

Outline Planning Application for Employment Development on Land at Ashford Road, Maidstone

Landscape and Visual Impact Assessment Addendum.

On behalf of Wates Developments Ltd.

Date: 18 May 2023 | Pegasus Ref: P22_1692EN

Author: Jonathan Evans BA (Hons) PG Dip CMLI



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
V2	18.05.2023	JE	JE	-



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1. INTRODUCTION

- 1.1. Pegasus Group were appointed by Wates Developments Ltd. to prepare a Landscape & Visual Impact Assessment¹ (hereafter referred to as the LVIA) in support of an Outline planning application for a storage and distribution development on land at Ashford Road, Maidstone.
- 1.2. The assessment site (hereafter referred to as the site) is located at NGR TQ 82251 54732 (centre of site) at Junction 8 of the M20, east of Maidstone. It lies between the M20 (to the north) and Ashford Road – A20 (to the south). The village of Hollingbourne is located approximately 700m to the east beyond the M20 motorway.
- 1.3. The surrounding landscape exhibits a significant amount of built infrastructure in the locality. Immediately to the east of the site lies Junction 8 of the M20 which connects to a further major highway, the A20, both of which frame the site. Recently completed employment units and ongoing development at Woodcut Farm (Planning Ref. 21-506791) are situated immediately to the north-west of the site, off Ashford Road, and north of the M20 motorway is a motorway service area, known as Maidstone Services. Approximately 1km to the west of the site lies a large golf course and country club, known as the Tudor Park Marriott Hotel. Approximately 400m to the southeast of the site lies a further major hotel complex, the Mercure Maidstone Great Danes Hotel. Whilst the overriding character of the area is rural in context, the landscape is nonetheless a settled landscape which is punctuated with significant amounts of built infrastructure.
- 1.4. Figure 1 of the submitted LVIA shows the location and extent of the site.
- 1.5. For clarity this Addendum should be read with the aforementioned documents and plans. The DAS submitted with the planning application provides further details on

¹ Outline Planning Application for Employment Development on Land at Ashford Road, Maidstone Landscape and Visual Impact Assessment – 15th February 2023



the Proposed Development in relation to amount, scale, layout, access, appearance and landscape.

- 1.6. Since submission of the planning application there have been various responses and issues raised by consultees and other parties and the submitted assessment work has been further reviewed and 'tested'. In the context of the landscape and visual assessment, comments received by the Kent Downs AONB Unit Planning Manager (Katie Miller) and the Council's Landscape Consultant (Peter Radmall Associates) have been reviewed. A Technical Review of ZTV, Photography and Photomontages undertaken by MS Environmental has also been considered.
- 1.7. It should be noted that the Review of Landscape and Visual Matters prepared by Peter Radmall Associates **"does not purport to be an LVIA in its own right"** and **"does not attempt to identify and categorise all the potential effects and places a degree of reliance on the submitted material."**

2. RESPONSE TO COMMENTS FROM AONB UNIT PLANNING MANAGER

- 2.1. Examining the comments received from the AONB Unit Planning Manager (Katie Miller) the following observations can be made:

"The Planning Statement at 6.9 states 'The AONB itself is a heavily wooded environment, limiting viewing opportunities outward to the surrounding countryside. Any views of the proposed building would be very limited and would be seen in the context of other surrounding built infrastructure located across the area.'

However, this is not supported by the ZTV included in the LVIA that indicates that the site will in fact be visible from large tracts of the Kent Downs AONB to the north, and in particular from the escarpment of the Kent Downs, the main target of the AONB designation and from which panoramic views are available southward over the site. This includes from the North Downs Way, the importance of which is recognised with its designation as a national trail, as well as from numerous other public rights of way as well as from an extensive tract of Open Access land to the north west of Hollingbourne."

2.2. The first stage of visual assessment is to map approximate visibility. This can be done by a computer-generated Zone of Theoretical Visibility (ZTV) or by manual methods, using map study and field evaluation. However, in line with GLVIA3, it is noted that a computer modelled ZTV may also be refined by field evaluation to take account of features (e.g. buildings and woodlands) that may not be included as part of the computer model. For the Proposed Development a computer modelled SZTV refined through field evaluation has informed the assessment of visual effects.

2.3. It is clearly evident from the base mapping and photography submitted with the LVIA – together with the supporting OS Local Woodland and National Tree Map (NTM) – that the wider site context (including parts of the AONB) exhibits extensive tracts of mature woodland, hedgerows and trees which all contribute to a well wooded environment. Indeed, within the Maidstone Landscape Character Assessment, the landscape description for LCA 49 (in which the site is located) notes (inter alia) that:

“Tree cover is scattered across the landscape, in the form of small blocks of mixed woodland, mitigation planting along transport corridors and ribbons of vegetation along the River Len to the south and other minor water courses.

More significant woodland cover is concentrated around Leeds Castle and its surrounding grounds. Isolated oak, ash and pine trees feature in open grassland and define the route along Broomfield Road, and blocks of mixed woodland give a mature parkland character to the landscape...

