Landscape Proof of Evidence Appendices

In Respect of: Land North of the A20, Ashford Road, Hollingbourne, Kent.

On behalf of Wates Developments

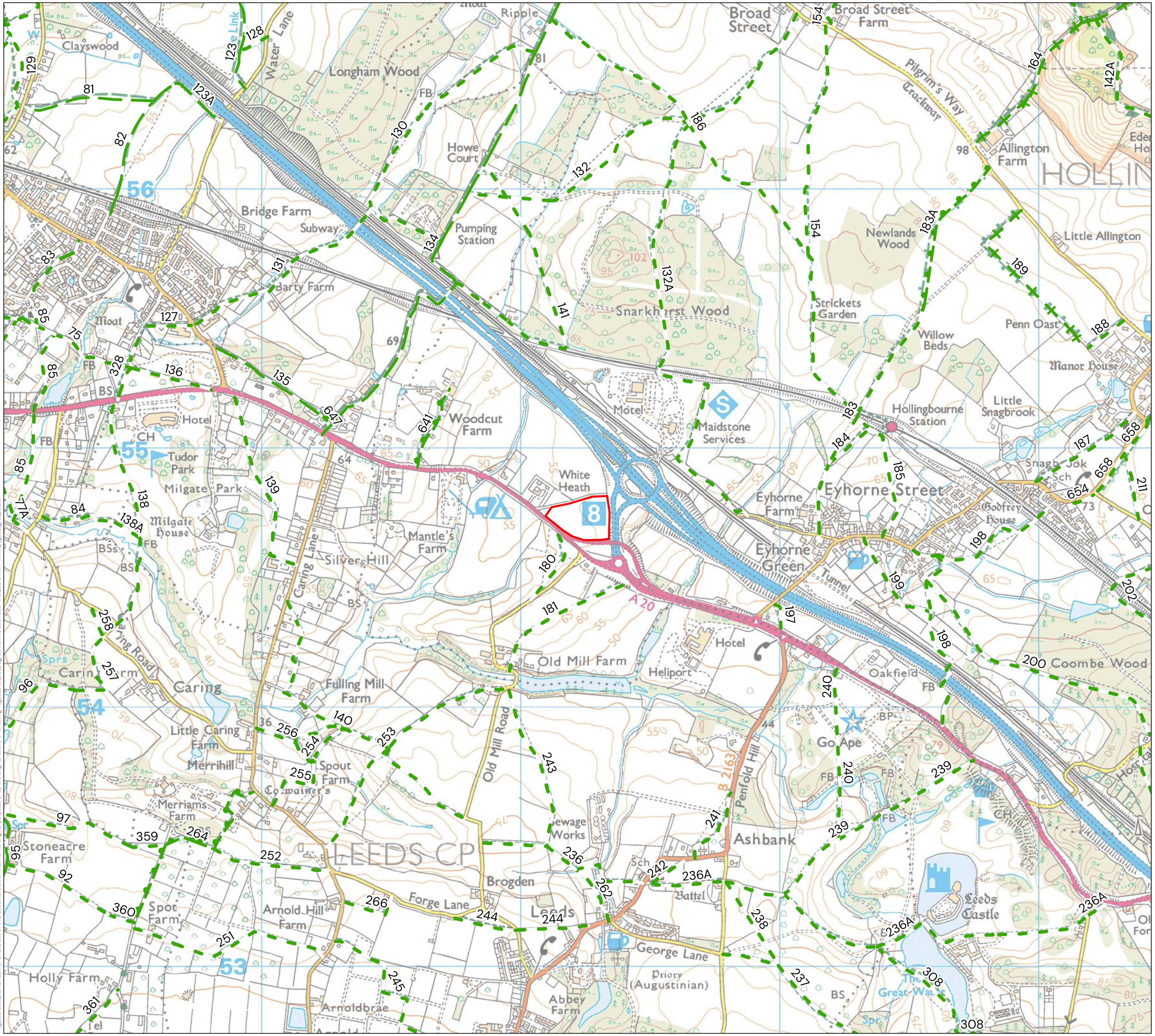
Date: 11th December 2023 | Pegasus Ref: P21-3456

LPA Ref: 23/500899/OUT

Author: Andrew Cook BA (Hons) MLD CMLI MIEMA CEnv

Appendices Contents.

APPENDIX 1 – SITE LOCATION AND PROW PLAN



KEY

Site Boundary

Public Footpaths

Public Bridleways

Restricted Byway

Public Byway open to all traffic

Site Location Plan with Public Rights of Way

Land at Ashford Rd, Maidstone

CLIENT
Wates Developments Ltd

N 0 0.5 km

DATE	SCALE	TEAM	APPROVED
05/12/2023	1:15,000@A3	NC	AC

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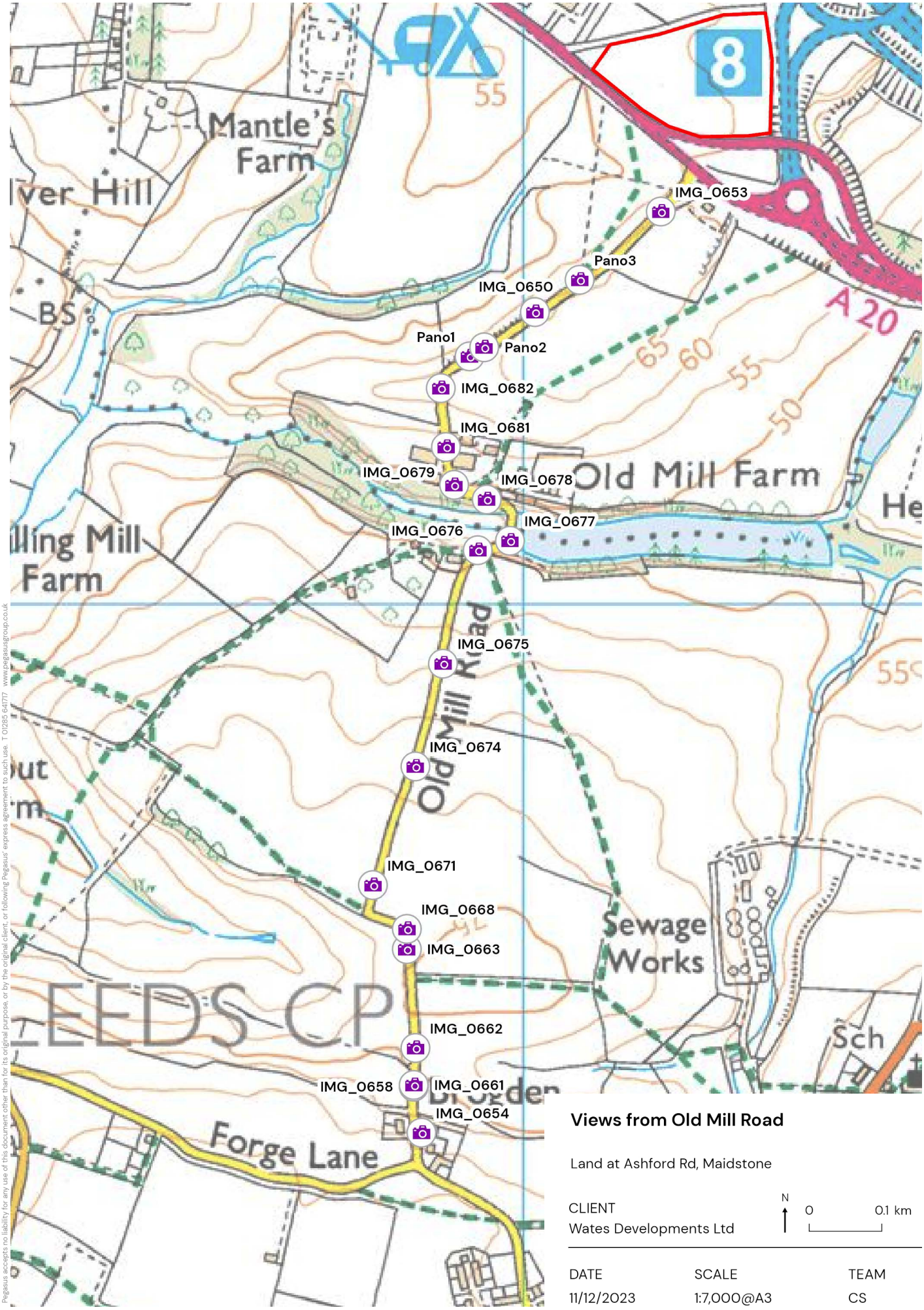
APPENDIX 2 – CONTEXT PHOTOVIEWS FROM OLD MILL ROAD



Views from Old Mill Road

Land at Ashford Rd, Maidstone

CLIENT
Wates Developments Ltd

N
0 0.1 km

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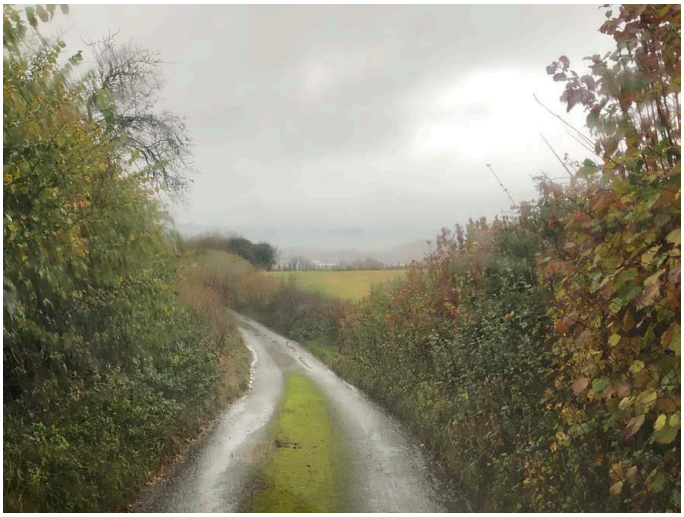

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Pano1

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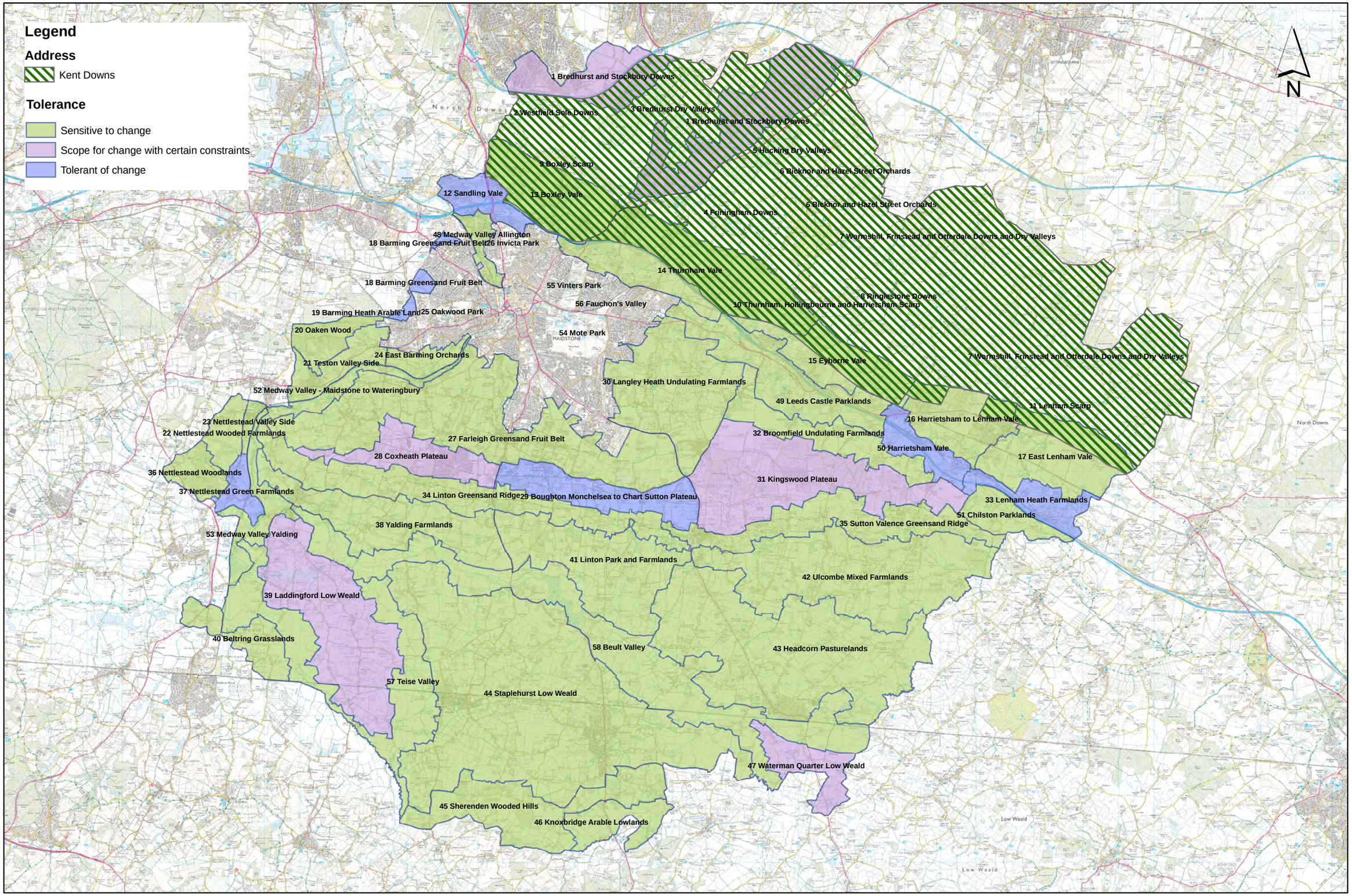
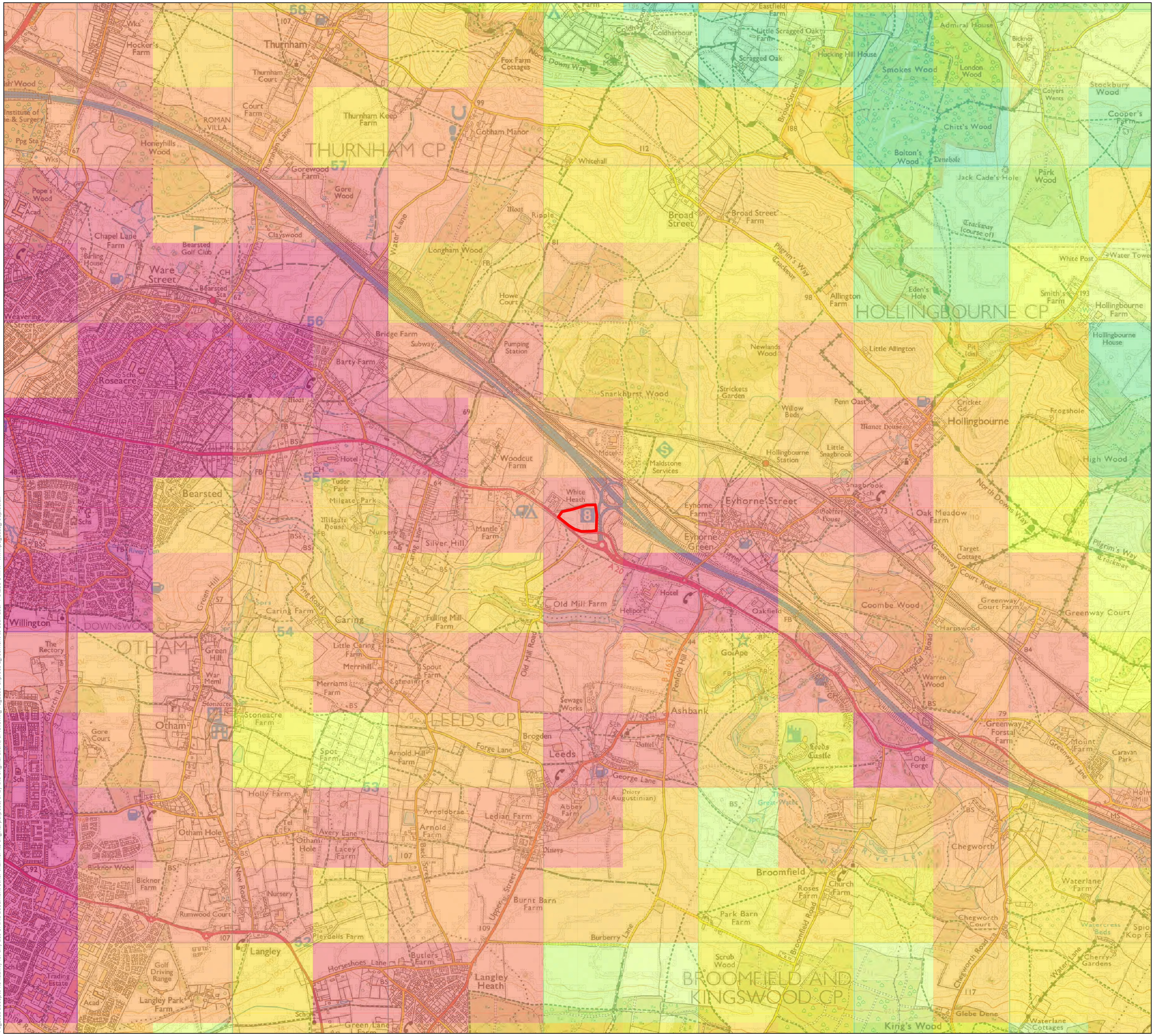
IMG_0653.JPG

Pano3

APPENDIX 3 – MAIDSTONE LANDSCAPE CAPACITY STUDY PLAN (EXTRACT)


Legend
Address
Kent Downs
Tolerance
Sensitive to change
Scope for change with certain constraints
Tolerant of change
N
1 Bredhurst and Stockbury Downs
2 Westfield Sole Downs
3 Bredhurst Dry Valleys
4 Bredhurst and Stockbury Downs
5 Hucking Dry Valleys
6 Bicknor and Hazel Street Orchards
3 Boxley Scarp
12 Sandling Vale
13 Boxley Vale
6 Bicknor and Hazel Street Orchards
4 Pringingham Downs
7 Wormshill, Frinstead and Otterdale Downs and Dry Valleys
48 Medway Valley Allington
18 Barming Greensand Fruit Belt
26 Invicta Park
14 Thurnham Vale
18 Barming Greensand Fruit Belt
55 Vinters Park
8 Ringlestone Downs
56 Fauchon's Valley
10 Thurnham, Hollingbourne and Harrietsham Scarp
19 Barming Heath Arable Land
25 Oakwood Park
20 Oaken Wood
54 Mote Park
24 East Barming Orchards
21 Teston Valley Side
15 Eyhorne Vale
7 Wormshill, Frinstead and Otterdale Downs and Dry Valleys
30 Langley Heath Undulating Farmlands
52 Medway Valley - Maidstone to Wateringbury
49 Leeds Castle Parklands
11 Lenham Scarp
23 Nettlestead Valley Side
16 Harrietsham to Lenham Vale
22 Nettlestead Wooded Farmlands
32 Broomfield Undulating Farmlands
27 Farleigh Greensand Fruit Belt
50 Harrietsham Vale
28 Coxheath Plateau
17 East Lenham Vale
36 Nettlestead Woodlands
31 Kingswood Plateau
37 Nettlestead Green Farmlands
34 Linton Greensand Ridge
29 Boughton Monchelsea to Chart Sutton Plateau
33 Lenham Heath Farmlands
51 Chilston Parklands
38 Yalding Farmlands
35 Sutton Valence Greensand Ridge
53 Medway Valley Yalding
41 Linton Park and Farmlands
42 Ulcombe Mixed Farmlands
39 Laddingford Low Weald
40 Beltring Grasslands
58 Beult Valley
43 Headcorn Pasturelands
57 Teise Valley
44 Staplehurst Low Weald
47 Waterman Quarter Low Weald
45 Sherenden Wooded Hills
46 Knoxbridge Arable Lowlands
North Downs
Low Weald

APPENDIX 4 – TRANQUILITY PLAN



KEY

Site Boundary

CPRE Tranquility Mapping

Most Tranquil

Least Tranquil

Reproduced courtesy of the Campaign to Protect Rural England. Revised edition 2007.

