-up of the visual experience as a whole would therefore only be affected moderately during construction. At AS2, whilst the proposed Development would be clearly apparent, and directly visible in all views from these routes by the time of proposed Development completion, users would not be wholly sensitive to the type and form of development given the current land uses across the Site. The detrimental loss of certain views of the North Downs escarpment would be experienced, whilst others would be retained. Users would experience the addition of the developing green infrastructure estate of tree belts, hedgerows and public open space in close-range views. Some of this would be apparent at AS2, and others at AS3. These measures would help to visually integrate, and in some cases screen the proposed built-form in the views experienced, so by AS3 the visual experience along most PRoWs through the Site would return to one of moving through a semi-naturalised landscape. The operation impact would therefore alter the overall balance and make-up of the visual experience, but not, as a whole, dominate as PRoWs would remain in dedicated built development-free corridors. The impact is therefore considered to be large and adverse at proposed Development completion, but reducing to moderate, and neutral (on account of the beneficial nature of the green infrastructure proposals) by AS3.			

*Table 33: Users of **localised/close range PRoW, within 2km to the south of Site** (Representative Viewpoint: 29) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views from these PRoWs are locally known but not valued more widely, promoted as destinations or have any cultural associations.	**High**: people engaged in outdoor recreation whose attention/interest is likely to be focused on the landscape.	Most of the localised PRoW to the south of the Site exist within the generally wooded crest of the Hythe Escarpment, beyond the Aldington Road (e.g. HE318, HE317 and HE 322), or are within the built-up areas of Lympne, and as such have little/no inter-visibility with the Site (see Viewpoint 29). Consequently, there would be very little loss of, or addition of features in the views experienced from these as a result of the Development. Glimpses of any new residential, commercial, and green and grey infrastructure-related built-form would not be unusual to users of these given the land uses that are current visually apparent (e.g. the existing areas of settlement and commercial activity) from those parts of these PRoW closest to the Site. The proposed planting of a 20m wide native tree belt along the southern boundary of the Site, the creation of a 150m wide separation between the Aldington Road and new built-form, and the placement of the tallest buildings away from this boundary would further bolster the visual exclusion between them and diminish the impact of proposed built-form or the lighting emitting from that.	The very few changes experienced would only occur on the short sections of PRoW where they meet the Aldington Road. Such views, where possible would be localised.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any changes experienced would short to-medium term and temporary in nature given that the proposed native tree belts along the southern boundary of the Site would reinforce the current vegetated boundary. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in later assessment scenarios	**AS1** = **Minor, adverse**: a negligible magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor, adverse**: a negligible magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor, adverse**: a negligible magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The receptors on these PRoWs have a moderate/high sensitivity but are unlikely to experience more than a very small magnitude of change when taking into account the embedded green infrastructure design and mitigation measures.
Sensitivity: **Moderate/High**: Users are engaged in outdoor recreation and experience the views from public footpaths (pedestrians only) and public bridleways (i.e. additionally with cyclists and horse-riders), but none of these are promoted routes, and are considered of only local value.		Magnitude of change: **Negligible** at AS1, **Very Small** at AS2, **Negligible** at AS3 and AS4**- adverse.** The very small scale of changes to the visual experience of users from localised paths to the south of the Site would occur for short lengths and be temporary in nature.			

*Table 34 Users of **localised/close range PRoW, within 2km to the west of the Site** (Representative Viewpoints: 11 & 14) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views from these PRoWs are locally known but not valued more widely, promoted as destinations or have any cultural associations.	**High**: people engaged in outdoor recreation whose attention/interest is likely to be focused on the landscape.	The visual changes experienced by users of PRoWs HE302, HE325, AE459 and AE316 would involve the addition of construction sites, new residential buildings, structures, public open space, planting and lighting associated with the western most areas of the proposed Development in east and north-facing views only from certain lengths of these, and the loss of some views over open agricultural land, and, on occasions, to further horizons. Current views from parts of these (see Viewpoint 11) and from the other PRoW in this area, such as HE324, HE330, AE461, AE483 and AE479 are limited to very occasional glimpses by landform, buildings and structural vegetation (existing woodland, hedgerow and areas domestic planting) so would not experience any appreciable changes, apart from a discernment of slightly greater ambient light at night. Whilst the outlook from the majority of those routes that presently experience views to the Site is of open agricultural land and woodland, the sight of any new built-form would not be wholly unusual to users of them given the land uses that are currently visually apparent, including existing areas of settlement (Aldington, Court-at-Street, Sellindge and Brabourne Lees), and infrastructure (the Sellindge Waste Water Treatment Plant, Partridge Farm Solar Fam (400m to the west of the Site) the Electricity Convertor Station, the M20 and the railway). The proposed structural planting along the western boundary of the Site (so creating a visibly robust defensible edge to it), the placement of the tallest buildings away from this boundary, the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow, and the planting structural native tree belts between the development blocks closest to this edge would combine to diminish the visual impact of proposed built-form and its lighting upon users of these PRoWs. The creation of the nearest local centre to this edge (near Barrow Hill) would help convey the visual legibility of the new settlement as a town, and not 'sprawl', in the residual views from these PRoWs to the Site. In addition, views to North Downs escarpment, experienced by users of PRoW HE302 and HE325 (see Viewpoint 14) would not be prevented by the proposed Development or its planting.	Most of the localised PRoW to the west of the Site are located on the same undulating dip-slope of the greensand ridge as the Site. Given the relative elevation of the landscape through which these PRoWs traverse, the views out from them are often broad and panoramic, taking in the landscape to the north (including the North Downs escarpment), to the west along the East Stour River valley, and to the south to the crest of the greensand ridge. As such the Site would only play a moderate-to-small part in such views. Views to the proposed Development would be localised in nature, however, given the predominantly north-south alignment of these PRoW, most of these would be oblique, and only occasionally direct.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational changes experienced are considered to be permanent in nature but reducing with time as the vegetative mitigation measures grow in height and mature.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The receptors on these PRoWs have a moderate/high sensitivity to the impacts that are likely arise from the proposed Development. The change experienced by them as a whole would, through the construction period, be small in magnitude, given the limited visibility of the Site, the small extent of it visible and the embedded design and mitigation measures. By proposed Development completion the Development would be distinct, but not the defining element in the visual experience of users of these PRoWs as a whole, and therefore is considered not significant. The extent and scale of the proposed Development in views from these PRoWs would reduce further once the final embedded green infrastructure design and mitigation measures become established, and as such the proposed Development would not markedly change the overall balance and make-up of the visual experience from these receptors as a whole.
Sensitivity: **Moderate/High**: Users are engaged in outdoor recreation and experience the views from public footpaths (pedestrians only), but none of these are promoted routes, and are considered of only local value.		Magnitude of change: **Small** at AS1, **Moderate** at AS2 and **Small** at AS3 and AS4**- adverse.** The changes would not be experienced by users of all of the PRoW through this area. Those that do have views to the Site would generally view the proposed Development at an oblique angle, and as part of wider panoramas. Indirect impacts from a discernment of slightly greater ambient light at night are likely to begin before this. Whilst only the western most areas of the proposed Development, once constructed, would remain apparent in some views from these PRoWs, the proposed structural planting would reduce the extent of this in terms of both the length of path affected and prominence of the proposed Development. Users of these PRoWs are not wholly unfamiliar with the type of development proposed, and as such the proposed Development would appear visually integrated into its setting.			

*Table 35 Users of **localised/close range PRoW, within 2km to the west of the Site** (Representative Viewpoints: 11 & 14) - Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• Developments within Sellindge • OFMA Intervisibility between these PRoW and the cumulative schemes in Ashford is limited by, distance, and intervening gently undulating topography and mature woodland and tree belt vegetation.	The addition of the proposed Development upon a baseline where the cumulative developments in Sellindge are under construction/operational would impact uses of PRoW HE302(FP) only (the visual amenity of all other PRoW in this area would be substantially protected by intervening landform and vegetation). The impact on users of this PRoW at AS1 and AS2 would be to increase their visual awareness of construction activity, new built form, respectively, and lighting. The increases would however not be of such scale to bring about a markedly different visual experience to that experienced by users when compared to the assessment of these developments individually, for the following reasons. Firstly the current views from this PRoW already contain existing areas of settlement and infrastructure. Secondly because only views heading north along the footpath would be impacted upon. Thirdly because the developments in Sellindge would only occupy a small horizontal and vertical part of the broad views from this footpath (so allowing retention of the views to the North Downs escarpment). And lastly because the structural planting implemented in both the proposed Development and the Sellindge developments would be fully planted by AS2. This would combine to diminish the visual impact of proposed built-form and its lighting upon users of this PRoW. By AS3 and AS4 the establishment of the structural planting of both schemes would reduce the scale of the impact further. The addition of the OFMA scheme upon a baseline where the proposed Development is already completed would impact users of PRoW HE316(FP) only (the visual amenity of all other PRoW in this area would be substantially protected by intervening landform and vegetation). The impact would only be felt at AS2 when it is anticipated construction of the OFMA scheme would commence. The change to the visual experience would be marked – insofar that the central portion of the footpath would be within the construction area, and with views to the completed scheme of the proposed Development beyond. A raft of mitigation measures for the OFMA scheme - similar to those proposed for the proposed Development, are reasonably anticipated to be put in place to reduce the scale of change. These include: the siting of imposing construction activities (such as stockpiles, compounds etc.) away from PRoW; the use of minimal lighting and adherence to the ILP-GNROL with regards to light spill, glare and sky glow; the placement of new native shelter belt and hedgerow planting (much of which would be carried out early on during the construction period) between the PRoW and new built-form/construction.	The increased change as a result of the proposed Development in combination with the cumulative schemes in Sellindge would be felt over a small area of PRoW FP HE302(FP) only. The OFMA development would impact the central part of PRoW HE316(FP) only.	The impact of increased construction activity at AS1 would be temporary, medium-long term, and reversible as individual phases of the Development in combination with those in Sellindge and the OFMA are begun and completed. Any operational changes experienced are considered to be permanent in nature but would reduce with time as the vegetative mitigation measures grow in height and mature.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a visual receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Major, adverse**: a moderate / large magnitude of change to a visual receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate, adverse**: a moderate magnitude of change to a visual receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate, adverse**: a moderate magnitude of change to a visual receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The receptors on these PRoWs have a moderate/high sensitivity to the impacts that are likely arise from the proposed Development and the cumulative schemes. The change experienced by them as a whole would, through the construction period, be small in magnitude, given the limited visibility of the Site, the extent of the embedded design and mitigation measures. By AS2 the OMFA scheme would be the defining element in the visual experience of users of PRoW HE3169FP) and is therefore considered significant. The extent and scale of the proposed Development and the cumulative schemes in views from this and the other PRoWs as a whole would reduce further once the final embedded green infrastructure design and mitigation measures become established.
Sensitivity: **Moderate/High**: Users are engaged in outdoor recreation and experience the views from public footpaths (pedestrians only) and public bridleways (i.e. additionally with cyclists and horse-riders), but none of these are promoted routes, and so are considered of only local value.	Magnitude of change: **Small** at AS1, **Moderate/Large** at AS2 and **Moderate** at AS3 and AS4**- adverse.** The changes would not be experienced by users of all of the PRoW through this area. At AS1 the combined impact of the proposed Development with those in Sellindge would not alter the balance and make-up of the visual experience as a whole through this area, and would constitute only a small component of wider views. At AS2 there would be greater awareness of new built form/construction as a result of the combined impact of the proposed Development with those in Sellindge, and the with the OFMA scheme. For some users (i.e. those on PRoW HE316(FP)) this would mean the introduction of prominent (but not wholly dominating) new discordant elements to the visual experience, which alters (but does not entirely change) the balance and make-up of views, after taking into account the proposed embedded design, mitigation and enhancement measures. By AS3 and AS4, as all of the proposed structural planting around the proposed Development and the cumulative schemes has established, the changes experienced, albeit, permanent and irreversible, to users of PROW through this area as a whole would be less distinct.			

*Table 36 Users of **localised/close range PRoW, within 2km to the north of the Site** (Representative Viewpoints: 25 & 27) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views from these PRoWs are locally known but not valued more widely, promoted as destinations or have any cultural associations.	**High**: people engaged in outdoor recreation whose attention/interest is likely to be focused on the landscape.	The visual changes experienced by users of PRoWs to the north of the Site such as HE224, HE228, HE229, HE262, HE263 and HE270, would involve the addition of construction sites, new residential and commercial buildings, structures, public open space, planting and lighting in southerly views only from a moderate part of the proposed Development from certain lengths of these, and the loss of views over open agricultural land, and, on occasions, to further horizons. Views from the other PRoW in this area, such as HE160, HE172, HE274, HE227, HE369, HE357 and HE300, as well as those between Sellindge and the M20 (see Viewpoint 25) are generally obscured by landform, buildings and structural vegetation (existing woodland, hedgerow, tree belts along the motorway and railway margins and areas domestic planting) so would not experience notable changes, apart from an appreciation of slightly greater ambient light at night. Whilst the outlook from the majority of those routes that presently experience views to the Site is of open agricultural land, the sight of any new built-form would not be wholly unusual to users of them given the land uses that are currently visually apparent (see Viewpoint 27), including existing areas of settlement (Sellindge, Moorstock and Stanford), and infrastructure and extensive lighting of the M20, the elevated highway of Junction 11, the motorway service station, the motorway maintenance depot, the electricity convertor station, the high voltage overhead powerlines, the Lympne Industrial Estate, the railway and Westenhanger Station. The proposed advance planting of a 25m wide native tree belt along the northern boundary of the Site (so reinforcing the current robust defensible edge to it created by the motorway and railway), the placement of the tallest buildings away from this boundary, the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow, and the planting of 10-20m wide native tree belts between the development blocks closest to this edge and throughout those proposed for further up the slopes of the greensand ridge would combine to diminish the visual impact of proposed built-form and its lighting upon users of these PRoWs. The creation of the town centre within the area of the Site closest to this edge would help convey the visual legibility of the new settlement as a town, and not 'sprawl', in the residual views from these PRoWs to the Site.	Most of the localised PRoW to the north of the Site are located on the same undulating dip-slope of the greensand ridge as the Site. Given the relative open nature of the landscape through which these PRoWs traverse, the views out from them are often broad and multi-directional, taking in the landscape to the north and east towards the visually dominant landform of the North Downs escarpment, to the west towards Sellindge and Brabourne Lees. As such the Site would only play a moderate-to-small part in such views. Views to the proposed Development would be localised in nature, however, given the east-west alignment of many of these PRoW, a moderate proportion of these would be oblique, and only some would be direct.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Elements of the proposed advance structural planting along the northern edge of the Site would have been implemented by year 5 of construction and have begun to provide a reduction in the visual impact of construction activities by the later stages of construction. Any changes experienced are considered to be permanent in nature but reducing with time as the vegetative mitigation measures grow in height and mature.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS2** = **Moderate / Major, adverse**: a large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The receptors on these PRoWs have a moderate/high sensitivity to the impacts that are likely arise from the proposed Development. The change experienced by them as a whole would, through the construction period, be moderate in magnitude. By proposed Development completion the Development would be distinct, but not a wholly dominating element in the visual experience given other elements within the views through this area. The extent and scale of the proposed Development in views from these PRoWs would reduce further once the mitigation measures become established, and as such the proposed Development would not markedly change the overall balance and make-up of the visual experience from these receptors by AS3.
Sensitivity: **Moderate/High**: Users are engaged in outdoor recreation and experience the views from public footpaths (pedestrians only) and public bridleways (i.e. additionally with cyclists and horse-riders), but none of these are promoted routes despite some being within the AONB, and are considered of only local value.		Magnitude of change: **Moderate** at AS1, **Large** AS2 and **Moderate** at AS3**, Small** at AS4 **adverse.** The changes would not be experienced by users of all of the PRoW through this area. Indirect impacts from a discernment of slightly greater ambient light at night, however, are likely occur to all. Whilst only a moderate part of the proposed Development, once constructed, would remain apparent in some views from these PRoWs the proposed structural planting (most of which would be implemented at the commencement of the proposed Development's overall construction), would reduce the extent of this in terms of both the length of paths affected and prominence of the proposed Development. Users of these PRoWs are not wholly unfamiliar with the type of development proposed and would generally view the proposed Development as part of wider views, and as such the proposed Development would appear visually integrated into its setting. Following the proposed Development's completion and the establishment of the structural planting (AS3) there would still be a moderate magnitude of change to users of the PRoW on account of the distinct perception of the new town in views from them. Whilst the Development would remain recognisable at this distance, views of it would, on account of the broad multi-directional aspect of them, not markedly alter the balance and make-up of the visual experience through this area.		

*Table 37 Users of **localised/close range PRoW, within 2km to the north of the Site** (Representative Viewpoints: 25 & 27) – Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• Developments within Sellindge Intervisibility between these PRoW and the cumulative schemes in Ashford is limited by, distance, and intervening gently undulating topography and mature woodland and tree belt vegetation. There would be a lack of intervisibility between receptors and the OFMA on account of: the proposed Development having been constructed before the OFMA on intervening land between these and its location; and the proposed mitigation planting between these having begun to establish by the time the OFMA's construction has begun. The OFMA is therefore not included in the cumulative assessment.	The impact on users of these PRoWs at AS1 and AS2 would be to increase their visual awareness of construction activity and new built form, respectively, and lighting. From those PRoWs to the immediate east of Sellindge (such PRoW HE273(FP)) the construction activity and built form of the development at 'Land Rear of Rhodes House' would visually dominate the foreground of views southward towards the proposed Development. The construction activity, built form and lighting of the proposed Development would intensify the impact of this by appearing on a broad degree of the horizon of such views. From those PRoWs closer to Stanford (such as: HE270(FP) and HE271(BW)), where it would be the construction activity, built form and lighting of the proposed Development that would be most distinct, the construction activity, built form and lighting of the developments in Sellindge would form a minor addition to this in the westward edge of views. The combination of the cumulative developments and the proposed Development would not, however, become the wholly dominating element in the visual experience from these PRoWs given the existing visual elements, such as agricultural land, existing structural vegetation, other settlements, and the M20 / HS1 corridor that would remain within the intervening foreground of views through this area. By AS3 and AS4 the establishment of the structural planting of both the proposed Development and the cumulative developments within Sellindge would reduce the scale of the impact by reducing the scale of new built form in the views, and by integrating the residual amount better into its current setting.	The addition of the proposed Development upon a baseline where the cumulative developments in Sellindge are under construction/operational would, in particular, impact users of PRoWs: HE273(FP), HE270(FP) and HE271(BW). The visual amenity of most other PRoWs in this area would be substantially protected by intervening landform and vegetation such that it would not be possible to observe both the proposed Development and those cumulative schemes within Sellindge. Added to this, it is mainly the cumulative development at 'Land Rear of Rhodes House' (cumulative scheme code: AM) that would feature in views from the identified PRoWs. Sight of the cumulative developments south of the A20 within Sellindge from the remainder of the PRoWs in this area are, by comparison, generally visually contained by the existing buildings in the village.	The impact of increased construction activity at AS1 would be temporary, medium-long term, and reversible as individual phases of the Development in combination with those in Sellindge are begun and completed. Any operational changes experienced are considered to be permanent in nature but would reduce with time as the vegetative mitigation measures grow in height and mature.	**AS1** = **Moderate / Major, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS2** = **Moderate / Major, adverse**: a large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The receptors on these PRoWs have a moderate/high sensitivity to the impacts that are likely arise from the proposed Development in combination with the cumulative schemes. The change experienced by them as a whole would, through the construction period, be moderate in magnitude. By proposed Development completion the combined Developments would be distinct, but not a wholly dominating element in the visual experience given other elements within the views through this area. The extent and scale of the proposed Developments in views from these PRoWs would reduce further once the mitigation measures become established, and as such the proposed Development in combination with the cumulative schemes would not markedly change the overall balance and make-up of the visual experience from these receptors by AS3.
Sensitivity: **Moderate/High**: Users are engaged in outdoor recreation and experience the views from public footpaths (pedestrians only) and public bridleways (i.e. additionally with cyclists and horse-riders), but none of these are promoted routes despite some being within the AONB, and are considered of only local value.	Magnitude of change: **Moderate** at AS1, **Large** AS2 and **Moderate** at AS3**, Small** at AS4 **adverse.** The changes would not be experienced by users of all of the PRoW through this area. At AS1 and AS2 the combined impact of the proposed Development with those in Sellindge would increase the magnitude of adverse impact, but not to the point where it would alter the balance and make-up of the visual experience as a whole through this area after taking into account the proposed embedded design, mitigation and enhancement measures. By AS3 and AS4, as all of the proposed structural planting around the proposed Development and the cumulative schemes has established, the changes experienced, albeit, permanent and irreversible, to users of PROW through this area as a whole would be less distinct.			

