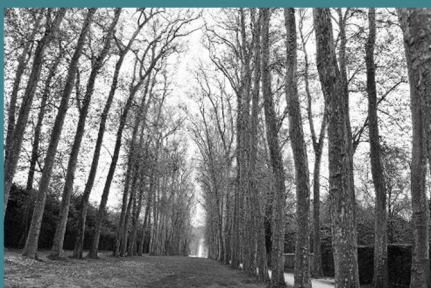


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# LVA Addendum

Client

**Dean Lewis Estates Ltd.**

Project

**Old Ashford Road,  
Lenham**

Date

**December 2024**

Rev	Issue Status	Prepared/Date	Approved/Date
-	Issue	KAD/09/12/24	KMN/09/12/24
A	Issue	KAD/09/12/24	KMN/09/12/24

## Introduction

- 1.1 This addendum to the Landscape and Visual Appraisal (LVA) for the site at Old Ashford Road, Lenham has been produced to address design changes to the proposed development and the adoption of Maidstone Local Plan Review (2021-2038). This addendum reviews the design changes and Local Plan Review and sets out amendments (if any) to the submitted LVA produced by FPCR in September 2019.

## Design Changes

- 1.2 The design changes to the proposed development are set out within the Design and Access Statement (DAS) Addendum (FPCR, December 2024), the key changes consist of:
- A wider landscaped frontage of 30m along Old Ashford Road,
  - A separation in density between the eastern and western portions of the site to allow lower density to the east and higher density to the west, and,
  - A new area of wetland treatment works within a separate field to the south of Mill Wood.
- 1.3 Overall, the design principles set out within the scheme have remained the same, with up to 100 dwellings provided at an average density of 31.5dph in accordance with policy.
- 1.4 The increased landscape frontage to Old Ashford Road would be of most relevance to visual receptors close to the north east of the site such as visual receptor R31 'People in their workplace at Ashmill Business Park' and R32 'Users of Old Ashford Road' identified within the LVA. However, whilst the widening of the buffer will have a positive influence on visual effects, it is not considered substantial enough to result in any changes to the judgement of visual effects for these receptors included within the submitted LVA. Similarly, there are considered to be no effects upon the judgements for landscape effects included within the LVA.
- 1.5 The separation in density included within the design changes proposes a higher density in the west of the proposed residential area, closer to the existing settlement with a lower density proposed to the east. The relatively minor adjustments in housing density will not be readily perceived and as a result no changes to the landscape and visual effects included within the LVA are anticipated to result from the proposed change.
- 1.6 The new area of wetland treatment works proposed within a separate field to the south of Mill Wood will result in localised landscape effects upon this area of land. The existing arable land will become wetland treatment works. This will potentially bring positive landscape effects to this particular area of land in the long term as a result of increased habitat and biodiversity benefits. However, the judgement of landscape effects upon the overall site and its immediate context are not considered to change from that include within the submitted LVA.

## Maidstone Local Plan Review (2021-2038)

- 1.7 The key change of relevance to the site and landscape and visual matters as a result of the adoption of the Maidstone Local Plan Review (2021-2038) is the replacement of policy DM19 'Publicly Accessible Open Space and Recreation' with Policy LPRINF1 'Publicly Accessible Open Space and Recreation'.
- 1.8 The differences between the superseded and new policy are limited, the main differences are:

- Under 'Quantity Standards', the standard for 'natural/semi-natural areas' has been updated from '6.5ha/1000 population' and a minimum size of facility of '0.2ha' to instead state '*make a contribution towards maintaining the borough-wide target of 6.5ha of natural/semi-natural open space per 1000 head of population*'.
- Under 'Quality Standards' '*Be designed to encourage physical activity to improve mental well-being and health inequalities*' and '*be easily found and accessible by road, cycleway, footpaths and public transport including by those with disabilities, with pedestrian crossings on roads where appropriate*' have been added to the new policy. The requirement to provide 'cycle furniture' has also been added.
- The latter part of policy as quoted below has been removed from the updated policy:

*'A financial contribution in lieu of open space provision will be acceptable, provided:*

- The proposed development site would be of insufficient size in itself to make the appropriate new provision; or*
- The open space cannot be accommodated on-site due to site constraints, housing delivery expectations on allocated sites or location, and alternative appropriate off-site provision cannot be identified.*

*Where it can be demonstrated that existing open space provision can either wholly or partially mitigate the impacts of development in accordance with the above standards, the council may seek a reduced level of provision or financial contribution. Developers should take full account of open space requirements at an early stage of the development management process and are encouraged to engage with the council to determine the most appropriate quantum, type and location of open space provision.*

*Proposals for, and including, new publicly accessible open space and recreation provision will, where feasible, seek to reinforce existing landscape character, as defined in the Maidstone Landscape Character Assessment.*

*Proposals for, and including, new publicly accessible open space and recreation provision shall respect the amenities of neighbouring occupiers, by ensuring that development does not result in excessive levels of noise or light pollution. New lighting relating to such development will also preserve the character and visual amenity of the countryside.*

*Proposals for new development which would result in the net loss of existing open space or sport and recreation facilities will not be permitted unless there is a proven overriding need for the development. In addition, the development will only be permitted if:*

- There is no resulting deficiency in open space or recreation facilities in the locality when assessed against the quality standards of this policy; or*
- An alternative provision, determined to be of an equivalent community benefit by the Borough Council and community representatives can be provided to replace the loss.*

*In dealing with applications to develop existing open areas within the urban area, rural service centres, larger villages and other locations, the Borough Council will have*

*regard to the impact of the loss of the contribution that the existing site makes to the character, amenity and biodiversity of the area.*

*The Open Space Supplementary Planning Document will contain further detail on how the policy will be implemented.'*

- 1.9 There are also minor amendments to text included within the new policy but which have limited effect upon the policy meaning.
- 1.10 In relation to the change in quantity standard for 'natural/semi-natural areas' which now states '*make a contribution towards maintaining the borough-wide target of 6.5ha of natural/semi-natural open space per 1000 head of population*' instead of '*6.5ha/1000 population*'. This slight adjustment provides greater flexibility on the provision of 'natural/semi-natural areas' within new developments and results in no changes to the LVA.
- 1.11 The small additions to the quality standards would also not result in any changes to the LVA or assessed effects of the proposed development. Design considerations such as encouraging physical activity and to be easily found and accessible by road, cycleway, footpaths and public transport are considerations which were already incorporated into the proposed site layout. The requirement to provide 'cycle furniture' will be considered at the detailed design stage of the development.
- 1.12 The section of Policy DM19 'Publicly Accessible Open Space and Recreation' which has been removed does not affect the judgements of landscape and visual effects as presented within the submitted LVA.

### **Conclusion**

- 1.13 The LVA was carried out for the site in 2019 and concluded that:  
  
*'the landscape character of the site and its context has the ability to absorb change in the form of high-quality development which responds to the existing character of the village within its landscape setting. The proposed residential and recreational development will form a sympathetic extension to the village and the associated green infrastructure and biodiversity enhancements combined with increased public access associated with the recreational ground will provide additional community and environmental benefits. The effects on landscape and visual resources, as a result of the proposed developments would not give rise to any unacceptable long-term landscape and visual harm.'*
- 1.14 Since the LVA for the site was carried out there have been design changes to the proposed development. This addendum has considered the effect of these changes upon the LVA and concludes that there would be no changes to the judgements of landscape and visual effects nor the overall conclusion of the LVA.
- 1.15 Also, since the submission of the LVA the Maidstone Local Plan Review (2021-2038) has been adopted. The key change in landscape and visual terms is the replacement of policy DM19 'Publicly Accessible Open Space and Recreation' with Policy LPRINF1 'Publicly Accessible Open Space and Recreation'. This addendum has considered the effect of this updated policy upon the LVA and concludes that there would be no changes to the judgements of landscape and visual effects nor the overall conclusion of the LVA.

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