

APP/U2235/W/24/3351435 – Land North of Moat Road, Headcorn
LPA Ref: 23/504471/OUT
Landscape Specific Statement of Common Ground

Introduction

In line with the requirements of the Inspector set out at the CMC and confirmed in the note following, this document has been prepared ‘to agree key views’ – however, it also forms a useful method of narrowing down the wider areas of disagreement between the parties.

This document has been jointly prepared by **Peter Radmall CMLI** (PRa) as Landscape Witness for the Local Planning Authority (Maidstone Borough Council) and **Charles Mylchreest CMLI** (CMy) as Landscape Witness for the Appellants (Catesby Estates and The Master Fellows and Scholars of the College of Saint John the Evangelist in the University of Cambridge). It has been agreed by both parties and is provided to aid the Inspector in narrowing the areas of disagreement.

In this respect the document seeks to clearly set out those areas pertaining to landscape and visual matters where the appeal parties agree and/or disagree. It covers the following key areas, which are considered pertinent to the Landscape cases being presented:

1. Effects upon Visual Amenity, including 'Key Views'.
2. Effects upon Landscape Fabric and Character.
3. Compliance of the Appeal Proposals with the requirements of Policy LPRSA310.

It also provides additional detail on areas of agreement and includes agreement on a selection of ‘Key Views’ to be used for the assessment of impacts. Provided at **Plan SoCG 1** are the viewpoints agreed as reference points for this SoCG.

These are agreed on the basis they provide a representative sample of views from the surrounding area. The Council reserves the right to introduce additional viewpoints if necessary during the preparation of evidence.

General Effects and Acceptability – Areas of Agreement

With respect to the general extent and acceptability of the proposed development, and the methodology used to assess it, and the levels of effects identified above, it is **agreed** that:

- (a) The landscape and visual impact assessment (LVIA) undertaken by The Environmental Dimension Partnership (EDP) in support of the outline planning application for the proposed development is considered to be proportionate for the scale of development proposed and follows an acceptable methodology. This does not necessarily imply that the Council agrees with every assumption or judgment made within the LVA.

- (b) The landscape and visual effects of the development would be localised (i.e. confined to the spatial scope of the agreed viewpoints).
- (c) That the site is within the Low Weald Area of Local Landscape Value (LLV), which is a local landscape designation which washes over the entirety of the village of Headcorn, including the appeal site and also previous allocated sites around the village.
- (d) That short range views of the proposed development would be limited to:
 - i. Users of Moat Road to the south.
 - ii. Users of the Public Right of Way (PRoW) which runs through the site (KH590).
 - iii. Users of the PRoW which follows Black Mill Lane and runs close to the north-western boundary (KH591).
 - iv. Users of the presumed permissive path that follows the northern boundary.
 - v. Adjacent residential properties to the north and east.
- (e) That longer range views of the site, and the proposed development, are/would be limited to areas to the south within the Beult Valley, and glimpsed views from the west on Black Mill Lane.
- (f) That the principles established and illustrated on the Sketch Masterplan (drawing CATE211030 SKMP-01 Rev A5) are broadly acceptable for mitigating predicted impacts – and can ultimately be controlled by the Council at the Reserved Matters stage if a different approach is required/desired, subject to constraints such as the location/extent of detention basins. However, whether the southern and western areas of landscaping are sufficient in size to accommodate this landscaping, and to comply with the relevant conditions of Policy LPRSA310 remains a matter of judgement.
- (g) That the site is currently screened from the western parts of Moat Road adjacent to the site due to the roadside hedgerow. The degree to which this will remain the case with the appeal proposals in place is a matter of judgment. Where the proposed access is located, a view will be opened up. It is also a matter of judgment as to the degree to which screening will be improved by the proposed landscaping on the eastern section of Moat Road, where there are currently gaps in the roadside hedgerow and where agricultural buildings are to be demolished.
- (h) That existing properties at Bankfields, adjacent to the southern site parcel, are visible from Moat Road and from the PRoW within the site.
- (i) That in landscape and visual terms the appeal proposals meet (in full) the requirements of Policy LPRSA310 numbered 2 to 6 and 9 to 10 (under 'Design and Layout') and parts 11 to 16 (under 'Landscape/Ecology').
- (j) The site is allocated under Policy LPSRA310, and therefore there is an 'in principle' acceptance of development in this location - in landscape and visual terms - irrespective of its location within the Low Weald Area of Local Landscape Value (LLV) which incidentally washes over the entirety of Headcorn and its hinterland.