*Table 38 Users of **localised/close range PRoW, within 2km to the east of the Site** (Representative Viewpoints: 8, 9 & 10) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views from these PRoWs are locally known but not valued more widely, promoted as destinations or have any cultural associations. One PRoW (HE281) traverses through the woodland of Sandling Park (RPGHI), on its way to the edge of the Site), and another (HE323) crosses past Lympne Castle, but cannot be seen in the same view as the Site. As such the 'value' rating remains as Moderate.	**High**: people engaged in outdoor recreation whose attention/interest is likely to be focused on the landscape.	The visual changes experienced by users of PRoWs HE313 (see Viewpoint 10) and HE293 would involve the addition of construction sites, new residential and commercial buildings, structures, public open space, planting and lighting of a small part of the overall proposed Development in westerly views only from certain lengths of these, and the loss of views over open agricultural and commercial land, and, on occasions, to further horizons. Views from the western most end of HE281, before it enters the Site (see Viewpoint 9), would involve the addition the new cycle path upon the downgraded old A20, the potential dual-carriageway which replaces it, and the 20m wide belt of native structural planting in between. Views from parts of these routes and from most other PRoW in this area are obscured by landform, buildings (in particular the settlement of Lympne) and structural vegetation (existing woodland – particularly Kiln Wood and Folks Wood, hedgerow and areas domestic planting) so would not experience changes, apart from an appreciation of slightly greater ambient light at night. Whilst the outlook from the majority of those routes that presently experience views to the Site is of open agricultural land and woodland, the sight of any new built-form would not be wholly unusual to users of them given the land uses that are currently visually apparent, including existing areas of settlement (i.e. Lympne and Newingreen), and infrastructure (the A20, the M20 Junction 11, the motorway service station, the Lympne Industrial Estate). The proposed advance planting of a native tree belt along the eastern boundary of the Site (so reinforcing the visibly robust defensible edge to it already formed by the A20), the placement of the tallest buildings away from this boundary, the planting of native tree belts between and around the development blocks closest to this edge (particularly on the upper slopes of the greensand ridge), the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow, and the planned separation between new built-form and the settlements of Lympne and Newingreen would combine to diminish the visual impact of proposed built-form and its lighting upon users of these PRoWs. The creation of the nearest local centre to this edge (near to the Lympne Industrial Estate) would help convey the visual legibility of the new settlement as a town, and not 'sprawl', in the residual views from these PRoWs to the Site. In addition, views to North Downs escarpment, experienced by users of PRoW HE313 (see Viewpoint 10) would not be prevented by the proposed Development or is planting.	Most of the localised PRoWs to the east of the Site are located on the same undulating dip-slope of the greensand ridge. Given the relative elevation of the landscape through which these PRoWs traverse, the views out from them are often broad and multi-directional, taking in the landscape to the north (including the North Downs escarpment), and to the south to the crest of the greensand ridge. As such the Site would play a moderate part in such views. Views to the proposed Development would be localised in nature, but in general only short lengths of the few PRoWs through this area experience views to the Site.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Elements of the proposed advance structural planting along the eastern edge of the Site between the routes of the old and new A20 would have been implemented by year 5 of construction and have begun to provide a reduction in the visual impact of construction activities by the later stages of construction. Any changes experienced are considered to be permanent in nature but reducing with time as the vegetative mitigation measures grow in height and mature.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The receptors on these PRoWs have a moderate/high sensitivity to the impacts that are likely arise from the proposed Development. The change experienced by them as a whole through tis area would, through the construction period, be moderate in magnitude, given the potential A20 works along the eastern edge, but balanced by the embedded design and mitigation measures. It would not however be the defining element in the visual experience through this area and would not markedly change the overall balance and make-up of the visual experience, as a whole, given other elements within the views through this area and the lack of general visibility, and therefore is considered not significant. By proposed Development completion the extent and scale of the proposed Development in views from these PRoWs would be markedly reduced given the establishment of the structural planting by this point. Following this, the proposed Development would still be apparent but less distinct.
Sensitivity: **Moderate/High**: Users are engaged in outdoor recreation and experience the views from public footpaths (pedestrians only) and public bridleways (i.e. additionally with cyclists and horse-riders), but none of these are promoted routes, and are considered of only local value.		Magnitude of change: **Small/Moderate** at AS1 and AS2, **Small** at AS3 and AS4**- adverse.** The changes would not be experienced by users of most of the PRoW through this area, and those that would have views to the proposed Development would experience it for short sections only. Whilst only a small proportion of the proposed Development, once constructed, would remain apparent in some views from the few PRoWs concerned the proposed structural planting (a lot of which would be implemented by year 5 of construction), would reduce the extent of this in terms of both the length of paths affected and prominence of the proposed Development. Users of these few PRoWs affected are not wholly unfamiliar with the type of development proposed and would generally view the proposed Development as part of wider views, and therefore the proposed Development would appear visually integrated into its setting. Following the proposed Development's completion and the establishment of the structural planting there would still be a small magnitude of change to users of the PRoW on account of the distinct perception of large settlement and its infrastructure in views from them. Whilst the Development would remain recognisable at this distance, views of it would, on account of the broad multi-directional aspect of them and the small number of PRoW affected, not considerably alter the balance and make-up of the visual experience through this area.		

*Table 39 Users of **intermediate/medium range PRoW, between 2-5km to the west of the Site** (Representative Viewpoints:12 & 13) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views from these PRoWs are locally known but not valued more widely, promoted as destinations or have any cultural associations. As only occasional views from some PRoWs through this area contain places of heritage value (such as the Conservation Area around Aldington Church, see Viewpoint 13) the 'value' rating remains as Moderate.	**High**: people engaged in outdoor recreation whose attention/interest is likely to be focused on the landscape.	Views from PRoWs through this part of the Study Area (see Viewpoints 12 and 13) to the Site are limited to only very occasional east-facing glimpses by: intervening landform (i.e. an area of undulating topography on the greensand ridge dip-slope, which gradually diminishes in elevation towards Ashford); buildings (including the settlements of Aldington and Aldington Church, and local farmsteads); and structural vegetation (large woodland blocks such as Burch's Rough, Backhouse Wood, Stockhills Wood and Poulton Wood, combined with an increasing numeracy of tree belts, shaws, hedgerows, and hedgerow trees). Consequently, users of these PRoWs would not experience any appreciable change resulting from the Development, apart from a discernment of slightly greater ambient light at night. Whilst the outlook from the majority of routes through this area are of open agricultural land and woodland, the sight of any new built-form and lighting emitting from this would not be wholly unusual to users of them given the land uses that are currently visually apparent, including existing areas of settlement (such as Aldington, Sellindge and Brabourne Lees), and infrastructure (the Sellindge Waste Water Treatment Plant, the Electricity Convertor Station, the M20 and the railway). The proposed advance planting of a wide native tree belts along the western boundary of the Site, the placement of the tallest buildings away from this boundary, the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow, and the planting of native tree belts between the development blocks closest to this edge would combine to diminish the visual impact of proposed built-form and its lighting upon users of these PRoWs.	Most of the intermediate/mid-range PRoW to the west of the Site are located on the same undulating dip-slope of the greensand ridge as the Site. Given the relative elevation of the landscape through which these PRoWs traverse, the views out from them are often broad and panoramic, taking in the landscape to the north (including the North Downs escarpment), to the west along the East Stour River valley, and to the south to the crest of the greensand ridge. As such, and given the moderate distance between them and the Site, any part of the proposed Development visible and would only form a very small part of such views.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational changes experienced are considered to be permanent in nature but reducing with time as the vegetative mitigation measures grow in height and mature.	**AS1** = **Minor, adverse**: a negligible magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The receptors on these PRoWs have a moderate/high sensitivity to the impacts that are likely arise from the proposed Development. The change experienced by them as a whole would, through the construction period, be very small in magnitude, given the very limited visibility of the Site, the small extent of it visible and the embedded design and mitigation measures. By scheme completion the Development would not the defining element in the visual experience of users of these PRoWs as a whole, and therefore is considered not significant. The extent and scale of the proposed Development in views from these PRoWs would reduce further once the final embedded green infrastructure design and mitigation measures become established, and as such the proposed Development would not markedly change the overall balance and make-up of the visual experience from these receptors as a whole.
Sensitivity: **Moderate/High**: Users are engaged in outdoor recreation and experience the views from public footpaths (pedestrians only), but none of these are promoted routes, and are considered of only local value.		Magnitude of change: **Negligible** at AS1, **Very Small** at AS2, AS3 and AS4**- adverse.** The changes would only be experienced by users of a small number of the PRoW through this area and at a distance of between 2-5km. Those that do have views to the Site would only be directly impacted upon 10 years after construction commencement. Indirect impacts from a discernment of slightly greater ambient light at night are likely begin before this. Whilst the proposed Development, once constructed, would remain apparent in the occasional glimpses from these PRoWs, the proposed structural planting along the western edge of the Site (most of which would be implemented early on in the construction period), would reduce the extent of this in terms of both the length of path affected and prominence of the proposed Development. Users of these PRoWs are not wholly unfamiliar with the type of development proposed and would generally view the proposed Development as part of wider panoramas, and therefore the proposed Development would appear visually integrated into its setting.			

*Table 40 Users of i**ntermediate/medium range PRoW, between 2-5km to the north of the Site** (Representative Viewpoints: 3, 4, 5, 6 & 26) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views from these PRoWs are locally known but not valued more widely, promoted as destinations or have any cultural associations. Views from the PRoWs that share their routes with the NDW-NT or are located through Open Access Land are recorded in further tables.	**High**: people engaged in outdoor recreation whose attention/interest is likely to be focused on the landscape.	Views from PRoWs through this part of the Study Area fall into two categories. Firstly, those upon the scarp face and crest of the North Downs between Etchinghill and Brabourne Downs (not including those that share their routes with the NDW-NT – which are recorded elsewhere), and secondly those within the lower-lying flatter lands at the foot of the scarp. As the face of the escarpment through this area has relatively few PRoWs, and because many of those that do exist use the visually restrictive combes to traverse the slope– such as some of those to the east of Etchinghill and some of those to north of Postling, the length of available views to the Site is limited. Clear visibility to the Site from these is further impeded by the fact that the lower slopes of the North Downs scarp are generally divided into medium to small fields surrounded by shaws and overgrown hedges. In southerly views from the lower-lying areas at the base of the scarp are also impeded by these same vegetative boundaries, plus the fact that the landform through this area becomes, in part, more incised (particularly north-west of Sellindge), and undulating (between Brabourne and Postling). There is also a greater numeracy of tree belts (including those along the M20 and railway), hedgerows, larger block of woodland plus a settlement pattern includes more numerous scattered dwellings, which combine to restrict visibility from this area to the Site. Those users of PRoWs on the scarp face and the lower lying areas that do have views to the Site would experience the addition of construction sites, new residential and commercial buildings, structures, public open space, planting and lighting, and the loss of views over open agricultural and commercial land, and, on occasions, to further horizons. Sight of the majority of the proposed Development would be available to most users of PRoW with views to the Site on the scarp, because of their elevated position. Users of PRoWs in the lower-lying area, however, would only really appreciate the central, northern and north-eastern parts of the proposed Development. Whilst the outlook from the majority of those routes that presently experience views to the Site is of open agricultural land, the sight of any new built-form would not be wholly unusual to users of them given the land uses that are currently visually apparent, including existing areas of settlement (Ashford, Brabourne Lees, Brabourne, Aldington, Sellindge, Lympne and Stanford), and infrastructure and extensive lighting of the M20, the elevated highway of Junction 11, the motorway service station, the motorway maintenance depot, the electricity convertor station, the high voltage overhead powerlines, the Lympne Industrial Estate, Dungeness Power Station, Little Cheyne Windfarm, the railway and Westenhanger Station. The proposed advance planting (most within 5 year of construction) of wide native tree belt along the northern boundary of the Site (so reinforcing the current robust defensible edge to it created by the motorway and railway), the placement of the tallest buildings away from this boundary, the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow, and the planting of wide native tree belts between the development blocks closest to this edge and throughout those proposed for further up the slopes of the greensand ridge would combine to diminish the visual impact of proposed built-form and its lighting upon users of these PRoWs. The creation of the town centre within the area of the Site closest to this edge would help convey the visual legibility of the new settlement as a town, and not 'sprawl', in the residual views from these PRoWs to the Site.	The visual experience of users from those PRoWs on the scarp face with views to the Site are often long-reaching and panoramic, taking in: the visually dominant landform of the North Downs to the east and west; and the broad and long Vale of Holmesdale and the greensand ridge to the south, with Romney Marsh the High Weald and the English Channel on the horizon. As such, and since views to the Site from the scarp would be intermediate in range the proposed Development would only become a small, and occasionally moderate, part both vertically and horizontally of them. In addition, because of the north-west to south-east alignment of the scarp face through this area, a moderate proportion of views would be oblique and only some would be direct.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Elements of the proposed advance structural planting along the eastern edge of the Site between the routes of the old and new A20 would have been implemented by year 5 of construction and have begun to provide a reduction in the visual impact of construction activities by the later stages of construction. Any changes experienced are considered to be permanent in nature but reducing with time as the vegetative mitigation measures grow in height and mature.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The receptors on these PRoWs have a moderate/high sensitivity to the impacts that are likely arise from the proposed Development. The change experienced by them as a whole would, at AS1, be moderate in magnitude, given the limited extent of the Site in the views and hence the extent of the proposed Development visible from some of these, the distances it would be viewed from, and the embedded design and mitigation measures. By scheme completion the Development would be distinct, and bring about differing levels of change to views across this area, but would become a minor defining element in the visual experience given other elements within the panoramic views from the scarp slope and those within the more restricted views from the lower-lying parts of this area, and therefore is considered significant. The extent and scale of the proposed Development in views from these PRoWs would reduce once the final embedded green infrastructure design and mitigation measures become established, and as such the proposed Development would not markedly change the overall balance and make-up of the visual experience from these receptors, as a whole, given other elements within the views through this area, and therefore is considered not significant.
Sensitivity: **Moderate/High**: Users are engaged in outdoor recreation and experience the views from public footpaths (pedestrians only) and public bridleways (i.e. additionally with cyclists and horse-riders), but none of these are promoted routes, and are considered of only local value.		Magnitude of change: **Moderate** at AS1, **Moderate** at AS2 and **Small** at AS3 and AS4**- adverse.** The changes would not be experienced by users of all of the PRoW through this area. Direct and indirect impacts from a discernment of the initial built phases of the proposed Development and greater ambient light at night are likely affect most users. Users of these PRoWs are, however, not wholly unfamiliar with viewing the type of development proposed. Whilst the proposed Development, once constructed, would remain apparent in views from those PRoWs located upon the scarp face, and some paths in the lower-lying area beneath these, through this area, the proposed structural planting (most of which closest to this area would be implemented near the commencement of the proposed Development's overall construction), would reduce the extent of this in terms of both the lengths of path affected, the horizontal and vertical area of views affected, and the overall prominence of the proposed Development. The distance the Development would be perceived from (i.e. up to 5km) would also reduce the clarity, and hence the full awareness of the Development in views from this area, and therefore the proposed Development would with time appear increasingly visually integrated into its setting. Following the proposed Development's completion and the establishment of the structural planting there would still be a moderate magnitude of change to users of the small number of PRoWs with views to the proposed Development upon the scarp on account of the continuing distinct perception of the Development. As the mitigation measures establish and mature, however, the Development (whilst still discernible at this distance) would not considerably alter the balance and make-up of the visual experience throughout this area on account of the broad panoramic aspect of them from the scarp, and the restrictions to those at the lower level.			

*Table 41 Users of **intermediate/medium range PRoW, between 2-5km to the north of the Site** (Representative Viewpoints: 3, 4, 5, 6 & 26) – Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• Developments within Sellindge • Developments around Ashford There would be a lack of intervisibility between receptors and the OFMA on account of: the proposed Development having been constructed before the OFMA on intervening land between these and its location; and the proposed mitigation planting between these having begun to establish by the time the OFMA's construction has begun. The OFMA is therefore not included in the cumulative assessment.	The addition of the proposed Development upon a baseline whereby the identified cumulative developments in Sellindge and Ashford are already completed / under construction would mean an intensification of built form and lighting at night in the views from these PRoWs. This would be particularly felt at AS1 – when it is considered that in addition to the peak construction activity within the OPA site, some of the planned/allocated development would still be under construction in Sellindge, and the schemes in Ashford would have just been completed. As such there would be some intensification of built-form in such views. The scale of change would, however, be moderated by the proposed Development's mitigation measures and because: • the closest of the cumulative developments in Ashford is over approximately 5km away from those PRoWs whose users would have views to it. They would therefore only form only a small part of overall views. • the cumulative developments in Ashford would be seen against the backdrop of the conurbation of the existing town, and would not be seen in any view in direct union with the proposed Development; • the extant and allocated permission developments within Sellindge are relatively small in scale when viewed from the users of PRoW upon the North Downs escarpment, relatively narrow in vertical field of view when observed from the PRoWs at the base of the scarp, positioned in relatively enclosed locations, and the proposals / policy diagrams contain proposals for the advance planting of substantial belts of structural vegetation along their edges facing towards this area. • the developments in Ashford are reasonably anticipated to also contain, or would only be permitted on condition of measures to mitigate the adverse impacts of construction and operational activity on adjoining areas. As such, at AS2, upon completion of the proposed Development and the cumulative developments, the views from these PRoWs would still contain: a broad panorama (of which the proposed Development and cumulative development would only be a moderately small part of) of open countryside, valley, ridges and towns; a strong rural character to the immediate foreground and midground; a skyline being formed by the wooded greensand ridge, and, in the case of those upon the escarpment, Romney Marsh, the English Channel and occasionally, the High Weald. The cumulative development in combination with the proposed Development would form a visible, distinct and recognisable change in in these views, but not one that is prominent, or which would markedly alter the balance and make-up of the visual experience would only be affected moderately, after taking into account the proposed embedded design, mitigation and enhancement measures. By AS3 and AS4 the establishment of the structural planting of both the proposed Development and the cumulative developments would reduce the scale of the impact by reducing the degree of new built form in the views, and by integrating the residual visible built-form better into its current setting.	The addition of the proposed Development upon a baseline where the cumulative developments within Sellindge and around Ashford are under construction/operational would, in particular, impact users of views from the PRoWs upon the escarpment and scarp face of the North Downs in this area. Those users of PRoWs at the base of the scarp are not likely to have sight of the developments in Ashford and less likely to have sight of the developments in Sellindge.	The impact of increased construction activity at AS1 would be temporary, medium-long term, and reversible as individual phases of the Development in combination with those in Sellindge are begun and completed. Any operational changes experienced are considered to be permanent in nature but would reduce with time as the vegetative mitigation measures grow in height and mature.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The receptors on these PRoWs have a moderate/high sensitivity to the impacts that are likely arise from the proposed Development in combination with the cumulative developments. The change experienced by them as a whole would, through the construction period, be moderate in magnitude. By AS2 the combined developments would be distinct, but not a wholly prominent element in the visual experience given other elements within the views through this area. The extent and scale of the combined proposed Development in views from these PRoWs would reduce further as the mitigation measures become more established through AS3 and AS4.
Sensitivity: **Moderate/High**: Users are engaged in outdoor recreation and experience the views from public footpaths (pedestrians only) and public bridleways (i.e. additionally with cyclists and horse-riders), but none of these are promoted routes, and are considered of only local value.	Magnitude of change: **Moderate** at AS1, **Moderate** at AS2 and **Small** at AS3 and AS4**- adverse.** The changes would not be experienced by users of all of the PRoW through this area. At AS1 and AS2 the combined impact of the proposed Development with the identified cumulative schemes would increase the magnitude of adverse impact, but not to the point where it would alter the balance and make-up of the visual experience as a whole through this area after taking into account the proposed embedded design, mitigation and enhancement measures and the other mitigating factors (associated with distance, and existing backdrop). By AS3 and AS4, as all of the proposed structural planting around the proposed Development and the cumulative schemes has established, the changes experienced, albeit, permanent and irreversible, to users of PROW through this area as a whole would be less distinct.			

