

LANDSCAPE STATEMENT

KETTLE TRUST
PROPOSED RESIDENTIAL DEVELOPMENT
LAND AT MILL LANE, HAWKINGE, KENT

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LLOYDBORE LTD
33 ST GEORGE'S PLACE
CANTERBURY
KENT, CT1 1UT

Tel: 01227 464340
Fax: 01227 464341

mail@lloydbore.co.uk
www.lloydbore.co.uk

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Author:	Stuart Hubert BA(Hons) DipLA CMLI
Checked / Approved by:	Julian Bore BA(Hons) M Phil CMLI

lloyd bore
LANDSCAPE & ECOLOGY

1. INTRODUCTION

- 1.1 Lloyd Bore have been appointed by the Kettle Trust to prepare a landscape statement to support discussions for a proposed development at Mill Lane, Hawkinge.
- 1.2 This report describes the existing baseline conditions in terms of landscape and views, and discusses the general nature of anticipated impacts arising from the proposed development on these conditions. The report also outlines the general landscape design principles and mitigation measures which are to be incorporated within the scheme to address any local issues relating to landscape and visual impact, and successfully accommodate new development within the site.
- 1.3 Due to the nature and modest size of the proposed development, the site location and surrounding landscape / visual context, this document provides a concise account of the key considerations affecting the proposed development, rather than a full LVIA.
- 1.4 A study area of 1km diameter centred on the site is considered appropriate for this report, bearing in mind the nature and modest scale of the proposed development, and its setting in the landscape.

PROPOSED DEVELOPMENT

- 1.5 This outline proposal seeks planning permission for the principle of residential development and the detail of the access arrangement. The baseline landscape and visual study in this report has been used to provide a landscape-led approach to the layout of the proposed development. **Figure 2** - Lloyd Bore drawing no.3192_DR_001 shows the illustrative layout on which the assessment part of this report is based and demonstrates how the new dwellings and ancillary facilities could be arranged. It should be noted that all detailed issues other than access will be subject to a separate application.
- 1.6 Proposed houses would be expected to be of a high quality design, 2 storey, with traditional architectural detailing using materials reflecting local vernacular styles.
- 1.7 Vehicular access would be taken from Mill Lane at the position specified in the Transport Assessment prepared by Peter Brett Associates (Doc Ref.31054-5501).
- 1.8 The site is included in Shepway District Council's Strategic Housing Land Availability Assessment (SHLAA) 2011/12 (Site reference 334 - Land at Mill Lane). The 2014 SHLAA submission estimates a capacity of 13 dwellings, as a result of the additional work undertaken in this landscape-led layout we have concluded that there is additional capacity, and the illustrative layout demonstrates how 14 dwellings could be provided.

2. BASELINE CONDITIONS & ASSESSMENT

SITE LOCATION & CONTEXT

- 2.1 The site is located towards the northern edge of the village of Hawkinge, between The Street and Mill Lane, as shown on **Figure 1**.
- 2.2 The site is 1.1ha in area and consists of two fields that were formerly part of Mill Farm. There are a couple of small, redundant farm buildings in the north-west corner of the site, and another on the eastern boundary adjoining Mill Lane.
- 2.3 Housing surrounds the site on three sides (The Street, Mill Lane and St Denys Road), with an area of woodland enclosing the site to the north.
- 2.4 To the west of the site on The Street are large, two-storey detached dwellings. Further south there are older semi-detached houses, and then semi-detached bungalows. South of the site St Denys Road contains two-storey semi-detached houses with long gardens. To the east of the site, Mill Lane comprises predominantly detached and semi-detached bungalows and one-and-a-half storey houses. On the other side of Mill Lane is a higher density modern residential development of two-storey semi-detached and terraced houses.

