

Figure 18: Baseline Viewpoint 6 (Contextual Panorama)
View from PRow by Waterbrook Avenue, looking north east towards the Application Site



Description of View

6.16 View from the PRow by Waterbrook Avenue. Footpath users are experiencing wide-open, long distance views towards the southwest part of the Site. Views towards the Application Site are partly screened due to undulating topography and the intervening vegetation. Partial views occur towards the west part of the Application Site.

Sensitivity

- Receptor 6a - Users of PRow AE401: **Low**

Viewpoint Location Plan

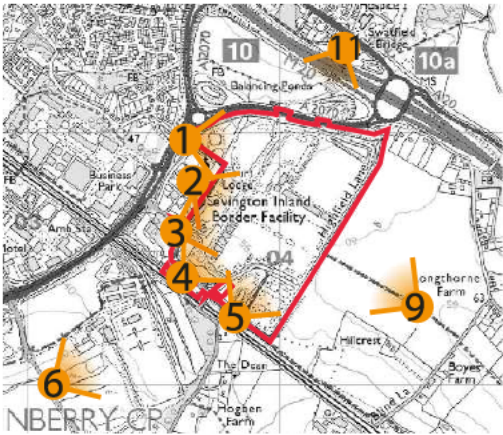


Figure 19: View with Development - Viewpoint 6 (Contextual Panorama)

View from PRoW by Waterbrook Avenue, looking north east towards the operational Development



Viewpoint Location Plan

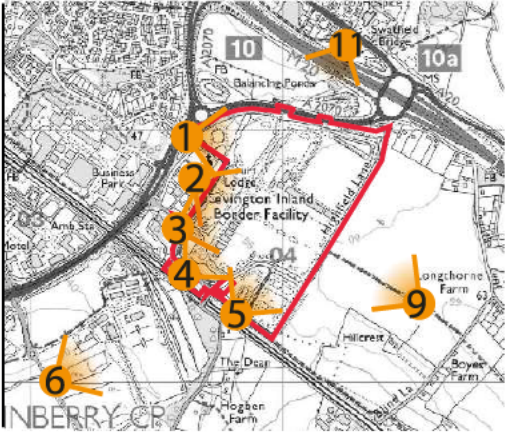


Table 25: Potential effects on Visual Amenity at Year 1 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
6	Due to the relative distance of this viewpoint from the proposed Development, with intervening topography, partly dense tree cover and the cumulative schemes 2a and 2b being under construction, the Development is not in view from the receptors. The mature vegetation and the current built form associated with the Waterbrook Park scheme are screening well all elements of the Development. Due to leaf loss, views would likely be more evident during the winter months.	6a - Users of PRoW AE401	Medium	No change	None

Table 26: Potential effects on Visual Amenity at Year 1 of operation (Cumulative)

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change (Cumulative)	Likely Significance of Effect (Cumulative) Significant Effects shown in bold
6	The view is taken from PRoW AE401, from the inside of cumulative scheme 2b which is currently under construction. The view is representative of the PRoW users that will experience the redirection of the footpath once the cumulative scheme is operational. The 2a and 2b cumulative schemes will deliver a new built form that will comprise of multiple new dwellings and industrial structures (some of them are already evident), along with associated landscape, which will screen entirely the Development. However, it is expected that the views from the current location will deliver a major adverse effect, although that will be depended on the cumulative scheme's proposals.	6a - Users of PRoW AE401	Medium	Major	Long-term, local, adverse effect of major significance

Table 27: Potential effects on Visual Amenity at Year 15 of operation

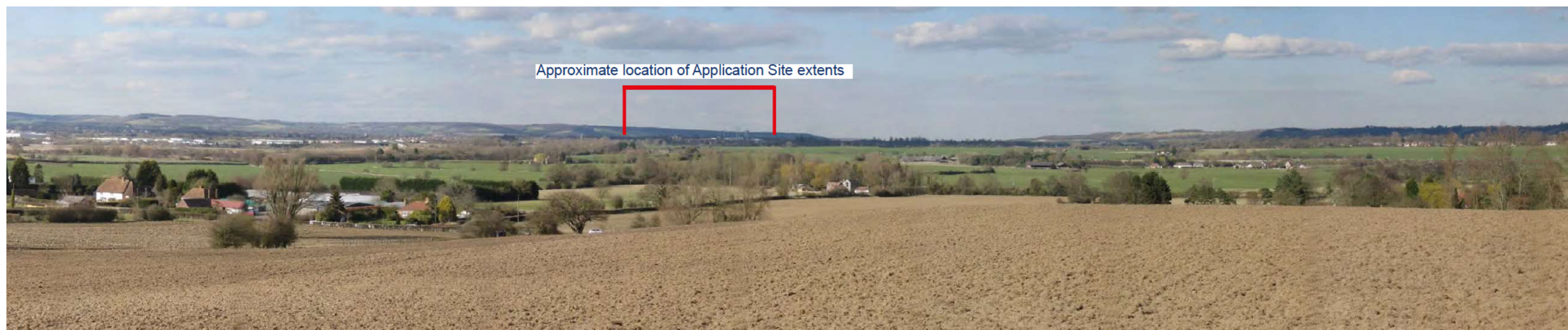
Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
6	Due to the relative distance of this viewpoint from the Development, with intervening topography, built features and the partly dense tree cover, the Development is not expected to be in view from the receptors at Year 15. The proposed vegetation around the Development will enhance the screening factor of the existing intervening tree cover. As a result the Development will not be visible from the receptors of this viewpoint. However, due to leaf loss, views would likely be more evident during the winter months.	6a - Users of PRow AE401	Medium	No change	None

Table 28: Potential effects on Visual Amenity at Year 15 of operation (Cumulative)

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change (Cumulative)	Likely Significance of Effect (Cumulative) Significant Effects shown in bold
6	The view is taken from PRow AE401, from the inside of cumulative scheme 2b which is currently under construction and expected to be completed by Year 15. The view is representative of the PRow users that will experience the redirection of the footpath once the cumulative scheme is operational. The 2a and 2b cumulative schemes will deliver a new built form that will comprise multiple new dwellings and industrial structures (some of them are already evident), along with associated landscape. The receptors are expected to experience major adverse effects by Year 15, due to the cumulative schemes, however they will not experience views of the proposed Development, as it will be screened entirely by the built form of 2a and 2b schemes.	6a - Users of PRow AE401	Medium	Major	Long-term, local, adverse effect of major significance

Figure 20: Baseline Viewpoint 7 (Contextual Panorama)

View from Collier's Hill PRoW AE138, looking north towards the Application Site



Description of View

- 6.17 View from the PRoW crossing Collier's Hill. Footpath users are experiencing wide-open, long distance views (approximately 2200m), from further than the study area extends. The elevated ground allows long distance views towards the Application Site, but the intervening vegetation screens the Application Site well.

