



Land South of Ashford Road,
Sellindge, Kent

Landscape and Visual Impact Assessment

Prepared by
CSA Environmental

on behalf of
Gladman Developments Ltd

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1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Gladman Developments Ltd to undertake a landscape and visual impact assessment of Land south of Ashford Road, Sellindge (the 'Site'). The application (20/0604/FH) is for a residential development of up to 54 dwellings, open space and associated infrastructure.
- 1.2 The Site is in the jurisdiction of Folkestone and Hythe District Council. The Site forms part of the second phase of a broad location of development identified in **Policy CSD9: Sellindge Strategy** of the Council's Core Strategy Review (2022). The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

Methodology

- 1.4 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in August 2023. The weather conditions at the time were bright and sunny with a few clouds, visibility was good for the duration of the visit.
- 1.5 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix I**.
- 1.6 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama. The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix I**.

2.0 LANDSCAPE POLICY CONTEXT

National Planning Context

- 2.1 National planning policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 174 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 2.2 Paragraph 176 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The paragraph also notes that development within the setting of a designated area '*... should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.*'
- 2.3 The Planning Practice Guidance ('PPG') adds further context to the policies contained in the NPPF. The guidance as relevant to this assessment covers landscape and the natural environment and the design of new developments.
- 2.1 The National Design Guide (2019) has been produced as part of the PPG. It provides guidance to *illustrate* '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*' The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.
- 2.2 Those sections of the NPPF and PPG relevant to this assessment are summarised in **Appendix E**.

Local Policy Context

- 2.3 Planning policy for Folkestone and Hythe District is set out in the Adopted Development Plan. The Development Plan is made up of the Places and Policies Local Plan (2020) and the Core Strategy Review (2022).

Places and Policies Local Plan (2020)

2.4 The Places and Policies Local Plan sets out the vision for future development across the Folkestone and Hythe District. Policies of relevance to the Site and this assessment include:

- **Policy HB1: Quality Places through Design**
- **Policy HB2: Cohesive Design**
- **Policy C1: Creating a Sense of Place**
- **Policy C3: Provision of Open Space**
- **Policy NE1: Enhancing and Managing Access to the Natural Environment**, aims to improve access to the natural environment and to key open spaces identified in the Green Infrastructure Strategy.
- **Policy NE3: Protecting the District's Landscapes and Countryside** notes that the impact of individual proposals and their cumulative impact on the Kent Downs AONB will be carefully assessed. Amongst other things, proposals must conserve and enhance the natural beauty and distinctive features of the AONB and its setting. The Site and the surrounding countryside do not lie within either an identified Special Landscape Area, or a Local Landscape Area. However, the policy also states that, '*Proposals should demonstrate that their siting and design are compatible with the pattern of natural and man-made features of the Landscape Character Areas, including their cultural and historical associations.*'

Core Strategy Review (2022)

2.5 The Core Strategy Review sets out how the development needs of the District will be met up to 2037. Policies as relevant to the landscape and the Site are set out below.

- **Policy SS3: Place-Shaping and Sustainable Settlements Strategy**
- **Policy SS6 New Garden Settlement – Development Requirements** identifies land south of Sellindge and the M20 as a location for a new garden settlement to accommodate a mixed used development of circa 5,600 new homes with potential to provide 8,000 – 10,000 homes. The policy notes that proposals will be landscape led given the sites' location within the setting of the Kent Downs AONB.

- **Policy SS7: New Garden Settlement – Place Shaping Principles**
- **Policy CSD4: Green Infrastructure of Natural Networks, Open Spaces and Recreation**
- **Policy CSD9: Sellindge Strategy** states that *‘Land to the south and north east of Ashford Road in Sellindge forms a broad location for development to create an improved village centre with a mix of uses, a village green/common, pedestrian and cycle enhancements to Ashford Road and other community facilities together with new residential development of circa 600 dwellings.’* The first phase of development occupies the land located in the centre of Sellindge and is now completed. The Site lies within the second phase, within the northern part of Site A, which in total is allocated for circa 350 dwellings. Figure 5.8: Sellindge Strategy illustrates the proposed strategy for future growth in the settlement. This plan identifies the eastern part of the Site as a location for landscaping. An extract showing Figure 5.8 is contained in **Appendix G**. In addition, the policy identifies the following criteria in respect of the Site which are of relevance to this assessment:
 - *‘The design and layout of the development shall be landscape-led and include within it structural landscaping with woodland planting to be provided on the rural edge of the development, particularly around the western boundary of Site A, to retain the rural character, and on the eastern boundary of Site B, to avoid or minimise adverse impacts on the Kent Downs AONB and views into and out of the AONB. All landscaping shall be planted at an early stage of the development and provide new habitats for priority nature conservation species. Applications shall be accompanied by a landscape and visual impact assessment that should inform the landscaping scheme and address structural and local landscape matters;*
 - *Proposals should protect and conserve the setting of non-designated built heritage assets such as Grove House and Potten Farm, protect and where possible enhance important historic natural heritage assets, such as hedgerows, in accordance with their particular significance.’*

Shepway Growth Options Study 2016

- 2.6 The Shepway District Growth Options Study highlights potential locations for growth within the District. This study is informed by a High Level Landscape Appraisal (see section 3 of this assessment).
- 2.7 Phase 1 of the study provides a high level assessment of growth options in the District. The Site lies within Area 4, Sellindge and Surrounding Area and Phase 1 of the study concludes that this area “*may have opportunities to accommodate strategic growth*”. This area is the only area within the district which is considered to have potential for strategic-scale housing growth.
- 2.8 Phase 2 considers the findings of the initial study in more detail to determine whether some of the land within or adjacent to the areas of search may be suitable for development. Area 4 is broken down into 4 locations, with the Site within Area C, South and West of Sellindge. This area occupies the land to the south of the settlement between the A20 and the M20 road corridors. The study concludes (in respect of landscape):

‘In terms of landscape, Area C is the best-performing of the four areas assessed. While no part of the area is considered any more or less suitable than any other on this criterion, a number of factors combine here to make the area generally more suitable on this criterion. These comprise the loss of tranquility due to noise from the M20, the lack of intervisibility from viewpoints in the Kent Downs AONB due to intervening landforms, development and vegetation, a relatively contained zone of visual influence, and localised detracting features including the M20 and power lines. As in other locations, strategic scale development in Area C would be likely to give rise to some adverse landscape and visual effects, but these effects would be limited because they could be readily mitigated through the siting, type and design of development to assimilate it into the landscape.’

- 2.9 Overall, in respect of Area C’s suitability for development the study concludes “*it is clear that, when assessed in the round, Area C performs well on every criterion except for that of agricultural land quality, as it comprises almost entirely Grade 2 land*”. It goes on to say “*given the area’s good performance on most assessment criteria, it is considered that land on both sides of Harringe Lane [The Site lies to the east of this road] is suitable for development*”.

3.0 SITE CONTEXT

Site Context

- 3.1 The Site occupies an irregular shaped parcel of land to the immediate south of Ashford Road in Sellindge. It includes a number of grassed fields which enclose the large, detached property at Grove House. The property at Grove House, its access and curtilage are not included within the Site boundary. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A and B**, and on the photographs contained within **Appendix C**.
- 3.2 The Site is located to the west of the main built up area of Sellindge, which has grown along the route of Swan Lane. Recent and planned growth will see the settlement expand between Ashford Road and the M20, within the area identified as a broad location of growth identified in Policy CSD9 of the adopted Core Strategy Review. Construction work has recently completed within Phase 1 of the growth area to the east of the Site at St Katherine's Crescent.
- 3.3 Opposite and to the west of the Site, Ashford Road is characterised by intermittent linear built development, interspersed by farmland. Directly opposite the Site to the north is the Dukes Head Public House, alongside of which is the Grade II Listed Guinea Hall. Guinea Hall is set back from Ashford Road behind a wall and the property is well contained by mature tree cover within the grounds. To the north east of the Site is the large farm complex at Elmtree Farm.
- 3.4 Two detached properties, Wellington Cottage and Fieldhead are indented into the north west corner of the Site. A finger of farmland, separates these properties from further housing on Ashford Road to the west of the Site. To the rear of these houses is Potten Farm and a garden centre, which comprise several large horticultural and agricultural buildings, of which the southern-most building aligns with the southern Site boundary. A public footpath follows the access leading to Potten Farm, continuing southwards to the M20.
- 3.5 Bulls Lane follows the eastern edge of the Site leading to two detached properties, The Woodlands and Rothergate, which lie adjacent to the south eastern corner of the Site. Rotherwood Farm lies a short distance south east of these properties.
- 3.6 The M20 road corridor crosses the landscape approximately 250m south of Ashford Road. Beyond this is the South Eastern Mainline Railway and the High Speed 1 railway (HS1). A combination of large-scale arable and sheep grazed fields occupy the land between housing on Ashford

Road and the transport infrastructure to the south of Sellindge. The character of this area is affected by its proximity to built development in Sellindge, the road and railway infrastructure and nearby pylons. In addition, a large National Grid Sub Station and solar farm are also visual detractors within the local vicinity.

- 3.7 Farmland extends in depth to the south of the M20, with the local landform rising to high points of between 80m and 85m Above Ordnance Datum ('AOD') on Harringe Lane and at Barrow Hill. This area is predominantly in arable use, with an irregular field pattern of predominantly medium and large fields and occasional large blocks of woodland. An extensive tract of farmland between HS1 south of Sellindge and Lympne to the south east is allocated as a new garden settlement. This area is the subject of an outline planning (Planning Ref: Y19/0257/FH, Otterpool Park Development) for a residential led, mixed-use development of up to 8,500 new homes.
- 3.8 Farmland extends to the north of Sellindge. At the periphery of the settlement it has a relatively small-scale field pattern, sub-divided by field hedgerows and tree belts. Further north, the field pattern increases in size as it moves towards the edge of the Kent Downs AONB. At the edge of the Downs there is a pronounced change in level, as the chalk downs rise above the neighbouring farmland at the edge of the AONB.

National Landscape Character

- 3.9 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site lies within NCA 120, Wealden Greensand. This area runs across Kent, wrapping around the western side of the Low Weald. The northern part extends as far as the coast to the east, running parallel to the North Downs. In the south it extends to the east running parallel to the South Downs. The Site is located in the eastern extent of the northern part of the character area.
- 3.10 The NCA profile describes the area as a long, narrow belt of Greensand, typified by scarp-and-dip slope topography which has a gentler aspect towards the east. It is typified by numerous semi-natural habitats including unimproved acid grasslands found in commons, parklands, heathland and other areas of unimproved pasture. Fields are predominantly small or medium and irregular in pattern and agricultural land comprises a mosaic of mixed farming, set within a wooded framework. Rural settlement patterns are a mixture of dispersed farmsteads, hamlets and nucleated villages with large houses set within extensive parks and gardens. The eastern area is more marked by

development than the west, with the presence of major towns and communication corridors such as the M26, M25 and M20 motorways, as well as railway lines including HS1. Many streams and rivers also feature across the Greensand, meeting the coast of Kent between Folkestone Warren and Hythe.

County Landscape Character

- 3.11 In 2004, Kent County Council commissioned Jacobs Baktie to undertake a landscape character assessment of the Kent County ('The Landscape Assessment of Kent'). This is a large-scale assessment which divides the county into 114 character areas. The Site lies within the Sellindge Plateau Farmlands character area.
- 3.12 The report describes the area as a large-scale landscape of open fields with the small sprawling settlement of Sellindge at the centre. The M20 and the parallel railway line bisect the area from east to west causing '*discontinuities and discordance*' in the landscape. To the south of Ashford Road (A20) large areas of pasture persist, whereas to the north of Sellindge the land consists of a smaller-scale more wooded landscape of pastures, old mineral sites, small lanes and bushy hedgerows.
- 3.13 The assessment considers the landscape condition of the character area to be very poor. It notes that it is a fragmented landscape of predominantly intensive agricultural land and many visual detractors associated with road and rail transport corridors and linear development. The assessment notes that the flat landscape is apparent in long views and visibility is high. It assesses the sensitivity of the character area as moderate. In terms of landscape actions, the assessment identifies that there is an opportunity to restore and create new landscape features, including historic landscape features and new small woodlands and copses.

