

Policy NE1

Landscape and National Landscapes

The landscape character of the District's countryside, outside of the National Landscapes, should be conserved and, where possible, enhanced.

All proposals should have regard to and be informed by the relevant national character area profile, the Sevenoaks Landscape Character Assessment 2017 and where applicable, any local landscape character assessment and should demonstrate:

1. A clear understanding of which landscape character area they are in;
2. How they will contribute to the vision for the landscape character area;
3. Whether any of the following will be affected and if so, which ones and how:
 - a. key characteristics of the landscape character area
 - b. key sensitivities/valued attributes
 - c. and any conflict with any of the landscape guidance; and
4. How any identified harm to key characteristics, key sensitivities/valued attributes or conflicts with the landscape guidance would be adequately mitigated.

STRATEGIC POLICY

Policy NE1 (continued)

Landscape and National Landscapes

National Landscapes

1. All proposals in the Kent Downs National Landscape and the High Weald National Landscape should conserve and enhance the natural beauty of these nationally designated landscapes.
2. The scale and extent of development within the National Landscapes should be limited. Major development within the National Landscapes will only be permitted in exceptional circumstances and where it can be demonstrated that it is in the public interest.
3. Development within the National Landscapes will only be supported where the location, form, scale, materials and design of the development would conserve and enhance the components of natural beauty of the relevant National Landscape as defined in the Management Plan, including its distinctive landscape character and features, historic settlement patterns, dark skies and tranquillity. Assessment of such development proposals should have regard to the relevant AONB Management Plan and supporting documents and guidance.
4. Measures to conserve and enhance the National Landscapes should be based on the aims and objectives of the relevant AONB Management Plan.

Setting of the National Landscapes:

5. Development within land that contributes to the setting of the National Landscapes should avoid or mitigate adverse impacts on the natural beauty (including dark skies and tranquillity) of the National Landscapes.
6. Development proposals in the setting of the National Landscapes should be sensitively located and designed, be consistent with National Landscape purposes, and in particular should not adversely affect transitional landscape character in the setting of the National Landscape and views, outlook and aspect, into and out of the National Landscapes by virtue of its location, scale, form or design. Assessment of such development proposals should have regard to the relevant AONB Management Plan and supporting documents.