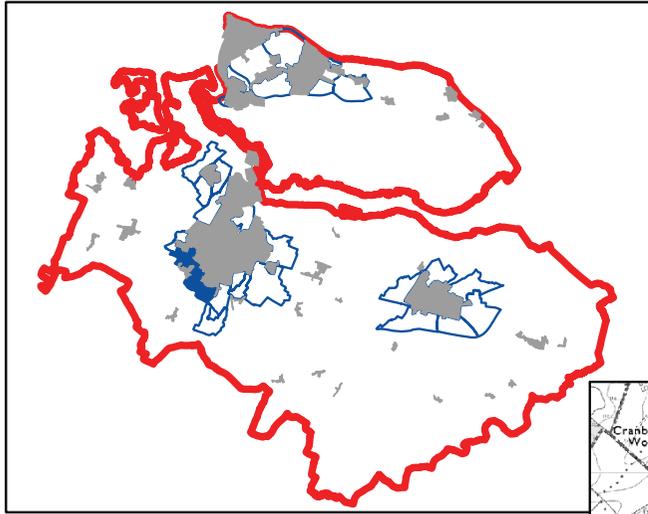


APPENDICES

Appendix 10.6 – Copies of the relevant extracts taken from the “Swale Urban Extension Landscape Capacity Study” – Area 11.



