

The Granary
Penstock Hall Farm
Canterbury Road
East Brabourne
Ashford, Kent TN25 5LL

Our Ref: 17741_C01a
12 May 2026

FAO Alison Webster

Application ref: 20250992

Proposal: Outline application for the erection of up to 350 residential dwellings, public open space and associated works. Approval is sought for the principal means of vehicular access from Wrotham Road, and all other matters are reserved.

Location: Land at Wrotham Road, Meopham, Gravesham

- 1.1. This note responds to the Kent Downs National Landscape (KDNL) letter dated 3 December 2025 for Land adjacent to Wrotham Road, Meopham. Its purpose is to address the matters contained within the letter relating to proximity, visibility and potential effects on its setting, having regard to the findings of the Landscape and Visual Impact Assessment (LVIA) (report ref. 17741_R01a) prepared by Tyler Grange Group Limited (TG) in support of the above planning application.
- 1.2. Several plans that support the LVIA have been referenced below, and for ease have been appended to the back of this response.

Summary of the LVIA Findings

- 1.3. For ease, the conclusions of the LVIA relevant to the KDNL are summarised here before the detailed point-by-point response:
 - **Setting of the KDNL:** The Site lies outside but within the setting of the KDNL, located approximately 250m west of the designation boundary. The LVIA therefore considers the KDNL setting as a landscape receptor of high sensitivity.
 - **Views and visibility:** The LVIA's Zone of Theoretical Visibility (ZTV) and field verification confirm that there are no views of the Site from within the KDNL itself. Visual receptors within the KDNL were scoped out on this basis. A very localised and transitional view is acknowledged at the point where Public Right of Way (PRoW) NS173 crosses Camer Park Road and enters the KDNL; however, this occurs at the boundary and does not give rise to sustained or compositional views into or from the designated landscape (Section 5 of LVIA 17741_R01a).



- **Separation and landscape context:** The Site is separated from the KDNL by arable farmland and Camer Park Road, a narrow rural lane with a strong vegetated edge along its eastern verge, which coincides with the KDNL boundary in this location. While there are fewer layers of built development between the Site and the KDNL than at other locations, the LVIA identifies a clear landscape transition, reinforced by existing vegetation along Camer Park Road and an establishing hedgerow along the Site's eastern boundary.
- **Localised effects and design response:** Landscape and visual effects arising from the Proposed Development are localised to the immediate settlement edge and adjacent PRoW. The Illustrative Landscape Strategy incorporates a substantial area of Public Open Space (POS) along the eastern boundary, with reinforced hedgerows and layered tree planting designed to strengthen the settlement edge, manage the transition towards the KDNL, and respond to Green Belt considerations (paras 6.7–6.10 of LVIA 17741_R01a).

Design Evolution

- 1.4. The LVIA and Illustrative Landscape Strategy were informed by pre-application engagement with Gravesham Borough Council. In its pre-application response (PRE20250101), the Council advised that "considering the rural location of the site, a landscape led-approach to the development would be appropriate." This advice has informed the evolution of the proposals, including the focus on edge treatment, settlement containment and the structure of open space and planting.
- 1.5. A Design Review Panel (DRP) was held on the 6th June 2025 to inform and refine the landscape-focused approach identified through pre-application engagement. In response to DRP feedback, and ongoing design development, the proposals for the Site were amended in a number of respects relevant to landscape and visual considerations, including:
 - Strengthening the eastern boundary through the provision of a substantial area of Public Open Space (POS), reinforcing the existing establishing hedgerow with additional hedgerows and layered tree planting to create a clear and defensible settlement edge.
 - Refinement of layout and open space distribution to avoid development extending influence eastward.
 - Amendment to view corridors to avoid large gaps in boundary vegetation and reinforce a contained settlement edge.
- 1.6. The evolution of the design was also informed by Green Belt considerations, recognising the need to limit the perception of encroachment, reinforce a clear and defensible settlement boundary, and maintain the openness of the wider Green Belt. In response, the proposals for the Site incorporate a substantial area of POS along the eastern boundary, reinforcing the line of an existing historic field boundary through strengthened hedgerows and layered tree planting. Built development is set back from this edge and fully contained within a single field parcel, ensuring that development does not extend eastward into more open countryside.



Landscape Response

- 1.7. The planning application was submitted on 30 September 2025 under the reference 20250992. The table below (table 1) itemises the comments made on planning application 20250992 by the KDNL Team (dated 3rd December 2025) with responses provided by TG.