...Much of the valley comprises a narrow floodplain covered in dense alder carr with willow, elder, hazel and ash along the drier perimeter. A small amount of woodland is situated on the slopes above the floodplain on the northern side, where oak standards, hazel, alder and chestnut coppice form the canopy above bramble, bluebell, wood anemone and red campion...

...Although tree cover provides a sense of enclosure and restricts views, the major infrastructure corridor of the M20, HS1 and the A20 are clearly audible from the surrounding landscape and reduce the sense of remoteness...”

2.4. This extensive vegetation often provides a high degree of screening limiting viewing opportunities outward from the immediate vicinity of the site to the surrounding

countryside and likewise – in combination with the undulating topography – towards the site from the surrounding area. Given the relatively limited extent of the SZTV (refer to Figure 7 of the LVIA) it is not considered that the site will in fact be visible from large tracts of the Kent Downs AONB to the north, however it is acknowledged that there will be elevated views across the lower lying vale landscape to the south of the escarpment of the Kent Downs including from the North Downs Way. The degree of visual effect from selected viewpoints within the AONB is set out within the LVIA.

“The application proposes a single building comprising ‘the erection a building for storage and distribution (Class B8 use) with a floorspace up to 10,788sqm’ which would be upto 15 metres in height. This is a significant scale of building, much larger than any of the individual employment buildings that have been permitted at the adjacent site. The application site also sits on higher ground than most of the adjacent employment site at Woodcut Farm. Taking these factors into account, the proposal has potential for significant adverse impacts on views from the Kent Downs AONB, through the introduction of a large scale building into a currently undeveloped field and a largely rural setting.”

- 2.5. In terms of scale, it is acknowledged that the proposed building will be approximately 3m higher to ridge than the existing/ proposed buildings on the adjoining Loc8 site. However, the proposed building footprint occupies a significantly smaller area than the combined footprint of the permitted Loc8 buildings. The Cumulative Screened Zone of Theoretical Visibility Plan (included at **Appendix 1** to this Addendum) indicates that the extent of the ZTV for the proposed development at 15m in height – in combination with the Loc8 development at multiple heights – will not extend substantially beyond the ZTV for the Loc8 development in isolation. There will be additional areas of visibility within the AONB as well as in other areas, but this will be relatively limited in extent. In overall terms the proposed development would not in fact be visible from a substantially wider area than is the case with the consented scheme.

“The LVIA includes photomontages of the proposal, including from a Viewpoint within the Kent Downs, VP12. There appears to be a significant error in that from VP 12, the site location is shown is a wholly

incorrect location, both in respect of the annotated red line indicating the location of the site and in respect of the photomontages, which indicates the site and building shown some significant distance away from the correct location (it appears to be placed to the south west of Woodcut Farm, rather than correctly to the east of the employment development)."

- 2.6. It is acknowledged that an error occurred in the preparation of the Photomontage for Viewpoint 12 submitted with the application. Subsequently all the Photomontages submitted with the application have been reviewed for accuracy and have been updated using the methodology included at **Appendix 2**. This methodology is compliant with LI TGN 06/19 and has been tested and endorsed by Planning Inspectors at numerous appeals. It is therefore considered to be robust. The updated Photomontages are included at **Appendix 3**.

3. RESPONSE TO COMMENTS FROM COUNCIL'S LANDSCAPE CONSULTANT

- 3.1. Examining the comments received from the Council's Landscape Consultant (Peter Radmall Associates), the following observations can be made. It should be noted that the Review of Landscape and Visual Matters prepared by Peter Radmall Associates **"does not purport to be an LVIA in its own right"** and **"does not attempt to identify and categorise all the potential effects and places a degree of reliance on the submitted material."**

"Permanent effects occurring during construction (e.g. changes to topography or loss of vegetation) are assumed to be assessed as part of the Year 1 scenario. The absence of an explicit assessment of construction is therefore not regarded as critical."

- 3.2. We would concur with this statement.

"The MSE note identifies a number of potential deficiencies with the ZTV, relating in particular to its extent, the absence of a "bare earth" version, and the robustness of the data on which it is based. As a result, it is possible that the ZTV has under-represented the potential visibility of the development."

3.3. As noted above for the Proposed Development a computer modelled SZTV refined through field evaluation has informed the assessment of visual effects. Whilst technical comments from MS Environmental² are noted it is considered that the SZTV Plan prepared to support the LVIA is robust. For the avoidance of doubt a ZTV and Screened ZTV Methodology is included at **Appendix 4**.

“It is good practice to agree the assessment views with the LPA. The LVIA makes no reference to such an agreement, and the LPA has provided no evidence that this was requested.”

3.4. Mindful that the application had been validated and that the determination period had commenced a request to confirm agreement on viewpoints and locations for the Type 3 visualisations was submitted to Deanne Cunningham at Maidstone Borough Council – via email on the 3rd April 2023. No response was received. Similarly, an email was sent to Katie Miller the Kent Downs AONB Unit Planning Manager to which a response was received.

