



PRoW EE136

Panoramic image for context only

SENSITIVITY OF RECEPTOR

SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE
		LOW	MODERATE	HIGH
		VALUE		

Sensitivity matrix combining value of view with its susceptibility to change

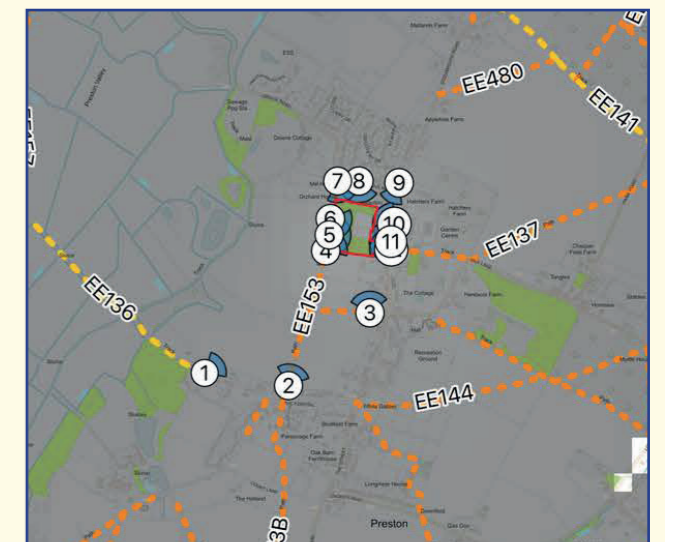
The subject sites western boundary vegetation is visible from this viewpoint  
The existing built form on the subject site is not visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

Indicates 50mm frame & 39.6° HFOV. This can be seen at 100% enlargement in section 6 of this report

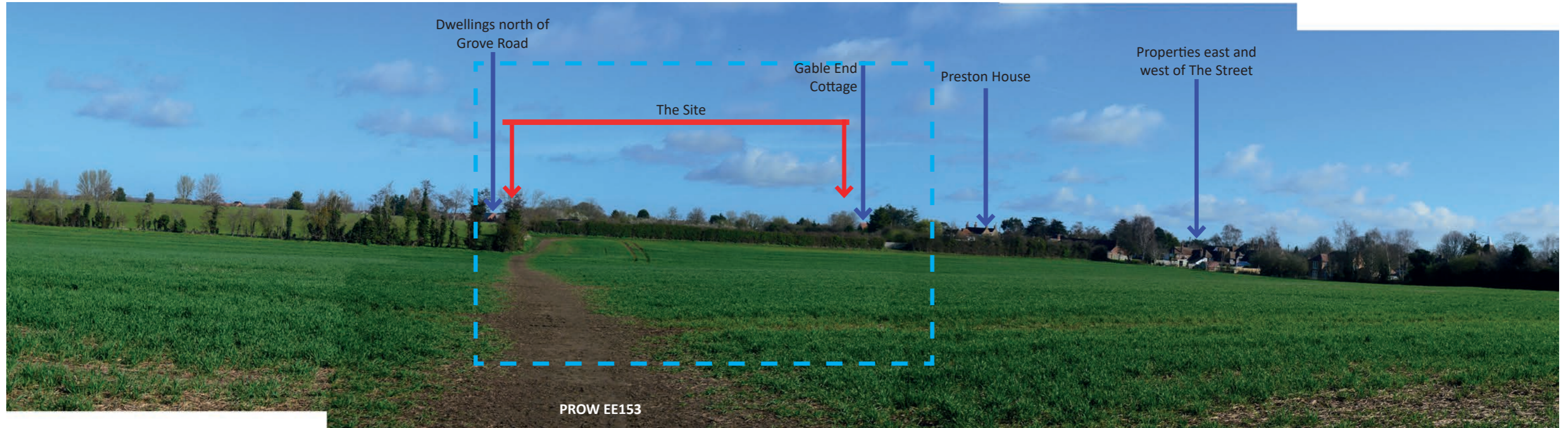
Viewpoint information:

Visualisation Type: 1  
 Projection: Planar  
 Enlargement Factor: See section 6  
 Horizontal Field of View: See section 6  
 Direction of View: 228 Degrees from North  
 Distance to centre of site: 580m  
 Date: 18/03/2024  
 Time: 10:26  
 Camera height: 1.65m  
 Camera: Nikon DX D3200  
 Lens: AF-S 18-55mm



Locations of viewpoint ref: LVA Desk Study 2.10





Panoramic image for context only

SENSITIVITY OF RECEPTOR

SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE
		LOW	MODERATE	HIGH
	VALUE			

