

Landscape Design Statement

For

**Proposed modification of and extension to
existing Gypsy & Traveller site at The
Robins, Heron Hill Lane, Meopham**

Prepared By



TDA Ref: TDA/2872/RhC/06.23

June 2023

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INTRODUCTION:

The following document is to be read in conjunction with Tirlun Design Associates drawing no's.:

TDA.2870.02 titled 'Existing Site Plan'

TDA.2870.03 titled 'Proposed Site Layout and Outline Landscape Scheme'

It should also be read in conjunction with Ellis Associates (Bexley) Ltd drawing no: MEP/16055/P which illustrates the proposals for the original day room on site as approved under Planning Application no. 20160685.

All drawings are included in Appendix 1 of this document.

Any discrepancies found between the drawings and this document should be notified to the landscape architect or his representative for clarification.

DESIGN OBJECTIVES & LANDSCAPE CONCEPT:

TDA have been instructed by Mr. Henry Jeeves to produce a site layout and associated landscape scheme for the modification of and extension to his existing Gypsy & Traveller site at The Robins, Heron Hill Lane, Meopham.

The scheme has been carefully developed to ensure that the proposed site layout has minimal landscape character and visual amenity impacts upon its surroundings.

The proposals have been developed following a briefing meeting with the client and a subsequent site survey and assessment (undertaken to ascertain the position, visibility and landscape context of the site) and will form an integral part of a planning application for the development.

Site Layout.

The site layout has been carefully designed to minimise the landscape impacts of the proposed development whilst meeting the needs of future residents. Proposals include:

- The use of the existing entrance into the original site and the creation of a new complimentary entrance into the proposed extension to ensure continuity of boundary treatments to the site frontage, thus minimising the landscape character impacts upon Heron Hill Lane.
- The relocation of the existing permitted mobile home on the original site to allow for the creation of a new lawn area.
- The incorporation of a new day room within the proposed extension to match the original as approved under Planning Application no. 20160685 to ensure continuity of design.

Landscape Proposals

Landscape proposals for the new scheme have been carefully considered to minimise the developments visual amenity and landscape character impacts upon the surrounding area whilst respecting the sites relationship with its immediate setting and improving its landscape amenity and bio-diversity value.

Landscape proposals include:

- The introduction of 4 no. ornamental flowering trees to the site frontage to provide landscape structure, screening and improve the sites bio-diversity.
- The introduction of 7 no. new native trees to provide landscape structure and improve the sites bio-diversity.
- The introduction of 235 square metres of proposed native woodland buffer planting to provide landscape structure and improve site biodiversity.
- The introduction of 48 linear metres of native hedgerow to define the residential area, provide landscape structure, screening and to improve the bio-diversity of the site.
- The introduction of 55 square metres of native bulb drifts for seasonal colour and to improve the bio-diversity of the site.

LANDSCAPE CONDITIONS

Should the council be minded to approve the proposed development and are satisfied with the landscape scheme, the permission could incorporate stringent conditions to ensure the sensitive development of the site. Examples of such conditions have been included in the Schedule of Proposed Conditions included in Appendix 2.