*Table 42 Users of the **North Downs Way, National Trail** (Representative Viewpoints: 1, 2, 3, 4, 5, 6, 7 & 28) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration & Reversibility	
High: the NDW-NT is a well-known, well frequented and promoted route. The viewpoint at Farthing Common is marked upon Ordnance Survey maps	**High**: people engaged in outdoor recreation whose attention/interest is likely to be focused on the landscape.	Users of NDW-NT that do have views to the proposed Development would experience the addition of construction sites, new residential and commercial buildings, structures, public open space, planting and lighting in only their southerly outlooks from the trail. Some users of the NDW-NT would gain sight of almost all of the proposed Development given the generally elevated position of the path's route. There are however a number of areas along it, such as: where the NDW-NT drops down off the escarpment near Stowting (VP3); at Farthing Common car park (VP4); and beyond 5km from the Site boundary (VP1 and VP7) where only a moderate proportion of the proposed Development would be visible. In addition, those views from the NDW-NT that are over 5km from the Site (VP1 and VP7) would, on a graduating scale, only appreciate a far limited degree of detail of the proposed Development than those that are closer. Whilst the outlook from the majority of those sections of the NDW-NT that presently experience views to the Site is of open agricultural land, the sight of any new built-form and infrastructure would not be wholly unusual to users of them given the land uses that are currently visually apparent, including different sized settlements (i.e. Ashford, Brabourne Lees, Brabourne, Aldington, Sellindge, Lympne, Stanford, Stowting, and Postling), infrastructure and lighting of the M20, the elevated highways around Junction 11, the motorway service station, the motorway maintenance depot, the electricity convertor station, the high voltage overhead powerlines, the Lympne Industrial Estate, Dungeness Power Station, Little Cheyne Windfarm, the HS1 and Ashford-to-Folkestone railway and Westenhanger Station. The proposed Development would generally be seen below the current skyline by users of those stretches of the NDW-NT which do have views to the Site, with the wooded crest of the greensand ridge and areas beyond still visible beyond this. The proposed advance planting of 25m wide native tree belt along the northern boundary of the Site (so reinforcing the current robust defensible edge to it created by the motorway and railway), the placement of the tallest buildings away from this boundary, the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow, and the planting of 10-20m wide native tree belts between the development blocks closest to this edge and throughout those proposed for further up the slopes of the greensand ridge would combine to diminish the visual impact of proposed built-form and its lighting upon users of these PRoWs. The creation of the town centre within the area of the Site closest to this edge would help convey the visual legibility of the new settlement as a town, and not 'sprawl', in the residual views from the NDW-NT. The scale of change would increase between AS1 and AS2 given the extent of new built-form visible by the completion of the proposed Development. The scale of change would then reduce as the proposed structural vegetation, planted at various points through the construction process, fully establishes and matures.	Approximately only 5.5km of the 24km route of the NDW-NT through the Study Area would have clear or intermittent views to the Development (see Appendix 12-3 Figure 11). Views from the remaining lengths of the route would be obscured by landform, vegetation (woodland blocks are a common occurrence upon the crest of the scarp through this area) or buildings. The visual experience of users of those stretches of the NDW-NT which do have views to the proposed Development are generally long-reaching and panoramic, taking in: the visually dominant landform of the North Downs to the east and west; the broad and long Vale of Holmesdale in the mid-distance; and the greensand ridge in far-distance to the south, with Romney Marsh the High Weald and the English Channel on above this on the horizon. As such, and since views to the Site from the scarp would be intermediate or long range in distance the proposed Development would only become a small, and occasionally moderate, part both vertically and horizontally of them. In addition, because of the north-west to south-east alignment of the scarp face through this area, a moderate proportion of views during users' kinetic experience of walking parts of the NDW-NT would be oblique, and only some would be direct.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in later assessment scenarios.	**AS1** = **Moderate, adverse**: a moderate/small magnitude of change to a landscape receptor of high sensitivity. **SIGNIFICANT** **AS2** = **Moderate / Major, adverse:** a moderate magnitude of change to a landscape receptor of high sensitivity. **SIGNIFICANT** **AS3** = **Moderate, adverse:** a small magnitude of change to a landscape receptor of high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate, adverse:** a small magnitude of change to a landscape receptor of high sensitivity. **NOT SIGNIFICANT** The users of the NDW-NT have a high sensitivity to the impacts that are likely arise from the proposed Development. The change experienced by them as a whole would at AS1 be moderate/small in magnitude, given: the limited extent of the Site, and hence the extent of the proposed Development visible from some of these, the distances it would be viewed from, and the embedded design and mitigation measures. By proposed Development completion the Development would be distinct and bring about differing levels of change to views along the NDW-NT but would not become the defining element in the visual experience given: other elements within the panoramic views from the scarp slope; that the development would generally form only a narrow vertical area of most views; Given the high sensitivity of receptors here a significant effect is recorded. The extent and scale of the proposed Development in views from the NDW-NT would markedly reduce as the embedded green infrastructure design and mitigation measures become established by AS3 and AS4, and as such the proposed Development would not markedly change the overall balance and make-up of the visual experience from the receptors and therefore is considered not significant.
Sensitivity: **High**: Users are engaged in outdoor recreation and experience the views from the ND-NT, which as a promoted route raises the Sensitivity to high.		Magnitude of change: **Moderate/small** at AS1, Moderate AS2 and **Small** at AS3 and AS4- adverse. The changes would impact upon users of a moderately small proportion of the NDW-NT through the Study Area. Within this there would be an even smaller area from which the proposed Development would be clearly distinguishable from. The distance the Development would be perceived from (i.e. up to 7.5km) would also reduce the clarity, and hence the full awareness of the Development in views from this area. Where views are possible, sight of settlement within them is not uncommon. The proposed Development would occupy a vertically visually narrow proportion of those views that are possible. The proposed Development's siting would generally not break the skyline, and it still allow views over the top of it to the wooded crest of the greensand ridge and to areas beyond. The proposed legibility of the Development as a town, and not sprawl, when clear and detailed views are possible would be apparent. The proposed embedded design mitigation measures, including the proposed structural planting, that seek to further assimilate the proposed Development within its setting (most of which would be implemented at the commencement of the proposed Development's overall construction), would reduce the extent of built-form visible in terms of both the lengths of the NDW-NT affected, the horizontal area of views affected, and the overall prominence of the proposed Development, with time. Impacts from a discernment of the built areas of the proposed Development and greater ambient light at night are likely to remain, and be permanently apparent, however. Following the proposed Development's completion and the establishment of the structural planting there would still be a small magnitude of change to users of the NDW-NT with views to the proposed Development on account of the continuing distinct perception of the Development. On balance, however, whilst the Development would remain discernible at this distance, views of it, on account of the broad panoramic aspect of them from the scarp would not considerably alter the balance and make-up of the visual experience along the NDW-NT. The visual character of the			

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration & Reversibility	
		expansive areas of open agricultural land that would remain in the foreground and middle-distance of views along the NDW-NT through the Study Area are of sufficient strength and robustness to repel a fundamental change in the balance of the visual experience arising from the Development's introduction			

*Table 43 Users of the **North Downs Way, National Trail** (Representative Viewpoints: 1, 2, 3, 4, 5, 6, 7 & 28) - Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• Developments within Sellindge • Developments around Ashford There would be a lack of intervisibility between receptors and the OFMA on account of: the proposed Development having been constructed before the OFMA on intervening land between these and its location; and the proposed mitigation planting between these having begun to establish by the time the OFMA's construction has begun. The OFMA is therefore not included in the cumulative assessment.	The addition of the proposed Development upon a baseline whereby the identified cumulative developments in Sellindge and Ashford are already completed / under construction would mean an intensification of built form and lighting at night in the views from the NDW-NT. This would be particularly felt at AS1 – when it is considered that in addition to the peak construction activity within the OPA site, some of the planned/allocated development would still be under construction in Sellindge, and the schemes in Ashford would have just been completed. As such there would be some intensification of built-form in such views. The scale of change would, however, be moderated by the proposed Development's mitigation measures and because: • the closest point along the NDW-NT that has an equally distance between it and the nearest cumulative development around Ashford and the nearest part of the proposed Development over approximately 5.0km from each. Therefore either development would only form only a small part of any views from all stretches of the NDW-NT. • the proposed Development is never viewed from the NDW-NT in an alignment with the cumulative developments around Ashford. When the cumulative developments in Ashford are seen they are predominantly viewed against the backdrop of the conurbation of the existing town, and would not be seen in any view in direct union with the proposed Development; • the extant and allocated permission developments within Sellindge are relatively small in scale when viewed from the NDW-NT, positioned in relatively enclosed locations, and the proposals / policy diagrams contain proposals for the advance planting of substantial belts of structural vegetation along their edges facing towards this north. • the developments in Ashford are reasonably anticipated to also contain, or would only be permitted on condition of measures to mitigate the adverse impacts of construction and operational activity on adjoining areas. As such, at AS2, upon completion of the proposed Development and the cumulative developments, the views from the NDW-NT would still contain: a broad panorama (of which the proposed Development and cumulative development would only be a moderately small part of) of open countryside, valley, ridges and towns; a strong rural character to the immediate foreground and midground; a skyline being formed by the wooded greensand ridge, and, in the case of those upon the escarpment, Romney Marsh, the English Channel and occasionally, the High Weald. The cumulative development in combination with the proposed Development would form a visible, distinct and recognisable change in in views from the NDW-NT, but not one that is prominent, or which would markedly alter the balance and make-up of the visual experience would only be affected moderately, after taking into account the proposed embedded design, mitigation and enhancement measures. By AS3 and AS4 the establishment of the structural planting of both the proposed Development and the cumulative developments would reduce the scale of the impact by reducing the degree of new built form in the views, and by integrating the residual visible built-form better into its current setting.	Approximately only 5.5km of the 24km route of the NDW-NT through the Study Area would have clear or intermittent views to the Development (see Appendix 12-3 Figure 11). Views from the remaining lengths of the route would be obscured by landform, vegetation (woodland blocks are a common occurrence upon the crest of the scarp through this area) or buildings. The visual experience of users of those stretches of the NDW-NT which do have views to the proposed Development and the cumulative developments either in combination or in sequence are generally long-reaching and panoramic, taking in: the visually dominant landform of the North Downs to the east and west; the broad and long Vale of Holmesdale in the mid-distance; and the greensand ridge in far-distance to the south, with Romney Marsh the High Weald and the English Channel on above this on the horizon. As such, and since views to the Site and to Ashsford from the scarp would be intermediate or long range in distance the proposed Development, and that around Ashford would only be a small, and occasionally moderate, part both vertically and horizontally of them. The developments in Sellindge would form an even small part on account of their own smaller size – relative to the proposed Development. In addition, because of the north-west to south-east alignment of the scarp face through this area, a moderate proportion of views during users' kinetic experience of walking parts of the NDW-NT would be oblique, and only some would be direct.	The impact of increased construction activity at AS1 would be temporary, medium-long term, and reversible as individual phases of the Development in combination with those within Sellindge and around Ashford are begun and completed. Any operational changes experienced are considered to be permanent in nature but would reduce with time as the vegetative mitigation measures associated with each grow in height and mature.	**AS1** = **Moderate / Major, adverse**: a moderate/small magnitude of change to a landscape receptor of high sensitivity. **SIGNIFICANT** **AS2** = **Moderate / Major, adverse:** a moderate magnitude of change to a landscape receptor of high sensitivity. **SIGNIFICANT** **AS3** = **Moderate, adverse:** a small magnitude of change to a landscape receptor of high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate, adverse:** a small magnitude of change to a landscape receptor of high sensitivity. **NOT SIGNIFICANT** Users of the NDW-NT have a high sensitivity to the impacts that are likely arise from the proposed Development in combination, succession or sequentially with the cumulative developments. The change experienced by them as a whole would, through the construction period, be moderate in magnitude. By AS2 the combined developments would be distinct, but not a wholly prominent element in the visual experience given other elements within the views through this area and the distances they would be viewed from. The extent and scale of the combined proposed Development in views from the NDW-NT would reduce further as the mitigation measures become more established through AS3 and AS4.
Sensitivity: **Moderate/High**: Users are engaged in outdoor recreation and experience the views from public footpaths (pedestrians only) and public bridleways (i.e. additionally with cyclists and horse-riders), but none of these are promoted routes, and are considered of only local value.	Magnitude of change: **Moderate** at AS1 and AS2 and **Small** at AS3 and AS4**- adverse.** The changes would impact upon users of a moderately small proportion of the NDW-NT through the Study Area. Within this there would be an even smaller area from which all of the cumulative developments/proposed Development would be clearly distinguishable from at the same point. Where clear views are possible viewers would have to turn in different direction to visually appreciate each. When they are viewed the sight of settlement within the views is not uncommon. The proposed Development and the cumulative developments would occupy a vertically visually narrow proportion of those views that are possible. The proposed Development's embedded design measures and the anticipated mitigation measures of the cumulative schemes(in particular proposed structural planting, that seek to further assimilate the proposed developments within their settings (most of which would be implemented by AS1), would reduce the extent of built-form visible in terms of both the lengths of the NDW-NT affected, the horizontal area of views affected, and the overall prominence of the developments, with time. Impacts from a discernment of the built areas of the proposed Development and greater ambient light at night are likely to remain, and be permanently apparent, however. Following the completion of the cumulative schemes and the proposed Development at AS2 and the full implementation of the structural planting there would still be a small magnitude of change to users of the NDW-NT on account of the continuing distinct perception of an increased quantum of built form. On balance, however, whilst the proposed Developments and cumulative schemes would remain discernible at this distance, views of them, on account of the broad panoramic aspect available from the scarp would not considerably alter the balance and make-up of the visual experience along the NDW-NT. The visual character of the expansive areas of open agricultural land that would remain in the foreground and middle-distance of views along the NDW-NT			

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
	through the Study Area are of sufficient strength and robustness to repel a fundamental change in the balance of the visual experience arising from the proposed Development in combination, in succession, or sequentially with the identified cumulative developments.			

*Table 44 Users of the **Saxon Shore Way, Long Distance Path (SSW-LDP)** (Representative Viewpoints: 12 & 29) - Nnon-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: Views from the SSW-LDP are well known, frequented and promoted as part of the Long Distance Path and through (in part) the AONB within the Study Area.	**High**: people engaged in outdoor recreation whose attention/interest is likely to be focused on the landscape.	From the short section of the SSW-LDP through Peene Quarry Country Park (representative VP7) there would be appreciation of the Development's construction and operation, but at a distance of approximately 5.5km to the Site's eastern edge the scale would be very small Consequently, there would be very little loss of, or addition of features in the views experienced from the SSW-LDP as a result of the Development. The proposed planting of a 20m wide native tree belt along the southern and eastern and northern boundaries of the Site, the creation of a 150m wide separation between the Aldington Road and new built-form, and the placement of the tallest buildings away from this boundary would further bolster the visual exclusion between them and diminish the impact of proposed built-form or the lighting emitting from that.	Only the section of the SSW-LDP that it shares with the NDW-NT at Peene Quarry Country Park (see representative VP7) would have views to the Development on account of intervening landform, vegetation and buildings. Even where the SSW-LDP rises up to the top of the greensand ridge scarp slope and is at its closest point to the Site (approximately only 60m away), views between the two are screened by buildings and dense intervening tree, hedge and scrub vegetation (see representative VP29). To the east of the Site the hedgerows along the Aldington Road and the dense vegetation of Folks Wood screen views from the SSW-LDP to the proposed Development. To the west, intervening vegetation and landform also screen views to the Site (see representative VP12). The very few changes experienced would only occur on the very short sections of SSW-LDP through Peene Quarry Country Park. Such views, where possible would be over 5.5km away, so are considered long-range. Only a very small portion of the proposed Development would be visible from this area.	Construction effects Construction in the area where the SSW-LDP is at its closest to the Site would not occur until the very latter stages of the proposed Development. Some changes experienced by users of the SSW-LDP from Peene Country Park during the operation of the proposed Development are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in later assessment scenarios.	**AS1** = **Moderate / Minor, adverse**: a very small magnitude of change to a landscape receptor of high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a very small magnitude of change to a landscape receptor of high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a negligible magnitude of change to a landscape receptor of high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a negligible magnitude of change to a landscape receptor of high sensitivity. **NOT SIGNIFICANT** The users of the SSW-LDP have a high sensitivity to the likely construction and operational impacts. The change experienced by users as a whole would, through the construction period, be very small in nature, and adverse, so minor/moderate in effect, and not significant. At proposed Development completion the operation of the Development would have very little change to the overall balance and make-up of the visual experience, and therefore is also considered not significant. As the proposed Development's embedded green infrastructure design and mitigation measures fully establish and mature the change becomes negligible, and therefore continues to be not significant.
Sensitivity: **High**: Users are engaged in outdoor recreation and experience the views from the SSW-LDP, which as a promoted route raises the Sensitivity to high.		Magnitude of change: **Very Small** at AS1, AS2 and **Negligible** AS3 and AS4**- adverse.** A negligible scale of change to the visual experience of users of a very short section of the SSW-LDP to the south of the Site would occur and would be temporary in nature. A very small scale of change to the visual experience of users of a short section of the SSW-LDP to the east of the Site at long-range would occur and would be permanent in nature.			

*Table 45 Users of **Open Access Land upon the North Downs scarp slopes within intermediate/medium range (2-5km) from the Site** (Representative Viewpoints: 2 & 5) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views from the areas of OAL to the Site are locally known but not valued more widely, promoted as destinations or have any cultural associations. The areas included are: parts of Brabourne Downs (VP2), parts of the downland north-west of Postling (VP5); and parts of Tolsford Hill. (Gibbin's Brook OAL was scoped out due to the wooded nature of this area, and the subsequent lack of inter-visibility with the Site and proposed Development)	**High**: people engaged in outdoor recreation whose attention/interest is likely to be focused on the landscape.	Users of those parts of those OAL that do have views to the proposed Development would experience the addition of construction sites, new residential and commercial buildings, structures, public open space, planting and lighting in their southerly and south-westerly views only. Whilst the outlook from the majority of those sections of the OAL that presently experience views to the Site is of open agricultural land, the sight of any new built-form and infrastructure would not be wholly unusual to users of them given the land uses that are currently visually apparent, including different sized settlements (i.e. Ashford, Brabourne Lees, Brabourne, Aldington, Sellindge, Lympne, Stanford, Stowting, and Postling), infrastructure and lighting of the M20, the elevated highways around Junction 11, the motorway service station, the motorway maintenance depot, the electricity convertor station, the high voltage overhead powerlines, the Lympne Industrial Estate, Dungeness Power Station, Little Cheyne Windfarm, the HS1 and Ashford-to-Folkestone railway and Westenhanger Station. The proposed Development would generally be seen below the current skyline by users of those parts of the OAL which do have views to the Site, with the wooded crest of the greensand ridge and areas beyond still visible beyond this. The proposed advance planting of wide native tree belts along the northern boundary of the Site (so reinforcing the current robust defensible edge to it created by the motorway and railway), the placement of the tallest buildings away from this boundary, the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow, and the planting of native tree belts between the development blocks closest to this edge and throughout those proposed for further up the slopes of the greensand ridge would combine to diminish the visual impact of proposed built-form and its lighting upon users of these PRoWs. The creation of the town centre within the area of the Site closest to this edge would help convey the visual legibility of the new settlement as a town, and not 'sprawl', in the residual views from the NDW-NT. The scale of change would increase between AS1 and AS2 given the extent of new built-form visible by the completion of the proposed Development. The scale of change would then reduce as the proposed structural vegetation, planted at various points through the construction process, fully establishes and matures.	Not all parts of those areas of OAL, whose users it has been identified have the potential to experience significant effects arising from the Development, are actually likely have inter-visibility with the proposed Development as a whole or in part. Large areas of Tolsford Hill OAL and parts of those at Brabourne Downs and the downland north-west of Postling would experience little to no impact, on account of their orientation, elevation, and intervening landform and vegetation. Views from the lower-lying parts of the OAL, for example at the base of the scarp are impeded by the greater numeracy of tree belts (including those along the M20 and railway), hedgerows, blocks of woodland, plus a settlement pattern along the base of the scarp which includes numerous scattered dwellings. Views to the proposed Development would generally be part of long-reaching panoramas taking in: the visually dominant landform of the North Downs to the east and west; the broad and long Vale of Holmesdale in the mid-distance; and the greensand ridge in far-distance to the south, with Romney Marsh the High Weald and the English Channel on the horizon above this. As such, and since views to the Site from these areas of OAL would be intermediate / medium-range in distance the proposed Development would only become a small, and occasionally moderate parts both vertically and horizontally of them.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in later assessment scenarios.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The users of the OAL though this part of the Study Area have a moderate/high sensitivity to the likely construction and operational impacts. The change experienced by users as a whole would, through the AS1 and AS2, be moderate in magnitude, and adverse, and moderate in effect. This effect would not be significant as the change is not considered to alter the balance and make-up of their overall visual experience. At AS3 the operation of the Development would have small change to the overall balance and make-up of the visual experience, and therefore is also considered not significant. As the proposed Development's embedded green infrastructure design and mitigation measures fully establishes and mature the change reduces, and therefore continues to be not significant.
Sensitivity: **Moderate** / **High**: Users of these areas of OAL are engaged in outdoor recreation, but none of these areas are more widely promoted, and so are considered of only local value.		Magnitude of change: **Moderate** at AS1 and AS2 and **Small** at AS3 & AS4**- adverse.** The changes arising from construction activities would only be experienced by users across a moderate section of the total OAL through this part of the Study Area. Construction related changes would be temporary and limited in scale by the advance planting mitigation measures, many of which would be in place, and establishing, prior to construction. The changes would be further limited by the medium-range distances that users of these areas are from the proposed Development, and the small portion of the broad panoramas the changes would be seen within. Whilst there would be an awareness of the changes during the construction period by users of the OAL it is considered that this would not markedly alter the balance and make-up of their overall visual experience as a whole. The changes arising from the operation of the proposed Development would only be experienced by users across a moderate section of the total OAL through this part of the Study Area. Whilst these changes would be mainly permanent in nature some are considered temporary on account of the gradual establishment of the proposed mitigation measures. The changes would be further limited in scale by the advance planting mitigation measures, many of which would be in place, and establishing, prior to operation. The changes would be further limited by the medium-range distances that users of these areas are from the proposed Development, the small portion of the broad panoramas the changes would be seen within, and users' visual familiarity with built development. Whilst there would be an awareness of the changes during the operation period by users of the OAL it is considered this would only alter the balance and make-up of their overall visual experience a small degree as a whole.		