Tranquility Mapping

Land at Ashford Rd, Maidstone

CLIENT
Wates Developments Ltd

N 0 0.5 km

DATE	SCALE	TEAM	APPROVED
04/12/2023	1:25,000@A3	CS	AC

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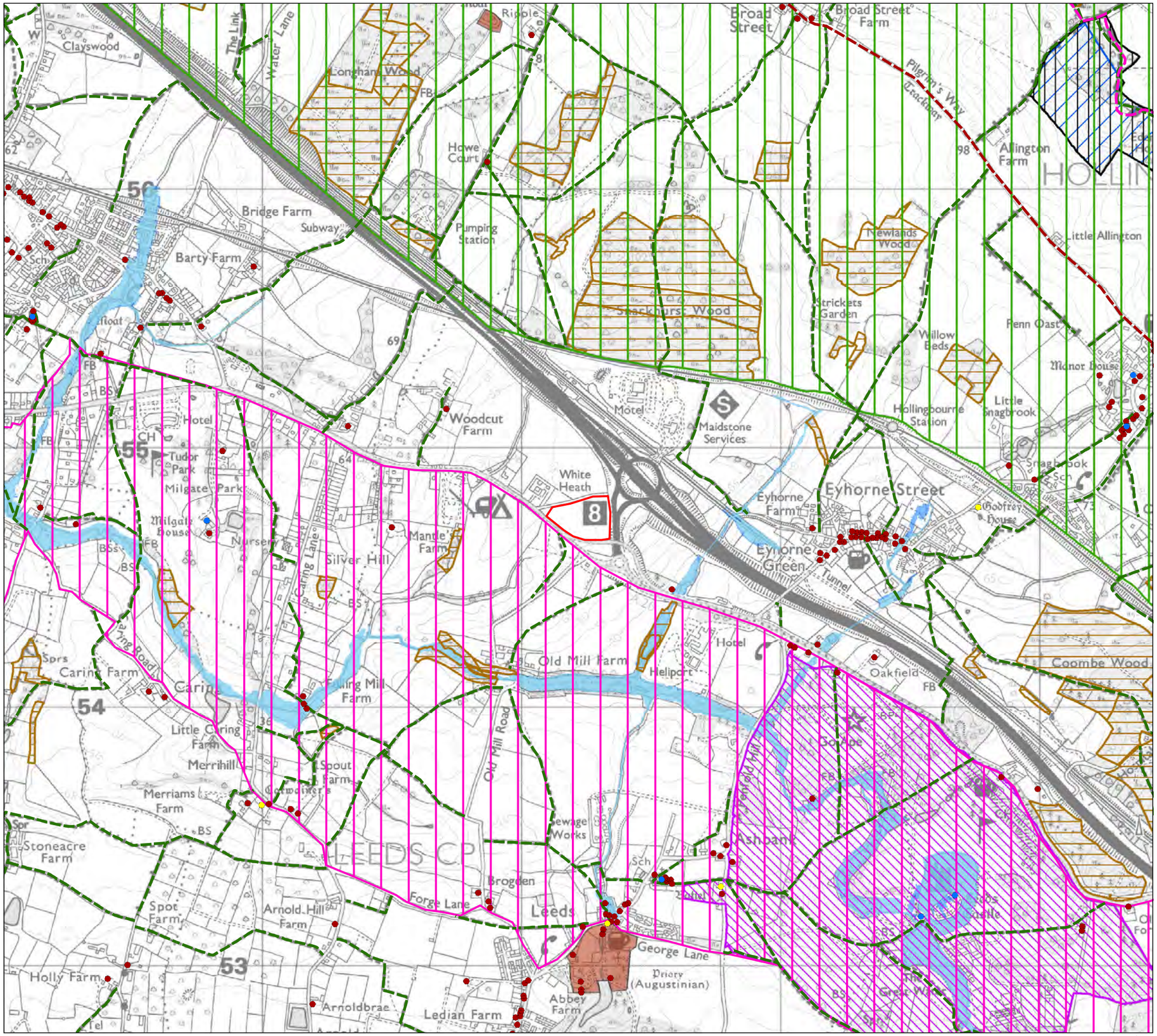
APPENDIX 5 – ENVIRONMENTAL DESIGNATIONS PLAN



KEY

- Site Boundary
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- National Trail
- SUSTRANS National Route
- Public Right of Way
- Landscapes of Local Value - Policy SP17 Maidstone Borough Local Plan 2011-2031
- Area of Outstanding Natural Beauty (AONB)
- Open Access Land / Registered Common Land
- Registered Park / Garden
- Scheduled Monument
- Site of Special Scientific Interest (SSSI)
- Ancient Woodland
- EA Flood Zone 3
- EA Flood Zone 2

NOTES:
REVISIONS: First Issue 24/11/2021 AD

Environmental Designations Plan

Land at Ashford Rd, Maidstone

CLIENT
Wates Developments Ltd

0 0.6 km

DATE	SCALE	TEAM	APPROVED
24/11/2021	1:15,000@A3	SC	JE

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DRAWING NUMBER
P21-3546_01

PEGASUS GROUP

0 0.5 km

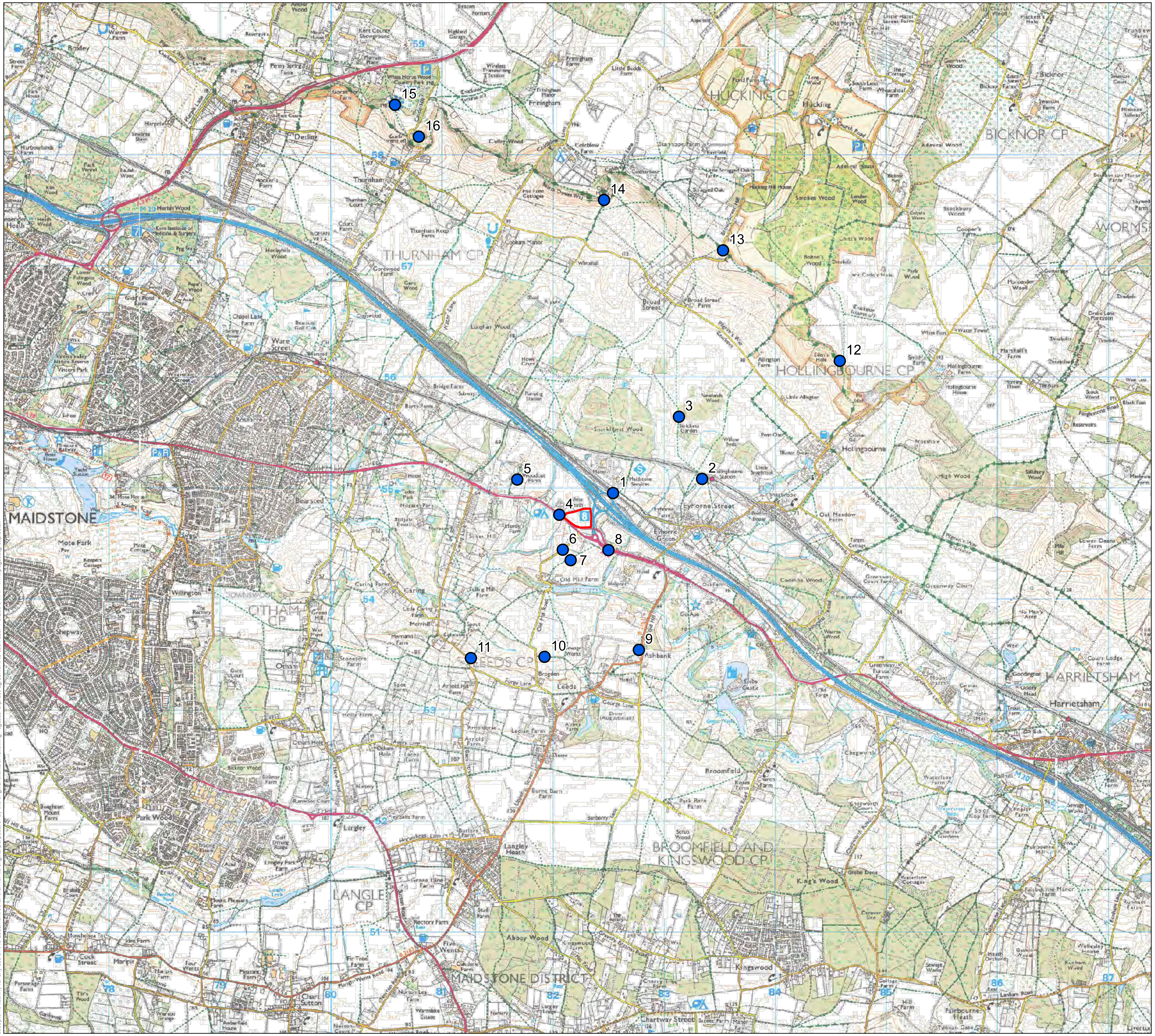
N

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

APPENDIX 6 – SUMMARY OF VISUAL EFFECTS SCHEDULE AND VIEWPOINT LOCATION PLAN

Appendix 6: Summary of Visual Effects based on LVIA Viewpoints
Application Landscape Masterplan (Application scheme, Rev E)
Effects are assessed as adverse unless otherwise stated

Viewpoint/Receptor	Value	Susceptibility	Sensitivity	Magnitude – Year 1	Effect (adverse) – Year 1	Magnitude – Year 15	Effect (adverse) – Year 15
1 - Road user	Low	Low	Low	Low	Minor	Negligible	Negligible
2 – PRoW user	High	High	High	Negligible	Negligible	Negligible	Negligible
3 - PRoW user	High	High	High	Negligible	Negligible	Negligible	Negligible
4 - Road user	Low	Low	Low	High	Moderate	Low	Minor
5 - PRoW user	High	High	High	Negligible	Negligible	Negligible	Negligible
6 - PRoW user	High	High	High	Medium	Major	Low	Moderate
7 - PRoW user	High	High	High	Negligible	Negligible	Negligible	Negligible
8 – Road user	Low	Low	Low	Negligible	Negligible	Negligible	Negligible
9 - PRoW user	High	High	High	Negligible	Negligible	Negligible	Negligible
10 - PRoW user	High	High	High	Negligible	Negligible	Negligible	Negligible
11 - PRoW user	High	High	High	Negligible	Negligible	Negligible	Negligible
12 - PRoW user	High	High	High	Negligible	Negligible	Negligible	Negligible
13 - PRoW user	High	High	High	Negligible	Negligible	Negligible	Negligible
14 - PRoW user	High	High	High	Negligible	Negligible	Negligible	Negligible
15 - PRoW user	High	High	High	Negligible	Negligible	Negligible	Negligible
16 - Public access	High	High	High	Negligible	Negligible	Negligible	Negligible



KEY

▭ Site Boundary

● Viewpoint Location

NOTES:
REVISIONS: First Issue 07/11/2022 SC

Viewpoint Location Plan

Land at Ashford Rd, Maidstone

CLIENT Wates Developments Ltd		0 — 1.5 km	
DATE 10/02/2023	SCALE 1:35,000@A3	TEAM SC	APPROVED JE
SHEET -	REVISION -		
DRAWING NUMBER P21-3546_04			

APPENDIX 7 – LVIA METHODOLOGY

1. LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

1.1 The Analysis is based on this methodology which has 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;
- Visual Representation of Development Proposals (2019) - Landscape Institute Technical Guidance Note 06/19;
- An Approach to Landscape Character Assessment (2014) - Natural England;
- An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) - Natural England.
- Reviewing Landscape Visual Impact Assessments (LVIAs and Landscape and Visual appraisals (LVAs) Technical Guidance Note 1/20 Landscape Institute.

1.2 GLVIA3 states within paragraph 1.1 that "Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity."[1]

1.3 GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is a "need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional."[2]

1.4 GLVIA3 recognises within paragraph 2.23 that "professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements"[3] undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).

1.5 GLVIA3 notes in paragraph 1.3 that "LVIA may be carried out either formally, as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the 'appraisal' of development proposals and planning applications."[4] Although the proposed development is not subject to an EIA requiring an assessment of the

[1] Para 1.1, Page 4, GLVIA, 3rd Edition
[2] Para 1.17, Page 9, GLVIA, 3rd Edition
[3] Para 2.23, Page 21, GLVIA, 3rd Edition
[4] Para 1.3, Page 4, GLVIA, 3rd Edition

likely significance of effects, this assessment is also titled as an LVIA rather than an 'appraisal' in the interests of common understanding with other planning consultants.

1.6 The effects on cultural heritage and ecology are not considered within this LVIA.

Study Area

1.7 The study area for this LVIA covers a 3km radius from the site. However, the main focus of the assessment was taken as a radius of 1km from the site as it is considered that even with clear visibility the proposals would not be perceptible in the landscape beyond this distance.

Effects Assessed

1.8 Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, character and visual receptors combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:

- Effects on landscape elements;
- Effects on landscape character; and
- Effects on visual amenity.

1.9 Sensitivity is defined in GLVIA3 as "a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor."[5] Various factors in relation to the value and susceptibility of landscape elements, character, visual receptors or representative viewpoints are considered below and cross referenced to determine the overall sensitivity as shown in Table 1:

Table 1, Overall sensitivity of landscape and visual receptors

	VALUE			
SUSCEPTIBILITY		**HIGH**	**MEDIUM**	**LOW**
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Medium
	LOW	Medium	Medium	Low

[5] Glossary, Page 158, GLVIA, 3rd Edition

1.10 Magnitude of change is defined in GLVIA3 as "a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration."[6] Various factors contribute to the magnitude of change on landscape elements, character, visual receptors and representative viewpoints.

1.11 The sensitivity of the landscape and visual receptor and the magnitude of change arising from the proposals are cross referenced in Table 11 to determine the overall degree of landscape and visual effects.

2. EFFECTS ON LANDSCAPE ELEMENTS

2.1 The effects on landscape elements includes the direct physical change to the fabric of the land, such as the removal of woodland, hedgerows or grassland to allow for the proposals.

Sensitivity of Landscape Elements

2.2 Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

2.3 The criteria for assessing the value of landscape elements and landscape character is shown in Table 2:

Table 2, Criteria for assessing the value of landscape elements and landscape character	
HIGH	Designated landscape including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty considered to be an important component of the country's character or non-designated landscape of a similar character and quality. Landscape condition is good and components are generally maintained to a high standard. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and absence of major built infrastructure, the landscape has an elevated level of tranquillity. Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.

[6] Glossary, Page 158, GLVIA, 3rd Edition

MEDIUM	Undesignated landscape including urban fringe and rural countryside considered to be a distinctive component of the national or local landscape character. Landscape condition is fair and components are generally well maintained. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and some major built infrastructure, the landscape has a moderate level of tranquillity. Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.
LOW	Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character. Landscape condition may be poor and components poorly maintained or damaged. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and significant major built infrastructure, the landscape has limited levels of tranquillity. Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.

2.4 The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

Table 3, Criteria for assessing landscape susceptibility	
HIGH	Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed. Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc). Nature of existing features – landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.
MEDIUM	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with some existing reference or context to the type of development being proposed.

	Nature of existing elements – landscapes with components that are easily replaced or substituted. Nature of existing features – landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.
LOW	Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed. Nature of existing features – landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.

2.5 Various factors in relation to the value and susceptibility of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.

2.6 Sensitivity is defined in GLVIA3 as "a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor."[7] The definitions for high, medium, low landscape sensitivity are shown in Table 4:

Table 4, Criteria for assessing landscape sensitivity	
HIGH	Landscape element or character area defined as being of high value combined with a high or medium susceptibility to change. Landscape element or character area defined as being of medium value combined with a high susceptibility to change.
MEDIUM	Landscape element or character area defined as being of high value combined with a low susceptibility to change. Landscape element or character area defined as being of medium value combined with a medium or low susceptibility to change. Landscape element or character area defined as being of low value combined with a high or medium susceptibility to change.

