



To be viewed at comfortable arm's length



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dimension partnership

Registered office: 01285 740427  
www.edp-uk.co.uk  
info@edp-uk.co.uk

Grid Coordinates: **582557, 143950**  
Date and Time: **31/01/2024 @ 13:08**  
Projection: **Planar**  
Visualisation Type: **1**

Horizontal Field of View: **39.6°**  
Height of Camera: **1.6m**  
Make, Model, Sensor: **Sony A7 MK2, FFS**  
Enlargement Factor: **100% @ A3**

Direction of View: **30°**  
Distance: **535m**  
aOD: **255m**  
Focal Length: **50mm**

date: **01 FEBRUARY 2024**  
drawing number: **edp5739\_d012**  
drawn by: **GYo**  
checked: **CMy**  
QA: **JFr**

client: **Catesby Strategic Land Ltd**  
project title: **Land North of Moat Road, Headcorn, Kent**  
drawing title: **Photoviewpoint EDP 8**



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Registered office: 01285 740427  
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Grid Coordinates: **582459, 145158**  
Date and Time: **31/01/2024 @ 13:48**  
Projection: **Planar**  
Visualisation Type: **1**

Horizontal Field of View: **39.6°**  
Height of Camera: **1.6m**  
Make, Model, Sensor: **Sony A7 MK2, FFS**  
Enlargement Factor: **100% @ A3**

Direction of View: **140°**  
Distance: **565m**  
aOD: **11m**  
Focal Length: **50mm**

date **01 FEBRUARY 2024**  
drawing number **edp5739\_d012**  
drawn by **GYo**  
checked **CMy**  
QA **JFr**

client **Catesby Strategic Land Ltd**  
project title **Land North of Moat Road, Headcorn, Kent**  
drawing title **Photoviewpoint EDP 9**



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Registered office: 01285 740427  
www.edp-uk.co.uk  
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Grid Coordinates: **583188, 145237**  
Date and Time: **31/01/2024 @ 12:40**  
Projection: **Planar**  
Visualisation Type: **1**

Horizontal Field of View: **39.6°**  
Height of Camera: **1.6m**  
Make, Model, Sensor: **Sony A7 MK2, FFS**  
Enlargement Factor: **100% @ A3**

Direction of View: **210°**  
Distance: **580m**  
aOD: **255m**  
Focal Length: **50mm**

date **01 FEBRUARY 2024**  
drawing number **edp5739\_d012**  
drawn by **GYo**  
checked **CMY**  
QA **JFr**

client **Catesby Strategic Land Ltd**  
project title **Land North of Moat Road, Headcorn, Kent**  
drawing title **Photoviewpoint EDP 10**



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Registered office: 01285 740427  
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Grid Coordinates: **582890, 143583**  
Date and Time: **31/01/2024 @ 13:16**  
Projection: **Planar**  
Visualisation Type: **1**

Horizontal Field of View: **39.6°**  
Height of Camera: **1.6m**  
Make, Model, Sensor: **Sony A7 MK2, FFS**  
Enlargement Factor: **100% @ A3**

Direction of View: **0°**  
Distance: **805m**  
aOD: **168m**  
Focal Length: **50mm**

date **01 FEBRUARY 2024**  
drawing number **edp5739\_d012**  
drawn by **GYo**  
checked **CMy**  
QA **JFr**

client **Catesby Strategic Land Ltd**  
project title **Land North of Moat Road, Headcorn, Kent**  
drawing title **Photoviewpoint EDP 11**



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Registered office: 01285 740427  
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Grid Coordinates: **582408, 143187**  
Date and Time: **31/01/2024 @ 13:02**  
Projection: **Planar**  
Visualisation Type: **1**

Horizontal Field of View: **39.6°**  
Height of Camera: **1.6m**  
Make, Model, Sensor: **Sony A7 MK2, FFS**  
Enlargement Factor: **100% @ A3**

Direction of View: **20°**  
Distance: **1295m**  
aOD: **216m**  
Focal Length: **50mm**

date **01 FEBRUARY 2024**  
drawing number **edp5739\_d012**  
drawn by **GYo**  
checked **CMy**  
QA **JFr**

client **Catesby Strategic Land Ltd**  
project title **Land North of Moat Road, Headcorn, Kent**  
drawing title **Photoviewpoint EDP 12**