Table 1: TG Responses to KDNL Comments

Item	<i>Kent Downs National Landscape Response - 03/12/25</i>	TG Response
1.	<i>The application site lies approximately 250m from the boundary of, and, as the LVIA submitted as part of this application confirms, is visible from, the Kent Downs National Landscape. For these reasons it is considered to lie within its setting. The application should therefore be tested against the purpose of the National Landscape designation, to conserve and enhance the natural beauty of the National Landscape, in line with paragraph 189 of the NPPF.</i>	The Site is located approximately 250 m west of the KDNL boundary, which follows Camer Park Road in this location, as shown on the Landscape Planning Policy & Designations Plan (17741_P02, Appendix 1). The LVIA acknowledges that, by reason of this proximity and the Site's relationship to the boundary of the KDNL, the Site lies within the setting of the KDNL and has therefore assessed effects on that basis. However, while the Site is within the setting of the KDNL, the LVIA does not identify views from within the KDNL itself. ZTV analysis (17741_P05, Appendix 1) and field verification confirm that there are no sustained or public views of the Site from within the KDNL, with visual receptors within the KDNL scoped out accordingly (Section 5 of LVIA 17741_R01a). A very limited and localised experience is acknowledged at the point where PRoW NS173 crosses Camer Park Road and enters the KDNL; however, this occurs at the immediate transition point and does not result in long-distance or compositional views affecting the experience of the designated landscape. In landscape and perceptual terms, the LVIA identifies that the Site forms part of a transitional edge-of-settlement landscape relevant to Hook Green, rather than contributing to the core scenic or experiential qualities of the KDNL. Camer Park Road and its vegetated verge establish a clear boundary condition to the KDNL, with a large arable field and garden boundary vegetation providing further separation from the Site. The proposed mitigation along the eastern boundary of the Proposed Development further reinforces this transition. Accordingly, while paragraph 189 of the NPPF is engaged on a setting basis, it does not preclude development in such locations. Instead, it requires that proposals are sensitively located and designed to avoid or minimise adverse impacts on the designated landscape. In this instance, the LVIA identifies the effects on the setting of the KDNL as, at most, negligible adverse at Year 1, reducing to negligible neutral by Year 15, following the establishment of mitigation planting (see LVIA 17741_R01a). These conclusions reflect the contained layout of development, the substantial eastern POS, and the strengthening of boundary planting shown on the Illustrative Landscape Strategy (17741_P04a, Appendix 1).



Item	<i>Kent Downs National Landscape Response - 03/12/25</i>	TG Response
		This approach is consistent with the Inspector's application of paragraph 189 in APP/H2265/W/24/3347410 (Moto Hospitality, M26 Junction 2a), an appeal concerning a commercial development located approximately 8 km to the south of the Site, where part of the appeal site directly abutted the KDNL and was explicitly assessed as lying within its setting. In that case, the Inspector identified "limited and localised visual harm to the setting of the KDNL" and concluded that the proposal would accord with paragraph 189 because it did not harm "how views from or towards the scarp of the KDNL would be experienced", reinforcing that identification of land as forming part of a National Landscape's setting is not determinative in itself.
2.	<i>The Kent Downs Management Plan 2021 to 2026 sets out the policy for the conservation, enhancement and management of the National Landscape in a series of aims, actions and Principles. The following principles from the Management Plan are considered to be of particular relevance to the current application:.....</i> <i>.....SD8 Ensure proposals, projects and programmes do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the Kent Downs AONB.</i>	Principle SD8 of the Kent Downs Management Plan seeks to ensure that proposals do not negatively impact on the distinctive landform, landscape character, special qualities, setting and views to and from the Kent Downs National Landscape. As the Site lies outside the KDNL, there would be no physical change to the landform or landscape character of the designated area. The LVIA has therefore assessed effects on the setting of the KDNL, including effects on views both towards and from the designation. In this regard, the LVIA confirms that the Proposed Development would not give rise to adverse effects on views from within the KDNL itself, with visual receptors within the designation scoped out on the basis of ZTV analysis and field verification (Section 5 of LVIA 17741_R01a). With regard to views towards the KDNL, the LVIA identifies that a very limited section of PRoW NS252 crosses the south-eastern corner of the Site within the proposed POS. In this location, the proposed boundary planting would partially filter views eastwards towards the KDNL. However, the majority of PRoW NS252 lies within open arable farmland to the east of the Site, where views towards the KDNL would remain unobstructed and unchanged. Outside of this short localised section, the Proposed Development would not impede existing views towards the KDNL from surrounding receptors. On this basis, the LVIA concludes that effects on views to and from the KDNL would be negligible adverse at Year1, reducing to negligible neutral by Year15, following the establishment of mitigation planting, as set out in Appendix 8 (Landscape Effects Assessment Tables) and summarised in Section 7 of LVIA 17741_R01a. The assessment therefore finds very limited adverse effects on the setting of the KDNL in relation to Principle SD8.