Sensitivity

- Receptor 7a - Users of PRoW AE138: **Medium**

Viewpoint Location Plan

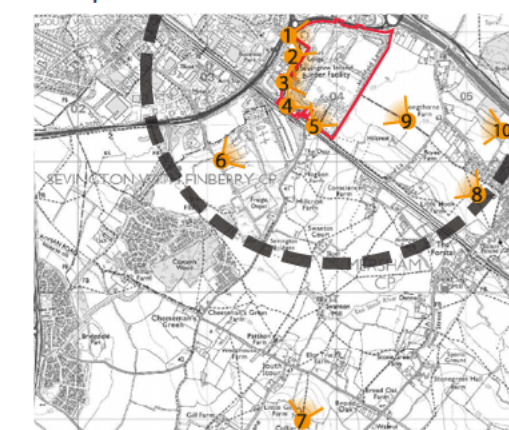


Figure 21: View with Development - Viewpoint 7 (Contextual Panorama)

View from Collier's hill PRow AE138, looking north towards the operational Development

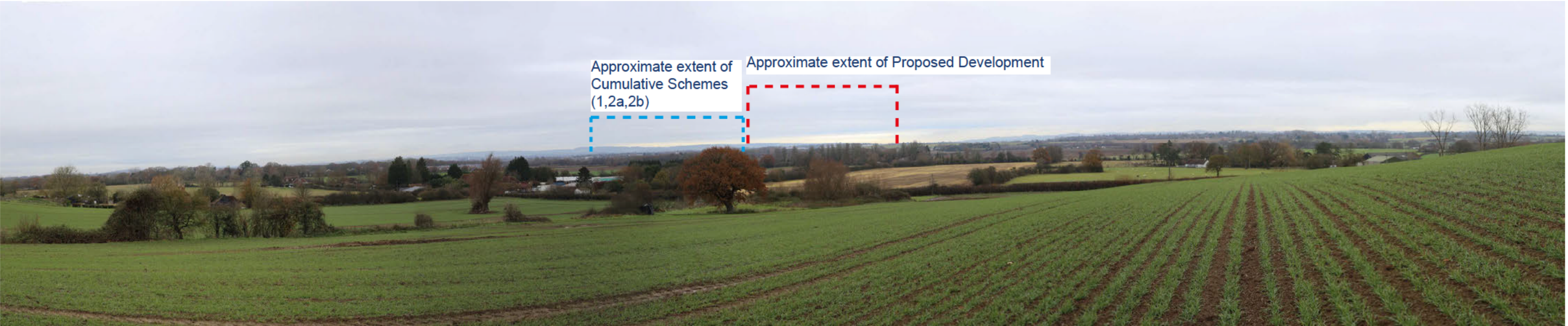


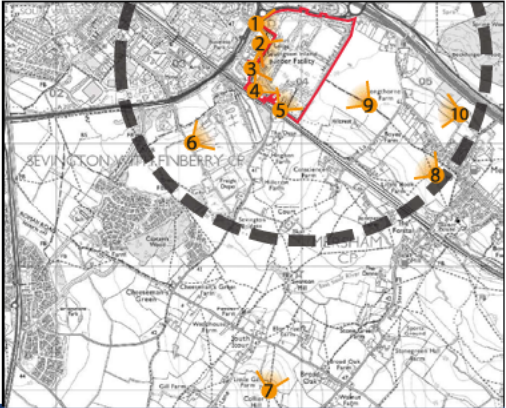
Table 29: Potential effects on Visual Amenity at Year 1 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
7	Due to the relative distance of this viewpoint (exceeding 2000m) from the Development, with intervening mature vegetation and hedgerow cover, there are only glimpsed views of the Development. The uppermost parts of the buildings and some lighting columns are appearing in the background of this panoramic view. Due to leaf loss, views would likely be more evident during the winter months.	7a - Users of PRow AE138	Medium	Negligible	Negligible

Table 30: Potential effects on Visual Amenity at Year 1 of operation (Cumulative)

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change (Cumulative)	Likely Significance of Effect (Cumulative) Significant Effects shown in bold
7	Due to the relative distance of this viewpoint from the Development, with intervening mature vegetation and hedgerow cover, there are only glimpsed views of the Development and the adjacent cumulative schemes. Schemes 1, 2a and 2b will appear in the horizon and will act as an extension to the built form of the Development. As a result, there will be a visual effect from the viewpoint, but it would barely be evident due to the intervening features. Due to leaf loss, views would likely be more evident during the winter months.	7a - Users of PRow AE138	Medium	Negligible	Negligible

Viewpoint Location Plan



Note: This is a representative composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form a field of view which is wider than that seen in detail by the human eye.

