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Sent: 21 July 2026 13:45

To: Robin Cross <robin@crossgroup.org.uk>

Cc: Frisby, Daniel <Daniel.Frisby@dmhstallard.com>; will@crossgroup.org.uk; Rainier, Peter <Peter.Rainier@dmhstallard.com>

Subject: Re: Land to south of Lynwick Street, Rudgwick: PlaceServices Landscape Comments [DMHS-DMS.FID8273516]

PLEASE EXERCISE CAUTION - This message originated outside your firm.

Hi all

Response to Place Services Landscape Comments

We have reviewed the landscape comments provided by Place Services and note their concerns regarding the principle of development, the perceived contribution of the Site to local landscape character, and the relationship with the surrounding countryside.

Our Landscape and Visual Statement reached a different professional conclusion following a detailed site survey and assessment. The assessment was prepared in accordance with the principles of GLVIA3 and relevant Landscape Institute guidance, with the intention of providing an objective and balanced professional assessment rather than an advocacy document. Whilst we acknowledge that the proposal would result in a localised change to the character of the Site itself, the effects are considered to be contained by the existing mature woodland framework, surrounding residential development and limited public visibility. The wider character of the Low Weald landscape would remain unchanged.

The assessment identifies a Moderate Adverse Significant effect upon the immediate Area of Local Landscape Character, reflecting what we consider to be a robust, transparent and balanced appraisal of the proposals. However, significant effects within GLVIA3 methodology do not automatically indicate that development is unacceptable. In this case, the effects are localised and should be considered alongside the retention of the principal landscape framework, including mature woodland and protected trees, the contained nature of the Site,

and the limited extent of visual effects identified from publicly accessible viewpoints.

We also consider that a number of the concerns raised relate to detailed design matters, including access design, tree protection and landscape treatment, which can be appropriately addressed through the Technical Details Consent stage should Permission in Principle be granted.

Accordingly, whilst we respect the views expressed by Place Services, we remain of the professional opinion that the Site is capable of accommodating a small-scale residential development without causing unacceptable harm to the wider landscape resource, and that landscape and visual matters should be weighed alongside all other material planning considerations in the overall planning balance.

Please also note that photographs A–E were taken from private land and are included solely to assist in understanding the proposals and the wider landscape context. If it would be helpful, we would be pleased to provide the full photography and viewpoint methodology from one of our previous Landscape and Visual Impact Assessments, which explains the approach adopted in selecting viewpoints, undertaking the photography and assessing landscape and visual effects in accordance with current

Hope this helps

Best wishes

Nick

Sent from my iPhone