Sensitivity matrix combining value of view with its susceptibility to change

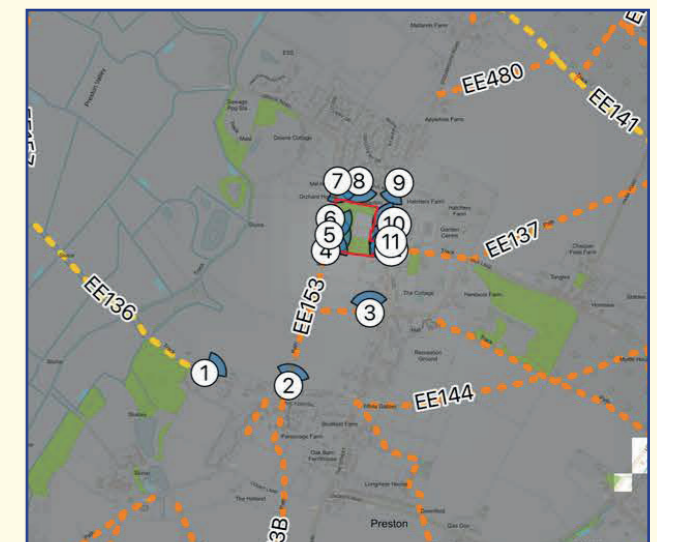
Vegetation on the subject site is visible from this viewpoint  
The existing built form on the subject site is not visible from this viewpoint

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Indicates 50mm frame & 39.6° HFOV. This can be seen at 100% enlargement in section 6 of this report

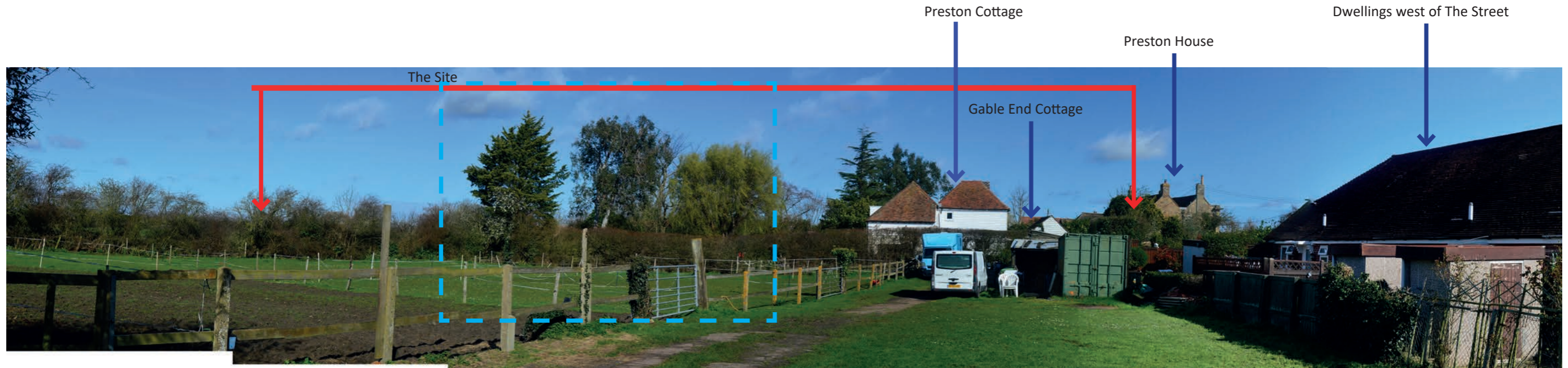
Viewpoint information:

Visualisation Type: 1  
Projection: Planar  
Enlargement Factor: See section 6  
Horizontal Field of View: See section 6  
Direction of View: 204 Degrees from North  
Distance to centre of site: 475m  
Date: 18/03/2024  
Time: 10:23  
Camera height: 1.65m  
Camera: Nikon DX D3200  
Lens: AF-S 18-55mm



Locations of viewpoint ref: LVA Desk Study 2.10





Panoramic image for context only

		SENSITIVITY OF RECEPTOR			
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH	
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH	
	LOW	LOW	LOW to MODERATE	MODERATE	
		LOW	MODERATE	HIGH	VALUE

Sensitivity matrix combining value of view with its susceptibility to change

Vegetation on the subject site is visible from this viewpoint  
The existing built form on the subject site is not visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

Indicates 50mm frame & 39.6° HFOV. This can be seen at 100% enlargement in section 6 of this report