[7] Glossary, Page 158, GLVIA, 3rd Edition

LOW	Landscape element or character area defined as being of low value combined with a low susceptibility to change.

Magnitude of Change on Landscape Elements

2.7 Professional judgement has been used to determine the magnitude of change on individual landscape elements within the site as shown in Table 5:

Table 5, Criteria for assessing magnitude of change for landscape elements	
HIGH	Substantial loss/gain of a landscape element.
MEDIUM	Partial loss/gain or alteration to part of a landscape element.
LOW	Minor loss/gain or alteration to part of a landscape element.
NEGLIGIBLE	No loss/gain or very limited alteration to part of a landscape element.

3. EFFECTS ON LANDSCAPE CHARACTER

3.1 Landscape character is defined as the "distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."[8]

3.2 The assessment of effects on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

Sensitivity of Landscape Character

3.3 Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

3.4 The criteria for assessing the value of landscape character is shown in Table 2.

[8] Glossary, Page 157, GLVIA, 3rd Edition

3.5 The criteria for assessing the susceptibility of landscape character is shown in Table 3.

3.6 The overall sensitivity is determined through cross referencing the value and susceptibility of landscape character as shown in Table 1.

Magnitude of Change on Landscape Character

3.7 Professional judgement has been used to determine the magnitude of change on landscape character as shown in Table 6:

Table 6, Criteria for assessing magnitude of change on landscape character	
HIGH	Introduction of major new elements into the landscape or some major change to the scale, landform, landcover or pattern of the landscape.
MEDIUM	Introduction of some notable new elements into the landscape or some notable change to the scale, landform, landcover or pattern of the landscape.
LOW	Introduction of minor new elements into the landscape or some minor change to the scale, landform, landcover or pattern of the landscape.
NEGLIGIBLE	No notable or appreciable introduction of new elements into the landscape or change to the scale, landform, landcover or pattern of the landscape.

4. EFFECTS ON VISUAL AMENITY

4.1 Visual amenity is defined within GLVIA3 as the "overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area."[9]

4.2 The effects on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential properties, transport routes, recreational facilities and attractions; and

[9] Page 158, Glossary, GLVIA3

representative viewpoints or specific locations within the study area as agreed with the Local Planning Authority.

Sensitivity of Visual Receptors

4.3 Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the proposals – see pages 113-114 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

4.4 The criteria for assessing the value of views are shown in Table 7:

Table 7, Criteria for assessing the value of views	
HIGH	Views with high scenic value within designated landscapes including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, etc. Likely to include key viewpoints on OS maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.
MEDIUM	Views with moderate scenic value within undesignated landscape including urban fringe and rural countryside.
LOW	Views with unremarkable scenic value within undesignated landscape with partly degraded visual quality and detractors.

4.5 The criteria for assessing the susceptibility of views are shown in Table 8:

Table 8, Criteria for assessing visual susceptibility	
HIGH	Includes occupiers of residential properties and people engaged in recreational activities in the countryside using public rights of way (PROW).
MEDIUM	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
LOW	Includes people at places of work e.g. industrial and commercial premises and people travelling through the landscape on major roads and motorways.

4.6 Sensitivity is defined in GLVIA3 as "a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor."[10] The definitions for high, medium, low visual sensitivity are shown in Table 9:

Table 9, Criteria for assessing visual sensitivity	
HIGH	Visual receptor defined as being of high value combined with a high or medium susceptibility to change. Visual receptor defined as being of medium value combined with a high susceptibility to change.
MEDIUM	Visual receptor defined as being of high value combined with a low susceptibility to change. Visual receptor defined as being of medium value combined with a medium or low susceptibility to change. Visual receptor defined as being of low value combined with a high or medium susceptibility to change.
LOW	Visual receptor defined as being of low value combined with a low susceptibility to change.

Magnitude of Change on Visual Receptors

4.7 Professional judgement has been used to determine the magnitude of change on visual receptors as shown in Table 10:

Table 10, Criteria for assessing magnitude of change for visual receptors	
HIGH	Major change in the view that has a substantial influence on the overall view.
MEDIUM	Some change in the view that is clearly visible and forms an important but not defining element in the view.
LOW	Some change in the view that is appreciable with few visual receptors affected.
NEGLIGIBLE	No notable change in the view.

[10] Glossary, Page 158, GLVIA, 3rd Edition

5. SIGNIFICANCE OF LANDSCAPE AND VISUAL EFFECTS

5.1 The likely significance of effects is dependent on all of the factors considered in the sensitivity and the magnitude of change upon the relevant landscape and visual receptors. These factors are assimilated to assess whether or not the proposed development will have a likely significant or not significant effect. The variables considered in the evaluation of the sensitivity and the magnitude of change is reviewed holistically to inform the professional judgement of significance.

5.2 Within Table 11 below, the major effects highlighted in grey are considered to be significant in terms of the EIA Regulations. It should be noted that whilst an individual effect may be significant, it does not necessarily follow that the proposed development would be unacceptable in the planning balance. The cross referencing of the sensitivity and magnitude of change on the landscape and visual receptor determines the significance of effect as shown in Table 11:

Table 11, Significance of landscape and visual effects

		Sensitivity		
		HIGH	**MEDIUM**	**LOW**
Magnitude of Change	**HIGH**	Major	Major	Moderate
	MEDIUM	Major	Moderate	Minor
	LOW	Moderate	Minor	Minor
	NEGLIGIBLE	Negligible	Negligible	Negligible

6. TYPICAL DESCRIPTORS OF LANDSCAPE EFFECTS

6.1 The typical descriptors of the landscape effects are detailed within Table 12:

Table 12, Typical Descriptors of Landscape Effects

MAJOR BENEFICIAL	Substantially: - enhance the character (including value) of the landscape; - enhance the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development; - enable a sense of place to be enhanced.
MODERATE BENEFICIAL	Moderately: - enhance the character (including value) of the landscape; - enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development; - enable a sense of place to be restored.
MINOR BENEFICIAL	Slightly: - complement the character (including value) of the landscape; - maintain or enhance characteristic features or elements; - enable some sense of place to be restored.
NEGLIGIBLE	The proposed changes would (on balance) maintain the character (including value) of the landscape and would: - be in keeping with landscape character and blend in with characteristic features and elements; - Enable a sense of place to be maintained.
NO CHANGE	The proposed changes would not be visible and there would be no change to landscape character.
MINOR ADVERSE	Slightly: - not quite fit the character (including value) of the landscape; - be a variance with characteristic features and elements; - detract from sense of place.
MODERATE ADVERSE	Moderately: - conflict with the character (including value) of the landscape; - have an adverse effect on characteristic features or elements; - diminish a sense of place.
MAJOR ADVERSE	Substantially: - be at variance with the character (including value) of the landscape; - degrade or diminish the integrity of a range of characteristic features and elements or cause them to be lost; - change a sense of place.

7. TYPICAL DESCRIPTORS OF VISUAL EFFECTS

7.1 The typical descriptors of the visual effects are detailed within Table 13:

Table 13, Typical Descriptors of Visual Effects	
MAJOR BENEFICIAL	Proposals would result in a major improvement in the view.
MODERATE BENEFICIAL	Proposals would result in a clear improvement in the view.
MINOR BENEFICIAL	Proposals would result in a slight improvement in the view.
NEGLIGIBLE	The proposed changes would be in keeping with, and would maintain, the existing view or where (on balance) the proposed changes would maintain the general appearance of the view (which may include adverse effects which are offset by beneficial effects for the same receptor) or due to distance from the receptor, the proposed change would be barely perceptible to the naked eye.
NO CHANGE	The proposed changes would not be visible and there would be no change to the view.
MINOR ADVERSE	Proposals would result in a slight deterioration in the view.
MODERATE ADVERSE	Proposals would result in a clear deterioration in the view.
MAJOR ADVERSE	Proposals would result in a major deterioration in the view.

8. NATURE OF EFFECTS

8.1 GLVIA3 includes an entry that states *"effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity."*[11] GLVIA3 does not, however, state how negative or positive effects should be assessed, and this therefore becomes a matter of professional judgement supported by site specific justification within the LVIA.

[11] Para 6.29, Page 113, GLVIA 3rd Edition

APPENDIX 8 – ILLUSTRATIVE LANDSCAPE MASTERPLAN REVISION E

KEY

- Existing trees, hedgerows and vegetation to be retained - refer to tree survey
- Proposed tree planting
- Proposed structural planting
- Proposed native hedgerow planting
- Proposed scrub planting
- Proposed native shrub planting
- Proposed ornamental shrub/herbaceous planting with specimen shrub planting
- Proposed amenity grass
- Proposed long grass - e.g. Low Flowering Lawn Mix by wildflowerslawnandmeadow.com or similar approved by ecologist, planted at 3g/m2
- Proposed bulb planting
- Proposed green roof
- Proposed climbers for screening along building facade
- Potential solar arrays
- Proposed permeable paving
- Proposed bench / seat
- Proposed picnic bench
- Proposed EV charging points - refer to engineering plans by Ramboll
- Proposed infrastructure for charging points - refer to engineering plans by Ramboll

PROPOSED TREE PLANTNG

Species	Form	Girth	Height cm	Clear Stem	Root Condition
Acer campestre	EHS	16-18	400-450	Min. 200	RB
Carpinus betulus	EHS	14-16	350-450	Min. 200	RB
Corylus avellana (ms)	Multi Stem	-	250-300	-	75L
Fagus sylvatica	EHS	16-18	400-450	Min. 200	RB
Malus sylvestris	HS	12-14	250-300	Min. 200	RB
Prunus avium	HS	12-14	250-300	Min. 200	RB
Sorbus aria	EHS	14-16	400-450	Min. 200	RB
Tilia x europaea	HS	12-14	250-300	Min. 200	RB

PROPOSED NATIVE SHRUB PLANTING MIX

To be planted 2/m2

Species	Mix %	Height	Form	Root Condition
Cornus sanguinea	20	60-80cm	Branched	B
Crataegus monogyna	50	60-80cm	Branched	B
Euonymus europaea	10	60-80cm	Branched	B
Rosa canina	10	60-80cm	Branched	B
Viburnum opulus	10	60-80cm	Branched	B

PROPOSED NATIVE HEDGEROW PLANTING

To be planted at 7 per linear metre at 0.3 cm offsets in triple staggered rows

Species	Mix %	Height cm	Root Condition	Habit
Crataegus monogyna	60	60-80	B	Feathered
Corylus avellana	20	60-80	B	Feathered
Prunus spinosa	20	60-80	B	Feathered

SCRUB PLANTING

To be planted 1/m2

Species	Mix %	Height	Form	Root Condition
Cornus sanguinea	20	60-80cm	Branched	B
Crataegus monogyna	35	60-80cm	Branched	B
Euonymus europaea	10	60-80cm	Branched	B
Ligustrum vulgare	10	60-80	B	Feathered
Prunus spinosa	10	60-80cm	Branched	B
Sambucus nigra	10	60-80cm	Branched	B
Viburnum lantana	5	60-80cm	Branched	B

BULB PLANTING

To be planted at 20/m²

Species	Specification
Crocus tommasinianus	5-6
Crocus 'Prins Claus'	5/+
Crocus speciosus 'Albus'	5
Narcissus 'Spring Dawn'	12/14

PROPOSED ORNAMENTAL SHRUB/HERBACEOUS PLANTING

Species	Height	Form	Root Condition
Bergenia cordifolia	-	-	3L
Ceanothus 'Blue Mound'	40-60cm	Bushy	5L
Ceanothus thyrsiflorus repens	30-40cm	Bushy	5L
Cornus sanguinea 'Midwinter Fire'	40-60cm	Bushy	5L
Cornus stolonifera 'Flaviramea'	40-60cm	Bushy	5L
Hebe 'Great Orme'	40-60cm	Bushy	5L
Hebe x franciscana 'Blue Gem'	30-40cm	Bushy	5L
Hebe 'Marjorie'	30-40cm	Bushy	5L
Hebe rakaiensis	40-60cm	Bushy	5L
Hypericum 'Hidcote'	40-60cm	Bushy	5L
Geranium macrorrhizum	-	-	3L
Liriope muscari	-	-	3L
Lonicera pileata 'Moss Green'	30-40cm	Bushy	5L
Pachysandra 'Green carpet'	-	-	3L
Prunus laurocerasus 'Otto Lucan'	40-60cm	Bushy	5L
Philadelphus 'Manteau d'Hermine'	30-40cm	Bushy	5L
Pittosporum tenuifolium 'Golden ball'	40-60cm	Bushy	5L
Pittosporum golf ball	40-60cm	Bushy	5L
Potentilla fruticosa 'Pink Beauty'	30-40cm	Bushy	5L
Sedum spectabile brilliant	-	-	3L
Salvia nemorosa 'Amethyst'	-	-	3L
Salvia icterina	30-40cm	Bushy	5L
Symphoricarpos x chenaultii 'Hancock'	30-40cm	Bushy	5L
Skimmia 'Kew green'	30-40cm	Bushy	5L
Verbena bonariensis	-	-	3L

PROPOSED SPECIMEN SHRUB PLANTING

Species	Height cm	Form	Root Condition
Cornus sanguinea 'Midwinter Fire'	800-100	Branched	10L
Cornus stolonifera 'Flaviramea'	800-100	Branched	10L
Corylus avellana	125-150	Bushy 5 stems min	45-65L
Ilex aquifolium	800-100	Leader with laterals	10L

CLIMBER PLANTING

To be planted at 2 per lin m along frame

Species	Height	Form	Root Condition
Hedera hibernica	150-200	Caned – Several shoots	10L
Parthenocissus henryana	100-150	Caned – Several shoots	10L

STRUCTURAL PLANTING MIX

Trees *to be planted at 3m centres over understory planting with breaks for specimen tree planting – refer to proposed tree planting - schedule*

Species	Mix %	Height cm	Girth cm	Form	Root Condition
Acer campestre	10	300-350	10-12	Selected standard	RB
Fagus sylvatica	10	300-350	10-12	Selected standard	RB
Malus sylvestris	5	300-350	10-12	Selected standard	RB
Pinus sylvestris	5	300-350	10-12	Selected standard	RB
Prunus avium	15	300-350	10-12	Selected standard	RB
Tilia x europaea	5	300-350	10-12	Selected standard	RB

Understory *To be planted 2/m2*

Species	Mix %	Height cm	Habit	Age + times	Root condition
Cornus sanguinea	5	60-80	Branched min. 3 breaks	1+2	B
Crataegus monogyna	25	60-80	Branched min. 3 breaks	1+2	B
Euonymus europaea	5	60-80	Branched min. 3 breaks	1+2	B
Ilex aquifolium	10	60-80	Branched min. 3 breaks	1+2	B
Sambucus nigra	5	60-80	Branched min. 3 breaks	1+2	B

0 50m

N

Revisions:
First Issue - 12/12/2022 RVF
A - (17/01/2023 LAB) Tree survey and substation location updated
B - (20/01/2023 LAB) Permeable paving added
C - (31/01/2023 LAB) Proposal updated to updated red line and proposed tree planting amended to south
D - (31/01/2023 LAB) Potential solar arrays added to building
E - (01/02/2023 LAB) Roof layout updated

Illustrative Landscape Masterplan

Ashford Road, Maidstone

Client: Wates Developments

DRWG No: P21-3546_06 Sheet No:_ REV: E

Drawn by : RVF/LAB Approved by: RVF/JE

Date: 01/02/2023

Scale: 1:500@A1

PEGASUS GROUP

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

APPENDIX 9 – ILLUSTRATIVE LANDSCAPE MASTERPLAN (ALTERNATIVE) REVISION F

KEY

- Existing trees, hedgerows and vegetation to be retained - refer to tree survey
- Proposed tree planting
- Proposed structural planting
- Proposed native hedgerow planting
- Proposed scrub planting
- Proposed native shrub planting
- Proposed ornamental shrub/herbaceous planting with specimen shrub planting
- Proposed amenity grass
- Proposed long grass - e.g. Low Flowering Lawn Mix by wildflowerslawnandmeadow.com or similar approved by ecologist, planted at 3g/m2
- Proposed green roof
- Proposed climbers for screening along building facade
- Potential solar arrays
- Proposed permeable paving
- Proposed bench / seat
- Proposed picnic bench
- Proposed EV charging points - refer to engineering plans by Ramboll
- Proposed infrastructure for charging points - refer to engineering plans by Ramboll

PROPOSED TREE PLANTNG

Species	Form	Girth	Height cm	Clear Stem	Root Condition
Acer campestre	EHS	16-18	400-450	Min. 200	RB
Carpinus betulus	EHS	14-16	350-450	Min. 200	RB
Corylus avellana (ms)	Multi Stem	-	250-300	-	75L
Fagus sylvatica	EHS	16-18	400-450	Min. 200	RB
Malus sylvestris	HS	12-14	250-300	Min. 200	RB
Prunus avium	HS	12-14	250-300	Min. 200	RB
Sorbus aria	EHS	14-16	400-450	Min. 200	RB
Tilia x europaea	HS	12-14	250-300	Min. 200	RB

PROPOSED NATIVE SHRUB PLANTING MIX

To be planted 2/m2

Species	Mix %	Height	Form	Root Condition
Cornus sanguinea	20	60-80cm	Branched	B
Crataegus monogyna	50	60-80cm	Branched	B
Euonymus europaea	10	60-80cm	Branched	B
Rosa canina	10	60-80cm	Branched	B
Viburnum opulus	10	60-80cm	Branched	B

PROPOSED NATIVE HEDGEROW PLANTING

To be planted at 7 per linear metre at 0.3 cm offsets in triple staggered rows

Species	Mix %	Height cm	Root Condition	Habit
Crataegus monogyna	60	60-80	B	Feathered
Corylus avellana	20	60-80	B	Feathered
Prunus spinosa	20	60-80	B	Feathered