Table 29: Potential effects on Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
7	Due to the relative distance of this viewpoint (exceeding 2000m) from the Development and the intervening mature vegetation and hedgerow cover, there will be only glimpsed views of the Development. The uppermost parts of the buildings and some lighting columns might be visible in the background of this panoramic view. Due to leaf loss, views would likely be more evident during the winter months.	7a - Users of PRow AE138	Medium	Negligible	Negligible

Table 30: Potential effects on Visual Amenity at Year 15 of operation (Cumulative)

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change (Cumulative)	Likely Significance of Effect (Cumulative) Significant Effects shown in bold
7	Due to the relative distance of this viewpoint from the Development and the intervening mature vegetation and hedgerow cover, there will be only glimpsed views of the Development and the adjacent cumulative schemes. Schemes 1, 2a and 2b might still appear in the horizon and will act as an extension to the built form of the Development. As a result, there will be a visual effect from the viewpoint, but it would barely be evident due to the intervening features. Due to leaf loss, views would likely be more evident during the winter months.	7a - Users of PRow AE138	Medium	Negligible	Negligible

Figure 22: Baseline Viewpoint 8 (Contextual Panorama)
View from PRow AE639 off Church Road, looking north west towards the Application Site



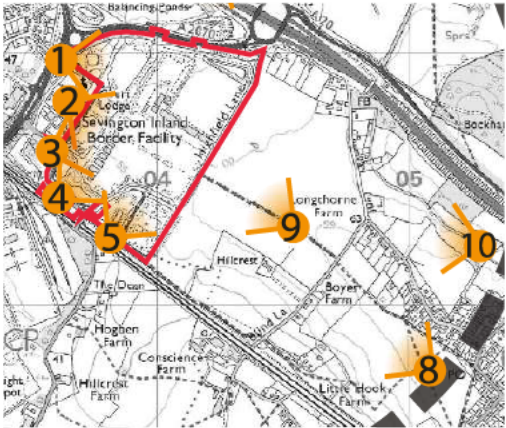
Description of View

6.18 View from the PRow AE639 looking west and towards the Application Site. Views from this location represent users of the footpath and also assume long distance views from the first floor windows along the PRow. The undulating topography that declines as you approach the Application Site allows for panoramic views. There is no immediate vegetation towards the Site, but the long distance and dense vegetation closer to the Application Site provide screening.

Sensitivity

- Receptor 8a - Users of PRow AE639: **Medium**
- Receptor 8b - Residents along PRow AE639: **Medium**

Viewpoint Location Plan



Approximate extent of Cumulative Schemes (1,2a,2b)

Approximate extent of Proposed Development

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
8	Due to the relative distance of this viewpoint from the Development and with the intervening tree and hedgerow cover, the Development is barely visible. Sections of the Development become evident from ground level where there are sufficient gaps through vegetation. It is expected that residents along the PRoW are experiencing more open views from their upper storey windows. Due to leaf loss, views would likely be more evident during the winter months.	8a - Users of PRoW AE639	Medium	Negligible	Negligible
		8a - Residents along PRoW AE639	Medium	Negligible	Negligible

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change (Cumulative)	Likely Significance of Effect (Cumulative) Significant Effects shown in bold
8	Due to the relative distance of this viewpoint and the intervening vegetation, the Development and the adjacent cumulative schemes will be evident in the horizon by sporadic glimpsed views through vegetation gaps. The PRoW users might experience some long distance views over the winter months, but the residents would likely have a more direct exposure from their upper storey windows. However, the views will not be significantly affected at the operational stage, as the distance and the intervening features will mitigate most visual effects.	8a - Users of PRoW AE639	Medium	Minor	Long-term, local, adverse effect of minor significance
		8a - Residents along PRoW AE639	Medium	Minor	Long-term, local, adverse effect of minor significance

A detailed map of the area around the Devonport Inland Border Facility. The facility is a large rectangular area outlined in red. Numbered locations are marked with orange circles and arrows: 1, 2, 3, 4, and 5 are along the western and southern perimeter of the facility; 9 is to the east; 10 is further east; and 8 is to the south. Various farms are labeled, including Longshore Farm, Boyer Farm, Conscience Farm, Littlebrook Farm, Hillcrest Farm, Higher Farm, The Ouse, and Lodge Farm. The map also shows roads, railways, and other geographical features.

Note: This is a representative composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form a field of view which is wider than that seen in detail by the human eye.

Table 33: Potential effects on Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
8	Due to the relative distance of this viewpoint from the Development and the intervening tree and hedgerow cover, the Development will barely be visible. Sections of the Development might be evident from ground level where there will be sufficient gaps through the vegetation. It is expected that residents along the PRow might experience more open views from their upper storey windows. Due to leaf loss, views would likely be more evident during the winter months.	8a - Users of PRow AE639	Medium	Negligible	Negligible
		8a - Residents along PRow AE639	Medium	Negligible	Negligible

Table 34: Potential effects on Visual Amenity at Year 15 of operation (Cumulative)

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change (Cumulative)	Likely Significance of Effect (Cumulative) Significant Effects shown in bold
8	Due to the relative distance of this viewpoint and the intervening vegetation, the Development and the adjacent cumulative schemes will potentially be evident in the horizon by sporadic glimpsed views through vegetation gaps. The PRow users might experience some long distance views over the winter months, but the residents will likely have a more direct exposure from their upper storey windows. However, the views will not be significantly affected at Year 15 of the operational stage, as the distance and the intervening features will likely mitigate most visual effects.	8a - Users of PRow AE639	Medium	Minor	Long-term, local, adverse effect of minor significance
		8a - Residents along PRow AE639	Medium	Minor	Long-term, local, adverse effect of minor significance

Figure 24: Baseline Viewpoint 9 (Contextual Panorama)

View from PRow AE639 off Blind Lane, looking west and towards the Application Site



Description of View

6.19 View from the PRow AE639 looking west and towards the Application Site. Views from this location represent users of the footpath and the residents of the farm off Blind Lane. The rather flat topography allows for direct and wide-open views towards the centre of the Site. There are some sporadic trees intervening with the views, but most of them are wide and uninterrupted.