“Based on the potential visibility indicated by the ZTV, which I used as a guide for my own fieldwork, this appears to be a reasonable number and distribution of views.”

3.5. We would agree that given the scale and location of the proposed development the number and distribution of chosen viewpoints is reasonable.

“Three of the viewpoints (6, 10 and 12) have been used for the preparation of photomontages. Whilst these appear to be broadly representative of short-, medium- and longer-distance views respectively, this amounts to a relatively small sample – something like double this number would have provided a more rounded understanding of the potential impact of the development. In view of the MSE comments on viewpoint selection, it cannot be confirmed that the modelled views are sufficiently representative of the most relevant impacts of the development.

The MSE review also raises concerns about the reliability of the montages, in terms of their technical basis and accuracy. Its advice is that they should be treated as little more than artist’s impressions, and

² Land South of A20 Ashford Road, Hollingbourne Technical Review of ZTV, Photography and Photomontages MS Environmental (April 2023)

should not be used to make judgments about the precise visibility of the development or its magnitude of impact.”

- 3.6. Three Photomontages were considered sufficient to assess the effects in relation to the key viewpoints identified. As noted above during the determination period an attempt was made to agree the final number of visualisations required, however no response was received from the Council following the email sent on the 3rd April 2023.
- 3.7. As noted above, it is acknowledged that an error occurred in the preparation of the Photomontage for Viewpoint 12 submitted with the application. Subsequently all the Photomontages submitted with the application have been reviewed for accuracy and have been updated using the methodology included at **Appendix 2**. This methodology is compliant with LI TGN 06/19 and has been tested and endorsed by Planning Inspectors at numerous appeals. It is therefore considered to be robust. The updated Photomontages are included at **Appendix 3**.

“LVIA Table 3 [LVIA p52] summarizes the effects on landscape elements within the site as follows: Moderate adverse effects on land cover and topography, and moderate beneficial effects on trees/hedgerows. The effects on topography and trees/hedgerows would seem to be reasonable.

The predominant land cover of the site (arable farmland) would be wholly lost, amounting to a high magnitude of change [LVIA Appendix 1, Table 4]. The LVIA considers this land cover to be of low/medium sensitivity, derived from low susceptibility and low/medium value [LVIA 4.4].

However, it could be argued that arable farmland is of intrinsically high susceptibility to the type of development proposed in this case, and of medium value, due to its role as a characteristic of the local area and published character areas. On this basis, the land cover would be regarded as being of medium/high sensitivity, which would give rise to a major adverse effect, reflecting LVIA Appendix 2 Table 9.

I would therefore categorise the effects on landscape elements (within the site) as follows:

- ***Land use/cover: Major adverse [differs from LVIA];***
- ***Topography: Moderate adverse [same as LVIA];***

- **Trees, scrub, hedgerows etc: Moderate beneficial [same as LVIA];**
- **Water features: No change [same as LVIA]; and**
- **PRoWs: No change [same as LVIA]**

3.8. In terms of effects on Topography, Vegetation, Water Features and PRoW – at a sitewide level – we note that the Council’s Landscape Consultant agrees with the findings of the LVIA. We would disagree with the assertion that the loss of arable farmland would give rise to a major adverse effect.

“The site’s relationship to the surrounding designated landscapes is shown in Figure 2 below. This is extracted from the Environmental Designations Plan in the LVIA. The vertical green hatching shows the AONB, the vertical pink hatching the LLV, and the pink cross-hatching the registered park associated with Leeds Castle.

The ZTV and visualizations indicate that the development would be visible from parts of the AONB and LLV. However, the MSE review suggests that the visual influence of the development could be different to that indicated by the ZTV, whilst the three photomontages (which relate to viewpoints within these areas) should not be relied upon.

3.9. As noted above it is considered that the SZTV Plan prepared to support the LVIA is robust. Furthermore, the Photomontages submitted with the application have been reviewed for accuracy and have been updated. It is considered that these now form a reliable basis for making judgments about visibility and the magnitudes of effect for the visual assessment.

“The LVIA does not explicitly assess the effects on either designated area, except to confirm that they would be indirect. Reference is made to the assessment of visual effects in Section 6, which includes an assessment of the scenic value of each view. However, it does not relate this value to the degree to which each view may contribute to an appreciation of the special qualities of the AONB or the valued characteristics of the LLV.

