

# Louise Hooper Landscape Architect Planning Appeals and Public Enquiries

## Residential Development in Sevenoaks, Kent

LHLA was appointed in 2017 to prepare a Townscape and Visual Impact Assessment to rebut a Planning Appeal for a new dwelling in the grounds of an Arts and Crafts style 1930s property in an attractive residential area of Sevenoaks, Kent. The townscape character of the area is of high quality, but a series of recent small, incremental changes have made the area particularly sensitive to further change. The scale and massing, siting and character of the proposed new development were at variance with the existing scale, pattern and character of the streetscape; as a result of this, the new development was considered to be incongruous and incompatible with the local area, and was refused by the Planning Inspector on Appeal.

## Agricultural Development in AONB, East Sussex

In 2017 LHLA was appointed to prepare a Landscape and Visual Impact Assessment to support a Planning Appeal against Rother District Council's refusal of planning permission for a new Agricultural Barn in the High Weald Area of Outstanding Natural Beauty (AONB) near Broad Oak, East Sussex. The site of the proposed barn is already blighted by overhead transmission cables; it is also visually contained and

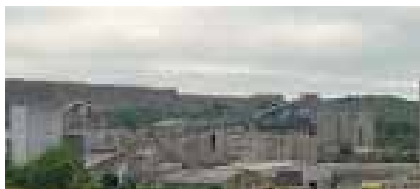
not overlooked by any close neighbours. Any visual impacts of the proposed development are limited to the site entrance; the barn is considered appropriate development for the AONB and will have no adverse visual or landscape impact on its surroundings or on the wider AONB, and should be permitted. The decision of the Planning Inspector is expected next month.

## Two Public Enquiries for a Cement Works in Kent

Louise Hooper was working as Senior Landscape Architect for Medway Unitary Authority, and acted as Expert Witness for the Authority to make the case against a new cement works in the Greenbelt. LH explained the scale of the new building by comparing it to a recently built nearby shed for cold storage: the proposed cement works would be over 3 times the length of the enormous shed. The cement works were refused by the Planning Inspector. At a subsequent Public Enquiry, the newly formed LHLA represented Medway as Expert Witness to support the re-use of a nearby brownfield site for the proposed cement works. The Planning Inspector supported this re-use. Unfortunately the quarry operator later managed to convert the permission for industrial use to develop new housing.



Zone of visual influence showing the areas from which a particular development can be seen



Existing Rugby Cement Works at Snodland, Kent



Figure ground showing the grain and urban pattern of a residential development



The conservation area which forms the backdrop to the proposed Sevenoaks residential development



Site for proposed agricultural development close to an overhead transmission line within the High Weald AONB



Brownfield site for proposed new cement works in Medway valley



**LHLA**

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