Sensitivity

- Receptor 9a - Users of PRow AE639: **Medium**
- Receptor 9b - Residents at the farm property, off Blind Lane: **High**

Viewpoint Location Plan

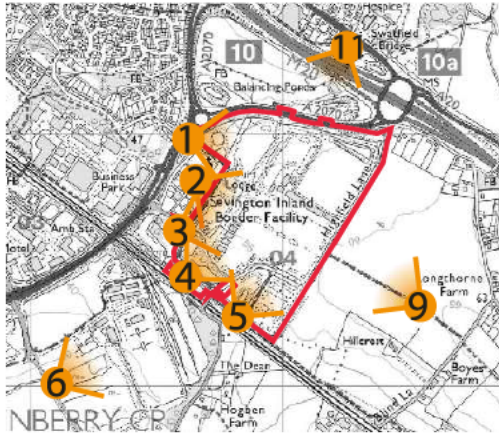
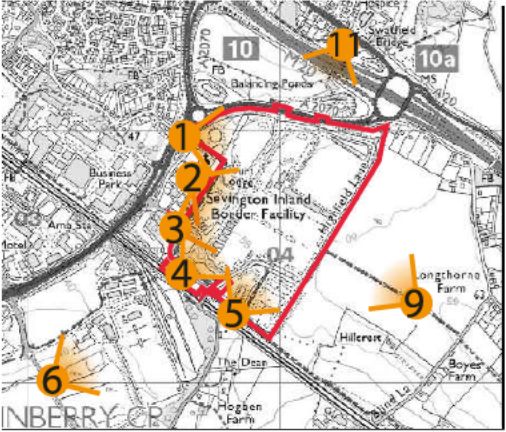


Figure 25: View with Development - Viewpoint 9 (Contextual Panorama)

View from PRow AE639 off Blind Lane, looking west and towards the operational Development



Viewpoint Location Plan



Note: This is a representative composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form a field of view which is wider than that seen in detail by the human eye.

Table 35: Potential effects on Visual Amenity at Year 1 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
9	This viewpoint is in mid range distance from the Development, however the undulating topography and some vegetated sections allow only glimpsed views. The Development becomes evident by its built form and the multiple lighting columns. It is expected that residents of the farm will likely experience more direct views from their upper storey windows. Due to leaf loss, views are more evident during winter months.	9a - Users of PRow AE639	Medium	Minor	Long-term, local, adverse effect of minor significance
		9b - Residents at the farm property, off Blind Lane	High	Moderate	Long-term, local, adverse effect of major significance

Table 36: Potential effects on Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
9	This viewpoint is in mid range distance from the Development with an undulating topography in the surrounds. At Year 15, it is expected that the proposed boundary planting will reach maturity and will provide good screening towards the Development, with just glimpsed views through vegetation gaps. The Development might still be visible due to its built form and the multiple lighting columns. It is expected that residents of the farm will experience more direct views from their upper storey windows. Due to leaf loss, views are more evident during winter months.	9a - Users of PRow AE639	Medium	Negligible	Negligible
		9b - Residents at the farm property, off Blind Lane	High	Minor	Long-term, local, adverse effect of moderate significance



6.20 View from the Kingsford Street, looking west and towards the Application Site. The view is representative for the road users and the residents along the street. There is evidence of a boundary hedge maintained quite low and allowing views towards the Application Site. However, undulating topography provides screening with some glimpsed views to the Application Site.

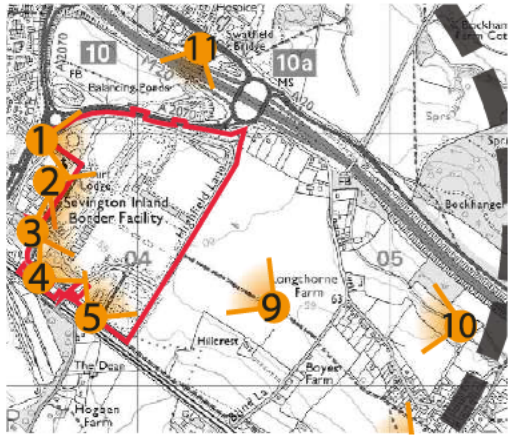
- Receptor 10a - Road users on Kingsford Street: **Low**
- Receptor 10b - Residential users of properties on Kingsford Street: **Medium**

A detailed map of the Savignin Island Border Facility area. The map shows the facility's perimeter in red, with various buildings and infrastructure labeled. Numbered callouts (1-10) point to specific locations: 1 points to a building near the top left; 2 points to a building near the top left; 3 points to a building near the top left; 4 points to a building near the top left; 5 points to a building near the top left; 6 points to a building near the top left; 7 points to a building near the top left; 8 points to a building near the top left; 9 points to a building near the top left; 10 points to a building near the top left.

Figure 27: View with Development - Viewpoint 10 (Contextual Panorama)
View from Kingsford Street, looking west towards the operational Development



Viewpoint Location Plan



Note: This is a representative composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form a field of view which is wider than that seen in detail by the human eye.

Table 37: Potential effects on Visual Amenity at Year 1 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
10	The matured hedgerow (comparing to the baseline photography) along Kingsford street is providing substantial screening effects along the road. Additionally, due to the undulating topography and relative distance, the Development is visible only through minor glimpses through the hedgerow gaps. It is expected that residents along the road have more direct views from their upper storey windows. Due to leaf loss, views would be more evident during winter months.	10a - Road users on Kingsford Street	Low	Negligible	Negligible
		10b - Residential users of properties on Kingsford Street	Medium	Negligible	Negligible

Table 38: Potential effects on Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
10	The matured hedgerow (comparing to the baseline photography) along Kingsford street should provide substantial screening effects along the road. Additionally, due to the undulating topography and relative distance, the Development will be visible only through minor glimpses through the hedgerow gaps. At Year 15 - with sufficient management - it is expected that these gaps will be reduced and the Development will not be noticeable. Nonetheless, the residents along the road might still experience glimpsed views from their upper storey windows. Due to leaf loss, views would be more evident during winter months.	10a - Road users on Kingsford Street	Low	Negligible	Negligible
		10b - Residential users of properties on Kingsford Street	Medium	Negligible	Negligible

Figure 28: Baseline Viewpoint 11 (Contextual Panorama)
View from PRow along the rear of properties and off Hythe Road, looking south and towards the Application Site



Description of View

6.21 View from the back of properties on Hythe Road, along PRow. This view is representative for the footpath users and assumes that residents on the first floors have direct views towards the Application Site. Receptors are experiencing glimpsed views due to the mature vegetation along M20. The motorway and its busy traffic movements make up the foreground views to the users.