Item	<i>Kent Downs National Landscape Response - 03/12/25</i>	TG Response
3.	<i>The application site is a significant area of undeveloped farmland, lying between the built confines of the rural settlements of Hook Green and Meopham. It plays an important role in establishing and supporting the rural and nucleated character and appearance of both villages. The land is characteristic of the setting of the National Landscape here which is comprised of clearly defined scattered settlements set amidst open farmland.....</i> <i>..... Development of this open greenfield site would fail to protect or enhance the setting of the National Landscape, and would seriously erode the open agricultural setting of the villages of Hook Green and Meopham, resulting in the creation of one large linear settlement extending for approximately 3km south from Meopham Station. The amalgamation of these two settlements would fundamentally change the character of landscape that currently makes a positive contribution to the setting of the National Landscape resulting in an abrupt change in land management just outside the boundary of the National Landscape.</i>	The LVIA acknowledges that the Site comprises open arable farmland located between the settlements of Hook Green and Meopham, and that this land contributes to the local setting of Hook Green. However, the assessment does not support the conclusion that development of the Site would result in the amalgamation of Hook Green and Meopham or the creation of a continuous linear settlement extending southwards. In this regard, the LVIA identifies that the existing residential area at The Street, together with its associated gardens, already forms a substantial visual, physical and perceptual separation between Hook Green and Meopham. The Proposed Development responds to this context by being set back from the southern edge of the Site and by utilising the existing hedgerow along the eastern boundary as a defined stopping point for development. The incorporation of POS and additional layers of planting along this boundary further complements the well-vegetated gardenscape associated with The Street, increasing the perception of separation between the settlements rather than diminishing it. In landscape-character terms, the LVIA identifies that the setting of the KDNL in this location is characterised by nucleated settlements set within a working agricultural landscape, rather than by an absence of development. Settlement edges and transitional landscapes therefore form an intrinsic part of the existing context. The Proposed Development responds to this pattern by reinforcing a strong eastern settlement edge to Hook Green, using POS, strengthened hedgerows and layered tree planting to manage the transition towards the countryside and the KDNL, rather than extending or fragmenting settlement form (see Illustrative Landscape Strategy, 17741_P04a, Appendix 1) . While the Site contributes to the setting of Hook Green, the LVIA demonstrates that the Proposed Development would not result in settlement coalescence, would not create a linear settlement form, and would not fundamentally alter the landscape character that contributes to the setting of the KDNL. Residual effects are assessed as localised and negligible following mitigation, and the proposals would protect the setting of the KDNL.



Item	<i>Kent Downs National Landscape Response - 03/12/25</i>	TG Response
4.	Such concerns were raised in the Gravesham Landscape Sensitivity and Capacity Study that formed part of the evidence base for the Gravesham Local Plan Reg 18 Draft (2020) <i>"Any extensive development within the parcel would affect the sense of rural openness which contributes towards the settings of Camer Park, the Kent Downs AONB and Meopham The Street Conservation Area, and would be likely to have a significant adverse impact on landscape character and potentially also on cultural heritage value"</i>	The Landscape Sensitivity and Capacity Study identifies that: <i>"Any extensive development within the parcel would affect the sense of rural openness which contributes towards the settings of Camer Park, the Kent Downs AONB and Meopham The Street Conservation Area..."</i> The LVIA has not assessed an extensive or unconstrained development scenario, but instead has considered the specific location, form and landscape response of the Proposed Development as submitted. The Study further distinguishes within the parcel, noting that: <i>"Development in the north-west corner of the parcel would relate most closely to the existing settlement form and would have a more limited impact on the settings noted above..."</i> The Proposed Development is located wholly within this part of the parcel, adjacent to the existing settlement edge of Hook Green, and does not extend across or fragment the wider area identified by the Study. The Study also identifies that potential effects in this location: <i>"...could be reduced in the longer term by planting to the south, where the presence of Priestfield Shaw offers potential to create a new link to the trees along the Wrotham Road without significantly compromising the openness of the field."</i> The Illustrative Landscape Strategy (Appendix 1) responds directly to this identified opportunity by providing a well-treed POS corridor along the eastern boundary, incorporating reinforced hedgerows and layered tree planting. This approach strengthens the existing landscape structure, links planting associated with Priestfield Shaw and vegetation around The Street, and establishes a clear and defensible settlement edge, without extending development eastwards towards Camer Park Road or the KDNL boundary. As assessed in the LVIA, these measures ensure that landscape change is contained to the south-eastern edge of Hook Green, rather than extending across the wider parcel. Residual effects on landscape character are assessed as negligible adverse by Year 15, following the establishment of mitigation planting. Accordingly, while the Study highlights landscape sensitivity at a strategic level, the LVIA demonstrates that the location, extent and landscape-led design response of the Proposed Development align with the more limited-impact scenario identified within the Study and address the sensitivities it raises.