SCRUB PLANTING

To be planted 1/m2

Species	Mix %	Height	Form	Root Condition
Cornus sanguinea	20	60-80cm	Branched	B
Crataegus monogyna	35	60-80cm	Branched	B
Euonymus europaea	10	60-80cm	Branched	B
Ligustrum vulgare	10	60-80	B	Feathered
Prunus spinosa	10	60-80cm	Branched	B
Sambucus nigra	10	60-80cm	Branched	B
Viburnum lantana	5	60-80cm	Branched	B

BULB PLANTING

To be planted at 20/m²

Species	Specification
Crocus tommasinianus	5-6
Crocus 'Prins Claus'	5/+
Crocus speciosus 'Albus'	5
Narcissus 'Spring Dawn'	12/14

PROPOSED ORNAMENTAL SHRUB/HERBACEOUS PLANTING

Species	Height	Form	Root Condition
Bergenia cordifolia	-	-	3L
Ceanothus 'Blue Mound'	40-60cm	Bushy	5L
Ceanothus thyrsiflorus repens	30-40cm	Bushy	5L
Cornus sanguinea 'Midwinter Fire'	40-60cm	Bushy	5L
Cornus stolonifera 'Flaviramea'	40-60cm	Bushy	5L
Hebe 'Great Orme'	40-60cm	Bushy	5L
Hebe x franciscana 'Blue Gem'	30-40cm	Bushy	5L
Hebe 'Marjorie'	30-40cm	Bushy	5L
Hebe rakaiensis	40-60cm	Bushy	5L
Hypericum 'Hidcote'	40-60cm	Bushy	5L
Geranium macrorrhizum	-	-	3L
Liriope muscari	-	-	3L
Lonicera pileata 'Moss Green'	30-40cm	Bushy	5L
Pachysandra 'Green carpet'	-	-	3L
Prunus laurocerasus 'Otto Lucan'	40-60cm	Bushy	5L
Philadelphus 'Manteau d'Hermine'	30-40cm	Bushy	5L
Pittosporum tenuifolium 'Golden ball'	40-60cm	Bushy	5L
Pittosporum golf ball	40-60cm	Bushy	5L
Potentilla fruticosa 'Pink Beauty'	30-40cm	Bushy	5L
Sedum spectabile brilliant	-	-	3L
Salvia nemorosa 'Amethyst'	-	-	3L
Salvia icterina	30-40cm	Bushy	5L
Symphoricarpos x chenaultii 'Hancock'	30-40cm	Bushy	5L
Skimmia 'Kew green'	30-40cm	Bushy	5L
Verbena bonariensis	-	-	3L

PROPOSED SPECIMEN SHRUB PLANTING

Species	Height cm	Form	Root Condition
Cornus sanguinea 'Midwinter Fire'	800-100	Branched	10L
Cornus stolonifera 'Flaviramea'	800-100	Branched	10L
Corylus avellana	125-150	Bushy 5 stems min	45-65L
Ilex aquifolium	800-100	Leader with laterals	10L

CLIMBER PLANTING

To be planted at 2 per lin m along frame

Species	Height	Form	Root Condition
Hedera hibernica	150-200	Caned – Several shoots	10L
Parthenocissus henryana	100-150	Caned – Several shoots	10L

STRUCTURAL PLANTING MIX

Trees *to be planted at 3m centres over understory planting with breaks for specimen tree planting – refer to proposed tree planting – schedule*

Species	Mix %	Height cm	Girth cm	Form	Root Condition
Acer campestre	10	300-350	10-12	Selected standard	RB
Fagus sylvatica	10	300-350	10-12	Selected standard	RB
Malus sylvestris	5	300-350	10-12	Selected standard	RB
Pinus sylvestris	5	300-350	10-12	Selected standard	RB
Prunus avium	15	300-350	10-12	Selected standard	RB
Tilia x europaea	5	300-350	10-12	Selected standard	RB

Understory *To be planted 2/m2*

Species	Mix %	Height cm	Habit	Age + times	Root condition
Cornus sanguinea	5	60-80	Branched min. 3 breaks	1+2	B
Crataegus monogyna	25	60-80	Branched min. 3 breaks	1+2	B
Euonymus europaea	5	60-80	Branched min. 3 breaks	1+2	B
Ilex aquifolium	10	60-80	Branched min. 3 breaks	1+2	B
Sambucus nigra	5	60-80	Branched min. 3 breaks	1+2	B

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

0 50m

Revisions:
First Issue- 12/12/2022 RVF
A - (17/01/2023 LAB) Tree survey and substation location updated
B - (20/01/2023 LAB) Permeable paving added
C - (31/01/2023 LAB) Proposal updated to updated red line and proposed tree planting amended to south
D - (31/01/2023 LAB) Potential solar arrays added to building
E - (01/02/2023 LAB) Roof layout updated
F - (05/12/2023 LAB) Additional tree and structural planting added to entrance and along eastern boundary

Illustrative Landscape Masterplan

Ashford Road, Maidstone

Client: Wates Developments

DRWG No: P21-3546_06 Sheet No:_ REV: F

Drawn by : RVF/LAB Approved by: RVF/JE

Date: 05/12/2023

Scale: 1:500@A1

PEGASUS GROUP

APPENDIX 10 – PROPOSED FIELD RESTORATION PLAN

PLANTING SPECIFICATION

1. GENERAL

1.1. All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.

1.2. All plants shall conform to BS 3936 Nursery Stock Specification for Trees and Shrubs and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

1.3. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bareroot planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Tree handling, storage and planting shall be in accordance with BS 8545 Trees: From nursery to independence in the landscape, Chapters 9 to10 and Annexes E to F.

1.4. The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

1.5. A minimum intervention approach will be used in terms of weed control. In areas of transplant tree planting this is to be achieved by using mulch mats and hand-weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.

1.6. In accordance with C17, all planting comprised in the approved details of tree planting shall be carried out in the first planting season following the occupation of any building or the completion of the development, whichever is the sooner.

2. TREE PLANTING

Ground Preparation and Tree Pit Excavation

2.1. Where necessary remove existing weeds by hand. Chemical removal using a glyphosate based herbicide will be avoided unless large areas need clearing – following which allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.

2.2. Tree pits of at least 75mm diameter greater than the root system and no deeper than the rootball / container depth are to be excavated and the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

2.3. During excavation of the pit, the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.

Tree Planting

2.4. Trees shall be planted as per the planting arrangement as set out on the planting plan and plant schedule.

2.5. The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.

2.6. The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level – the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball.

2.7. Tree pits should be backfilled with the excavated topsoil, if the original topsoil is not available or deemed unsuitable, a multi-purpose topsoil should be used. Any subsoil excavated should be discarded and the subsoil depth (beyond 300mm deep) backfilled with a high sand content subsoil. Backfill should be added gradually, in layers of 150mm to 230mm depth, ensuring the tree is held upright at each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil. The final layer should not be consolidated.

2.8. General-purpose slow release fertiliser (at the rate of 75gm/m2) and Tree Planting and Mulching Compost at the rate of (20litres/m2) are to be incorporated into the top 150mm of topsoil during final cultivations.

2.9. All extra heavy standard size trees are to be double staked with 75mm dia stakes. Stakes should be driven at least 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc. and should typically be one third the height of the tree stem above ground.

2.10. Staked trees shall be secured to stakes with suitable proprietary rubber tree ties and spacers.

2.11. Immediately after planting, but before applying the below bark mulch, all trees should be saturated to field capacity.

2.12. Ornamental composted bark mulch will be spread to a depth of 50mm across a 1m dia circle around individual trees, ensuring that the root flare and base of the stem, along with any ground cover plants, are not buried.

3. GENERAL MAINTENANCE

3.1. The Landscape contractor shall maintain all areas of new planting periodically following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost. The site is to be visited monthly throughout the year to undertake the Following operations:

- Weed clearance: All planting areas to be kept weed free by hand weeding or herbicide treatment.
- Litter clearance: All litter is to be removed from planting beds.

Tree planting

3.2. All trees are to be watered periodically from May to the end of September unless unnecessary due to heavy rain; to receive 20 gallons of water. All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced. Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy, well-shaped specimens.

PROPOSED PLANTING SCHEDULE

PROPOSED TREE PLANTING

Species	Girth	Height (cm)	Form	Root condition
Acer campestre	14-16	400-450	Extra Heavy Standard	RB
Crataegus monogyna	14-16	400-450	Extra Heavy Standard	RB
Malus sylvestris	14-16	400-450	Extra Heavy Standard	RB
Sorbus aucuparia	14-16	400-450	Extra Heavy Standard	RB
Quercus robur	14-16	400-450	Extra Heavy Standard	RB

KEY

Existing Trees to be retained

Existing public right of way route
Shown indicatively

Proposed Native Tree Planting

N 0 10 25 m

Revision note:
First issue: - 05/12/2023 NM
A - (07/12/2023 LAB) Planting amended to client comments

Proposed Field Restoration Plan

Ashford Road, Maidstone

Client: Wates Developments

DRWG No: P21-3546_13 Sheet No:_ REV: A

Drawn by : NM/ LAB Approved by: AMS

Date: 07/12/2023

Scale: 1:1000@A3

PEGASUS GROUP

APPENDIX 11 – PHOTOMONTAGES (NOVEMBER 2023)

PEGASUS GROUP

Camera make & model	- Canon 6D MKII
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 20/11/2023 @ 13:33
OS grid reference	- 582080 , 154456

Viewpoint height (AOD)	- 57m
Distance from site	- 245m
Projection	- Planar
Sheet Size	- 150% @ A1

Visualisation Type	- Type 1
Horizontal Field of View	- 53.5°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 841 x 297 / 820 x 260

VIEWPOINT 06 – EXISTING

From PRoW 0127/KH180/1, looking north

PEGASUS GROUP

Camera make & model	- Canon 6D MKII
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 20/11/2023 @ 13:33
OS grid reference	- 582080 , 154456
Viewpoint height (AOD)	- 57m
Distance from site	- 245m
Projection	- Planar
Sheet Size	- 150% @ A1
Horizontal Field of View	- 53.5°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 841 x 297 / 820 x 260

Proposed scheme
Building Height = 67.5m AOD
FFL – 54m

VIEWPOINT 06 – WIRELINE

From PRoW 0127/KH180/1, looking north

Photomontage created using - Illustrative Landscape Masterplan - REV F

PEGASUS GROUP

Camera make & model	- Canon 6D MKII
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 20/11/2023 @ 13:33
OS grid reference	- 582080 , 154456
Viewpoint height (AOD)	- 57m
Distance from site	- 245m
Projection	- Planar
Sheet Size	- 150% @ A1
Visualisation Type	- Type 4
Horizontal Field of View	- 53.5°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 841 x 297 / 820 x 260

Proposed scheme
Building Height = 67.5m AOD
FFL - 54m

VIEWPOINT 06 - PHOTOMONTAGE (YEAR 1)

From PRoW 0127/KH180/1, looking north

Photomontage created using - Illustrative Landscape Masterplan - REV F

PEGASUS GROUP

Camera make & model	- Canon 6D MKII
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 20/11/2023 @ 13:33
OS grid reference	- 582080 , 154456
Viewpoint height (AOD)	- 57m
Distance from site	- 245m
Projection	- Planar
Sheet Size	- 150% @ A1
Visualisation Type	- Type 4
Horizontal Field of View	- 53.5°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 841 x 297 / 820 x 260

Proposed scheme
Building Height = 67.5m AOD
FFL - 54m

VIEWPOINT 06 - PHOTOMONTAGE (YEAR 15)

From PRoW 0127/KH180/1, looking north

Photomontage created using - Illustrative Landscape Masterplan - REV E

PEGASUS GROUP

Camera make & model	- Canon 6D MKII
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 20/11/2023 @ 13:33
OS grid reference	- 582080 , 154456

Viewpoint height (AOD)	- 57m
Distance from site	- 245m
Projection	- Planar
Sheet Size	- 150% @ A1

Visualisation Type	- Type 4
Horizontal Field of View	- 53.5°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 841 x 297 / 820 x 260

Previous revision
Building Height = 67m AOD
FFL - 52m

VIEWPOINT 06 - PHOTOMONTAGE (YEAR 1)

From PRoW 0127/KH180/1, looking north

Photomontage created using - Illustrative Landscape Masterplan - REV E

PEGASUS GROUP

Camera make & model	- Canon 6D MKII
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 20/11/2023 @ 13:33
OS grid reference	- 582080 , 154456

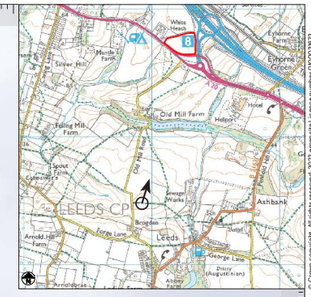
Viewpoint height (AOD)	- 57m
Distance from site	- 245m
Projection	- Planar
Sheet Size	- 150% @ A1

Visualisation Type	- Type 4
Horizontal Field of View	- 53.5°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 841 x 297 / 820 x 260

Previous revision
Building Height = 67m AOD
FFL - 52m

VIEWPOINT 06 - PHOTOMONTAGE (YEAR 15)

From PRoW 0127/KH180/1, looking north



PEGASUS GROUP

Camera make & model	- Canon 6D MKII
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 20/11/2023 @ 13:01
OS grid reference	- 581939 , 153479

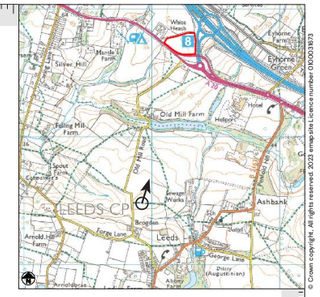
Viewpoint height (AOD)	- 78m
Distance from site	-1.2km
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3

Visualisation Type	- Type 1
Field of View	- 39.6° x 27°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VIEWPOINT 10 - EXISTING

From PRoW 0148/KH236/1, looking north



Woodcut Farm, Ashford Road Phase H
Parameter Area
Building Height = 68.2m AOD

Proposed scheme partially visible
Building Height = 67.5m AOD

PEGASUS GROUP

Camera make & model	- Canon 6D MKII
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 20/11/2023 @ 13:01
OS grid reference	- 581939 , 153479

Viewpoint height (AOD)	- 78m
Distance from site	-1.2km
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3

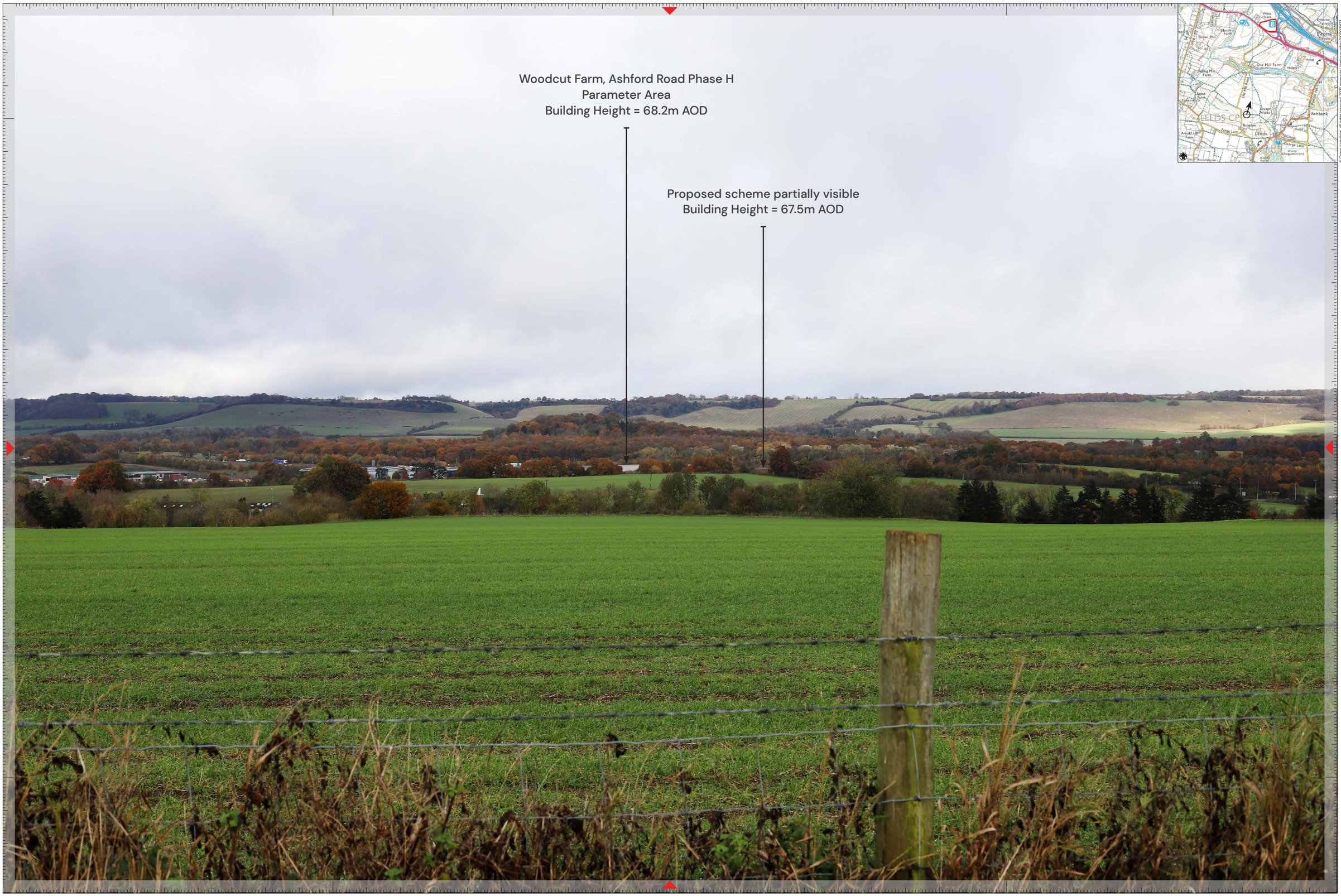
Field of View	- 39.6° x 27°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

