



CLEVE HILL SOLAR PARK

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VOLUME 4 - TECHNICAL APPENDIX A7.2
ASSESSMENT OF POTENTIAL LANDSCAPE EFFECTS

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A7.2 TECHNICAL APPENDIX A7.2: ASSESSMENT OF POTENTIAL LANDSCAPE EFFECTS

Table B1: Assessment of Sensitivity of Landscape Receptors

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Landscape Character Areas (Published Sources)				
National Character Area 81 Greater Thames Estuary	Community ²	Low (outside the CLS Area) High (within the CLS Area)	Low (overall)	The NCA is not a designation, so it is assessed as being of Community value. The parts of the NCA outside London are characterised in a way that would not change substantially with the introduction of a solar farm, except within the site itself, and hence the susceptibility of the NCA is Low. Within the CLS Area the introduction of construction activity and the erection of solar PV modules would interrupt the wide open spaces, and susceptibility within the CLS Area would be High. Given the size of the NCA, the overall sensitivity to a single solar farm is Low.
Regional Landscape Character Area: Eastern Swale Marshes	Community	Low (outside the CLS Area) High (within the CLS Area)	Low (overall)	The RCA is not a designation, so it is assessed as being of Community value. The RCA is characterised in a way that would not change substantially with the introduction of a solar farm, except within the site itself, and hence the susceptibility of the RCA is Low. Within the CLS Area the introduction of construction activity and the erection of solar PV modules would interrupt the wide open spaces, and susceptibility within the CLS Area would be High. Given the size of the RCA, the overall sensitivity to a single solar farm is Low.
Regional Landscape Character Area: Eastern Fruit Belt	Community	Medium	Low	The RCA is not a designation, so it is assessed as being of Community value. Noting that the small parts of this RCA that will be developed are flat, coastal plain and don't share the characteristics of the RCA generally, the susceptibility of this RCA is treated as being adjacent to the CLS Area. Although with substantial human intervention, this RCA is dominated by vegetation and a sense of remoteness and privacy, which could be affected in parts by a nearby solar farm, so is accorded Medium susceptibility, which results in a Low sensitivity.
Swale Landscape Character and Biodiversity Appraisal: LCA 5 Graveney Marshes	Community	High	Medium	The LCA is not a designation, so it is assessed as being of Community value. The CLS Area occupies almost all of the LCA, the exception being the sea flood defence wall which accommodates the Saxon Shore Way. The characteristics of the LCA would not be affected by solar farm development, except for areas amongst the solar PV modules. As this would occupy the majority of the LCA, the susceptibility of the LCA to solar farm development is High, which would result in Medium sensitivity.
Swale Landscape Character and Biodiversity Appraisal: LCA 4 Graveney Grazing Lands	Community	Medium	Low	The LCA is not a designation, so it is assessed as being of Community value. The only part of the CLS Area within this LCA is the already-metalled Cleve Hill Substation access road, and no further development will take place within this LCA. In this section of the LCA the character is more open with the grazing marshes with limited vegetation cover, which mainly consists of grassland, reeds and scattered scrub. The susceptibility of the landscape is medium due to the open nature in this section of the LCA. There is more enclosure created by isolated scale deciduous and coppiced woodlands which are located to the south of the LCA. Overall the sensitivity is Low.
Swale Landscape Character and Biodiversity Appraisal: LCA 22 Graveney Fruit Farms	Community	Low	Low	The LCA is not a designation, so it is assessed as being of Community value. The LCA is adjacent to the CLS Area. The landscape condition is good with strong pattern of enclosure created by shelterbelts and hedgerows. The screening provided by hedgerows and trees to the south of the CLS Area reduces the susceptibility of the LCA to effects from the Development. The landscape is a traditional Kentish landscape which contains orchards and enclosed fruit fields. Given the strong pattern of enclosure and visual screening, the susceptibility to an adjacent solar farm is Low, resulting in a low sensitivity overall.
Swale Landscape Character and Biodiversity Appraisal: LCA 21 Graveney Arable Farmlands	Community	Medium	Low	The LCA is not a designation, so it is assessed as being of Community value. Part of the CLS Area lies within LCA 21 to the west of Graveney Hill. The site would have a Medium susceptibility to a solar farm in an adjacent LCA, given the lack of views except from within fields. The gentle undulations in the topography and existing vegetation give the landscape some capacity to accommodate the Development. Overall it results in a Low sensitivity.
Swale Landscape Character and Biodiversity Appraisal: LCA 6 Ham Marshes	Community	Medium	Low	The LCA is not a designation, so it is assessed as being of Community value. The LCA borders the edge of the Development boundary. The LCA is more susceptible in the eastern part of the LCA due the open nature of the LCA and intervisibility between the LCA the Core Landscape Study Area. Overall there would be Low Sensitivity.
Swale Landscape Character and Biodiversity Appraisal: LCA 8 Luddenham and Conyer Marshes	Community	Low	Low	The LCA is not a designation, so it is assessed as being of Community value. The LCA has low susceptibility to an adjacent low lying solar farm separated by the sea wall and the containment it offers. Overall this results in a Low sensitivity.
Draft Canterbury Landscape Character and Biodiversity Appraisal: LCA 5 Seasalter Marshes	Community	Medium	Low	The LCA is not a designation, so it is assessed as being of Community value. The CLS Area sits directly to the west of LCA 5. The landscape is predominantly flat consisting of grazing marshes which is more susceptible to changes of the Development. Overall this results in a Low sensitivity.
Landscape Designations and Planning Designations				
Kent Downs AONB	National	High	High	As a national designation, it is assessed as being of National value. With features of natural beauty, enclosed vistas and long distance panoramas, the AONB has a high susceptibility to the built form of a solar farm.
Area of High Landscape Value: Kent Level, Policy DM24 (Swale Borough Local Plan)	Local	Low (outside the CLS Area) High (within the CLS Area)	Low (outside the CLS Area) High (within the CLS Area)	As the AHLV is a local designation, it is assessed as being of Local value. The CLS Area lies within the AHLV. The parts of the designated area within the CLS Area would have a high susceptibility to a solar farm, but given the low-lying nature of solar farms, the relevant characteristics of the landscape are generally able to accommodate it, and susceptibility would be Low.