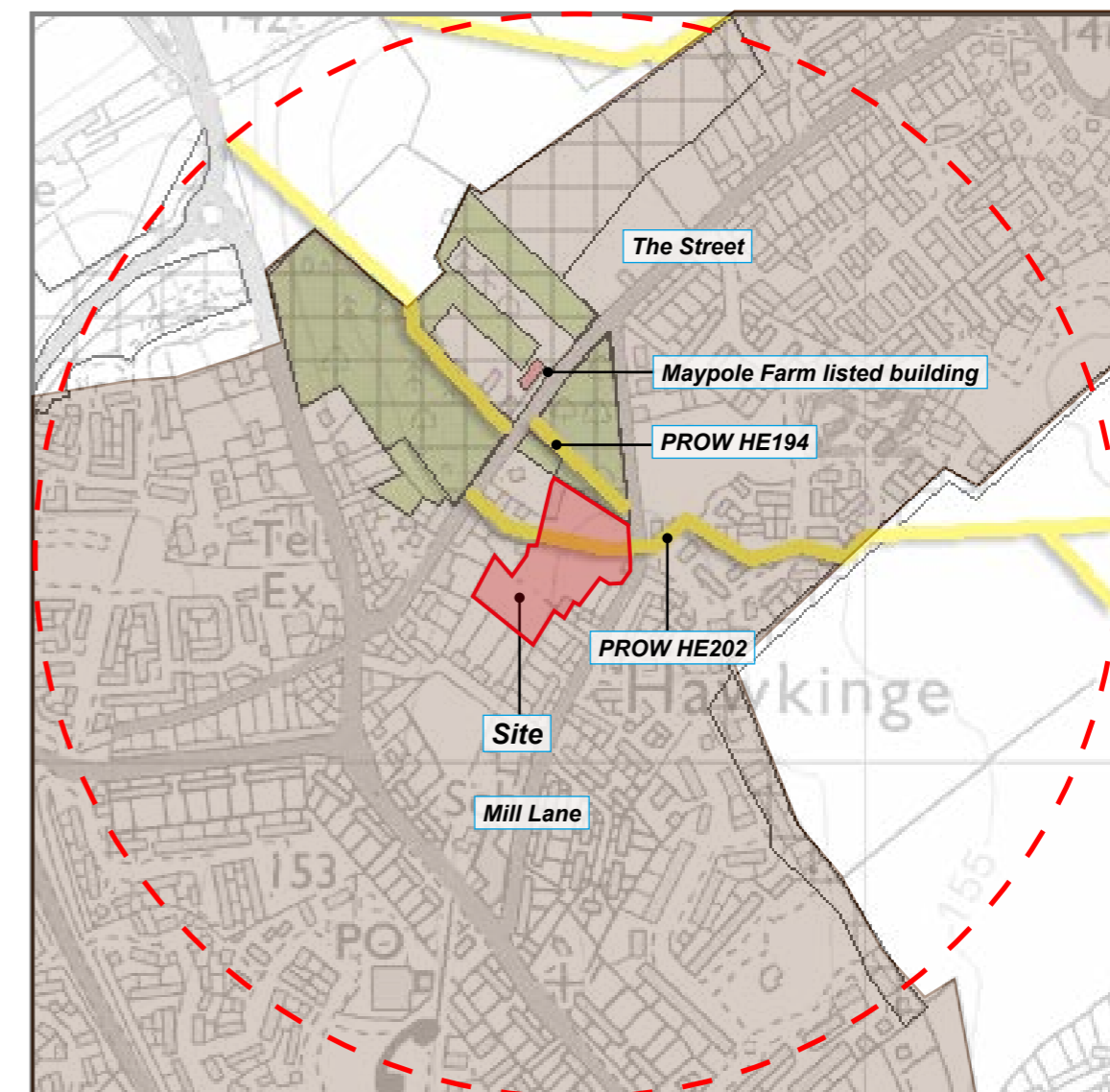


Photo 1: View across the site from the north-west corner.

ACCESS

- 2.5 Public footpath HE202 crosses the site connecting The Street to Mill Lane, where it continues through a modern residential development into the countryside to the east.
- 2.6 Public footpath HE194 runs through the woodland to the north of the site, also connecting The Street to Mill Lane.
- 2.7 There is vehicular access from Mill Lane, but it is located at a bend which restricts visibility. The road here is narrow, enclosed on both sides by hedgerows.

Fig. 1: Study area and key considerations



Legend

- Study Area (1km diameter)
- Site Boundary
- Deciduous Woodland BAP Priority Habitat
- Strategic Landscape Buffer (Shepway District Local Plan Policy CO24)
- Settlement Boundary

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TOPOGRAPHY

- 2.8 Hawkinge is located high on a plateau near the eastern end of the North Downs. In the northern half of the site the land falls gently from approximately 160m AOD (Above Ordnance Datum) on the eastern boundary to approximately 158m AOD on the western boundary. In the southern half of the site there is a slightly more pronounced fall from approximately 160m to 156m AOD.

VEGETATION

- 2.9 The site predominantly consists of rough grassland, with areas of brambles and nettles established along the boundaries. Tree cover on the site itself is limited, with some small hawthorn trees - remnants of a field boundary hedgerow to the south, and some small groups of elder and sycamore in the south-west and north-west corners. There is a short section of hawthorn hedge on the Mill Lane boundary. Woodland forms the northern boundary, consisting of ash, hawthorn, sycamore and holly, including some mature ash trees close to the boundary. There is also a mature ash on the western boundary in the rear garden of Little Patch.
- 2.10 The proposed development can be accommodated within the site whilst avoiding construction within the root protection area of mature boundary trees.

DESIGNATIONS & PLANNING POLICY

Areas of Outstanding Natural Beauty

- 2.11 The site is located within the Kent Downs AONB, a designation which seeks to conserve and enhance the natural beauty of the area. Given the site's location, surrounded by residential development within an expanding village, the sensitivity of the site in relation to the AONB designation is considered low. However, the proposed development should still respect the AONB design guidelines to ensure that it contributes to the character and appearance of the area.