Study Area 11 - South West of Sittingbourne

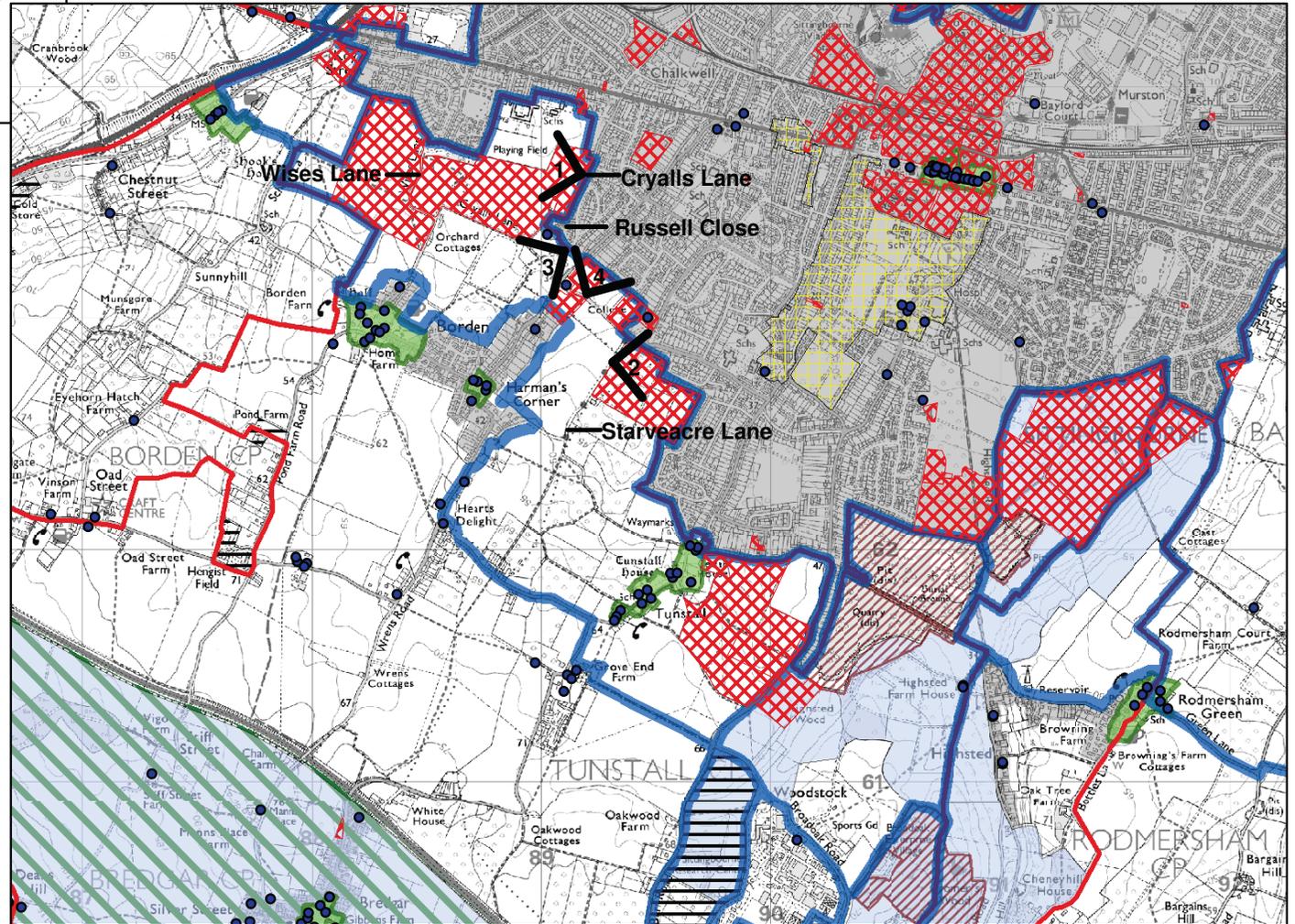
Legend

- | | | |
|---|------------------------------------|-------------------------------------|
| Swale Borough Boundary/Landscape Character Areas | Areas of High Landscape Value* | Ancient Woodland |
| Urban Areas | Special Landscape Area* | National Nature Reserve |
| Potential Urban Extension Study Areas | Conservation Areas | Local Wildlife Sites |
| Potential Employment Sites (as shown in Employment Land Review) | Scheduled Monuments | Site of Special Scientific Interest |
| Strategic Housing Land Availability Assessment Sites | Historic Parks and Gardens | Statutory Local Nature Reserve |
| Area of High Townscape Value* | Listed Buildings | Special Protection Area for Birds |
| | Area of Outstanding Natural Beauty | Special Area of Conservation |
| | | Photograph Location Points |

* Local designations as defined in Swale Borough Local Plan Adopted February 2008



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Study Area 11 – South West of Sittingbourne

Landscape Character and Urban Edge Influence



Study Area 11 falls within the northern part of the wider Tunstall Farmlands landscape character area. The existing urban edge forms a strong boundary between the extent of Sittingbourne and the surrounding landscape, and there is a quick transition between the urban and rural areas. This landscape has a largely rural character, although urban influences include allotments and equestrian grazing areas along Riddles Road, areas of derelict cherry orchard around Crysalls Lane, playing fields/recreation grounds and inappropriate use of coniferous species to visually screen recent housing development east of Wises Lane.

Local Landscape Sensitivity: High

- Much of the landscape has been opened up as a result of agricultural intensification.
- The settlement of Tunstall and surrounding traditional fruit orchards are distinct and historic.
- The integrity and rural setting of Tunstall and Borden is sensitive.

Landscape Value: Moderate

- Scenic quality of orchards, some grazed, and traditional rural settlement/buildings.
- Tunstall Conservation Area.
- Numerous Listed Buildings.
- Value expressed through nature reserve designation north of Borden.

Capacity to Accommodate Change: Low

Minor expansion of residential development could potentially be accommodated in small areas which relate well to, or are currently influenced by, the existing urban edge. Further residential development would be most appropriate if it was designed at the same scale and density as existing housing on the urban edge. Minor residential expansion could potentially be located:

- Where there are currently derelict orchards west of Crysall Lane and south of Russell Close.
- East of Starveacre Lane and immediately adjacent to the existing urban edge, where orchards are currently managed.

Landscape Value	High	Moderate	Low	Low
	Moderate	High	Moderate	Low
	Low	High	High	Moderate
		Low	Moderate	High
		Landscape Sensitivity		

It is not considered that any large scale commercial or industrial development would be appropriate within this area because it would detract from the intimate, small scale and rural character of the landscape.

Guidelines and Mitigation

- Refer to Generic Guidelines for all Study Areas.
- Conserve the rural setting of, and the small scale field pattern around, Tunstall Conservation Area.
- Respect the setting of listed buildings on the urban edge.
- Maintain a landscape gap between the edge of Sittingbourne and Borden to protect the integrity of Borden.
- Retain area of public open space and mature trees north of Riddles Road.
- Use derelict and managed orchards and existing hedgerows as a framework to locate any extended residential development within.
- Soften the urban edge with native planting.
- Consider views across open farmland towards the urban edge in development proposals and use native species to create a softer urban edge which respects the landscape setting.
- Conserve the quick transition between urban and rural areas.