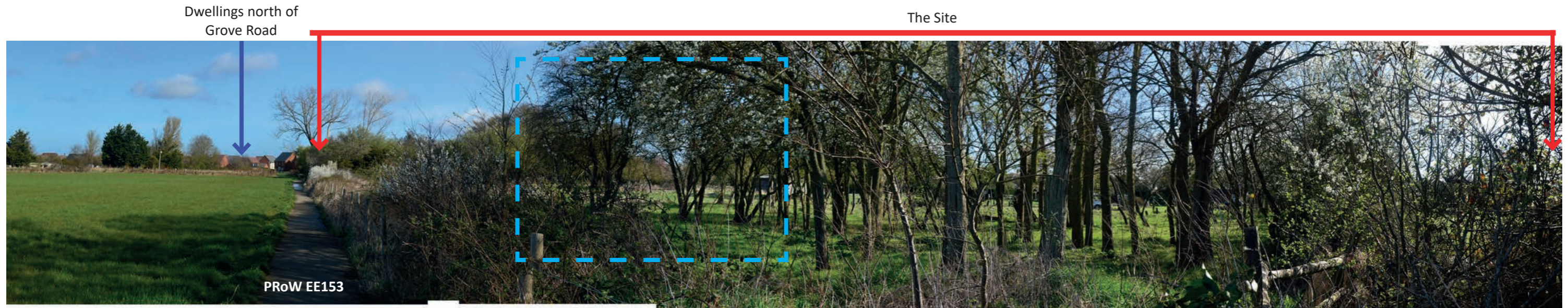
**Viewpoint information:**

Visualisation Type: 1  
Projection: Planar  
Enlargement Factor: See section 6  
Horizontal Field of View: See section 6  
Direction of View: 170 Degrees from North  
Distance to centre of site: 250m

Date: 18/03/2024  
Time: 10:51  
Camera height: 1.65m  
Camera: Nikon DX D3200  
Lens: AF-S 18-55mm

Locations of viewpoint ref: LVA Desk Study 2.10





Panoramic image for context only

		SENSITIVITY OF RECEPTOR			
		HIGH	MODERATE	MODERATE to HIGH	HIGH
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE	MODERATE
		LOW	MODERATE	HIGH	
		VALUE			

Sensitivity matrix combining value of view with its susceptibility to change

The subject site is visible from this viewpoint  
The existing built form on the subject site is not visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

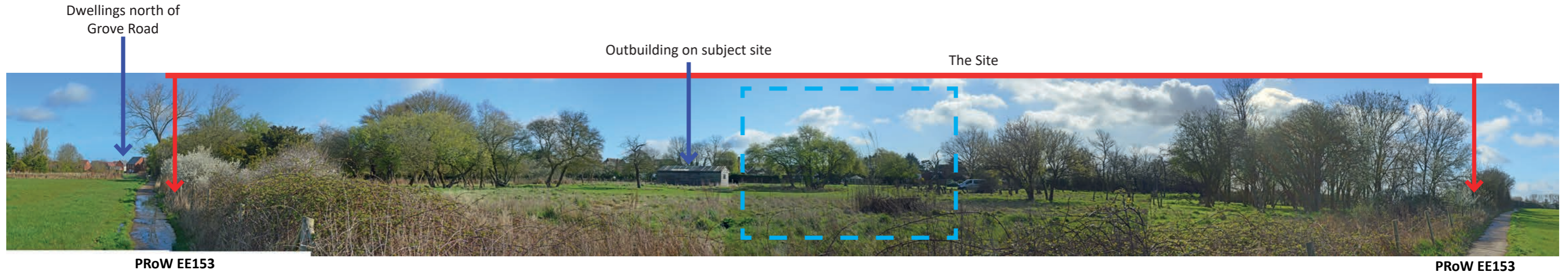
Indicates 50mm frame & 39.6° HFOV. This can be seen at 100% enlargement in section 6 of this report

**Viewpoint information:**

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See section 6
Horizontal Field of View:	See section 6
Direction of View:	231 Degrees from North
Distance to centre of site:	100m
Date:	18/03/2024
Time:	10:19
Camera height:	1.65m
Camera:	Nikon DX D3200
Lens:	AF-S 18-55mm

Locations of viewpoint ref: LVA Desk Study 2.10





Panoramic image for context only

		SENSITIVITY OF RECEPTOR			
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH	
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH	
	LOW	LOW	LOW to MODERATE	MODERATE	
		LOW	MODERATE	HIGH	VALUE