Listed Buildings

- 2.12 There is one Listed Building within the study area - Grade II listed Maypole Farm. The C17th or early C18th farmhouse is located approximately 90m to the north, separated from the site by The Street, woodland and existing residential properties. It is not visible from the site, so the proposed development would have no impact on the listed building.

Tree Preservation Orders (TPO)

- 2.13 The woodland immediately adjacent to the northern boundary of the site is protected by a TPO (Shepway District TPO 20 - 1988, G1). The proposed development will respect the TPO designation, avoiding construction within the root protection area of those trees.

Biodiversity Action Plan (BAP) Priority Habitats

- 2.14 The woodland immediately adjacent to the northern boundary of the site is also designated as Deciduous Woodland BAP Priority Habitat.
- 2.15 BAP priority habitats are those identified under Section 41 of the Natural Environment & Rural Communities (NERC) Act as habitats of principal importance for the purpose of conserving biodiversity in England. They do not receive statutory protection, but are protected by planning policy.

- 2.16 The proposed development would have no impact on the woodland, indeed the woodland is viewed as an important element of landscape structure which helps to integrate the proposed development into the landscape.

Shepway District Local Plan Policy CO1 Countryside

- 2.17 The site is located within the Hawkinge Settlement Boundary, so is not in the 'Countryside' as defined by Shepway District Local Plan Policy CO1.

Shepway District Local Plan Policy CO24 Key Development Sites - Strategic Landscape Buffer

- 2.18 Woodland to the north of the site is designated under this policy. It states that strategic landscape areas will be protected, and "whilst development will not be permitted within these areas, their precise nature and extent will be determined in the context of detailed landscaping proposals for the key development opportunities to which they relate. If necessary, the District Planning Authority will seek to ensure that developers of adjoining land enter into obligations under Section 106 of the Town and Country Planning Act 1990 to secure their retention and enhancement, the protection of existing landscape features and future management of the strategic landscape areas."

- 2.19 This landscape buffer is clear in extent, lies outside the application site, and will not be affected by the development proposals.

Shepway District Core Strategy Policy SS1 - District Character Areas

- 2.20 The site is located within the North Downs District Character Area, described as:

"The North Downs is characterised by its rolling topography, steep escarpments and attractive valleys covered by a mix of woodland and open areas of farmland. The significant aesthetic and ecological value of this area is recognised in the respect that much of it falls within the Kent Downs Area of Outstanding Natural Beauty (AONB)."

- 2.21 The Core Strategy acknowledges that Hawkinge has grown significantly from a small village into a rapidly expanded settlement, and is now by far the largest settlement in the character area, which "needs to develop a further sense of place and improve integration into the surrounding rural fabric."

Policy SS1

District Spatial Strategy

The future spatial priority for new development in the North Downs area is on accommodating development outside of the AONB and without material impact on its setting; consolidating Hawkinge's growth; and sensitively meeting the needs of communities within the AONB at better-served settlements.

- 2.22 Para 4.26 of the Core Strategy states that "new development should be well integrated within the heart of settlements and local community activity, to protect the countryside and AONB and to enhance their sense of place."
- 2.23 The proposed development complies with this policy by being located within the existing settlement of Hawkinge, thereby avoiding any impact on the countryside and AONB. Following the AONB design guidelines will ensure that the development is well integrated and enhances sense of place.

LANDSCAPE CHARACTER

- 2.24 The appraisal site is covered by the following three landscape character area assessments:
- National Landscape Character Areas - Natural England (2012)
 - The Landscape Assessment of Kent (2004)
 - The Kent Downs AONB Landscape Character Area Design Guidance (part of the Kent Downs AONB Landscape Design Handbook) (2005).
- 2.25 For the purposes of this appraisal, the anticipated impacts upon landscape character are considered on a local scale, in the context of the Kent Downs AONB landscape assessment. This is because any change is most likely to be experienced at a local level, and local receptors are likely to be most sensitive to change.
- 2.26 Relevant data from the Kent Downs AONB Landscape Character Area Design Guidance is summarised below:
- 2.27 The site is located within the East Kent Downs landscape character area (LCA) 10, and at a more detailed level, within the Alkham: East Kent Downs local character area.
- 2.28 The key characteristics of the Alkham local character area are listed as:
- Scattered woodlands on steep valley sides.
 - Decaying hedges.
 - Exposed chalk cliffs and tumbled, scrub covered rock-falls.
 - Small pockets of scrub.
 - Dominant long ridges and isolated valleys.
- 2.29 The design guidelines are defined as:
- Conserve and manage unimproved grasslands and pastures.
 - Consider reversion of arable to grassland.
 - Conserve and manage existing woodlands.
 - Create woodland on the edges of the arable plateaux and on steeper slopes.
 - Conserve the open, undeveloped character of the coastal downs.
 - Conserve the isolation of small settlements.
 - Avoid ribbon development along existing roads in the lower valleys and integrate with new hedgerow/hedgerow tree planting.
 - Seek the use of sympathetic local materials – brick, tile and flint.
 - Reinstall hedgerows lost by intensive agricultural practices.

