

PROOF PLAN CM 1

- Site Boundary
- Range Rings (at 1km intervals)
- 2km Detailed Study Area

client
Catesby Strategic Land Ltd

project title
Land North of Moat Road, Headcorn, Kent

drawing title
Proof Plan CM 1: Site Location and Boundaries

date **03 DECEMBER 2024** drawn by **GYo**
drawing number **edp5739_d013** checked **CMY**
scale **1:32,500 @ A3** QA **JFr**



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PROOF PLAN CM 2

- Site Boundary
- 25m Contours (at 5m intervals)
- National Forest Inventory
- Public Right of Way (PRoW)
- Roads
 - A Road
 - Not Classified/Unnumbered Road

- 1** Existing settlement of Headcorn lies directly adjacent to the site and physically and perceptually separates the site from the landscape to the east.
- 2** Substation located to the site's immediate south-west. Provides an urban character along this part of Moat Road.
- 3** New Bovis development to the north of the site.
- 4** Landscape typical of the Low Weald with extensive vegetation which limits and foreshortens views when combined with the prevailing topography.
- 5** Western end of the minor topographical 'finger' extending westwards from Headcorn.
- 6** New residential development is a common feature around Headcorn.
- 7** Open, low-lying agricultural landscape to the north-east provides some views of the elevated settlement of Headcorn to the south.
- 8** River Beult valley immediately south of the site and Moat Road.
- 9** Mainline railway line along River Beult valley.

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Land North of Moat Road, Headcorn, Kent