Sensitivity matrix combining value of view with its susceptibility to change

The subject site is visible from this viewpoint  
The existing built form on the subject site is visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

Indicates 50mm frame & 39.6° HFOV. This can be seen at 100% enlargement in section 6 of this report

**Viewpoint information:**

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See section 6
Horizontal Field of View:	See section 6
Direction of View:	256 Degrees from North
Distance to centre of site:	65m
Date:	18/03/2024
Time:	10:18
Camera height:	1.65m
Camera:	Nikon DX D3200
Lens:	AF-S 18-55mm

Locations of viewpoint ref: LVA Desk Study 2.10



The Site



PRoW EE153

Panoramic image for context only

		SENSITIVITY OF RECEPTOR			
		HIGH	MODERATE	MODERATE to HIGH	HIGH
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE	MODERATE
		LOW	MODERATE	HIGH	
		VALUE			

Sensitivity matrix combining value of view with its susceptibility to change

The subject site is mostly visible from this viewpoint  
The existing built form on the subject site is not visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

Indicates 50mm frame & 39.6° HFoV. This can be seen at 100% enlargement in section 6 of this report

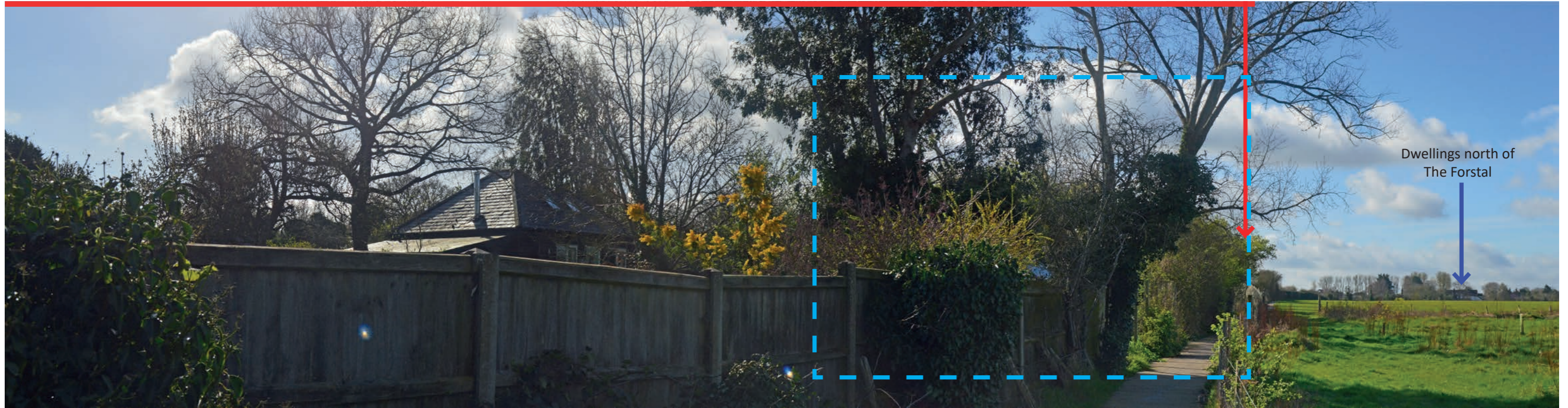
**Viewpoint information:**

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See section 6
Horizontal Field of View:	See section 6
Direction of View:	298 Degrees from North
Distance to centre of site:	65m
Date:	18/03/2024
Time:	10:17
Camera height:	1.65m
Camera:	Nikon DX D3200
Lens:	AF-S 18-55mm

Locations of viewpoint ref: LVA Desk Study 2.10



The Site



PRoW EE153

Panoramic image for context only

		SENSITIVITY OF RECEPTOR			
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH	
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH	
	LOW	LOW	LOW to MODERATE	MODERATE	
		LOW	MODERATE	HIGH	
		VALUE			

Sensitivity matrix combining value of view with its susceptibility to change

The subject site boundary vegetation is visible from this viewpoint  
The existing built form on the subject site is not visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

Indicates 50mm frame & 39.6° HFOV. This can be seen at 100% enlargement in section 6 of this report

**Viewpoint information:**

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See section 6
Horizontal Field of View:	See section 6
Direction of View:	345 Degrees from North
Distance to centre of site:	140m
Date:	18/03/2024
Time:	10:15
Camera height:	1.65m
Camera:	Nikon DX D3200
Lens:	AF-S 18-55mm