Appendix 1

PLAN 1:200 @ A1

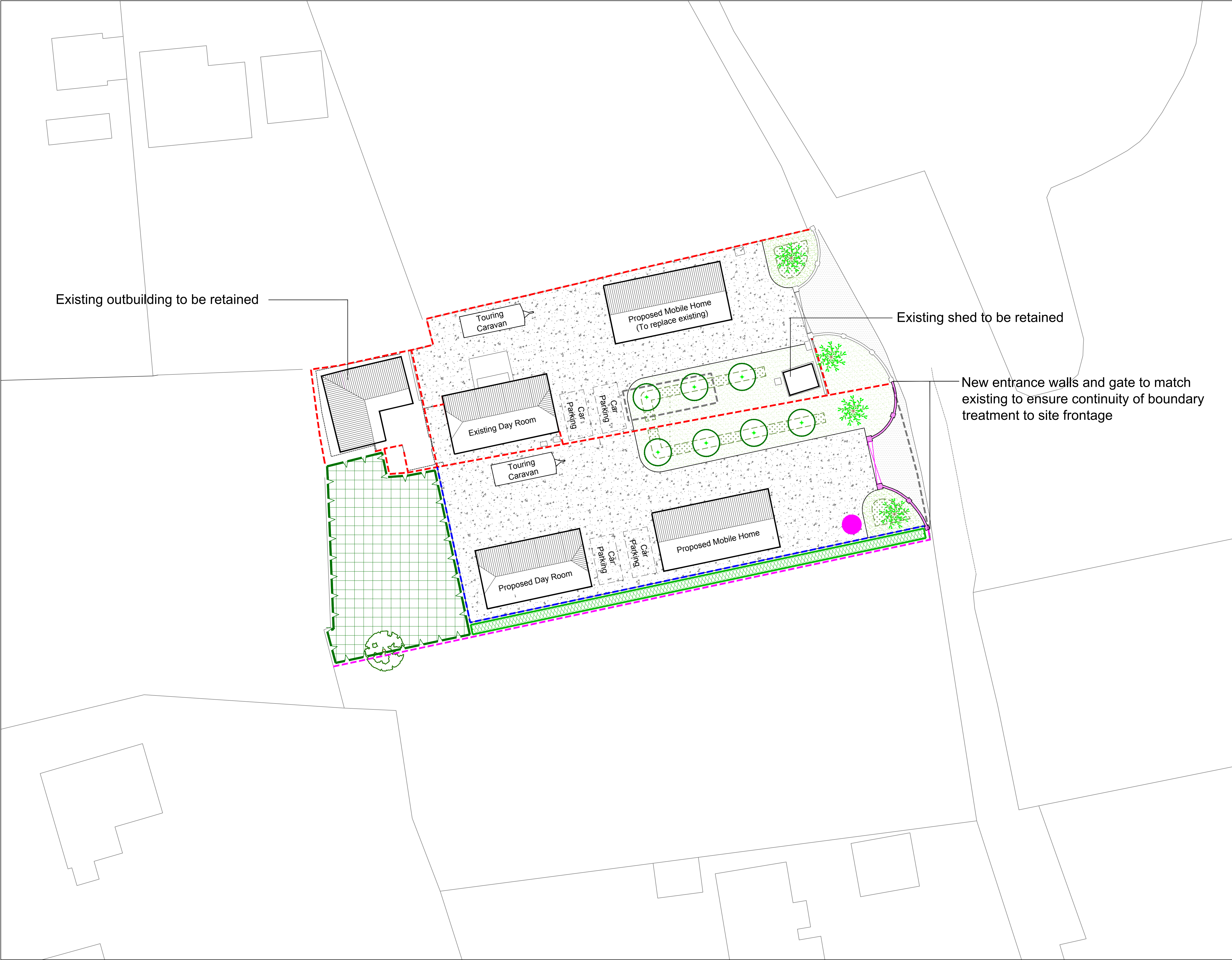


KEY:

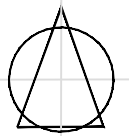
	Buildings		Overhead Cable		IC	Inspection chamber		Bo	Bollard
	Wall		Concrete edge		Pinv	Pipe invert		IB	Illuminated bollard
	Kerb line		Tarmac edge		Gy	Gully		Bin	Rubbish bin
	Line marking		Grass verge		Bg	Back gully		Vp	Vent pipe
	Drop kerb		Canopy/Overhang		Dp	Down pipe		Grl	Ground light
	Centre line		Verge		Pipe	Pipe above ground		Lbox	Letter box
	Top of bank		Bottom of bank		MH	Manhole		Strmp	Tree Slump
	Station Level		Station Name		WL	Water level		Sty	Stile
	Tree / Bush / Sapling		Area of Undergrowth		FI	Flood light		IFL	Internal floor level
	Woodland		Ridge Level		Tp	Telegraph post		THL	Threshold level
	Eaves Level		Flat Roof Level		Ep	Electricity post		Sp	Sign post
	Gate		Fence types:		TI	Traffic light		BH	Borehole
	Interwoven		Iron Railings		Bus	Bus stop		ELC	Electric
	Wire Mesh		Post & Rail		Sv	Stop valve		BT	British Telecom
	Post & Wire		Chain Link		St	Stop lap		C'box	Control box
	Wooden Panels		Close Boarded		Er	Earth rod		TT	Tactile
	Steel Palisade		Steel Palisade		Wm	Water meter		BP	Brick paved
			Gas		Gas	Gas valve		CPS	Concrete paving slabs
			Air valve		ICU	Unidentified inspection		R/wall	Retaining wall
			Wash out		Re	Rodding eye		TWL	Top of Wall Level
			Belisha beacon		CTV	Cable tv		TCL	Tree canopy level
			Marker post		G	Girth		MG	Multi girth
			Gas marker post		IC	Inspection chamber		CL	Cover level
			Soffit		IL	Invert level		UTR	Unable to raise
			Fire hydrant						