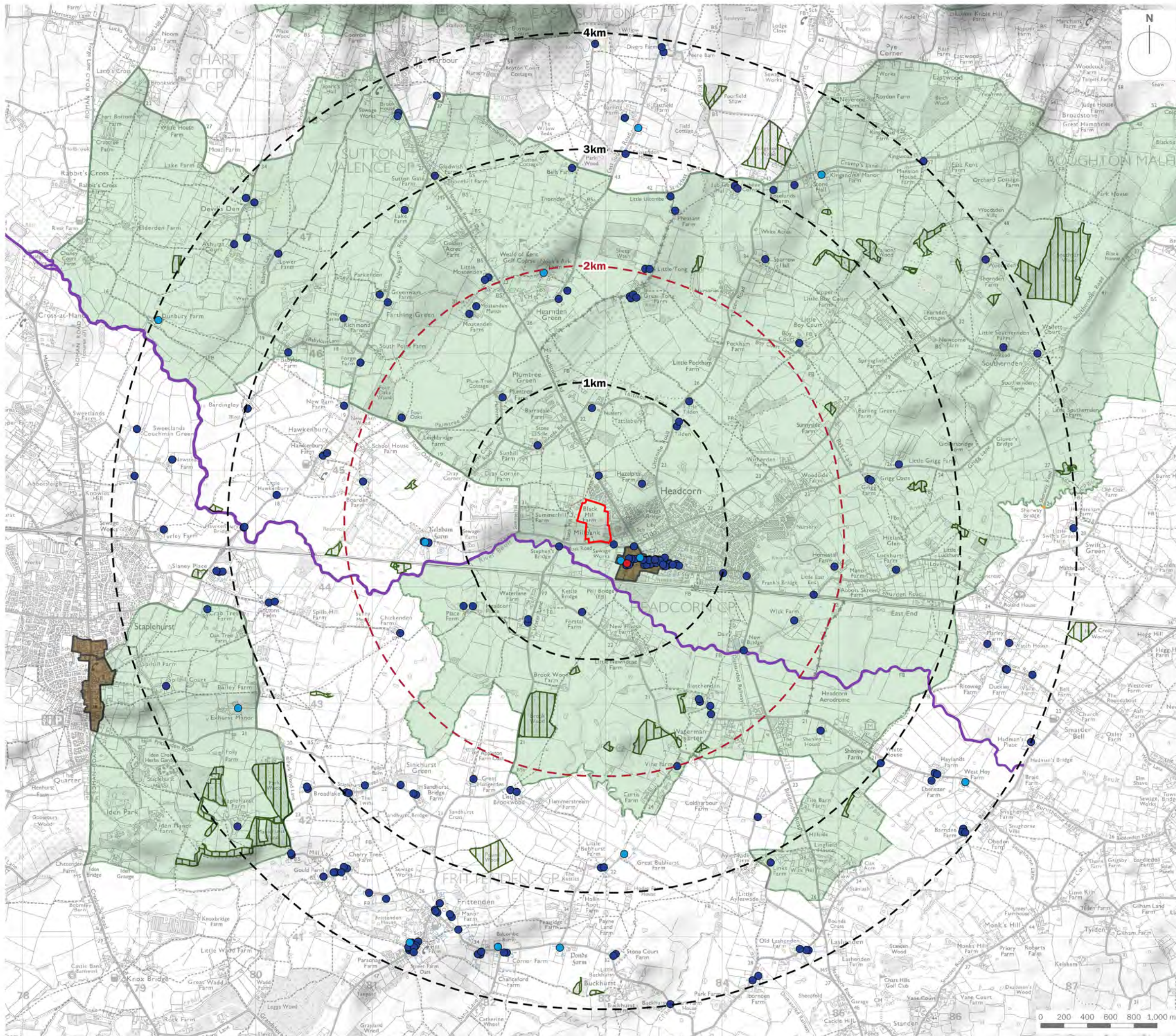
drawing title

Proof Plan CM 2: Site Character and Local Context












date	03 DECEMBER 2024	drawn by	GYo
drawing number	edp5739_d014	checked	CMY
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PROOF PLAN CM 3

-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area
- Landscape Considerations**
-  Landscape of Local Value