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Registered office: 01285 740427  
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Grid Coordinates: **582213, 145890**  
Date and Time: **31/01/2024 @ 13:59**  
Projection: **Planar**  
Visualisation Type: **1**

Horizontal Field of View: **39.6°**  
Height of Camera: **1.6m**  
Make, Model, Sensor: **Sony A7 MK2, FFS**  
Enlargement Factor: **100% @ A3**

Direction of View: **150°**  
Distance: **1320m**  
aOD: **11m**  
Focal Length: **50mm**

date: **01 FEBRUARY 2024**  
drawing number: **edp5739\_d012**  
drawn by: **Gyo**  
checked: **CMy**  
QA: **JFr**

client: **Catesby Strategic Land Ltd**  
project title: **Land North of Moat Road, Headcorn, Kent**  
drawing title: **Photoviewpoint EDP 13**



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Registered office: 01285 740427  
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Grid Coordinates: **580658, 144775**  
Date and Time: **31/01/2024 @ 13:33**  
Projection: **Planar**  
Visualisation Type: **1**

Horizontal Field of View: **39.6°**  
Height of Camera: **1.6m**  
Make, Model, Sensor: **Sony A7 MK2, FFS**  
Enlargement Factor: **100% @ A3**

Direction of View: **95°**  
Distance: **2110m**  
aOD: **104m**  
Focal Length: **50mm**

date **01 FEBRUARY 2024**  
drawing number **edp5739\_d012**  
drawn by **Gyo**  
checked **CMy**  
QA **JFr**

client **Catesby Strategic Land Ltd**  
project title **Land North of Moat Road, Headcorn, Kent**  
drawing title **Photoviewpoint EDP 14**



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Registered office: 01285 740427  
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Grid Coordinates: **583043, 147399**  
Date and Time: **31/01/2024 @ 14:08**  
Projection: **Planar**  
Visualisation Type: **1**

Horizontal Field of View: **39.6°**  
Height of Camera: **1.6m**  
Make, Model, Sensor: **Sony A7 MK2, FFS**  
Enlargement Factor: **100% @ A3**

Direction of View: **180°**  
Distance: **2665m**  
aOD: **46m**  
Focal Length: **50mm**

date **01 FEBRUARY 2024**  
drawing number **edp5739\_d012**  
drawn by **Gyo**  
checked **CMy**  
QA **JFr**

client **Catesby Strategic Land Ltd**  
project title **Land North of Moat Road, Headcorn, Kent**  
drawing title **Photoviewpoint EDP 15**