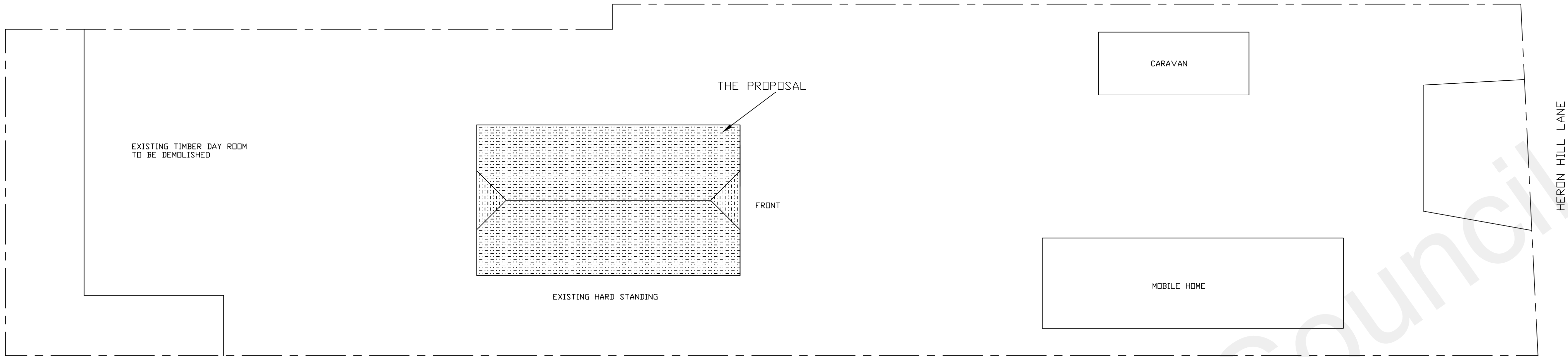
REV	NOTES	BY	DATE
TDA THE GRANARY NEWLAND FAWR FARM LLANGAN CF35 5DN TEL: 01446 789367		 Environment Landscape Design	
CLIENT			
MR. HENRY JEEVES			
DRAWING NUMBER		SCALE	
TDA.2872.02		1:200 @ A1	
DRAWN		DATE	
RhC		JUNE 2023	
PROJECT			
PROPOSED MODIFICATION OF AND EXTENSION TO EXISTING GYPSY & TRAVELLER SITE AT THE ROBINS, HERON HILL LANE, MEOPHAM			
DRAWING TITLE			
EXISTING SITE PLAN			