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5.	<i>In addition to the harmful impact of settlement coalescence on landscape character, residential development of this scale will result in adverse impacts on the adjoining National Landscape as a result of including increased recreational pressure and higher volumes of traffic on its network of narrow rural lanes which will threaten the landscape and scenic beauty of this protected landscape.</i>	The comment regarding traffic volumes and highway impacts is noted; however, assessment of traffic generation and network effects falls outside the scope of the landscape and visual assessment. From a landscape perspective, the LVIA has considered the potential for indirect effects on the KDNL arising from increased recreational activity associated with the Proposed Development. The proposals incorporate a substantial area of POS within the Site, providing accessible opportunities for day-to-day recreation and informal use within a managed landscape framework. This helps to accommodate recreational activity locally, rather than directing it towards the KDNL. Existing PRoW are retained and integrated within the layout of the Proposed Development. In the case of PRoW NS252, which connects towards the KDNL via Camer Park Road, the LVIA acknowledges that use of this route may continue; however, the majority of this PRoW already lies within open agricultural land to the east of the Site, where the Proposed Development would not alter its character, alignment or relationship with the KDNL. Where NS252 crosses the south-eastern corner of the Site within the POS, the design incorporates planting and open space around the PRoW.
6.	<i>It is therefore our view that this development will have an adverse effect on the setting of the National Landscape, by virtue of its incursion into and erosion of the open rural character of both Hook Green and Meopham villages and the resultant abrupt change in land management just outside the boundary of the National Landscape.</i>	The KDNL's conclusion is noted. However, the LVIA does not identify the Proposed Development as resulting in an adverse effect on the setting of the KDNL, either through erosion of rural character or by way of an abrupt change in land management beyond the Site. The LVIA acknowledges that the Site forms part of an agricultural landscape at the edge of the settlement of Hook Green, and that this landscape contributes to the immediate setting of the village. However, the assessment identifies this area as a transitional edge-of-settlement landscape, rather than undeveloped countryside divorced from settlement influence. The setting of the KDNL in this location is characterised by nucleated settlements set within a working agricultural landscape, with defined settlement edges forming an established component of that context. The Proposed Development is assessed as a contained and landscape-led extension to the south-eastern edge of Hook Green, fully confined within a single arable field parcel. Substantial POS along the eastern boundary, together with reinforced hedgerows and layered tree planting, strengthens an existing historic field boundary and provides a clear and defensible limit to development. This approach manages the transition from settlement to



Item	<i>Kent Downs National Landscape Response - 03/12/25</i>	TG Response
		countryside and avoids outward sprawl or incursion towards Camer Park Road and the KDNL boundary. In landscape and visual terms, the LVIA concludes that change would be localised to the immediate settlement edge, with no evidence of settlement coalescence or the creation of a linear settlement form between Hook Green and Meopham. Residual effects on local landscape character are assessed as negligible adverse by Year15, following the establishment of mitigation planting, and effects on the setting of the KDNL are assessed as negligible adverse at Year 1, reducing to negligible neutral by Year 15. On this basis, while the proposals introduce a managed degree of change at the settlement edge, the LVIA demonstrates that this change is consistent with the existing pattern, would not result in erosion of rural character beyond the Site, and would not give rise to an adverse effect on the setting of the KDNL. This conclusion reflects the established approach to paragraph 189 of the NPPF, which permits development within the setting of a National Landscape where the evidence demonstrates that the character and experience of the designation would not be materially altered, as illustrated in appeal decisions such as APP/H2265/W/24/3347410.

KDNL Setting Considerations of Nearby Site – Land West of Norwood Lane, Meopham

- 1.9. The recent Committee Report for Land West of Norwood Lane, Meopham (Application ref. 20251116) provides a relevant nearby example of how effects on the setting of the KDNL have been considered by the KDNL Board in a similar local context. As shown in figure 1 below, the Norwood Lane proposals is located to the north-east of our Site, to the north of Green Lane/Camer Road, and to the west of Norwood Lane, with the settlement edge of Hook Green abutting the western boundary of the proposals. The Norwood Lane proposals are located in the Meopham Downs Landscape Character Area (LCA), which is the same LCA as the Site. Unlike the Site, the Norwood Lane proposals abut the KDNL to the south-east.