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
		As the operational period progresses the proposed mitigation measures would fully establish and mature, and as such the scale and geographic extent of such changes would decrease to a point where they would not markedly alter the balance and make-up of their overall visual experience from the OAL as a whole.			

*Table 46 Users of **Open Access Land upon the North Downs scarp slopes within intermediate/medium range (2-5km) from the Site** (Representative Viewpoints: 2 & 5) - Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• Developments within Sellindge • Developments around Ashford There would be a lack of intervisibility between receptors and the OFMA on account of: the proposed Development having been constructed before the OFMA on intervening land between these and its location; and the proposed mitigation planting between these having begun to establish by the time the OFMA's construction has begun. The OFMA is therefore not included in the cumulative assessment.	The addition of the proposed Development upon a baseline whereby the identified cumulative developments in Sellindge and Ashford are already completed / under construction would mean an intensification of built form and lighting at night in the views from these areas of OAL. This would be particularly felt at AS1 – when it is considered that in addition to the peak construction activity within the OPA site, some of the planned/allocated development would still be under construction in Sellindge, and the schemes in Ashford would have just been completed. As such there would be some intensification of built-form in such views. The scale of change would, however, be moderated by the proposed Development's mitigation measures and because: • the closest area of OAL that has an equally distance between it and the nearest cumulative development around Ashford and the nearest part of the proposed Development over approximately 4.5km from each. Therefore either development would only form only a small part of any views from all areas of OAL • the proposed Development is never viewed from an area of OAL in an alignment with the cumulative developments around Ashford. When the cumulative developments in Ashford are seen they are predominantly viewed against the backdrop of the conurbation of the existing town, and would not be seen in any view in direct union with the proposed Development; • the extant and allocated permission developments within Sellindge are relatively small in scale when viewed by the users of the OAL in this area, relatively narrow in vertical field of view when observed from the parts of the OAL at the base of the scarp, positioned in relatively enclosed locations, and the proposals / policy diagrams contain proposals for the advance planting of substantial belts of structural vegetation along their edges facing towards this area. • the developments in Ashford are reasonably anticipated to also contain, or would only be permitted on condition of measures to mitigate the adverse impacts of construction and operational activity on adjoining areas. As such, at AS2, upon completion of the proposed Development and the cumulative developments, the views from these areas of OAL would still contain: a broad panorama (of which the proposed Development and cumulative development would only be a moderately small part of) of open countryside, valley, ridges and towns; a strong rural character to the immediate foreground and midground; a skyline being formed by the wooded greensand ridge, and, in the case of those upon the escarpment, Romney Marsh, the English Channel and occasionally, the High Weald. The cumulative development in combination with the proposed Development would form a visible, distinct and recognisable change in in these views, but not one that is prominent, or which would markedly alter the balance and make-up of the visual experience would only be affected moderately, after taking into account the proposed embedded design, mitigation and enhancement measures. By AS3 and AS4 the establishment of the structural planting of both the proposed Development and the cumulative developments would reduce the scale of the impact by reducing the degree of new built form in the views, and by integrating the residual visible built-form better into its current setting.	The addition of the proposed Development upon a baseline where the cumulative developments within Sellindge and around Ashford are under construction/operational would, in particular, impact users of the areas of OAL upon the escarpment and scarp face of the North Downs in this area. Those users of OAL at the base of the scarp are not likely to have sight of the developments in Ashford and less likely to have sight of the developments in Sellindge.	The impact of increased construction activity at AS1 would be temporary, medium-long term, and reversible as individual phases of the Development in combination with those in Sellindge are begun and completed. Any operational changes experienced are considered to be permanent in nature but would reduce with time as the vegetative mitigation measures grow in height and mature.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The users of the OAL though this part of the Study Area have a moderate/high sensitivity to the likely construction and operational impacts. The change experienced by users as a whole would, through the AS1 and AS2, be moderate in magnitude, and adverse, and moderate in effect. This effect would not be significant as the change is not considered to alter the balance and make-up of their overall visual experience. At AS3 the operation of the Development would have small change to the overall balance and make-up of the visual experience, and therefore is also considered not significant. As the proposed Development's embedded green infrastructure design and mitigation measures fully establishes and mature the change reduces, and therefore continues to be not significant.
Sensitivity: **Moderate** / **High**: Users of these areas of OAL are engaged in outdoor recreation, but none of these areas are more widely promoted, and so are considered of only local value.	Magnitude of change: **Moderate** at AS1 and AS2 and **Small** at AS3 & AS4**- adverse.** The changes would not be experienced by users of all of the parts of the OAL through this area. At AS1 and AS2 the combined impact of the proposed Development with the identified cumulative schemes would increase the magnitude of adverse impact, but not to the point where it would alter the balance and make-up of the visual experience as a whole through this area after taking into account the proposed embedded design, mitigation and enhancement measures and the other mitigating factors (associated with distance, and existing backdrop). By AS3 and AS4, as all of the proposed structural planting around the proposed Development and the cumulative schemes has established, the changes experienced, albeit, permanent and irreversible, to users of areas of OAL through this area as a whole would be less distinct.			

*Table 47 Users of **Open Access Land (including Peene Country Park) upon the North Downs scarp slopes within long range** (Representative Viewpoints: 1 & 7) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views from the areas of OAL to the Site are locally known but not valued more widely, promoted as destinations or have any cultural associations. The areas included are: parts of Broad Downs (VP1), parts of the downland between Brook and Hansingleigh and parts of Peene Quarry County Park (VP7).	**High**: people engaged in outdoor recreation whose attention/interest is likely to be focused on the landscape.	Users of those parts of those OAL that do have views to the proposed Development would experience the addition of construction sites, new residential and commercial buildings, structures, public open space, planting and lighting in their southerly and south-westerly views only. Whilst the outlook from the majority of those sections of the OAL that presently experience views to the Site is of open agricultural land, the sight of any new built-form and infrastructure would not be wholly unusual to users of them given the land uses that are currently visually apparent, including different sized settlements (i.e. Ashford, Folkestone, Brabourne Lees, Brabourne, Aldington, Sellindge, Lympne, Stanford, Brook, Wye and Peene), infrastructure and lighting of the M20, the Channel Tunnel Terminal, the elevated highways around Junction 11, the motorway service station, the motorway maintenance depot, the electricity convertor station, the high voltage overhead powerlines, the Lympne Industrial Estate, Dungeness Power Station, Little Cheyne Windfarm, the HS1 and Ashford-to-Folkestone railway and Westenhanger Station. The proposed Development would generally be seen below the current skyline by users of those parts of the OAL which do have views to the Site, with the wooded crest of the greensand ridge and areas beyond still visible beyond this. The proposed advance planting of wide native tree belt along the northern boundary of the Site (so reinforcing the current robust defensible edge to it created by the motorway and railway), the placement of the tallest buildings away from this boundary, the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow, and the planting of native tree belts between the development blocks closest to this edge and throughout those proposed for further up the slopes of the greensand ridge would combine to diminish the visual impact of proposed built-form and its lighting upon users of these PRoWs. The scale of change would increase between AS1 and AS2 given the extent of new built-form visible by the completion of the proposed Development. The scale of change would then reduce as the proposed structural vegetation, planted at various points through the construction process, fully establishes and matures.	Not all parts of those areas of OAL, whose users it has been identified have the potential to experience significant effects arising from the Development, are actually likely have inter-visibility with the proposed Development as a whole or in part. Large areas of Broad Downs OAL and parts of those at Peene Quarry Country Park would experience little to no impact, on account of their orientation, elevation, and intervening landform and vegetation. Views from the lower-lying parts of the OAL, for example at the base of the scarp are impeded by the greater numeracy of tree belts (including those along the M20 and railway), hedgerows, blocks of woodland, plus a settlement pattern along the base of the scarp which includes numerous scattered dwellings. Views to the proposed Development would generally be part of long-reaching panoramas taking in: the visually dominant landform of the North Downs to the east and west; the broad and long Vale of Holmesdale in the mid-distance; and the greensand ridge in far-distance to the south, with Romney Marsh the High Weald and the English Channel on the horizon above this. As such, and since views to the Site from these areas of OAL would be wide / long-range in distance the proposed Development would only become a very small, and occasionally small parts both vertically and horizontally of them.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in later assessment scenarios.	**AS1** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The users of the OAL though this part of the Study Area have a moderate/high sensitivity to the likely construction and operational impacts. The change experienced by users as a whole would, through the construction period, be small / very small in magnitude, and adverse, so minor/moderate and moderate in effect, and not significant. At proposed Development completion the operation of the Development would have small change to the overall balance and make-up of the visual experience, and therefore is also considered not significant. As the proposed Development's embedded green infrastructure design and mitigation measures fully establish and mature the change reduces, and therefore continues to be not significant.
Sensitivity: **Moderate / High**: Users of these areas of OAL are engaged in outdoor recreation, but none of these areas are more widely promoted, and so are considered of only local value.		Magnitude of change: **Very Small** at AS1, **Small** at AS2 and **Very Small** at AS3 and AS4**- adverse.** The changes arising from construction activities would only be experienced by users across a moderate section of the total OAL through this part of the Study Area. Construction related changes would be temporary and limited in scale by the advance planting mitigation measures, many of which would be in place, and establishing, prior to construction. The changes would be further limited by the long-range distances that users of these areas are from the proposed Development, and the very small/small portion of the broad panoramas the changes would be seen within. Whilst there would be an awareness of the changes during the construction period by users of the OAL it is considered that this would not markedly alter the balance and make-up of their overall visual experience as a whole. The changes arising from the operation of the proposed Development would only be experienced by users across a moderate section of the total OAL through this part of the Study Area. Whilst these changes would be mainly permanent in nature some are considered temporary on account of the gradual establishment of the proposed mitigation measures. The changes would be further limited in scale by the advance planting mitigation measures, many of which would be in place, and establishing, prior to operation. The changes would be further limited by the long-range distances that users of these areas are from the proposed Development, the very small/small portion of the broad panoramas the changes would be seen within, and users' visual familiarity with built development. Whilst there would be an awareness of the changes during the operation period by users of the OAL it is considered this would not markedly alter the balance and make-up of their overall visual experience as a whole. As the operational period progresses the proposed mitigation measures would fully establish and mature, and as such the scale and geographic extent of such changes would reduce to a point where the proposed Development is still discernible but would not markedly alter the overall balance of the visual experience from the OAL as a whole.		

*Table 48 Users of **Lympne Airfield** (Representative Viewpoint: 18) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views through this part of the Site are locally known but not valued more widely, promoted as destinations or have any cultural associations.	**Moderate**: people engaged in outdoor recreation (dog walking), whose attention/interest is not directly linked to the landscape or particular views, and who are not upon public rights of way (there is no official public access to the land).	Users of Lympne Airfield would experience the addition of construction sites, new residential buildings, structures, public open space, planting and lighting in views to their west, north-west and north, and the loss of views over open agricultural and commercial land, and, on occasions, to further horizons. Whilst the outlook from most of the airfield that people frequent is one of open landscape the, the sight of any new built-form and infrastructure would not be wholly unusual to users given the land uses that are currently visually apparent, including settlements (i.e. Lympne, Barrow Hill, Sellindge, and Newingreen), the movement and lighting of the M20, the HS1 and the elevated highways around Junction 11, the motorway service station, the motorway maintenance depot, Ashford-to-Folkestone railway, Westenhanger Station, and the constant visual presence of the Lympne Industrial Estate. The proposed Development would be restricted to the western half of the airfield site, so leaving open an approximately minimum 220m wide strip of open space (broadening to approximately 330m) between the built-up area of Lympne and new built-form. As such open views to the north and the sight of the North Downs escarpment would still be possible. The retention of views to the north, the proposed advance planting of 15-20m wide native tree belt along the eastern edge of the new built-up area, and the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow, would combine to diminish the visual impact of proposed built-form and its lighting upon users of this space. The scale of change would increase slightly between AS1 and AS2 given the extent of new built-form visible by the completion of the proposed Development. The scale of change would then reduce slightly as the proposed structural vegetation, planted at various points through the construction process, fully establishes and matures.	Users of almost all of Lympne airfield would experience visual change resulting from the proposed Development. Views to the proposed Development would generally be localised/close-range, direct and full.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in later assessment scenarios.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** The users of the Lympne Airfield area have a moderate sensitivity to the likely construction and operational impacts. The change experienced by users as a whole would, through the construction and operation periods, be moderate in magnitude, and adverse. The proposed Development would not, however be the defining element in the receptors' visual experience taking into account the embedded design, mitigation and enhancement measures (many of which would be in place early on during the construction period) and considering that the land is not officially publicly accessible currently or is not widely frequented. As such the effect is considered not-significant.
Sensitivity: **Moderate**: The area has no official public access and is used by local dog walkers only.		Magnitude of change: **Moderate** at AS1, **Moderate** at AS2 and **Small** at AS3 and AS4 **- adverse.** The changes arising from construction activities would be experienced by users across the majority of the Lympne Airfield area. Initially, however, these would only be felt at the northern end of the space. Construction related changes would be temporary and limited in scale by the advance planting mitigation measures, many of which would be in place, and establishing, prior to construction of the majority of the proposed Development within this space. The visual changes during the construction period would be distinct and recognisable, but the balance and make-up of the visual experience is only moderately affected, after taking into account the existing nature of the area, and the proposed embedded design, mitigation and enhancement measures. The changes arising from the operation of the proposed Development would be experienced by users across the majority of the Lympne Airfield area. Whilst these changes would be mainly permanent in nature some are considered temporary on account of the gradual establishment of the proposed mitigation measures. The changes would be further limited in scale by the advance planting mitigation measures, many of which would be in place, and establishing, prior to operation. The changes would be further limited by users' visual familiarity with built development. Whilst there would be a distinct and recognisable awareness of the changes during the operation period by users of the area it is considered this would not markedly alter the balance and make-up of their overall visual experience as a whole. As the operational period progresses the proposed mitigation measures would fully establish and mature, and as such the scale and geographic extent of such changes would slightly reduce.			

*Table 49 Users of **Westenhanger Castle** (Representative Viewpoint: 9) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Low: Westenhanger Castle is not publicly accessible (although open for private hire, pre-booked group tours and occasional heritage open days). Views from it currently have little value given that the Castle's grounds are visually constrained by dense vegetation, buildings (including those of the Racecourse) and the Ashford-Folkestone Railway line.	**High**: The visual experience of visitors to the Castle includes awareness of the heritage asset. Views of the surroundings are, however, not a notable contributor to the experience.	Users of Westenhanger Castle would experience the addition of construction sites, new buildings, structures, public open space, planting and lighting, and the loss of views over open agricultural and commercial land, and, on occasions, to further horizons, in views to their east, west, and south. Whilst views out from most of the Castle area are currently restricted to partial glimpses by the existing vegetation within the grounds and the buildings and vegetation belonging to the Racecourse within the Site, the sight of built-form and infrastructure would not be wholly unusual to users given the land uses that are currently visually apparent. These include the settlement of Westenhanger, the infrastructure and movement of the HS1 and the Ashford-to-Folkestone railway, Westenhanger Station, and the constant visual presence of the Folkestone Racecourse's grandstand, barns and out-buildings. As part of the proposed construction activities, the Racecourse buildings would be removed. In addition to the sight of this demolition, views to construction-related activities associated with new-built-form would subsequently become apparent. The closest areas of this would be approximately 70m from the eastern and western edges Site boundary with the Castle grounds. The proposed buildings closest to the Castle would graduate from an initially medium height towards the higher proposed town centre buildings to the east, and the higher local centre buildings to the south and west. Between the proposed buildings and the Castle grounds, and extensively to the south, as far as the A20 Ashford Road, a new public park would be created. New tree belts, orchard planting and a Tudor garden are proposed in those areas of the park closest to the Castle. Additional tree belts, clumps and avenues would be planted along the edges of the new buildings fronting the park and facing the Castle. As such, the combination of these would considerably restrict inter-visibility between the Castle and the nearest new built-form in outlooks, south, east and west. In addition, the use of minimal lighting and adherence to the ILP-GNROL with regards to light spill, glare and sky glow, would combine to diminish the visual impact of proposed built-form and its lighting upon users of the Castle. The scale of change would increase slightly between AS1 and AS2 given the extent of new built-form visible by the completion of the proposed Development. The scale of change would then reduce slightly as the proposed structural vegetation, planted at various points through the construction process, fully establishes and matures.	Users of the southern, eastern and western areas of the castle and its grounds would experience visual change resulting from the proposed Development. Views to the proposed Development would generally be localised/close-range and direct, but would be impeded by both existing vegetation within the grounds and new planting within the planned adjacent park.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in later assessment scenarios.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, neutral**: a moderate magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate, beneficial**: a moderate magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate, beneficial**: a moderate magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** The users of Westenhanger Castle have a moderate sensitivity to the likely construction and operational impacts of the proposed Development. The change experienced by users as a whole would, through the construction and operation periods, be moderate in magnitude. There would be beneficial visual impacts to users from the Castle arising from the removal of the current discordant Racecourse buildings and creation of new parkland. There would be adverse impacts arising from the placement of new built-form in views to the east and west. These would be tempered, however, by the planned structural planting between them and the Castle (much of which would be in place prior to operation). The built-form of the proposed Development would not, therefore become the defining element in the receptors' visual experience. As such the effect is considered not-significant.
Sensitivity: **Moderate**: Users of Westenhanger Castle are sensitive to changes that may effect their visual experience of the historic buildings, however current views to its environs are particularly restricted and access to them is limited.		Magnitude of change: **Moderate** at AS1 - **adverse**, **Moderate** at AS2- **neutral**, **Moderate** at AS3 and AS4 **- Beneficial.** The changes arising from construction activities would be experienced by users across the majority of the Castle area. All construction related activities would be temporary. The proposed removal of the Racecourse buildings (which are between 20m and 50m away from those of the Castle) and vegetation would bring about beneficial visual impacts on account of the discordant form, mass and materials of these in relation to the Castle and its grounds. The visual changes during the construction period would be distinct and recognisable, but the balance and make-up of the visual experience is only moderately affected, after taking into account the existing nature of the area, and the proposed embedded design, mitigation and enhancement measures. The changes arising from the operation of the proposed Development would be experienced by users across the majority of the Castle area. Whilst these changes would be mainly permanent in nature some are considered temporary on account of the gradual establishment of the proposed mitigation measures. The changes would be further limited in scale by the advance planting mitigation measures, many of which would be in place, and establishing, prior to operation. The change of additional built-form would be further limited by users' visual familiarity with built development. The creation of a substantial park, with historically appropriate elements contained within it, would bring about positive changes to views out from the Castle. Whilst there would be a distinct and recognisable awareness of the changes during the operation period by users of the area it is considered this would not markedly alter the balance and make-up of their overall visual experience as a whole given the current outlook and the residual enclosure of the Castle Grounds within a vegetated boundary. As the operational period progresses the proposed mitigation measures would fully establish and mature, and as such the scale and geographic extent of such changes would slightly reduce.			

*Table 50 Users of **Port Lympne Animal Park** (Representative Viewpoint: 17) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views from Port Lympne Animal Park are promoted as part of the paying visitor experience, but are not valued more widely, or have any cultural associations.	**Moderate**: The visual experience of visitors to Port Lympne Animal Park includes awareness of surrounding landscape (particularly that of the escarpment of the greensand ridge and Romney Marsh), however, this is not as notable a contributor to the experience as the animals and activities contained within.	Whilst views out from this area are currently constrained by landform and by the existing vegetation along the Park's access road and adjacent field boundaries, there are occasional views to the surrounding farmland and glimpses of the escarpment of the North Downs. Users of the vehicular arrival and car parking areas of Port Lympne Animal Park would experience the addition of construction sites, new residential buildings, public open space, planting and lighting, and the loss of views over open agricultural land, and, on occasions, to further horizons in views to the north. The sight of built-form and infrastructure would not be wholly unusual to users given the land uses that are currently visually apparent. These include the buildings, structures and fences of the Lympne Industrial Estate, which lies opposite the Park's entrance at its junction with Otterpool Lane. The nearest new buildings would be located approximately 30m to the north of the tree-lined access road leading to the Park's car park. Between these areas, and along the boundary with Otterpool Lane a 12.5m strip of native structural tree planting would be implemented. As such open views to the north and the sight of the North Downs escarpment would be lost. The tree belt would be planted by year 5 construction of these buildings to reduce the scale of change experienced during this phase and the subsequent operation. The buildings proposed would be low in height. The proposed advance planting of the wide native tree belt along the edge of the new built-up area, and the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow, and the limitation of low-height buildings along the boundary with the Park's entrance, would combine to diminish the visual impact of proposed built-form and its lighting upon users of this route. By AS3 the advance structural planting would have established so reducing the scale of the impact substantially. The scale of change would then reduce further as the structural vegetation matures.	Only users of the vehicular arrival and car parking areas of Port Lympne Animal Park experience views to the Site. Views from this area would be localised in nature and would range from direct and oblique. The visual experience of users from the remainder of the Park remains unaffected on account of the distance between them and intervening landform and vegetation.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in later assessment scenarios.	**AS1** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor , adverse**: a small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** The users of the Port Lympne Animal Park area have a moderate sensitivity to the likely construction and operational impacts. The change experienced by users as a whole would, through the construction and operation periods, be small to very-small in magnitude, and adverse. Given that such as small part of the Park would encounter change, and taking into account the embedded design, mitigation and enhancement measures (many of which would be in place prior to construction in this area) the proposed Development would not become the defining element in the receptors' visual experience. As such the effect is considered not-significant.
Sensitivity: **Moderate**: Users of Port Lympne Animal Park are sensitive to changes that may affect their visual experience. The sensitivities are, however, predominantly associated with views from the escarpment of the greensand ridge over Romney Marsh, and are only available to paying visitors.		Magnitude of change: **Small** at AS1 and AS2 and **Very Small** at AS3 and AS4**- adverse.** The changes arising from construction and operation activities would be experienced by users across a small proportion of the Port Lympne Animal Park. Changes would not be experienced within the main area of parkland and animal enclosures. Construction related changes would be temporary and limited in scale by the advance planting mitigation measures, many of which would be in place, and establishing, prior to construction of the majority of the proposed Development within this space. The visual changes during the construction and operation periods would be distinct and recognisable, but would only constitute a small component of the overall visual experience to the Park, and would not markedly alter its balance and make-up after taking into account the existing nature of the area, and the proposed embedded design, mitigation and enhancement measures. Whilst the operational changes would be mainly permanent in nature some are considered temporary on account of the gradual establishment of the proposed mitigation measures. The changes would be further limited in scale as the advance planting mitigation measures eastblish by AS3.			