- Ecological Considerations**
-  Site of Special Scientific Interest (SSSI)
-  Ancient Woodland
- Heritage Considerations**
-  Scheduled Monument
-  Conservation Area
-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building

client
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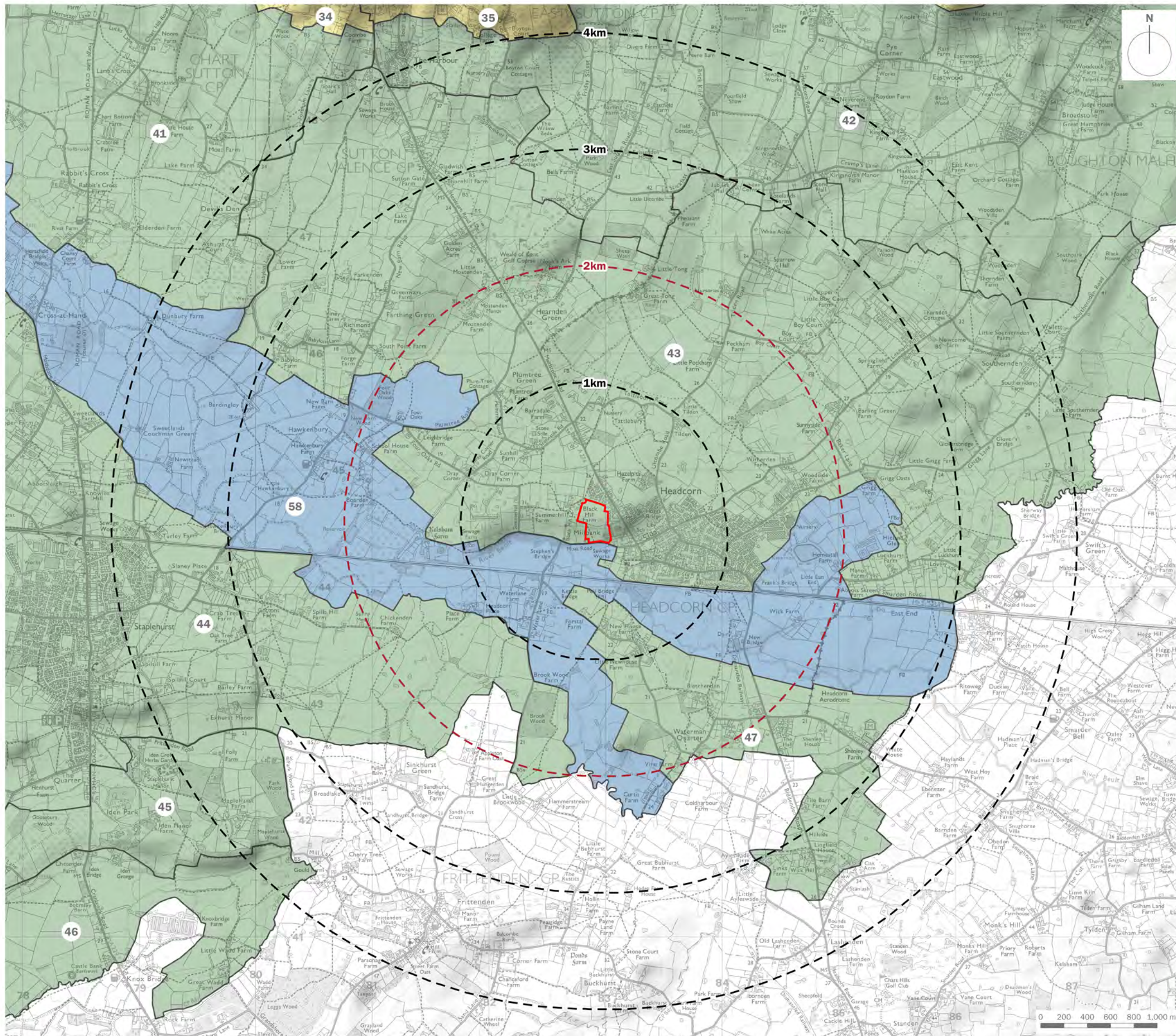
project title
Land North of Moat Road, Headcorn, Kent