Sensitivity

- Receptor 11a - Users of PRow off Hythe Road: **Medium**
- Receptor 11b - Residential users of properties on Hythe Road: **High**

Viewpoint Location Plan

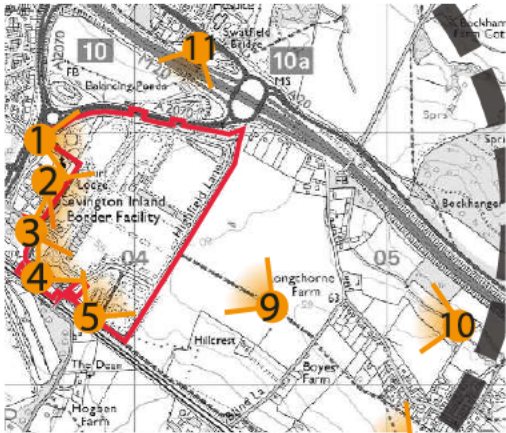


Figure 29: View with Development - Viewpoint 11 (Contextual Panorama)

View from PRow along the rear of properties and off Hythe Road, looking south and towards the operational Development

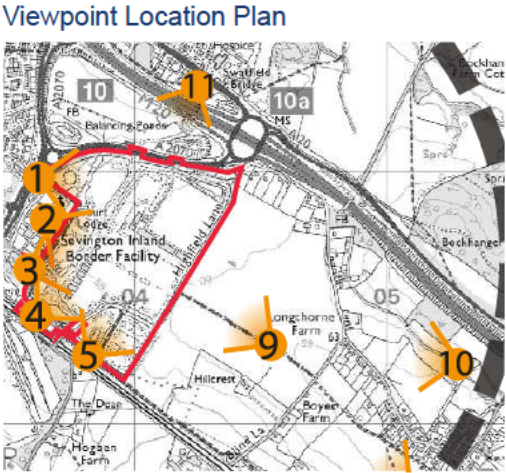


Table 39: Potential effects on Visual Amenity at Year 1 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
11	Due to the close proximity of this viewpoint to the Application Site and the Development and the slightly elevated topography, there are visual effects of the built form and the associated lighting infrastructure. There is a sparse linear vegetated belt that provides limited screening effects, but a good proportion of the Development is still visible. It is expected that residents along the PRow with the upper storey windows will experience more direct views towards the Development. However, it is worth noting that the hillside whereby this view was taken, was recently vegetated and will provide a substantial buffer once plants reach maturity, especially during the summer months. Due to leaf loss, views would be more evident during winter months.	11a - Users of PRow off Hythe Road	Medium	Moderate	Long-term, local, adverse effect of moderate significance
		11b - Residential users of properties on Hythe Road	High	Moderate	Long-term, local, adverse effect of major significance

Table 40: Potential effects on Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
11	Due to the proximity of this viewpoint to the Application Site and the slightly elevated topography, there might be visual effects of the built form of the Development and its associated lighting infrastructure. The sparse linear vegetated belt will provide some screening effects, but a good proportion of the Development might still be visible. The hillside whereby this view is taken is planted and is expected to have matured by Year 15, providing a substantial screening buffer to the PRow users. However, the residents along the PRow with the upper storey windows might still experience views towards the Development. Due to leaf loss, views would be more evident during winter months.	11a - Users of PRow off Hythe Road	Medium	Negligible	Negligible
		11b - Residential users of properties on Hythe Road	High	Minor	Long-term, local, adverse effect of moderate significance

Figure 30: Baseline Viewpoint 12 (Contextual Panorama)
View from Kent Downs National Landscape, looking south west and towards the Application Site



Description of View

6.22 Long distance, panoramic view from the Kent Downs National Landscape. Due to the topography and the National Landscape located on a much higher ground, the receptors experience wide-open views towards the Application Site. There are some glimpsed sections due to the intervening mature vegetation, but the significant level difference allows for the viewpoint to overlook the wider area.

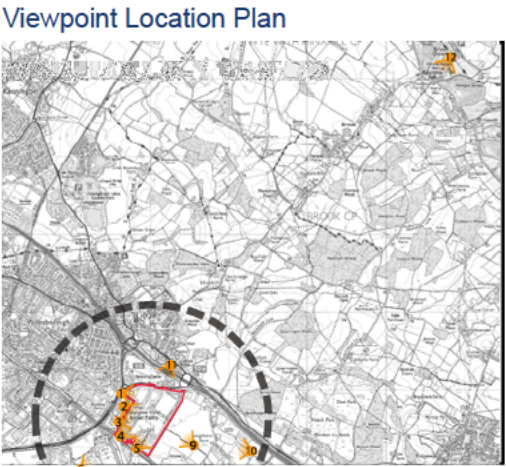
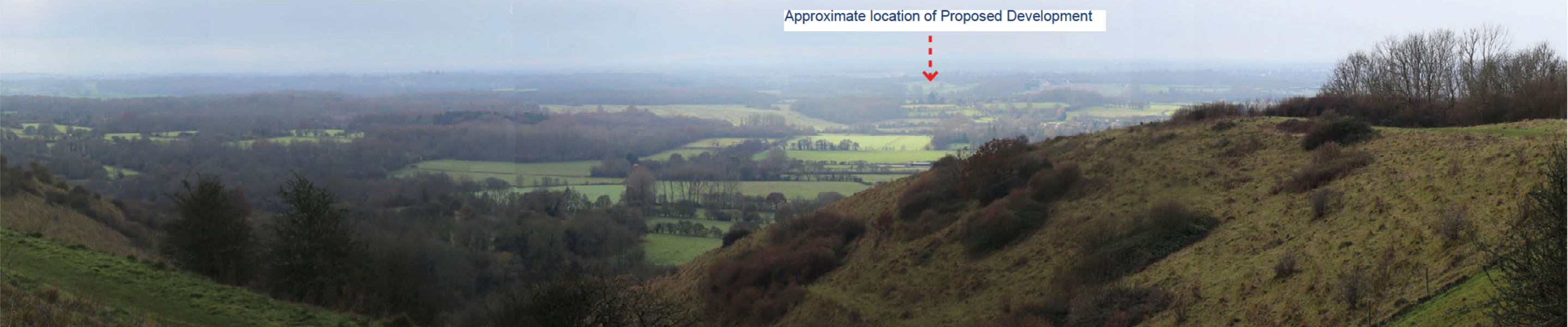
Sensitivity