District / Local Landscape Character

- 3.14 In 2016, Folkestone and Hythe (formally Shepway) District Council commissioned AECOM to undertake a High Level Landscape Appraisal ('HLLA') of the whole district. The purpose of the HLLA is to inform a strategic review of the likely relative impacts of strategic level development (defined as at least 250 new homes). The appraisal defined 26 Landscape Character Areas (LCAs) within the district, with the Site and the settlement at Sellindge located within LCA 09: Sellindge. The relevant extract from the appraisal is contained in **Appendix H**.
- 3.15 LCA 09 is described as gently undulating, mixed agricultural landscape, with small areas of pasture located on undulating ground and around

settlements; and larger arable fields in the north and close to the M20. Fields are generally bound by hedgerows and belts of trees, with a moderate level of tree cover giving some areas a sense of enclosure. Settlement in the area is focused around Sellindge, extending in a linear manner along roads, including along Ashford Road (A20) where the Site lies. Key characteristics are stated as;

- *'Gently Undulating;*
- *Dispersed linear settlement alongside roads;*
- *Mixed agricultural landscape;*
- *Moderate tree cover from hedgerow tree belts;*
- *Low tranquillity; and*
- *Sense of enclosure.'*

3.16 The appraisal assesses the landscape value of LCA 09 as medium. The area was considered to display some of the characteristics of the NCA, Wealden Greensand, and is part of the wider landscape setting of the Kent Downs AONB. However, other than small amounts of ancient woodland, it has very few rare characteristics. The appraisal notes that the area is likely to be locally valued for recreation and has a good network of public footpaths. It also identifies that the LCA has no known historical or cultural associations. The tranquillity and connection to the landscape to the south is influenced by the noise of the M20.

3.17 In terms of landscape susceptibility, the appraisal notes that depending on the siting of development, the LCA is potentially capable of accommodating development without the loss of landscape elements or characteristics which add value to the area. The appraisal concludes that the LCA is of medium landscape susceptibility and sensitivity.

3.18 The appraisal methodology defines medium sensitivity as follows:

'...where impact on landscape character and visual amenity will not necessarily be an obstacle to strategic development, and where suitability is likely to be determined by other sustainability or strategic environmental considerations.'

3.19 Our own assessment of the Site and the surrounding area broadly concurs with the description of the LCA's key characteristics in that the Site is an agricultural landscape, between dispersed linear settlement along Ashford Road (A20). There is also little sense of tranquillity owing to the audible intrusion from vehicle traffic along the M20 and Ashford

Road (A20) and from the South Eastern Trainline and the High Speed 1 Railway (HS1) which are urbanising influences on the Site.

Statutory and Non-Statutory Designations

- 3.20 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Policies Map indicates that the Site is not covered by any statutory or non-statutory designations for landscape character or quality. The start of the Kent Downs AONB is approximately 2km to the north east of the Site (please refer to Designations and Local Policy Plan in **Appendix D**).

Conservation Area and Listed Buildings

- 3.21 There is no conservation area identified within the settlement of Sellindge.
- 3.22 The Church of St Mary, a Grade I Listed Building, lies within 0.5km to the west of the Site although there is no intervisibility between the church and the Site owing to intervening field boundary vegetation and the mature vegetation within the grounds of the Church. Guinea Hall, a Grade II Listed building is located opposite the Site on Ashford Road. Other Listed Buildings within the vicinity of the Site are shown on the plan in **Appendix D**.
- 3.23 Grove House is identified on the Local List of Heritage Assets and is a non-designated heritage asset.

Public Rights of Way

- 3.24 No public rights of way cross the Site, however a segment of footpath 0291/HE301/3 meets the south-east corner of the Site on Bulls Lane. This path leads from Ashford Road to the east, passing through the curtilage of the properties to the south east of the Site, and continuing alongside the M20 to meet Harringe Lane to the west. There are numerous other public rights of way within the surrounding countryside, and those most relevant include:
- Public footpath 0219/HE310/1 which runs parallel to the western boundary of the Site connecting Ashford Road with footpath 0291/HE301/2 alongside the M20;
 - Public footpath 0219/HE296/1 which is found to the north-east of the Site connecting Moorstock Lane with public footpath 0219/HE295/3;

- Public footpath 0219/HE295/3 which runs from Moorstock Lane towards Ashford Road in Sellindge;
- North Downs Way National Trail (segment 0204/HE356/6) which lies to the far north-east of the Site; and
- Public footpath 0165/HE316/1 which lies to the far south of the Site connecting two segments of the B2067.

Tree Preservation Orders

- 3.25 There are a number of trees within the Site covered by a Tree Preservation Order ('TPO', TPO No. 3/1975, TPO No. 14/2018 and TPO No 15/2020). The majority lie alongside the northern and eastern Site boundaries with Ashford Road and Bull's Lane respectively and on the boundary with the property at Grove House. There is also a group of trees to the west of Grove House which are protected. This was confirmed by the examination of Folkestone and Hythe District Council's online mapping system undertaken on 02nd October 2023.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site comprises an irregularly shaped land parcel, approximately 2.95ha in size. It comprises three small grassed fields which enclose the property and grounds at Grove House. For ease of description the Site is divided into two parcels, Area A in the west and Area B in the east (as shown on the Aerial Photograph in **Appendix B**).
- 4.2 Area A comprises the fields to the west of Grove House. It is indented to the north west by the properties at Wellington Cottage and Fieldhead, with the boundary with these dwellings defined by an established field hedgerow and post and wire fencing. To the north, the boundary with Ashford Road is marked by intermittent sections of hedgerow and the occasional tree, including a number of pine trees west of the driveway leading to Grove House. There are also a small number of mature trees located a short distance inside this boundary.
- 4.3 An intermittent field hedgerow, now somewhat overgrown, marks the western edge of Area A. Scattered broadleaf trees continue alongside the south western corner of the Area, following the boundary with the adjacent field. Beyond this field, the boundary crosses the adjoining paddock to meet the edge of the property at Woodlands. The southern boundary continues alongside the northern edge of Woodlands, to include an earth track which leads to Bulls Lane at the eastern edge of the Site. The northern edge of the track is enclosed by established vegetation, which surrounds the existing pond in the south eastern corner of the curtilage of Grove House.
- 4.4 The eastern edge of Area A follows the boundary with Grove House. This is defined by post and wire fencing to the south, which is replaced by a brick wall to the north west of the main house. A veteran Sweet Chestnut is located to the north west of the house. Further north, a post and rail fence follows the main driveway to the property, with several mature trees located alongside the route of the drive.
- 4.5 The interior of Area A rises several metres from the frontage with Ashford Road to a high point in the south west corner. Vegetation is largely confined to the periphery of this Area. However, there are several mature trees (covered by TPO) which form a 'C' shape in the south east corner of the parcel, enclosing a small grassed field adjacent to Grove House. A band of scrubby vegetation also leads west from this group, at broadly the mid-point of this Area.

- 4.6 Area B comprises a grassed field to the east of Grove House. It is enclosed on all sides by mature trees and vegetation, a large number of which are protected by a TPO. Post and wire fencing demarcates the edge of this Area alongside Bulls Lane and Ashford Road, to the east and north respectively. To the west, established trees and hedgerow mark the edge with Grove House. To the south, this Area is enclosed by the vegetation surrounding the pond.
- 4.7 Within Area B, landscape features are largely confined to the boundaries of the Area, other than a single mature English oak tree within the northern part.

Topography

- 4.8 The Site frontage with Ashford Road sits at approximately 67m Above Ordnance Datum ('AOD'). The landform rises with the western part of the Site (Area A) to a highpoint in the south west corner at approximately 75m AOD. Within the eastern field the change in level is barely perceptible, with the landform rising marginally to 68m AOD within the south east corner.
- 4.9 The wider landscape to the north of Sellindge has an undulating landform, crossed by numerous small water courses, and ranging in height between 70m to 90m AOD. The topography rises sharply at the edge of the Kent Downs, to approximately 180m AOD north of Brabourne.
- 4.10 To the south of Sellindge the landform falls to approximately 55m AOD at the base of a shallow valley located a short distance beyond the M20 road corridor. Beyond this, the topography is undulating, rising to local high points at Barrow Hill (80m AOD) and along the route of Harringe Lane.

Visibility

- 4.11 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained in **Appendices A and B** and on the photographs in **Appendix C**.
- 4.12 From our assessment, it is apparent that the Site is contained in the majority of views from the north by the buildings and vegetation connected to the properties on the opposite side of Ashford Road. Similarly, beyond the approaches on Ashford Road to the east and west, there are few public views of the Site from these directions. There are views available from the footpaths which cross the farmland to the south

of the Site and from the rising ground to the south of the M20. There are also a number of residential views from the properties which border the Site. The key views of the Site are described in the tables contained in **Appendix I** and are summarised below.

Near Distance Views

- 4.13 There are open views of the rising land in Area A from the section of Ashford Road which borders this part of the Site (**Photographs 03 and 04**). In these views the property at Grove House is visible to the east of the area, although the house is partially contained by mature vegetation within its grounds and at the Site boundary. Similarly, there are relatively open views of Area B from the highway, with the Site visible between the mature trees which line the boundary with the road (**Photograph 06**).
- 4.14 Opportunities for views of the Site from the approach along Ashford Road from the east and west rapidly decline owing to the curvature of the road, and intervening roadside development and vegetation (**Photographs 01, 02, 05, 06 and 07**).
- 4.15 There are open views of Area A from the frontage of the Duke's Head Pub, and the adjacent properties to the east (**Photograph 03**). Views from the Grade II Listed property at Guinea Hall are screened by the dense deciduous vegetation and wall at the southern boundary of the property (**Photograph 05**). Heavily filtered views of Area A from upper floor windows of the house are likely in the winter months when vegetation is out of leaf.
- 4.16 There are views into the south west corner of the Site from the rear of the property at Fieldhead over the boundary hedgerow (**Photograph 12**). Views from the rear of Wellington Cottage will be largely prevented by vegetation within the curtilage of Fieldhead.
- 4.17 There are views of Area B from the access road along Bulls Lane to the east. There are also views from the recently constructed dwellings to the east of Bulls Lane, which overlook the Site boundary (Potten Close, Hermitage Farm Close, Colemans Row).
- 4.18 Views of the Site from the properties at Woodlands and Rothergate to the south east are generally screened by the vegetation to the north of the dwellings; although there are views available from the western elevation of Woodlands towards the southern part of Area A.
- 4.19 There are views of the south western part of the Site from a section of public footpath 0219/HE310/1 to the west, adjacent to Potten Farm (**Photograph 09**). As the footpath continues southwards it falls towards the route of the M20. In views north from the footpath as it continues

parallel to the M20, the vegetation at the southern edge of the Site is visible, however the majority of the interior of the Site is contained on the north facing slope alongside Ashford Road and is therefore not visible (**Photographs 10 and 11**). As the footpath returns northwards towards the property at Woodlands there are views to the rear of Grove House, however the house and the majority of the Site are screened by the mature vegetation to the south of the property (**Photograph 12**). However, the roofline and first floor of the property at Fieldhead are visible to the north east of the Site.

- 4.20 Views from the public footpaths which cross the farmland to the north of Ashford Road are screened by the buildings at Elm Tree Farm, and the properties and vegetation alongside Ashford Road, including the well vegetated grounds of Guinea Hall (**Photographs 16 and 17**).

Middle and Long Distance Views

- 4.21 There are opportunities for middle distance views from the rising land to the south of the M20, although these are often limited by landform and intervening vegetation. There is a view across the valley from the higher parts of Harringe Lane (**Photograph 14**) and from a section of public footpath 0219/HE302/1, which crosses the higher land to the north of the road. In this view the southern boundary vegetation is visible, however the remainder of the Site is contained on the north facing slope alongside Ashford Road. There is a similar but more distant view from a section of public footpath 0165/HE316/1 (**Photograph 15**).
- 4.22 There are long distance, panoramic views available from the ridgeline at the edge of the Kent Downs AONB. **Photograph 18** shows a representative view from the public viewpoint at Farthing Common. In these wide ranging views, the Site lies to the south of other development in Sellindge and is screened by intervening housing and vegetation within the settlement. The recent housing within the first phase of the Sellindge Growth Strategy is visible to the east of the Site on St Katherine's Crescent off Ashford Road.

Landscape Quality, Value and Sensitivity

- 4.23 The Site forms an area of pastoral land which wraps around the non-designated heritage asset at Grove House. The Site contains a high number of mature trees, largely associated with the curtilage of Grove House and to the perimeter of the pastoral field to the east (Area B). The tree Survey which accompanies this application identifies six Category A trees, including a veteran Sweet Chestnut tree alongside the walled garden to the north west of Grove House. The majority of the remainder of the trees are assessed as Category B and a high percentage of the trees on-site are covered by a TPO (TPO 3/1975, TPO 14/2018 and TPO

No 15/2020). These trees are a visible component in views from the approaches along Ashford Road, and contribute to the setting / character of this section of the highway. Accordingly, the mature trees within the Site are assessed as being of high landscape quality, value and sensitivity.