Of the six views from within the AONB, the LVIA predicts the Year 1 effects to be moderate for one, negligible-minor/moderate for two and negligible for the remaining three. Of the five views from within the LLV,

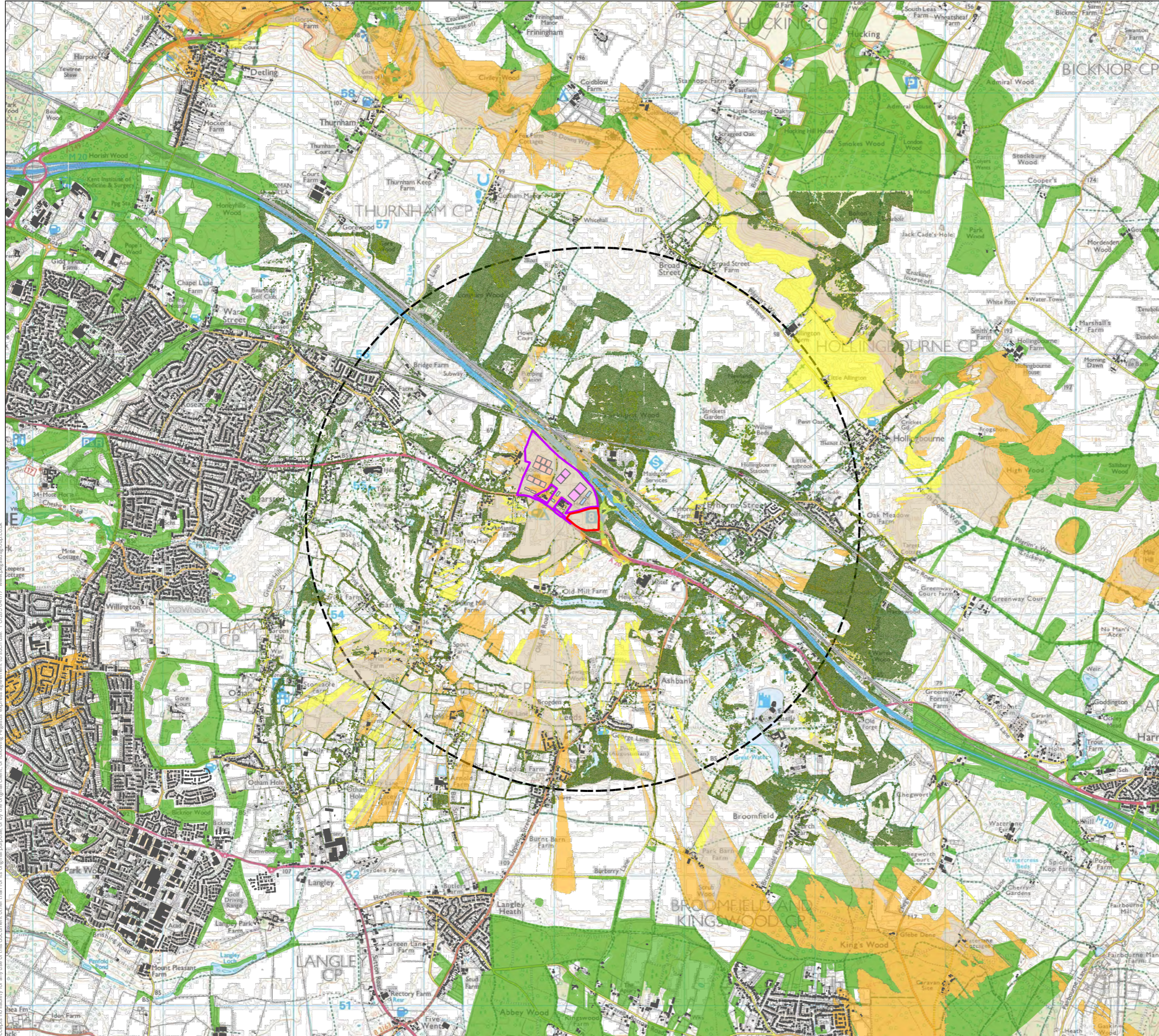
the LVIA predicts the Year 1 effects to be moderate/major for one, moderate for one, minor/moderate for two and minor for one.

In view of the MSE comments, the reliability of these conclusions cannot necessarily be taken as read. My own observations suggest that a material effect on the setting of/views to/from the LLV cannot be ruled out. However, this is less obvious in relation to the AONB, due to the greater separation distance. The preparation of accurate versions of the visualizations would be required before this could be confirmed.

- 3.10. No harm to the physical attributes of the AONB itself is alleged but rather to the setting of the AONB. It is noted that setting has to be capable of being appreciated and in a viewing, context relates to views out of the AONB and views towards the AONB. The degree of visual effect from selected viewpoints within and outwith the AONB is set out within the LVIA. Now that the Photomontages have been tested and are considered to be accurate, the submitted visual assessment is considered to be valid and robust. In overall terms, it is considered that the proposed development would have a limited effect on the Special Qualities within the AONB itself and would not materially harm the setting of the AONB given that the proposed development has been carefully designed to ensure that it sits below the horizon in views towards the AONB and that the legibility of the Kent Downs AONB escarpment would remain with the scheme in place.