*Table 51 Users and residents of **Lympne** (Representative Viewpoint: 18) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views experienced by users and residents of Lympne are valued locally but are not more widely known or have any cultural associations, designations or policy protection. (the area covered by the Lympne conservation area is outside of the area the proposed Development would be visible from – as shown in the ZTV – Figure 12-10) The only recognised scenic view is from St Stephens Church at the very south of the village – the application site is not visible within this.|	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. Views through and from the village of Lympne, however contribute moderately to the landscape setting enjoyed by users and residents. Whilst there are occasional views across Romney Marsh from the very south of the village, and glimpses to the North Downs escarpment from along a few streets, only those residents living at the edge of the settlement have defined visual connections to the surrounding landscape.	Whilst most views out from the village are currently constrained by existing dwellings, fences and domestic vegetation, there are occasional narrow views to the Site along some of its north-south and east-west aligned roads. Those aligned north-south also gain occasional glimpses of the escarpment of the North Downs. Given the position of the settlement upon the dip-slope of the greensand ridge, residents in dwellings in the western and northern portions also have clear-to-occasional views of the Site. Views towards the Site by those through its centre, and within its southern and eastern portions are, however, substantively restricted. Those users and residents of Lympne with views to the Site would experience the addition of construction sites, new residential buildings, public open space, planting and lighting, arising from the Development, and the loss of views over open agricultural and commercial land, and, on occasions, to further horizons, in views to the north and west only. The sight of built-form and infrastructure would not be wholly unusual to users and residents given the land uses that are currently visually apparent. These include the existing settlement itself, the movement and lighting of the M20 and A20, the elevated highways around Junction 11 of the M20, the motorway service station, the Ashford-to-Folkestone and HS1 railways, Westenhanger Station, and Lympne Industrial Estate. The nearest proposed buildings to those in the village would be located approximately 180m from its north-west corner. A further gap of 280m would be created between the western edge of the settlement and the new dwellings upon the site of the old Lympne Airfield. There would be no new built-form in the gap between Lympne and Newingreen north of the village. Within these gaps areas of informal publicly accessible open space would be created, containing a network of paths, allotments, and recreation areas. In addition, clumps of trees would be planted along the eastern and western edges of these space and through its centre. Much of the tree belts would be planted by year 5 of construction to reduce the scale of change experienced during this period and the subsequent operation of the Development. The proposed buildings closest to Lympne would be low in height. The mitigation measures of: the positioning of low-height buildings closest to Lympne; the proposed separation between the village and new built development; the planned advance planting of native tree belts and clumps within this space; and the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow, would combine to diminish the scale of visual impact of the proposed built-form and its lighting upon users and residents of Lympne. These measures would also protect individual identity of the village within a rural setting and avoid coalescence between it and the Development. The scale of change would then reduce further as the structural vegetation matures.	Views would be experienced by users and residents across a small proportion of the village. Views from the settlement would be localised in nature and would range from direct to oblique.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in later assessment scenarios.	AS1 = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** AS2 = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** AS3 = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** AS4 = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The users and residents of Lympne have a moderate/high sensitivity to the likely construction and operational impacts of the proposed Development. The change experienced by users and residents as a whole would, through the construction and operation periods, be, at most, small in magnitude. There would be adverse impacts arising from the placement of new built-form in views to west only. These would be tempered, however, by the substantial separation and planned structural planting between them and the village. The built-form of the proposed Development would not, therefore become the defining element in the receptors' visual experience. As such the effect is considered not-significant.
Sensitivity: Moderate/**High**: Views experienced by users and residents of Lympne are only locally valued and contribute only moderately to the landscape setting enjoyed by the community as a whole.		Magnitude of change: **Small** at AS1, **Small** AS2 and **Very Small** at AS3 and AS4**- adverse.** The changes arising from construction and operation activities would be experienced by users and residents across a moderately small proportion of Lympne. Any residual construction related changes would be temporary and limited in scale by the advance planting mitigation measures, many of which would be in place early on in the construction period. By AS2 the construction would be complete, and the Development would be apparent as a new feature in those views available, but not one that markedly alters the balance and make-up of the visual experience as a whole. The visual changes during the and operation periods would be distinct and recognisable but would only constitute a small component of the overall visual experience of users and residents and would not markedly alter its balance and make-up after taking into account the existing nature of the area, and the proposed embedded design, mitigation and enhancement measures. Whilst the operational changes would be mainly permanent in nature some are considered temporary on account of the gradual establishment of the proposed mitigation measures. The changes would be further limited in scale as the advance planting mitigation measures mature by AS3.			

*Table 52 Users and residents of **Westenhanger** (Representative Viewpoint: 20) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views experienced by users and residents of Westenhager are valued locally but are not more widely known or have any cultural associations, designations or policy protection	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. Views through and from the settlement of Westenhanger contribute to the landscape setting enjoyed by users and residents. The village is, however, strongly linear in nature and views from within it are predominantly focused upon north-south alignment of Stone Street, with few outward views. There are occasional views across the old Racecourse from some private residential properties on the west side of the settlement, and very short, glimpsed views into farmland from some of those private residential properties on the east. Outwards views experienced by people within the residential properties, and user of the public areas upon the land between the M20 and railway lines are substantially restricted by the fencing and vegetation along these transport routes.	Most views out from the settlement are currently constrained by existing dwellings, fences, domestic vegetation, and the overgrown hedgerows along the east edge of Stone Street. There are occasional short, glimpsed views to the Site eastward from some of those private properties along Stone Street, and occasional views westwards from a few properties along the western edge of the settlement. Views to the Site southwards are restricted by tree lined property boundaries and an area of dense woodland. Views towards the Site northwards are limited to just one or two properties by existing dwellings and vegetation in gardens. Those users and residents of Westenhanger with views to the Site would experience the addition of construction sites, new residential and commercial buildings, public open space, roads (both north and south of the settlement), planting and lighting, arising from the Development, and the loss of views over open agricultural and commercial land, in views to the north, south, east and west. The sight of built-form and infrastructure would not be wholly unusual to users and residents given the land uses that are currently visually apparent. These include the existing settlement itself, the movement and lighting of the A20, the elevated highways around Junction 11 of the M20, the motorway service station, the Ashford-to-Folkestone and HS1 railways, the old Racecourse, and Westenhanger Station. Between Westenhanger and the nearest proposed buildings, belts of native trees would be planted. Some of these belts would be planted early on during construction to reduce the scale of change experienced during this period and the subsequent operation of the Development. The proposed buildings closest to Westenhanger would be low in height. The mitigation measures of: the positioning of low-height buildings closest to Westenhanger; the proposed separation between the settlement and new built development; the planned advance planting of native tree belts and clumps within this space; and the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow, would combine to diminish the scale of visual impact of the proposed built-form and its lighting upon users and residents of Westenhanger. By AS3 the structural planting implemented early on in the overall proposed Development would be established. This would moderate impacts during operation. The scale of change would then reduce further as the structural vegetation matures.	Views would be experienced by users and residents across a moderate proportion of the settlement. Views from the settlement would be localised in nature and would range from direct to oblique.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in the later assessment scenario.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Major, adverse**: a moderate/large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The users and residents of Westenhanger have a moderate/high visual sensitivity to the likely construction and operational impacts of the proposed Development. The visual change experienced by users and residents as a whole would, through the construction be moderate in magnitude. There would be adverse impacts arising from construction activities, but these would be tempered by sensitive construction methods and proposed structural planting. The built-form of the proposed Development would be immediately apparent and prominent during its operation but not, the defining element in the receptors' visual experience given its residential nature and the continuing enclosure of the settlement by vegetation.
Sensitivity: **Moderate/High**: Views experienced by users and residents of Westenhanger are only locally valued, but do contribute to the landscape setting enjoyed by the community as a whole.		Magnitude of change: **Moderate** at AS1, **Moderate/Large** AS2 and **Moderate** at AS3 and AS4**- adverse.** The changes arising from construction and operation activities would be experienced by users and residents across a moderate proportion of the settlement of Westenhanger. The proposed Development would be immediately apparent and prominent at AS1 on account of there being construction activities on all sides of the settlement (but not wholly dominant). Mitigation measures, including the early implementation of planting between the settlement and areas of new infrastructure and buildings, along with visually appropriate hoarding and the sensitive siting of construction activities (compounds, material stock piles etc.) away from the settlement, would moderate this. Any residual construction related changes would be temporary. By AS2 the construction of the entire proposed Development would be complete, and the structural planting all implemented but not fully established. On account of this, and also on account of the gradation of building heights away from the Settlement, the proposed Development, whilst apparent as a new element in many available views, would not completely change the overall balance and make-up of the visual experience. The residential nature of the settlement would remain, and its enclosure with vegetated would be reinforced. The change experienced would become limited in scale as the advance planting mitigation measures further mature by AS3 and AS4.			

*Table 53 Users and residents of **Newingreen** (Representative Viewpoints: 19 & 10) (The visual effect on some properties at the western end of the settlement have not been included in this assessment table as they are included in Table 62.) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views experienced by users and residents of Newingreen are valued locally but are not more widely known or have any cultural associations.	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. Views through and from the settlement of Newingreen contribute moderately to the landscape setting enjoyed by users and residents. Users and residential properties facing east along Stone Street enjoy open views over agricultural land to Folks Wood. However, the views of users and residential properties facing north along the A20 Ashford Road are generally curtailed by vegetation within road verges and surrounding the few commercial properties on the opposite side of the road. Views outwards are possible from the rear of both sets of residential properties, but are limited by tree and hedge vegetation, fences and domestic paraphernalia along their boundaries.	The majority of properties within the settlement of Newingreen only experience views to the Site from their rear outlooks. The front facing outlook of properties and people using Stone Street through the settlement would not experience views to the Site. Only those properties at the very ends of the settlement along the A20 Ashford Road would experience views to the Site from their frontages. These would generally be partial and oblique. Views from the rear of properties to the Site is generally restricted to partial glimpses on account of tree and hedge vegetation, fences and domestic paraphernalia along their rear boundaries and in intervening fields. Users and residents of Newingreen with views to the Site would experience the addition of construction sites, new residential and commercial buildings, public open space, roads, planting and lighting, arising from the Development, and the loss of views over open agricultural and commercial land, and, on occasions, to further horizons, in views to the north and west. The sight of built-form and infrastructure would not be wholly unusual to users and residents given the land uses that are currently visually apparent. These include the existing settlement itself, the movement and lighting of the M20 and A20, the elevated highways around Junction 11 of the M20, the motorway service station, the Ashford-to-Folkestone and HS1 railways, Westenhanger Station, the old Folkestone Racecourse, commercial property of Holiday Extras, Charlier Construction and at the Royal Oak within Newingreen, and the Lympne Industrial Estate. The nearest proposed buildings to those in Newingreen (those planned along the A20 Ashford Road) would be located approximately 15m from the western extents of the settlement. The majority of new built-form, however, would be set back from the rear of the existing dwellings by approximately 450m. There would be no built-form between the settlements of Newingreen and Lympne. Within these gaps, areas of informal publicly accessible open space would be created, containing a network of paths, allotments, and recreation areas. In addition, clumps of trees would be planted along the boundaries of these spaces and through their centre. The proposed buildings closest to Newingreen would be low-medium in height. The mitigation measures of: the proposed separation between the existing settlement and new built development; the planting of native tree belts and clumps within this spaces; and the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow; would combine to diminish the scale of visual impact of the proposed built-form and its lighting upon users and residents of the Newingreen. These measures would also protect individual identity of the settlement within a rural setting and avoid full coalescence between it and the Development. By AS3 the structural planting implemented early on in the overall proposed Development would be established. This would moderate impacts during operation. The scale of change would then reduce further as the structural vegetation matures.	Views would be experienced by users and residents across a moderate proportion of the settlement – and mainly from the rear outlooks from existing dwellings. Views from the settlement would be localised in nature and would range from direct to oblique.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in the later assessment scenario.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The users and residents of Newingreen have a moderate/high sensitivity to the likely construction and operational impacts of the proposed Development. The change experienced by users and residents as a whole would, through the construction and initial operation periods, be moderate. There would be adverse impacts arising from construction activities, but these would be tempered by sensitive construction methods and proposed separation and structural planting. The built-form of the proposed Development would be visible during its operation but would not alter the balance and make-up of the visual experience as a whole or become the defining element in views given their current residential nature and the maintenance of an open and un-developed outlook in many residual views. As such the effect is considered not-significant at any assessment scenario.
Sensitivity: **Moderate/High**: Views experienced by users and residents of Newingreen are only locally valued and contribute only moderately to the landscape setting enjoyed by the community as a whole.		Magnitude of change: **Moderate** at AS1, **Moderate** AS2, **Small** at AS3 and AS4**- adverse.** The changes arising from construction and operation activities would be experienced by users and residents across a moderate proportion of the settlement – and mainly from the rear outlooks from existing dwellings. The outlook from the front of the majority of dwellings would be unaffected. The proposed Development during construction and operation would be visible as a new element in views from the rear of the dwellings within Newingreen, but the change would be limited by distance, existing intervening vegetation and fences, and new structural planting through the open spaces created between them and the majority of new built-form. As such the balance and make-up of the visual experience as a whole would not markedly alter. In addition, at AS1 visually appropriate hoarding and the sensitive siting of construction activities (compounds, material stock piles etc.) away from the settlement, would limit the magnitude of change to moderate. By AS2 the construction of the entire proposed Development would be complete, and the structural planting implemented early on in the construction period would be establishing. The proposed Development, on account of this, and on account of the gradation of building heights away from the Settlement, would not entirely change the overall visual balance and make-up. The mixed residential and commercial nature of the settlement would remain, and its enclosure with vegetated would be reinforced. The changes would be further limited in scale as the advance planting mitigation measures mature by AS3, so reducing the magnitude to Small.			

*Table 54 Users and residents of **Barrow Hill – Sellindge** (representative Viewpoint: 16) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views experienced by users and residents of Barrow Hill are valued locally but are not more widely known or have any cultural associations.	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. The settlement is strongly linear in nature and views from within it are predominantly focused upon north-south alignment of the A20 Ashford Road, with few outward views. The majority of the settlement's residential dwellings face inwards to the A20. A smaller proportion are set back from the Road within large, vegetated gardens with little views outward in either direction. A few houses at its south end have eastward glimpses from their frontages across the adjacent open farmland. The main residential views outwards, however, are only possible from only the rear of residential properties. These too are limited by tree and hedge vegetation, fences and domestic paraphernalia along their boundaries.	Most users and residents within the settlement of Barrow Hill have only partial views to a moderate degree of the Site. Views to the Site from the existing dwellings on the east side of the A20 Ashford Road through the settlement are predominantly curtailed on all sides by their dense vegetated boundaries and long rear gardens. Views to the Site from the majority of those on the west side are limited to partial glimpses through vegetation and fences from their rear outlooks only. The few dwellings at the southern end of the settlement would have partial views towards the Site from both their front and rear aspects. Given the compactness of the settlement along the A20 Ashford Road, only users at its southern end would have views eastwards into the Site. Users and residents of Barrow Hill with views to the Site would experience the addition of construction sites, new residential buildings, public open space, roads, planting and lighting, arising from the Development, and the loss of views over open agricultural land, and, on occasions, to further horizons, in views to the east and west. The sight of built-form and infrastructure would not be wholly unusual to users and residents given the land uses that are currently visually apparent. These include the existing settlement itself, and the infrastructure, movement and lighting of the M20 and A20, the Ashford-to-Folkestone and HS1 railways – which has a strong influence at the settlement's northern end. The nearest proposed buildings to those in Barrow Hill would be located approximately 75m from the rear of the few dwellings at the southern end of the settlement on the eastern and western sides of the A20 Ashford Road. In between the new and existing dwellings areas of informal publicly accessible open space would be created, containing a network of paths, allotments, and recreation areas. In addition, native tree belts along the east and west extents of Barrow Hill would be planted. Much of the tree belts would be planted by year 10 of the construction period to reduce the scale of change experienced during this period and the subsequent operation of the Development. Most of the proposed buildings positioned closest to Barrow Hill would be low in height. Dwellings of greater height near to Barrow Hill would be located where there is already a robust edge between them and the settlement. A proposed landscape of trees, sports pitches, and riverside parkland would be created along the south-east edge of Barrow Hill to assist in the retention of existing views across the open landscape by people in residential property, and users at the southern end of the settlement. The mitigation measures of: the proposed separation of the new built development from those in Barrow Hill; the planned advance planting of native tree belts and clumps within the planned gaps; and the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow, would combine to diminish the scale of visual impact of the proposed built-form and its lighting upon users and residents of the settlement. These measures would also protect individual identity of Barrow Hill. By construction completion the structural planting implemented early on in the overall proposed Development would be establishing. The scale of change would then reduce further as this structural vegetation matures through AS3 and AS4.	Views would be experienced by users and residents across a moderately small proportion of the settlement – and mainly from the rear outlooks from existing dwellings. Views from the settlement would be localised in nature and would range from direct to oblique.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in the later assessment scenario.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The users and residents of Barrow Hill have a moderate/high sensitivity to the likely construction and operational impacts of the proposed Development. The change experienced by users and residents as a whole would, through the construction and operation periods, be, at most, moderate/small in magnitude. There would be adverse impacts arising from the placement of new built-form in views to east and west. These would be tempered, however, by the separation and planned structural planting between them and the settlement. The built-form of the proposed Development would not, therefore become the defining element in the receptors' visual experience. As such the effects at all assessment scenarios would be not-significant.
Sensitivity: **Moderate/High:** Views experienced by users and residents of Barrow Hill are only locally valued and contribute only a little to the landscape setting enjoyed by the community as a whole.		Magnitude of change: **Moderate** at AS1 andAS2 and **Small** at AS3 and AS4**- adverse.** The changes arising from construction and operation activities would be experienced by users and residents across a moderately small proportion of Barrow Hill. Any residual construction related changes would be temporary and limited in scale by the advance planting mitigation measures, many of which would be in place by year 10 of construction. By AS2 the construction would be complete, and the Development would form a visible, distinct and recognisable new feature in those few views of it available. Given the proposed separation from the settlement and the new planting within this, the proposed Development would only moderately alter the balance and make-up of the visual experience as a whole. By AS3, as all of the proposed structural planting has established, the visual changes experienced would be less distinct and the proposed Development would only constitute a small component of the overall visual experience of users and residents. It would not alter its balance and make-up of views,			