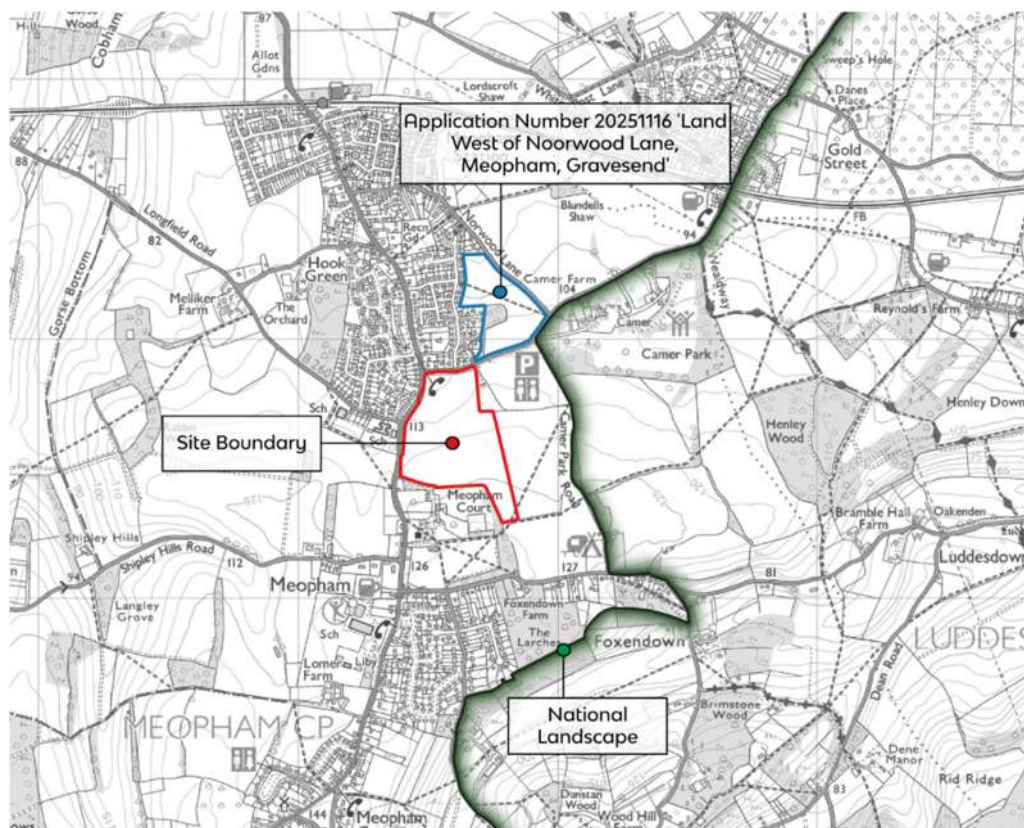


Figure 1: Locations of our Site (red line) and Norwood Lane Proposals (blue line)

- 1.10. In the Committee Report the KDNL Board confirmed that the Norwood Lane proposals “forms part of the setting of the AONB by virtue of its proximity, rural character and absence of detracting features” (para. 6.109) and that “the site provides a rural setting to Hook Green and a buffer between the settlement and the AONB” (para. 6.109). The KDNL Board also stated that “the proposal would result in the settlement edge of Hook Green being extended to abut the National Landscape and recognise that the site forms a logical extension to the existing village” (para. 6.110). However, the KDNL Board acknowledged that potential impacts can be addressed through design, stating that “a minimum 15m landscape zone should be provided... to ensure a robust buffer is maintained” (para. 6.112), which would “provide an appropriate interface and soft landscaped edge to the AONB” (para. 6.113).
- 1.11. The Committee Report also highlights relevant case law in respect of how “setting” should be interpreted. In *R (Ardleigh Parish Council) v Tendring District Council* [2024] EWHC 648 (Admin), the Court confirmed that the protection afforded by paragraph 189 of the NPPF in respect of development within the setting of a National Landscape is the protection of the designated landscape itself, and that the NPPF does not seek to protect or enhance the setting for its own sake. The Report also refers to *R (CPRE Kent) v Secretary of State for Housing, Communities and Local Government* [2025] EWHC 1781 (Admin), which confirmed that the duty to “seek to further” the purposes of a National Landscape does not require the



refusal of development where there is residual harm, and that the decision remains one of planning judgement having regard to the nature and extent of effects on the designation.