- Receptor 12a - Recreational users within Kent Downs National Landscape : **High**
- Receptor 12b - Road users of Coldharbour Lane crossing the National Landscape: **Low**

Viewpoint Location Plan



Figure 31: View with Development - Viewpoint 12 (Contextual Panorama)
View from Kent Downs National Landscape, looking south west and towards the operational Development

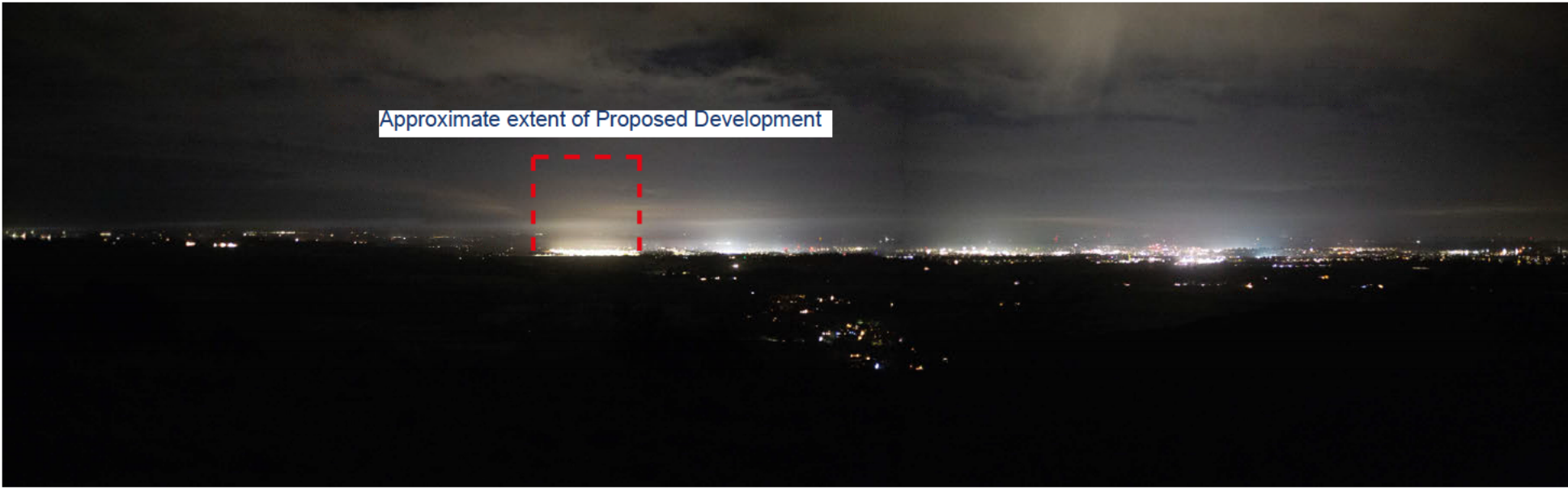


Note: This is a representative composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form a field of view which is wider than that seen in detail by the human eye.

Table 41: Potential effects on Visual Amenity at Year 1 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
12	Due to the distance of this viewpoint to the Development and the dense tree and hedge coverage within the wider landscape the recreational users of North Downs Way will experience no views of the Development. Road users along Coldharbour Lane will also experience no views of the Development due to the distance and transient nature of the motorists. Due to leaf loss, views would be more evident during winter months.	12a - Recreational users of North Downs Way within Kent Downs National Landscape	High	No change	None
		12b - Road users of Coldharbour Lane crossing the National Landscape	Low	No change	None

Figure 32: Proposed Night Time Viewpoint 12 (Contextual Panorama)
View from Kent Downs National Landscape, looking south west and towards the constructed and operational Development



Viewpoint Location Plan



Table 42: Potential Night Time effects on Visual Amenity at Completion and Operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
12	Due to the distance of this viewpoint and the dense tree and hedge coverage within the wider landscape, the recreational users of North Downs Way within Kent Downs National Landscape are experiencing only long-distance and partially glimpsed views. Nonetheless, the lighting of the Development is visible at this distance, however it is viewed in context of the surrounding illumination associated with Ashford. Additionally, due to the distance and the transient nature of the road users along Coldharbour Lane, driver's visual amenity will not be affected. Due to leaf loss, views would be more evident during winter months.	12a - Recreational users of North Downs Way within Kent Downs National Landscape	High	Minor	Moderate adverse significance of effect
		12b - Road users of Coldharbour Lane crossing the National Landscape	Low	Negligible	Negligible

Table 43: Potential effects on Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
12	Due to the distance of this viewpoint to the Development and the dense tree and hedge coverage within the wider landscape, the recreational users of North Downs Way will experience no views of the Development. Road users along Coldharbour Lane will also experience no views of the Development due to the distance and transient nature of the motorists. Due to leaf loss, views would be more evident during winter months.	12a - Recreational users of North Downs Way within Kent Downs National Landscape	High	No change	None
		12b - Road users of Coldharbour Lane crossing the National Landscape	Low	No change	None

Table 44: Potential effects on Night Time Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
12	Due to the distance of this viewpoint and the dense tree and hedge coverage within the wider landscape, the recreational users of North Downs Way within Kent Downs National Landscape will experience only long-distance and partially glimpsed views. Nonetheless, the lighting of the Development will still be visible at this distance, however it will be viewed in context of the surrounding illumination associated with Ashford. Additionally, due to the distance and the transient nature of the road users along Coldharbour Lane, driver's visual amenity are not expected to not be affected. Due to leaf loss, views would be more evident during winter months.	12a - Recreational users of North Downs Way within Kent Downs National Landscape	High	Minor	Moderate adverse significance of effect
		12b - Road users of Coldharbour lane crossing the National Landscape	Low	Negligible	Negligible

