

VIEWPOINT 7

LOCATION: Taken from byway, AW245, to the south of Possingham Farm.

DESCRIPTION: Looking northwards towards Possingham Farm with the Application Site beyond and to the west (left) of the view. The Application Site and the farm compound is well screened by mature hedgerows and tree cover.

SENSITIVITY: Main user groups are users of the byway, which around this location meets with PRoW AW239, and slightly further to the south, AW237, both of which progress westwards to meet at the A28, adjacent the listed buildings at Lodge Place. The sensitivity the user group is regarded to be HIGH in a landscape of MEDIUM-HIGH sensitivity, made more significant in its setting of the various listed buildings roundabouts.

PREDICTED IMPACT: Built development will be set beyond the farm compound and screened by the intervening vegetation. The extent of existing vegetation in combination with proposed planting will ensure the screening effect is maintained, even in winter conditions. Magnitude of Impact will be NEGLIGIBLE.

SIGNIFICANCE: Due to the extent and maturity of the intervening vegetation, along with the sensitive design of the proposed layouts with buffer vegetation the effect on the visual amenity of this view will be of MINIMAL and NEUTRAL significance.

MITIGATION: Whilst the well-considered design of the Proposed Development in proximity to the listed Possingham Farm will ensure minimal or no effect on the visual amenity of the adjacent footpaths and the setting of the listed building, the adoption of a "belt and braces" approach to advanced tree, hedgerow buffer planting along the southern edge of the Proposed Development area, once established, will guarantee the long-term protection of local views and the Possingham Farm curtilage.

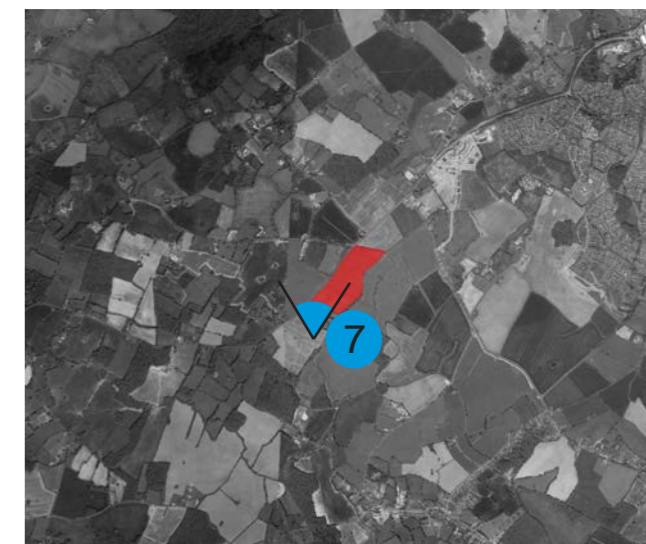


FIGURE 26. Photographic Viewpoint Locations -
Local Views 7



FIGURE 25. View 7

VIEWPOINT 8

LOCATION: Taken from the A28 Ashford Road east side, near to the junction with PRoW AW237, with Lodge Place behind and to the west of the A28.

DESCRIPTION: Looking northwards to the Application Site with the Possingham Farm compound to the centre and east (right) of the view and the A28 to the west (left) of the view.

SENSITIVITY: Potential receptors are users of the PRoW and vehicles along the A28. Current conditions indicate the PRoW's leading to the A28 are rarely, if ever used by walkers. However, the sensitivity of potential users should still be considered HIGH. Vehicles using the A28 are generally travelling at high speed and whilst open views to the lower lying site are readily available, vehicular users remain of LOW sensitivity. The intervening landscape is of MEDIUM-HIGH sensitivity with the main site beyond the listed building of MEDIUM-LOW landscape sensitivity.

PREDICTED IMPACT: The Proposed Development will be well set back from the site boundary and views will be mostly screened by existing mature and dense vegetation. Due to the elevated nature of the viewpoint, looking downslope to the site, it is anticipated that views over the existing vegetation will be achievable, particularly in the short term. Mitigation measures will include substantial reinforcement of the existing southern boundary, including structural woodland belts and a wide swath of parkland landscape separating the plot zones from the A28. Magnitude of Impact will be MEDIUM to HIGH in the early years of operation.