## Plans

**Plan EDP 1:** Site Location and Boundaries  
(edp5739\_d002a 11 November 2022 GYo/CMY)

**Plan EDP 2:** Site Character and Local Context  
(edp5739\_d003a 11 November 2022 GYo/CMY)

**Plan EDP 3:** Relevant Planning Designations and Considerations  
(edp5739\_d004a 11 November 2022 GYo/CMY)

**Plan EDP 4:** Landscape Character and Context Appraisal  
(edp5739\_d005a 11 November 2022 GYo/CMY)

**Plan EDP 5:** Proposed Representative Viewpoints  
(edp5739\_d006a 11 November 2022 GYo/CMY)

**Plan EDP 6:** Findings of EDP's Visual Appraisal  
(edp5739\_d007a 11 November 2022 GYo/CMY)

**Plan EDP 7:** Landscape Strategy Plan  
(edp5739\_d009d 21 September 2023 JFr/CMY)



-  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**

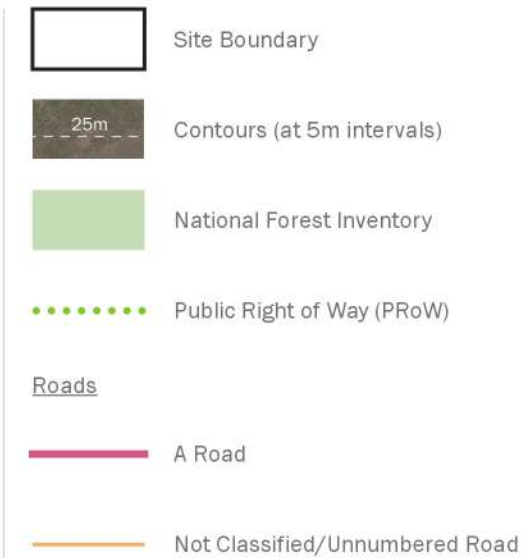
drawing title

**Site Location and Boundaries**

date	<b>11 NOVEMBER 2022</b>	drawn by	<b>Gyo</b>
drawing number	<b>edp5739_d002a</b>	checked	<b>CMY</b>
scale	<b>1:32,000 @ A3</b>	QA	<b>JFR</b>



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- 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.

client  
**Catesby Strategic Land Ltd**

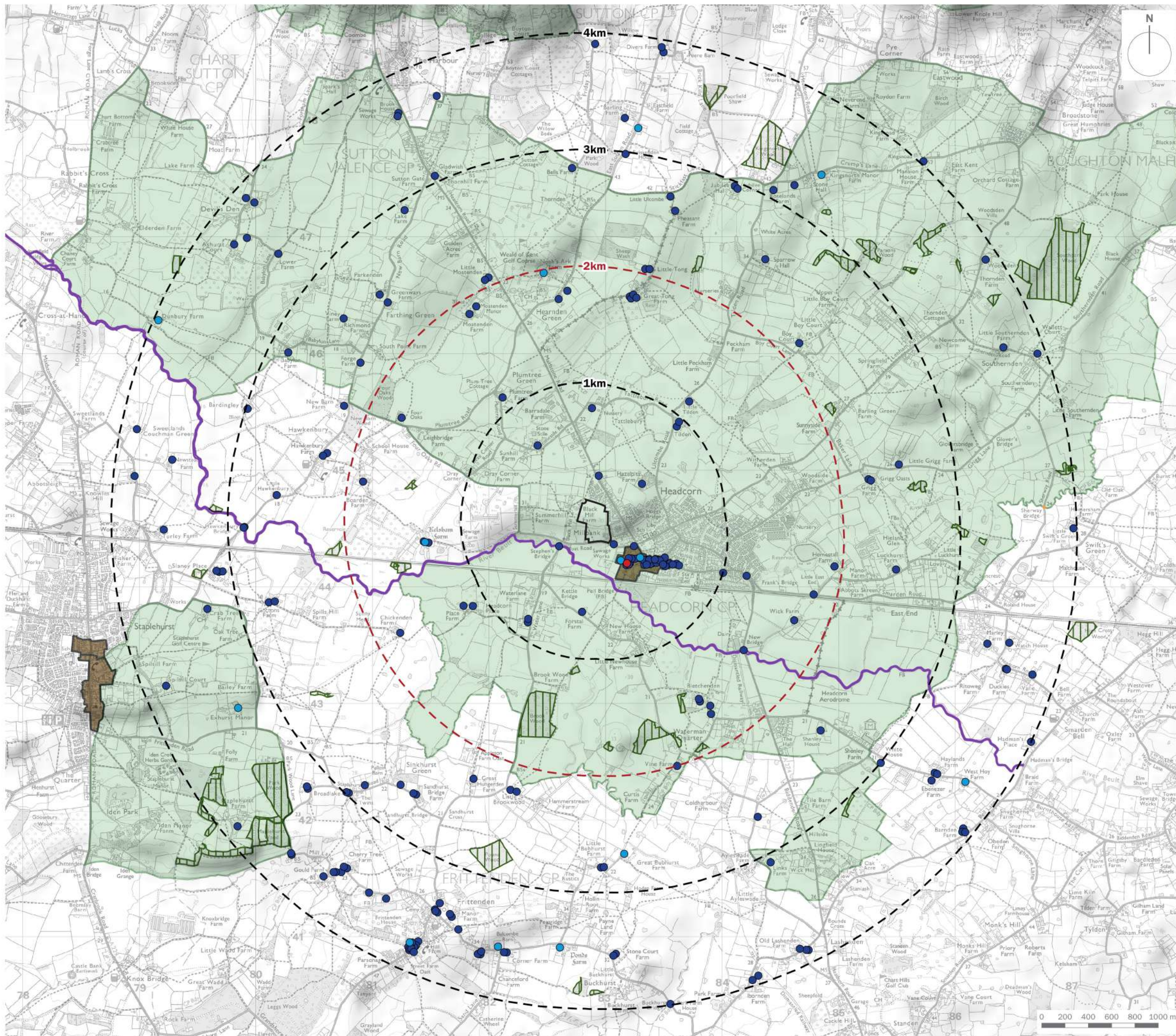
project title  
**Land North of Moat Road, Headcorn, Kent**