PLAN 1:200 @ A1

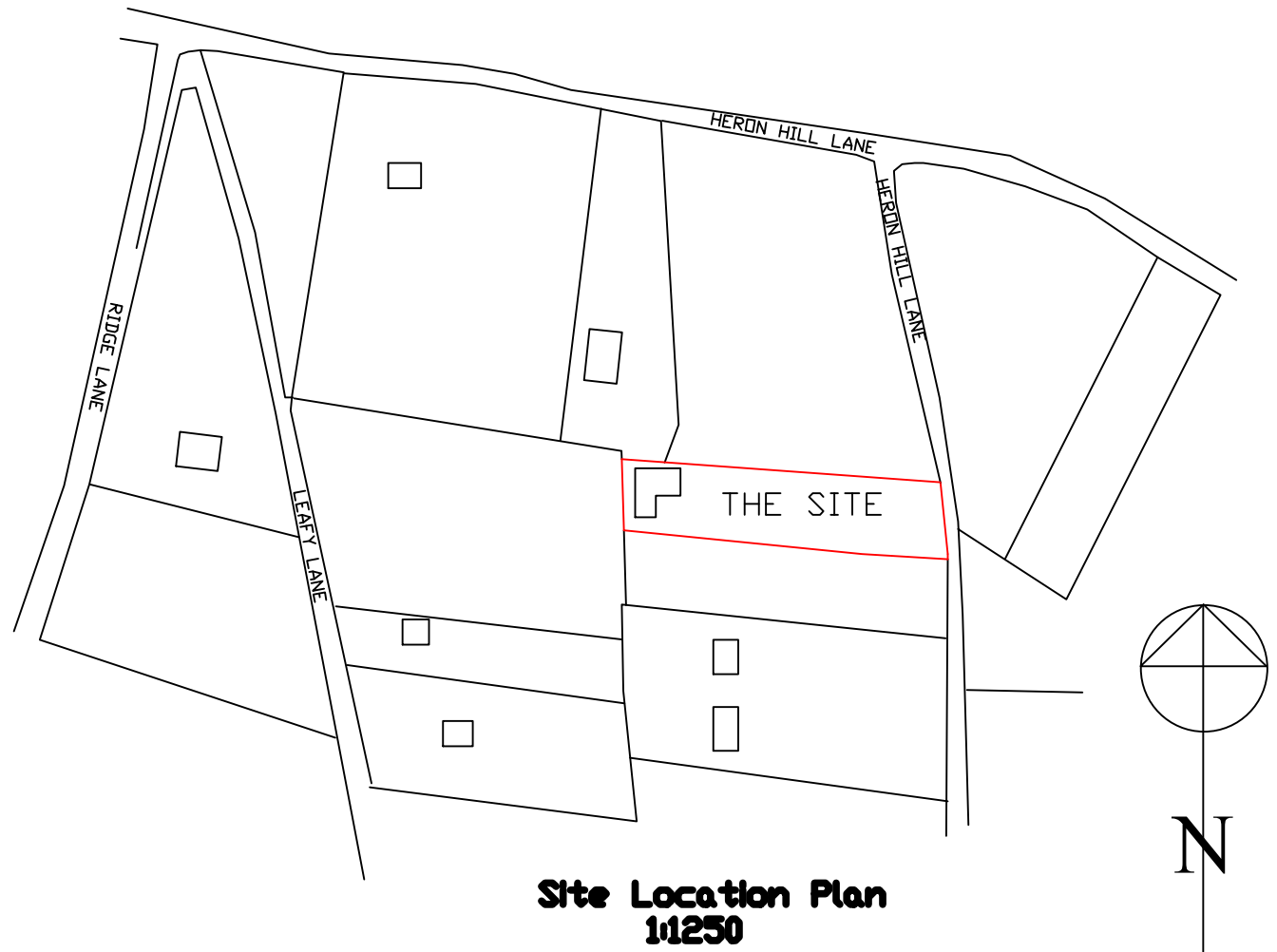
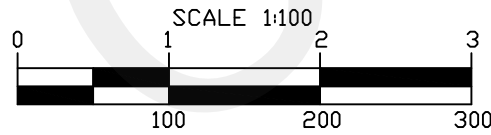


- KEY:**
- EXISTING TREES TO BE RETAINED
 - EXISTING/PROPOSED YARD AREAS
(Proposed yard areas to be gravelled to match existing. Gravel to be laid on a weed suppressing membrane over a compacted 'open' (Type 3) permeable sub base to allow surface water percolation.)
 - PROPOSED YARD THRESHOLDS
(Threshold to be surfaced with 200mm thick reinforced brushed concrete with smooth floated edges and to be slightly raised to stop dust egress into highway.)
 - EXISTING MOBILE HOME & FENCES TO BE REMOVED
 - EXISTING FENCING RETAINED
 - PROPOSED 2.1 M HIGH CLOSE BOARDED TIMBER FENCES TO MATCH EXISTING
 - PROPOSED 1.2 M HIGH POST & RAIL TIMBER FENCES
 - PROPOSED CESSPIT
 - PROPOSED ORNAMENTAL FLOWERING TREES
(Flowering ornamental tree species to be native)
 - PROPOSED NATIVE TREE PLANTING
(Tree species to match those already present in the locality and to be of local provenance)
 - PROPOSED NATIVE WOODLAND BUFFERS
(Tree and understorey species to match those already present in the locality and to be of local provenance)
 - PROPOSED NATIVE HEDGEROW PLANTING
(Hedgerow species to match those already present on site and to be of local provenance)
 - PROPOSED ORNAMENTAL GRASS AREAS
(Proposed lawns to be seeded with a flowering lawn mix)
 - PROPOSED BULB DRIFTS
(Drifts to contain a native mix of bulb species)