- 4.24 The Site lies within the Sellindge Plateau Farmlands LCA as described in The Landscape Character Assessment of Kent. This assessment considers the landscape condition of this area to be poor, with moderate landscape sensitivity owing to its visibility in long views from higher ground. In the High Level Landscape Appraisal undertaken by the District Council the Site is located in LCA 09: Sellindge. This appraisal assesses LCA 09 as being of medium landscape value and sensitivity.
- 4.25 The Site does form part of the wider area of pastoral farmland which extends between the southern edge of Sellindge and the road and rail infrastructure to the south of the settlement. It displays some of the characteristics of the Sellindge Plateau Farmland LCA in that it is gently undulating pastoral farmland. However, it has a smaller field pattern and more intact landscape framework of mature vegetation, which is particularly evident within the eastern field. Overall, the Site is assessed as being of medium landscape quality.
- 4.26 The Site is not covered by any statutory or non-statutory designations for landscape character of quality. It has relatively ordinary scenic qualities, although the presence of a high number of mature trees contributes to the local landscape / townscape character. The Site's landscape features are not notably rare, although one of the trees is identified as being of veteran status. The Site does have some historic association with the non-designated heritage asset at Grove House, and forms part of the wider setting of the property. The Site is not publicly accessible and given its proximity to Ashford Road and the road and rail infrastructure to the south it cannot be described as wild or tranquil. It is therefore assessed as being of medium landscape value and is not a valued landscape in respect of paragraph 174 of the NPPF.
- 4.27 The landscape sensitivity of the Site to the proposed residential development is assessed based on the landscape's ability to accommodate the change. The Site lies in close proximity to existing and planned housing along the route of Ashford Road. Key views of the Site are largely limited to near distance views from Ashford Road and nearby public footpaths. The Site is therefore assessed as being of medium sensitivity to a well planned development which retains the existing mature landscape features present on-site. This judgement is consistent with the published landscape guidance.

- 4.28 The farmland to the south of the Site has an open character, few significant landscape features and is influenced by its proximity to the M20 and the railway infrastructure. It is fairly typical of the Sellindge Plateau Farmland LCA described in The Landscape Assessment of Kent. This area is assessed as being at the lower end of medium landscape quality, value and sensitivity.
- 4.29 The countryside north of Sellindge has a smaller scale field, pattern and more intact landscape framework of treed field boundaries and pockets of woodland. At the edge of the settlement the farmland is predominantly in pastoral use for grazing, with larger scale arable fields more evident further north within the Stowting Postling Vale LCA (as described in The Character Assessment of Kent) at the edge of the Kent Downs, including land within the locally designated Special Landscape Area. Away from the edge of Sellindge, this area has a generally rural character and lies in the immediate setting of the AONB. It is generally assessed as medium landscape quality, value and sensitivity, although increasingly sensitive in proximity to the Kent Downs. The landscape of the Kent Downs is nationally designated for its scenic beauty and is assessed as being of very high landscape quality, value and sensitivity.
- 4.30 The local townscape in the vicinity of the Site comprises linear development along Ashford Road of mixed character and age. Opposite the Site is the Grade II Listed Guinea Hall, however the house is well contained in views from Ashford Road by the mature vegetation within the grounds. Grove House is locally listed, and the mature vegetation which encloses the property contributes to the townscape character in this location. To the east of the Site, is new housing development within Phase 1 of the Sellindge Growth Strategy. The local townscape is assessed as being of medium townscape quality, value and sensitivity.

5.0 ABILITY OF THE SITE TO ACCOMMODATE THE PROPOSED DEVELOPMENT

- 5.1 The following section assesses the ability of the Site to accommodate the proposed development with associated open space and infrastructure, and then considers potential effects on the character of the landscape and visual amenity.
- 5.2 The proposals, which are in outline (except for access), are for a residential development of up to 54 new dwellings, with associated infrastructure and open space. Access to the development will be from Ashford Road. The Site lies within Phase 2 of the broad location for development on '*Land to the south and north east of Ashford Road*', as described in draft Policy CSD9: Sellindge Strategy of the Core Strategy Review. Phase 2 of the development will accommodate 350 new homes. The broad location for development is shown on Figure 5.8: Sellindge Strategy in **Appendix G**. The remainder of the Phase 2 Growth Area is indicatively shown on the Development Framework Plan (**Appendix F**).
- 5.3 The findings of this appraisal have informed the preparation of the Development Framework Plan, and the landscape principles which are included are as follows:
- New housing to be located in the western part of the Site only;
 - Retention of the eastern field (Area B) undeveloped as an area of open space;
 - Development to be set back from the curtilage of Grove House, respecting the immediate setting of the property and maintaining a visual link between the house and Ashford Road;
 - Retention of all high quality trees. Development to be set outside the RPAs of the retained trees, including a minimum 15m offset from the veteran Sweet Chestnut on the western boundary of Grove House;
 - Retention of the vegetation on the western and south western boundaries;
 - Reinforcement of the existing boundary vegetation alongside the property at Fieldhead;
 - Sustainable drainage pond to be located within an area of open space at the frontage with Ashford Road;

- Pedestrian routes to link the development to the open space in the eastern part of the Site and to the wider footpath network; and
 - Play area to be located centrally within the Site.
- 5.4 The key landscape and visual effects are summarised in the tables in **Appendix I** and described in the relevant section below.

Landscape Features

- 5.5 There a large number of mature and good quality trees located alongside the curtilage of Grove House and on the periphery of the eastern field, the majority of which are covered by a TPO. The tree survey which accompanies the application identifies that the majority of the existing trees and tree groups are Category B (moderate quality). There are also six Category A trees, including a veteran Sweet Chestnut, located alongside the western boundary of Grove House. A section of Beech hedging (Category B) wraps around the curtilage with Fieldhead.
- 5.6 The Development Framework Plan shows that the proposals can retain the vast majority of the important trees and tree groups across the site. The proposed access will impact on a short section of hedgerow (Category C) two low quality trees (Category U and C) and two Category B trees at the north west corner of Area A. However, these losses will be restricted to the width of the proposed carriageway and footways, and no further losses will be required to accommodate the proposed visibility splays. A single Category C Ash tree will also require removal in order to accommodate the sustainable drainage feature at the Site frontage.
- 5.7 The loss of two trees of moderate landscape and arboricultural quality is unavoidable if the new access is to be provided in the location shown. However, these losses can be compensated for by new tree planting within the open spaces and at the boundaries of the Site. A landscape management plan can also be conditioned as part of any planning consent. This would set out management prescriptions and objectives for the long term management of the existing and proposed vegetation.

Relationship to Settlement

- 5.8 The Site lies within Phase 2 of the planned broad location for development within Sellindge. Phase 1 of the proposed growth area lies to the immediate east of the Site and is now built.
- 5.9 Development at the Site and within the wider growth area forms a logical extension to the built-up area of Sellindge which will see the

settlement expand southwards, between Ashford Road and the M20 / HS1 infrastructure corridor. The Site is well located for access to local facilities, including the new local centre which forms part of Phase 1 of the development area.

Public Rights of Way

- 5.10 There are no public rights of way which cross the Site and the Site is not publicly accessible.

Visual Effects

- 5.11 As discussed in Section 4, the majority of the views of the Site are limited to vantage points within the near distance, and there are only a small number of opportunities for public views of the Site from the middle and long distance. The key views and the visual effects of development at the Site are summarised in the tables in **Appendix I** and briefly discussed below.
- 5.12 The proposed housing and the new access will be visible from a section of Ashford Road in proximity to the northern edge of Area A. The Development Framework Plan shows that the majority of the existing hedgerow and trees at the Site frontage can be retained, and housing can be set back and orientated to address the road frontage. An area of open space is proposed to the north west of Grove House, retaining views across the northern part of Area A to the access road and the western elevation of Grove House, including the mature trees located alongside the western edge of the property. The retention of the majority of the trees at the Site frontage and landscape enhancements within the proposed open space, will soften views of the new homes and provide a sensitive frontage to the highway.
- 5.13 There will be similar views of the proposed housing and access from the frontage of the Duke's Head pub, opposite the Site to the north east of Area A. The existing trees on the Site boundary will provide some filtering of views of the new homes, particularly when in leaf, however the existing open view of farmland will be lost. There may be some oblique, filtered views of housing at the Site from the upper floor windows of the property at Guinea Hall. However, these will largely be during the winter months when the mature boundary vegetation within the curtilage of the property is out of leaf.
- 5.14 The new homes will be visible from the curtilage and the rear elevation of Fieldhouse to the northwest of Area A. New landscaping alongside the existing hedgerow at the boundary with the property, will soften views and minimise impacts on visual amenity. There will be little impact

on the visual amenity of the property at Wellington Cottage, with the new homes largely screened by vegetation within Fieldhouse.

- 5.15 As set out in Section 4, there are views of the Site of varying degrees from the public footpaths which cross the farmland to the south. These footpaths lie within the wider area identified as a broad location for growth. In the event that future growth comes forward in this location, the existing footpath network will need to be accommodated within a wider development framework. Accordingly, where views of the housing at the Site are available from these footpaths, these will likely be seen within the context of development within the wider growth area. However, in the absence of any details, the following section considers the visual effect of development at the Site in isolation.
- 5.16 There will be partial views of the new homes in the western part of the Site from a section of public footpath 0219/HE310/1 to the west, above the existing hedge line. The existing vegetation can be reinforced to provide additional screening alongside the south western boundary. As this footpath falls towards the M20, the upper floors and roofs of housing on the southern part of the Site will be visible to the rear of the hedge line and trees on the southern boundary. However, the majority of the new homes will be contained on the north facing slope of the Site. There will be similar partial, and in places filtered views, of a small number of homes in the southern part of the Site from the section of this footpath which crosses the farmland between the M20 and the property at Woodlands.
- 5.17 There will be partial views of some housing in the southern part of Area A from the western elevation and curtilage of the property at Woodlands.

Middle and Long Distance Views

- 5.18 There will be glimpsed views of housing in the southern part of Area A, in middle distance views from higher ground to the south of the M20. However, the majority of the new housing will be contained in views, on the north facing slope above Ashford Road. When development comes forward within the wider location for growth, housing at the Site will form a very small component of a wider development parcel, which occupies the rising ground above the M20.
- 5.19 In long distance views from the high ground at the edge of the Kent Downs AONB, the Site is located to the rear of existing housing in the settlement. The proposals will result in a small incremental change to the existing roofscape on the southern edge of Sellindge, however there will be little change in the character of the existing view with the new

housing at the Site well contained by existing development and vegetation on Ashford Road.

Landscape Effects

- 5.20 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. It comprises pastoral farmland which wraps around the property at Grove House. It contains a number of mature trees which contribute to the setting of Grove House and to the local townscape.
- 5.21 The proposals will result in the loss of an area of farmland, which will be replaced by new housing and open space. The new homes will be well related to existing housing on Ashford Road, and form part of a wider location identified for housing growth. The eastern part of the Site (Area B) will remain undeveloped and as consequence there will be little change in the character of this section of Ashford Road.
- 5.22 The Development Framework Plan illustrates how development can be accommodated at the Site, which retains the vast majority of the important trees and tree groups. The proposed housing is set back from Grove House in order to respect the setting of the property and to maintain a visual link between Ashford Road and the house and the associated mature trees, which contribute to the adjacent street scene. By adopting this approach, the proposals will be sympathetic to the existing townscape, and the new homes will form a continuation of built development on the south side of Ashford Road.
- 5.23 The wider landscape to the south of the Site, is characterised by large scale, open farmland. This area is of ordinary landscape character and scenic quality and given its proximity to housing in Sellindge and to the transport infrastructure to the south, it has a reasonably good capacity to accommodate development. Development at the Site would be located on the north facing slope south of Ashford Road and would be more closely associated to the built up area of Sellindge, than the wider farmland, which slopes south towards the M20. Notwithstanding that this area is identified for future development growth, development at the Site in isolation would have a limited impact on the character of the adjacent farmland.

Cumulative Effects

- 5.24 The Site forms part of Phase 2 of a wider location identified for growth (Policy CSD9: Sellindge Strategy) which will see expansion to the south and south east of Sellindge. The Site forms a relatively small component of the wider growth area.