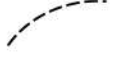





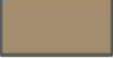



drawing title  
**Site Character and Local Context**

date **11 NOVEMBER 2022** drawn by **Gyo**  
drawing number **edp5739\_d003a** checked **CMy**  
scale **1:10,000 @ A3** QA **JFr**



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-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area
- Landscape Considerations**
-  Landscapes 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  
**Catesby Strategic Land Ltd**

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

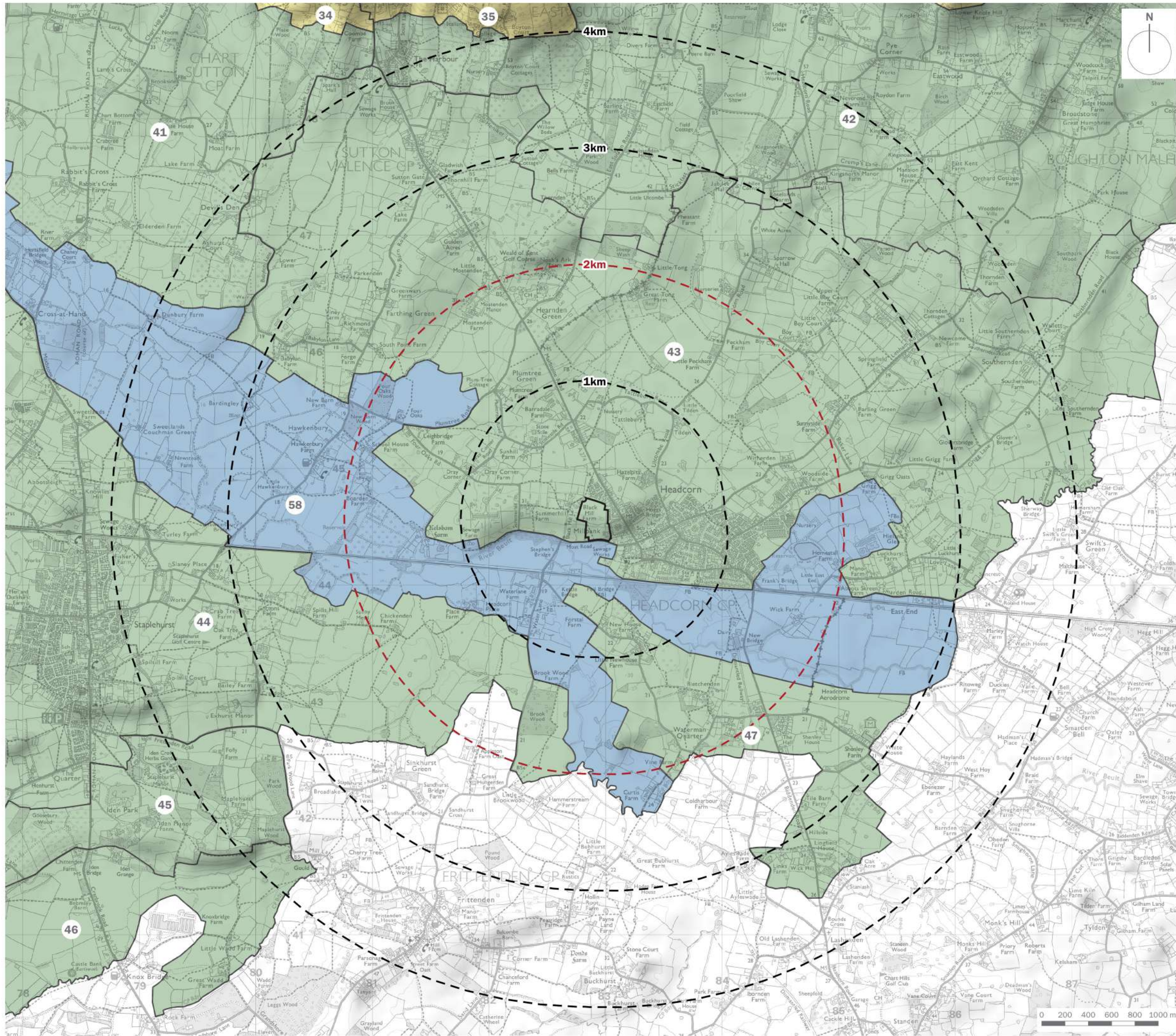
drawing title  
**Relevant Planning Designations and Considerations**