Table 45: Summary of Visual Effects

Viewpoint	Location	Visual Receptors	Sensitivity	Magnitude of Change (Completion and Operation)	Magnitude of Change (Cumulative)	Likely Effect (Completion and Operation) Significant Effects shown in bold	Likely Effect (Cumulative) Significant Effects shown in bold
1	View from PRow on the footbridge, over A2070, looking towards the constructed and operational development	1a - Users of PRow	Medium	Minor	Minor	Long-term, local, adverse effect of minor significance	Long-term, local, adverse effect of minor significance
2	View from PRow by the Court Lodge. View looking southeast towards the Application Site	2a - Users of PRow	Medium	Moderate	Moderate	Long-term, local, adverse effect of moderate significance	Long-term, local, adverse effect of moderate significance
2 Night view	View from PRow by the Court Lodge. View looking southeast towards the Application Site	2a - Users of PRow	Medium	Major	Major	Long-term, local, adverse effect of major significance	Long-term, local, adverse effect of major significance
3	View from the front of residential properties along Church Road. View looking east and towards the constructed and operational development	3a - Road users	Low	Minor	Minor	Long-term, local, adverse effect of minor significance	Long-term, local, adverse effect of minor significance
		3b - Residents on Church Road	High	Moderate	Moderate	Long-term, local, adverse effect of major significance	Long-term, local, adverse effect of major significance
3 Night view	View from the front of residential properties along Church road. View looking east and towards the constructed and operational development	3a - Road users	Low	Minor	Minor	Long-term, local, adverse effect of minor significance	Long-term, local, adverse effect of minor significance
		3b - Residents on Church road	High	Moderate	Moderate	Long-term, local, adverse effect of major significance	Long-term, local, adverse effect of major significance
4	View from Church Road by the Orchard Cottage, looking north east towards the constructed and operational development	4a - Road users	Low	Negligible	Negligible	Negligible	Negligible
		4b - Residents on Church road	Medium	Minor	Minor	Long-term, local, adverse effect of minor significance	Long-term, local, adverse effect of minor significance
5	View from the junction of Church Road and Highfield Lane, looking north towards the Application Site	5a - Residents on Church road	Medium	Minor	Minor	Long-term, local, adverse effect of minor significance	Long-term, local, adverse effect of minor significance
		5b - Road users	Low	Negligible	Negligible	Negligible	Negligible
6	View from PRow by Waterbrook Avenue, looking north east towards the constructed and operational development	6a - PRow users	Medium	No change	Moderate	None	Long-term, local, adverse effect of major significance
7	View from Collier's hill PRow AE138, looking north towards the Application Site	7a - PRow users	Medium	Negligible	Minor	Negligible	Negligible
8	View from PRow AE639 off Church road, looking north west towards the constructed and operational development	8a - PRow users	Medium	Negligible	Minor	Negligible	Long-term, local, adverse effect of minor significance
		8b - Residents on Church Road	Medium	Negligible	Minor	Negligible	Long-term, local, adverse effect of minor significance

Viewpoint	Location	Visual Receptors	Sensitivity	Magnitude of Change (Completion and Operation)	Magnitude of Change (Cumulative)	Likely Effect (Completion and Operation) Significant Effects shown in bold	Likely Effect (Cumulative) Significant Effects shown in bold
9	View from PRoW AE639 off Blind Lane, looking west and towards the constructed and operational development	9a - PRoW users	Medium	Minor	Minor	Long-term, local, adverse effect of minor significance	Long-term, local, adverse effect of minor significance
		9b - Residents on Blind Lane	High	Moderate	Moderate	Long-term, local, adverse effect of major significance	Long-term, local, adverse effect of major significance
10	View from PRoW along the rear of properties and off Hythe Road, looking south and towards the constructed and operational development	10a - Road users	Low	Negligible	Negligible	Negligible	Negligible
		10b - Residents on Kingsford Street	Medium	Negligible	Negligible	Negligible	Negligible
11	View from PRoW along the rear of properties and off Hythe Road, looking south and towards the Application Site	11a - PRoW users	Medium	Moderate	Moderate	Long-term, local, adverse effect of moderate significance	Long-term, local, adverse effect of moderate significance
		11b - Residents on Hythe Road	High	Moderate	Moderate	Long-term, local, adverse effect of major significance	Long-term, local, adverse effect of major significance
12	View from Kent Downs National Landscape, looking south west and towards the constructed and operational development	12a - Recreational users of the National Landscape	High	Negligible	Negligible	Negligible	Negligible
		12b - Road users	Low	Negligible	Negligible	Negligible	Negligible
12 Night view	View from North Downs Way within Kent Downs National Landscape, looking south west and towards the constructed and operational development	12a - Recreational users of the North Downs Way	High	Minor	Minor	Long-term, local, adverse effect of moderate significance	Long-term, local, adverse effect of moderate significance
		12b - Road users	Low	Negligible	Negligible	Negligible	Negligible

7. Mitigation Measures and likely Residual Effects

7.1 The Development is currently at operational stage, with implemented mitigation measures such as landscaping, planting and amendments to the lighting strategy and operational schedule. However, for the continued use of the Site for the IBF, a review has been undertaken to establish the need for further screening and planting. As a result, additional planting - with the inclusion of more evergreen species - is being proposed along the Site boundary and in strategic locations. Also, the usage of luminaire shields to certain areas is being proposed, to reduce lighting spillage and potential glare to residents in proximity.

7.2 **Table 46** summarises only those landscape resources or visual receptors which are likely to experience significant effects (as defined for the purposes of the LVIA as being moderate and above) and identifies the significance of the residual effect.

Complete and Operational Development

7.3 The Development is currently at an operational stage, but it is expected that the following additional mitigation measures will be implemented as well once the Development is complete. These measures are set out in the Landscape Masterplan by BCA with reference SEV-BCA-ELS-00-DR-L-2418-24-S5-00 and in the External Lighting Assessment SEV-WBS-ZZ-ZZ-RP-E630000:

- Thicket planting mix along the Site boundary to include more evergreen species to provide an all year round screening.
- Additional planting to be introduced by the proposed ponds at the south-west boundary to screen views from receptors on Church Road.
- Additional planting to be introduced along the north boundary to mitigate views for the north.
- Additional planting to be introduced along the PRow adjacent to St. Mary's Church to screen views of the footpath users.
- Lighting strategy to be adjusted in terms of turning lighting off in certain car parking areas and inspections sheds.
- Luminaire shields (baffles) to be introduced to certain luminaires in proximity to the residential areas.