REVIEW OF CHARACTER ASSESSMENT

- 2.30 Due to the enclosed nature of the site, surrounded by residential development, the site does not feel part of the wider landscape, but does have a remnant agricultural landscape character, created by the existing features (fields, agricultural buildings, hedgerow).
- 2.31 Clearly, many of the design guidelines are not relevant to this site, however, proposed development will protect the existing woodland to the north, and creates an opportunity to reinstate the hedgerow on the historic field boundary. The use of vernacular building materials would ensure the development enhances sense of place.
- 2.32 The general layout and scale of the proposed development is considered appropriate to the neighbouring residential properties. The presence of the woodland to the north creates a strong landscape structure which, with some additional strategic planting, can successfully accommodate the character and style of residential development proposed within the site, and improve habitat connectivity.

VIEWS

- 2.33 Views into the site from publicly accessible places are restricted to the immediate vicinity, by woodland and existing residential properties, allowing no long distance views. There are private views from the rear of adjacent residential properties to the east, south and west, and internal views from public footpath HE202.

Views from the South

- 2.34 There are no public views of the site from the south, but there are private views from existing residential properties in St Denys Road that back onto the site.



Photo 2: View towards the southern boundary of the site, with houses in St Denys Road beyond, showing the screening effect of existing trees.

- 2.35 These private views are restricted to first floor windows at the rear of house nos.1-6 (approx.50m from the site) and are filtered or screened in places by existing trees on the boundary or in rear gardens.
- 2.36 The proposed development allows adequate space for carefully located tree planting to provide additional screening.

Views from the West

- 2.37 The are no public views of the site from the west. Public footpath HE202 approaches the site from the west, but existing buildings and vegetation restrict views until the very edge of the site. There are private views from existing residential properties in The Street that back onto the site.



Photo 3: View from The Street along public footpath HE202.



Photo 4: View from public footpath HE202 approaching the site

- 2.38 Private views are restricted to the first floor windows at the rear of houses in The Street, south of the public footpath, and are filtered or screened in places by existing trees on the boundary or in rear gardens. Along most of the boundary to the north of the footpath, mature trees provide a dense screen.



Photo 5: View showing the screening effect of existing trees on the western boundary of the site, with houses in The Street beyond.

- 2.39 The proposed development allows adequate space for carefully located tree planting to provide additional screening.
- 2.40 The most sensitive receptor is Mill Cottage which is located immediately adjacent to the western boundary of the site.



Photo 6: View showing the site in relation to Mill Cottage.

- 2.41 Mill Cottage has south facing first floor windows which allow views of the southern part of the site, although filtered in places by the existing remnant hedgerow trees. The cottage has east facing ground floor windows, but none on the first floor. The ground floor windows are partly obscured by a privacy screen and trellis fence.
- 2.42 Taking into account the elevated position of the site in relation to Mill Cottage and the available views, a landscape buffer is proposed between the development and the cottage to preserve privacy.

Views from the North

- 2.43 The only views of the site from the north are gained from public footpath HE194 which runs parallel to the site boundary in the woodland to the north. Views are filtered by existing trees, and site visibility varies due to the landform within the woodland.



Photo 7: View into the site from public footpath HE194 in woodland to the north.

- 2.44 The inclusion of an adequate buffer between proposed houses and the woodland would avoid any impact on the trees and strengthening of boundary planting would reduce the impact of the development on these filtered views.

Views from the East

- 2.45 Public views from the east are gained from Mill Lane, and there are private views from the existing residential properties that back onto the site.
- 2.46 The existing hedgerow and buildings restrict views from Mill Lane to narrow, close range views where footpath HE202 enters the site, and the gated entrance to the field.



Photo 8: View into the site from Mill Lane (Public footpath HE202).

- 2.47 The view from Mill Lane at the public footpath entrance is restricted by the existing hedgerow to a very narrow and close range view. In order to achieve adequate visibility for vehicles exiting the site, the majority of the existing hedgerow will need to be removed. However, the proposed development allows for a replacement hedgerow to be planted outside the visibility splays, which together with new tree planting will help to fragment and soften views of the proposed dwellings.



Photo 9: View into the site from Mill Lane at the field entrance.

- 2.48 The view from Mill Lane at the field entrance is wider but still restricted by the existing hedgerow and farm building. As mentioned above, the creation of a vehicular access with adequate visibility will require the removal of most of the hedgerow and the farm building, which will open up views into the site, but the proposed replacement hedgerow, together with new tree planting will help to fragment and soften views of the proposed dwellings.

- 2.49 Private views are gained from the rear windows of houses in Mill Lane that back onto the site, although these are filtered or screened in places by existing trees on the boundary or in rear gardens.



Photo 10: View towards the east boundary of the site, with houses in Mill Lane beyond, showing screening effect of existing trees.