- 5.25 Development within the wider location for growth will result in the loss of a swathe of farmland between the built edge of Sellindge and the M20 road corridor. As discussed above, the Site is closely associated with built development on Ashford Road, and the majority of the wider growth area will be located on farmland to the rear of existing / proposed development. Whilst the wider development will result in a significant change to the character of the farmland south of Sellindge, development at the Site will not materially add to the cumulative landscape effect. There may be a small cumulative increase in built form visible along Ashford Road, as a result of the wider development, however the cumulative effect on townscape character and views from Ashford Road will remain broadly in line with that assessed for the development at the Site in isolation. In views from the footpaths and higher ground to the south, development within the wider growth area will be visible on the south facing farmland above the M20, however it is likely that housing at the Site will largely be screened by the new development or will form a very small component of a wider residential expansion.
- 5.26 A significant area of land to the south of Sellindge and the M20 / HS1 corridor is identified as a location for a new garden settlement. This area is now the subject of an outline planning application, Otterpool Park Development, for up to 8,500 new homes and supporting infrastructure and green space. The Site and the wider Sellindge Growth Area are separated from the new garden village by the adjacent transport infrastructure. Despite this, there will be a significant change in local landscape character as the farmland to the south of the settlement is replaced by a new residential led development.
- 5.27 However, the Site comprises a tiny part of this wider area of growth and is closely associated with the existing residential area of Sellindge. Development within the wider garden village will occupy the foreground of middle and long distance views from the south, screening views of new housing on the edge of Sellindge. Similarly, the proposed development at the Site will have little cumulative impact on views from the high ground in the Kent Downs to the north, given the scale of the proposals within the new settlement.

Compliance with Planning Policy

- 5.28 The proposals will deliver new housing to the south of Ashford Road in accordance with Policy CSD9: Sellindge Strategy. The proposals will retain all of the high quality trees on Site and the vast majority of the other trees and vegetation. The new housing will be set back from the frontage of Ashford Road and the curtilage of Grove House, in order to provide a positive frontage to the highway and to respect the

immediate setting of the non-designated heritage asset. The Site does not lie within a protected landscape and proposals will not materially impact on views or the setting of the Kent Downs AONB. Development, which is delivered in accordance with the principles shown on the Development Framework Plan, and set out in this section, will be consistent with local planning objectives and policy.

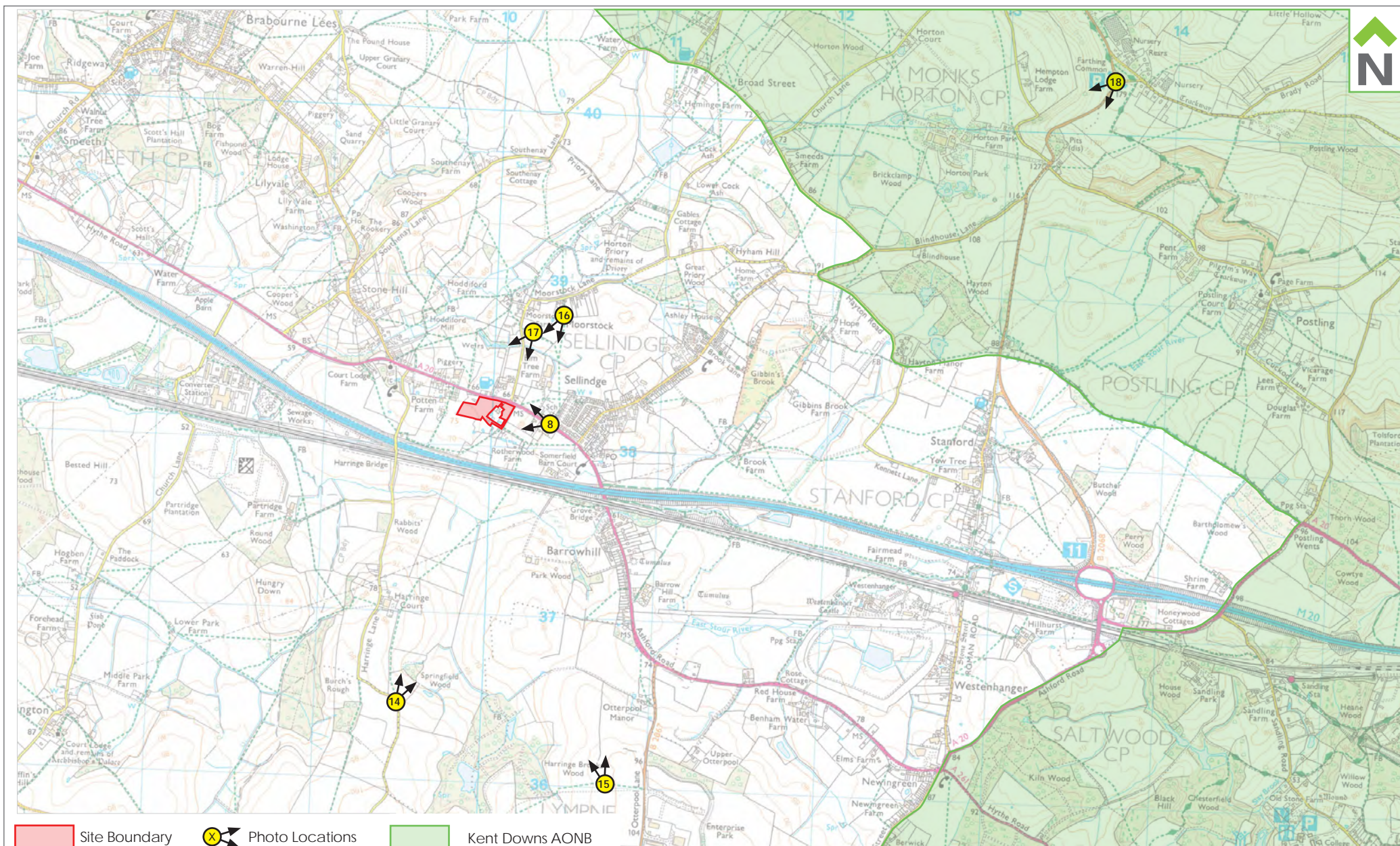
6.0 CONCLUSION

- 6.1 The Site occupies an irregular shaped parcel of land to the immediately south of Ashford Road in Sellindge. It includes a number of grassed fields which enclose the large, detached property at Grove House. The Site forms part of the second phase of a broad location of development identified in Policy CSD9: Sellindge Strategy of the Council's adopted Core Strategy Review.
- 6.2 The Site is not covered by any statutory or non-statutory designations for landscape character of quality. It has relatively ordinary scenic qualities, although the presence of a high number of mature trees contributes to the local landscape / townscape character. The Site's landscape features are not notably rare, although one of the trees is identified as being of veteran status. The Site does have some historic association with the non-designated heritage asset at Grove House, and forms part of the wider setting of the property. The Site is assessed as being of medium landscape quality, value and sensitivity.
- 6.3 The visual assessment found that the Site is contained in the majority of views from the north by the buildings and vegetation connected to the properties on the opposite side of Ashford Road. Similarly, beyond the approaches on Ashford Road to the east and west, there are few public views of the Site from these directions. There are views available from the footpaths which cross the farmland to the south of the Site and from the rising ground to the south of the M20. There are also a number of residential views from the properties which border the Site. In views from the higher ground within the Kent Downs AONB, the Site lies to the rear of existing housing in Sellindge.
- 6.4 The proposals will deliver new housing to the south of Ashford Road in accordance with Policy CSD9: Sellindge Strategy. The Development Framework Plan illustrates how new housing can be accommodated in the western part of the Site, with the eastern field remaining undeveloped as an area of open space. The proposals will retain all the existing high quality trees on site, and the new housing will be set back from the frontage of Ashford Road and the curtilage of Grove House, in order to provide a positive frontage to the highway and to respect the immediate setting of the non-designated heritage asset.
- 6.5 As set out in Section 5, housing at the Site would be well related to existing development on Ashford Road and will retain key landscape features which contribute to the local townscape along this section of the highway. The development proposals would form part of a wider planned extension to the south of Sellindge and could be delivered

without resulting in significant adverse harm to the local landscape, townscape, or views.

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land south of Ashford Road, Sellindge, Kent

Drawing Title Site Location Plan

Client Gladman Developments Ltd

Date September 2023

Drawing No. CSA/4509/100

Scale @ A4 NTS

Rev A

Drawn CC

Checked CA

Appendix B

Aerial Photograph
(Showing near distance photo locations)



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land south of Ashford Road, Sellindge, Kent

Drawing Title Aerial Photograph

Client Gladman Developments Ltd

Date September 2023

Scale @ A4 NTS

Drawn CC

Drawing No. CSA/4509/101

Rev A

Checked CA

Appendix C

Photosheets



Photograph 1 View from Ashford Road looking east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 08:44
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Ashford Road, Sellindge	Drawing No. CSA/4509/109		
Drawing Title	Photosheets	Date August 2023		
Client	Gladman Developments Ltd	Drawn CC	Checked FC	Rev A

Approximate extent of Site

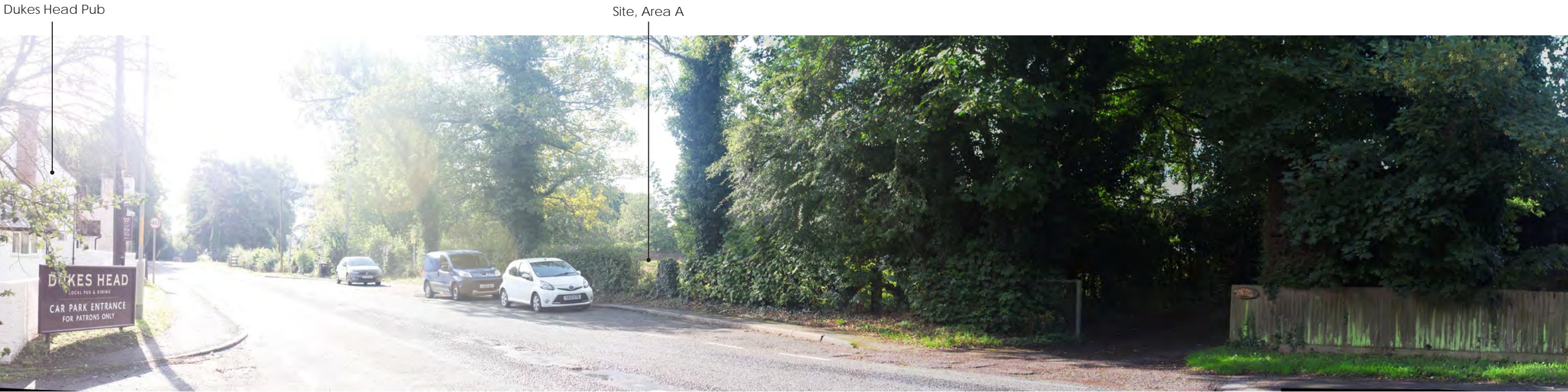
Wellington Cottage



Photograph 2 View from Ashford Road looking east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 08:42
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Photograph 3 View from Ashford Road looking east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 08:41
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Ashford Road, Sellindge	Drawing No. CSA/4509/109		
Drawing Title	Photosheets	Date August 2023		
Client	Gladman Developments Ltd	Drawn CC	Checked FC	Rev A



Photograph 4a View from Ashford Road towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 08:38
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Photograph 4b View from Ashford Road towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 08:38
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Ashford Road, Sellindge	Drawing No. CSA/4509/109		
Drawing Title	Photosheets	Date August 2023		
Client	Gladman Developments Ltd	Drawn CC	Checked FC	Rev A



Photograph 5 View from Ashford Road looking west towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 08:36
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 75°
Looking direction: west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Ashford Road, Sellindge	Drawing No. CSA/4509/109		
Drawing Title	Photosheets	Date August 2023		
Client	Gladman Developments Ltd	Drawn CC	Checked FC	Rev A



Photograph 6 View from Ashford Road looking west towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 08:35
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Ashford Road, Sellindge	Drawing No. CSA/4509/109		
Drawing Title	Photosheets	Date August 2023		
Client	Gladman Developments Ltd	Drawn CC	Checked FC	Rev A

Approximate extent of Site

New residential development along Colemans Row

The Site boundary, Area B



Photograph 7 View from Ashford Road looking west towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 08:35
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 85°
Looking direction: west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Approximate extent of Site