² Landscape value is ascribed as per Table 7.4 of the ES Chapter 7.

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Area of High Landscape Value: North Kent Marshes, Policy LB2 (Canterbury District Council Local Plan)	Local	Low	Low	As the AHLV is a local designation, it is assessed as being of Local value. This Area of High Landscape Value of North Kent Marshes lies to the east of the CLS Area. It is identified for its open and ecologically important landscape defined by open grazing land with broad skies, few landscape features and a strong sense of remoteness, wildness and exposure. It forms part of an extensive complex of coastal marshes that flank the Swale Estuary along its northern and southern shores. The susceptibility would be Low, given that the exposure and sense of remoteness would not be affected by a low-lying development elsewhere, and would thus be able to accommodate it.
Site				
Landscape Elements of the CLS Area				
Landscape Quality (Condition)	Local	Medium	Medium	The CLS Area is dominated by agricultural cereal production which creates a uniform land cover. Vegetation within the landscape is sparse and limited to grass and sparse naturalising scrub. Ditches that divide fields within the CLS Area are filled with reeds. There is more vegetation beyond the southern boundary of the CLS Area where there is more tree and hedgerow planting. There are some wooden fences surrounding the northern part of the CLS Area. Metal or wooden gates are present within the site along the access tracks within the site. The 400 kV overhead power line corridor dominates the skyline east to west. Cleve Hill Substation creates a detraction within the landscape due to its scale, form and elevated located at the base of Cleve Hill; however with distance its overall effect is reduced. Large steel agricultural barns on the edge of the CLS Area are viewed cumulatively with Cleve Hill Substation and therefore appear an extension to the substation albeit of an agricultural nature. The landscape to the north of the sea wall is intact and has a much higher quality than that within the CLS Area. Here the landscape represents a natural shoreline and expansive views to sea across the sea wall, however this assessment is of the CLS Area itself.
Scenic Quality	Local	Medium	High	The open nature of the site and agricultural land use enables the wider landscape to be seen for a long distance. Its proximity to different LCAs, particularly Graveney Fruit Farms, creates a stark contrast to the landscape of the CLS Area. The CLS Area also has a sense of remoteness due to its open nature and quietness, with the long views clarifying for viewers that there is little population in the locality. The landscape is open with big skies. The presence of large 400 kV overhead pylons that dissect through the centre of the site and the presence of the 400 kV substation and a number of large metal agricultural sheds provide dominant features within the flat, open and low-lying nature of the site, and detract from the scenic quality of the site.
Rarity	Local	Medium	Medium	Similar scale, flat open landscapes are present in the surrounding LCAs within the AHLV – Kent Level and North Kent Marshes AHLV, and to an extent up the Greater Thames Estuary NCA as far as London. There is therefore little rarity of the landscape within the LCA.
Representativeness	Local	Medium	Medium	The scale and open nature; together with the presence of ditches and 400 kV overhead power lines, are representative of the Graveney Grazing Marshes LCA, the Kent Level and North Kent Marshes AHLV and the Greater Thames Estuary NCA. Cleve Hill Substation and adjacent large agricultural barns are not representative of the qualities considered to define the landscape character of the local area.
Conservation Interests	Local	Medium	Medium	The site contains a number of recorded Historical Environmental Records (HER) within the site as per the Chapter 11: Cultural Heritage and Archaeology of the ES. The CLS Area itself contains no ecological designations. The site adjoins a number of international, national and local ecological designations, principally The Swale SPA/SSSI/Ramsar site.
Recreation Value	Regional/ National	High	High	The Saxon Shore Way Long Distance footpath, which is co-incident with the proposed England Coast Path, runs to the north of the CLS Area. The experience of the landscape is an important component of its use and it is in close proximity to the CLS Area. National Cycle Route 1 runs to the east and south of the CLS Area. The experience of the landscape is an important component of its use and its proximity to the CLS Area is dynamic ranging from close to distant, though with substantial visibility of the CLS Area only for a stretch of c. 800 m. There are several PRoW within and surrounding the CLS Area. The experience of the landscape is an important component of their use and their proximity to the CLS Area is close, although views from these to/across the CLS Area from PRoW outside and to the south of the site are limited by vegetation.
Perceptual aspects	Local	High	High	Perceptions include the openness of the landscape, providing long range views across the CLS Area to features beyond, enhanced by the openness of the Swale; the CLS Area itself is enclosed by the sea wall; the openness together with an absence of features in the landscape creates an element of tranquillity across the CLS Area; from locations away from the southern boundary of the CLS, a sense of remoteness is perceived relative to other local landscape character areas, because of the apparent distance to human settlement. This is particularly pronounced in respect of the Saxon Shore Way on top of the sea wall, where the character becomes exposed and the scent of the sea is present at the northern section.
Associations	Local	Medium	Medium	Ecological associations for bird watching and to a limited extent, for some, historical associations associated with the battle of Graveney Marsh.