Locations of viewpoint ref: LVA Desk Study 2.10





Panoramic image for context only

		SENSITIVITY OF RECEPTOR			
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH	
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH	
	LOW	LOW	LOW to MODERATE	MODERATE	
		LOW	MODERATE	HIGH	VALUE

Sensitivity matrix combining value of view with its susceptibility to change

The subject site is visible from this viewpoint  
The existing built form on the subject site is not visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

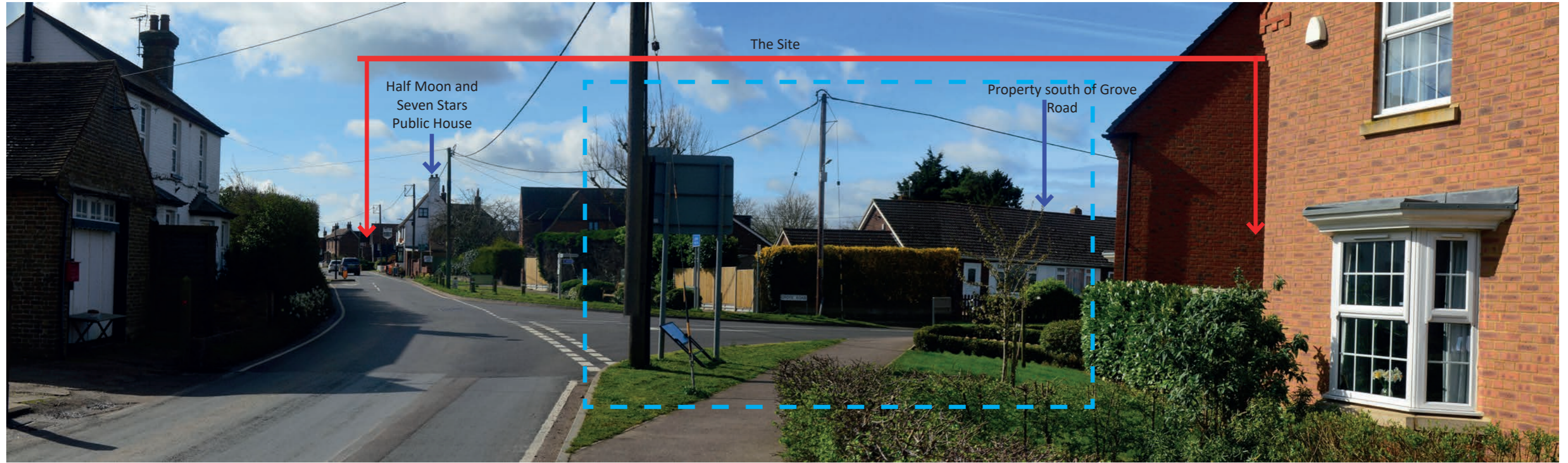
Indicates 50mm frame & 39.6° HFOV. This can be seen at 100% enlargement in section 6 of this report

**Viewpoint information:**

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See section 6
Horizontal Field of View:	See section 6
Direction of View:	11 Degrees from North
Distance to centre of site:	130m
Date:	18/03/2024
Time:	10:12
Camera height:	1.65m
Camera:	Nikon DX D3200
Lens:	AF-S 18-55mm

Locations of viewpoint ref: LVA Desk Study 2.10





The Street

Panoramic image for context only

		SENSITIVITY OF RECEPTOR			
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH	The subject site is visible from this viewpoint The existing built form on the subject site is not visible from this viewpoint
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH	
	LOW	LOW	LOW to MODERATE	MODERATE	
		LOW	MODERATE	HIGH	
		VALUE			

Sensitivity matrix combining value of view with its susceptibility to change

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

Indicates 50mm frame & 39.6° HFOV. This can be seen at 100% enlargement in section 6 of this report

**Viewpoint information:**

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See section 6
Horizontal Field of View:	See section 6
Direction of View:	50 Degrees from North
Distance to centre of site:	170m
Date:	18/03/2024
Time:	11:05
Camera height:	1.65m
Camera:	Nikon DX D3200
Lens:	AF-S 18-55mm

Locations of viewpoint ref: LVA Desk Study 2.10





Panoramic image for context only

		SENSITIVITY OF RECEPTOR			
		LOW	MODERATE	MODERATE to HIGH	HIGH
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE	MODERATE
		LOW	MODERATE	HIGH	
		VALUE			

Sensitivity matrix combining value of view with its susceptibility to change

The subject site is visible from this viewpoint  
The existing built form on the subject site is partly visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