- (k) That the curtilage listed building does not add to the current character of the site in a positive way.

General Effects and Acceptability – Areas of Disagreement

With respect to the general extent and acceptability of the proposed development, and the methodology used to assess it, and the levels of effects identified above, it is **not agreed**:

- a) Whether the proposed development would result in acceptable effects upon the character and appearance of the area, in particular in relation to whether or not the site is 'visually prominent' in its location on the edge of Headcorn and whether the development responds appropriately to its landscape context.
- b) Whether the sensitivity of the site as part of the Low Weald LLV has been understated.
- c) Whether the impact of the development on the Low Weald LLV has been minimised.
- d) Whether the proposed landscape strategy achieves an acceptable degree of effectiveness.
- e) Whether the potential prominence of the development has been acknowledged and the resulting harm mitigated effectively.
- f) Whether the development would increase the harmful visibility of the settlement edge.
- g) Whether the proposal is compliant with policy LPRSA310.

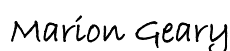
Signatures

Signed on behalf of the Appellant.



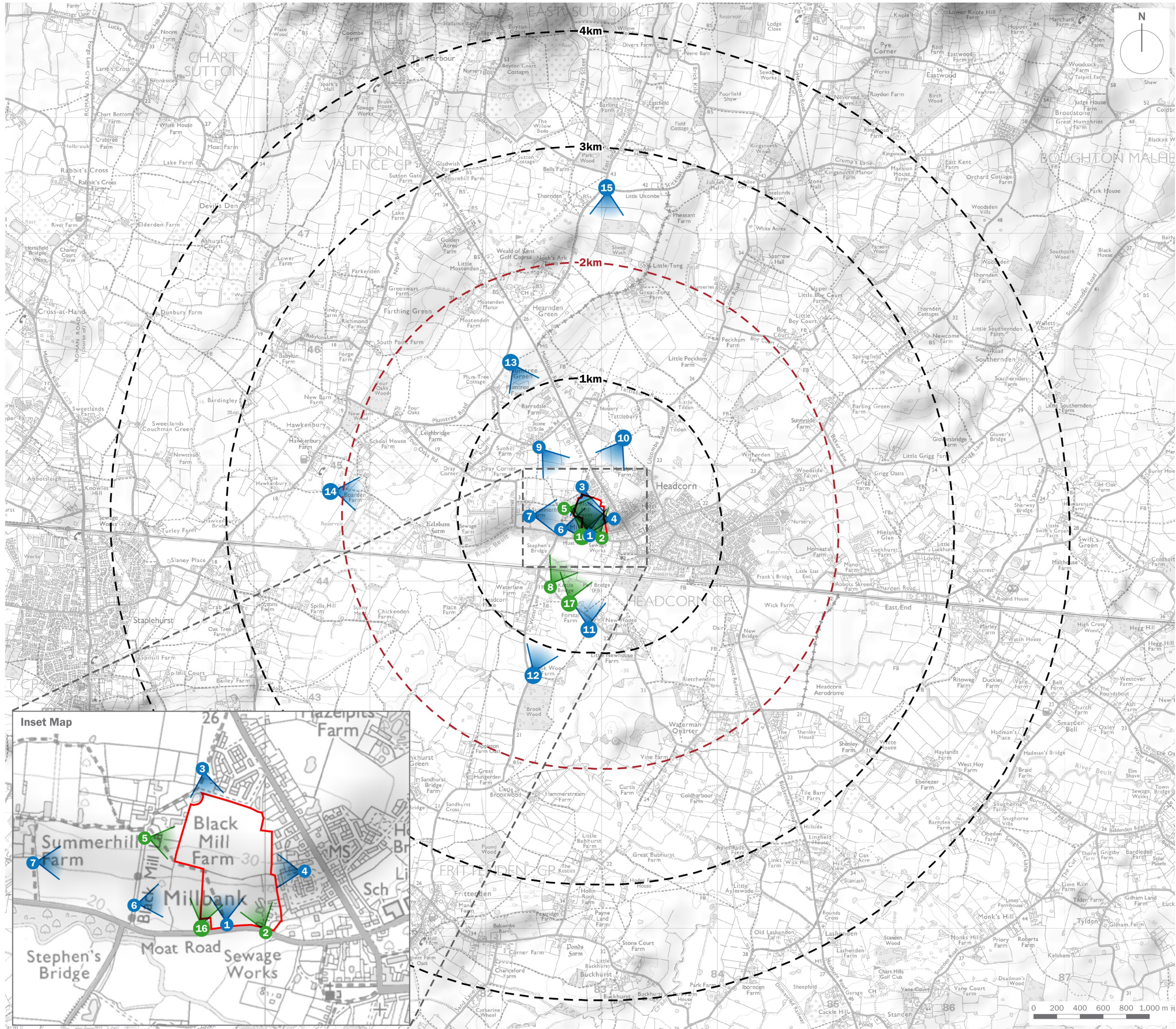
Charles Mylchreest / 20.01.25

Signed on behalf of the Council.


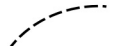





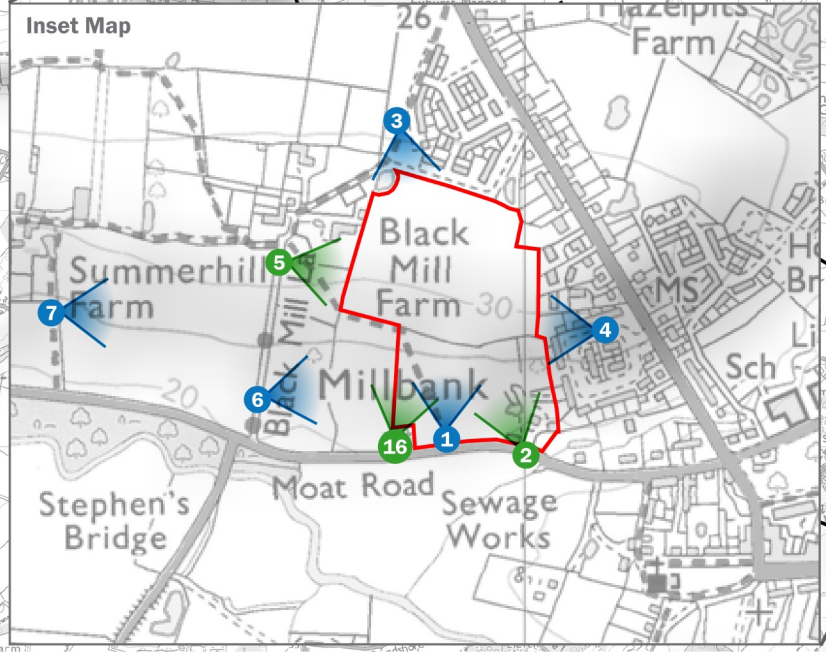
Marion Geary / 20.01.25
Principal Planning Officer

Plans
Plan SoCG 1: Representative Viewpoints
(edp5739_d021)



PLAN SoCG 1

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



client
Catesby Strategic Land Ltd

project title
Land North of Moat Road, Headcorn, Kent

drawing title
Plan SoCG 1: Representative Viewpoints

date **20 DECEMBER 2024** drawn by **GYo**
drawing number **edp5739_d021** checked **CMY**
scale **1:32,000 @ A3** QA **JFr**



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