drawing title
Proof Plan CM 3: Relevant Planning Designations and Considerations




date **03 DECEMBER 2024** drawn by **GYo**
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PROOF PLAN CM 4

-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area

Landscape Character Areas

Greensand Ridge

-  34. Linton Greensand Ridge
-  35. Sutton Valence Greensand Ridge

Low Weald

-  41. Linton Park and Farmlands
-  42. Ulcombe Mixed Farmlands
-  43. Headcorn Pasturelands
-  44. Staplehurst Low Weald
-  45. Sherenden Wooded Hills
-  46. Knoxbridge Arable Lowlands
-  47. Waterman Quarter Low Weald

Valleys

-  58. Beult Valley

client

Catesby Strategic Land Ltd

project title

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drawing title

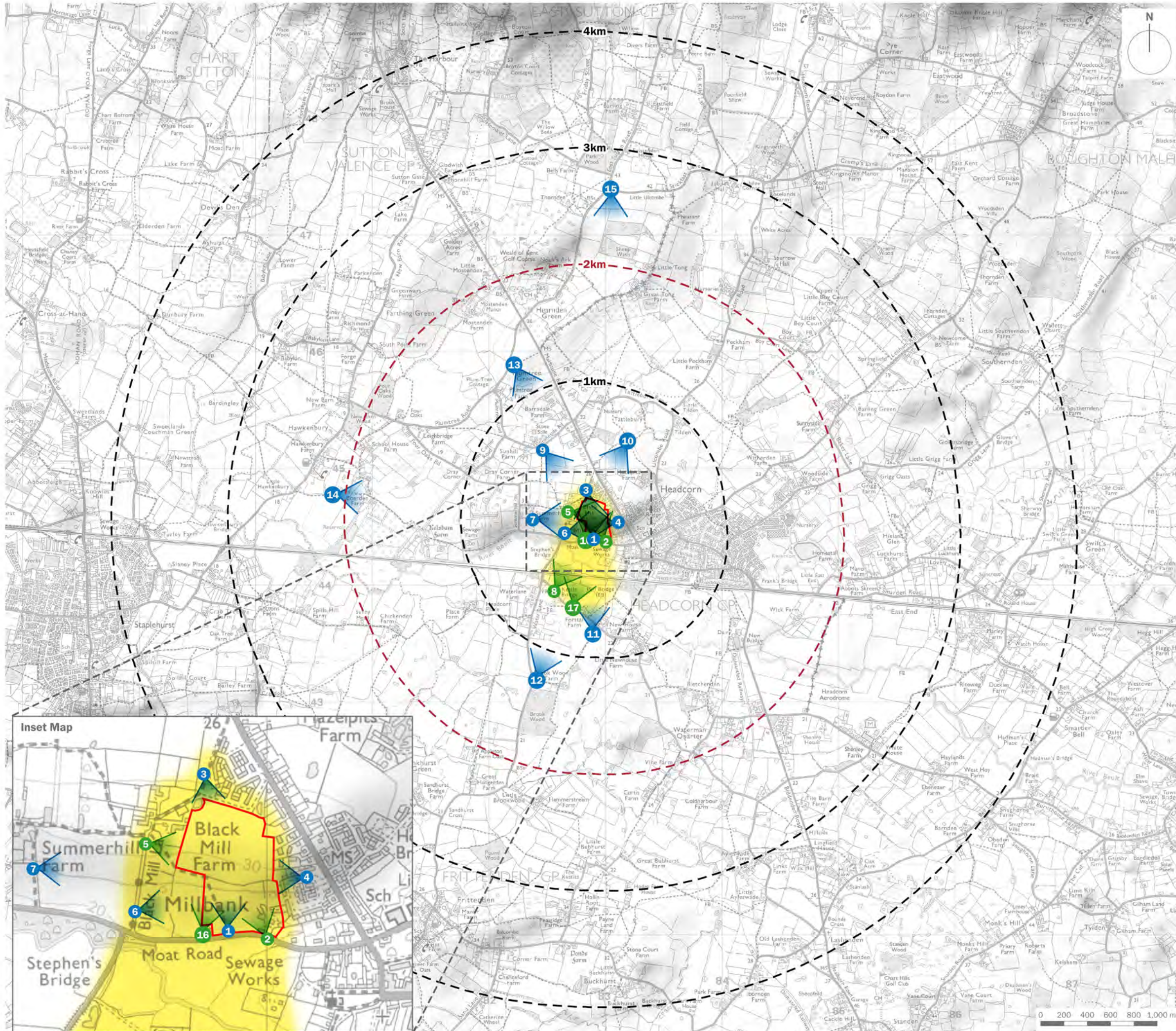
Proof Plan CM 4: Landscape Character and Context Appraisal