*Table 55 Users and residents of **Stanford** (Representative Viewpoint: 27) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views experienced by users and residents of Stanford are valued locally but are not more widely known or have any cultural associations.	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. Views through and from the village of Stanford contribute moderately to the landscape setting enjoyed by users and residents. The village is strongly linear in nature and views from within it are predominantly focused upon north-south alignment of Stone Street, with few outward views. The dwellings either side of Stone Street north of Kennett Lane experience occasional views across the open countryside. Those to the south of Kennett Lane, however, are generally constrained by surrounding domestic vegetation and the infrastructure of the M20.	The majority of residents and users of Stanford do not experience views to the Site. There are however partial glimpsed views to a moderate degree of the Site from the rear aspect of a few properties – particularly those along Kennett Lane and those along Stone Street, north of Kennett Lane, whose aspects are more open, and who lie on relatively higher ground. Clear views from these however are restricted by tree and hedge vegetation, fences and domestic paraphernalia along their rear boundaries, substantial vegetation around the southern half of the village, along the edges of the M20 and railway lines around Westenhanger Castle and the Racecourse, and by other buildings within the village. Their views to the Site are generally oblique. There are no views to the Site from the majority of Stone Street through the village. The few users and residents of Stanford that do have views to the Site would experience the addition of construction sites, new residential and commercial buildings, public open space, roads, planting and lighting, and the loss of views over open agricultural and commercial land, and, on occasions, to further horizons, arising from the Development, in views to the south only. The nearest proposed buildings to those in Stanford would be located approximately 270m away. The sight of built-form and infrastructure would not be wholly unusual to users and residents given the land uses that are currently visually apparent. These include the existing settlement itself, the movement and lighting of the M20, the elevated highways around Junction 11 of the M20, the motorway service station, the motorway maintenance depot, the Ashford-to-Folkestone and HS1 railways, Westenhanger Station, the old Folkestone Racecourse and Lympne Industrial Estate. The mitigation measures of: the retention of trees between Westenhanger Castle and the old Racecourse site and Stanford; the proposed planting of substantial native tree belts along the northern edge of the Site boundary (many of which would be implemented early on during the construction period); and the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow; would combine to diminish the scale of visual impact of the proposed built-form and its lighting upon users and residents of the Stanford. By AS2 all areas of new development that would be evident in views from Stanford would have been completed, and much of the structural planting nearest Stanford implemented early on in the overall proposed Development would be established. This would moderate visual impacts during operation. The scale of change would then reduce further as the structural vegetation matures by AS3.	Views would be experienced by users and residents across a moderately small proportion of the settlement – and mainly from the rear outlooks from existing dwellings. Views from the settlement would be localised in nature and would generally be oblique.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in the later assessment scenario.	AS1 = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** AS2 = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** AS3 = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** AS3 = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The users and residents of Stanford have a moderate/high sensitivity to the likely construction and operational impacts of the proposed Development. The change experienced by users and residents as a whole would, through the construction and initial operation periods, be small in magnitude. There would be adverse impacts arising from construction activities, but these would be tempered by sensitive construction methods and proposed separation and structural planting. The built-form of the proposed Development would be visible during its operation but would not alter the balance and make-up of the visual experience as a whole or become the defining element in views given their existing residential nature and the maintenance of an open and un-developed outlook in the majority of these. As such the effects are considered not-significant.
Sensitivity: **Moderate/High**: Views experienced by users and residents of Stanford are only locally valued and contribute only moderately to the landscape setting enjoyed by the community as a whole.		Magnitude of change: **Small** at AS1 and AS2 and **Very Small** at AS3 and AS4**- adverse.** The changes arising from construction and operation activities would be experienced by users and residents across a small proportion of Stanford. At AS1 the construction related activities would be visible in some of the views available from the village. Given, however: that these views only constitute a very small component in the overall visual experience from the village; that the change would only occur to a moderate proportion of the views to the proposed Development that are available; that only a moderate proportion of proposed Development would be visible in these views; that the screening effect of proposed vegetation and other mitigation measures would limit the degree of change; that the proposed Development would be seen at an oblique angle in some views; and that the changes would be temporary in nature, the magnitude of change is judged to be small. At AS2, the proposed vegetation, planted early on in the construction period along the northern boundary of the Site closest to Stanford, would have established, and would be maturing. As such, whilst, at this point in time, when the proposed Development is complete, there would be a greater awareness of the Development (on account of it constituting a wider proportion of available views) from Stanford, the change experienced would be moderated by this vegetation. Given this, and: the degree of separation there would be from Stanford to the Development; the oblique angle it would be viewed from; and the small proportion of views affected, the balance and make-up of the visual experience of the settlement as a whole would not alter. By AS3, as all of the proposed structural planting has established, the visual changes would be less distinct, and the proposed Development would constitute an even smaller component of the overall visual experience of users and residents of Stanford. These mitigation measures proposed would also protect individual identity of the village within a rural setting.			

*Table 56 Users and residents of **Court-at-Street** (Representative Viewpoint: 11) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: Views experienced by users and residents of Court-at-Street are valued locally but are not more widely known or have any cultural associations.	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. Views through and from the settlement of Court-at-Street contribute moderately to the landscape setting enjoyed by users and residents. The settlement is linear in nature and visual experience of users from within it is predominantly focused upon east-west alignment of the B2067 Aldington Road, and the occasional glimpsed views north and south over landform towards Romney Marsh and the North Downs. The existing dwellings occupy the north of the B2067 Aldington Road only. Their outlook extends north and south over open countryside. Views from the rear of the properties are restricted by fences and rear garden vegetation.	The residents and users of Court-at-Street have very little inter-visibility with the Site. The settlement lies approximately 1.0km to the nearest part of the Site's boundary and is separated from it by landform that is rising gradually to the crest of the greensand ridge, and intervening woodland (including Harringe Brooks Wood), domestic and field boundary vegetation. It is only users at the very eastern edges of the settlement and those with views out from the rear of their properties that would be affected. The few users and residents of Court-at-Street affected would experience a slight increase in ambient lighting, arising from the Development, in views to the north and the west only. The nearest proposed buildings to those in Court-at-Street would be located approximately 1.3km away. The awareness of lighting emitting from areas of development would not be wholly unusual to users and residents given the presence of other infrastructure locally such as the Port Lympne Animal Park, the Lympne Industrial Estate, and Dungeness Power Station. The mitigation measures of: a proposed substantial wide native species tree belt and woodland blocks planted along the western boundary of the Site nearest Court-at-Street; and the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow; would combine to substantially diminish the scale of visual impact of the proposed built-form and its lighting upon users and residents of the settlement. The advance structural planting, implemented early on in the overall proposed Development, would have begun to have mature by AS2. The scale of change would then reduce further as the structural vegetation matures by AS3.	Visual awareness would be experienced by users and residents across a very small proportion of the settlement –i.e. occasional views from the rear outlooks of some existing dwellings or glimpsed views eastward along the B2067 Aldington Road. Views from the settlement would be localised in nature and would generally be oblique.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in the later assessment scenario.	**AS1** = **Minor, adverse**: a negligible magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor, adverse**: a negligible magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor, adverse**: a negligible magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The users and residents of Court-at-Street have a moderate/high sensitivity to the likely construction and operational impacts of the proposed Development. The change experienced by users and residents as a whole would, through the construction and initial operation periods, be negligible to very-small in magnitude. There would be adverse impacts arising from construction activities, but these would be tempered by sensitive construction methods and proposed separation and structural planting. The ambient lighting emitting from proposed Development would be visible from Court-at-Street in views to the north and west during its operation but this would not alter the balance and make-up of the visual experience as a whole or become the defining element in views given the maintenance of an open and un-developed outlook in the majority of these. As such the effect is considered not-significant.
Sensitivity: **Moderate/High**: Views experienced by users and residents of Court-at-Street are only locally valued and contribute only moderately to the landscape setting enjoyed by the community as a whole.		Magnitude of change: **Negligible** at AS1, **Very Small** at AS2, **Negligible** at AS3 and AS4**- adverse.** The changes arising from construction and operation activities would be experienced by users and residents across a small proportion of Court-at-Street. At AS1 the construction related activities would be barely visible in the views available from the settlement. As AS2, the proposed vegetation, planted early on in the construction period along the western boundaries of the Site closest to Court-at-Street, would have established, and would be maturing. As such, whilst, at this point in time, when the proposed Development is complete, there would be a greater awareness of more of the Development from Court-at-Street, the change experienced would be substantially moderated by this vegetation. Given this, and: the degree of separation there would be from Court-at-Street to the Development; the oblique angles it would generally be viewed from; and the small proportion of views affected, the balance and make-up of the visual experience of the settlement as a whole would not alter. These measures would also protect individual identity of the settlement within a rural setting. By AS3, as all of the proposed structural planting would have established, the visual changes would be less distinct and the proposed Development would constitute an even smaller component of the overall visual experience of users and residents of Court-at-Street.			

*Table 57 Users and residents of **Aldington Church** (Representative Viewpoint: 13) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: Views experienced by users and residents of Aldington Church are valued locally. They form part of the Aldington Church Conservation Area but are not more widely known or have any other cultural associations.	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. Views through and from the settlement of Aldington Church contribute to the landscape setting enjoyed by users and residents. The settlement is nuclear in nature and the visual experience of users from within it is predominantly focused upon views east-west along the undulating plateau of the greensand ridge (including from the publicly accessible churchyard of St Martin's), and the occasional glimpsed view north towards the North Downs. The outlook from the existing dwellings extends in all directions across the adjoining countryside, however views from the majority of these are restricted by other dwellings, the large-scale farm buildings that share this settlement and substantial tree clumps that exist throughout.	The residents and users of Aldington Church have very little inter-visibility with the Site. The settlement lies approximately 1.95km to the nearest part of the Site's boundary and is separated from it by the undulating landform of this part of the greensand ridge, and intervening woodland (including Burch's Rough), as well as domestic and field boundary vegetation. Users and residents of Aldington Church would experience a very slight increase in ambient lighting, arising from the Development, in views to the west only. The nearest proposed buildings to those in Aldington Church would be located approximately 2.15km away. The awareness of lighting emitting from areas of development would not be wholly unusual to users and residents given the presence of other infrastructure locally such as the settlement of Aldington and the Lympne Industrial Estate. The mitigation measures of: a proposed substantial wide native species tree belts and woodland blocks planted along the western boundary of the Site nearest Aldington Church; and the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow; would combine to substantially diminish the scale of visual impact of the proposed built-form and its lighting upon users and residents of the settlement. The advance structural planting, implemented early on in the overall proposed Development, would have begun to establish by AS2. The scale of change would then reduce further as the structural vegetation fully establishes by AS3.	Visual awareness would be experienced by users and residents across a moderate proportion of the settlement – i.e. occasional views from the rear outlooks of some existing dwellings or glimpsed views eastward from within the churchyard of St Martin's. Views from the settlement would be localised/intermediate in nature and would range from direct to oblique.	Any visual impact from construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in the later assessment scenario.	**AS1** = **Minor / Moderate, adverse**: a negligible magnitude of change to a landscape receptor of high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a very small magnitude of change to a landscape receptor of high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a very small magnitude of change to a landscape receptor of high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a very small magnitude of change to a landscape receptor of high sensitivity. **NOT SIGNIFICANT** The users and residents of Aldington Church have a high sensitivity to the likely construction and operational impacts of the proposed Development. The change experienced by users and residents as a whole would, through the construction and initial operation periods, be negligible to very-small in magnitude. There would be few adverse impacts arising from construction activities, and any that are apparent would be mitigated by sensitive construction methods and by the proposed structural planting. The ambient lighting emitting from the operation of the proposed Development would be visible in one direction from Aldington Church but this would not alter the balance and make-up of the visual experience as a whole or become the defining element in views given the maintenance of an open and un-developed outlook in the majority of these. As such the effects are considered not-significant.
Sensitivity: **High**: Views experienced by users and residents of Aldington Church are only highly valued and contribute moderately to the landscape setting enjoyed by the community as a whole.		Magnitude of change: **Negligible** at AS1, **Very Small** at AS2 and **Negligible** at AS3 and AS4**- adverse.** The changes arising from construction and operation activities would be experienced by users and residents across a moderate proportion of Aldington Church. At AS1 the construction related activities would be barely visible in the views available from the settlement. As AS2, the proposed vegetation, planted early on in the construction period along the western boundaries of the Site closest to Aldington Church, would be establishing. As such, whilst, at this point in time, when the proposed Development is complete, there would be a greater awareness of the Development from Aldington Church, the change experienced would be moderated by this vegetation. Given this, and: the degree of separation there would be from Aldington Church to the Development; the range of direct and oblique angles it would generally be viewed from; and the moderate proportion of views affected, the balance and make-up of the visual experience of the settlement as a whole would not markedly alter. These measures would also protect individual identity of the settlement within a rural setting. By AS3, as all of the proposed structural planting would have established, the visual changes would be less distinct, and the proposed Development would constitute an even smaller component of the overall visual experience of users and residents of Aldington Church.			

*Table 58 Users and residents of **Brabourne** (Representative Viewpoint: 26) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
High: Views experienced by users and residents of Brabourne are valued locally plus they form part of the Brabourne Conservation Area but are not more widely known or have any other cultural associations.	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. Views through and from the settlement of Brabourne contribute to the landscape setting enjoyed by users and residents. The settlement is nuclear in nature and the visual experience of users from within it is predominantly focused upon views to the escarpment of the nearby North Downs, and east-west along their foot-slopes. The outlook from the existing dwellings extends in all directions across the adjoining countryside, however views from the many of these are restricted by other dwellings, roadside hedgerows, and by substantial domestic vegetation	The residents and users of Brabourne have limited inter-visibility with the Site. The settlement lies approximately 3.85km to the nearest part of the Site's boundary and is separated from it by the undulating landform of the North Downs foot-slopes, and intervening woodland, as well as domestic and field boundary vegetation. There are however partial glimpsed views from the rear aspect of a few properties– particularly those along The Street, to small parts of the Site. Residual views to the Site range from direct to oblique and form a small part of overall views. The few users and residents of Brabourne that do have views to the Site would experience the addition of construction sites, new residential and commercial buildings, public open space, roads, planting and lighting, and the loss of views over open agricultural, arising from the Development, in views to the south only. The nearest proposed buildings to those in Brabourne would be located approximately 4.10km away. The sight of built-form and infrastructure would not be wholly unusual to users and residents given the land uses that are currently visually apparent. These include the existing settlement itself, the movement and lighting of the M20 and Lympne Industrial Estate. The mitigation measures of: the proposed planting of substantial native tree belts along the northern edge of the Site boundary (much of which would be implemented by year 10 of the construction period); and the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow; would combine to diminish the scale of visual impact of the proposed built-form and its lighting upon users and residents of the Brabourne. By AS2 all areas of new development that would be evident in views from the village would have been completed, and the structural planting implemented early on in the overall proposed Development would be establishing. This would moderate visual impacts during operation. The scale of change would then reduce further as the structural vegetation matures by AS3.	Visual awareness would be experienced by users and residents across a small proportion of the settlement –i.e. occasional glimpsed views from the rear outlooks of some existing dwellings. Views from the settlement would be intermediate in nature and would range from direct to oblique.	Any visual impact from construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in the later assessment scenario.	**AS1** = **Moderate / Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The users and residents of Brabourne have a moderate/high sensitivity to the likely construction and operational impacts of the proposed Development. The change experienced by users and residents as a whole would, through the construction and initial operation periods, be small to very-small in magnitude. There would be adverse impacts arising from construction activities, but these would be tempered by sensitive construction methods and proposed separation and structural planting. The built-form of the proposed Development would be visible during its operation but would not alter the balance and make-up of the visual experience as a whole or become the defining element in views given the small proportion of this affected. Views from the settlement would on the whole retain their open and un-developed outlook. As such the effects are considered not-significant.
Sensitivity: **High**: Views experienced by users and residents of Brabourne are only locally valued and contribute only moderately to the landscape setting enjoyed by the community as a whole.		Magnitude of change: **Very Small** at AS1, **Small** AS2 and **Very Small** at AS3 and AS4**- adverse.** The changes arising from construction and operation activities would be experienced by users and residents across a small proportion of Brabourne. At AS1 the construction related activities would be visible in some of the views available from the village. Given, however: the degree of separation there would be from the village to the Development; that these views only constitute a very small component in the overall visual experience from the village; that the change would only occur to a small proportion of the views which do contain the Site; that only a small proportion of proposed Development would be visible in these views; that the screening effect of proposed vegetation and other mitigation measures would limit the degree of change; that the proposed Development would be seen at an oblique angle in some views; and that the changes would be temporary in nature, the magnitude of change is judged to be very small. At AS2, the proposed vegetation, planted early on in the construction period along the northern boundary closest to Brabourne, and elsewhere through the Site, would be establishing. As such, whilst, at this point in time, when the proposed Development is complete, there would be a greater awareness of the Development (on account of it constituting a wider proportion of available views) from Brabourne, the change experienced would be moderated by this vegetation. Given this, and: the degree of separation there would be from the village to the Development; the small component in the overall visual experience from the village that the proposed Development would be; that the change would only occur to a small proportion of the views which do contain the Site; that only a small proportion of proposed Development would be visible in these views; that the proposed Development would be seen at an oblique angle in some views; the balance and make-up of the visual experience of the settlement as a whole would not markedly alter, and the magnitude of change is judged to be small. By AS3, as the proposed structural planting has established, the visual changes would be less distinct, and the proposed Development would constitute an even smaller component of the overall visual experience of users and residents of Brabourne.			

*Table 59 Users and residents of **Sellindge** (Representative Viewpoint: 25) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views experienced by users and residents of Sellindge are valued locally but are not more widely known or have any cultural associations.	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. Views through and from the settlement of Sellindge only contribute a little to the landscape setting enjoyed by users and residents. The settlement is strongly linear in nature and views from within it are predominantly focused upon east-west alignment of the A20 Ashford Road, with few views outward (apart from those at its very edges). The majority of the settlement's residential dwellings face inwards to the A20 and into the areas of housing along Swan Lane. Views outward for most users and residents are compromised by: other buildings within the village: and by the tree and hedge vegetation along the A20, other roads, and around the edge of the village. In the few views outward that are possible there are glimpses north to the escarpment of the North Downs and east and west along the Vale of Holmesdale. Views to the south are somewhat hindered by the landform, fencing and vegetation along the M20 and railway corridors, that lie between 340-150m away.	The majority of residents and users of Sellindge do not experience views to the Site. There are however partial glimpsed views to a moderate degree of the Site from the rear aspect of a few properties – particularly those along Swan Lane, Whitehall Way and Forge Close, who lie adjacent to currently open countryside. Clear views from these however are restricted by domestic tree and hedge vegetation, fences and domestic paraphernalia along their rear boundaries, field boundary vegetation, and the landform, fencing and vegetation along the edges of the M20 and railway lines Residual views to the Site range from direct to oblique. These views are likely to be substantially hindered by the new buildings and structural planting associated with construction of '*Land rear of Rhodes House, Main Road, Sellindge*' development, that has planning permission but whose construction has not been commenced. There is not an awareness of the Site from the core of the village, along the A20 Ashford Road, by the Village Hall, or from the area surrounding the parish Church of St Mary's. Likewise, it is not anticipated that there would be an awareness of the Site from the new 250 units of housing being constructed to the south of the A20 through Sellindge. The proposals for this show substantial areas of woodland buffer planting along their southern boundaries. The few users and residents of Sellindge that do have views to the Site would experience the addition of construction sites, new residential and commercial buildings, public open space, roads, planting and lighting, and the loss of views over open agricultural and commercial land, arising from the Development, in views to the south only. The nearest proposed buildings to those in Sellindge would be located approximately 450m away. The sight of built-form and infrastructure would not be wholly unusual to users and residents given the land uses that are currently visually apparent. These include the existing settlement itself, the movement and lighting of the M20, the Ashford-to-Folkestone and HS1 railways, the high voltage overhead powerlines, and the electricity convertor station. The mitigation measures of: the proposed planting of wide native tree belts along the northern edge of the Site boundary (much of which would be implemented by year 10 of the construction period); and the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow; would combine to diminish the scale of visual impact of the proposed built-form and its lighting upon users and residents of the Sellindge. Construction of the majority of the proposed new buildings nearest to Sellindge would not commence until after AS1. By this stage the advance structural planting implemented early on in the overall proposed Development would have established. This would moderate impacts both during construction and operation. The scale of change would then reduce further as the structural vegetation matures.	Visual awareness would be experienced by users and residents across a small proportion of the settlement –i.e. occasional glimpsed views from the rear outlooks of some existing dwellings. Views from the settlement would be localised in nature and would range from direct to oblique.	Any visual impact from construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in the later assessment scenario.	**AS1** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The users and residents of Sellindge have a moderate/high sensitivity to the likely construction and operational impacts of the proposed Development. The change experienced by users and residents as a whole would, through the construction and initial operation periods, be small to very-small in magnitude. There would be adverse impacts arising from construction activities, but these would be tempered by sensitive construction methods and proposed separation and structural planting. The built-form of the proposed Development would be visible during its operation but would not markedly alter the balance and make-up of the visual experience as a whole or become the defining element in views given their existing residential nature and the maintenance of an open and un-developed outlook in the majority of these. As such the effects are considered not-significant.
Sensitivity: **Moderate/High**: Views experienced by users and residents of Sellindge are only locally valued and contribute little to the landscape setting enjoyed by the community as a whole.		Magnitude of change: **Very Small** at AS1, **Small** AS2 and **Very Small** at AS3 and AS4**- adverse.** The changes arising from construction and operation activities would be experienced by users and residents across a small proportion of Sellindge. At AS1 the construction related activities would be visible in some of the views available from the village. Given, however: that these views only constitute a very small component in the overall visual experience from the village; that the change would only occur to a moderate proportion of the views which do contain the Site; that only a moderate proportion of proposed Development would be visible in these views; that the screening effect of proposed vegetation and other mitigation measures would limit the degree of change; that the proposed Development would be seen at an oblique angle in some views; and that the changes would be temporary in nature, the magnitude of change is judged to be very small. At AS2, the proposed vegetation, planted early on in the construction period along the northern boundary closest to Sellindge and elsewhere through the Site, would have fully established, and would be maturing. As such, whilst, at this point in time, when the proposed Development is complete, there would be a greater awareness of the Development (on account of it constituting a greater proportion of available views) from Sellindge, the change experienced would be moderated by this vegetation. Given this, and: the small component in the overall visual experience from the village that the proposed Development would be; that the change would only occur to a moderate proportion of the views which do contain the Site; that only a moderate proportion of proposed Development would be visible in these views; that the proposed Development would be seen at an oblique angle in some views; the balance and make-up of the visual experience of the settlement as a whole would not markedly alter, and the magnitude of change is judged to be small. By AS3, as all of the proposed structural planting has established, the visual changes would be less distinct, and the proposed Development would constitute an even smaller component of the overall visual experience of users and residents of Sellindge.			