Residential development along Ashford Road (A20)



Photograph 8 View from Ashford Road looking west towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 09:21
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Ashford Road, Sellindge	Drawing No. CSA/4509/109		
Drawing Title	Photosheets	Date August 2023		
Client	Gladman Developments Ltd	Drawn CC	Checked FC	Rev A

Approximate extent of Site

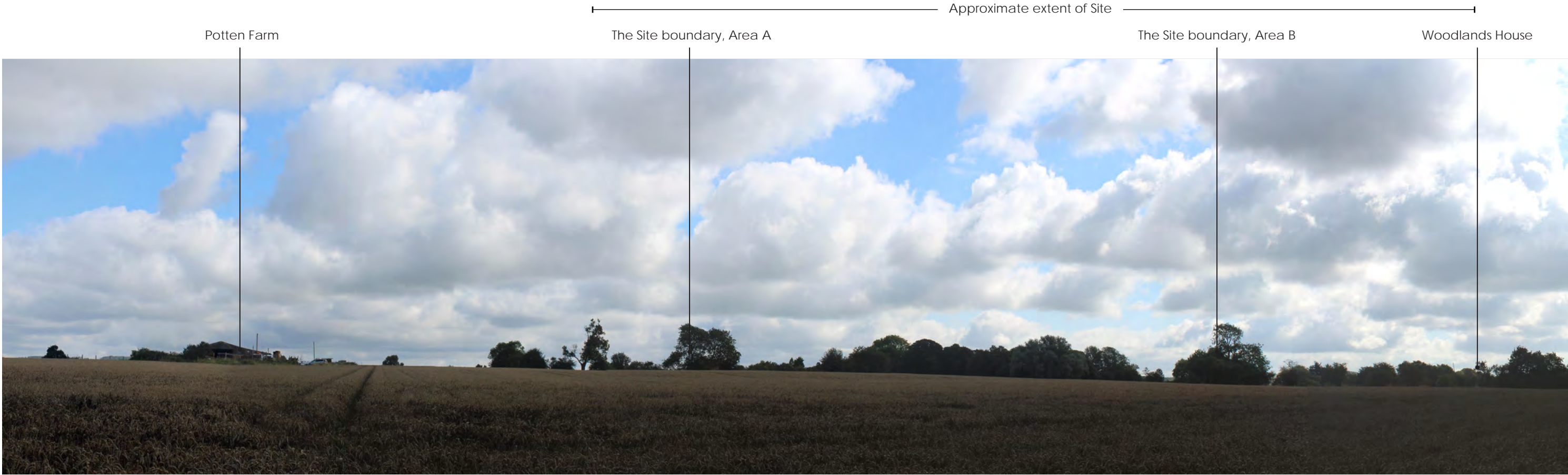
New residential development along St Mary's Road



Photograph 9 View from public footpath 0291/HE310/1 looking east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 10:27
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Photograph 10 View from public footpath 0291/HE301/2 looking north-east towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 10:03
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: north-east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Photograph 11 View from public footpath 0291/HE301/3 looking north towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 09:59
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: north

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Approximate extent of Site

The Site boundary

Fieldhead House



Photograph 12 View from public footpath 0291/HE301/2 looking north towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 09:55
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: north

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Photograph 13 View from public footpath 0291/HE301/3 looking north-west towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 09:47
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: north-west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Ashford Road, Sellindge	Drawing No. CSA/4509/109		
Drawing Title	Photosheets	Date August 2023		
Client	Gladman Developments Ltd	Drawn CC	Checked FC	Rev A



Panorama 14 For context only

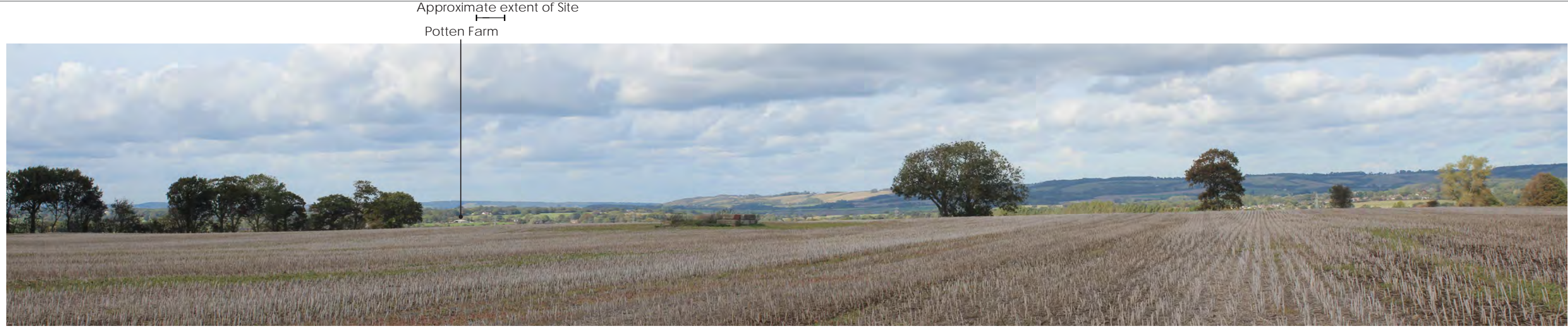


Photograph 14

View from Harringe Lane looking north towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
03.08.2023, 10:43
Canon 2000D 1.6x, Canon EF-S 18-55mm
Hfov 40°
Looking direction: north

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Ashford Road, Sellindge	Drawing No. CSA/4509/109		
Drawing Title	Photosheets	Date	August 2023	
Client	Gladman Developments Ltd	Drawn NG	Checked FC	Rev A



Panorama 15 For context only



Photograph 15 (October 2019)
View from footpath HE.16 looking north towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
09.10.2019, 14:21
Canon 1300D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Ashford Road, Sellindge	Drawing No. CSA/4509/109		
Drawing Title	Photosheets	Date	August 2023	
Client	Gladman Developments Ltd	Drawn NG	Checked FC	Rev A



Photograph 16 View from public footpath HE295 looking south towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 09:30
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 75°
Looking direction: south

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Approximate extent of Site

Property on the junction of Moorstock Lane and Ashford Road



Photograph 17 View from public footpath HE296 looking south towards the Site

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.08.2023, 09:34
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: south

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Panorama 18 For context only



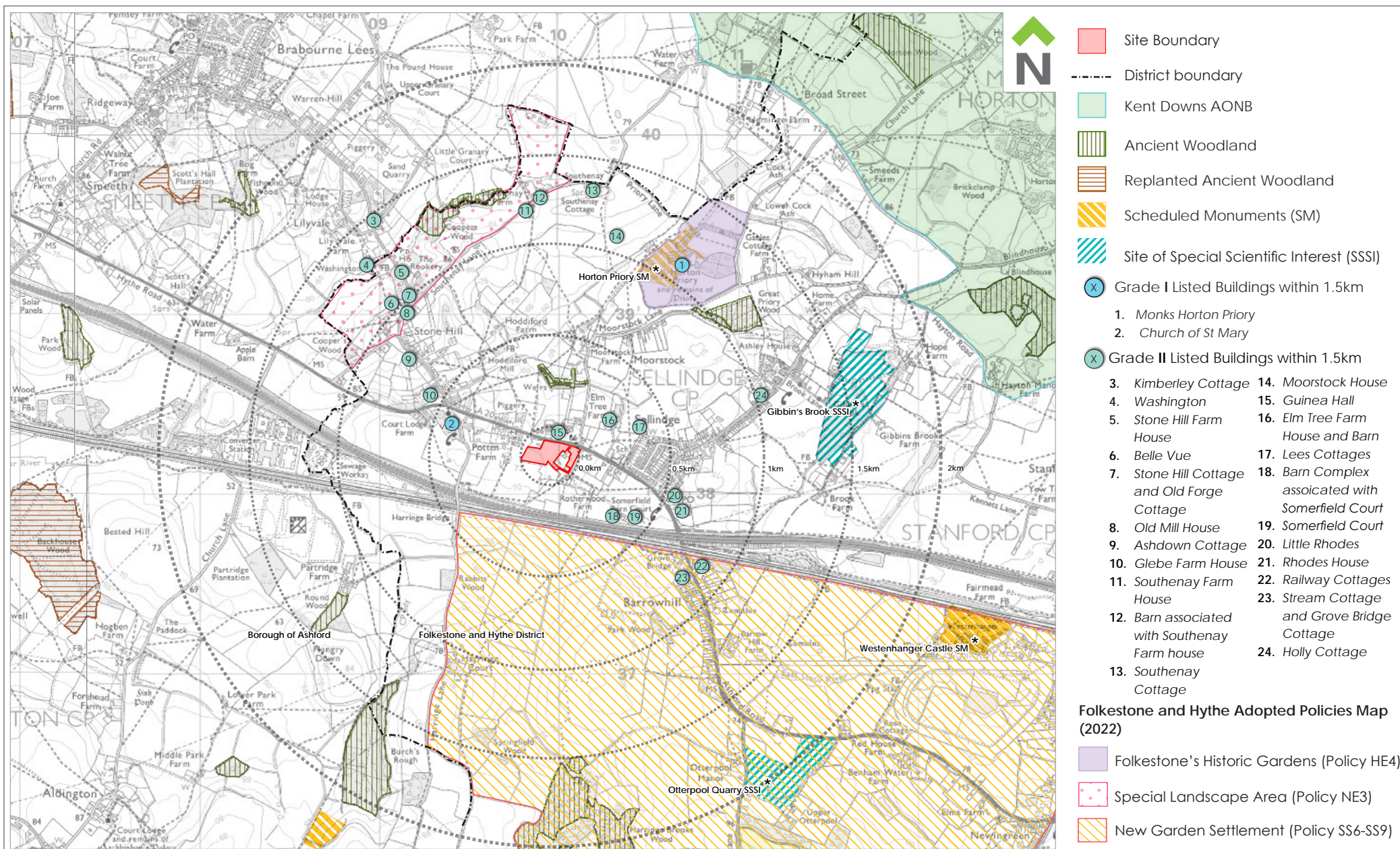
Photograph 18
View from footpath HE.16 looking north towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
03.08.2023, 11:28
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Ashford Road, Sellindge	Drawing No. CSA/4509/109		
Drawing Title	Photosheets	Date	August 2023	
Client	Gladman Developments Ltd	Drawn NG	Checked FC	Rev A

Appendix D

Designations and Local Policy Plan



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Project Land south of Ashford Road, Sellindge, Kent

Drawing Title Designations and Local Policy Plan

Client Gladman Developments Ltd

Date September 2023 **Drawing No.** CSA/4509/102

Scale @ A4 NTS **Rev** A

Drawn CC **Checked** CA

Appendix E

National Landscape Policy Context

1.0 APPENDIX E – NATIONAL LANDSCAPE POLICY CONTEXT

National Planning Policy Framework (July 2021)

- 1.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 1.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 1.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for, among other elements, the '*(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*'
- 1.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 127 states that '*... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.*' Paragraph 128 requires local authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.
- 1.5 Paragraph 130 states that planning policies and decisions, should ensure that developments, amongst others:
 - '*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - '*are visually attractive as a result of good architecture, layout and effective landscaping;*
 - '*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...*'
- 1.6 Paragraph 131 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species choice for the location and the needs of all users.
- 1.7 Paragraph 132 states that the design quality should be integral to the evolution and assessment of proposals, and paragraph 134 goes on to state that poorly

designed development should be refused, particularly where it does not follow local or government design guidance.

- 1.8 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 174 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

- 1.9 Paragraph 175 highlights that plans should:

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

- 1.10 Paragraph 180 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'.

Paragraph 176 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The paragraph goes on to state that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Applications for development should include an assessment of potential detrimental effects on the environment, the landscape and recreational opportunities, and should show the extent to which these could be moderated. The paragraph also notes that development within the setting of a designated area '*... should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.*'

- 1.11 Paragraph 177 states that '*... permission should be refused for major development...*' within the National Parks, the Broads and Areas of

Outstanding Natural Beauty apart from where exceptional circumstances and public interest can be demonstrated. Such applications will require assessments of the need for the development, other options for the location of the development outside the designated area and any detrimental effects on the environment, landscape and recreational opportunities.