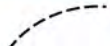




date	03 DECEMBER 2024	drawn by	GYo
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PROOF PLAN CM 5



-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area
-  Photoviewpoint Location
-  Photomontage Viewpoint
-  Zone of Primary Visibility

client
Catesby Strategic Land Ltd

project title
Land North of Moat Road, Headcorn, Kent

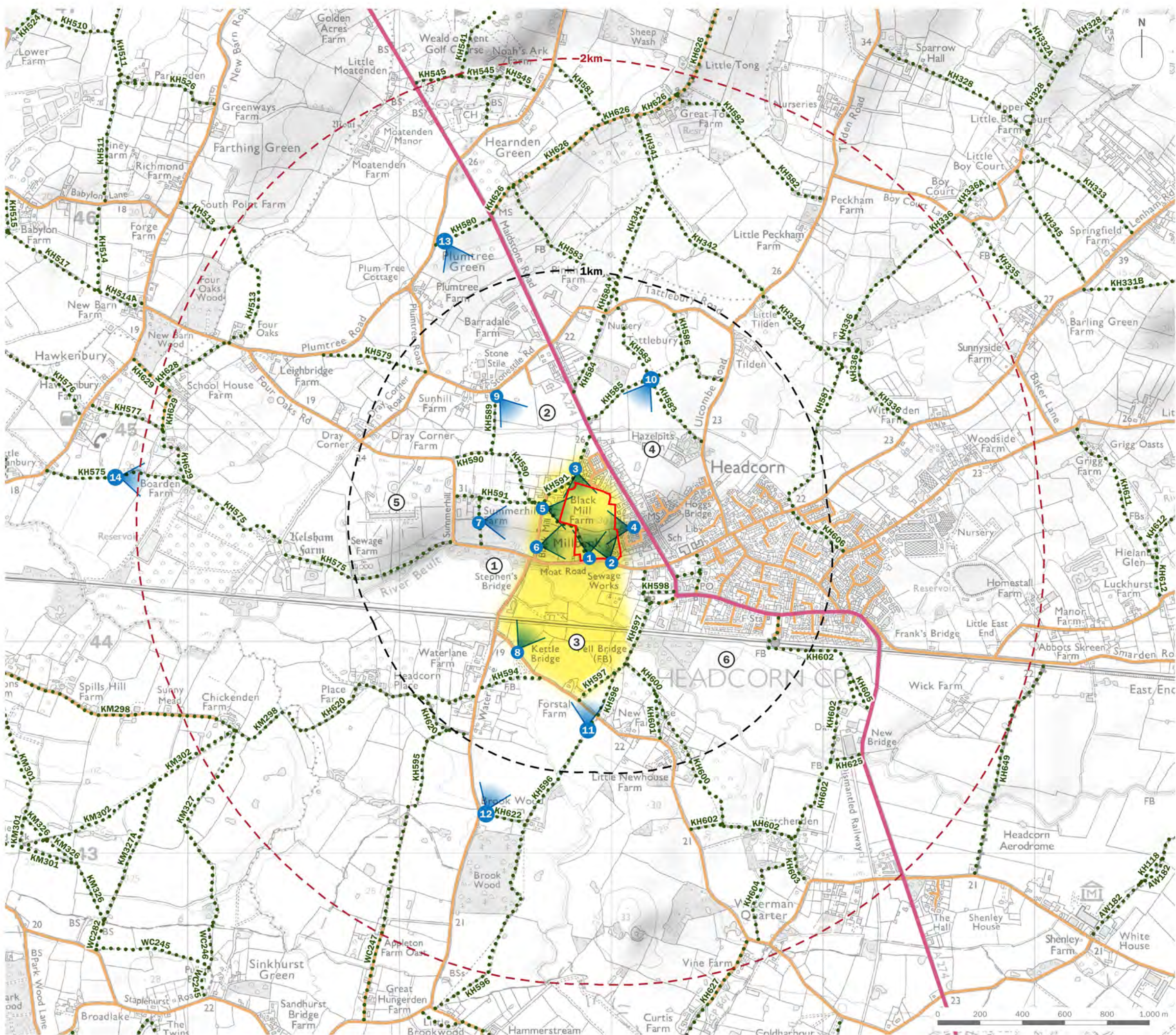
drawing title
Proof Plan CM 5: Representative Viewpoints