VIEWPOINT 10 – WIRELINE

From PRoW 0148/KH236/1, looking north

Proposed scheme
Building Height = 67.5m AOD | FFL - 54m

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH



PEGASUS GROUP

Camera make & model	- Canon 6D MKII
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 20/11/2023 @ 13:01
OS grid reference	- 581939 , 153479
Viewpoint height (AOD)	- 78m
Distance from site	-1.2km
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Field of View	- 39.6° x 27°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

VIEWPOINT 10 - PHOTOMONTAGE (YR1)

From PRoW 0148/KH236/1, looking north

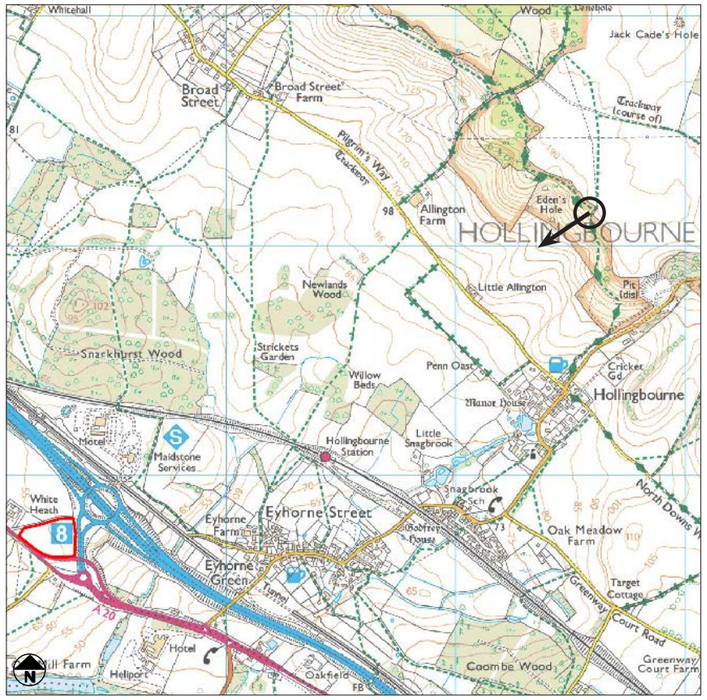
Proposed scheme
Building Height = 67.5m AOD | FFL - 54m

Photomontage created usng - Illustrative Landscape Masterplan - REV F

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

CONTEXT PHOTO VIEW - VIEWPOINT 12

From PRoW 0127/KH142A/2, looking south-west



PEGASUS GROUP

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

PEGASUS GROUP

Camera make & model	- Canon 6D MKII
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 20/11/2023 @ 11:57
OS grid reference	- 584571 , 156140

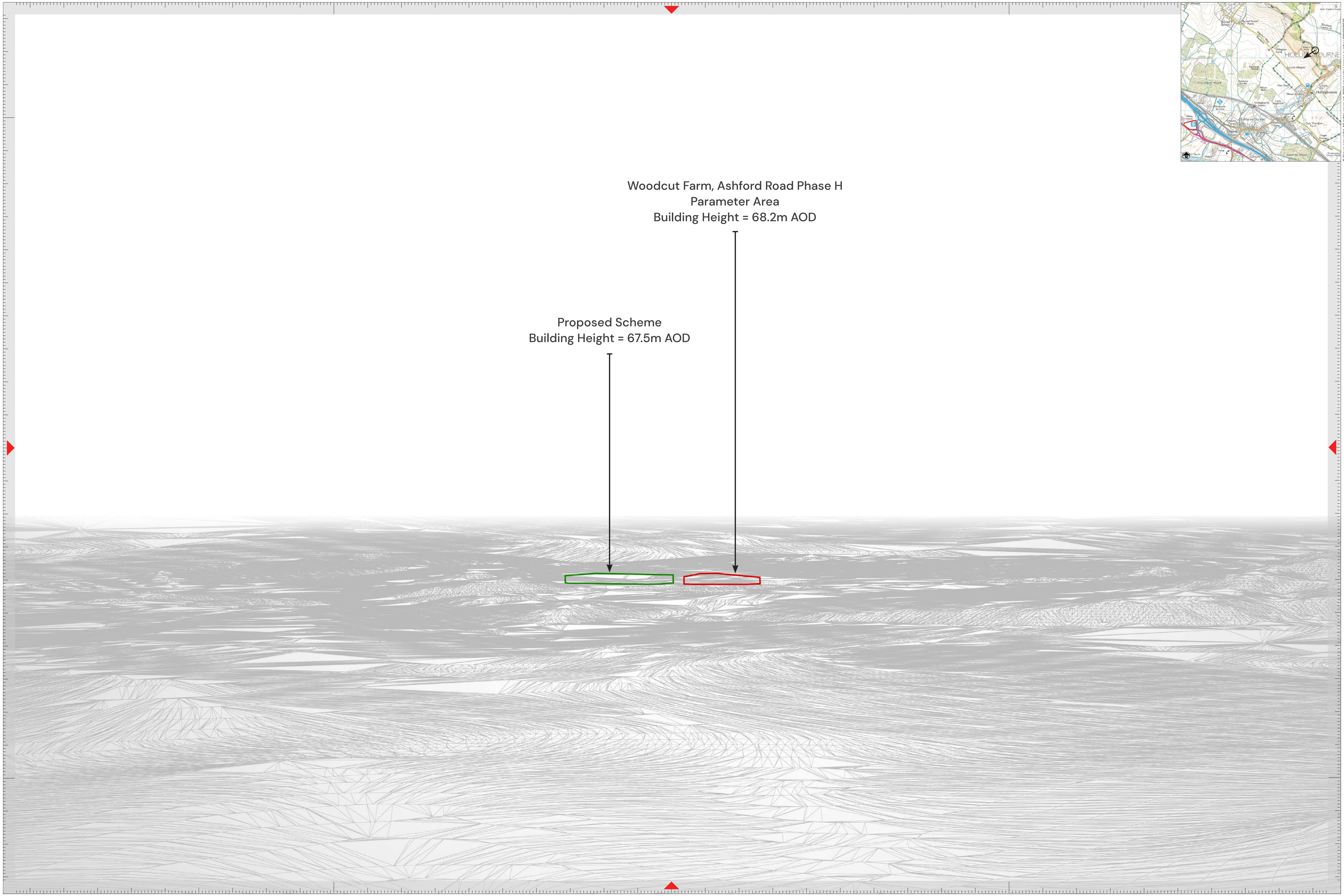
Viewpoint height (AOD)	- 181m
Distance from site	- 2.6km
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3

Visualisation Type	- Type 1
Field of View	- 39.6° x 27°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VIEWPOINT 12 – EXISTING

From PRoW 0127/KH142A/2, looking south-west



PEGASUS GROUP

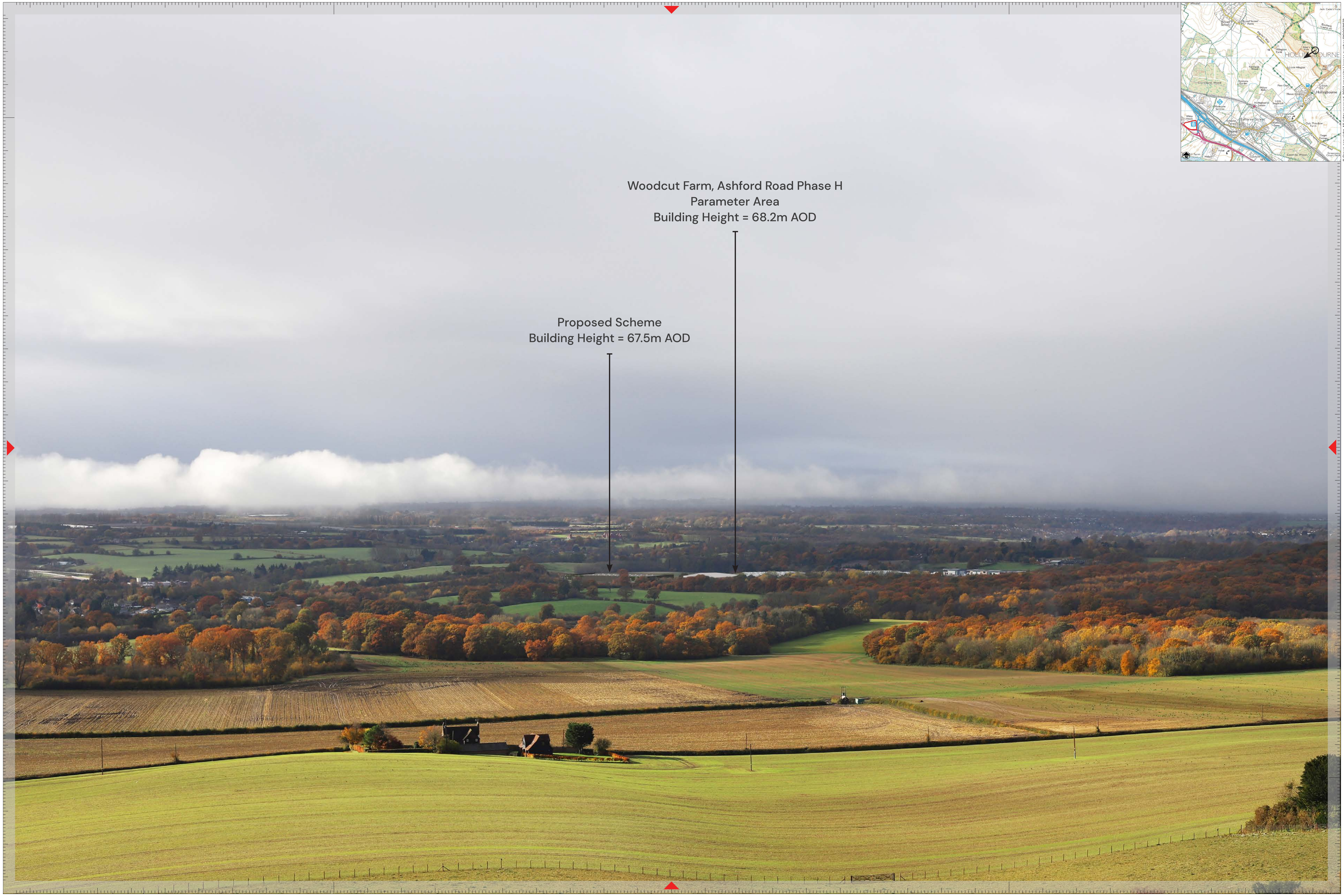
Proposed scheme
Building Height = 67.5m AOD | FFL - 54m

Camera make & model	- Canon 6D MKII
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 20/11/2023 @ 11:57
OS grid reference	- 584571 , 156140
Viewpoint height (AOD)	- 181m
Distance from site	- 2.6km
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Field of View	- 39.6° x 27°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

VIEWPOINT 12 - WIRELINE

From PRoW 0127/KH142A/2, looking south-west



PEGASUS GROUP

Camera make & model	- Canon 6D MKII	Viewpoint height (AOD)	- 181m	Visualisation Type	- Type 4
Lens make & focal length	- Canon EF 50mm, f/1.4 USM	Distance from site	- 2.6km	Field of View	- 39.6° x 27°
Date & time of photograph	- 20/11/2023 @ 11:57	Projection	- Planar	Height of camera AGL	- 1.5m
OS grid reference	- 584571 , 156140	Enlargement / Sheet Size	- 100% @ A3	Page size / Image size (mm)	- 420 x 297 / 390 x 260

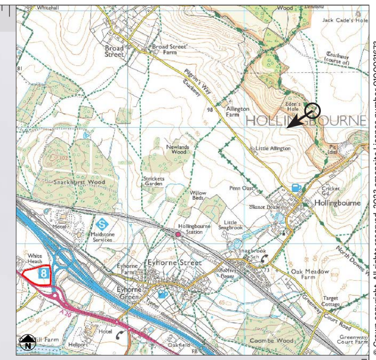
VIEWPOINT 12 - PHOTOMONTAGE (YR1)

From PRoW 0127/KH142A/2, looking south-west

Proposed scheme
Building Height = 67.5m AOD | FFL - 54m

Photomontage created using - Illustrative Landscape Masterplan - REV F

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH



PEGASUS GROUP

Camera make & model	- Canon 6D MKII
Lens make & focal length	- Canon EF 50mm, f/1.4 USM
Date & time of photograph	- 20/11/2023 @ 11:57
OS grid reference	- 584571 , 156140
Viewpoint height (AOD)	- 181m
Distance from site	- 2.6km
Projection	- Planar
Enlargement / Sheet Size	- 100% @ A3
Visualisation Type	- Type 4
Field of View	- 39.6° x 27°
Height of camera AGL	- 1.5m
Page size / Image size (mm)	- 420 x 297 / 390 x 260

VIEWPOINT 12 – PHOTOMONTAGE (YR15)

From PRoW 0127/KH142A/2, looking south-west

Proposed scheme
Building Height = 67.5m AOD | FFL - 54m

Photomontage created using - Illustrative Landscape Masterplan - REV F

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

METHODOLGY

Overview

Pegasus Planning Group use methodologies compliant with relevant sections of the current guidelines for photography, photomontage and TYPE 4 production included within:

- The Landscape Institute/IEMA Guidelines for Landscape and Visual Impact Assessment (3rd edition 2013);
- The Landscape Institute Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment
- Scottish Natural Heritage (SNH) Visual Representation of Wind Farms (February 2017, Version 2.2).

The Type 4s within this document have been produced using a consistent methodology using Camera Matching techniques. Camera matching is the process of replicating real-world camera parameters (position, orientation, projection and focal length) in a 3d virtual environment, enabling the production of mass models and photo-realistic renders of development proposals to be overlaid on baseline photography to the correct scale and orientation.

Definition and Classification of TYPE 4s

Landscape Institute Technical Guideance Note: Visual Representation of Development Proposals (17 September 2019) defines an Type 4 as:

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
of the 3D model within the view. In addition, the print presentation size can be determined to provide binocular image scaling when appropriate (see Section 3.8). Note that, due to the variable nature of digital viewing devices, images cannot be assumed to provide a perception of scale unless printed at the specified size.'Type 4' should be clearly stated on all visualisations.

Site Visit and Viewpoint Locations

Each viewpoint is carefully chosen based on a combination of information, these include; zone of theoretical visibility (ZTV) analysis, strategic importance, open dialogue with local authority, and site walkover. Once the project team had agreed the exact locations, a photograph was taken which formed the basis of the study. The surveyor established the precise location of the camera.

Pegasus Planning Group carried out the site photography and survey on the 20th November 2023. The viewpoint locations were recorded using photography of the exact position of the camera and were GPS recorded using surveying equipment.

Photography

For each agreed viewpoint location, a high resolution photograph was taken with a 35mm (full frame) digital SLR camera, The camera is set up at a height of 1.5m to replicate an eye level view from the specified position. The location at which the photograph was taken was GPS recorded and photographed. The camera was levelled horizontally and vertically by means of a tripod mounted levelling base and two camera mounted spirit levels.

Lens Selection

In order to capture the full extent of the proposed development and an appropriate amount of contextual built form a 24mm lens (73.7° horizontal field of view), or a 50mm lens (39.6° horizontal field of view), were used.

Photography Equipment

- Canon 6D MKII digital SLR camera (35mm)
- Canon EF 50mm f/1.4 USM Lens
- Tripod indexed pan head
- Levelling base with spirit level

Field Survey Methodology

Alignment points are identified within each baseline image, usually points of contrast or standout permanent immovable features, distributed throughout the image within the x,y,z planes. Each point including the camera position is then surveyed and logged using the GPS unit based on the OSGB36 co-ordinate system giving Easting (x), Northing (y) and above Ordnance datum (AOD) height (z), for camera matching within the 3d computer environment. In any cases where no viable survey points are available two images are taken from the same camera position with control poles set out and surveyed in one of the images allowing the virtual camera to be orientated before the control image is replaced.

Survey Equipment

- Leica Zeno 20 + Disto S910: gamtec GPS Unit with HxGN SmartNet Real-Time Kinematic (RTK) Corrections to provide a tolerance of +/- 20mm.

Survey Data Post Processing

The camera locations, reference points and lidar data were exported from the native GPS format into 3d dwg point cloud for cross-referencing within the 3d environment and baseline photography.

Photography Post Production

Where necessary standard image post production techniques were used, including curves, sharpening and levels. Should post production be required to a baseline viewpoint image the details of such are included in the Viewpoint Information table.
Any exceptions to the applied policies or deviations from the methodology are clearly described.

The Development Proposal

The project architect contructed the proposed structures. Pegasus Planning Group constructed site landscape using 2d elevations, site plan and 3d terrain. The drawings were provided by the project architect.

The model was checked and aligned to the OSGB36 co-ordinate system/ Lidar Programme Survey.

Documentation

Each image has an annotated border or 'graticule which indicates the field of view. This annotation helps the user to understand the characteristics of the lens used for the source photograph, whether the photographer applied tilt, vertical rise or horizontal shift during the taking of the shot and if the final image has been cropped on one or more sides.

METHODOLGY

The images are annotated with the following information:

- Unique identification code (Viewpoint Reference Number)
- Textual description of viewpoint location and direction of view
- Method
- Co-ordinates of camera position, height and tripod height
- Camera model and lens
- Focal length
- Image orientation
- Image horizontal field of view (HFOV)
- Time of day and date for any source photography
- Map and site photography showing location of camera position
- Peripheral annotation to the image to confirm the direction of view in the original photography (the optical axis)
- Definition of the field of view depicted each side of the optical axis, either in the form of peripheral annotation, textual description or more sophisticated maps

Photographic Alignment within the 3d Environment

The 3d model and point cloud data is combined into one 3d file, the whole model is then imported to 3ds Max, a 3d visualisation software.

A virtual camera was created within 3ds Max using the surveyed camera location, recorded target point and field of view (FOV) based on the camera and lens combination selected for the shot .

The annotated photograph was attached as a background to this view, to assist the Visualiser in aligning the point cloud data to each corresponding background point, based on the Camera Matching Technique.

At this stage a 2nd member of the visualisation team cross-checked the camera alignment to verify the view was correctly set.