SIGNIFICANCE: There will be a direct, permanent effect on the visual amenity of this view of MODERATE ADVERSE significance prior to the implementation of mitigation measures.

MITIGATION: Advance tree, hedgerow, and parkland planting along the western and southern edges of the Proposed Development areas, once established, will soften and screen the visual impact of the Proposed Development.

RESIDUAL EFFECTS: Any views of the development, particularly in winter, will continue to remain after the implementation of mitigation measures, however, upon maturity of the proposed tree stock (15-20 years from planting) the views will be partially screened and softened.



FIGURE 28. Photographic Viewpoint Locations -
Local Views 8



FIGURE 27. View 8

VIEWPOINT 9

LOCATION: Taken from the A28 Ashford Road east side, on the southern edge of the Application Site.

DESCRIPTION: Looking northwards along the A28 and with the Application Site east (right) of the view.

SENSITIVITY: Potential receptors are vehicles using the A28. Vehicles using the A28 are generally travelling at high speed and whilst extensive open views to the site are readily available, these are of LOW sensitivity. The site landscape, denuded of hedgerows and tree cover is of LOW sensitivity.

PREDICTED IMPACT: The Proposed Development will be well set back from the site boundary and views will be screened and softened by extensive tree, hedgerow and parkland planting forming part of the comprehensive open space network throughout the Proposed Development. Due to the openness of the site in this location, views to the built form will be evident the short term. Mitigation measures will include substantial reinforcement of the existing poorly defined hedgerow bordering the A28 and will include structural tree planting and a wide swath of parkland landscape separating the plot zones from the A28. Magnitude of Impact will be HIGH in the early years of operation.

SIGNIFICANCE: There will be a direct, permanent effect on the visual amenity of this view of MAJOR MODERATE and ADVERSE significance prior to the implementation of mitigation measures.



FIGURE 29. View 9

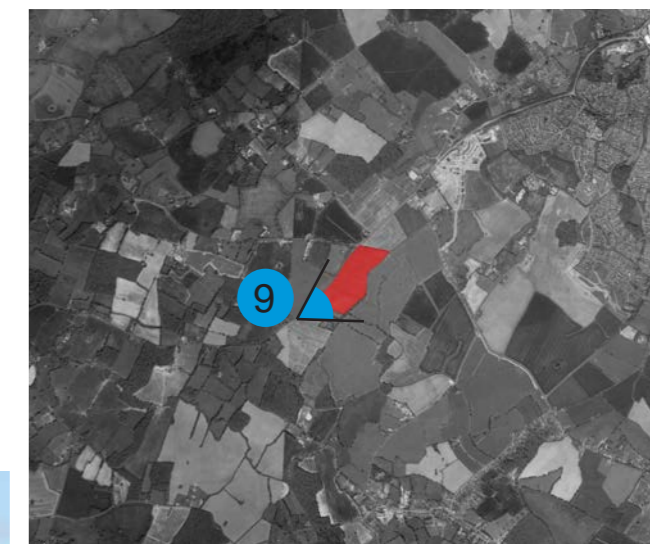


FIGURE 30. Photographic Viewpoint Locations -
Local Views 9

MITIGATION: Advance tree, hedgerow, and parkland planting along the western edge of the Proposed Development areas, once established, will soften and screen the visual impact of the Proposed Development.

RESIDUAL EFFECTS: Views of the development, particularly in winter, will continue to remain after the implementation of mitigation measures, however, upon maturity of the proposed tree stock (15-20 years from planting) the views will be partially screened and softened.

There is likely to be a direct, permanent effect on the visual amenity of the view of MODERATE and SLIGHT ADVERSE significance following the implementation of mitigation measures.

VIEWPOINT 10

LOCATION: Taken from the A28 Ashford Road east side, midway along the Application Site boundary.

DESCRIPTION: Looking north along the A28 and eastwards across the central portion of the Application Site (right) of the view.

SENSITIVITY: Potential receptors are vehicles using the A28. Vehicles using the A28 are generally travelling at high speed and whilst extensive open views to the site are readily available, these are of LOW sensitivity. The site landscape, denuded of hedgerows and tree cover is of also of LOW sensitivity.