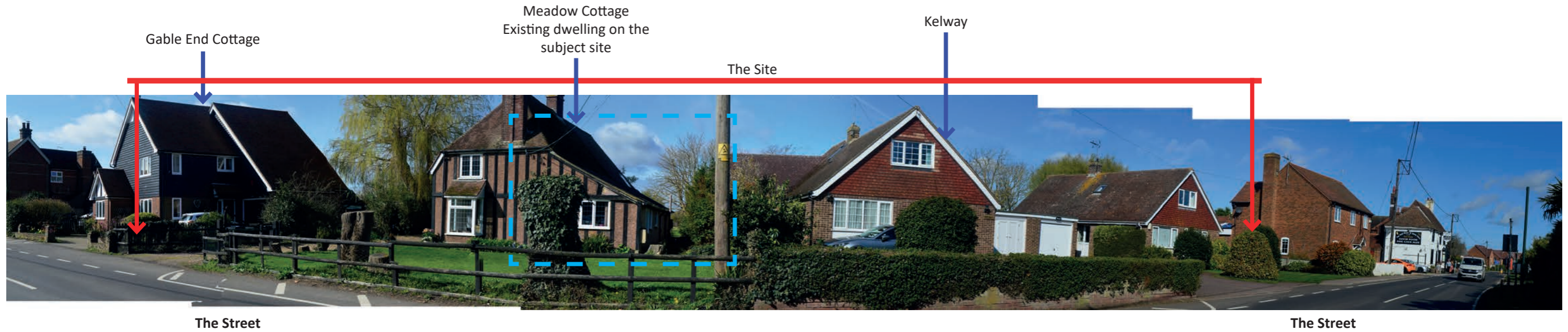
Indicates 50mm frame & 39.6° HFOV. This can be seen at 100% enlargement in section 6 of this report

**Viewpoint information:**

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See section 6
Horizontal Field of View:	See section 6
Direction of View:	87 Degrees from North
Distance to centre of site:	100m
Date:	18/03/2024
Time:	11:03
Camera height:	1.65m
Camera:	Nikon DX D3200
Lens:	AF-S 18-55mm

Locations of viewpoint ref: LVA Desk Study 2.10





Panoramic image for context only

		SENSITIVITY OF RECEPTOR		
		HIGH	MODERATE	HIGH
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE
		LOW	MODERATE	HIGH
		VALUE		

Sensitivity matrix combining value of view with its susceptibility to change

The subject site is visible from this viewpoint  
The existing built form on the subject site is visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

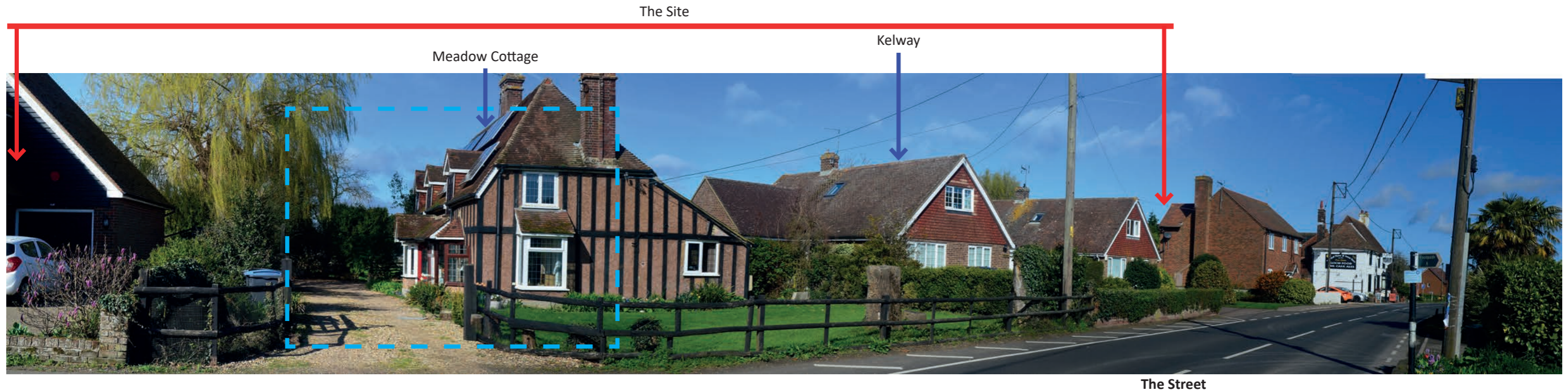
Indicates 50mm frame & 39.6° HFoV. This can be seen at 100% enlargement in section 6 of this report