date **11 NOVEMBER 2022** drawn by **Gyo**  
drawing number **edp5739\_d004a** checked **CMy**  
scale **1:32,000 @ A3** QA **JFr**



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-  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. Beut Valley

client  
**Catesby Strategic Land Ltd**

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

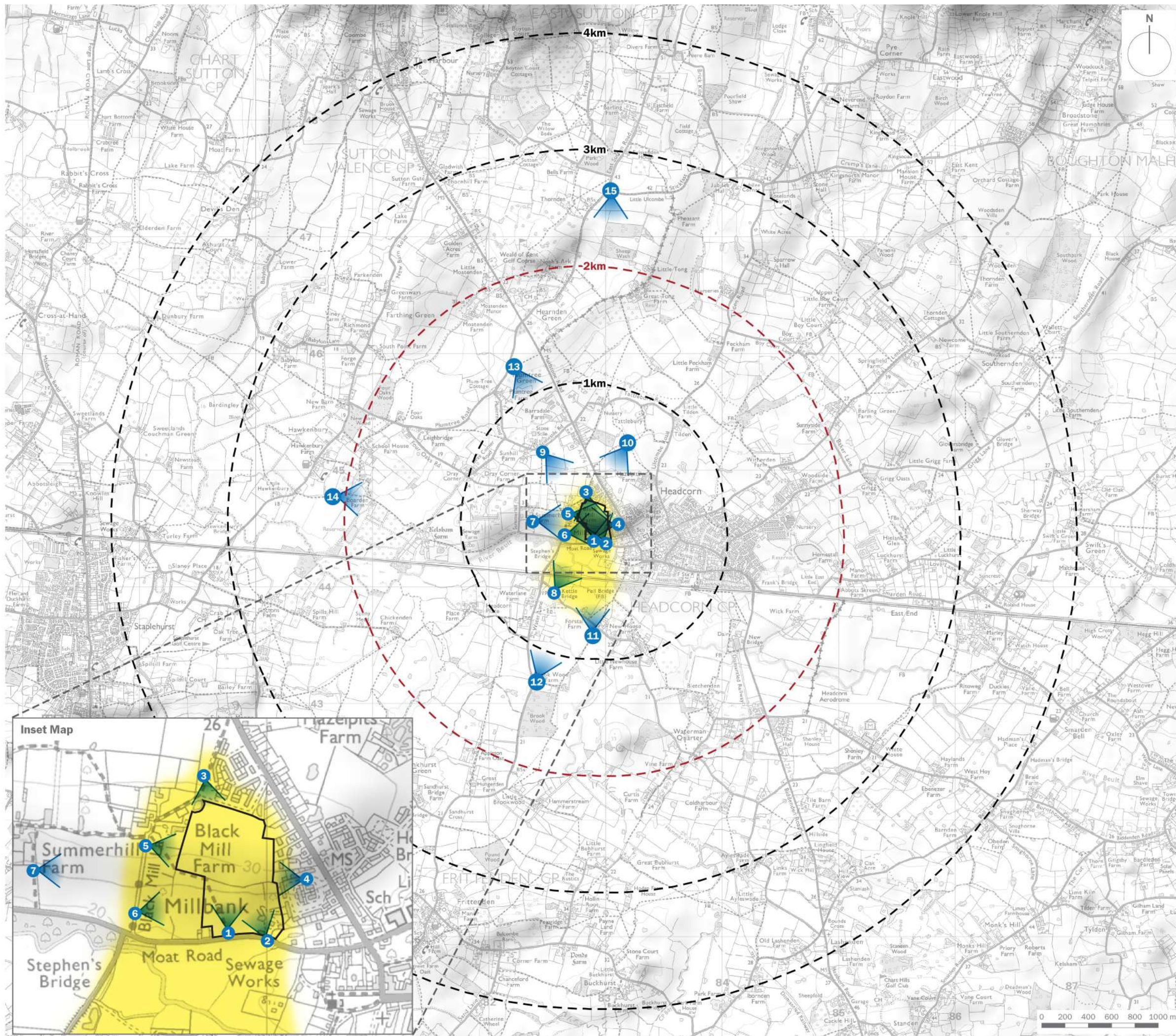
drawing title  
**Landscape Character and Context Appraisal**