**3192_RP_001 | LANDSCAPE STATEMENT
FOR KETTLE TRUST**

STATUS: PLANNING

- 2.50 The illustrative layout demonstrates that there is scope for the dwellings to be sited away from the eastern boundary with adequate space for carefully located tree planting to provide additional screening.

Internal Views

- 2.51 There are internal views of the site from the entire length of public footpath HE202 as it crosses the site. The previously mentioned remnant agricultural landscape character will change with the introduction of the new dwellings, but with considered design of the housing layout and architecture, and hard and soft landscape treatment, some elements of rural character can be retained. The treatment of the footpath and the entrances to the site will be carefully designed to ensure an attractive route through the development, retaining views through to the woodland backdrop.

VISUAL CHARACTER

- 2.52 The site has a strong “edge of village” character, formed through the unmanaged appearance, the proximity of village properties, and well-used public access.
- 2.53 Aside from the woodland to the north which forms a strong visual element, the local character is indistinct, due to the mixed-age and style of buildings surrounding the site.
- 2.54 Due to built development and tree cover, the site is not highly visible from publicly accessible points, beyond its immediate boundaries, meaning there are only limited, filtered views of the site from Mill Lane to the east, and the public right of way that runs through the woodland to the north. Views from the south and west are prevented by residential properties on The Street and St Denys Road.
- 2.55 The most sensitive, public views of the site are internal, from the public right of way that crosses the site.
- 2.56 Private properties in Mill Lane, The Street and St Denys Road have views into the site, although some are filtered or screened by existing trees.

3. POTENTIAL LANDSCAPE AND VISUAL IMPACTS

LANDSCAPE IMPACTS

Impacts on site vegetation

- 3.1 The proposed development would involve clearance of the brambles, elder and sycamore around the boundaries and building on what is currently grassland. Most of the existing hawthorn hedge on Mill Lane would need to be removed to achieve adequate visibility splays.
- 3.2 However, remnant hedgerow trees within the site would be retained, and the development would have no impact on the woodland to the north. Development would also create the opportunity to restore the hedgerow in the southern part of the site, plant a new mixed species native hedgerow along Mill Lane, and plant new trees and shrubs within the main body of the development site.

Impact on settlement pattern, village form and setting

- 3.3 In terms of built form the proposed development would be enclosed by The Street to the west, St Denys Road to the south and Mill Lane to the west. Woodland to the north screens the site, and creates an attractive setting to the village when approaching on Mill Lane or The Street.
- 3.4 The key sensitive boundary in terms of village form and setting is to the east, however, the character of this part of Mill Lane has already been affected by the modern development to the east. Sensitive design of the new access and appropriate boundary planting are important factors in the design of the proposed development.

Impact on public amenity

- 3.5 The public right of way across the site will be retained and is shown on the illustrative layout. The proposed development would also provide an opportunity to establish a new link between this path and the public right of way in the woodland to the north of the site.

VISUAL IMPACTS

- 3.6 Key views are from:
- Mill Lane to the east.
 - Public right of way HE202 through the site.
 - Private views from residential properties that back onto the site.
- 3.7 Development of the site to 14 dwellings would have the following effects in these views:
- 3.8 From Mill Lane, the removal of the hedgerow and creation of an improved access would open up views into the site. The construction of new houses will mean a significant change in the view, but this will be mitigated by new tree planting and replacement hedgerow planting.
- 3.9 From the public right of way HE202 as it crosses the site, the development will create a significant change in views, however, with sensitive treatment of the right of way and strong architectural and landscape design it is not considered to be adverse.

- 3.10 From existing residential dwellings, there will be varying degrees of change, depending on distance from the site and extent of existing boundary planting, but with additional screen planting, the change is not considered to be significant for the majority of views.

4. LAYOUT DESIGN & OPPORTUNITIES FOR MITIGATION & ENHANCEMENT

4.1 The landscape and visual impacts from chapter 3 have been key in the development of the illustrative layout for the site, shown opposite (Figure 2).

4.2 The following design principles and mitigation measures (informed by the Kent Downs AONB design guidelines) have guided the illustrative layout:

- Retention of mature boundary trees and woodland.
- Replacement hedgerow planting on Mill Lane, with additional tree planting to strengthen landscape structure.
- Retention of remnant hedgerow trees to south, and new hedgerow planting, as an historic landscape element.
- Layout design to reflect the grain of existing settlement patterns.
- Layout design to respect close neighbouring properties.
- Provision of landscape buffer to Mill Cottage on western boundary.
- Planting of new trees and hedgerows on boundaries and within the development site to assist in screening and fragmenting views from adjacent properties.
- Sensitive treatment of new access from Mill Lane, avoiding suburbanising features such as close-board fencing, concrete block paving.
- Enhance connectivity and permeability by improving the public right of way through the site, and creating a link into the adjoining woodland and public right of way.
- Use of architectural materials and detailing reflecting local vernacular.
- Use of hard landscape materials appropriate to the local AONB character, including timber gates and post and rail fencing, flint and brick walls, granite setts, bound gravel, cobbles.
- Use of indigenous species compatible with the vegetation structure represented locally (this will also provide benefits for wildlife).
- Adoption of a high quality landscape management regime to ensure all landscape works become properly established.

