

To: Planning Policy and Development Management Team.

FAO: Helen Ogden

From: [REDACTED]

Date: 08/05/2025

Re: RR/898/CM

Address: Robertsbridge Works, Eatenden Lane, Mountfield, Robertsbridge TN32 5LA

Proposal: Variation of condition 2 (approved plans and drawings) of planning consent RR/853/CM to regularise discrepancies in drawings including changes to the height of the approved earth embankments. The application also seeks to vary the wording of condition 2 to include “unless these are superseded by later drawings and documents approved through the discharge of conditions attached to this planning permission” tailpiece.

Summary Recommendation

Recommend for Approval	It is recommended that the proposed development could be supported as it would have minor effects on local landscape character and views and potential impacts would be contained within the existing Mountfield works area.
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Reason for Recommendation

1. The site is located within the High Weald AONB and development proposals for this area would need to have regard to the purposes of the AONB designation. The location of the site in the High Weald AONB would require that the development demonstrates protection and **enhancement** of valued landscapes in accordance with NPPF policy.
2. The application is supported by a review of the original Landscape and Visual Appraisal, SLR March 2025. This document provides an accurate assessment of the baseline landscape and visual context of the site and surrounding area.
3. The conclusions of the LVA are that the proposed increase in the height of the bunds would not be detrimental to the overall character of the surrounding environment including the High Weald National Landscape. This conclusion is not disputed as the highest proposed bund would be in the lower part of the site in cross section.

4. The conclusions regarding the effects of the higher bunds on the visual amenity of the site and surrounding area are that:

The topography of the site, with the surrounding wooded ridges and valleys mean that visibility, and therefore potential changes to visual effects would be site specific and localised.

These findings are not disputed as the proposed maximum height from 3m to 7m would not have significant greater visual effects on the wider landscape than the original approved plans.

5. The conclusions of the LVA are a fair and accurate interpretation of the likely landscape and visual effects of the proposal. The potential landscape and visual effects of the proposed development need to be considered in the context of the existing British Gypsum factory, conveyers and cement rock bunker.
6. It is recommended that the proposed development could be supported as it would have minor effects on local landscape character and views and potential impacts would be contained within the existing Mountfield works area.



County Landscape Architect