- 1.12 The definition of 'major development' for the purposes of paragraphs 176 and 177, is noted as being a matter for the decision maker, and should be considered in terms of its '*...nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area is designated or defined.*'

Planning Practice Guidance

- 1.13 The Planning Practice Guidance ('PPG') as relevant to this assessment covers landscape and the natural environment, and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.
- 1.14 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 130 [134] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:
- Context
 - Identity
 - Built form
 - Movement
 - Nature
 - Public places
 - Uses
 - Homes and buildings
 - Resources
 - Lifespan.
- 1.15 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...* '. Paragraph 006 notes that they may need to be

accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

1.16 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

1.17 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- *Building a strong, competitive economy;*
- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*
- *Mitigating climate change, flooding and coastal change;*
- *Conserving and enhancing the natural environment.*

1.18 The final paragraph (008) in the green infrastructure sub-section notes that:

'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'

1.19 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as '*... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.*'

1.20 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 170 [174] of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to '*... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.*' Paragraph 036 goes on to note that:

'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include

policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'

- 1.21 Paragraph 041 of the Landscape section deals with the approach to development within National Parks, the Broads and Areas of Outstanding Natural Beauty. It notes that their status as landscapes of the highest quality has to be reflected in the design and location of all development in these areas, and refers to the considerations for development as set out in paragraph 172 [176] of the NPPF. Development in the setting of one of these protected landscapes is covered in paragraph 042, which states that, where important long views from or to the designated landscapes are identified, or where the land within and adjoining the designated area is complementary, a sensitive approach which takes potential impacts into account will be needed to avoid significant harm.

National Design Guide

- 1.22 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'
- 1.23 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):
- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.
 - The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. *It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.*
 - Nature contributes to the quality of a place, and to people's quality of

life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'

- 1.24 The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.

Appendix F

Development Framework Plan



LANDSCAPE FEATURES
Existing mature tree belts and hedgerows are to be retained and will inform the layout to ensure that the new homes sit within a strong landscape framework.

INTEGRATION
Potential vehicular and pedestrian links are proposed to the other parts of Phase 2 (Policy CSD9) to ensure that Site A is brought forward in a holistic manner.

SUSTAINABLE DRAINAGE SYSTEMS (SuDS)
Proposed location for drainage feature at the lower part of the Site to manage the flow of surface water during periods of heavy and persistent rainfall.

CHILDREN'S PLAY
Proposed children's play area located within area of open space.

- Site Boundary: 2.95ha
- Proposed residential development: 1.37ha (up to 54 dwellings @ 39.5 dph)
- Proposed/potential vehicular access points
- Proposed tree-lined primary street
- Proposed secondary streets
- Proposed pedestrian links
- Proposed recreational routes
- Existing public rights of way
- Potential vehicular links to other parts of Phase 2 allocation
- Proposed public open space
- Existing vegetation
- Proposed tree, thicket and woodland planting
- Proposed wildflower planting
- Proposed location for children's play area (LAP)
- Proposed locations for seating areas
- Proposed location for drainage features (SuDS)
- Proposed pump station

CONTEXT

- Existing water features
- Existing bus routes and bus stops
- Listed Buildings
- Policy CSD9 land outside the scope of the applicant's control

C	08.11.23	RC	MINOR TEXT AMENDMENTS
B	05.10.23	RC	MOBILITY HUB RELOCATED
Rev	Date	By	Description

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

01462 743647
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Project	Land south of Ashford Road, Sellindge		
Title	Development Framework Plan		
Client	Gladman Developments Ltd		
Scale	1:2000 @ A2	Drawn	RC
Date	June 2023	Checked	RR
Drawing No.	CSA/4509/122	Rev	C

Appendix G

Core Strategy Review (2022), figure 5.8 Sellindge Strategy

Policy CSD9

Sellindge Strategy

Land to the south and north east of Ashford Road in Sellindge forms a broad location for development to create an improved village centre with a mix of uses, a village green/common, pedestrian and cycle enhancements to Ashford Road and other community facilities together with new residential development of circa 600 dwellings.

The first phase has planning permission for approximately 250 dwellings. The second phase for the remaining dwellings hereby allocated comprising Site A (land to the west of Phase 1) and Site B (land to the east of phase 1) as identified in Figure 5.8 is the subject of this policy. Planning permission will not be granted for any development pursuant of this policy unless and until the Council is satisfied that the requirements of Policy CSD5 (d). are met.

Proposals for the second phase for the residential-led development should be accompanied by a masterplan for Sites A and B which shows how the sites will be integrated with Phase 1 and the existing settlement. Development shall meet all the following criteria:

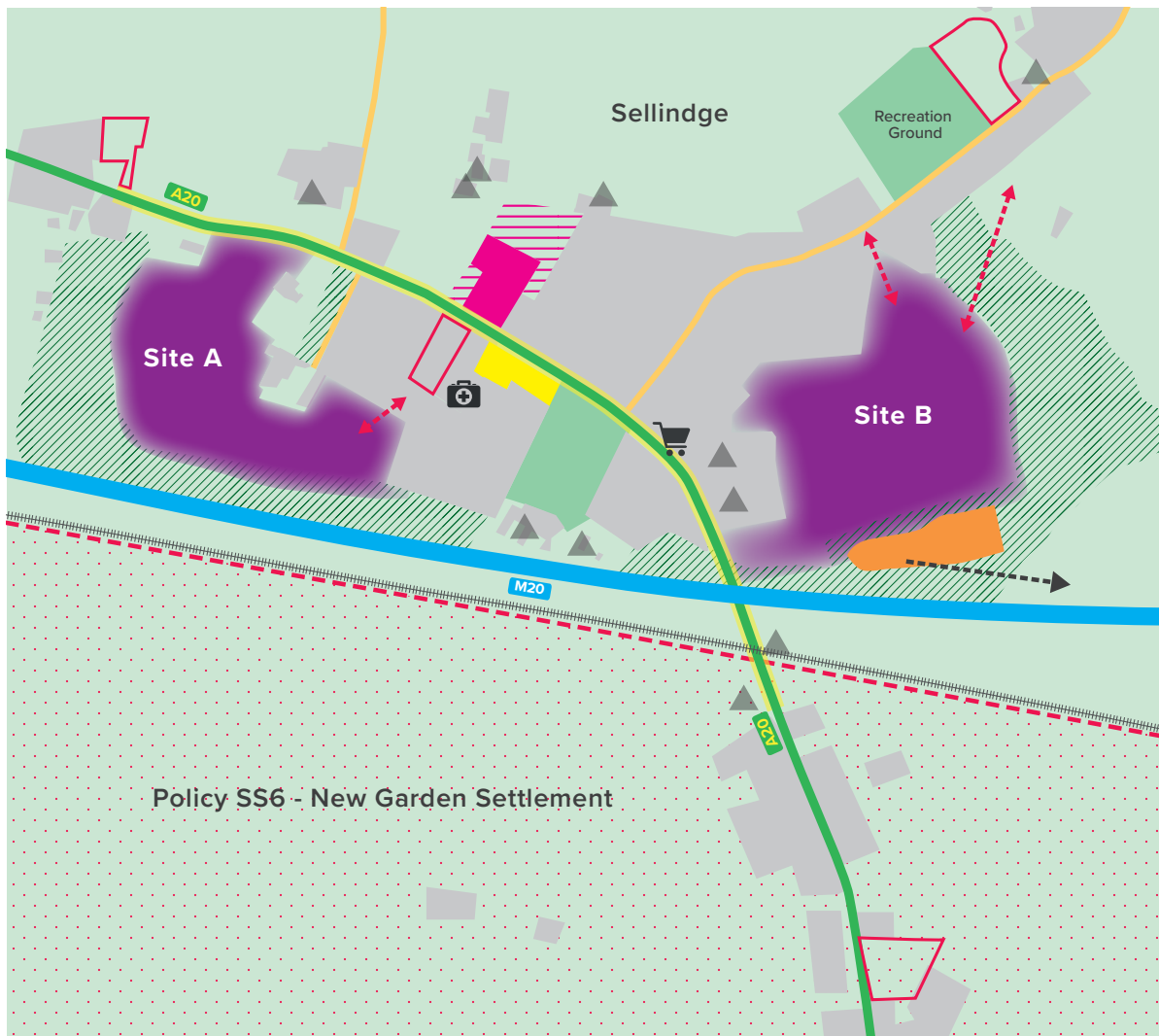
- a. The residential development element shall not commence until the primary school extension (to 1 FE) and the Parish Council administrative accommodation to be provided in phase 1 are under construction with a programmed completion date;
- b. Total residential development within phase 2 of circa 350 dwellings (including Classes C2 and C3) with 22 per cent affordable housing subject to viability and a minimum of 10 per cent of dwellings designed to meet the needs of the ageing population;
- c. Development shall be designed to minimise water usage, as required by the Water Cycle Study. Total water use per dwelling shall not exceed 110 litres per person per day of potable water (including external water use);
- d. Proposals must provide:
 - i. Prior to the commencement of development, land and an appropriate level of funding to enable the upgrading of Sellindge Primary school to 1.5 forms of entry (1.5 FE);
 - ii. Prior to first occupation, new nursery facilities of sufficient size to meet the needs of the residents;
 - iii. Prior to the completion of the second phase, a replacement village hall to a specification that meets the prospective needs of future residents; and
 - iv. Prior to the commencement of development, a proportionate contribution towards the upgrading and/or expansion of existing local medical facilities or otherwise towards a new healthcare facility to meet the needs of the residents;
- e. The design and layout of the development shall be landscape-led and include within it structural landscaping with woodland planting to be provided on the rural edge of the development, particularly around the western boundary of Site A, to retain the rural character, and on the eastern boundary of Site B, to avoid or minimise adverse impacts on the Kent Downs AONB and views into and out of the AONB. All landscaping shall be planted at an early stage of the development and provide new habitats for priority nature conservation species. Applications shall be accompanied by a landscape and visual impact assessment that should inform the landscaping scheme and address structural and local landscape matters;

- f. Approximately 1,000sqm of business (B1 Class) floorspace shall be provided, achieving BREEAM 'excellent' rating;
- g. Proposals should protect and conserve the setting of non-designated built heritage assets such as Grove House and Potten Farm, protect and where possible enhance important historic natural heritage assets, such as hedgerows, in accordance with their particular significance;
- h. Any archaeological remains should be evaluated and potential impact mitigated in accordance with Places and Policies Local Plan Policy HE2;
- i. Provide, or contribute to, convenient and safe links within the sites and externally to ensure there is ease of access by a range of transport modes to new and existing development and facilities within the village and cycle and pedestrian access to Westenhanger Station;
- j. Deliver pedestrian and cycle enhancements to the A20 through informal traffic-calming features and associated highways improvement extending the principles of the Rural Masterplan; Provide noise and air pollution mitigation measures between the M20/High Speed 1 transport corridor and the built development, to integrate with structural planting and habitat creation; and
- k. Contribute to improvements in the local wastewater infrastructure and other utilities as required to meet the needs of the development including:
 - i. The delivery of sewage infrastructure, in liaison with the service provider, aligned with occupation of the development; and
 - ii. Future access to existing sewage infrastructure for maintenance and upsizing purposes.

5.182 An indicative strategy for Sellindge is set out below to show how residential development can meet needs for central facilities in a location near the junction with Swan Lane. Figure 5.8 is indicative only; proposals should be developed collectively by landowners with further community input to accord with the criteria of CSD9.

5.183 Policy CSD9 should be read in conjunction with the other policies in the development plan, in particular Places and Policies Local Plan Policy HB4: Self-build and Custom Housebuilding Development; Policy C3: Provision of Open Space, regarding allotments and sports facilities; Policy C4, regarding play space provision; and Policy CC1, regarding energy efficiency.

Figure 5.8 Sellindge Strategy



Policy CSD9 - Sellindge Strategy

A Roads	Employment (B1)	Existing Primary School	Improved Connectivity	Heritage Assets
Road Improvements	New Community Facilities	Expansion of Primary School	New Cycle/Pedestrian links to Station	Railway
Motorway	Phase 2 Housing	PPLP Allocations	Landscaping	Convenience store
Minor Roads	Policy SS6	Existing Built Areas	Village Green	Existing GP surgery & Village Hall

5.184 In the context of strong development pressures, the identification of a broad location with two phases will allow the objectives of the Rural Masterplanning⁽¹⁹⁾ project (and also specific Aim C7 and others of this plan) to be met and infrastructure upgrades delivered. A comprehensive and deliverable proposal is needed that fully satisfies the key outcomes of the Rural Masterplanning Fund project, providing:

- A sense of place through the village green/common south of the Ashford Road (A20);
- A suitable residential mix including affordable housing; and
- Significant improvements to the A20 so that pedestrian/cycle movements are encouraged and vehicular drivers discern they are travelling through the heart of Sellindge.