7.4 Residual effects for the Development at operation, taking into account proposed embedded planting that has matured over 15 years, are set out in **Table 46**.

7.5 **Table 46** summarises only those landscape resources or visual receptors which are likely to experience significant effects (as defined for the purposes of the LVIA as being moderate and above) either before or after mitigation, and identifies the significance of the residual effect.

Monitoring

Complete and Operational Development

7.6 The significant effects on Landscape Character and Visual Amenity would not be an ongoing effect, and so no monitoring would be required.

8. Summary of likely Significant Effects

Assessment of likely Effects

- 8.1 The evaluation of the landscape characters and the visual amenity has considered the baseline conditions of the Site and the study area. The sensitivity of both the LCAs and the receptors has been identified and the assessment of the potential effects on the visual amenity and landscape character arising as a result of the Development has been reported.
- 8.2 The Development in general would be in keeping with the wider landscape setting, as it would act as an extension of the urbanised and industrial use at the edge of Willesborough. However, there are expected to be minor effects to the wider rural landscape, as it would reduce the arable land. With careful consideration to the building heights, to the lighting infrastructure over the night time and the screening mitigation measures, the Development should be able to integrate well in the area.
- 8.3 The effects upon designated areas are predicted to be minor, mainly due to the surrounding intervening features and the relative distances.
- Kent Downs National Landscape, whilst being located outside the study area, has been addressed within the visual assessment. Given the distance from the Site, the Development is considered to be barely perceptible from the viewpoint during day-time, but will be more evident when lit during the night, and will be perceived as an extension of Willesborough urban setting.
 - There is a number of listed buildings and a Registered Park and Garden that have been identified within the study area. Whilst the majority fall outside the visual envelope due to their built surroundings, a small number of listed buildings will sit within the affected area. These visual and landscape changes are been addressed within this assessment, considering the change in views from the associated receptors.
- 8.4 The effects upon the five landscape character areas that are being assessed are not expected to have significant impacts. The only landscape character that would be directly affected is LCA 2, but it is expected that there will be some localised inter-visibility with LCA 1, 3 and 5. Additionally, it is expected that the increased highway infrastructure

and traffic will be notable to LCA 2 and the neighbouring areas of LCA 1,3 and 5.

- 8.5 A summary of likely significant residual effects are shown in **Table 46**.

Assessment of likely Cumulative Effects

- 8.6 Cumulative effects have been assessed alongside the effects of the Development in Section 6. The cumulative effects are summarised below and shown in **Table 47**.
- 8.7 As shown in **Table 10** the cumulative schemes and the Development will mostly have minor and negligible impacts on the local character areas. The Development will have a direct effect on LCA 2 and the identified cumulative schemes will directly effect LCAs 1, 3 and 5. However, the effects are expected to be only localised. The only local character that is expected to experience moderate adverse long-term effects is LCA 5, due to its high sensitivity to change.
- 8.8 As explained in **paragraph 6.10**, only viewpoints 6,7 and 8 have been assessed against the cumulative schemes, as these are the only viewpoints that were likely to experience views of both the Development and the cumulative schemes. It is expected that only the receptors from viewpoints 6 and 8 will notice changes to the visual amenity, however the effects from viewpoint 8 should be of a minor significance. Only the users of PRoW 401 that will pass through the cumulative Waterbrook Park schemes will experience effects of a major significance.
- 8.9 The LCAs, viewpoints and the receptors that will likely experience significant effects from the Development and the cumulative schemes are listed in **Table 47**.

Table 46: Summary of Likely Residual Effects

Ref	Description	Likely Effect (Completion and Operation) Significant Effects shown in bold	Mitigation Measures (Completion and Operation)	Likely Residual Effect (Completion and Operation) Significant Effects shown in bold
LCA 5	Brabourne Lees Mixed Farmlands	Long-term, local, adverse effect of moderate significance	As defined in paragraph 7.3	Long-term, local, adverse effect of moderate significance
Viewpoint 2	2a - Users of PRoW	Long-term, local, adverse effect of moderate significance	As defined in paragraph 7.3	Long-term, local, adverse effect of minor significance
Viewpoint 2 Night view	2a - Users of PRoW	Long-term, local, adverse effect of major significance	As defined in paragraph 7.3	Long-term, local, adverse effect of moderate significance
Viewpoint 3	3b - Residents on Church road	Long-term, local, adverse effect of major significance	As defined in paragraph 7.3	Long-term, local, adverse effect of moderate significance
Viewpoint 3 Night view	3b - Residents on Church road	Long-term, local, adverse effect of major significance	As defined in paragraph 7.3	Long-term, local, adverse effect of moderate significance
Viewpoint 9	9b - Residents of the farm off Blind lane	Long-term, local, adverse effect of major significance	As defined in paragraph 7.3	Long-term, local, adverse effect of moderate significance
Viewpoint 11	11a - Users of PRoW	Long-term, local, adverse effect of moderate significance	As defined in paragraph 7.3	Long-term, local, adverse effect of minor significance
	11b - Residents on Hythe road	Long-term, local, adverse effect of major significance	As defined in paragraph 7.3	Long-term, local, adverse effect of moderate significance
Viewpoint 12 Night view	12a - Recreational users of North Downs Way	Long-term, local, adverse effect of moderate significance	As defined in paragraph 7.3	Long-term, local, adverse effect of moderate significance

Table 47: Summary of Likely Cumulative Effects

Ref	Location	Likely Significant Effect	Likely Cumulative Effect
LCA 5	Brabourne Lees Mixed Farmlands	Long-term, local, adverse effect of moderate significance	Long-term, local, adverse effect of moderate significance
Viewpoint 6	6a - Users of PRoW	None	Long-term, local, adverse effect of major significance

We are Waterman, where every project matters

We deliver progressive, sustainability-driven environmental and engineering consultancy services across every sector. We think differently, and we're harnessing our collective expertise to deliver greener, healthier and well-connected communities, networks and built environments.

Based in strategic locations throughout the UK and Ireland, our team of specialists is at the forefront of tackling the climate emergency and forging a path to a Net Zero built environment.

UK & Ireland Office Locations