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 drawing number **edp5739_d017** checked **CMY**
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PROOF PLAN CM 6



-  Site Boundary
-  1km Range Ring
-  2km Detailed Study Area
-  Photoviewpoint Location
-  Zone of Primary Visibility
-  Public Right of Way (PRoW)
- Roads**
-  A Road
-  Not Classified/Unnumbered Road
-  ① Vegetation/woodland south of Moat Road helps restrict visibility
-  ② Visibility from north restricted by existing industrial development
-  ③ Visibility extends south into lower lying landscape, but foreshortening of views by landscape features limits longer range visibility
-  ④ Visibility to north-east restricted by existing settlement
-  ⑤ Visibility to west limited by planting and built from an elevated spur
-  ⑥ Visibility from south-east restricted by existing settlement

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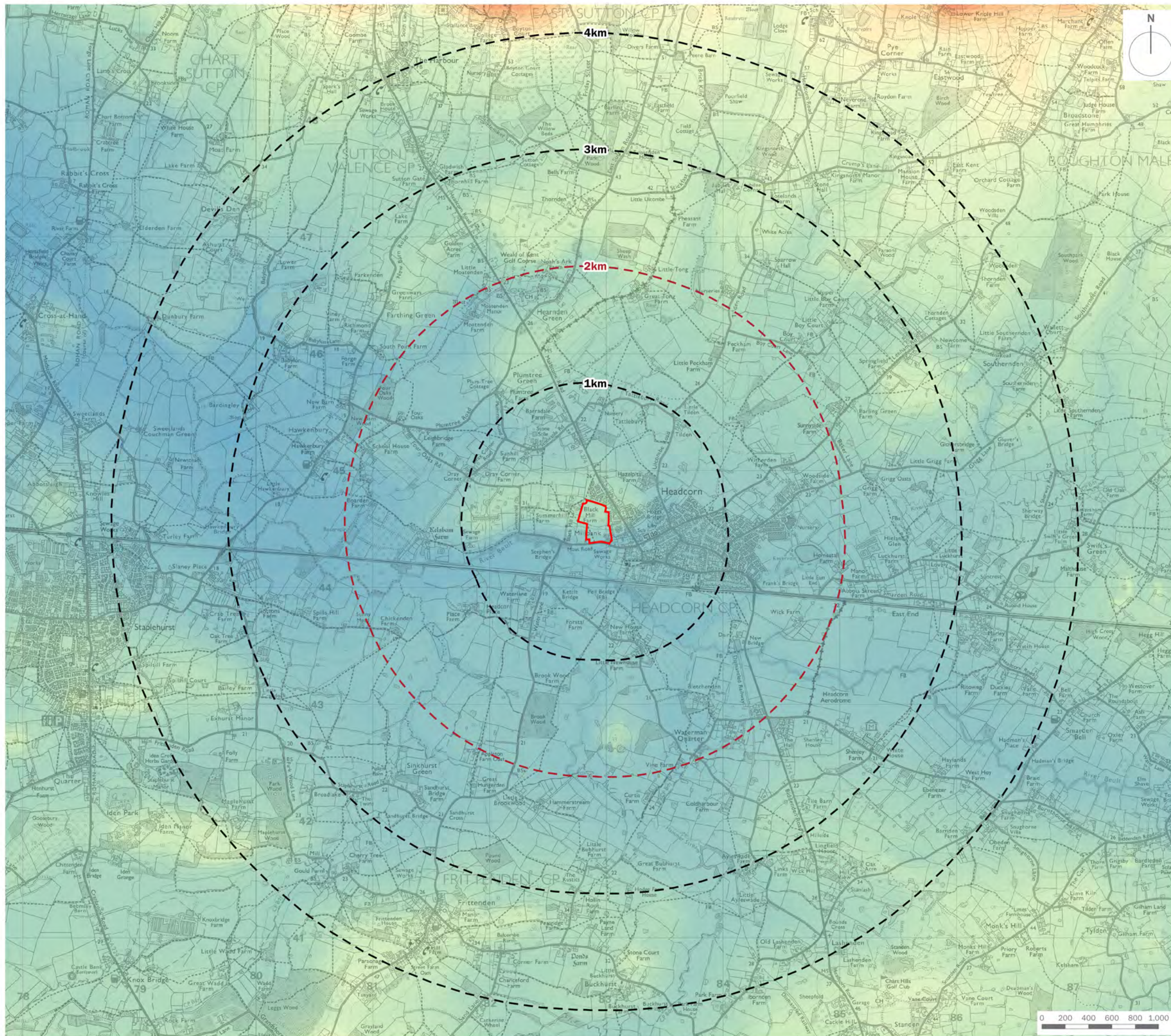
project title
Land North of Moat Road, Headcorn, Kent

drawing title
Proof Plan CM 6: Findings of EDP's Visual Appraisal




date **03 DECEMBER 2024** drawn by **GYo**
drawing number **edp5739_d018** checked **CMy**
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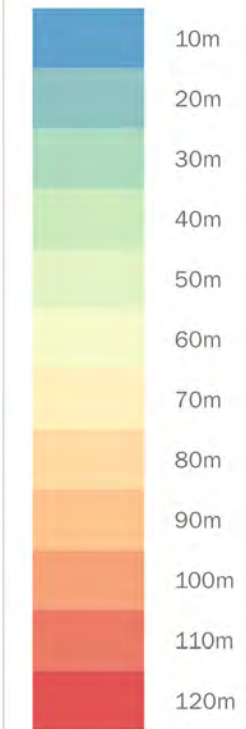
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PROOF PLAN CM 7

-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area

Elevation (aOD)