Appendix 1: Cumulative Screened ZTV Plan



KEY

- Site Boundary
- Adjacent Site Boundary
- 2km Buffer
- Adjacent Site Buildings**
- 7.8m Development Height
- 8m Development Height
- 10.6m Development Height
- 12m Development Height
- OS Local Buildings
- OS Local Woodland
- National Tree Map (NTM) Canopies (Vegetation above 3m) Dated 2020
- Zone of Theoretical Visibility**
- Main Site Visible Only - 15m Development Height
- Adjacent Site Visible Only - Multiple Development Heights
- Both Sites Visible

Screened ZTV Production Information -
 The ZTV has been produced using multiple datasets to create a DSM (Digital Surface Model). These have been combined together accurately using ESRI GIS software. The following datasets have been used to create the DSM-

- 2020 DEFRA LIDAR 1m resolution DTM has been used as the ground layer.
- Bluesky's National Tree Map (NTM) This is a detailed dataset covering England and Wales. It provides a comprehensive database of location, height and canopy spread for vegetation 3m and above in height. This is created from stereo aerial photography. Heights used within the model are the MEAN heights supplied with the dataset.
- OS Open Map Local Buildings. Indicative building heights are modelled at 8m
- Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition)
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

NOTES:
 REVISIONS:

Cumulative Screened Zone of Theoretical Visibility

Land at Ashford Rd, Maidstone

CLIENT
 Wates Developments Ltd



DATE	SCALE	TEAM	APPROVED
19/05/2023	1:30,000@A3	NC	JE

SHEET	REVISION
-	-

DRAWING NUMBER
 P21-3546_10



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Appendix 2: Visualisation Methodology

1. TECHNICAL METHODOLOGY

1.1 The photography and visualisations within this report have been undertaken with regards to best practice, as outlined within the following publications:

- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute / Institute of Environmental Management and Assessment;
- Technical Guidance Note 06/19 (17 September 2019) Visual Representation of Development Proposals.

1.2 TGN 06/19 outlines four Visualisation Types (1-4), from least to most sophisticated:

Type 1 annotated viewpoint photographs;

Type 2 3D wireline / model;

Type 3 photomontage / photowire;

Type 4 photomontage / photowire (survey / scale verifiable)

1.3 The Landscape Architect has chosen the most appropriate Visualisation Type in relation to the proposed development, and where necessary, agreed this and their locations with the relevant Local Authority.

1.4 Pegasus carry out a consistent approach to site photography, visual presentation and visualisation production. Depending on the Visualisation Type that has been agreed, the following methodology has been undertaken:

2. VISUALISATION TYPE 1

2.1 Reproduced at a size which aids clear understanding of the view and context, these simply show the extent of the site within the view and annotate any key features. Type 1 is the most basic form of visual representation with a focus on the baseline information. The following techniques and methodology have been used:

METHODOLOGY

FORM OF	Annotated photos (single frame or panorama)
CAMERA & LENS	Canon EOS 750D cropped frame (35mm lens), Canon EOS 6D, FFS or Canon 5D MkII full frame (fixed 50mm f1.4 USM lens).
TRIPOD	Only used where the site cannot fit within a single frame image. Manfrotto tripod, 338 levelling base, 300N pano head and 454 slide plate. Calibrated to camera. All single frame images taken handheld.
GPS EQUIPMENT	Garmin 62s or Etrex 10 (GPS & GLONASS) (accurate down to 3m) using British National Grid.
STITCHING SOFTWARE	PTGui used for accurately stitching panoramic images.
VIEWPOINT MAPPING	Dedicated Viewpoint Location Plan plus additional inset maps on image
IMAGE ENLARGEMENT	100%

3. VISUALISATION TYPE 2

3.1 This covers a range of computer-generated (CGI) images/visualisations, generally without any photographic context. Type 2 visualisations use basic graphic information to assist in describing a proposed development and its context. These can take form in several ways depending on:

- The type of proposed development;
- The required context to be shown;
- The level of detail required within the model;
- The available baseline data.

3.2 These types of visualisations may portray the development from a number of viewpoints or angles as a user would see them in the field, or alternatively show the scheme from an aerial/ non-realistic perspective.

METHODOLOGY

FORM OF VISUALISATION	Either a – 3D massing model/3D wireline/textured & rendered 3D model. All relevant context modelled within software.
BASELINE HEIGHT DATA	Either topographic survey supplied by client or NEXTMap height data purchased through online supplier.
3D MODEL	Either provided by client or built in house using CAD plans and elevations provided by client. Textures sourced and applied in house where necessary.
SOFTWARE	Modelling and rendering produced using 3D Studio Max.

4. VISUALISATION TYPE 3

- 4.1 Type 3 visualisations are photomontages or photowires (photographs with wireline overlays) where site photography forms the basis of the imagery, which is then overlaid by a 3D wireframe, massing or rendered model.
- 4.2 All Type 3 visualisations carried out by Pegasus are undertaken to the highest level of accuracy applicable for the proposed development. All visuals are aligned within the existing image using reference points via an onsite survey or using alternative locators from other sources (listed below).
- 4.3 All photography is carried out using a calibrated and levelled tripod, as well as a full frame sensor camera with fixed focal length lens.