- 1.12. Taken together, this recent Committee Report for Norwood Lane demonstrates that:
- development within the setting of the KDNL, including at its boundary, is not inherently unacceptable;
 - development at the edge of existing settlement can be recognised as a logical extension of that settlement; and
 - potential effects on the KDNL must be assessed by reference to the nature and degree of impact on the designation itself, and can be appropriately managed through landscape mitigation.
- 1.13. In comparison to the Norwood Lane proposals, the Proposed Development at the Site differs in a number of respects that are relevant to the consideration of effects on the setting of the KDNL. Firstly, our Site is located approximately 250m from the KDNL boundary and does not abut the designation, providing a clear spatial separation. Secondly, the Illustrative Landscape Strategy (Appendix 1) and Parameter Plan (ref: P25-0485_DE_1006_C_1) demonstrate that built development is suitably set back from the eastern boundary, with a substantial corridor of POS that will provide a strong and defensible landscape buffer along this edge. This buffer incorporates reinforced hedgerows and layered tree planting, extending existing vegetation structure and establishing a clear transitional edge between settlement and countryside. Thirdly, the LVIA confirms that there are no sustained or public views of the Site from within the KDNL, such that the Site does not influence the experience of the designated landscape.

Summary and Conclusions

- 1.14. The above provides further clarification and a landscape and visual response to the comments raised by the KDNL team on behalf of Gravesham Borough Council (letter dated 03/12/2025).
- 1.15. In summary, the LVIA confirms that the Site is located approximately 250m from the KDNL boundary and lies within its setting. The assessment has therefore considered the potential for effects on the setting of the KDNL, including landscape character, views and perceptual experience. ZTV analysis (Appendix 1) and field verification demonstrate that there are no sustained or public views of the Site from within the KDNL, with visual receptors within the designation scoped out accordingly. A very limited and localised experience is acknowledged at the point where PRoW NS173 crosses Camer Park Road and enters the KDNL, but this occurs at the immediate boundary and does not affect how the National Landscape is experienced from within.
- 1.16. Where change occurs, it is confined to the edge-of-settlement landscape at the south-eastern edge of Hook Green. The LVIA identifies the Site as forming part of a transitional agricultural landscape rather than contributing to the core scenic or experiential qualities of the KDNL. The Proposed Development is fully contained within a single field parcel and incorporates



substantial POS along the eastern boundary, reinforced by strengthened hedgerows and layered tree planting that provide a clear, defensible settlement edge and maintain separation towards Camer Park Road and the KDNL boundary.

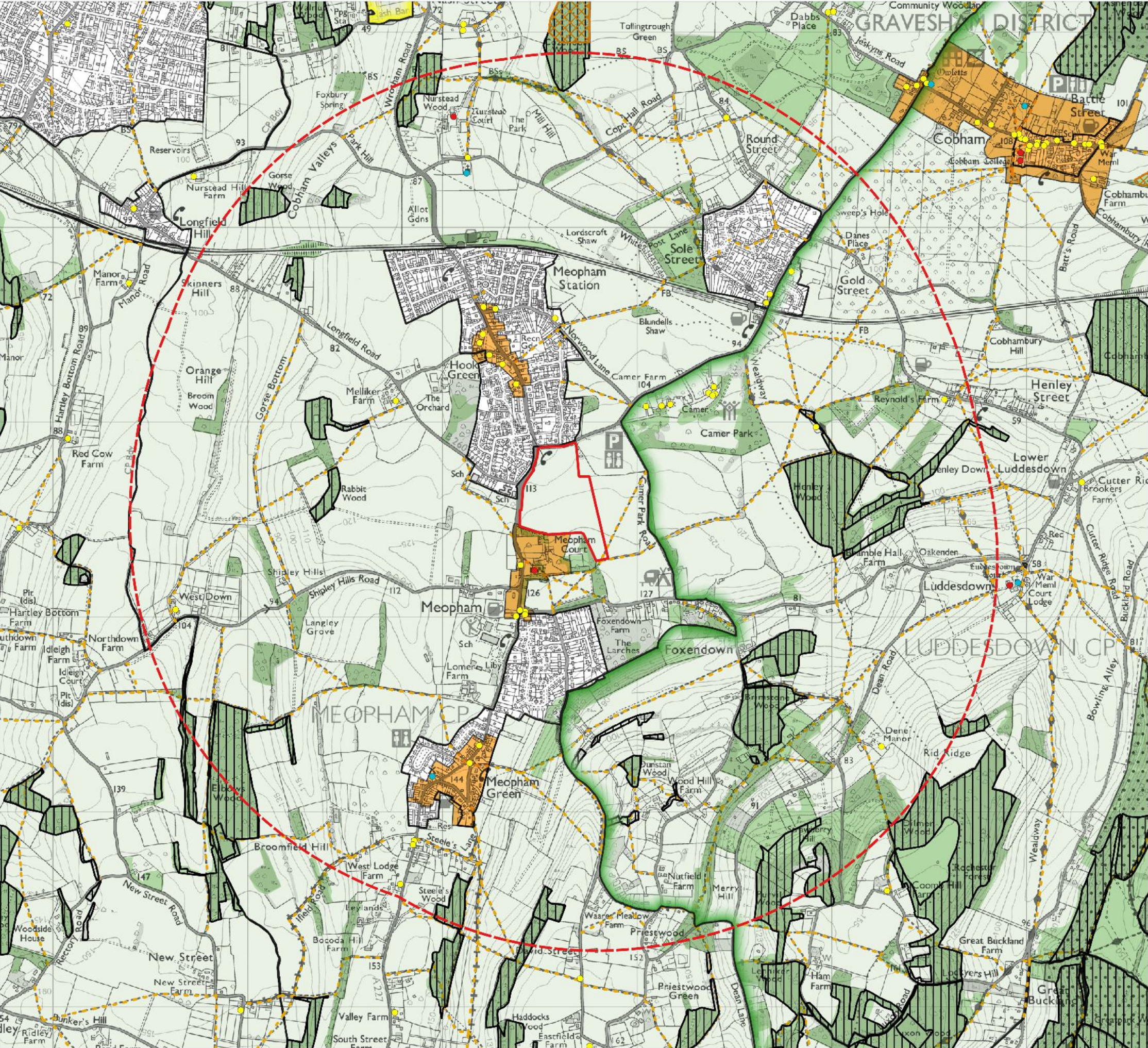
- 1.17. The LVIA concludes that effects on the setting of the KDNL would be negligible adverse at Year 1, reducing to negligible neutral by Year 15, following the establishment of mitigation planting. On this basis, it is our professional landscape and visual judgement that the Proposed Development would not give rise to an adverse effect on the setting of and the KDNL itself. This accords with the approach taken under paragraph 189 of the NPPF, which confirms that development within the setting of a National Landscape is not precluded, and that the relevant consideration is the nature and degree of effects on the designated landscape itself, rather than the setting in isolation, and that the presence of limited or residual effects does not in itself preclude development.