Using this virtual camera, a render was created of the aligned model at a resolution to match the baseline photograph. This was overlaid onto the baseline photograph to assess the accuracy of the alignment. When using a wide-angle lens, observations outside the circle of distortion are given less weighting.

Final Rendering and Post-Production

The final render is exported to the same resolution as the baseline photography. Multi pass renders are exported to give the visualiser more control in enhancements of the final image. These multi passes may included but not limited to Reflections, Refractions, Shadows, Lighting, Ambient Occlusion and Global Illumination.

The multi pass renders are layered within Adobe Photoshop and blended together to produce the correct level of detail and photo-realistic feel. Finally masking is applied to the image. Endless aesthetic effects can be applied to the rendered image to enhance the realism of the final image and/or make adjustments as a result of proposed material changes. However, the visualiser always attempts to be faithful to the proposed design within it's chosen site.

The final image is verified by a second visualiser to check the appearance, masking and form of the development.

The final images are then saved in an appropriate format for inclusion within the visual document.

Software Used

- AutoCAD
- 3ds Max 2022
- V-Ray 5 for 3ds Max
- Adobe Photoshop
- Adobe InDesign

APPENDIX 12 – RECREATION SURVEY

Recreational Survey.

Land at Ashford Road, Maidstone.

On behalf of Wates Development Ltd.

Date: 04/09/2023 | Pegasus Ref: P21-3546

Author: Louis Spencer BA (Hons) MA LMLI TechArborA

Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
1	04.09.2023	LS	JE	First issue

Contents.

Figures.

Appendices.

1. INTRODUCTION

1.1. Pegasus Group have been commissioned by Wates Development Ltd to carry out a Recreational Survey to accompany an outline planning application for a single warehouse/office building with associated ancillary buildings and landscaping, from here on referred to as the 'proposed development'.

1.2. The application site comprises 2.88ha of land covering a field to the north of Ashford Road, Maidstone hereafter referred to as the 'Site' as shown on the Recreational Survey Location Plan at Figure 1.

1.3. As the proposed development has the potential to introduce additional built features to the countryside and impact nearby views from local Public Rights of Way (PRoW) footpaths, it was considered imperative to complete a footpath monitoring exercise to identify the potential number of people affected by the development.

1.4. Pegasus were therefore engaged to undertake a recreational survey to identify the number of people likely to be affected by this development from PRoW footpath 0127/KH180/1, directly to the south of the Site. This footpath travels north-south through a pasture field from Old Mill Lane towards the site at Ashford Road/A20. This footpath is represented by Viewpoint 6 of the accompanying Landscape and Visual Impact Assessment.

1.5. Counts of anyone using the footpath were to be recorded by category, age class, direction of travel and reasons for using the footpath. The survey tracker data sheets can be found at Appendix 1.

1.6. In order to obtain accurate data for an average day, surveys were undertaken on both weekdays and weekends, over 5 days (Wednesday to Sunday). The surveys were carried out in August during the school holidays where it is expected to be the busiest time of year for recreational activity. Weather was clear, dry and sunny on all survey days.

1.7. Surveys were carried out in shifts to cover all daylight hours (5am-10pm) across the 5 days. The footpath was monitored from a layby on Old Mill Lane, adjacent to the footpath stile. The monitoring location and monitored public footpath location can be found at Figure 1.

2. FINDINGS

2.1. Public Right of Way Footpath 0127/KH180/1 was not travelled by recreational users at any point during the entire course of the survey (40 hours).

2.2. Two young males were shooting on the field between the time of 16.05 and 16.21 on Saturday 19th August. They travelled over the stile onto Old Mill Lane to find another location to shoot further east. They returned 10 minutes later over the stile onto the field after an unsuccessful attempt of getting through the tree belt onto the adjacent field. They did not travel along the footpath at any time and were therefore trespassing on private land around the field, stopping regularly to shoot away from the site towards the south.

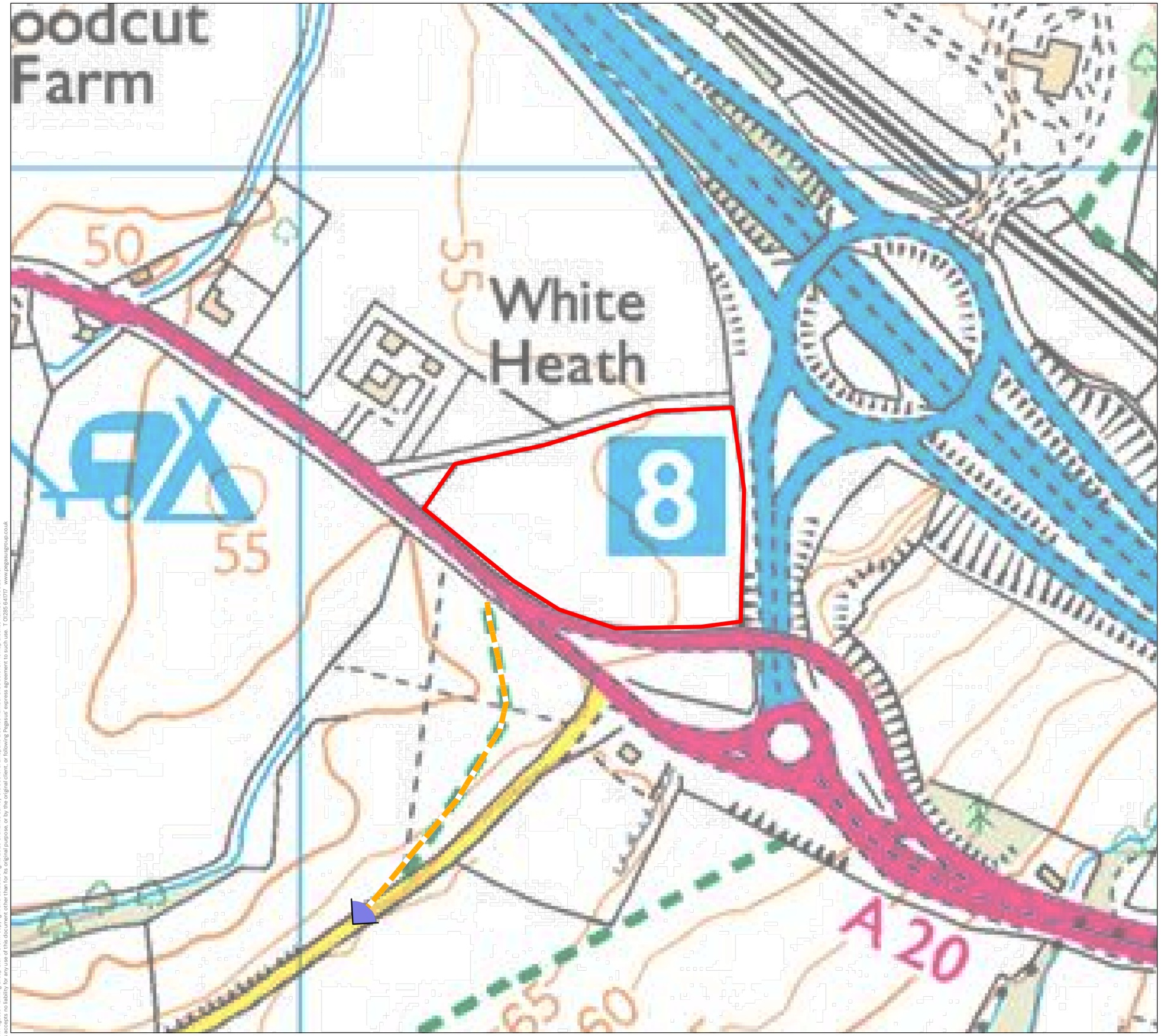
3. CONCLUSION

3.1. This Recreational Survey has been prepared by Pegasus Group in relation to an outline planning application for the development of a warehouse building and associated facilities at land off Ashford Road, Maidstone.

3.2. This survey has monitored the use of PRoW footpath 0127/KH180/1 which travels north-south through a pasture field from Old Mill Lane towards the site at Ashford Road/A20.

3.3. No people were found to be travelling the footpath at any point during the course of the survey.

FIGURE 1: RECREATIONAL SURVEY LOCATION PLAN



KEY

- Site Boundary
- Monitored Public Footpath
- Monitoring Location

NOTES:
REVISIONS:

Recreational Survey Location Plan

Land at Ashford Rd, Maidstone

CLIENT
Wates Developments Ltd

0 0.1 km

DATE	SCALE	TEAM	APPROVED
06/09/2023	1:3,000@A3	NC	LS

SHEET	REVISION
-	-

DRAWING NUMBER
P21-3546_011

PEGASUS GROUP

APPENDIX A: RECREATIONAL SURVEY TRACKER DATA SHEETS

Recreational Tracker Day 1 - Wednesday 9th August 2023

Public Footpath

	1	2	3	4	5	6	7	8	9	10	11	12
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

	13	14	15	16	17	18	19	20	21	22	23	24
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

	25	26	27	28	29	30	31	32	33	34	35	36
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

Recreational Tracker Day 2 - Thursday 10th August 2023

Public Footpath

	1	2	3	4	5	6	7	8	9	10	11	12
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

	13	14	15	16	17	18	19	20	21	22	23	24
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

	25	26	27	28	29	30	31	32	33	34	35	36
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

Recreational Tracker Day 3 - Friday 11th August 2023

Public Footpath

	1	2	3	4	5	6	7	8	9	10	11	12
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

	13	14	15	16	17	18	19	20	21	22	23	24
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

	25	26	27	28	29	30	31	32	33	34	35	36
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

Recreational Tracker Day 4 - Saturday 19th August 2023

Public Footpath

	1	2	3	4	5	6	7	8	9	10	11	12
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

	13	14	15	16	17	18	19	20	21	22	23	24
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

	25	26	27	28	29	30	31	32	33	34	35	36
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

Recreational Tracker Day 5 - Sunday 20th August 2023

Public Footpath

	1	2	3	4	5	6	7	8	9	10	11	12
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

	13	14	15	16	17	18	19	20	21	22	23	24
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

	25	26	27	28	29	30	31	32	33	34	35	36
Time												
Weather												
Direction of Travel												
Age Range												
Gender												
Number of users												
User Group												
Reason for Using												
Repeat Users												

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

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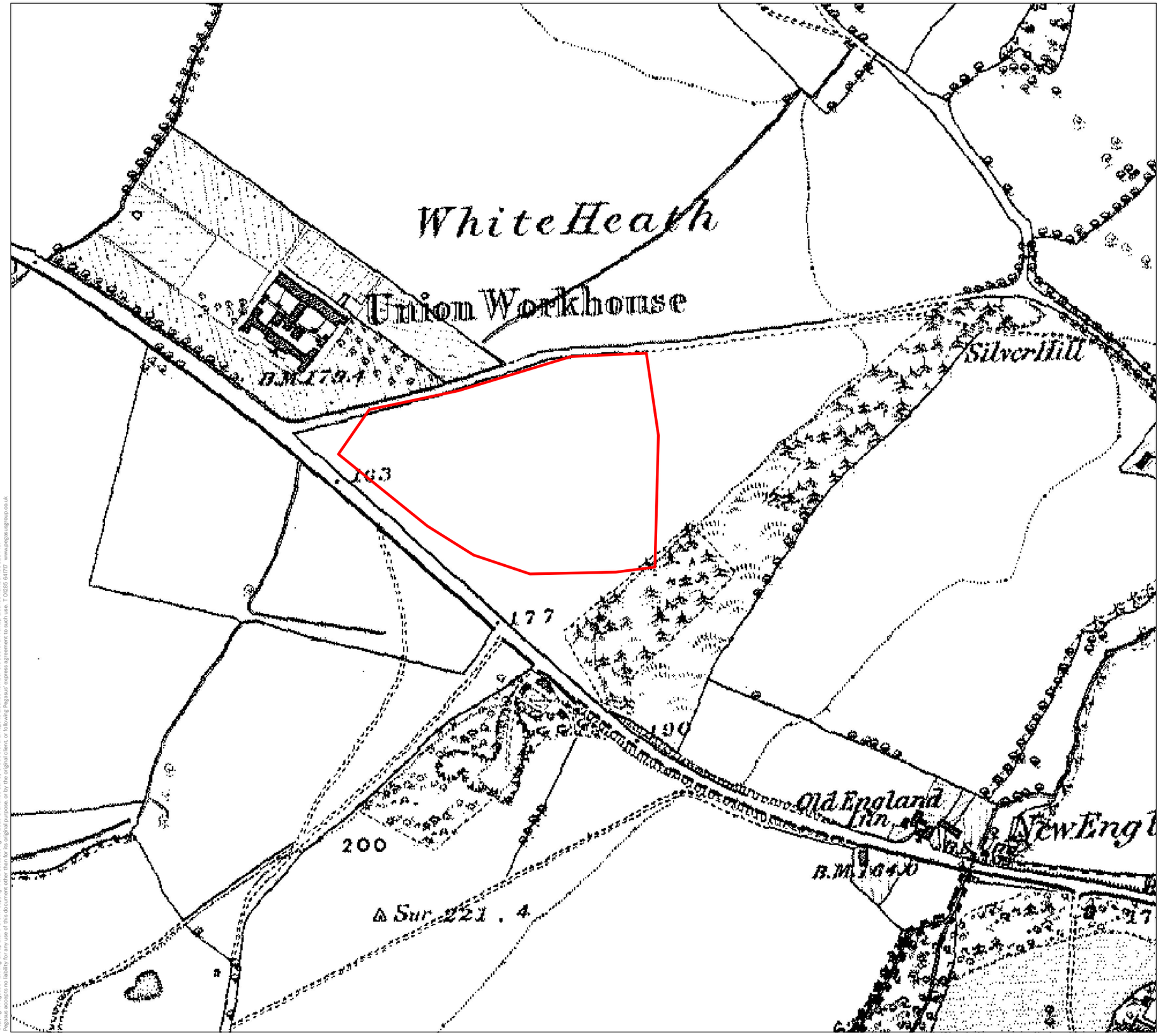
APPENDIX 13 – HISTORIC MAP 1870



KEY

Site Boundary

Historic Map - 1870

Land at Ashford Rd, Maidstone

CLIENT
Wates Developments Ltd

N
0
0.1 km

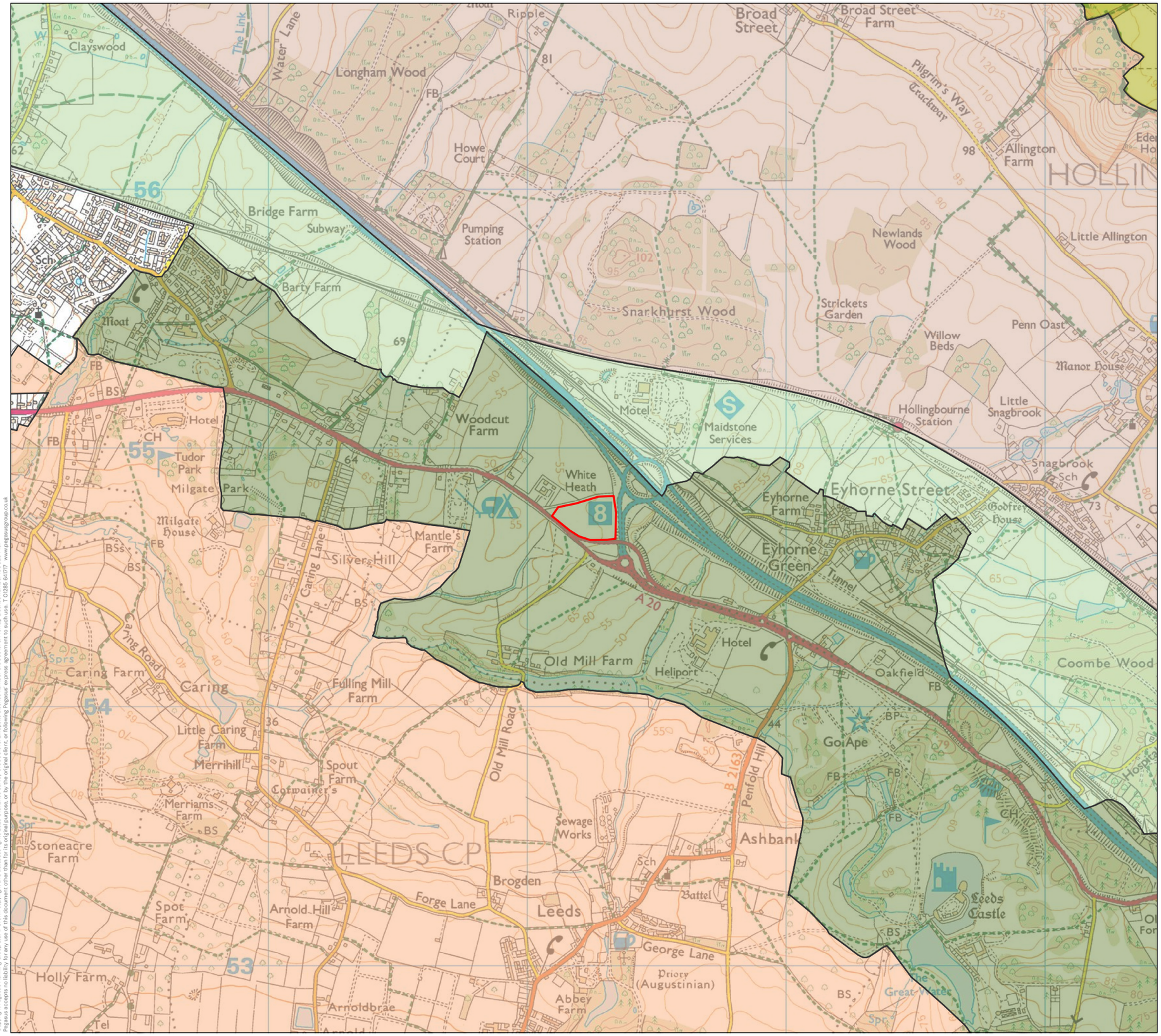
DATE	SCALE	TEAM	APPROVED
04/12/2023	1:3,000@A3	CS	AC