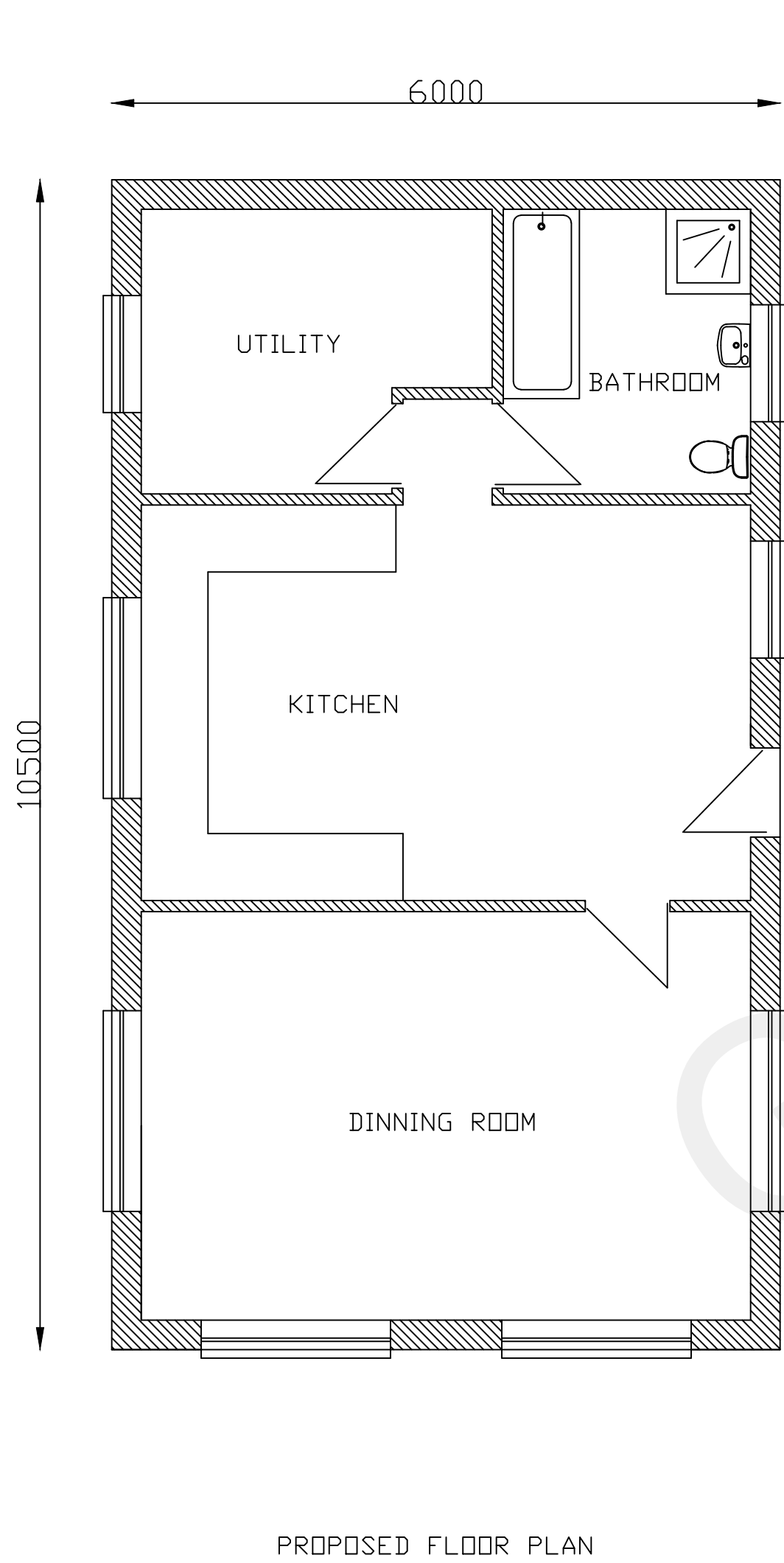
REV	NOTES	BY	DATE
TDA CANNA STUDIO LLANGAN VALE OF GLAMORGAN CF35 5DR TEL: 01446 771250			
CLIENT MR. HENRY JEEVES			
DRAWING NUMBER TDA.2872.03	SCALE 1:200 @ A1		
DRAWN RhC	DATE JUNE 2023		
PROJECT PROPOSED MODIFICATION OF AND EXTENSION TO EXISTING GYPSY & TRAVELLER SITE AT THE ROBINS, HERON HILL LANE, MEOPHAM			
DRAWING TITLE PROPOSED SITE LAYOUT & OUTLINE LANDSCAPE SCHEME			