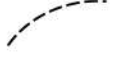



date **11 NOVEMBER 2022** drawn by **Gyo**  
drawing number **edp5739\_d005a** checked **CMY**  
scale **1:32,000 @ A3** QA **JFR**



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

client  
**Catesby Strategic Land Ltd**

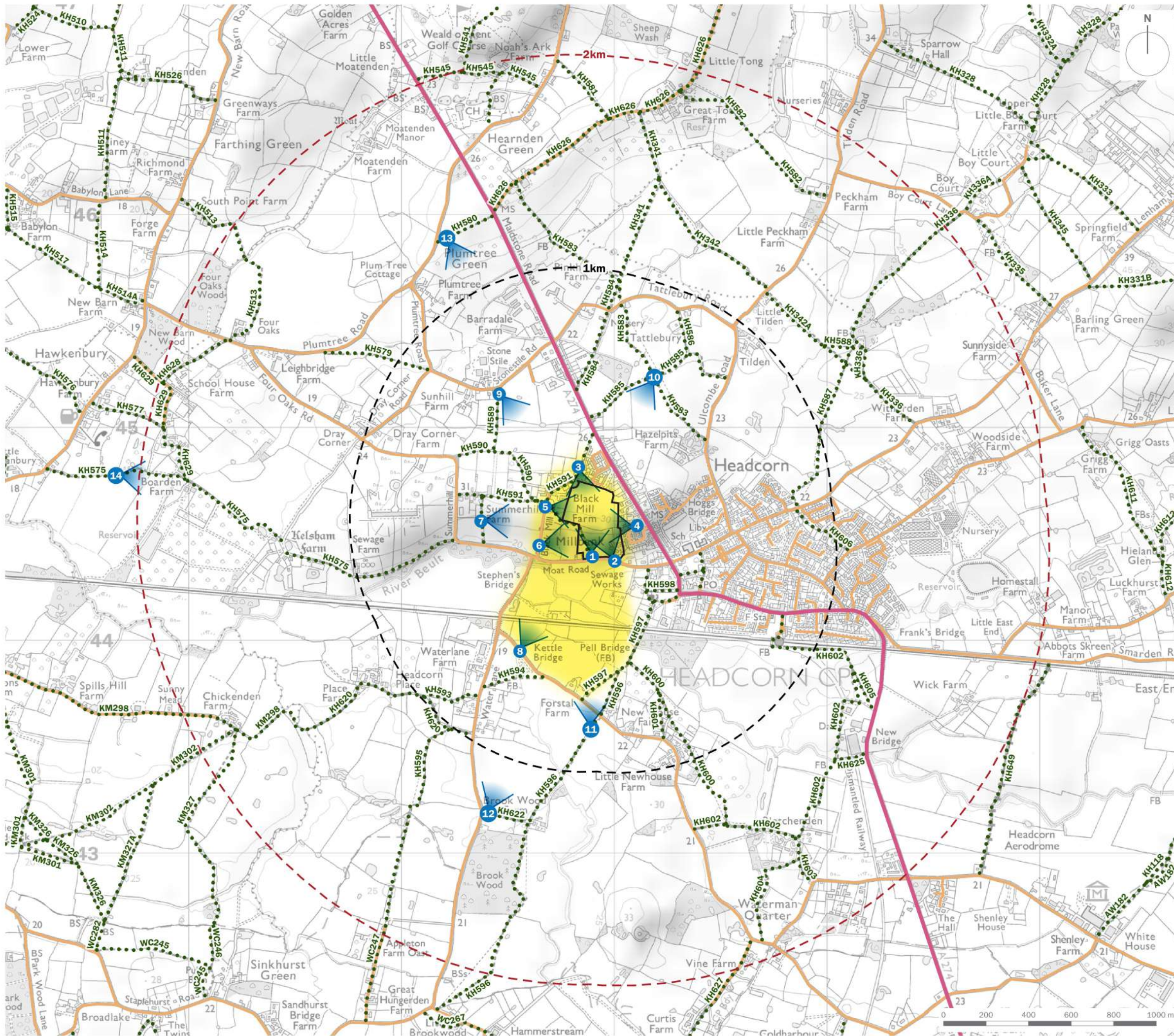
project title  
**Land North of Moat Road, Headcorn, Kent**