Table B2: Assessment of Magnitude of Landscape Change (Construction, Operational and Decommissioning)

							Construction	Operational			Decommissioning	
Landscape Receptors	Size and Scale (Year 1)	Size and Scale (Year 5)	Size and Scale (Year 10)	Geographical Extent	Duration (operational phase)	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (Year 10)	Magnitude	Notes
Landscape Character Areas (Published Sources)												
National Landscape Character: Area 81 Greater Thames Estuary	Small	Small	Small	Small	Long term	Reversible	Slight	Slight	Slight	Slight	Negligible	<p><u>Construction:</u> The extent in which the Development will be seen will cover a small section of the overall NCA. During the construction period there will be temporary tall structures including the use of a cranes. These are temporary in nature and any equipment required for installation of the Development would not remove any landscape features present within the NCA. Delivery vehicles and vehicles on site will be visible across the LCA, however this will be limited. There will be a loss of arable grazing marsh from the construction of the panels and associated equipment as the construction phase approaches completion. Effects will be short-term and temporary.</p> <p><u>Operational:</u> The extent in which the Development will be seen in the NCA will be small due to the overall size of the NCA and the area that the Development would occupy within the NCA. There will be a loss of features where panels and the electrical compound replace the arable farmland. There would be changes in the aesthetic and perceptual elements but experienced over a small area of the NCA. The proportion of the loss of landscape elements over the extent of the NCA is considered to be small.</p> <p><u>Decommissioning:</u> The extent of the Development affecting the NCA during this stage will be limited to a small area, short-term and temporary. As infrastructure is removed from site it will be restored back to its baseline situation.</p>

							Construction	Operational			Decommissioning	
Landscape Receptors	Size and Scale (Year 1)	Size and Scale (Year 5)	Size and Scale (Year 10)	Geographical Extent	Duration (operational phase)	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (Year 10)	Magnitude	Notes
Regional Landscape Character Assessment: Eastern Swale Marshes	Medium	Medium	Medium	Medium	Long term	Reversible	Moderate	Moderate	Moderate	Moderate	Slight	<p><u>Construction:</u> The extent in which the Development would be seen would be limited to less than one third of the overall character area. There would be temporary effects created by the crane and construction compound, including the bund, which would be taller than elements within the CLS Area. There would be no loss of landscape elements within the Eastern Swale Marshes other than those created by the operational effects where there would be a loss of arable grazing marsh by installation of panels and electrical compound area. Delivery vehicles and vehicles on site will be visible across the CLS Area but not the wider RLCA. Effects will be short-term.</p> <p><u>Operational:</u> The effect of the Development on the RLCA would be limited to less than one third of the overall character area which limits the overall magnitude. There will be a loss of features within the RCA as panels and the electrical compound will replace the arable farmland. There would be changes in the aesthetic and perceptual elements but experienced over a small area of the RCA, limited essentially to the CLS Area itself. The height of the Development would not alter the skyline across a large area due to the height of the panels being similar to the sea wall. The proportion of the loss of landscape elements over the extent of the RLCA is considered to be medium.</p> <p><u>Decommissioning:</u> During this stage of Development there would be slight effects created by the removal of panels and associated equipment and associated activities. The removal of the bund would lead to the landscape being restored back to the baseline situation. Over time the effects would become neutral and would reduce as the decommissioning stage progresses.</p>
Regional Landscape Character Assessment: Eastern Fruit Belt	Small	Small	Small	Small	Long term	Reversible	Slight	Slight	Slight	Slight	Negligible	<p><u>Construction:</u> The extent in which the Development would be seen is local to the CLS Area and represents a very small proportion of the overall RLCA. There would be temporary effects created by the crane and electrical compound construction which would be taller than other elements within the CLS Area. There would be a loss of arable farmland created by the construction of the panels and the associated infrastructure. Delivery vehicles and vehicles on site will be visible across the CLS Area from within and in very close proximity to the CLS Area. Effects will be short-term and reversible.</p> <p><u>Operational:</u> The Development occupies, and landscape features would be lost within, a very small proportion of the overall RCA therefore the geographical extent would be small in relation to the size of the RLCA. The degree of perceptual and aesthetics would experience a limited degree of alteration from the loss of landscape elements over a small area. The height of the equipment would not alter the general skyline due to the height of the panels.</p> <p><u>Decommissioning:</u> There would be a very small area from which the decommissioning activities would be visible. As infrastructure is removed from site it will be restored back to its baseline situation.</p>

