

2.6 Landscape and visual impact assessment

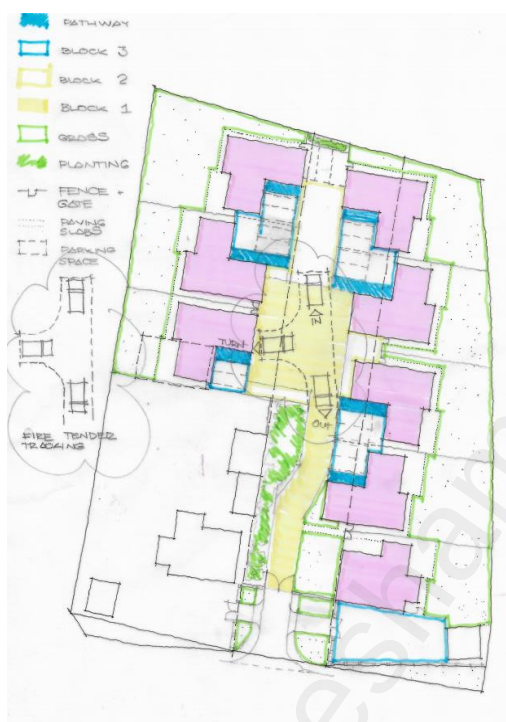
30th August 2021

1 Tree Survey

A "Tree Survey" has been undertaken by a specialist Contractor, as appended

The site is bordered on three sides by substantial tree and shrub planting - it is intended to use this as a "visual barrier" to avoid "impact" by the development to its surrounding areas, and to maximise "privacy" for the proposed dwellings

2 Landscaping



Block 1 - "Heavy Duty" brindle effect block in herringbone pattern, capable of accommodating Fire Tenders and Pantechnicons

Block 2 - "Light Duty" brindle effect block in herringbone pattern, capable of accommodating cars

Block 3 - "Light Duty" contrasting effect block in herringbone pattern, capable of accommodating cars

Pathway - "Light Duty" brindle effect tegula block, capable of accommodating cars

Fence - 1800mm high close boarded fence to rear of all gardens, and between dwellings, complete with private pedestrian gates

Paving slabs - To private paths, and rear garden patio areas - or specific choice by owners

Grass - To rear garden areas, and isolated areas to entrance and adjacent to entrance road. Grass verges onto pavement on Wrotham Road

Planting - Ground cover with bushes to create visual barrier along entrance road, and to block rear fence

All details to be confirmed and agreed with GBC prior to works commencing on site

3 Maintenance Proposals

An Owners' "Management Company" is to be created to be responsible for managing the "common parts" of the development i.e. the entrance road and gate, Wrotham Road verges, planting to the entrance road, surface water drainage, CCTV and communal electrics, including bollard lighting to the entrance road, and maintenance of the perimeter boundary's neighbours overhanging trees and bushes

4 Demolitions



- 1 Holly Cottage, outhouses and sheds - all to be removed (grey tone)
- 2 Willow Tree Farm - Buildings, trees, and bushes to be retained (pink)
- 3 8no new dwellings - To form Courtyard (yellow)
- 4 Site Boundary shrubs and undergrowth - to be trimmed back to proposed line of 1800mm high boundary fence
- 5 Trees within the site development area - The site is overgrown with uncontrolled growth over many years now prevalent. Any historic reason for specific species and their locations, no longer exists.
- 6 George Inn 1 - Shrubs and undergrowth to front of boundary to be removed to improve gable view of the building
- 7 George Inn 2 - Shrubs and trees to be trimmed back to joint boundary, subject to appropriate GBC approval (Listed Building in Conservation Area)
- 8 Wrotham Road frontage - Grass verge to Willow Tree Farm to be replicated in front of the rebuilt Holly Cottage
- 9 Entrance Road sight-lines - 2mx2m splays to be in grass (KCC Highways detail)
- 10 Landscaped area adjacent to change in direction of entrance road to be detailed with ground cover, shrubs and trees to provide visual barrier to views into the development

5 Development impact

By demolishing the existing Holly Cottage, and rebuilding in a similar style, the visual impact of the changes, from Wrotham Road, will be kept to a minimum. Additionally, by building behind the 2no Wrotham Road dwellings, again, the visual impact of the rear 7no houses, will again be minimised onto Wrotham Road. The substantial trees and planting to the north, west and south boundaries of the site are virtually impenetrable, even during winter, and as a consequence, the dwellings will be significantly hidden from all external views

6 Construction protection

Health and Safety protocols for working on building sites, adjacent to residential properties, neighbouring properties, highways, schools, car parks, will be incumbent upon all those involved in the design development and construction of the proposals, and followed accordingly. Detail specific policies will be established prior to works commencing, in compliance with the appropriate statutory legislation. Particular detailed attention will need to be paid to protect the perimeter trees immediately beyond the site boundaries

7 Site Trees and features



Wrotham Road - potential for improving vista to The George Inn



Western boundary from Leisure Centre car park



Southern boundary from Meopham School site



Previous aerial view of the site circa 2018



Wrotham Road - south eastern corner of site at Willow Tree Farm



Wrotham Road - towards north eastern corner of site



Overgrown planting at The George Inn to be trimmed/removed to enhance vista to the Listed Building



Overgrown non-maintained gardens to rear of properties



Holly Cottage rear garden - feature tree for potential retention?



Southern boundary to rear garden of Willow Tree Farm