PREDICTED IMPACT: The Proposed Development will be well set back from the site boundary and views will be screened and softened by extensive tree, hedgerow and parkland planting forming part of the comprehensive open space network throughout the Proposed Development. Due to the openness of the site in this location, views to the built form will be evident the short term. Mitigation measures will include substantial reinforcement of the existing poorly defined hedgerow bordering the A28 and will include structural tree planting and a wide swath of parkland landscape separating the plot zones from the A28. Magnitude of Impact will be HIGH in the early years of operation.

SIGNIFICANCE: There will be a direct, permanent effect on the visual amenity of this view of MAJOR MODERATE and ADVERSE significance prior to the implementation of mitigation measures.

MITIGATION: Advance tree, hedgerow, and parkland planting along the western edge of the Proposed Development areas, once established, will soften and screen the visual impact of the Proposed Development.

RESIDUAL EFFECTS: Views of the development, particularly in winter, will continue to remain after the implementation of mitigation measures, however, upon maturity of the proposed tree stock (15-20 years from planting) the views will be partially screened and softened.

There is likely to be a direct, permanent effect on the visual amenity of the view of MODERATE and SLIGHT ADVERSE significance following the implementation of mitigation measures.

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FIGURE 32. Photographic Viewpoint Locations -
Local Views 10



FIGURE 31. View 10

VIEWPOINT 11

LOCATION: Taken from the Ribston Way, on Great Chart Ridge.

DESCRIPTION: Looking southwards, over the emerging first phases of Chilmington Green to the centre and right (west) of the view.

SENSITIVITY: Potential receptors are pedestrians using the carriageway and future footpath linkages to Chilmington Green and vehicles using Ribston Way. Pedestrian users of HIGH sensitivity with vehicles classed as MEDIUM. The site landscape and intervening are of MEDIUM-LOW sensitivity.

PREDICTED IMPACT: The Proposed Development will be seen in the far distance and in the context of the emerging Chilmington Green masterplan. The Proposed Development will be viewed as a minor element in the wider urban structure. Magnitude of Impact will be LOW in the early years of operation.

SIGNIFICANCE: There will be a direct, permanent effect on the visual amenity of this view of SLIGHT and MINOR ADVERSE significance prior to the implementation of mitigation measures.



FIGURE 33. View 11

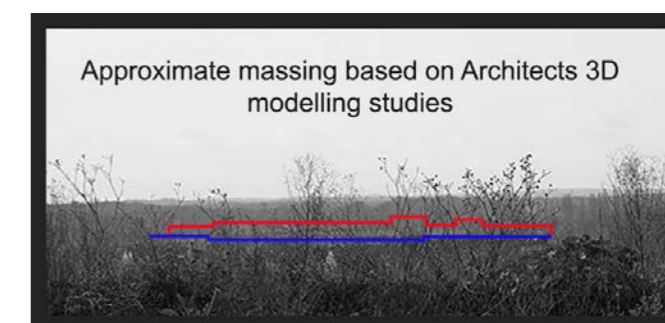


FIGURE 34. Photographic Viewpoint Locations -
Local Views 11

MITIGATION: Advance tree, hedgerow, and parkland planting within the Proposed Development area, and extensive native and ornamental planting within the Chilmington Green development areas, once established, will soften and screen the visual impact of the Proposed Development.

RESIDUAL EFFECTS: Views of the development, particularly in winter, will continue to remain after the implementation of mitigation measures, however, upon maturity of the proposed tree stock (15-20 years from planting) the views will be partially screened and softened.

There is likely to be a direct, permanent effect on the visual amenity of the view of MINIMAL and NEUTRAL significance following the implementation of mitigation measures.