							Construction	Operational			Decommissioning	
Landscape Receptors	Size and Scale (Year 1)	Size and Scale (Year 5)	Size and Scale (Year 10)	Geographical Extent	Duration (operational phase)	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (Year 10)	Magnitude	Notes
Swale Landscape Character and Biodiversity Appraisal: LCA 5 Graveney Marshes	Large	Large	Medium	Large	Long term	Reversible	Substantial	Substantial	Substantial	Substantial	Slight	<p><u>Construction:</u> The majority of the LCA will be taken up by the Development and its associated construction works. The use of the crane and construction of the electrical compound and bund will be seen across the LCA, in particular from the raised sea wall. Delivery vehicles and vehicles on site will be visible across the LCA. There will be a loss of arable farmland from the introduction of panels and associated equipment.</p> <p><u>Operational:</u> A large proportion of the LCA will be taken up by the Development which will make it a prominent new feature and cover a large geographical extent relative to the size of the LCA, in which there will be a high level of change in the landscape character. There will be large scale change as there will be a loss of all the arable farmland and one small section of ditch, though this will be replaced by equivalent new ditch. From within the CLS Area, there will be a loss of openness, though this will not occur on the sea wall.</p> <p><u>Decommissioning:</u> There would be substantial effects created by the removal of panels and associated equipment and restoration of the site. The character of the site would be restored back to the baseline situation, and the sense of openness would increase. Over time the effects would become neutral and would reduce as the decommissioning stage progresses.</p>
Swale Landscape Character and Biodiversity Appraisal: LCA 4 Graveney Grazing Lands	Small	Small	Small	Small	Long term	Reversible	Slight	Slight	Slight	Slight	Slight	<p><u>Construction:</u> The extent in which the Development would be seen is limited by distance and intervening topography and vegetation from most of the LCA. There would be temporary, local effects created by the crane and construction of the electrical compound bund which would be taller than other elements within the CLS Area. There would be no loss of landscape elements within the LCA. Delivery vehicles and vehicles on site will be visible from only very limited areas of LCA.</p> <p><u>Operational:</u> Overall a very small proportion of the LCA is occupied by the Development infrastructure, and this is the existing Cleve Hill Substation access road, which will not be changed. The panels and the equipment are not present within this part of the site; therefore, the extent and size of the Development would be small. There are limited changes to the perceptual qualities associated with the views of the electrical compound and panels from limited, more coastal parts of the LCA.</p> <p><u>Decommissioning:</u> There would be a limited area of the LCA from which the decommissioning activities would be visible. As infrastructure is removed from site it will be restored back to its baseline situation.</p>

							Construction	Operational			Decommissioning	
Landscape Receptors	Size and Scale (Year 1)	Size and Scale (Year 5)	Size and Scale (Year 10)	Geographical Extent	Duration (operational phase)	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (Year 10)	Magnitude	Notes
Swale Landscape Character and Biodiversity Appraisal: LCA 22 Graveney Fruit Farms	Small	Small	Small	Small	Long term	Reversible	Slight	Slight	Slight	Slight	Negligible	<p><u>Construction:</u> The extent of the construction effects on LCA 22 will be limited to visual effects only. Fleeting glimpses between trees/hedgerows may afford views of construction activity, especially when the activity is at the southern extent of the CLS Area and for northern parts of the LCA, which will be very short-term (weeks) and reversible.</p> <p><u>Operational:</u> The character area adjoins LCA 5 (the CLS Area). Intervening vegetation screening limits the extent in which the Development would be seen to glimpses between trees/hedgerows. There are limited changes to the perceptual qualities and loss of landscape elements is limited over a small scale.</p> <p><u>Decommissioning:</u> The extent of the construction effects on LCA 22 will be limited to visual effects only. Fleeting glimpses between trees/hedgerows may afford views of decommissioning activity, especially when the activity is at the southern extent of the CLS Area and for northern parts of the LCA, which will be very short-term (weeks) and reversible. As infrastructure is removed from site it will be restored back to its baseline situation, where there is a sense of openness which will restore the aesthetic and perceptual qualities of the CLS Area.</p>
Swale Landscape Character and Biodiversity Appraisal: LCA 21 Graveney Arable Farmlands	Medium	Medium	Small	Small	Long term	Reversible	Moderate	Moderate	Moderate	Moderate	Slight	<p><u>Construction:</u> The extent to which the Development would be seen is limited by distance and intervening topography and vegetation from most of the LCA. There would be temporary, local effects created by the crane and construction of the electrical compound bund which would be taller than other elements within the CLS Area. There would be loss of arable farmland in one field on the coastal plain only within the LCA. Delivery vehicles and vehicles on site will be visible from only very limited areas of LCA.</p> <p><u>Operational:</u> The Development occupies a small proportion of the LCA and would be located in the most northern part of the LCA. This section would see panels from Graveney Hill and where views are afforded from near Graveney. There would be loss of landscape elements with solar panels replacing 1 field of arable farmland, which would be small in scale. From the small parts of the LCA from where views are afforded, the views could be expansive, across a large proportion of the CLS Area.</p> <p><u>Decommissioning:</u> There would be a limited area of the LCA from which the decommissioning activities would be visible. The effects of construction would be reversed, and as infrastructure is removed from site it will be restored back to its baseline situation.</p>