**Viewpoint information:**

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See section 6
Horizontal Field of View:	See section 6
Direction of View:	112 Degrees from North
Distance to centre of site:	110m
Date:	18/03/2024
Time:	10:56
Camera height:	1.65m
Camera:	Nikon DX D3200
Lens:	AF-S 18-55mm

Locations of viewpoint ref: LVA Desk Study 2.10





Panoramic image for context only

		SENSITIVITY OF RECEPTOR		
		HIGH	MODERATE	HIGH
SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE
		LOW	MODERATE	HIGH
		VALUE		

Sensitivity matrix combining value of view with its susceptibility to change

The subject site is visible from this viewpoint  
The existing built form on the subject site is visible from this viewpoint

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 5

Indicates 50mm frame & 39.6° HFoV. This can be seen at 100% enlargement in section 6 of this report

**Viewpoint information:**

Visualisation Type:	1
Projection:	Planar
Enlargement Factor:	See section 6
Horizontal Field of View:	See section 6
Direction of View:	123 Degrees from North
Distance to centre of site:	115m
Date:	18/03/2024
Time:	10:55
Camera height:	1.65m
Camera:	Nikon DX D3200
Lens:	AF-S 18-55mm

Locations of viewpoint ref: LVA Desk Study 2.10



Table 1 - Significance of Impact - Views 1 - 12

Location	Distance to centre of site	Is the development visible?	Significance of impact		
			Year 1	Year 5	Year 10+
<b>View 1</b> Taken from PRow EE136 facing north east towards the site	580m	Glimpse	<b>Moderate to High</b>	<b>Moderate</b>	<b>Low to Moderate</b>
<b>View 2</b> Taken from PRow EE136 facing north east towards the site	475m	Glimpse	<b>Moderate</b>	<b>Low</b>	<b>Low to Neutral</b>
<b>View 3</b> Taken from PRow EE142 facing north towards the site	250m	Glimpse	<b>Low</b>	<b>Low</b>	<b>Low to Neutral</b>
<b>View 4</b> Taken from PRow EE153 facing north east towards the site	100m	Yes	<b>Moderate</b>	<b>Moderate to Low</b>	<b>Low to Moderate</b>
<b>View 5</b> Taken from PRow EE153 looking east towards the site	65m	Yes	<b>Moderate to High</b>	<b>Moderate</b>	<b>Low to Moderate</b>
<b>View 6</b> Taken from PRow EE153 looking east towards the site	65m	Partly	<b>Moderate</b>	<b>Moderate to Low</b>	<b>Low</b>
<b>View 7</b> Taken from PRow EE153 looking south east towards the site	140m	Glimpse	<b>Low to Moderate</b>	<b>Low</b>	<b>Neutral</b>
<b>View 8</b> Taken from Grove Road looking south towards the site	130m	Glimpse	<b>Low</b>	<b>Low</b>	<b>Neutral</b>
<b>View 9</b> Taken from The Street looking south west towards the site	170m	Glimpse	<b>Low</b>	<b>Low</b>	<b>Neutral</b>
<b>View 10</b> Taken from The Street looking west towards the site	100m	Glimpse	<b>Low to Moderate</b>	<b>Low</b>	<b>Neutral</b>
<b>View 11</b> Taken from The Street looking west towards the site	110m	Yes	<b>Low to Moderate</b>	<b>Low</b>	<b>Low</b>
<b>View 12</b> Taken from The Street looking west towards the site	115m	Yes	<b>Low to Moderate</b>	<b>Low</b>	<b>Low</b>





Extract of Landscape Strategy plan as proposed by HW&Co  
For full details see drawing no. 0320-24-B-20

## 6.1 Conclusion and Recommendations

6.1.1 The desk top survey has assessed the topography of the area, vegetation, the geology, public highways, including PRoWs, and areas of settlements. The most prominent viewpoints for each area for landscape and visual importance were identified through this process. All of the viewpoints were accessible via public roads or footpaths, unless noted.

6.1.2 Following the desk study assessment and site visit where each viewpoint has been assessed, viewpoints 1, 2, 4, 5, 11 & 12 provide views of the subject site. Viewpoints 3 & 6-10 provide glimpse/ partial views of the subject site. Viewpoints 2 - 7 are taken from PRoW's and the receptors of these will be pedestrians, with viewpoints 8-12 having both pedestrian and vehicular receptors, these viewpoints are likely to have the most receptors as The Street and Grove Road will have more users than The Forstal to the south.