Fig. 2: Illustrative layout (extract from Lloyd Bore drwg no. 3192_DR_001)



5. CONCLUSION

- 5.1 The site consists of two former agricultural fields, located between Mill Lane and The Street in Hawkinge. In terms of local urban grain, the site relates well to existing residential development to the east, south and west, and is situated within a well-established vegetation structure with mature woodland to the north.
- 5.2 Development of the site would involve the demolition of the existing agricultural buildings and hard-standing associated with the former use of the site, and the construction of 14 new dwellings, at an appropriate scale to that which already exists nearby.
- 5.3 This study identifies the following key sensitivities:
- 5.4 Landscape:
- Removal of Mill Lane hedge
 - Settlement pattern
 - Amenity of local residents
 - Amenity of walkers using public footpath HE202
- 5.5 Visual:
- View from Mill Lane
 - View from public footpath HE202
 - Views from adjacent residential properties
- 5.6 This study concludes that if the mitigation and enhancement elements detailed in section 4 are integrated into the design of the scheme the proposed development of the site to 14 units could be achieved without undue harm to landscape and visual resources.

6. APPENDIX 1

KENT DOWNS AONB LANDSCAPE DESIGN HANDBOOK - EXTRACTS FROM DESIGN PRINCIPLES

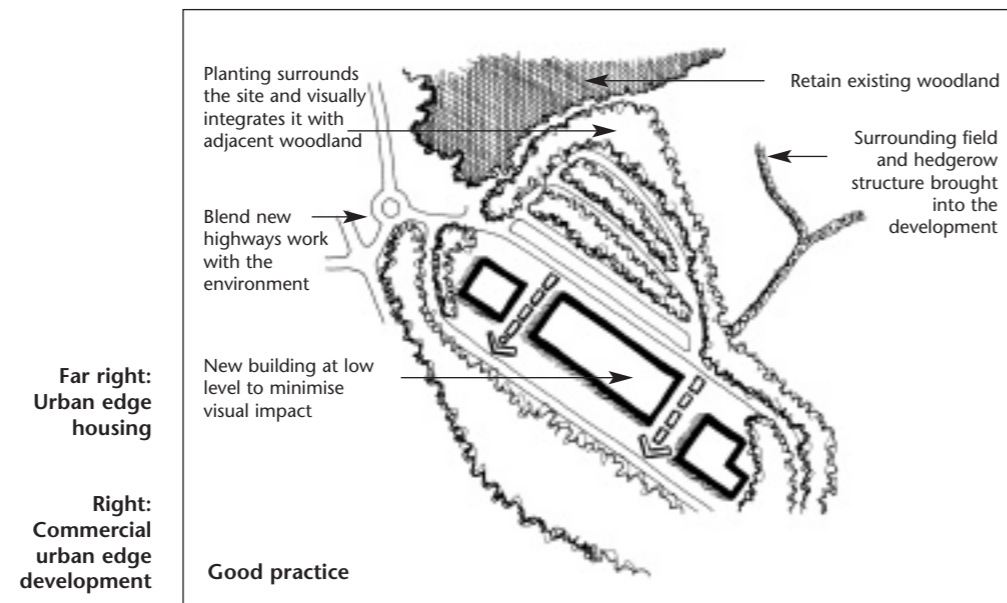
2.0 AONB-wide landscape design principles

2.1 Introduction

The purpose of this section of the guidance is to provide generic design principles that are applicable to land management schemes and issues throughout the AONB. Users of the guide should follow the design principles that are relevant to their scheme. They should be read in conjunction with the Design Guidelines for the relevant Character Area or Local Character Area identified in Section 3.0 and the Detailed Guidance in Section 4.0.

The guidance in this section has been divided into:

- Issues – describes key issues which need to be addressed.
- Design Principles – a list of key design principles accompanied by photographs, sketches and sections showing a possible solution or solutions.