							Construction	Operational			Decommissioning	
Landscape Receptors	Size and Scale (Year 1)	Size and Scale (Year 5)	Size and Scale (Year 10)	Geographical Extent	Duration (operational phase)	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (Year 10)	Magnitude	Notes
Swale Landscape Character and Biodiversity Appraisal: LCA 6 Ham Marshes	Small	Small	Small	Small	Long term	Reversible	Slight	Slight	Slight	Slight	Negligible	<p><u>Construction:</u> The extent of the construction effects on LCA 6 will be limited to visual effects only, of activity in the southern part of the CLS Area and from eastern parts of the LCA.</p> <p><u>Operational:</u> The Development would only occupy a small proportion of geographical extent mainly in the eastern part of the LCA where views may be afforded over the sea wall, to the upper parts of solar panels in limited areas of the CLS Area. The sea wall and the separation provided by Faversham Creek limits the overall extent of the Development that will be seen. There would be no loss of landscape elements and perceptual changes are limited.</p> <p><u>Decommissioning:</u> The extent of the construction effects on LCA 6 will be limited to visual effects only, of activity in the southern part of the CLS Area and from eastern parts of the LCA. As infrastructure is removed from site, the CLS Area will be restored back to its baseline situation.</p>
Swale Landscape Character and Biodiversity Appraisal: LCA 8 Luddenham and Conyer Marshes	Small	Small	Small	Small	Long term	Reversible	Slight	Slight	Slight	Slight	Negligible	<p><u>Construction:</u> During construction there is potential visibility of temporary equipment including the use of a crane at a distance of c. 3 km. There would be no loss of landscape features on this LCA during construction.</p> <p><u>Operational:</u> Due to the sea wall containing the solar panels, the extent of views of the Development from this LCA will be extremely limited, and the magnitude would be slight. There would be no loss of landscape elements and perceptual changes are limited to small visual effects this LCA.</p> <p><u>Decommissioning:</u> During decommissioning there is potential visibility of temporary structures including the use of a crane from the CLS Area. There would be no loss of landscape features on this LCA during the decommissioning stage. As infrastructure is removed from site, the CLS Area will be restored back to its baseline situation.</p>
Draft Canterbury Landscape Character and Biodiversity Appraisal: LCA 5 Seasalter Marshes	Small	Small	Small	Small	Long term	Reversible	Slight	Slight	Slight	Slight	Negligible	<p><u>Construction:</u> During the construction phase there would be no loss of landscape features within the LCA. There is potential for temporary visual effects associated with construction of the electrical compound bund and the substation, and of the nearest solar panels, from the small part of the LCA to the west of Faversham Road.</p> <p><u>Operational:</u> No landscape features would be removed as part of the Development. There would also be limited perceptual changes following the introduction of panels and the electrical compound, limited to the small area of the LCA west of Faversham Road.</p> <p><u>Decommissioning:</u> During decommissioning there is potential visibility of temporary activities and earth moving, including the use of a crane, as well as the removal of solar panels. As infrastructure is removed from site, the CLS Area will be restored back to its baseline situation.</p>
Landscape Designations and Planning Designations												