client
Catesby Strategic Land Ltd

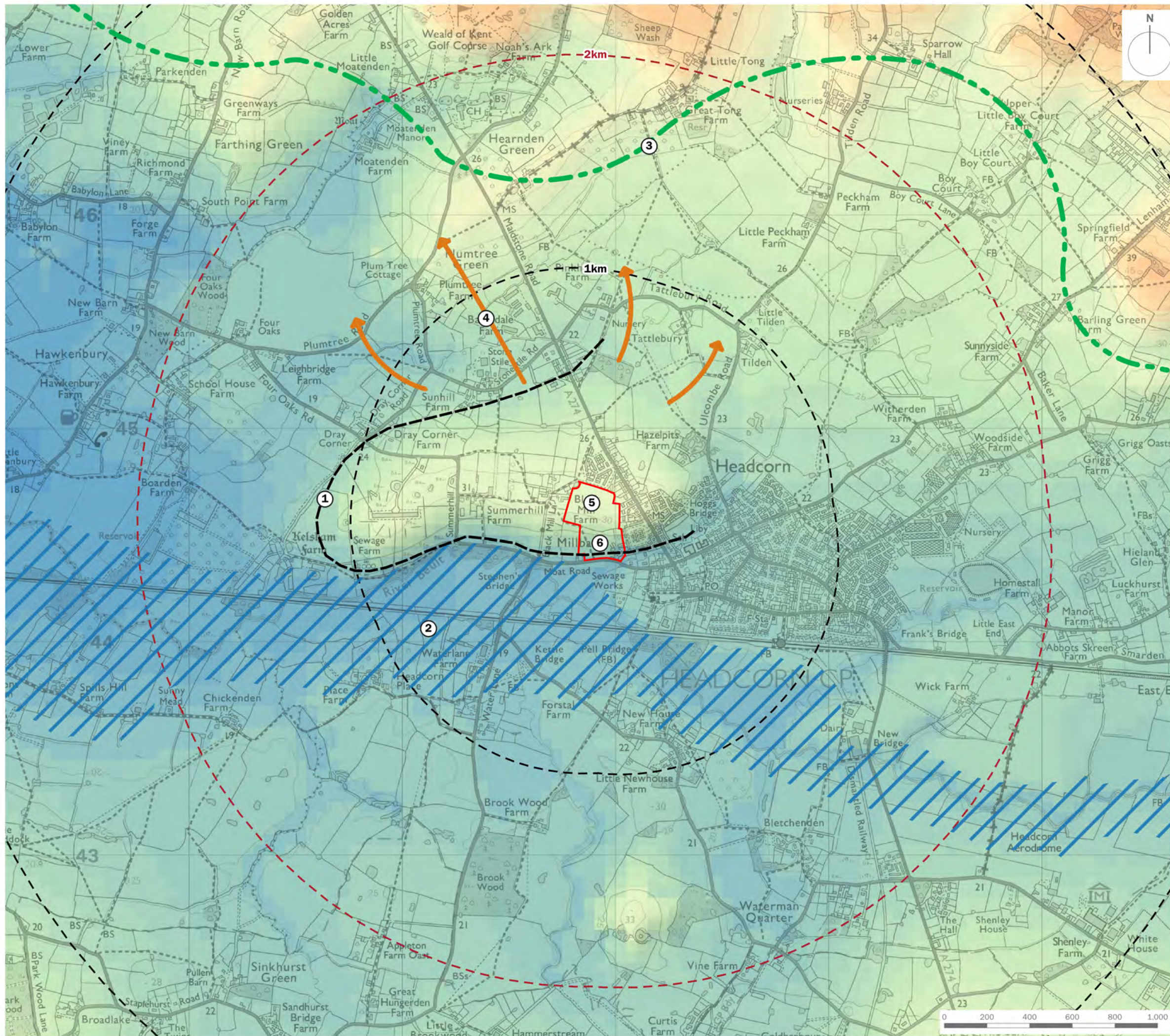
project title
Land North of Moat Road, Headcorn, Kent

drawing title
Proof Plan CM 7: Study Area Topography

date **03 DECEMBER 2024** drawn by **GYo**
drawing number **edp5739_d019** checked **CMY**
scale **1:32,000 @ A3** QA **JFr**



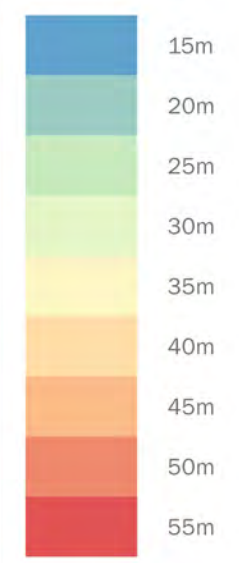
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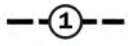







PROOF PLAN CM 8

-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area

Elevation (aOD)



-  ① Elevated Spur Running West from Village of Headcorn
-  ② River Beult Valley
-  ③ Elevated Ground to the North
-  ④ Gradual Fall to the North
-  ⑤ Plateau Character Northern Site Parcel
-  ⑥ Steeply Sloping Southern Site Parcel