SHEET	REVISION
-	-

DRAWING NUMBER
P21-3546_16

PEGASUS GROUP

APPENDIX 14 – LANDSCAPE CHARACTER PLAN – NATIONAL AND COUNTY



KEY

Site Boundary

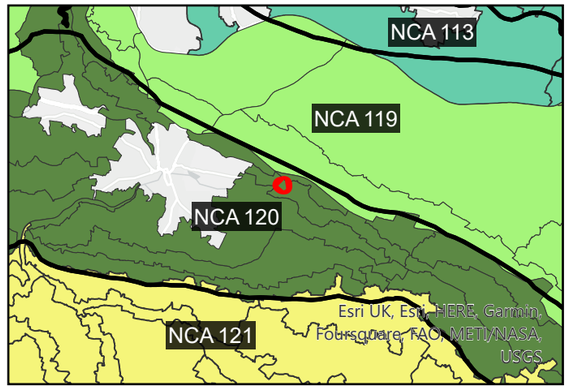
INSET KEY

National Landscape Character Areas

Kent Strategic Landscape Assessment 2013- Wider Areas

- Greensand Belt
- Kent Downs
- Low Weald
- Thames Gateway

Site falls within National Character Area 120- Wealden Greensand



Kent Strategic Landscape Assessment 2013 - Character Areas

- Bicknor: Mid Kent Downs
- Greensand Fruit Belt - Maidstone
- Hollingbourne Vale
- Hollingbourne Vale West
- Leeds-Lenham Farmlands

Landscape Character Plan - County

Land at Ashford Rd, Maidstone

CLIENT
Wates Developments Ltd

N
0 0.5 km

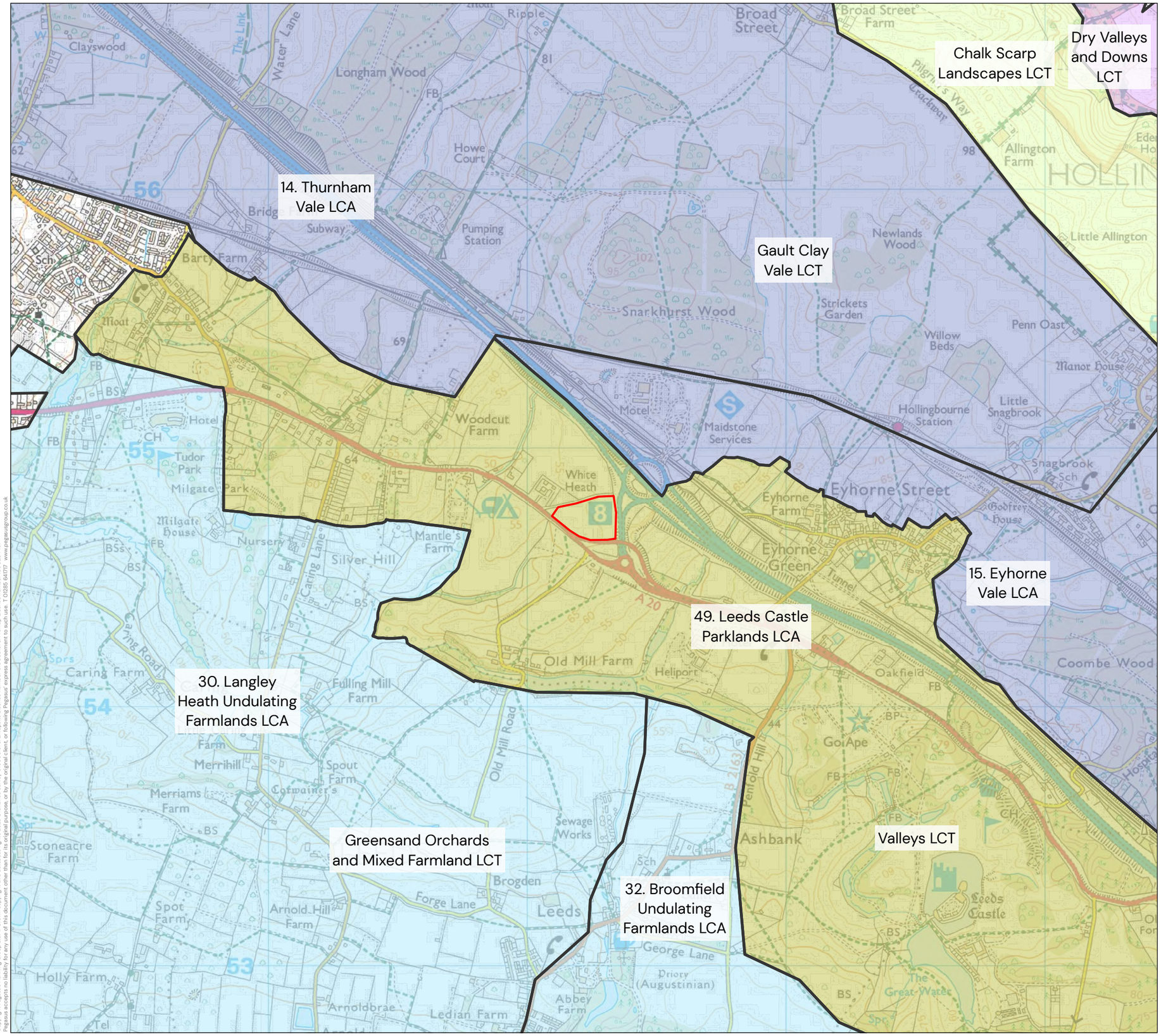
DATE	SCALE	TEAM	APPROVED
05/12/2023	1:15,000@A3	CS	JE

SHEET	REVISION
-	A

DRAWING NUMBER
P21-3546_08

PEGASUS GROUP

APPENDIX 15 – LANDSCAPE CHARACTER – MAIDSTONE



KEY

Site Boundary

Maidstone Landscape Character Assessment Supplement 2012 (Amended 2013)

Landscape Character Areas

Landscape Character Types

- Chalk Scarp Landscapes
- Dry Valleys and Downs
- Gault Clay Vale
- Greensand Orchards and Mixed Farmland
- Valleys

Landscape Character Plan - Maidstone

Land at Ashford Rd, Maidstone

CLIENT
Wates Developments Ltd

N
0 0.5 km

DATE	SCALE	TEAM	APPROVED
08/12/2023	1:15,000@A3	CS	JE

SHEET	REVISION
-	-

DRAWING NUMBER
P21-3546_14

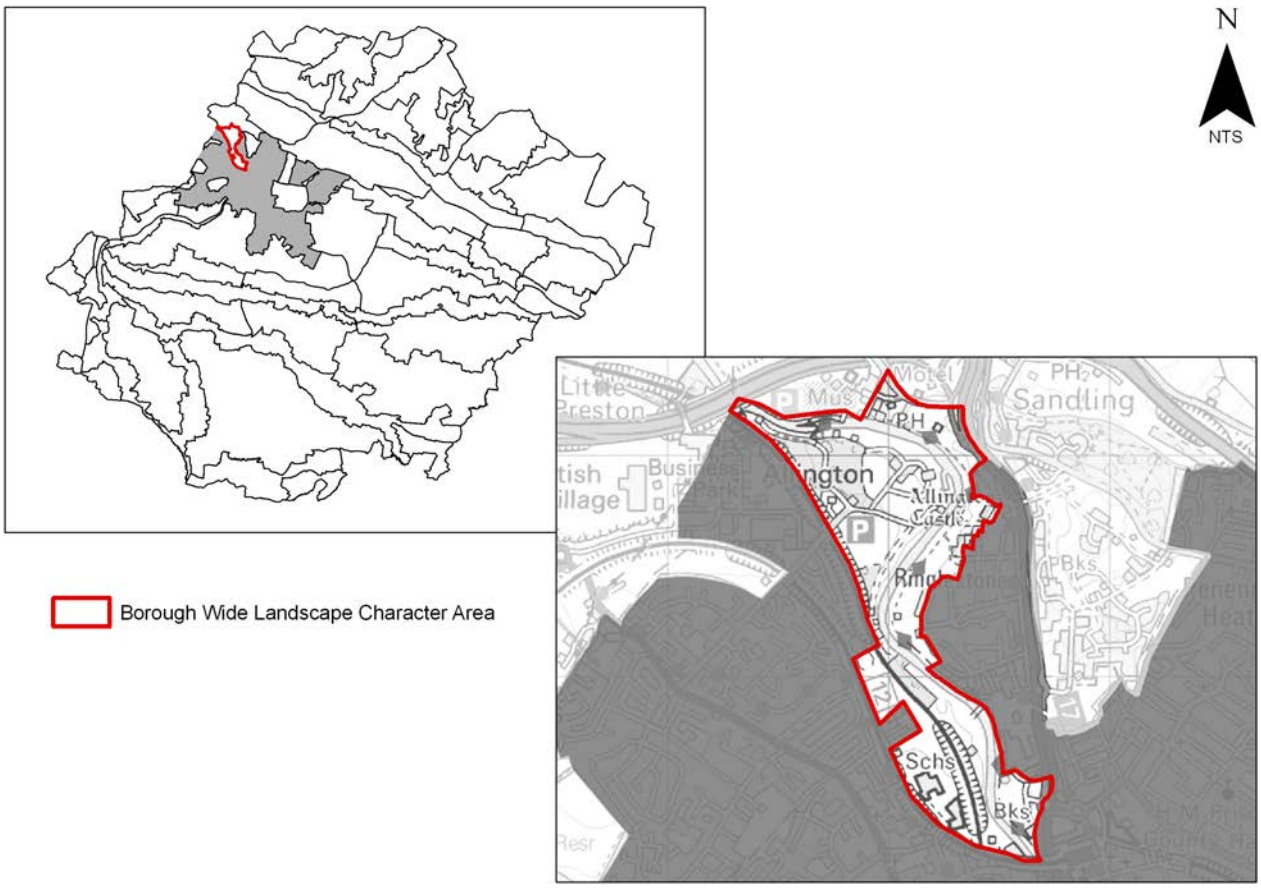
PEGASUS GROUP

APPENDIX 16 – MAIDSTONE LANDSCAPE CHARACTER ASSESSMENT (EXTRACT) – VALLEYS LANDSCAPE CHARACTER TYPE

Valleys: generic guidelines

- Encourage good water quality and flow through the promotion of sensitive management and avoiding further intensive arable farming
- Enhance rivers and associated tributaries, ditch and pond networks by promoting a 30m natural corridor along the length of a watercourse and large water bodies (extending 15m away from either side of the watercourse). For smaller streams, ditches and ponds the natural corridor should be 20m (extending 10m landward from each water margin)
- Conserve the unfenced interface between the land and river
- Increase habitat connectivity by promoting vegetation links between key wildlife sites, including alongside sections of railway line
- Conserve and enhance, through appropriate management, existing pockets of lowland dry acid grassland. Refer to Maidstone's Local Biodiversity Action Plan Phase 1: 2009–2014 HAP 2 Lowland Dry Acid Grassland and Heath
- Encourage the extension of lowland dry acid grassland within opportunity areas identified within the Kent Living Landscapes data (Kent Wildlife Trust)
- Promote the use of extensive grazing as a conservation tool to restore grassland present alongside rivers to semi-improved and ultimately unimproved neutral grassland where possible
- Encourage a reduction in the use of herbicides, pesticides and fertilisers to increase invertebrates and farmland bird communities
- Encourage extensive grassland and crop management by use of Entry Level and Higher Level Stewardship grants
- Conserve, and manage as appropriate, the dominance of willow as a key species along the river, and avoid planting new species of willow that are not considered to be locally appropriate species
- Conserve the rural skyline in views out of valleys
- Resist the use of varied styles and materials at marina developments, weirs, jetties and locks and promote the use of a limited design palette comprising local materials
- Conserve traditional ragstone bridges and respect the setting of these key landmark features

48. Medway Valley Allington



KEY CHARACTERISTICS

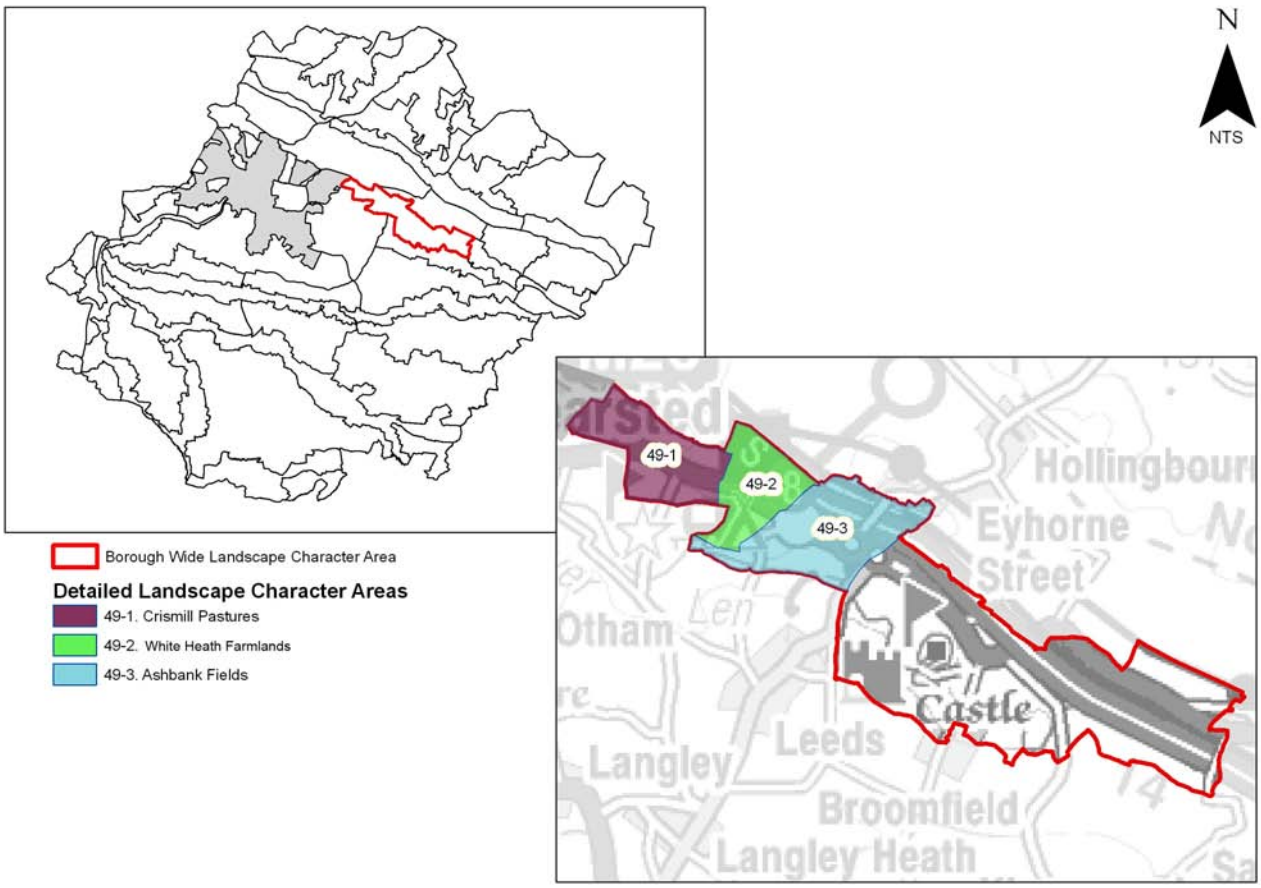
- Valley landscape containing the River Medway
- Boats and associated features, such as Allington Lock, boatyards and mooring facilities
- Medway Valley Walk Recreational Route follows the river
- Low lying rough pasture with scrub
- Recreational land
- Allington Castle

Location

48.1 This section of the Medway Valley is located to the north of Maidstone, within the urban area. The area is largely enclosed by the urban extent of Maidstone, although to the north the extent of the area is defined by the transition between the Lower Greensand Hythe Beds and the Lower Greensand Folkestone Beds.

APPENDIX 17 – MAIDSTONE LANDSCAPE CHARACTER ASSESSMENT (EXTRACT) – 49 LEEDS CASTLE PARKLANDS LANDSCAPE CHARACTER AREA

49. Leeds Castle Parklands



KEY CHARACTERISTICS

- Artificial landform as part of golf course at Leeds Castle
- Historic Leeds Castle and surrounding parkland
- Pocket of lowland dry acid grassland
- Mature parkland trees including oak, horse chestnut and pine
- River Len to the south
- Severance caused by the M20, HS1 and A20

Location

49.1 Leeds Castle Parklands are situated to the east of Maidstone, and encompass a section of the Len Valley. The major infrastructure corridor comprising the M20 and HS1 lies to the north, but it is the transition between loam and clay soils which broadly defines this boundary. The western boundary is formed by the eastern extent of Maidstone's urban area, and the eastern boundary is defined by the edge of Harrietsham.

49. Leeds Castle Parklands

LANDSCAPE DESCRIPTION

49.2 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. A pocket of lowland dry acid grassland occurs to the north west of Leeds Castle grounds.

49.3 To the south, the narrow and subtle River Len is less well defined than the deeper valley landscape which contains the River Medway to the west of Maidstone. Sections of the River Len are designated as Local Wildlife Sites. 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. The river corridor provides a wildlife habitat, and is especially rich in birdlife. Meadows and ancient woodland between the A20 and the M20 are also designated as a Local Wildlife Site, which include a disused sand quarry with an exposed sand cliff that is used by a colony of sand martins.

49.4 The field pattern is very irregular because the landscape comprises a significant amount of open parkland, little arable land and is severed by major infrastructure routes. However the grounds at Leeds Castle are notably open in comparison with other areas, such as the smaller field pattern to the west where the land has been subdivided into private parcels around the periphery of Maidstone. 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. Where minor routes pass over or under the M20 and HS1, the size and dominance of the infrastructure becomes most apparent.