							Construction	Operational			Decommissioning	
Landscape Receptors	Size and Scale (Year 1)	Size and Scale (Year 5)	Size and Scale (Year 10)	Geographical Extent	Duration (operational phase)	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (Year 10)	Magnitude	Notes
Kent Downs AONB	Neutral	Neutral	Neutral	Neutral	Long term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	<p><u>Construction:</u> There will no construction effects on the Kent Downs AONB due to the distance and intervening features such as vegetation and built form.</p> <p><u>Operational:</u> Due to the distance from the Development and intervening features such as vegetation and built form there would be no change from the AONB.</p> <p><u>Decommissioning:</u> There will no effects on the Kent Downs AONB due to the distance and intervening features such as vegetation and built form.</p>
Area of High Landscape Value: Kent Level, Policy DM24 (Swale Borough Local Plan)	Large	Large	Medium	Medium	Long term	Reversible	Moderate	Moderate	Moderate	Moderate	Slight	<p><u>Construction:</u> During the construction phase a small proportion (less than 10%) of the Kent Level Area of High Landscape Value will be taken by construction and the same for the operational phases of the project. During the construction phase there will be the use of temporary taller structures through the use of a crane and construction of the electrical compound bund. There would be a loss of arable farmland and, within the CLS Area itself, a loss of openness. Delivery vehicles and vehicles on site will be visible.</p> <p><u>Operational:</u> The entire Development area lies within the Kent Level Area of High Landscape Value. The Area of high landscape value extends beyond the Core Landscape Study Area to the west and the north to the Isle of Sheppey. Due to size of the Development there would be a high level of change created by the size of the Development as there would be a loss of landscape elements from open arable farmland to an area of solar panels and associated equipment. There would be a loss of the open nature already present in the site. From the rest of the AHLV, there would be minimal visibility and negligible change. Due to the overall size of the Development in the Area of High Landscape Value there would be a medium level of geographical extent affected.</p> <p><u>Decommissioning:</u> During this stage of Development there would be substantial effects created by the removal of panels and associated equipment and through the removal of the bund around the electrical compound. This would restore the site back to the baseline situation where the sense of openness within the CLS Area would increase. Over time the effects would become neutral and would reduce as the decommissioning stage progresses.</p>

							Construction	Operational			Decommissioning	
Landscape Receptors	Size and Scale (Year 1)	Size and Scale (Year 5)	Size and Scale (Year 10)	Geographical Extent	Duration (operational phase)	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (Year 10)	Magnitude	Notes
Area of High Landscape Value: North Kent Marshes, Policy LB2 (Canterbury District Local Plan)	Small	Small	Small	Small	Long term	Reversible	Slight	Slight	Slight	Slight	Negligible	<p><u>Construction:</u> During the construction phase there would be no loss of landscape features within the AHLV. There is potential for temporary visual effects associated with construction of the electrical compound bund and the substation, and of the nearest solar panels, from the small part of the AHLV to the west of Faversham Road.</p> <p><u>Operational:</u> No landscape features would be removed as part of the Development. There would also be limited perceptual changes following the introduction of panels and the electrical compound, limited to the small area of the LCA west of Faversham Road.</p> <p><u>Decommissioning:</u> During decommissioning there is potential visibility of temporary activities and earth moving, including the use of a crane, as well as the removal of solar panels. As infrastructure is removed from site, the CLS Area will be restored back to its baseline situation.</p>
Landscape Elements of the CLS Area												
Landscape Quality (Condition)	Large	Large	Large	Large	Long term	Reversible	Substantial	Substantial	Substantial	Substantial	Slight	<p><u>Construction:</u> The majority of the CLS Area will be taken up by the construction works. The use of the crane and construction of the electrical compound and bund will be seen across the CLS Area. Delivery vehicles and vehicles on site will be visible across the CLS Area.</p> <p>There will be a loss of arable farmland from the introduction of panels and associated equipment.</p> <p><u>Operational:</u> A large proportion of the CLS Area will be taken up by the solar panels and electrical compound which will make it a prominent new feature and cover a large geographical extent relative to the size of the CLS Area, in which there will be a high level of change in the landscape character. There will be large scale change as there will be a loss of all the arable farmland and one small section of ditch, though this will be replaced by equivalent new ditch. From within the CLS Area, there will be a loss of openness and remoteness.</p> <p><u>Decommissioning:</u> There would be substantial effects created by the removal of panels and associated equipment and restoration of the site. The character of the site would be restored back to the baseline situation, and the sense of openness would increase. Over time the effects would become neutral and would reduce as the decommissioning stage progresses.</p>
Scenic Quality	Large	Large	Large	Large	Long term	Reversible	Substantial	Substantial	Substantial	Substantial	Slight	
Rarity	Large	Large	Large	Large	Long term	Reversible	Substantial	Substantial	Substantial	Substantial	Slight	
Representativeness	Large	Large	Large	Large	Long term	Reversible	Substantial	Substantial	Substantial	Substantial	Slight	
Conservation Interests	Large	Large	Large	Large	Long term	Reversible	Substantial	Substantial	Substantial	Substantial	Slight	
Recreation Value	Large	Large	Large	Large	Long term	Reversible	Substantial	Substantial	Substantial	Substantial	Slight	
Perceptual aspects	Large	Large	Large	Large	Long term	Reversible	Substantial	Substantial	Substantial	Substantial	Slight	
Associations	Large	Large	Large	Large	Long term	Reversible	Substantial	Substantial	Substantial	Substantial	Slight	

Table B3: Assessment of Landscape Effects and Significance (Bold Type = Significant Effect)