2.2 New Built Development

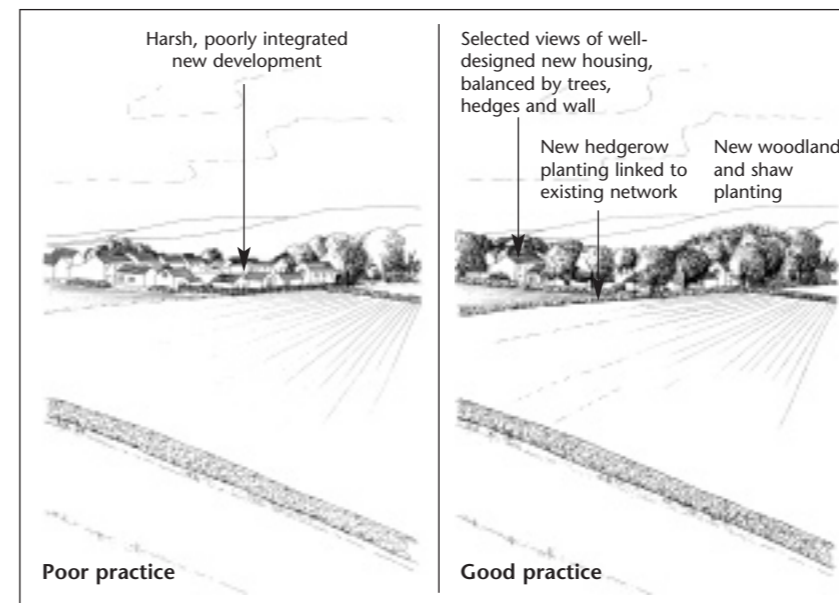
Urban Edge Housing and Commercial Development

Issue

The siting, scale and design of much new housing and commercial development around urban edges can have an adverse impact on the AONB landscape through change in character of views in and out of the AONB, cumulative loss of landscape features, and erosion of character through use of standardised layouts and designs.

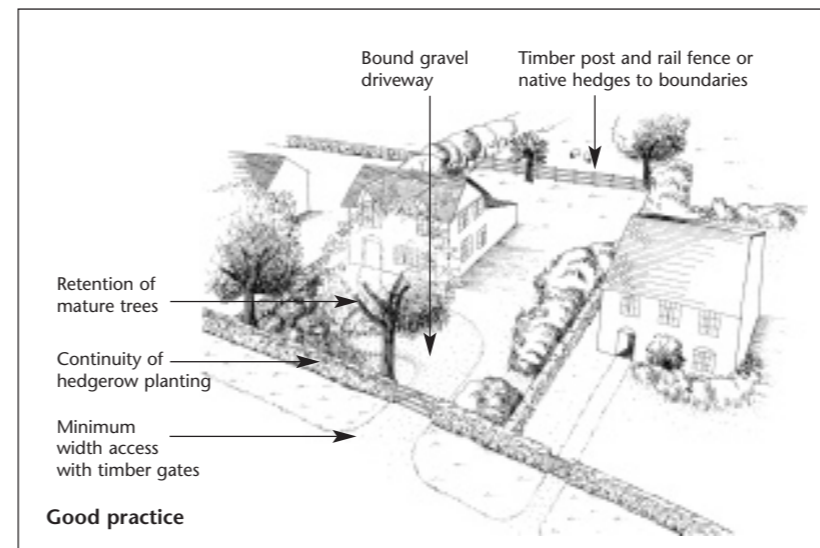
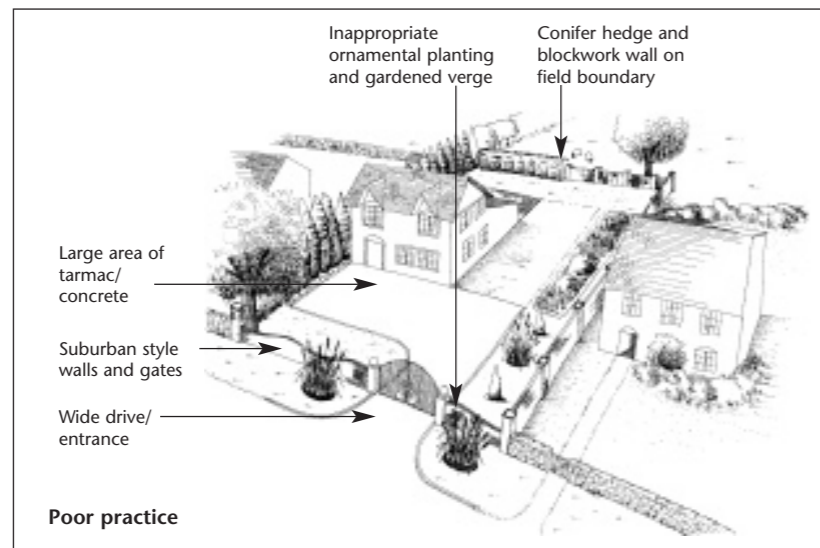
Design Principles

- The presumption should be against AONB edge developments where they impact upon views into and out of the AONB landscape.
- Where this is unavoidable ensure that buildings and infrastructure are located to avoid loss of important off-site views towards features such as church towers, fine buildings, or the wider landscape, as well as avoiding intrusion onto sensitive ridgelines, prominent slopes and damage to distinctive landscape settings.



