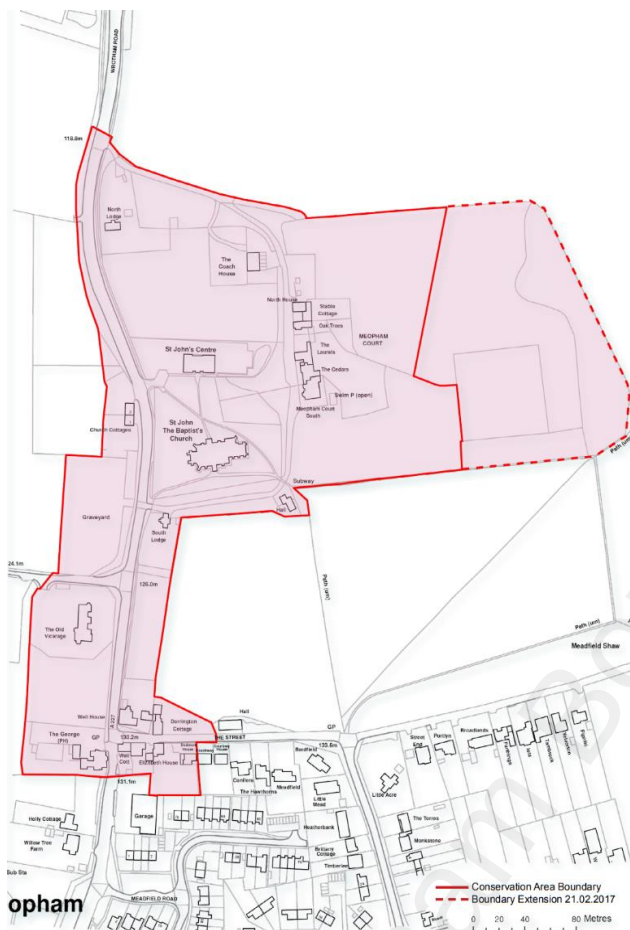


2.5 Heritage Statement

30th August 2021

1 Conservation Area Impact



The site adjoins "The Street, Meopham" Conservation Area, at its southern boundary, on Wrotham Road, with "The George Inn" (Listed Building).

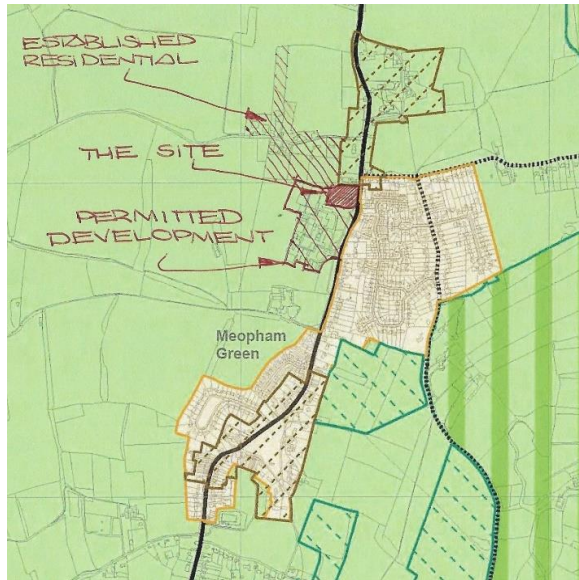
To minimise the development impact on Wrotham Road, Holly Cottage is proposed to be rebuilt in a style to match the retained Willow Tree Farm, thus retaining the existing character of the street elevation to Wrotham Road. There is also an opportunity to "open-up" the vista from the south on Wrotham Road to enhance the presence of "The George Inn" - currently, it is substantially hidden by overgrown and poorly maintained planting, all of which can be easily removed, regraded, and grassed to expose the Listed Building better (subject to agreement with its owner and the required approvals)

The proposed dwellings located to the rear of the site, are similar in height and scale to "The George Inn", and as there is a substantial strip of mature tree planting to the boundary, the visual impact will be negligible

To mitigate noise from the customer car park, and the external seating area of the George Inn, an 1800mm high close boarded fence is proposed to the rear gardens of the new dwellings.

Additionally, the dwellings will have triple glazed windows , and ventilation controlled by an internal mechanical heating and ventilation system to minimise the need for opening windows

2 Green Belt Impact



The Site is located in "The Green Belt, adjacent to both "The Street" Conservation Area, and immediately adjacent to the village envelope of Meopham Green. Residential development in Shipley Hills Road over time, and the continued expansion of facilities in the adjoining "School" site, now completely encircle the site, and isolate it from the Green Belt (shown green on the adjacent plan).

"PRE20200168" states "In relation to the impact on the Greenbelt and adjoining Conservation Area, taking into consideration the leisure centre to the west and newly built school to the south, the proposal would have minimal impact". In essence, the site, currently, no longer either contributes to the "openness" of the Green Belt, nor does its development, detract from the future "openness" of the Green Belt