		Construction			Operational							Decommissioning		
Landscape Receptors	Sensitivity	Magnitude	Landscape Effects	Nature of Effect (Positive, Neutral or Negative)	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (Year 10)	Landscape Effects at Year 1	Landscape Effects at Year 5	Landscape Effects at Year 10	Nature of Effect (Positive, Neutral or Negative)	Magnitude	Landscape Effects	Nature of Effect (Positive, Neutral or Negative)
Landscape Character														
National Landscape Character: Area 81 Greater Thames Estuary	Low	Slight	Minor	Negative	Slight	Slight	Slight	Minor	Minor	Minor	Negative	Negligible	Minor	Neutral
Regional Landscape Character Assessment: Eastern Swale Marshes	Low	Moderate	Moderate/Minor	Negative	Moderate	Moderate	Moderate	Moderate/Minor	Moderate/Minor	Moderate/Minor	Negative	Slight	Minor	Neutral
Regional Landscape Character Assessment: Eastern Fruit Belt	Low	Slight	Minor	Negative	Slight	Slight	Slight	Minor	Minor	Minor	Negative, turning positive	Negligible	Minor/Negligible	Negative
Swale Landscape Character and Biodiversity Appraisal: LCA 5 Graveney Marshes	Medium	Substantial	Major/Moderate	Negative	Substantial	Substantial	Substantial	Major/Moderate	Major/Moderate	Major/Moderate	Negative	Slight	Moderate/Minor	Neutral
Swale Landscape Character and Biodiversity Appraisal: LCA 4 Graveney Grazing Lands	Low	Slight	Minor	Negative	Slight	Slight	Slight	Minor	Minor	Minor	Negative	Slight	Minor	Neutral
Swale Landscape Character and Biodiversity Appraisal: LCA 22 Graveney Fruit Farms	Low	Slight	Minor	Negative	Slight	Slight	Slight	Minor	Minor	Minor	Negative, turning positive	Negligible	Minor/Negligible	Negative
Swale Landscape Character and Biodiversity Appraisal: LCA 21 Graveney Arable Farmlands	Low	Moderate	Moderate/Minor	Negative	Moderate	Moderate	Moderate	Moderate/Minor	Moderate/Minor	Moderate/Minor	Negative	Slight	Minor	Negative
Swale Landscape Character and Biodiversity Appraisal: LCA 6 Ham Marshes	Low	Slight	Minor	Negative	Slight	Slight	Slight	Minor	Minor	Minor	Negative	Negligible	Minor/Negligible	Neutral
Swale Landscape Character and Biodiversity Appraisal: LCA 8 Luddenham and Conyer Marshes	Low	Slight	Minor	Negative	Slight	Slight	Slight	Minor	Minor	Minor	Negative	Negligible	Minor/Negligible	Neutral
Draft Canterbury Landscape Character and Biodiversity Appraisal: LCA 5 Seasalter Marshes	Low	Slight	Minor	Negative	Slight	Slight	Slight	Minor	Minor	Minor	Negative	Negligible	Minor/Negligible	Neutral
Landscape Designations														
Kent Downs AONB	High	Negligible	Moderate/Minor	Neutral	Negligible	Negligible	Negligible	Moderate/Minor	Moderate/Minor	Moderate/Minor	Neutral	Negligible	Moderate/Minor	Neutral
Area of High Landscape Value: Kent Level, Policy DM24 (Swale Borough Local Plan)	Low (outside the CLS Area)	Moderate	Moderate/Minor	Negative	Moderate	Moderate	Moderate	Moderate/Minor	Moderate/Minor	Moderate/Minor	Negative	Slight	Minor	Neutral
	High (within the CLS Area)	Moderate	Major/Moderate	Negative	Moderate	Moderate	Moderate	Major/Moderate	Major/Moderate	Major/Moderate	Negative	Slight	Moderate	Neutral
Area of High Landscape Value: North Kent Marshes, Policy LB2 (Canterbury District Local Plan)	Medium	Negligible	Minor	Negative	Negligible	Negligible	Negligible	Minor	Minor	Minor	Negative	Negligible	Minor	Neutral
Landscape Elements on Site														
Landscape Quality (Condition)	Medium	Substantial	Major/Moderate	Negative	Substantial	Substantial	Substantial	Major/Moderate	Major/Moderate	Major/Moderate	Negative	Slight	Moderate/Minor	Negative
Scenic Quality	High	Substantial	Major	Negative	Substantial	Substantial	Substantial	Major	Major	Major	Negative	Slight	Moderate	Negative
Rarity	Medium	Substantial	Major/Moderate	Negative	Substantial	Substantial	Substantial	Major/Moderate	Major/Moderate	Major/Moderate	Negative	Slight	Moderate/Minor	Negative