6.1.3 There is built form at close proximity to the north, east and south east of the subject site, with more built form further to the north of the subject site, with open landscape to the south and west. The majority of the built form surrounding the site is mainly residential with a public house and commercial Garden Centre and nursery to the east at some 100m. The site is currently a private garden. The eastern and western boundaries have a secure post and stock proof fence. The site itself is made up of scattered orchard trees and grassland. The south eastern corner of the site meets The Street and provides the proposed vehicular access into the site. The site is mostly screened from The Street, with partial views into the site, from viewpoints 11 and 12. The visibility of the proposals is likely to be of the roofscape from viewpoints 1-3 & 7-10. With possible views of built form facades and roofscape from views 4, 5, 11 & 12. A significant change with the proposals in terms of landscape and visibility is the proposed pedestrian connection in the south western corner of the application site with PRoW EE153. The creation of this link will require some removal of existing vegetation. This vegetation is reflective of the landscape character area, historical use of the site and currently limits open views into the site. There is a more open view from viewpoint 5. Viewpoints 4 & 5 can be mitigated through the creation and long term management of appropriate replacement habitats which reflect the landscape character. This landscape mitigation buffer should be retained outside of private ownership and reinforce the requirements of the Preston and Ash Horticultural Belt.

6.1.4 The proposals will comply with the 'Dover District Landscape Character Assessment', (prepared by Jacobs 2012, amended 2013) which locates the site within the landscape character area of: Preston & Ash Horticultural Belt. This study recommends that development should:

- The hedgerows and hedgerow trees are commonly native and poplar.
- There are several orchards, pasture fields with some arable land.
- There are villages in Ash and Preston, with clusters of farm buildings and isolated farms.
- These settlements are mostly made up of vernacular style older dwellings and farmsteads, oasthouses and large farm barns.

The recommendations of the Dover LCA have been incorporated into the scheme. The development on this site is proposing a continuous double row mixed native hedge with interspersed trees around the eastern and northern boundary of the site. These hedgerows and trees will reinforce the retained hedgerows on the subject site. With a minimum of 8m buffer of trees and understorey of mixed native shrubs along the western boundary. These proposals will enhance and reinforce the retained trees on the site which cluster mostly along the western boundary of the site. The boundary treatments will all be maintained outside of private ownership which will ensure their retention. This landscape mitigation is also in compliance with the recommendations of the BNG report for this site. This will aid foraging for a number of species as well as enhancing biodiversity whilst reflecting the historical character of the area and retaining field patterns. The proposed mitigation planting along the western boundary of the site will soften the glimpse views of the proposed built form on the subject site from viewpoints 4, 5 & 6 as well as providing ecological habitat links and biodiversity improvements, whilst reflecting the existing boundary treatment on the north western corner of the site. The orchard incorporated on the south western corner of the site is visible at the end of the vista from The Street for all users of the site and glimpse views from The Street.

6.1.5 The proposals retain as much of the existing habitats and vegetation on site as possible, and provides significant reinforcement mitigation planting along the northern, eastern, western and southern boundaries for enhancement of the landscape and biodiversity connectivity which will be repeated within the subject site.

6.1.6 The thorough analysis of the views from the carefully selected viewpoints shows that the proposed built form of the development on this site is mostly visible from the south eastern corner and the western boundary adjoining the PRoW. The landscape strategy and carefully chosen material palette for the properties have been designed to soften the proposals and once established will provide a landscape in keeping with the surrounding dwellings and the next 30-50 years of tree cover. Visibility is likely to increase during the construction of the proposed built form, dependant on the construction equipment which is used, however this will be for a limited period, and once construction is complete the built form will merge with surrounding dwellings to the north and east. Landscape mitigation is provided to soften the proposed built form and create appropriate landscape character on the site, whilst enhancing biodiversity. For full details see HWCo Landscape Strategy. Taking into consideration all of the above, the proposed development will have a moderate to high impact during construction with a low to moderate impact within 10 years.

6.1.4 The conclusion has been reached by the following:

During construction - construction machinery on site, scaffolding, diggers etc... these are often taller than the proposals, are mechanical and have moving parts which are more noticeable in an otherwise stationary landscape.

Once built - the retained landscape across the boundaries of the site and within the surrounding properties gardens will obscure views of the proposed development.

5 - 10 years - the mitigation planting and enhancement of the existing landscape will have matured and created an appropriate landscape to reflect the surroundings on the site. The native trees and shrubs chosen will reflect the existing landscape character and will create additional screening across the site.