5.185 Should these objectives not be met, development will not be supported, as this opportunity is centred on addressing local community needs (speculative proposals in other locations associated with a piecemeal pattern of development can be resisted under policy SS1).

5.186 This positive policy, along with the policies of countryside protection, will co-ordinate change in central Sellindge and ensure that inappropriate proposals that harm the village, or fail to deliver community infrastructure, can be resisted.

Appendix H

High Level Landscape Appraisal

LCA 09: SELLINDGE

Description

The LCA comprises a gently undulating landscape north of the M20 motorway. It is a mixed agricultural landscape with small areas of pasture located on more undulating ground and around settlement, and larger arable fields in the north and close to the M20. Fields in the area are generally bounded by hedgerows and belts of trees. There is moderate tree cover in the LCA, giving some areas a sense of enclosure. Settlement in the area is focused around Sellindge, but extends in a linear manner along roads leading out of Sellindge. Roads through the LCA include the A20 and a number of minor roads, with settlement generally dispersed along the roads. Tranquility in the LCA is affected by the M20 to the south.

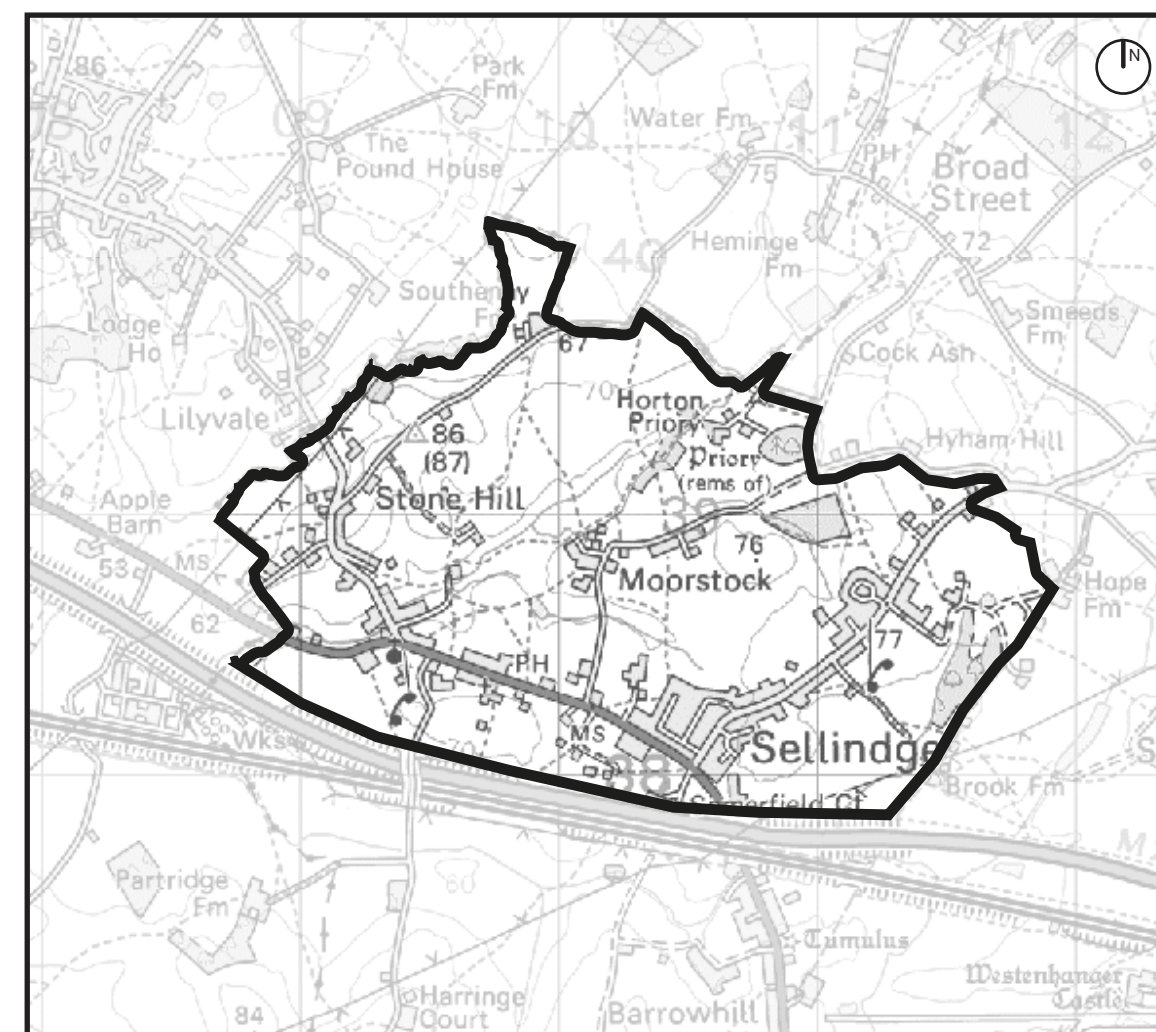
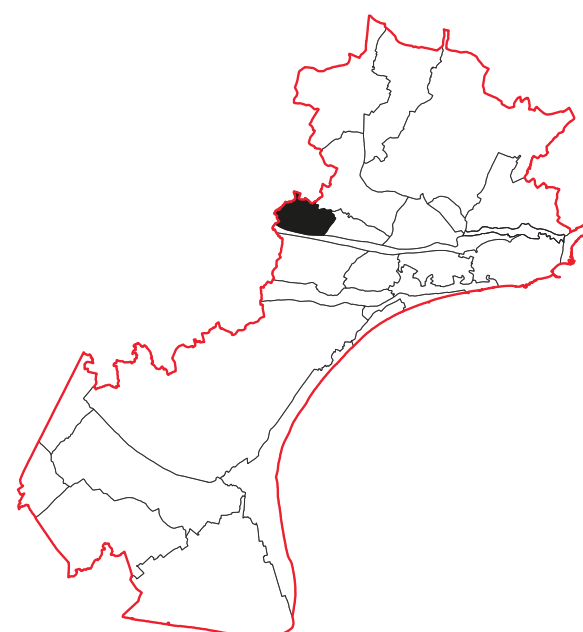
Landscape Designations

The LCA is not covered by any landscape designations but is considered to be within the setting of the Kent Downs AONB.

Key Characteristics

The key characteristics of this LCA are:

- Gently undulating;
- Dispersed linear settlement alongside roads;
- Mixed agricultural landscape
- Moderate tree cover from hedgerow tree belts;
- Low tranquility; and
- Sense of enclosure.



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Landscape Value

Criteria	Description	Low	Medium	High
Landscape Quality (Condition)	The LCA is in a fair condition, with intact elements and signs of good management.		0	
Scenic Quality	The LCA is part of the wider landscape setting of the Kent Downs AONB, with some attractive views of the North Downs Ridge to the north, and is therefore considered to have a moderate scenic quality.		0	
Rarity	The LCA includes a small amount of Ancient Woodland, but very few other rare characteristics.	-1		
Representativeness	The LCA is considered to display some of the characteristics of NCA 120: Wealden Greensand.		0	
Conservation Interests	The LCA has a number of listed buildings, a scheduled monument, and a SSSI.			+1
Recreation Value	The LCA is locally valued for recreation and has a good network of public rights of way.		0	
Perceptual Aspects	The LCA is partially influenced by the noise of the M20 which affects tranquility and its connection with the landscape to the south. Parts of the LCA around Stone Hill have a historic and remote, enclosed character.		0	
Associations	The LCA has no known historical or cultural associations.	-1		
Total Score				-1

Landscape Susceptibility

Criteria	Description	Low	Medium	High
Subtraction	Depending on the siting of development, the LCA is potentially capable of accommodating development without the loss of landscape elements or characteristics which add value to the area.		0	
Addition	Depending on the siting of development in relation to existing development, it could potentially be a prominent feature in the wider landscape setting of the Kent Downs AONB, however there is also potential for more discreet siting.		0	
Total Score				0

Landscape Sensitivity

Landscape Value	-1
Landscape Susceptibility	0
Landscape Sensitivity	-1

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

Appendix I

Methodology and Summary Landscape and Visual Effects

LANDSCAPE/TOWNSCAPE EFFECTS						
Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Trees	High	The Tree Survey which accompanies this application identifies six Category A trees, including a veteran Sweet Chestnut tree alongside the walled garden to the north west of Grove House. The majority of the remainder of the trees are assessed as Category B and a high percentage of the trees on-site are covered by a TPO (TPO No. 3/1975, TPO No. 14/2018 and TPO No 15/2020). These trees are a visible component in views from the approaches along Ashford Road, and contribute to the setting / character of this section of the highway.	The vast majority of the existing trees can be retained. The new access point will require the removal of two low quality trees (Category U and C) and two Category B trees at the north west corner of Area A. A Category C Ash will be removed to accommodate the sustainable drainage feature, and a Category B Hawthorn may require removal to facilitate potential access to the wider growth area. These losses are not considered significant and will be compensated for by new tree planting within the open spaces and at the Site boundaries.	Negligible	Negligible Adverse	Negligible Beneficial
Hedgerows	Medium and Low	There is a low quality hedgerow (Category C) along the frontage of Area A with Ashford Road. A relatively intact section of hedgerow follows the eastern edge of Grove House (Grade B). There is a well-managed beech hedgerow at the boundary with the property at Fieldhead (Category B). An intermittent, outgrown hedgerow follows the	A short section of Category C hedgerow will be removed to provide vehicular access to the Site. Existing hedgerows can be reinforced and managed.	Negligible	Negligible Adverse	Negligible Adverse

		remainder of the western boundary (Category B).				
Public footpaths and public access	N/A	There is no public access to the Site.	N/A	N/A	N/A	N/A
Land Use – pasture	Medium	The Site comprises an area of grassland, which at the time of the Site visit was not being grazed.	Permanent loss of pasture within the western part of the Site. Retention of areas of grassland within the open spaces adjacent to Grove House and within the eastern field.	Moderate	Moderate Adverse	Moderate Adverse
Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments & Listed Buildings	NA	There are no registered heritage assets located within the Site. Grove House is a non-designated heritage asset, however it lies outside the Site boundary.	No direct effects on the non-designated heritage asset.	N/A	N/A	N/A
Indirect effects on landscape / townscape character		Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Landscape character of Site	Medium	The Site forms an area of pastoral land which wraps around the non-designated heritage asset at Grove House. The Site contains a high number of good quality mature trees which have a high landscape value. These are largely at the perimeter of Grove House and Area B.	<p>The proposals will result in the loss of an area of farmland, which will be replaced by new housing and open space. The new homes will be well related to existing housing on Ashford Road, and form part of a wider location identified for housing growth. The proposals will retain all the high quality trees and the vast majority of the other trees. Development will be set back from the frontage with Ashford Road and Grove House.</p> <p>The eastern part of the Site (Area B) will remain undeveloped and as</p>	<p>Moderate (Area A)</p> <p>Neutral (Area B)</p>	<p>Moderate Adverse (Area A)</p> <p>Neutral (Area B)</p>	<p>Moderate Adverse (Area A)</p> <p>Neutral (Area B)</p>

			consequence there will be little change in the character of this section of Ashford Road.			
Local Landscape Character	Medium	The farmland to the south of the Site has an open character, few significant landscape features and is influenced by its proximity to the M20 and the railway infrastructure. It is fairly typical of the Sellindge Plateau Farmland LCA described in The Landscape Assessment of Kent.	The farmland to the south of the Site lies on a south facing slope. Development at the Site would be located on the north facing slope above Ashford Road, and would be more closely associated to the built up area of Sellindge, than the wider farmland, which slopes south towards the M20. Notwithstanding that this area is identified for future development growth, development at the Site in isolation would have a limited impact on the character of the adjacent farmland.	Slight	Slight Adverse	Slight Adverse
Wider Landscape Character	Medium and Very High	The wider landscape of the Sellindge Plateau Farmland LCA, which extends to the north of Sellindge and south of the M20, comprises undulating, mixed farmland. At the northern edge of Sellindge the farmland has a medium to small field pattern, and relatively intact framework of treed field boundaries and pockets of woodland. Further north, within the Stowting: Postling Vale LCA the landscape becomes increasingly open, with large scale arable fields sub-divided by field hedgerows. This area is overlooked by the chalk downland at	The Site is well contained in the majority of views from the wider landscape north of Sellindge and south of the M20. Accordingly development would have little impact on the character of the wider Sellindge Plateau Farmland LCA, nor the Kent Downs AONB.	Negligible (Sellindge Plateau Farmlands) Neutral (Kent Downs AONB)	Negligible Adverse Neutral	Negligible Adverse Neutral

		the edge of the nationally designated landscape of the Kent Downs AONB.				
Townscape character of neighbouring area	Medium	The local townscape in the vicinity of the Site comprises linear development along Ashford Road of mixed character and age. Opposite the Site is the Grade II Listed Guinea Hall, however the house is well contained in views from Ashford Road by the mature vegetation within the grounds. Grove House is locally designated, and the mature vegetation which encloses the property contributes to the townscape character in this location. Immediately east of the Site, the adjacent field is currently being developed as part of a new residential development.	The new homes will be well related to existing development along Ashford Road. The proposals will retain the high quality trees which contribute to the local street scene. Development will be set back from Grove House and the frontage of Ashford Road (east of the proposed access). This will maintain the visual link between Grove House, the mature vegetation on the curtilage of the house and the public highway.	Moderate	Moderate Adverse	Moderate – Slight Adverse as landscaping matures
Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments & Listed Buildings	Medium-High and High	Grove House is identified as a non-designated heritage asset. It is enclosed by the pastoral fields of the Site. Whilst the house is well contained by mature vegetation, the adjacent land does play some role in the setting of the property in views from Ashford Road. Guinea Hall, is Grade II Listed and is located opposite the Site, north	A separate Heritage Assessment has been prepared. This found that the Listed building at Guinea Hall was well contained in views from the Site, due to the dense vegetation which encloses the house. The Site therefore plays little meaningful role in the setting of this building. The proposals include an area of open space to the west of Grove House, retaining views towards the	Negligible (Guinea Hall) Slight (Grove House)	Negligible Adverse Slight Adverse	Negligible Adverse Slight Adverse