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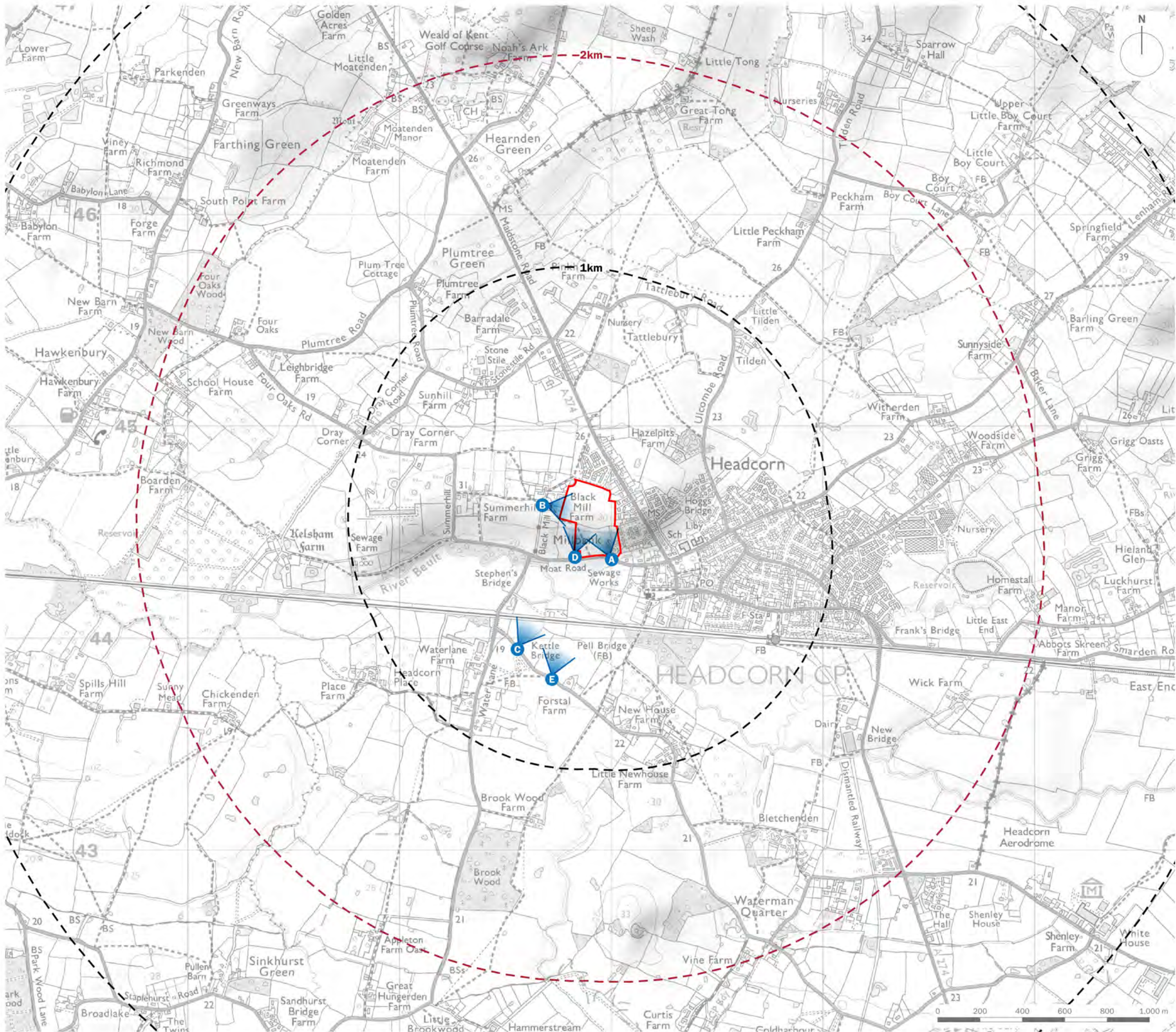
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drawing title
Proof Plan CM 8: Detailed Site Topography (2km range)

date	03 DECEMBER 2024	drawn by	GYo
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PROOF PLAN CM 9

-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area
-  Photomontage Location

client
Catesby Strategic Land Ltd

project title
Land North of Moat Road, Headcorn, Kent

drawing title
Proof Plan CM 9: Photomontage Locations

date **21 JANUARY 2025** drawn by **GYo**
drawing number **edp5739_d022** checked **CMY**
scale **1:17,500 @ A3** QA **JFr**



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