METHODOLOGY

FORM OF VISUALISATION	Photowire/photomontage – level of rendering for photomontage dependant on proposals and agreement with client/LPA.
CAMERA & LENS	Canon EOS Canon EOS 6D, FFS, Canon 5D MkII full frame (fixed 50mm f1.4 USM lens) or Samyang 24mm f3.5 Tilt Shift lens where required in order to fit proposed development within image.
TRIPOD	Used for all photography. Manfrotto tripod, 338 levelling base, 300N pano head and 454 slide plate. Calibrated to camera.
GPS EQUIPMENT	Garmin 62s or Etrex 10 (GPS & GLONASS) (accurate down to 3m) using British National Grid, or Leica Zeno 20 with Disto S910 (accurate down to 20mm) via GNSS/RTK using British National Grid.
STITCHING SOFTWARE	PTGui used for accurately stitching panoramic images.
BASELINE HEIGHT DATA	Either topographic survey supplied by client or NEXTMap/LIDAR height data.
3D MODEL	Either provided by client or built in house using CAD plans and elevations.
SOFTWARE	Modelling and rendering produced using 3D Studio Max.
LOCATORS	Either surveyed on site with Leica Zeno 20 & disto S910, or data from topographic survey / LIDAR / GIS
VIEWPOINT MAPPING	Dedicated Viewpoint Location Plan plus additional inset maps on image
IMAGE ENLARGEMENT	100%

5. VISUALISATION TYPE 4

- 5.1 Type 4 visualisations are photomontages or photowires, produced using quantifiable data, with procedural transparency and appropriate levels of accuracy. This involves using a defined camera / lens combination and establishing the camera location with sufficient locational accuracy to enable accurate scaling and location.
- 5.2 All Type 4 visualisations carried out by Pegasus are undertaken to the highest level of accuracy using survey grade equipment. All visuals are aligned within the existing image using reference points via an onsite survey.
- 5.3 All photography is carried out using a calibrated and levelled tripod, as well as a full frame sensor camera with fixed focal length lens.

METHODOLOGY

FORM OF VISUALISATION	Photowire/photomontage – level of rendering for photomontage dependant on proposals and agreement with client/LPA.
CAMERA & LENS	Canon EOS Canon EOS 6D, FFS, Canon 5D MkII full frame (fixed 50mm f1.4 USM lens) or Samyang 24mm f3.5 Tilt Shift lens where required in order to fit proposed development within image.
TRIPOD	Used for all photography. Manfrotto tripod, 338 levelling base, 300N pano head and 454 slide plate. Calibrated to camera.
GPS EQUIPMENT	Leica Zeno 20 with Disto S910 (accurate down to 20mm) via GNSS/RTK using British National Grid.
STITCHING SOFTWARE	PTGui used for accurately stitching panoramic images.
BASELINE HEIGHT DATA	Either topographic survey supplied by client or NEXTMap/LIDAR height data.
3D MODEL	Either provided by client or built in house using CAD plans and elevations.
SOFTWARE	Modelling and rendering produced using 3D Studio Max.
LOCATORS	surveyed on site with Leica Zeno 20 & disto S910 with a minimum of 8 locator points taken.
VIEWPOINT MAPPING	Dedicated Viewpoint Location Plan plus additional inset maps on image
IMAGE ENLARGEMENT	100% - 150%

**ADDITIONAL ON SITE
DATA**

Photograph of camera location taken

**ADDITIONAL DATA
PROVIDED WITH
VISUALS**

Full list of locator points used to align each visual, relevant drawings/layouts and baseline data provided as appendix.

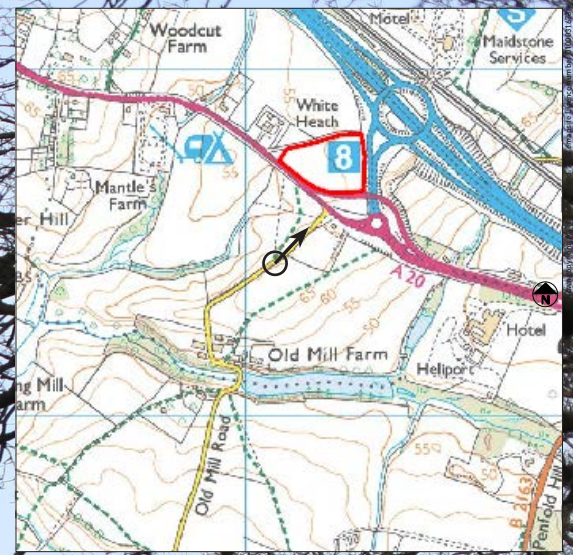
6. PRESENTATION OF VISUAL MATERIAL

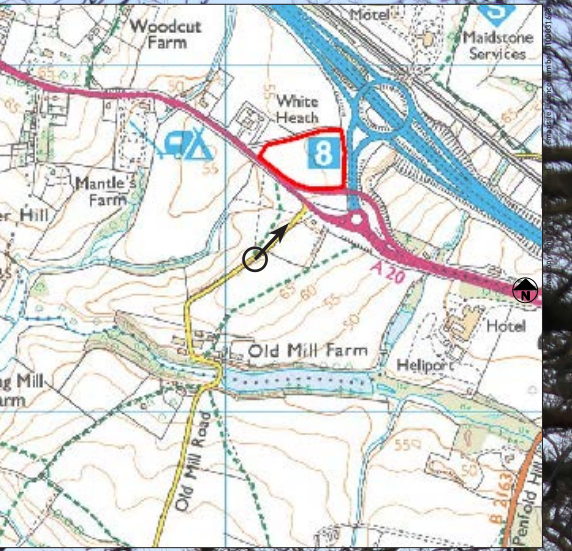
6.1 All visualisations provided within this report follow the presentation guidelines set out within TGN 06/19. Each visualisation will display the following data on each single frame/Panoramic Photoview page:

- Camera make and model;
- Lens make & focal length;
- Date and time of photograph;
- OS grid reference;
- Viewpoint height (AOD);
- Distance from Site;
- Projection;
- Enlargement / sheet size;
- Visualisation type;
- Horizontal field of view;
- Height of camera (AGL);
- Page size / image size (mm)
- Viewpoint location map



Appendix 3: Updated Photomontages





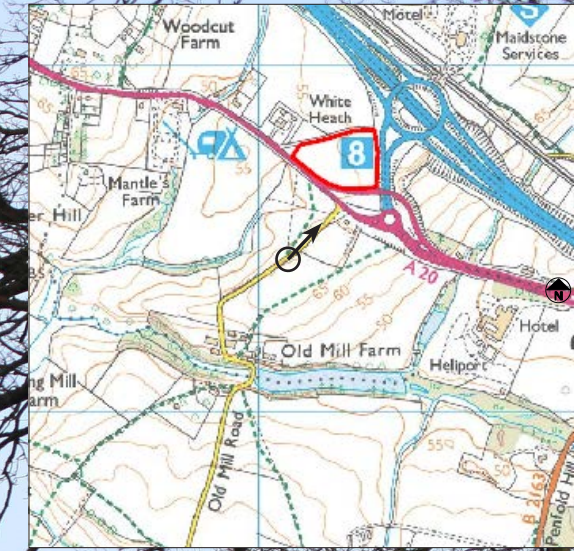


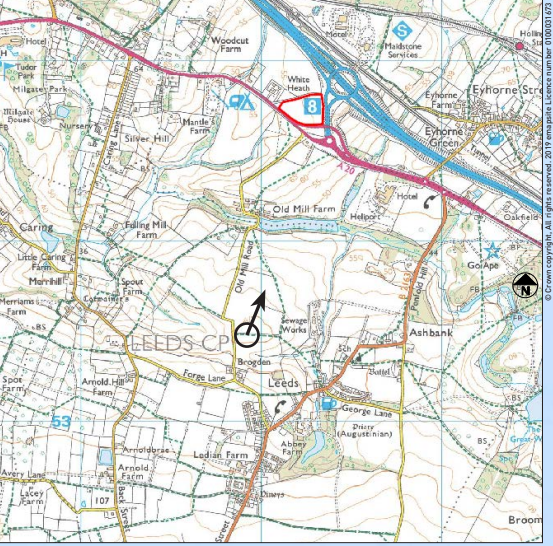
Woodcut Farm

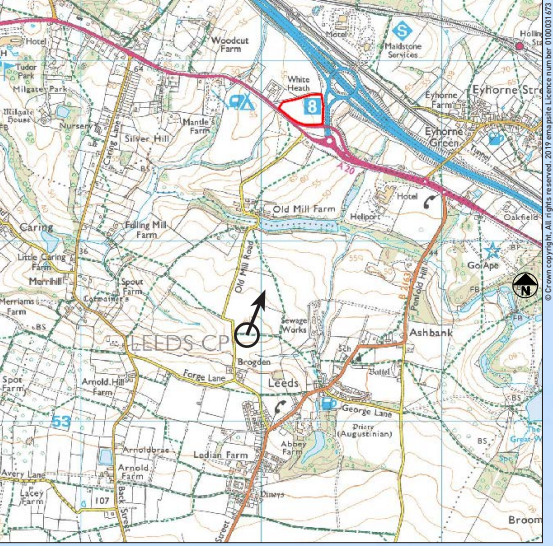
Proposed Planting

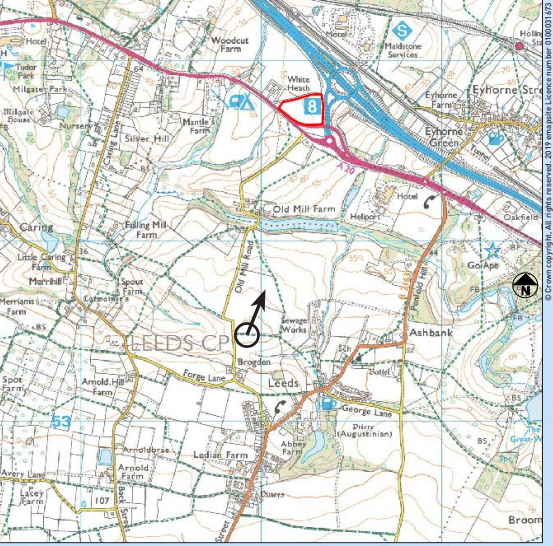
Lighting columns

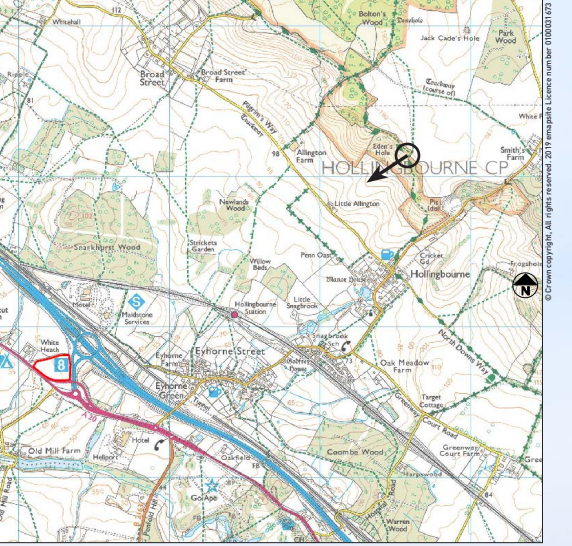
Green wall

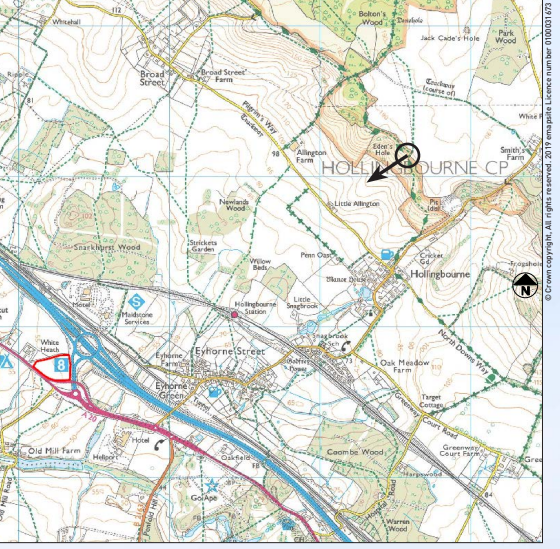


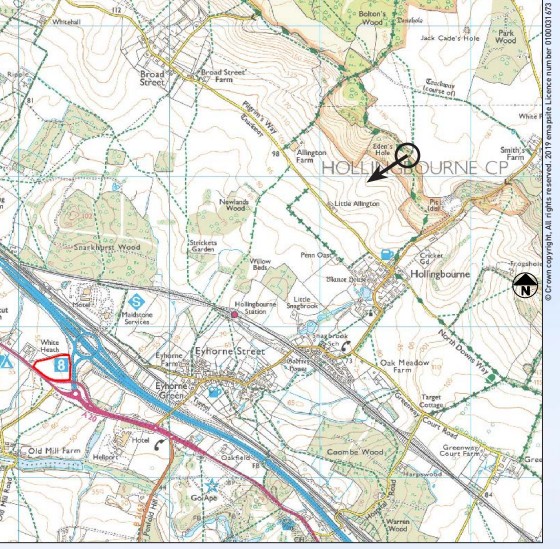














Appendix 4: ZTV Methodology

ZTV and Screened ZTV Methodology

Screened ZTV

A screened ZTV (Zone of Theoretical Visibility) is a detailed approach to establishing the theoretical extent of visibility of a proposed development on the surrounding landscape. As well as assessing the visibility on the local terrain, screening elements such as buildings and substantial vegetation are included in the model to help produce a more realistic viewshed.

ESRI ArcGIS Pro software is used to model the proposed development and run the viewshed analysis. The model requires a DTM (Digital Terrain Model)- for Ashford Road, Maidstone a 1m Lidar DTM was used, supplied by DEFRA using their online portal. The next step is to include screening elements. National Tree Map data from BlueSky was used to model vegetation over 3m. This is created from stereo aerial photography. Heights used within the model are the MEAN heights supplied with the dataset. Buildings were modelled at a height of 8m using the OS OpenMap Local building feature layer. The viewer height was set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition).

The viewshed is calculated by determining whether points within the proposed development (modelled at the appropriate height) can be seen from each cell within the raster DTM. The smaller the cell size of the raster dataset, the more accurate and thorough the viewshed analysis will be. The visibility of each cell centre is determined by comparing the altitude angle to the cell centre with the altitude angle to the local horizon and screening elements. The local horizon is computed by considering the intervening terrain between the point of observation and the current cell centre. If the point lies above the local horizon and screening elements, it is considered visible.

Information about which raster datasets have been used, viewer height, proposed development and any other standard calculations, are always included as a caveat on each plan produced.

More information on the tool can be found here:

[Viewshed \(Spatial Analyst\)—ArcGIS Pro | Documentation](#)

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Cirencester

Pegasus House, Querns Business Centre,
Whitworth Road, Cirencester, GL7 1RT
T 01285 641717
E Cirencester@pegasusgroup.co.uk
Offices throughout the UK & Ireland

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