drawing title  
**Proposed Representative Viewpoints**

date **11 NOVEMBER 2022** drawn by **Gyo**  
drawing number **edp5739\_d006a** checked **CMY**  
scale **1:32,000 @ A3** QA **JFr**



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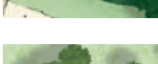
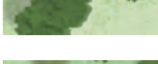
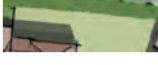



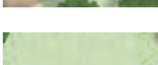
-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area
-  Photoviewpoint Location
-  Zone of Primary Visibility
-  Public Right of Way (PROW)
- Roads**
-  A Road
-  Not Classified/Unnumbered Road

client	Catesby Strategic Land Ltd	
project title	Land North of Moat Road, Headcorn, Kent	
drawing title	Findings of EDP's Visual Appraisal	
date	11 NOVEMBER 2022	drawn by GYo
drawing number	edp5739_d007a	checked CMY
scale	1:17,500 @ A3	QA JFr

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-  Site Boundary
-  Existing Trees
-  Existing Hedgerow
-  Proposed Trees
-  Proposed Hedgerow
-  Proposed Shrub
-  Attenuation Basin
-  Area for Play
-  Amenity Grassland
-  Pedestrian/Cycle Routes

Existing waterbody and surrounding vegetation retained outwith the site boundary.

Significant western green buffer accords with the aspirations of the draft allocation.

Significant area of Public Open Space along western boundary of the site ensures good integration with the wider landscape. The maturing growth of the vegetation will also help screen views from the west at Black Mill Lane and beyond.

Sustainable drainage systems provide landscape and biodiversity value.

Additional planting within southern part of western boundary to increase screening provided by the existing hedgerow.

Realigned PRoW through the site.

Sustainable drainage systems provide landscape and biodiversity value.

Screen planting provided to soften the appearance of the substation.

Landscape buffer between the site and the Bovis development to the north ensures physical and perceptual separation.

Selective infilling of eastern site boundary to increase screening and filtering to existing residential properties.

10m landscape buffer along eastern site boundary to existing residential area. This buffer will provide offset for amenity purposes and also biodiversity value.

Central area of Public Open Space provided around enhanced existing vegetation and trees. New tree and shrub planting as well as wildflower grassland margins.

Large area of Public Open Space in south-eastern corner of the site provides area for recreation and buffering to existing residents. This treatment complies with the aspirations of the draft allocation for the site.

Hedgerow to frontage to mirror existing character of Moat Road

client  
**Catesby Strategic Land Ltd**

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

drawing title  
**Landscape Strategy Plan**

date	<b>21 SEPTEMBER 2023</b>	drawn by	<b>JFr</b>
drawing number	<b>edp5739_d009d</b>	checked	<b>CMy</b>
scale	<b>1:1,250 @ A2</b>	QA	<b>GYo</b>



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