Yours sincerely,

Mike Berwick
BS.c (Hons), MLA, CMLI



Appendix 1 – Supporting Plans



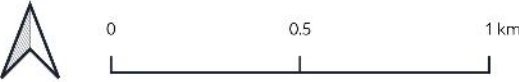
LEGEND

- Site Boundary
- 2km Study Area
- Ancient Woodland
- National Landscape
- CRoW Access Land
- Green Belt
- Public Right of Way
- Scheduled Monuments
- Sites of Special Scientific Interest
- National Forest Inventory
- Conservation Areas

Listed Buildings

- I
- II*
- II

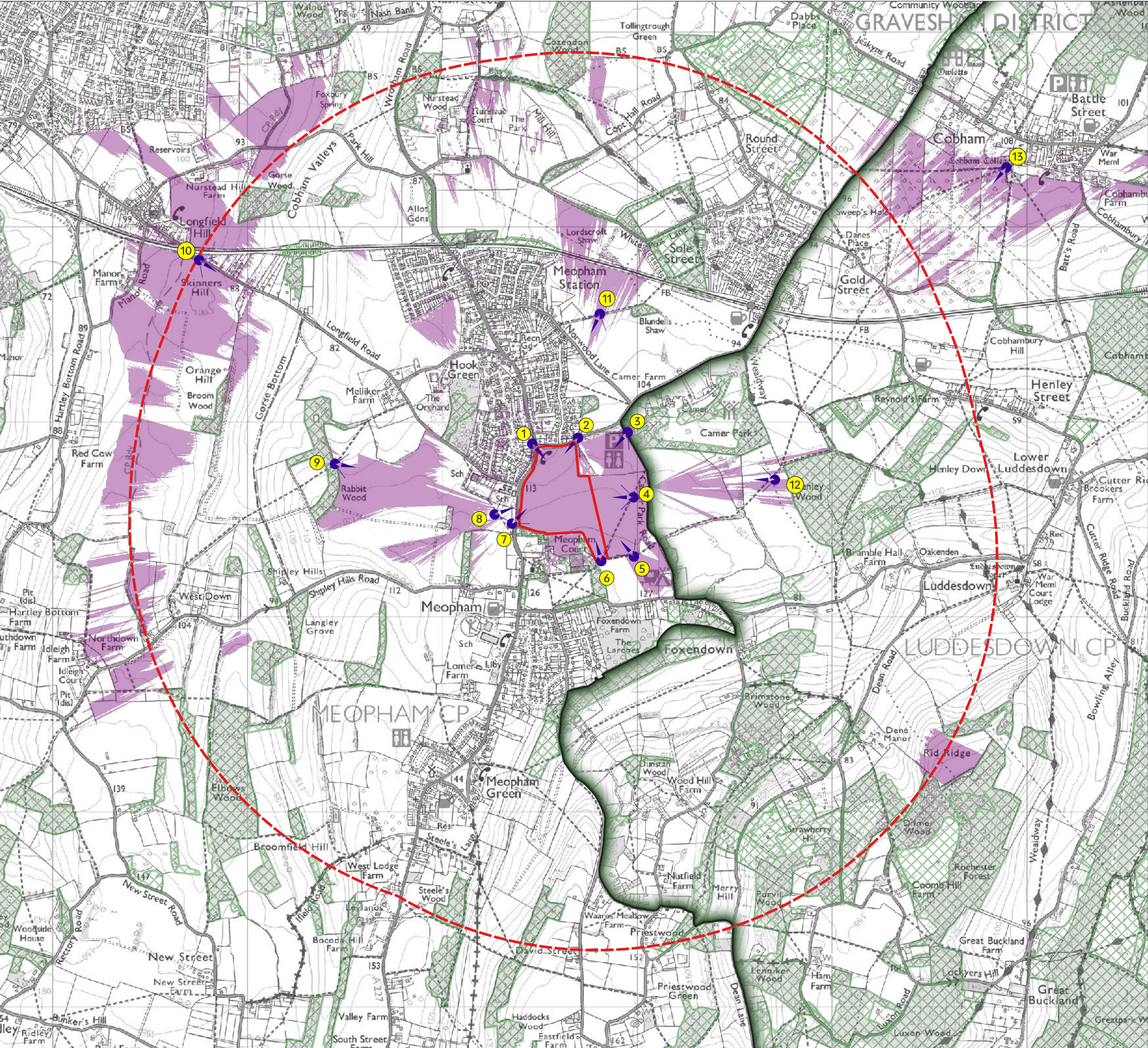
Revision	Description
-	First Issue



Project	Land East of Wrotham Road, Meopham
Title	Plan 2: Landscape Planning Policy and Designations
Scale	1:20000 @ A3
Drawing No.	17741_P11
Date	SEPTEMBER 2025
Checked	IJ/



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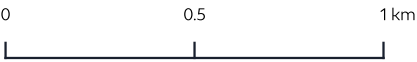


LEGEND

- Site Boundary
- 2km Study Area
- Kent Downs National Landscape
- National Forest Inventory
- Zone of Theoretical Visibility
- Viewpoint locations 1-13

Notes:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the proposed built form on site (based on a maximum height of 10.5m above ground level) is potentially visible within a 2km radius (to a 1.6m high receptor). The ZTV has been modelled using GIS computer software (QGIS) and LIDAR Composite First Return DSM 2022 2m Data, and as such, takes into account existing built form and vegetation present within the landscape surrounding the site. Field verification is required to refine the accuracy of the ZTV.

Revision	Description
-	First Issue



Project	Land East of Wrotham Road, Meopham
Title	Plan 5: Zone of Theoretical Visibility & Viewpoint Locations
Scale	1:20000 @ A3
Drawing No.	17741_P08
Date	SEPTEMBER 2025
Checked	IJ/



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Bridge across SuDS Basin (bridge and SuDS to engineer's design and specification)



Pocket Green in development with a mix of planting, seating and natural play



On-street swales and rain gardens