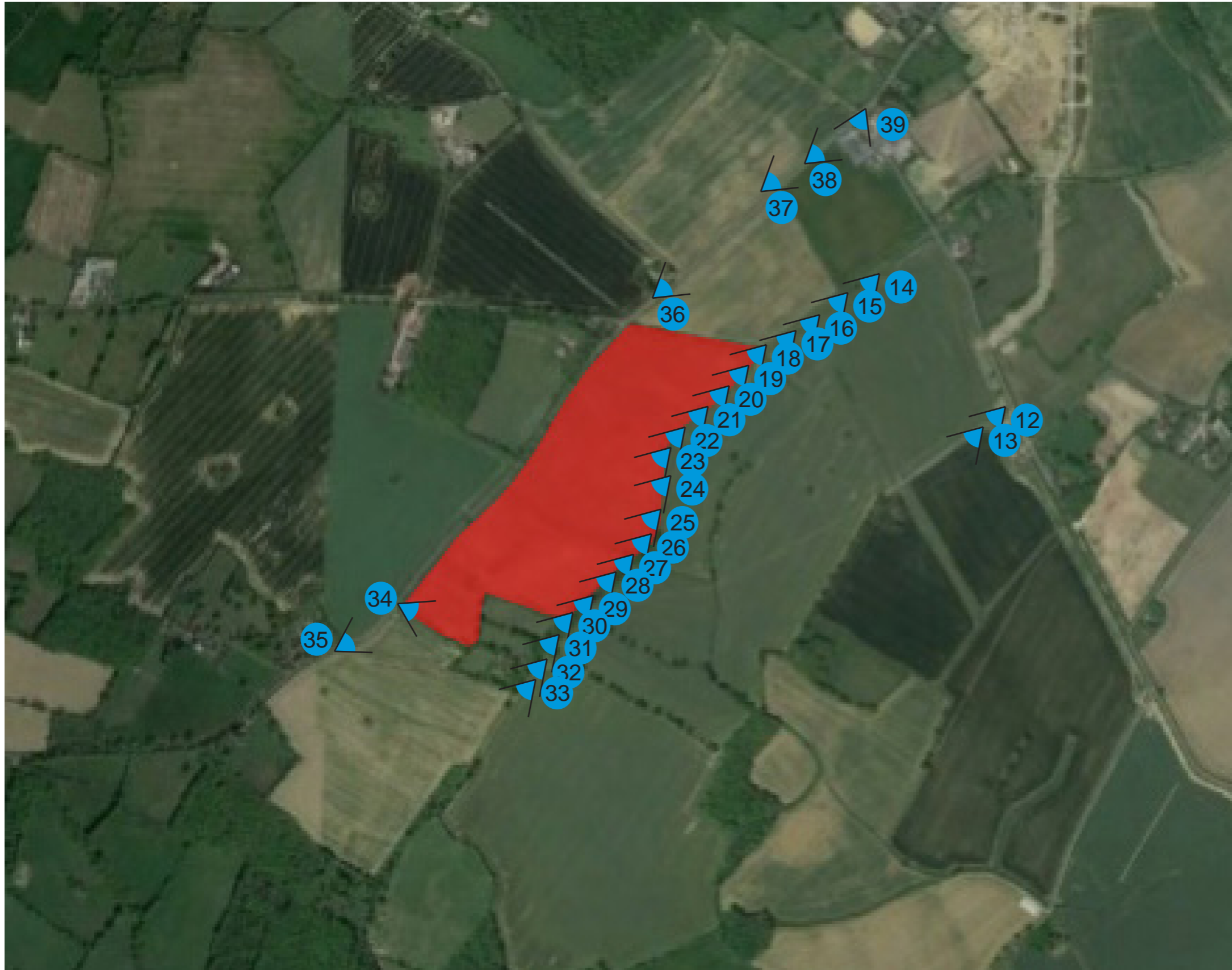


FIGURE 35. Photographic Viewpoint Locations - Close Views

VIEWPOINTS 12-33

Viewpoints 12-33 illustrate the existing landscape condition to the east of the site and in particular, the views into and away from the site along PRoW byway AW245 and the approach on foot to the Possingham Farm enclosures and garden areas. The extent and density of existing vegetation is significant in screening the listed structures from the Application Site and is equally effective in containing long views from the PRoW.



FIGURE 38. Photographic Viewpoint Locations -
Local Views 12 & 13



FIGURE 36. View 12



FIGURE 37. View 13



FIGURE 41. Photographic Viewpoint Locations -
Local Views 14 & 15



FIGURE 39. View 14



FIGURE 40. View 15



FIGURE 44. Photographic Viewpoint Locations -
Local Views 16 & 17



FIGURE 42. View 16



FIGURE 43. View 17



FIGURE 47. Photographic Viewpoint Locations -
Local Views 18 & 19



FIGURE 445. View 18



FIGURE 46. View 19