		Construction			Operational							Decommissioning		
Landscape Receptors	Sensitivity	Magnitude	Landscape Effects	Nature of Effect (Positive, Neutral or Negative)	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (Year 10)	Landscape Effects at Year 1	Landscape Effects at Year 5	Landscape Effects at Year 10	Nature of Effect (Positive, Neutral or Negative)	Magnitude	Landscape Effects	Nature of Effect (Positive, Neutral or Negative)
Representativeness	Medium	Substantial	Major/Moderate	Negative	Substantial	Substantial	Substantial	Major/Moderate	Major/Moderate	Major/Moderate	Negative	Slight	Moderate/Minor	Negative
Conservation Interests	Medium	Substantial	Major/Moderate	Negative	Substantial	Substantial	Substantial	Major/Moderate	Major/Moderate	Major/Moderate	Negative	Slight	Moderate/Minor	Negative
Recreation Value	High	Substantial	Major	Negative	Substantial	Substantial	Substantial	Major	Major	Major	Negative	Slight	Moderate	Negative
Perceptual aspects	High	Substantial	Major	Negative	Substantial	Substantial	Substantial	Major	Major	Major	Negative	Slight	Moderate	Negative
Associations	Medium	Substantial	Major/Moderate	Negative	Substantial	Substantial	Substantial	Major/Moderate	Major/Moderate	Major/Moderate	Negative	Slight	Moderate/Minor	Negative

Table B4: Assessment of Cumulative Magnitude of Landscape Change (Construction, Operational and Decommissioning)

							Construction	Operational			Decommissioning	
Landscape Receptors	Size and Scale (Year 1)	Size and Scale (Year 5)	Size and Scale (Year 10)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (Year 10)	Magnitude	Notes
Landscape Character Areas (Published Sources)												
National Landscape Character: Area 81 Greater Thames Estuary	Negligible	Negligible	Negligible	Small	Long term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	<u>All phases:</u> The difference in effects between the addition of the Development to the current baseline, and the addition of the Development to the cumulative baseline is very small, with the cumulative sites occupying a very small additional proportion of the NCA.
Regional Landscape Character Assessment: Eastern Swale Marshes	Small	Small	Small	Small	Long term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	<u>All phases:</u> The difference in effects between the addition of the Development to the current baseline, and the addition of the Development to the cumulative baseline is very small, because cumulative development occupies a very small additional proportion of the RLCA.
Regional Landscape Character Assessment: Eastern Fruit Belt	Negligible	Negligible	Negligible	Negligible	Long term	Reversible	Slight	Slight	Slight	Slight	Slight	<u>All phases:</u> Whilst there is substantial cumulative development (mostly housing) proposed within this RLCA, the Development is mostly outside the RLCA. The difference in effects between the addition of the Development to the current baseline, and the addition of the Development to the cumulative baseline is small, because the effects of the Development on the RLCA are slight.
Landscape Designations and Planning Designations												
Area of High Landscape Value: Kent Level, Policy DM24 (Swale Borough Local Plan)	Negligible	Negligible	Negligible	Medium	Long term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	<u>All phases:</u> The difference in effects between the addition of the Development to the current baseline, and the addition of the Development to the cumulative baseline is very small, because cumulative development occupies a very small additional proportion of the AHLV.

Table B5: Assessment of Cumulative Landscape Effects and Significance (Bold type means Significant effect)

		Construction			Operational							Decommissioning		
Landscape Receptors	Sensitivity	Magnitude	Landscape Effects	Nature of Effect (Positive, Neutral or Negative)	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (Year 10)	Landscape Effects at Year 1	Landscape Effects at Year 5	Landscape Effects at Year 10	Nature of Effect (Positive, Neutral or Negative)	Magnitude	Landscape Effects	Nature of Effect (Positive, Neutral or Negative)
Landscape Character														
National Landscape Character: Area 81 Greater Thames Estuary	Low	Negligible	Minor/Negligible	Negative	Negligible	Negligible	Negligible	Minor/Negligible	Minor/Negligible	Minor/Negligible	Negative	Negligible	Minor/Negligible	Neutral
Regional Landscape Character Assessment: Eastern Swale Marshes	Low	Negligible	Minor/Negligible	Negative	Negligible	Negligible	Negligible	Minor / Negligible	Minor/Negligible	Minor/Negligible	Negative	Negligible	Minor/Negligible	Neutral
Regional Landscape Character Assessment: Eastern Fruit Belt	Low	Slight	Minor	Negative	Slight	Slight	Slight	Minor	Minor	Minor	Negative, turning positive	Slight	Minor	Negative
Landscape Designations														
Area of High Landscape Value: Kent Level, Policy DM24 (Swale Borough Local Plan)	Low (outside the CLS Area)	Negligible	Minor/Negligible	Negative	Negligible	Negligible	Negligible	Minor/Negligible	Minor/Negligible	Minor/Negligible	Negative	Negligible	Minor/ Negligible	Neutral
	High (within the CLS Area)	Negligible	Moderate/Minor	Negative	Negligible	Negligible	Negligible	Moderate/Minor	Moderate/Minor	Moderate/Minor	Negative	Negligible	Moderate/Minor	Neutral