*Table 60 Users and residents of **Sellindge** (Representative Viewpoint: 25) - Cumulative Assessment*

Identified developments for inclusion in the cumulative assessment (main text section 12-3)	Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
	Scale	Geographic Extent	Duration and Reversibility	
• Developments within Sellindge Intervisibility between the residents and users of Sellindge and the cumulative schemes in Ashford is limited by, distance, and intervening gently undulating topography and mature woodland and tree belt vegetation. There would also be a lack of intervisibility between receptors in Sellindge and the OFMA on account of: the proposed Development having been constructed before the OFMA on intervening land between these and its location; and the proposed mitigation planting between these having begun to establish by the time the OFMA's construction has begun. The OFMA is therefore not included in the cumulative assessment.	At AS1 it is expected that the cumulative developments at 'Land adjacent to the surgery, Main Road, Sellindge' (cumulative development code H) and 'Land rear of Rhodes House' (cumulative development code AM) would be completed and their built form and structural planting in place, and the development at 'Land at Grove House' (cumulative development code AQ) would be under construction. Consequently these developments would obscure views to the proposed Development for the majority of receptors in Sellindge at all assessment scenarios. The impact on the views of receptors from the few residually unaffected areas of Sellindge (such as the settled area at the north of Swan Lane) at AS1 and AS2 would be to increase their visual awareness of construction activity and new built form, and lighting. Whilst at AS2 receptors in these few locations would experience sight of built development in multiple directions the awareness of built form would be tempered by the structural planting around the cumulative schemes and that planted early on in the construction period of the roposed Development. By AS3 and AS4 the establishment of the structural planting of both the proposed Development and the cumulative developments within Sellindge would reduce the scale of the impact further and would integrating the residual amount better into its current setting.	At AS1 it is expected that the cumulative developments at 'Land adjacent to the surgery, Main Road, Sellindge' (cumulative development code H) and 'Land rear of Rhodes House' (cumulative development code AM) would be completed and their built form and structural planting in place, and the development at 'Land at Grove House' (cumulative development code AQ) would be under construction. Consequently these developments would obscure views to the proposed Development for the majority of receptors in Sellindge at all assessment scenarios and the impact would only be felt upon receptors from the few residually unaffected areas of the village such as the settled area at the north of Swan Lane.	The impact of increased construction activity at AS1 would be temporary, medium-long term, and reversible as individual phases of the Development in combination with those in Sellindge are begun and completed. Any operational changes experienced are considered to be permanent in nature but would reduce with time as the vegetative mitigation measures grow in height and mature.	**AS1** = **Moderate/ Minor, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a very small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The users and residents of Sellindge have a moderate/high sensitivity to the likely construction and operational impacts of the proposed Development. The cumulative effect experienced by users and residents as a whole would, through the construction phase be moderate/minor and so not-significant. At AS2 the effect would be moderate, adverse. After taking into account the embedded design measures it is considered that the change experienced would not alter the balance and make-up of the visual experience as a whole for these receptors, so is 'not significant'.
Sensitivity: **Moderate/High**: Views experienced by users and residents of Sellindge are only locally valued and contribute little to the landscape setting enjoyed by the community as a whole..	Magnitude of change: **Small** at AS1, **Moderate** AS2, **Small** at AS3**, Small** at AS4 **adverse.** The cumulative changes would only be experienced by a small number of visual receptors in Sellindge on account of the anticipated intervening effects of cumulative developments 'H', 'AM' and 'AQ'. At AS1 and AS2 the combined impact of the proposed Development with those in Sellindge would increase the magnitude of adverse impact, but not to the point where it would alter the balance and make-up of the visual experience as a whole through this area after taking into account the proposed embedded design, mitigation and enhancement measures. By AS3 and AS4, as all of the proposed structural planting around the proposed Development and the cumulative schemes has established, the changes experienced, albeit, permanent and irreversible, by residents and users through this area as a whole would be less distinct.			

Table 61 ***Individual Residential Properties: inside the application boundary, and which would be demolished by the end of the construction period*** *(i.e.: Elms Acres, The Willows, The Bungalow, Somerfield Court Farm, Rose Cottage, Killymoon, and The White House) (Representative Viewpoint: n/a) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views experienced by these residents are valued locally but are not more widely known or have any cultural associations.	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. Most properties experience views to the site from some the windows and areas of building curtilage. Views from other windows and areas of garden are restricted by existing structural vegetation (garden trees, hedges etc.) within their own boundaries and fencing Subsequently, the views from these properties of contribute moderately to – highly to the landscape setting enjoyed by users and residents.	Most of these properties are two storey detached dwellings at the centre of moderate-to-small domestic curtilages located close to the A20 (the exception being Somerfield Court Farmhouse which is located by itself within farm land to the west of Barrow Hill Sellindge) The ability to view from these dwellings and from their domestic curtilages to areas beyond the property boundaries vary. Some are occluded by mature structural vegetation and by outbuildings within their land holding. Other views contain broad open pleasant outlooks across farmland, and towards the old Lympne Airfield and/or the escarpment of the North Downs (especially from upper storeys). Somerfield Court Farmhouse has an open aspect on all four sides. All the properties (except Somerfield Court Farmhouse) have views from the junction of their access drives with the A20 to the wider landscape. The changes experienced by the residents of these dwellings during the construction period would involve the addition of construction sites and activity, emerging, new residential and commercial buildings, roads, structures, public open space, lighting and planting on all sides of their outlooks, and consequently the loss of views over surrounding land. The sight of built-form and infrastructure would not be wholly unusual to residents, however, given the land uses that are currently visually apparent. These include existing villages and areas of settlement, the movement and lighting of the A20 and M20, the elevated highways around Junction 11, the motorway service station and maintenance depot, the Ashford-to-Folkestone and HS1 railways, Westenhanger Station, The old Racecourse, and Lympne Industrial Estate. For all of the affected properties mitigation measures would be in place to reduce the scale of change. These include: the siting of imposing construction activities (such as stockpiles, compounds etc.) away from them; the use of minimal construction lighting and adherence to the ILP-GNROL with regards to light spill, glare and sky glow.	Visual awareness of the proposed Development, by residents of these properties, would generally impact a moderate-to large proportion of their overall visual experience due to the near enclosure by comparatively taller proposed built form on most sides. The presence of existing intervening vegetation and fencing most views would however restrict this to a degree. Views from these properties to areas of construction activity and emerging new built form would be localised in nature and would range from direct to oblique.	Whilst any visual impact from construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed – the sight of the completed sections of the proposed Development that would displace the constriction works would be permanent.	**AS1** = **Major / Moderate, adverse**: a large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** The residents of the individual properties identified have a moderate/high sensitivity to the likely construction and operational impacts. The effect experienced by residents as a whole would, through the construction period, be significant insofar that the Development would not become a prominent and permanent element in the visual experience throughout AS1.
Sensitivity: **Moderate/high**: Views experienced by users and residents contribute moderately to – highly to the landscape setting enjoyed by users and residents		Magnitude of change: **Large** at AS1, **adverse.** The changes arising from the construction activities (and the operation activities during construction period - once areas are built out but the overall constriction of the proposed Development isn't fully complete) would be immediately apparent and prominent, and so considerably alter (but not entirely change) the balance and make-up of views experienced by all of the identified properties. The change would be permanently and at close range.			

Table 62 ***Individual Residential Properties along the A20 to be retained (or whose demolition cannot be decided until the further tiered planning stages) and - generally enclosed by the proposed Development*** *(i.e.: Benham Water Farm; Whiteways, Boleh, Red House Farm, Cydonia, Cobtree Cottage, 2 Franks Villas, Quorum (Ivy Cottage), Craylands, Elms Farm and Honeypot) (Representative Viewpoint: n/a) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views experienced by these residents are valued locally but are not more widely known or have any cultural associations.	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. Most properties experience views to the site from some the windows and areas of building curtilage. Views from other windows and areas of garden are restricted by existing structural vegetation (garden trees, hedges etc.) within their own boundaries and fencing Subsequently, the views from these properties of contribute moderately to – highly to the landscape setting enjoyed by users and residents.	Most of these properties are two storey detached dwellings at the centre of moderate-to-small domestic curtilages positioned close to the A20. The ability to view from these dwellings and from their domestic curtilages to areas beyond the property boundaries vary. Some are occluded by mature structural vegetation and by outbuildings within their land holding. Other views contain broad open pleasant outlooks across farmland, and towards the old Lympne Airfield and/or the escarpment of the North Downs (especially from upper storeys). The changes experienced by the residents of these dwellings during the construction period would involve the addition of construction sites and activity, emerging, new residential and commercial buildings, roads, structures, public open space, lighting and planting on all sides of their outlooks, and consequently the loss of views over surrounding land. The sight of built-form and infrastructure would not be wholly unusual to residents, however, given the land uses that are currently visually apparent. These include existing villages and areas of settlement, the movement and lighting of the A20 and M20, the elevated highways around Junction 11, the motorway service station and maintenance depot, the Ashford-to-Folkestone and HS1 railways, Westenhanger Station, The old Racecourse, and Lympne Industrial Estate. For all of the affected properties mitigation measures would be in place to reduce the scale of change. During construction these include the siting of imposing construction activities (such as stockpiles, compounds etc.) away from them; the use of minimal construction lighting and adherence to the ILP-GNROL with regards to light spill, glare and sky glow. During the operational stages, the future tiered planning stages of proposed Development would ensure suitable separation distances between existing residential properties and new development, including consideration of the gap between the habitable rooms of existing and new dwellings (particularly where such dwellings differ in their number of storeys or in their finished floor levels) to avoid unacceptable overbearing and dominating effects upon occupiers. In addition, belts of structural vegetation (most of which would be planted by year 10 of the construction period) would be planted between those properties affected and new built-form. Where possible, open space (as opposed to built-development) would also be planned between them.	Visual awareness of construction activity and, eventually, new built form by residents of these properties, would generally impact a moderate-to large proportion of their overall visual experience due to the proposed Development being located on almost all sides of them. During operation, near enclosure by comparatively taller proposed built form would occur on most sides. The presence of existing intervening vegetation and fencing would restrict this to a degree. Mitigation planting, once established would reduce this further. Views from these properties to areas of construction activity and emerging new built form would be localised in nature and would range from direct to oblique.	Any visual impact from construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in the later assessment scenarios.	**AS1** = **Moderate / Major, adverse**: a moderately/large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS2** = **Moderate / Major, adverse**: a moderate/large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The residents of the individual properties identified have a moderate/high sensitivity to the likely construction and operational impacts. The effect experienced by residents as a whole would, through the construction period, be significant insofar that the Development would become a prominent and permanent element in the visual experience throughout AS1. The effect experienced by residents as a whole would, through the initial part of the operational period, be significant insofar that the Development would be prominent and alter the overall balance and make-up of the visual experience, but no change would be overbearing or dominant. The effect would therefore be significant. As the proposed Development's embedded structural planting become established the previous effects would have become notably reduced. A residual moderate/minor effect would occur that is not significant.
Sensitivity: **Moderate/high**: Views experienced by users and residents contribute moderately to – highly to the landscape setting enjoyed by users and residents		Magnitude of change: **Moderate/Large** at AS1, **Moderate/Large** at AS2 and **Moderate** at AS3 and AS4, **adverse.** At AS1 the construction related activities would be visible in a moderately large proportion of the views available from these properties. The changes would be temporary and limited in scale by existing intervening vegetation, fencing, construction-related mitigation and advance planting mitigation measures. The proposals would be immediately apparent, close range and prominent (but not a wholly dominating element of the visual experience). They would considerably alter (but not entirely change) the balance and make-up of views. At AS2, when the proposed Development is complete, there would be a greater awareness of new-built-form (on account of it constituting a greater proportion of available views) from most of these individual properties. The proposed Development would be apparent, and in some cases prominent, but given the proposed separation created between them, and that the proposed vegetation, planted early on in the construction period would be establishing, no visual experience would be dominating or over bearing. The views to proposed Development: would still form a moderately large component in the visual experience from the dwellings overall. Therefore, the balance and make-up of the visual experience of the individual residential properties as a whole would moderately alter, but not entirely change, and the magnitude of change would be Moderate/Large. By AS3 and AS4, as all of the proposed structural planting has established, the visual changes would be less distinct, and the proposed Development would constitute a smaller component of the overall visual experience of users and residents of the individual properties. New built form would still be visible and distinct, but the balance and make-up of the visual experience would be affected only moderately.			

Table 63 ***Individual Residential Properties along or near to Stone Street, Westenhanger to be retained (or whose demolition cannot be decided until the further tiered planning stages) and which are generally enclosed by the proposed Development*** *(i.e.:, Tollgate Cottage, and Hillhurst Farmhouse) (Representative Viewpoint: n/a) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views experienced by these residents are valued locally but are not more widely known or have any cultural associations.	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. Most properties experience views to the site from some the windows and areas of building curtilage. Views from other windows and areas of garden are restricted by existing structural vegetation (garden trees, hedges etc.) and by out buildings within their own boundaries, and fencing Subsequently, the views from these properties of contribute moderately to – highly to the landscape setting enjoyed by users and residents.	The property of the Toll House is a two storey detached dwellings at the centre of small domestic curtilage positioned close to Stone Street near Westenhanger Station. The property of Hillhurst Farm is a two storey detached dwelling at the centre of an extensive farmstead comprising of a number of barns and outbuildings that would be demolished. There are clear views from these dwellings and from their domestic curtilages to areas beyond the property boundaries (one the outbuildings are demolished). The changes experienced by the residents of these dwellings during the construction period would involve the addition of construction sites and activity, emerging, new residential and commercial buildings, roads, structures, public open space, lighting and planting on all sides of their outlooks, and consequently the loss of views over surrounding land. The sight of built-form and infrastructure would not be wholly unusual to residents, however, given the land uses that are currently visually apparent. These include existing villages and areas of settlement, the movement and lighting of the A20 and M20, the elevated highways around Junction 11, the motorway service station and maintenance depot, the Ashford-to-Folkestone and HS1 railways, Westenhanger Station, and the old Racecourse. For all of the affected properties mitigation measures would be in place to reduce the scale of change. During construction these include the siting of imposing construction activities (such as stockpiles, compounds etc.) away from them; the use of minimal construction lighting and adherence to the ILP-GNROL with regards to light spill, glare and sky glow. During the operational stages, the future tiered planning stages of proposed Development would ensure suitable separation distances between existing residential properties and new development, including consideration of the gap between the habitable rooms of existing and new dwellings (particularly where such dwellings differ in their number of storeys or in their finished floor levels) to avoid unacceptable overbearing and dominating effects upon occupiers. In addition, belts of structural vegetation (most of which would be planted by year 10 of the construction period) would be planted between those properties affected and new built-form. Where possible, open space (as opposed to built-development) would also be planned between them.	Visual awareness of construction activity and, eventually, new built form by residents of these properties, would generally impact a large proportion of their overall visual experience due to the proposed Development being located on all sides of them. During operation, near enclosure by comparatively taller proposed built form would occur on most sides. Mitigation planting, once established would reduce this. Views from these properties to areas of construction activity and emerging new built form would be localised in nature and direct.	Any visual impact from construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in the later assessment scenarios.	**AS1** = **Major / Moderate, adverse**: a large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS2** = **Major / Moderate, adverse**: a large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate / Major, adverse**: a moderate/large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS4** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** The residents of the individual properties identified have a moderate/high sensitivity to the likely construction and operational impacts. The effect experienced by residents as a whole would, through the construction period, be significant insofar that the Development would become a prominent and permanent element in the visual experience throughout AS1. The effect experienced by residents as a whole would, through AS3 be significant insofar that the Development would be prominent and alter the overall balance and make-up of the visual experience, but no change would be overbearing or dominant. The effect would therefore be significant. As the proposed Development's embedded structural planting become established the previous effects would have become reduced.
Sensitivity: **Moderate/high**: Views experienced by users and residents contribute moderately to – highly to the landscape setting enjoyed by users and residents		Magnitude of change: **Large** at AS1, **Large** at AS2 and **Moderate/Large** at AS3 and **Moderate** at AS4, **adverse.** At AS1 the construction related activities would be visible in a large proportion of the views available from these properties. The changes would be temporary and limited in scale by existing intervening vegetation, fencing, construction-related mitigation and advance planting mitigation measures. The proposals would be immediately apparent, close range and prominent (but not a wholly dominating element of the visual experience). They would considerably alter the balance and make-up of views. At AS2, when the proposed Development is complete, there would be a strong awareness of built-form (on account of it constituting a greater proportion of available views) from most of these individual properties. The proposed Development would be apparent, and in some cases prominent, but given the proposed separation created between them, and that the proposed vegetation, planted early on in the construction period would be establishing, no visual experience would be dominating or over bearing. The views to proposed Development: would still form a large component in the visual experience from the dwellings overall. Therefore, the balance and make-up of the visual experience of the individual residential properties as a whole would alter and the magnitude of change would be Large. By AS3 and AS4, as all of the proposed structural planting has established, the visual changes would be less distinct, and the proposed Development would constitute a smaller component of the overall visual experience of users and residents of the individual properties. New built form would still be visible and distinct, but the balance and make-up of the visual experience would be affected only moderately.			

Table 64 ***Individual Residential Properties to be retained (or whose demolition cannot be decided until the further tiered planning stages) and which are only partially enclosed by the proposed Development*** *(i.e.: Twin Chimneys and Little Greys, Farm Cottage, 1-2 Barrow Hill Farm Cottages), (Representative Viewpoint: n/a) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views experienced by these residents are valued locally but are not more widely known or have any cultural associations.	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. Most properties experience views to the site from some the windows and areas of building curtilage. Views from other windows and areas of garden are restricted by existing structural vegetation (garden trees, hedges etc.) and by out buildings within their own boundaries, and fencing Subsequently, the views from these properties of contribute moderately to – highly to the landscape setting enjoyed by users and residents.	Most of these properties are two storey detached dwellings at the centre of moderate-to-small domestic curtilages positioned close to the A20, Stone Street or, in the case of Farm Cottage to the west of Westenhanger Castle. The ability to view from these dwellings and from their domestic curtilages to areas beyond the property boundaries vary. Some are occluded by mature structural vegetation and by outbuildings within their land holding. Other views contain broad open pleasant outlooks (especially from upper storeys) across farmland, the old race course, and towards the escarpment of the North Downs. The changes experienced by the residents of these dwellings during the construction period would involve the addition of construction sites and activity, emerging, new residential and commercial buildings, roads, structures, public open space, lighting and planting on some sides of their outlooks, and consequently the loss of views over surrounding land. The sight of built-form and infrastructure would not be wholly unusual to residents, however, given the land uses that are currently visually apparent. These include existing villages and areas of settlement, the movement and lighting of the A20 and M20, the elevated highways around Junction 11, the motorway service station and maintenance depot, the Ashford-to-Folkestone and HS1 railways, Westenhanger Station, The old Racecourse, and Lympne Industrial Estate. For all of the affected properties mitigation measures would be in place to reduce the scale of change. During construction these include the siting of imposing construction activities (such as stockpiles, compounds etc.) away from them; the use of minimal construction lighting and adherence to the ILP-GNROL with regards to light spill, glare and sky glow. During the operational stages, the future tiered planning stages of proposed Development would ensure suitable separation distances between existing residential properties and new development, including consideration of the gap between the habitable rooms of existing and new dwellings (particularly where such dwellings differ in their number of storeys or in their finished floor levels) to avoid unacceptable overbearing and dominating effects upon occupiers. In addition, belts of structural vegetation (most of which would be planted by year 10 of the construction period) would be planted between those properties affected and new built-form. Where possible, open space (as opposed to built-development) would also be planned between them.	Visual awareness of construction activity and, eventually, new built form by residents of these properties, would generally impact a moderate proportion of their overall visual experience due to the proposed Development being located on some sides of them. During operation, near enclosure by comparatively taller proposed built form would occur on some sides of some of these properties (e.g. Twin Chimneys and Little Greys) The presence of existing intervening out buildings vegetation and fencing would restrict this to a degree. Mitigation planting, once established would reduce this further. Views from these properties to areas of construction activity and emerging new built form would be sometimes localised in nature and would range from direct to oblique.	Any visual impact from construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in the later assessment scenarios.	**AS1** = **Moderate / Major, adverse**: a moderately/large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS2** = **Moderate / Major, adverse**: a moderate/large magnitude of change to a landscape receptor of moderate/high sensitivity. **SIGNIFICANT** **AS3** = **Moderate, adverse**: a moderate/small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate, adverse**: a moderate/small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The residents of the individual properties identified have a moderate/high sensitivity to the likely construction and operational impacts. The effect experienced by residents as a whole would, through the construction period, be significant insofar that the Development would become a prominent and permanent element in the visual experience throughout AS1. The effect experienced by residents as a whole would, through the initial part of the operational period, be significant insofar that the Development would be prominent and alter the overall balance and make-up of the visual experience, but no change would be overbearing or dominant. The effect would therefore be significant. As the proposed Development's embedded structural planting become established the previous effects would have become notably reduced. A residual moderate/minor effect would occur that is not significant.
Sensitivity: **Moderate/high**: Views experienced by users and residents contribute moderately to – highly to the landscape setting enjoyed by users and residents	Magnitude of change: **Moderate/Large** at AS1, **Moderate/Large** at AS2 and **Moderate/Small** at AS3 and AS4, **adverse.** At AS1 the construction related activities would be visible in a moderate proportion of the views available from these properties. The changes would be temporary and limited in scale by existing intervening vegetation, fencing, construction-related mitigation and advance planting mitigation measures. The proposals would be immediately apparent, sometimes close range and occasionally prominent (but not a wholly dominating element of the visual experience). They would alter (but not entirely change) the balance and make-up of some views from these dwellings. At AS2, when the proposed Development is complete, there would be a greater awareness of new-built-form (on account of it constituting a greater proportion of available views) from most of these individual properties. The proposed Development would be apparent, and in some cases prominent, but given the proposed separation created between them, and that the proposed vegetation, planted early on in the construction period would be establishing, no visual experience would be dominating or over bearing. The views to proposed Development: would still form a moderate component in the visual experience from the dwellings overall. Therefore, the balance and make-up of the visual experience of the individual residential properties as a whole would moderately alter, but not entirely change, and the magnitude of change would be Moderate/Large. By AS3 and AS4, as all of the proposed structural planting has established, the visual changes would be less distinct, and the proposed Development would constitute a smaller component of the overall visual experience of users and residents of the individual properties. New built form would still be occasionally visible, but the balance and make-up of the visual experience would be affected a moderate/small degree.			