		<p>of Ashford Road. The property and grounds are enclosed by a tall wall and mature deciduous tree planting on the southern edge with Ashford Road. The significance of the asset is in the historic and architectural interest of its built form and the grounds which form part of its setting. There is little inter-visibility between the house and the Site, and the Site does not make a meaningful contribution to the setting of the property.</p>	<p>treed curtilage of the property. The house is well contained in views from the Site by the associated boundary vegetation. Whilst, the Site does have some historic association with the property, retention of an area of open space to the west will limit effects of the development on the immediate setting of the property.</p>			
Other Effects						
Cumulative impacts	<p>The Site forms part of a wider location for growth, as identified in draft Policy CSD9: Sellindge Strategy. Development within the first phase of the strategy is now complete. Growth within Phase 2, which includes the Site, will see expansion of the settlement to the south, between Ashford Road and the M20.</p> <p>Expansion within the wider growth area, in tandem with the Site, will see a cumulative increase in the loss of farmland on the southern edge of Sellindge. There will be little change in the visual effects on views from Ashford Road, as the bulk of the development will be located to the rear of new housing at the Site. In views from the south, the larger growth area will be more visible on the south facing slopes above the M20, however housing here will effectively screen development in the Site. Similarly, there will be a small increase in perceptible built form in Sellindge in far reaching views from the AONB to the north, but this will be in the context of existing development in Sellindge.</p> <p>A significant area of land to the south of Sellindge and the M20 / HS1 corridor is identified as a location for a new garden settlement. This area is now the subject of an outline planning application, Otterpool Park Development, for up to 8,500 new homes and supporting infrastructure and green space. The Site and the wider Sellindge Growth Area are separated from the new garden village by the adjacent transport infrastructure. Despite this, there will be a significant change in local landscape character as the farmland to the south of the settlement is replaced by a new residential led development.</p> <p>However, the Site comprises a tiny part of this wider area of growth and is closely associated with the existing residential area of Sellindge. Development within the wider garden village will occupy the foreground of middle and long distance views from the south, screening views of new housing on the edge of Sellindge. Similarly, the proposed development at the Site will have little cumulative impact on views from the high ground in the Kent Downs to the north, given the scale of development within the wider garden settlement.</p>					

Lighting	<p>The Site is currently in pastoral use and is unlit. The neighbouring farmland to the south is similarly unlit. There are light sources within the properties on Ashford Road and Grove House. There is also street lighting on Ashford Road.</p> <p>The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential area.</p>
Construction Phase	<p>There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.</p>

VISUAL EFFECTS						
Viewpoint	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
View from Ashford Road (Photographs 1, 2, 3, 4, 5, 6 and 7)	Medium (Pedestrians) Low (Road Users)	<p>There are open views of the rising land in Area A from the section of Ashford Road which borders this part of the Site. In these views the property at Grove House is visible to the east of the area, although the house is partially contained by mature vegetation within its grounds and at the Site boundary. There are also relatively open views of Area B from the highway, with the Site visible between the mature trees which line the boundary with the road.</p> <p>Views from the approach on Ashford Road to the east and west are limited owing to the curvature of the road and intervening roadside development and vegetation.</p>	The proposed housing and the new access will be visible from a section of Ashford Road in proximity to the northern edge of Area A. The Development Framework Plan shows that the majority of the existing hedgerow and trees at the Site frontage can be retained, and housing will be set back from Ashford Road and can overlook the highway. An area of open space is proposed to the north west of Grove House, retaining views across the northern part of Area A to the access road and the western elevation of Grove House, including the mature trees located alongside the western edge of the property. The retention of the majority of the trees at the Site frontage and landscape enhancements within the proposed open space, will soften views of the new homes and provide a sensitive frontage to the highway.	Moderate	Moderate Adverse	Moderate Adverse, declining slightly as new landscaping establishes at the Site frontage
Views from Bulls Lane (Photograph 13)	Medium	There are views into Area B between the trees which line the private driveway along Bulls Lane.	There will be little change in the character of views as Area B will remain as open space and the existing mature trees will remain. The inclusion of some play items and recreational paths will result in a subtle change in the character of the interior of this area.	Negligible	Neutral	Neutral

Views from the public footpaths which cross the farmland to the south of the Site (Photographs 09, 10, 11 and 12)	Medium	There are views of the southwestern part of the Site from a section of public footpath 0219/HE310/1 to the west, partially screened by the existing hedgerow and trees at the western edge of the Site. As the footpath continues southwards it falls towards the route of the M20. In views north from the footpath as it continues parallel to the M20, the vegetation at the southern edge of the Site is visible, however the majority of the interior of the Site is contained on the north facing slope alongside Ashford Road. As the footpath returns northwards towards the property at Woodlands there are views to the rear of Grove House, however the house and the majority of the Site are screened by the mature vegetation to the south of the property. However, the roofline and first floor of the property at Fieldhead are visible to the north east of the Site.	There will be partial views of the new homes in the north western part of the Site from a section of public footpath 0219/HE310/1 to the west, above the existing hedge line. The existing vegetation can be reinforced to provide additional screening alongside the south western boundary. As this footpath falls towards the M20, the upper floors and roofs of housing on the southern part of the Site will be visible to the rear of the hedge line on the southern boundary. However, the majority of the new homes will be contained on the north facing slope of the Site. There will be similar partial, and in places filtered views, of a small number of new homes in the southern part of the Site from the section of this footpath which crosses the farmland between the M20 and the property at Woodlands.	Moderate – Slight	Slight Adverse	Slight Adverse
Views from public footpaths HE299, HE295 and HE296 north of Ashford Road (Photographs 16 and 17)	High	Views from the public footpaths which cross the farmland to the north of Ashford Road are screened by the buildings at Elm Tree Farm, and the properties and vegetation alongside Ashford Road, including the well vegetated grounds at Guinea Hall.	The new homes will be screened by intervening buildings and vegetation. There may be heavily filtered, glimpsed views of some development in winter.	Neutral / Negligible	Neutral / Negligible adverse	Neutral / Negligible adverse
View from Harringe Lane and public footpath HE302 (Photograph 14)	Medium (Lane) and High (PROW)	There is a view across the valley from the higher parts of Harringe Lane and from a section of public footpath HE302, which crosses the higher land to the north of the	There will be glimpsed views of housing in the southern part of Area A; however, the majority of the new housing will be contained on the north facing slope above Ashford Road.	Slight	Slight Adverse	Negligible Adverse

		road. In this view the southern boundary vegetation is visible, however the remainder of the Site is contained on the north facing slope alongside Ashford Road.	When development comes forward within the wider location for growth, housing at the Site will form a very small component of a wider development parcel, which occupies the rising ground above the M20.			
View from public footpath HE316 (Photograph 15)	High	Distant views from the higher section of the route, of the southern edge of Site with the remainder of the Site contained on the sloping land to the north.	There will be glimpsed views of housing in the southern part of Area A; however, the majority of the new housing will be contained on the north facing slope above Ashford Road.	Negligible	Negligible Adverse	Negligible Adverse
Public viewpoint at Farthing Common, Kent Downs AONB (Photograph 18)	High	Long distance, panoramic views available from the ridgeline at the edge of the Kent Downs AONB. In these wide ranging views, the Site lies to the south of other development in Sellindge and is screened by intervening housing and vegetation within the settlement. The recent housing within the first phase of the Sellindge Growth Strategy is visible to the east of the Site on St Katherine's Crescent off Ashford Road.	The proposals will result in a small incremental change to the existing roofscape on the southern edge of Sellindge, however the development will barely be perceptible and there will be little change in the character of the existing view.	Negligible	Negligible Adverse	Negligible Adverse / Neutral
Residential Views						
Views from the frontage of the Dukes Head Public House and adjacent properties (Photograph 03)	High	There are open views of Area A across Ashford Road from the frontage of the Duke's Head Pub and the adjacent properties to the east.	There will be relatively open views of the new access and housing, filtered in places by existing vegetation on the Site boundary.	Substantial	Substantial Adverse	Substantial - Moderate Adverse
Views from Guinea Hall (Photograph 05)	High	Views from the Grade II Listed property at Guinea Hall are screened / heavily filtered by the dense deciduous vegetation and wall at the southern boundary of the property. Views will remain	There may be some oblique, filtered views of housing at the Site from the upper floor windows of the property at Guinea Hall. However, these will largely be during the winter months when the mature	Slight	Slight Adverse	Slight Adverse

		heavily filtered in winter months when the deciduous vegetation is out of leaf.	boundary vegetation within the curtilage of the property is out of leaf.			
Views from Fieldhead and Wellington Cottage (Photograph 09)	Medium	There are views into the south west corner of the Site from the rear of the property at Fieldhead over the boundary hedgerow. Views from the rear of Wellington Cottage are largely prevented by vegetation within the curtilage of Fieldhead.	The new homes will be visible from the curtilage and the rear elevation of Fieldhouse to the northwest of Area A. New landscaping alongside the existing hedgerow at the boundary with the property, will soften views and minimise impacts on visual amenity. There will be little impact on the visual amenity of the property at Wellington Cottage, with the new homes largely screened by vegetation within Fieldhouse.	Moderate (Fieldhead) Negligible (Wellington Cottage)	Moderate Adverse Negligible Adverse	Slight Adverse Negligible Adverse
Views from Woodlands and Rothergate (Photograph 12)	Medium	Views of the Site from the properties at Woodlands and Rothergate to the south east are generally screened by the vegetation to the north of the dwellings; although there are views available from the western elevation of Woodlands towards the southern part of Area A.	There will be partial views of some housing in the southern part of Area A from the western elevation and curtilage of the property at Woodlands.	Slight	Slight Adverse	Slight Adverse
Views from Potten Close, Hermitage Farm Close, Colemans Row	Medium and High	There are views of Area B from the access road along Bulls Lane to the east. There are also views from the recently constructed dwellings to the east of Bulls Lane, which overlook the Site boundary.	There will be little change in the character of views as Area B will remain as open space and the existing mature trees will be remain. The inclusion of some play items and recreational paths will result in a subtle change in the character of the interior of this area.	Negligible	Neutral	Neutral
Views from Grove House	High	There are views of the Site from the property, grounds and access to Grove House, Filtered in places by mature vegetation at the boundaries of the property.	Development will be set back from the western elevation of the property and the land to the east will remain open. There will be filtered and some open views of the new homes from the property and grounds.	Moderate	Moderate Adverse	Moderate Adverse

Seasonal Variation

The above assessment is based upon an appraisal of autumn / summer views when the vegetation was in leaf. When the vegetation is out of leaf there will be a small increase in the visibility of the Site in views from the adjacent highway and surrounding properties.



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