SITE PLAN 1:100

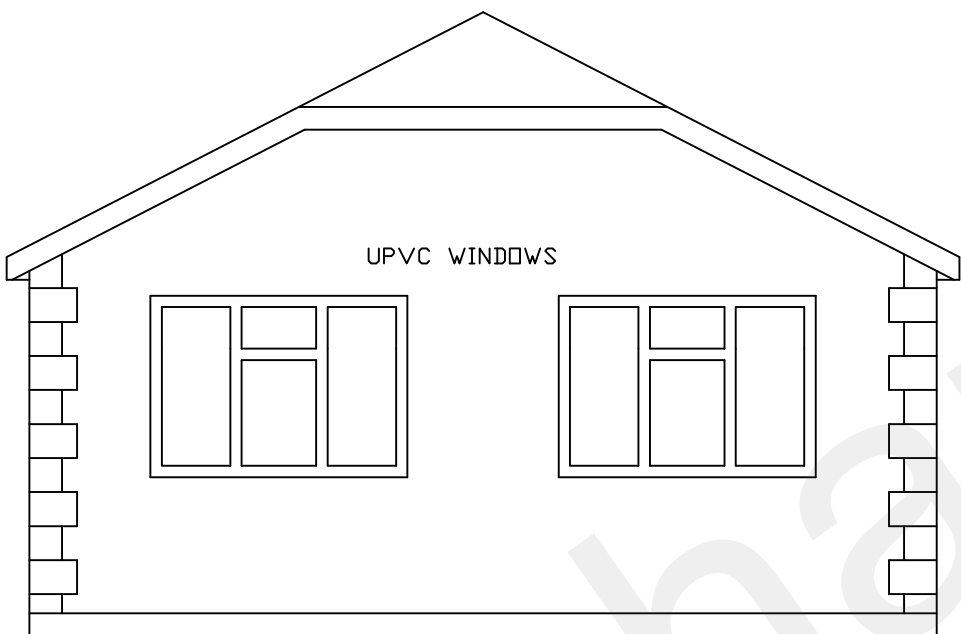


Site Location Plan
1:1250

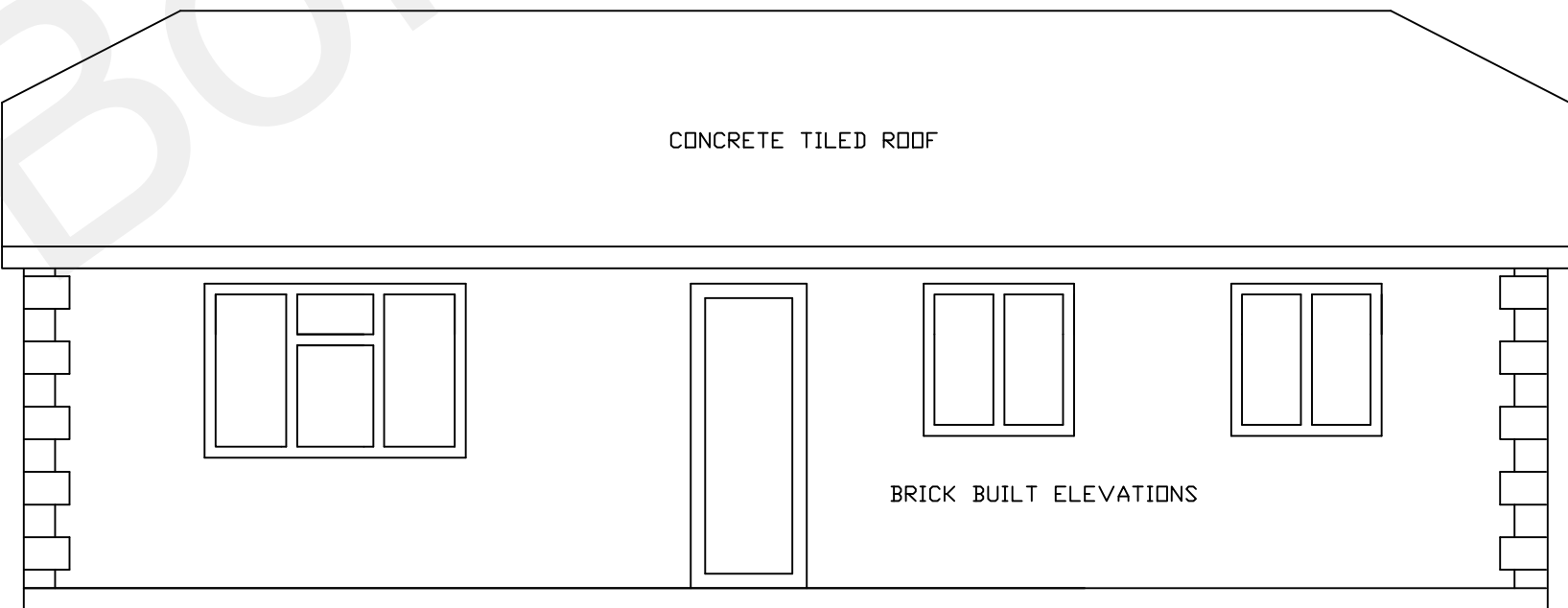


PROPOSED FLOOR PLAN

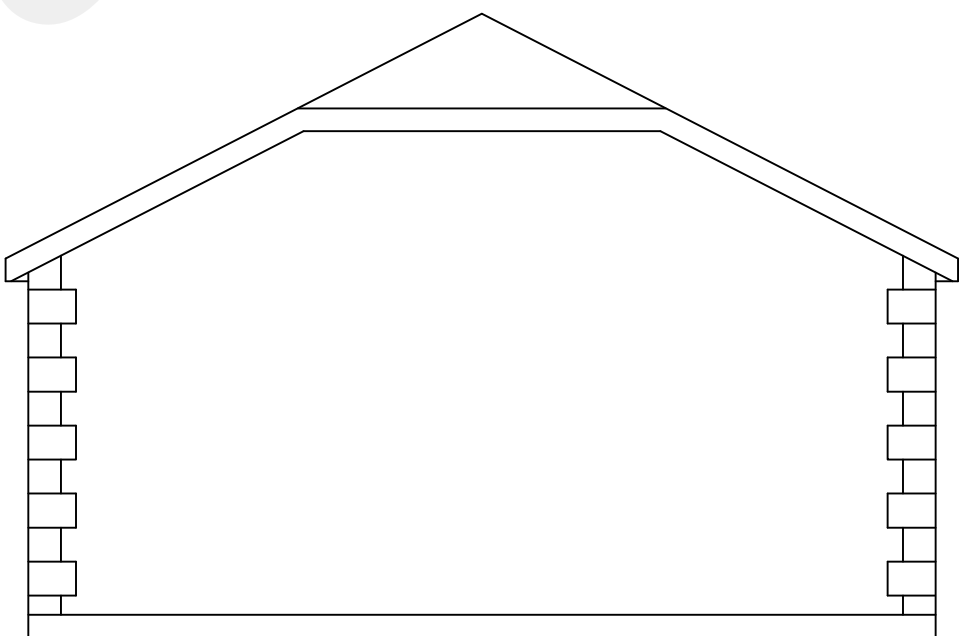
PROPOSED ELEVATIONS



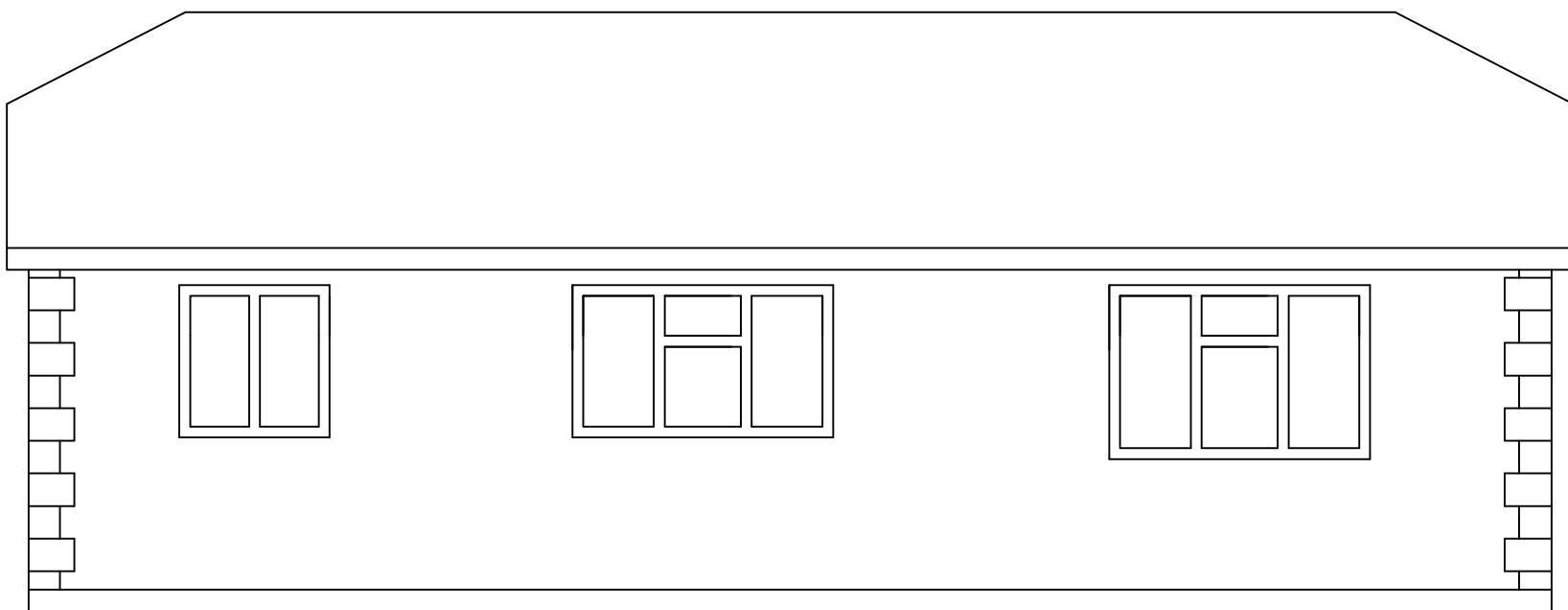
FRONT ELEVATION



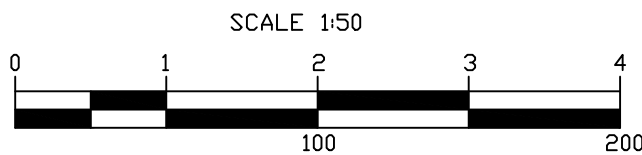
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GENERAL NOTES:
All works to comply with relevant Codes of Practice and British Standards.
All site particulars, dimensions and levels of existing and proposed structures to be checked on site with the drawings and structural report by the contractor and any discrepancies reported prior to commencement of any work. All drain positions are approximate, they relate only to our survey of the property. Client and Contractor to ensure compliance with the Party Wall etc Act 1996 Town and Country Planning Act, Building Regulations Act and local water authority requirements where applicable. The attention of the Contractor is directed to the