Internal access roads will be planted with appropriate street trees, considering species diversity, resilience and eventual sizes for their location, in addition to pedestrian character and microclimate benefits. Tree pits design to support adequate soil and growing conditions for establishment and future growth. Front gardens to be defined by a suitable mix of native and non-natives shrubs, considering seasonal character and biodiversity values such as nectar-producing species



Equipped play and seating area offering a range of play and seating opportunities, considering inclusive design principles



SuDS attenuation basins and swale features with planting which is tolerant of both wet and dry conditions; Close mown path with seating around the SuDS attenuation basins



Community orchard, planted with local orchard tree varieties set within a species-rich grassland



Shared surfaces to prioritise pedestrian walking experience in coordination with transport engineering advice. Integrating green infrastructure seating and signage at detailed design



Informal path through public linear park with seating and tree planting

- Key:
- Site boundary
 - Existing boundary trees/woodland retained
 - New native hedgerows
 - New tree planting (Street trees)
 - Boundary buffer planting - dense tree planting
 - Community orchard with local orchard tree varieties
 - Primary road
 - Footpath
 - Secondary road / Parking Court
 - Shared surface / Home zone
 - Gravel footpath within public green space
 - Close mown path within public green space
 - Species rich grass
 - Private amenity lawn
 - SuDS Basin with wetland meadow mix and marginal planting
 - Natural play and seating elements within attenuation basin
 - PROW
 - Long distance view

Project	Land East of Wrotham Road, Meopham
Drawing Title	Illustrative Landscape Strategy
Scale	A3: 1:2500
Drawing No	17741/P04a
Date	September 2025
Checked	LC / MB