49.5 Built development is sparsely scattered along the A20 and adjoining roads and to the east near Harrietsham. A notable amount of commercial development is situated along the A20, with a large hotel, caravan park, garden centre and car cleaning facilities. North of the M20, Eyhorne Street comprises a particularly distinctive settlement with exceptionally strong local vernacular, which is recognised as a Conservation Area. Timber framed houses, cottages of red and grey chequered brick, ragstone and weatherboarding line the southern traditional section of Eyhorne Street. To the south the grand, moated Leeds Castle is recorded on the Register of Historic Parks and Gardens. Set in 500 acres of parkland, some of which is now used as a golf course, the grade I listed ragstone castle was built in 1119 on the site of a Saxon Manor by Robert de Crevecoeur for one of William the Conqueror's Lords. In later years, Leeds Castle was held by numerous Medieval queens and in Tudor times, Henry VIII visited frequently. From approximately the 16th century it has been in private ownership, and has been used as a garrison, prison and has also been home to several affluent families.

49. Leeds Castle Parklands

Geology, soils and topography

49.6 The solid geology predominantly comprises Lower Greensand Folkestone Beds. Within the Len Valley to the south, the solid geology comprises Lower Greensand Hythe Beds and Lower Greensand Atherfield Clay forms the base of the river. There are minor drifts of head and Fourth Terrace River Gravel. Soils are mostly well drained loams over sandstone, although heavier seasonally wet deep clay and fringes of loam over limestone are found to the south around the River Len.

The topography is undulating, and generally rises northwards away from the Len Valley.

Views

49.7 Views are generally restricted by intervening vegetation throughout this landscape, although there are some longer views across the open parkland landscape surrounding Leeds Castle. Wider panoramic views of the North Downs are available from higher vantage points, such as along Old Mill Lane.

LANDSCAPE ANALYSIS

Condition

49.8 The major infrastructure routes of HS1, the M20 and A20 cause a significant degree of fragmentation to this landscape, and create an incoherent pattern of elements. Despite these routes being reasonably well integrated into the landscape in visual terms, the audibility of traffic degrades the remote and rural character. In addition to infrastructure, there are many other visual detractors including caravan parks, equestrian grazing and associated facilities, and numerous commercial developments along the A20. The ecological integrity is strong. Woodland and other native vegetation is scattered across the landscape, particularly around Leeds Castle and its golf course, and isolated mature trees and vegetation belts along roads provide a reasonable habitat network. There is limited arable land, and although major infrastructure routes sever connectivity, many parts of the landscape are recognised for their ecological diversity. The cultural integrity is variable. Tree cover is reasonably extensive and is well managed and varied in age structure, with newer planting across the golf course. Traditional field boundaries comprising woodland blocks and tree belts, are generally in good condition, although infrastructure routes have caused significant severance to the original field pattern. The built environment is also generally in good condition and there are many examples of local vernacular, which brings an element of consistency to the landscape.

Sensitivity

49.9 Infrastructure routes, recent development and the recent golf course landscape slightly weaken local distinctiveness and fragment the continuity. However overall, Leeds Castle and the surrounding parkland landscape, with frequent isolated mature trees, are very distinctive and create a very strong sense of place. There is a regularity in vernacular styles and materials throughout many of the traditional buildings, which provides continuity across much of the built environment. Visibility is moderate, with much screening provided by intervening vegetation.

49. Leeds Castle Parklands

SUMMARY OF ANALYSIS

Condition Assessment	Moderate	Sensitivity Assessment	High
Pattern of elements:	Incoherent	Distinctiveness:	Distinct
Detracting features:	Many	Continuity:	Ancient
Visual Unity:	Significantly Interrupted	Sense of Place:	Strong
Ecological integrity:	Strong	Landform:	Apparent
Cultural integrity:	Good	Tree cover:	Intermittent
Functional integrity:	Very Strong	Visibility:	Moderate

GUIDELINES – CONSERVE AND RESTORE

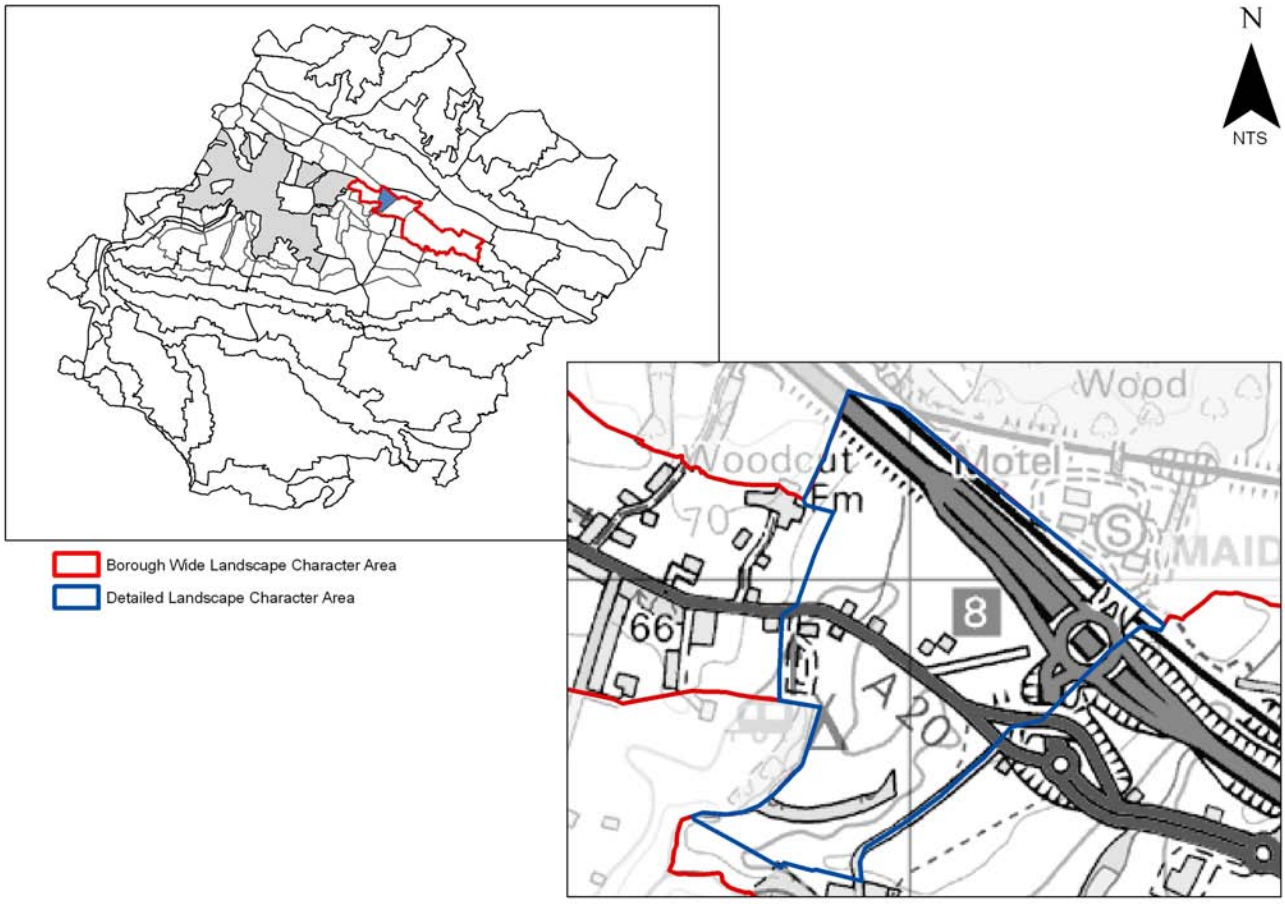
Condition				
	good	**REINFORCE**	CONSERVE & REINFORCE	**CONSERVE**
	moderate	IMPROVE & REINFORCE	CONSERVE & IMPROVE	CONSERVE & RESTORE
	poor	**IMPROVE**	RESTORE & IMPROVE	**RESTORE**
		low	moderate	high
		Sensitivity		

SUMMARY OF ACTIONS

- Consider the generic guidelines for Valleys
- Conserve the traditional parkland character of the landscape
- Conserve the remote qualities of the Len Valley and its setting, and strengthen vegetation along the River Len and adjoining ditches to improve habitat connectivity
- Conserve and appropriately manage the pocket of lowland dry acid grassland to the northwest. Refer to Maidstone's local Biodiversity Action Plan Phase 1: 2009 – 2014 HAP 2 Lowland Dry Acid Grassland and Heath
- Conserve and restore tree cover, which helps to screen views of major infrastructure routes
- Ensure continuity of mature isolated trees through planting new stock
- Restore hedgerow boundaries where they have been removed
- Resist field segregation, avoiding fenceline boundaries

APPENDIX 18 – MAIDSTONE LANDSCAPE CHARACTER ASSESSMENT (EXTRACT) – 49-2. WHITE HEATH FARMLANDS LANDSCAPE CHARACTER AREA

49-2. White Heath Farmlands



KEY CHARACTERISTICS

- Major infrastructure
- Vegetation belts along the head of the Len valley
- Urban influences including car dealership
- Modern development

Location

49.19 White Heath Farmlands are situated to the east of Maidstone. This area lies within part of the foreground of the Kent Downs Area of Outstanding Natural Beauty (AONB). Old Mill Road lies to the east and the M20/HS1 corridor borders the area to the north. Field boundaries border the area to the south and west, enclosing the large parcels of arable land.

49-2. White Heath Farmlands

LANDSCAPE DESCRIPTION

49.20 Fields are large and are used for a mixture of arable and pasture land. There is little woodland vegetation throughout the area, although significant swathes of vegetation line the drains which form the head of the Len Valley and sections of gappy hedgerow and vegetation belts remain in places. To the north the landscape is heavily influenced by the M20/HS1 corridor, and traffic is both visible and audible. The busy A20, Ashford Road, also dissects the area in an east west direction, increasing the impact of major infrastructure and fragmenting the landscape. There is little development within the landscape, although a few modern properties and a car dealership are situated along the A20 which give a slightly sub urban character.

Geology, soils and topography

49.21 The geology of the area is largely Lower Greensand Folkestone Beds with bands of Gault Clay located north of the M20 motorway and Lower Greensand Sandgate Beds underlying the tree-lined drainage channels in the south. There is no drift geology in the area. The soils are predominantly loam over sandstone with deep clay soils found in the north. The landform is flat to gently undulating towards the head of the Len Valley. Artificial undulations line the transport corridor of the M20 and HS1.

Views

49.22 Views within the area are relatively open across the farmland, with the major infrastructure standing out. Views out of the area are limited, with the significant woodland block of Snarkhurst Wood to the north and dense vegetation along the River Len to the south. There are open views across slightly larger arable fields to the east, and glimpses of housing along Caring Lane to the east across subdivided fields and paddocks. There are wide views of the North Downs to the north.

Urban edge influence

49.23 The area is much influenced by the urban features, especially heavy road and rail infrastructure. The urban edge of Maidstone is not visible from within the area, although recent development along the A20 gives a slightly sub urban character.

49-2. White Heath Farmlands

BIODIVERSITY

49.24 This area comprises improved and arable farmland with broadleaved trees occurring around the periphery of fields and properties. To the south there is a block of ancient woodland and a band of mature broad leaved trees. The arable and improved grassland areas may support breeding birds whilst field margins may potentially support species of reptile including slow worm and common lizard. The ancient woodland and mature trees may potentially provide suitable habitat for badger and hazel dormouse, as well as roosting, commuting or foraging bats and nesting birds. The lines of trees and hedgerow present throughout the site link with adjacent rural plots but do not directly connect to Maidstone town centre. Therefore the features of this area are primarily important in providing wildlife corridors in the countryside surrounding Maidstone.

LANDSCAPE ANALYSIS

Condition

49.25 Fragmentation is caused by the heavy transport infrastructure. There are habitat opportunities to the south at the head of the Len Valley, although hedgerow boundaries have been removed in part. Although some of the woodland is designated as ancient woodland, there are few other heritage features.

Sensitivity

49.26 This is a sensitive location in that the landscape provides the setting to the Kent Downs AONB to the north. Whilst the transport corridors and service area provide little in the way of local distinctiveness, the dense vegetation belts along the drains which form the head of the Len Valley form localised distinctive features.

SUMMARY OF ANALYSIS

Condition Assessment	Poor
Pattern of elements:	Incoherent
Detracting features:	Few
Visual Unity:	Coherent
Ecological integrity:	Moderate
Cultural integrity:	Poor
Functional integrity:	Weak

Sensitivity Assessment	Moderate
Distinctiveness:	Distinct
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Apparent
Tree cover:	Intermittent
Visibility:	Moderate

GUIDELINES – RESTORE AND IMPROVE

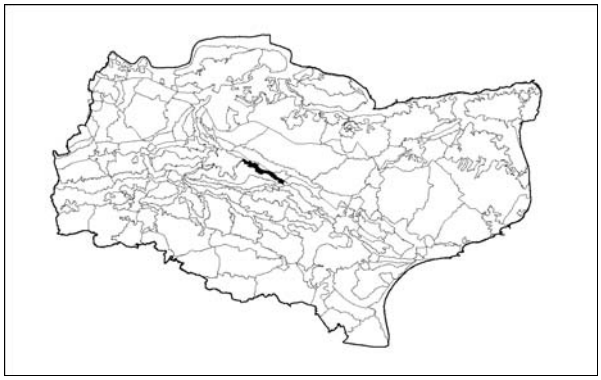
Condition				
	good	**REINFORCE**	CONSERVE & REINFORCE	**CONSERVE**
	moderate	IMPROVE & REINFORCE	CONSERVE & IMPROVE	CONSERVE & RESTORE
	poor	**IMPROVE**	RESTORE & IMPROVE	**RESTORE**
		low	moderate	high
		Sensitivity		

SUMMARY OF ACTIONS

- Consider the generic guidelines for Valleys
- Improve the rural setting of the Kent Downs AONB through avoiding further urban edge influences and expansion of motorway services to the north of the M20
- Improve ecological connectivity between existing woodland blocks
- Restore, improve and appropriately manage ancient woodland and dense vegetation belts along drains

APPENDIX 19 – KENT LANDSCAPE CHARACTER ASSESSMENT – LEEDS-LENHAM FARMLANDS LANDSCAPE CHARACTER AREA

LEEDS-LENHAM FARMLAND



This is generally an undulating rural landscape of narrow lanes of mixed farmland of medium sized arable fields and pastures and small copses developed on the well-drained sands and loams of the Folkestone Beds. It includes slivers of land to the north of Maidstone at Sandling, including Cuckoo Wood, and further east around Newnham Court Farm. Along the streamlines to the south through Vinter's Park and along the railway line the soft Folkestone Beds have been eroded away to expose the harder Hythe Beds below.

East of Bearsted this character area includes a narrow belt of mixed farmland as far east as Sandway. The landscape is distinguished from its neighbours to the south by a higher percentage of pasture and few if any orchards due to the poorer quality of the sandy soils. Traditionally cereals, potatoes and field vegetables would have been grown as well as extensive pasture.

The soils give rise to distinctive flora such as woodrush, broom, foxglove and creeping hair-grass in Pope's Wood. At Leeds Castle sessile oak is dominant on the acid, sandy soils with the pedunculate oak found on the wetter Gault. The farmlands at Leeds Castle exploit the generally good, loamy soils of the Hythe Beds with the poorer quality sandy soils being under woodland or forming the ancient deer park. The geological boundary runs roughly along the line of the Len.

Leeds Castle forms just one of many fine parklands that exploit the free-draining loams of the Folkestone Beds, where enhanced by marshy alluvial streams feeding the river Len.

Settlement consists of scattered farmsteads working the thin soils, although there is also a long tradition of extraction for the fine sands and several sand pits are found close to Charing. More recently, however, the rural and tranquil nature of the area has been shattered by the alignment of the M20 and Channel Tunnel Rail Link which cuts through the north of the character area. A single carriageway by-pass is also proposed for the villages of Leeds and Langley Heath which may affect the western end.

next >>

LEEDS-LENHAM FARMLAND

PHOTOGRAPH

CHARACTERISTIC FEATURES

Undulating farmland development on well-drained sandy loams. Small copses with heathy characteristics. Historic parklands. Mineral extraction. Transport corridor.

CONTEXT

Regional: Greensand Belt

Condition

	low	moderate	high
good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
poor	**CREATE**	RESTORE & CREATE	RESTORE

Sensitivity

LANDSCAPE ANALYSIS

Condition

The small scale landscape pattern, which has areas of dramatic local relief, is fragmented by the CTRL. Road and rail transport corridors and areas of mineral extraction produce many large scale visual detractors. The visual unity of the area is significantly interrupted.
Networks of semi-natural habitats are also physically fragmented - the remaining pockets of woodland and mature trees are vulnerable.
Heritage hedgerows are widespread, but many are unmanaged and appear redundant. Built form has a moderate positive impact on the landscape and includes some vernacular housing, but some hamlets are now isolated by the transport corridors. The condition of the area is very poor.

Sensitivity

The inherent landscape characteristics are mainly historic, with more ancient overtones of woodland and highways. The effect of fringe development and physical fragmentation of the area has resulted in the loss of many of the distinguishing features, in particular highways and woodlands. The land form is apparent and views are intermittent. The sensitivity of the area is considered to be low.

LANDSCAPE ACTIONS

Create a coherent framework for transport corridors using small scale copses and parkland features.
Create new settings for fragmented and isolated settlements so that they develop a new focus and identity, using small woodland and small scale land use with much enclosure by trees and hedgerows.

SUMMARY OF ANALYSIS

Condition	Very Poor.
Pattern of elements:	Incoherent.
Detracting features:	Many.
Visual Unity:	Significantly Interrupted.
Cultural integrity:	Poor.
Ecological integrity:	Weak.
Functional Integrity:	Very Weak.

Sensitivity	Low.
Distinctiveness:	Characteristic.
Continuity:	Recent.
Sense of Place:	Weak.
Landform:	Apparent.
Extent of tree cover:	Intermittent.
Visibility:	Moderate.

SUMMARY OF ACTIONS

CREATE.

Create a coherent framework for isolated hamlets
Create a coherent framework for the transport corridor
Create a network of semi-natural woodland and heathland habitats

previous <<

APPENDIX 20 – CROSS SECTION