requirements of the Factories Act 1961, The Offices, Shops & Railway Premises Act 1963, the Health & Safety at Work Act 1974, The Construction Design and Management Regulations 2007 and all amendments thereto. In addition to the requirements of the Asbestos Regulations 1969, the Contractors attention is drawn to the Control & Safety guidelines issued by the Asbestos Research Council and the Asbestos Information Committee and all amendments thereto.

FIRM NAME
**ELLIS ASSOCIATES
(BEXLEY) LTD
07939 129938**

CLIENT & LOCATION
MR JEEVES & MS BAKER
THE ROBINS
HERON HILL LANE
MEOPHAM
KENT
DA13 0SD

PROJECT
DEMOLITION OF EXISTING
TIMBER DAY ROOM
CONSTRUCTION OF A
BRICK BUILT DAY ROOM

SCALE: 1:50/1:100
DATE: SEP 16
DRG NO: MEP/16055/P

Appendix 2

SCHEDULE OF PROPOSED CONDITIONS

1. The site shall not be occupied by any persons other than Gypsies & Travellers as defined in Annex 1 of the Planning Policy for Traveller Sites.

2. Notwithstanding the details shown on TDA drawing no. TDA.2872.03, a 'site development scheme' for the internal layout of the site including the siting of the caravans, hardstanding, parking, amenity areas, means of foul and surface water drainage, boundary treatments and landscaping (including details of species, plant sizes, proposed numbers and densities) shall be submitted for the written approval of the local planning authority prior to occupation of the site. The said scheme shall include a timetable for its implementation.

3. If within a period of five years from the date of implementing the landscaping details approved in accordance with condition 2, any trees or shrubs are removed, uprooted, destroyed or die, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

4. No commercial activities shall take place on the land, including the storage of building materials.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) (with or without modification) no other means of enclosure shall be erected other than those proposed in the approved 'site development scheme'.