- Seek to retain key landscape features on development sites – such as woodland, shaws (narrow belts of woodland), hedgerows, orchards, mature trees, watercourses and ponds as a basis for the new landscape structure and setting of the site.
- Avoid straight lines or regimented buildings on the settlement edge for new development.
- Integrate new development in keeping with local character, using open space and planting to provide a visual link to the countryside and an attractive backdrop/foil to development.
- Secure and manage native woodland, shaw, hedgerow and tree planting to integrate and/or screen new and existing developments. (Refer to suggestions for planting species within Landscape Character Areas).
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.
- Seek the use of appropriate local materials.
- Co-ordinate building colour to secure a complementary effect

- between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).
- Ensure site entrances and approaches are designed to fit within the landscape and use discrete signage.
- Consider the need for lighting and where essential seek to minimise its impact in the landscape through choice of light source and control of light spillage. (Refer to the Office of the Deputy Prime Minister (ODPM) – Lighting in the Countryside).
- Consider the need for fencing. Where security fencing is required use wooden posts and galvanised wire and screen with thorny hedges of native plants.
- Consider the impact of development on the Public Rights of Way network. Refer to Kent Public Rights of Way Reference Manual as a guide to standards, specifications and legislation.



Rural Settlement Development

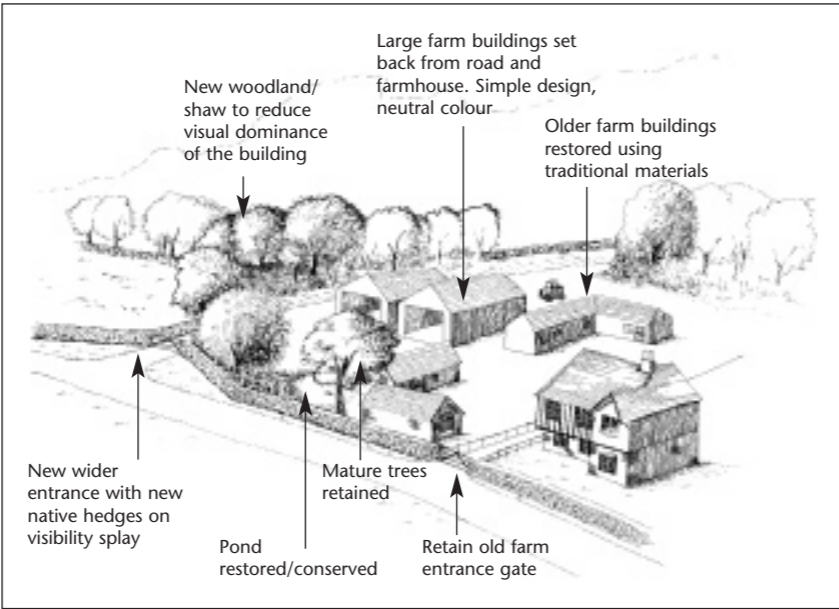
Issue

Development within and adjacent to rural settlements in the Kent Downs AONB including its villages, hamlets and farmsteads sometimes has not reflected the settlement character and form, and has not respected its relationship with the surrounding landscape. Both new built form, and associated residential boundaries and accesses, have tended to suburbanise character. Materials choice often does not reflect local distinctiveness, often using standardised bricks, tiles etc.

Design Principles

- Ensure new development respects and complements rural settlement form, pattern, character and its landscape setting, reinforcing local distinctiveness.
- Conserve sensitive parts of settlement settings. Maintain a direct relationship between the old settlement core and the surrounding landscape, allowing views in and out.

New Agricultural
Development –
good practice



- Use native woodland, shaw, hedgerow planting as appropriate to local character and open space to integrate new development. Use advance planting of native local trees and shrubs.
- Avoid the introduction of features such as close board fencing, suburban style walls and fast growing conifers, particularly on the boundaries with rural lanes or with the wider landscape (see Detailed Guidance for alternatives).
- Seek the use of appropriate local materials.
- Seek to minimise the impact of new residential accesses by retaining existing hedgerows or traditional walls where possible. Use new native hedge species and sympathetic grass mix verges where new sight lines are necessary. Where possible, use local provenance wildflower/grass-seed mixes. (Information available from Kent Downs AONB Unit).
- Avoid the introduction of urban bollards, concrete block paving and highly coloured signage.
- Use local stone, and ‘conservation’ kerbs and surface dressings to complement local materials for carriageways and pavements.
- Consider the need for lighting and minimise the impact, using high pressure sodium lights. Lighting should be mounted on buildings. (Refer to ODPM – Lighting in the Countryside).
- Refer to Village Design Statement if there is one available. (Contact AONB Unit, District or Borough Council for details).

Agricultural Buildings and Farm Accesses

Issue

Whilst planning legislation now controls the development of many farm buildings and accesses, the increase in size of farm units and machinery means modern farm buildings tend to be large and can have considerable impact on the surrounding landscape.

Design Principles

- Avoid siting new farm buildings on sensitive ridgelines, on very prominent slopes or where they could adversely affect the setting of historic farmsteads.
- Reflect where possible locally traditional layouts, groupings and frequency.
- Make maximum use of site contours without major earthworks. Avoid