Table 65 ***Individual Residential Properties, outside, but in the immediate environs of the application site and, to be retained*** *(i.e.: Berwick House and Little Berwick upon Stone Street, Otterpool Manor, Upper Otterpool, Barrow Hill Farm, The Lodge, Old Mill Cottage, Woodland Mill, Nowell Cottage along Aldington Road, and Harringe Court Farm and Harringe Court Cottages) (Representative Viewpoint: n/a) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views experienced by these residents are valued locally but are not more widely known or have any cultural associations.	**High**: Those living within view of the proposed Development are regarded as having the highest susceptibility. Most properties experience views to the site from some the windows and areas of building curtilage. Views from other windows and areas of garden are restricted by existing structural vegetation (garden trees, hedges etc.) and by out buildings within their own boundaries, and fencing Subsequently, the views from these properties of contribute moderately to – highly to the landscape setting enjoyed by users and residents.	Most of these properties are two storey detached dwellings at the centre of moderate-to-small domestic curtilages positioned close to Stone Street, Otterpool Lane, the A20, Aldington Road and Harringe Lane. The ability to view from these dwellings and from their domestic curtilages to areas beyond the property boundaries to the site is generally occluded by mature structural vegetation and by outbuildings within their land holding. Some have views from upper storeys across farmland, the old race course, and towards the escarpment of the North Downs. The changes experienced by the residents of these dwellings during the construction period would involve the addition of construction sites and activity, emerging, new residential and commercial buildings, roads, structures, public open space, lighting and planting on a few sides of their outlooks, and consequently the loss of occasional views over surrounding land. The sight of built-form and infrastructure would not be wholly unusual to residents, however, given the land uses that are currently visually apparent. These include existing villages and areas of settlement, the movement and lighting of the A20 and M20, the elevated highways around Junction 11, the motorway service station and maintenance depot, the Ashford-to-Folkestone and HS1 railways, Westenhanger Station, The old Racecourse, and Lympne Industrial Estate. For all of the affected properties mitigation measures would be in place to reduce the scale of change. During construction these include the siting of imposing construction activities (such as stockpiles, compounds etc.) away from them; the use of minimal construction lighting and adherence to the ILP-GNROL with regards to light spill, glare and sky glow. During the operational stages, the future tiered planning stages of proposed Development would ensure suitable separation distances between existing residential properties and new development, including consideration of the gap between the habitable rooms of existing and new dwellings (particularly where such dwellings differ in their number of storeys or in their finished floor levels) to avoid unacceptable overbearing and dominating effects upon occupiers. In addition, belts of structural vegetation (most of which would be planted by year 10 of the construction period) would be planted between those properties affected and new built-form, and almost all would have a substantial proposed open space between them and new built-form .	Visual awareness of construction activity and, eventually, new built form by residents of these properties, would generally impact a small proportion of their overall visual experience due to the proposed Development being located away from them and only on a few sides of them. Views from these properties to areas of construction activity and emerging new built form would be medium in range and often oblique.	Any visual impact from construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in the later assessment scenarios.	**AS1** = **Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate, adverse**: a moderate/small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS3** = **Moderate / Minor, adverse**: a moderate/small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate / Minor, adverse**: a moderate/small magnitude of change to a landscape receptor of moderate/high sensitivity. **NOT SIGNIFICANT** The residents of the individual properties identified have a moderate/high sensitivity to the likely construction and operational impacts. The effect experienced by residents as a whole would, through the construction period, be not significant insofar that the Development would be occasionally visible but not prominent. The effect experienced by residents as a whole would, through the initial part of the operational period, be not significant insofar that the Development would be occasionally apparent but not prominent. As the proposed Development's embedded structural planting become established the previous effects would have become notably reduced. A residual moderate/minor effect would occur that is not significant.
Sensitivity: **Moderate/high**: Views experienced by users and residents contribute moderately to – highly to the landscape setting enjoyed by users and residents		Magnitude of change: **Small** at AS1, **Moderate/Small** at AS2 and **Small** at AS3 and AS4, **adverse.** At AS1 the construction related activities would be visible in a small proportion of the views available from these properties. The changes would be temporary and limited in scale by existing intervening vegetation, fencing, construction-related mitigation and advance planting mitigation measures. The proposals would be occasionally apparent, medium in range and mainly oblique. They would not alter the balance and make-up of the visual experience as a whole, and would constitute only a small component of wider views from these dwellings. At AS2, when the proposed Development is complete, there would be a greater awareness of new-built-form (on account of it constituting a greater proportion of available views) from most of these individual properties. The proposed Development would be occasionally apparent, but given the proposed separation created between them, and that the proposed vegetation, planted early on in the construction period would be establishing, no visual experience would be dominating or over bearing. The views to proposed Development: would form a small component in the visual experience from the dwellings overall. Therefore, the change would be limited and alter the balance and make-up of the visual experience as a whole minorly, and subsequently the magnitude of change would be Moderate/Small. By AS3 and AS4, as all of the proposed structural planting has established, the visual changes would be less distinct, and the proposed Development would constitute an even smaller component of the overall visual experience of users and residents of the individual properties. New built form would still be occasionally visible, but the change would be limited and not alter the balance and make-up of the visual experience as a whole.			

Table 66 ***Users of Junction 11 of the M20 and the adjacent Service Station*** *(Representative Viewpoint: 08) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Low: Views experienced by these receptors have little/no recognised value. The public are unlikely to visit to experience the views available.	**Moderate**: the receptors are travellers on roads.	The majority of users of Junction 11 of the M20 and the adjacent motorway service station do not experience views to the Site. There are however views of a triangular portion of the Site between Stone Street and the A20 Ashford Road, from sections of the roundabout at the top of the junction, the section of potential dual carriageway and roundabout to its south, and the approach road into, and the outdoor areas of the service station. Clear views from these areas however are restricted by landform, native tree and scrub vegetation along the boundaries of the service station, fences and overhead powerline equipment associated with the HS1 railway. Residual views to the Site range from direct to oblique. The changes would involve the addition of construction sites, new residential and commercial buildings, roads (including the realigned A20), structures, lighting and planting into views from these areas. From certain properties there would be the additional loss of views over open agricultural land, or to further horizons in certain directions. The sight of built-form and infrastructure would not be wholly unusual to users, however, given the land uses that are currently visually apparent. These include existing built-up area of the service station itself, the movement and lighting of the A20 and M20, the elevated highways around Junction 11, and the movement and infrastructure of the Ashford-to-Folkestone and HS1 railways. The mitigation measures of: the proposed planting of wide native tree belt along the northern edge of the Site boundary (much of which would be implemented by year 5 of the construction period); and the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow; would combine to diminish the scale of visual impact of the proposed built-form and its lighting upon users of the junction and service station. Construction of the majority of the proposed new buildings nearest this area would not commence until after AS1. By this stage the advance structural planting implemented early on in the overall proposed Development would have established. This would moderate impacts both during construction and operation. The scale of change would then reduce further as the structural vegetation matures.	Visual awareness would be experienced by users across a moderate proportion of junction and service station areas. Views from these areas would be localised in nature and would range from direct to oblique.	Any visual impact from construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Any operational-related changes experienced are considered to be permanent in nature, but some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in the later assessment scenario.	**AS1** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/low sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a moderate of change to a landscape receptor of moderate/low sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/low sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, adverse**: a small magnitude of change to a landscape receptor of moderate/low sensitivity. **NOT SIGNIFICANT** The users of unction 11 of the M20 and the adjacent Service Station have a moderate/low sensitivity to the likely construction and operational impacts of the proposed Development. The change experienced by users as a whole would, through the construction and initial operation periods, be small to moderate in magnitude. There would be adverse impacts arising from construction activities, but these would be tempered by sensitive construction methods and structural planting. The built-form of the proposed Development would be visible during its operation but would only moderately alter the balance and make-up of the visual experience as a whole. It would not become the defining element in views from this area given the existing built-form and infrastructure in the outlook in the majority of these. As such the effect is considered not-significant.
Sensitivity: **Moderate/Low**: Views experienced by users have little/no valued and are only experienced by travellers on roads		Magnitude of change: **Small** at AS1, **Moderate** AS2 and **Small** at AS3-and As4 **adverse.** The changes arising from construction and operation activities would be experienced by users across a moderate proportion of Junction 11 of the M20 and the adjacent Service Station. At AS1 the construction related activities would be visible in some of the views available from these areas. Given, however: that the change would only occur to a moderate proportion of the views which do contain the Site; that only a small proportion of proposed Development would be visible in these views; that the screening effect of proposed vegetation and other mitigation measures would limit the degree of change; that the proposed Development would be seen at an oblique angle in some views; and that the changes would be temporary in nature, the magnitude of change is judged to be small. At AS2, the proposed vegetation, planted early on in the construction period along the northern boundary closest to the service station and elsewhere through the Site, would have fully established, and would be maturing. As such, whilst, at this point in time, when the proposed Development is complete, there would be a greater awareness of the Development (on account of it constituting a greater proportion of available views), the change experienced would be moderated by this vegetation. Given this, and: that the change would only occur to a moderate proportion of the views which do contain the Site; that only a moderate proportion of proposed Development would be visible in these views; that the proposed Development would be seen at an oblique angle in some views; the balance and make-up of the visual experience of the settlement as a whole would alter moderately, and, as such, the magnitude of change is judged to be moderate. By AS3, as the proposed structural planting would have established, the visual changes would be less distinct, and the proposed Development would constitute a smaller component of the overall visual experience of users. The magnitude of change is judged to be small.			

Table 67 ***Users of roads through the Site including the A20, Stone Street and Otterpool Lane*** *(Representative Viewpoint: 17 & 24) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views experienced by receptors using the majority of these routes have little/ recognised value. The B2067 Otterpool Lane and part of the A20 Ashford Road are, however, included on the section of the Romney Marsh & Rye Country Tour (a Kent County Council promoted vehicular route).	**Moderate**: the receptors are travellers on roads.	The changes would involve the addition of construction sites, construction traffic, new residential and commercial buildings, roads, structures, public open space, lighting and planting into multi-directional views from all of the roads through the Site, and the loss of views over open agricultural and commercial land, and, on occasions, to further horizons including to the North Downs escarpment The sight of built-form and infrastructure would not, however, be wholly unusual to users of these roads given the land uses that are currently visually apparent from them. These include the existing areas of settlement and commercial activity, the infrastructure, movement and lighting of the M20, A20, the motorway service station, the motorway maintenance depot, the Ashford-to-Folkestone and HS1 railways, and Westenhanger Station, the old Racecourse, Port Lympne Animal Park and the Lympne Industrial Estate. For almost all of the roads affected mitigation measures would be in place to reduce the scale of change. These include: the siting of imposing construction activities (such as stockpiles, compounds etc.) away from them; the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow; the placement of new street-tree planting, vegetated areas and native shelter belt and hedgerow planting (some of which would be implemented early on in the construction period) between many of these and areas of new built-form/construction; and the placement of new public open space, woodland or wide green-ways alongside them. In addition, existing views to the North Downs escarpment from current sections these roads (such as sections of the A20 and Otterpool Lane) would be retained. The advance structural planting implemented early on in the overall proposed Development would have established. This would moderate impacts both during construction and operation. The scale of change would then reduce further as the structural vegetation matures.	There would be impact to users along the entire length of all of the roads through the Site during the construction phase. Likewise, upon scheme completion users along the entire length of all of the roads through the Site would experience changes. The changes would at close range and at direct angles of view.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Whilst most operational-related changes experienced are considered to be permanent in nature, some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in later assessment scenarios.	**AS1** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Major, adverse**: a large of change to a landscape receptor of moderate sensitivity. **SIGNIFICANT** **AS3** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS4** = **Moderate, adverse**: a moderate magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** The users of these routes have a moderate sensitivity to the likely construction and operational impacts. The effect experienced by users as a whole would, through the construction period, be moderate in nature, but not significant insofar that the Development would not become the defining element across these. By scheme completion the Development would substantially alter the overall balance and make-up of the visual experience, and therefore is considered significant. As the last sections of the proposed Development's embedded green infrastructure design and mitigation measures become established the previous changes would have reduced in nature and the visual experience for users would be one of new landscape-lined routes overlooking a mixture of open spaces, naturalised areas, woodland and built form. A residual moderate adverse effect from the Development would occur, but not one that is defining or dominating, and there not-significant.
Sensitivity: **Moderate**: Views experienced by users have moderate valued and are only experienced by travellers on roads.		Magnitude of change: **Moderate** at AS1, **Large** at AS2 and **Moderate** at AS3 and AS4**- adverse.** The changes arising from construction activities would be experienced by users of all of the roads through the Site. Construction related changes at AS1 would be temporary and limited in scale by advance planting mitigation measures, many of which would be in place, and establishing, prior to the construction of areas of the proposed Development. The balance and make-up of the visual experience as a whole would therefore only be affected moderately during construction. At AS2, whilst the proposed Development would be clearly apparent, and directly visible in all views by users along these routes by the time of proposed Development completion, they would not be wholly sensitive to the type and form of development given the current land uses across the Site. The detrimental loss of certain views of the North Downs escarpment would be experienced, whilst others would be retained. Users would experience the addition of the developing green infrastructure estate of tree belts, hedgerows and public open space in close-range views. Some of this would be apparent at AS2, and others at AS3. These measures would help to visually integrate, and in some cases screen the proposed built-form in the views experienced. The operational impact would therefore alter the overall balance and make-up of the visual experience, but not, as a whole, dominate views of users from these routes. The impact is therefore considered to be large and adverse at proposed Development completion, but reducing to moderate by AS3 as all of the proposed structural planting fully establishes and matures.			

Table 68 ***Users of roads within 0-2km of the Site including Hythe Road, Stone Street, Aldington Road, Harringe Lane, Kennet Lane*** *(Representative viewpoint: 8, 11, 14, 29 & 18) - Non-cumulative Assessment*

Sensitivity		Magnitude of Change (taking into account the embedded design, mitigation and enhancement measures)			Significance of Effect
Value	Susceptibility	Scale	Geographic Extent	Duration and Reversibility	
Moderate: Views experienced by receptors using the majority of these routes have little/no recognised value. The B2067 along Otterpool Lane and part of the Aldington Road are, however, included on the section of the Romney Marsh & Rye Country Tour (a Kent County Council promoted vehicular route).	**Moderate**: the receptors are travellers on roads.	The majority of views to the Site from roads within 2.0km of it are constrained by existing buildings, road-side banks and hedges, woodland and domestic vegetation and fencing. There are no views to the Site from the majority of Stone Street through the villages of Lympne and Stanford. Only a short stretch of Hythe Road, at its very western end, has views to the Site. The only views to the Site from the Aldington Road are glimpses to the north through the hedgerow between Lympne and Otterpool Lane. It is only possible to gain occasional glimpses of the Site from Harringe Lane due to the hedgerows, earth banks, wooded areas and buildings that line it. Only a moderate proportion of Kennett Lane has views to the Site. Where views to the Site are possible from these roads they are generally oblique. The changes would involve the addition of construction sites, construction traffic, new residential and commercial buildings, roads, structures, public open space, lighting and planting into these occasional views, and the loss of views over open agricultural and commercial land. The sight of built-form and infrastructure would not, however, be wholly unusual to users of these roads given the land uses that are currently visually apparent from them. These include the existing areas of settlement and commercial activity, the infrastructure, movement and lighting of the M20, A20, the motorway service station, the motorway maintenance depot, the Ashford-to-Folkestone and HS1 railways, and Westenhanger Station, the old Racecourse, Port Lympne Animal Park and the Lympne Industrial Estate. Mitigation measures would be in place to reduce the scale of change. These include: the siting of imposing construction activities (such as stockpiles, compounds etc.) away from them; the use of minimal lighting and adherence to the ILP-GNROL, with regards to light spill, glare and sky glow; proposed planting of 25-75m wide native tree belts along the boundaries of the Site (much of which would be implemented by year 10 of the construction period). Construction of some of the proposed new buildings nearest these roads (such as Harringe Lane and Aldington Road) would not commence until after AS1. By this stage the advance structural planting implemented early on in the overall proposed Development would have established. This would moderate impacts both during construction and operation. The scale of change would then reduce further as the structural vegetation matures.	There would be impact to users along a moderately small proportion these roads during the construction phase. Likewise, upon scheme completion users along a small proportion of them would experience changes. The changes would be, at close range and at a mixture of direct and oblique angles of view.	The visual impact of construction activity would be temporary, medium-long term, and reversible as individual phases of the Development are begun and completed. Whilst most operational-related changes experienced are considered to be permanent in nature, some are considered temporary on account of the screening effect that the proposed vegetative mitigation measures would have in later assessment scenarios.	**AS1** = **Minor / Moderate, adverse**: a very small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS2** = **Moderate / Minor, adverse**: a small of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, neutral**: a very small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** **AS3** = **Minor / Moderate, neutral**: a very small magnitude of change to a landscape receptor of moderate sensitivity. **NOT SIGNIFICANT** The users of these routes have a moderate sensitivity to the likely construction and operational impacts. The effect experienced by users as a whole would, through the construction period, be very small in nature, would not become the defining element in the overall visual experience and therefore a judge to be not-significant. By scheme completion the Development would be more apparent but would not markedly alter the overall balance and make-up of the visual experience as a whole, would not become the defining element in the overall visual experience and therefore is considered significant. As the last sections of the proposed Development's embedded green infrastructure design and mitigation measures become established the previous impacts would have reduced. A residual minor/moderate effect would occur, which is judged to be not significant.
Sensitivity: **Moderate**: Views experienced by users have moderate valued and are only experienced by travellers on roads.		Magnitude of change: **Very Small** at AS1, **Small** at AS2 and **Very Small** at AS3 and AS4**- adverse.** The changes arising from construction and operational activities of the Development would be experienced by only a small-moderate proportion of users of the roads within 2km of the Site. At AS1 the construction related activities would be visible in some of the views available to receptors upon these routes. Given, however: that these views only constitute a very small component in the overall visual experience of these receptors; that the change would only occur to a small proportion of the views which do contain the Site; that only a moderately small proportion of proposed Development would generally be visible in these views; that the screening effect of proposed vegetation and other mitigation measures would limit the degree of change; that the proposed Development would be seen at an oblique angle in some views; and that the changes would be temporary in nature, the balance and make-up of the visual experience would not overall markedly alter, and therefore the magnitude of change is judged to be very small. At AS2, the proposed vegetation, planted early on in the construction period along the boundaries, and throughout the Site, would be establishing. As such, whilst, at this point in time, when the proposed Development is complete, there would be a greater awareness of the Development (on account of it constituting a greater proportion of available views) from these routes, the change experienced would be moderated by this vegetation. Given this, and: the very small component in the overall visual experience from these routes that the proposed Development would be; that the change would only occur to a small proportion of the views which do contain the Site; that only a moderate proportion of proposed Development would be visible in these views; that the proposed Development would be seen at an oblique angle in some views; the overall balance and make-up of the visual experience of the settlement as a whole would not markedly alter. The proposed Development would be visible as a new feature, but not distinct within views as a whole. Therefore, the magnitude of change is judged to be small. By AS3, as the proposed structural planting has established, the visual changes would be less distinct, and the proposed Development would constitute a smaller component of the overall visual experience of users of these routes.			

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