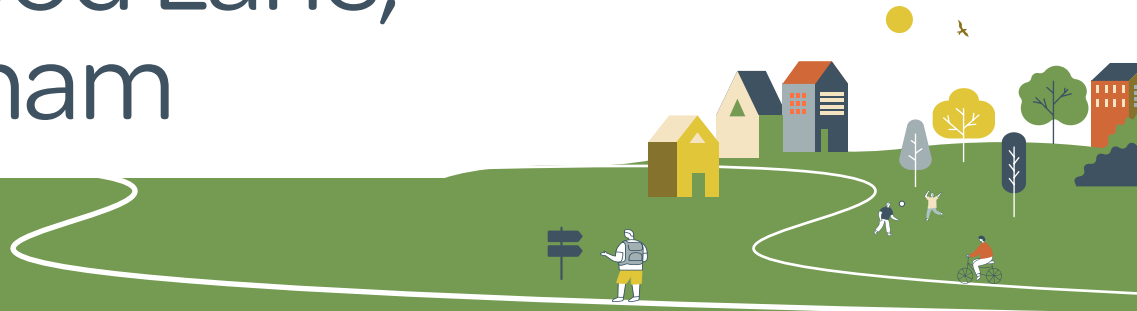


Land West of Norwood Lane, Meopham

AUGUST 2025



Landscape Strategy

Turley Design were commissioned by Taylor Wimpey to provide landscape proposals to support an outline application for the development of Land West of Norwood Lane. The purpose of this Landscape Strategy is to ensure the implementation of a unique, high-quality development which is landscape led, appropriate to the local landscape character context and conserves, and where possible, enhances key landscape characteristics within the Site and it's setting. The following Landscape Objectives and Landscape Principles have been informed by our analysis of the Site, it's context and guidance set out in Gravesham Local Plan (2009) and Landscape Character Assessment and collectively contribute to a cohesive Landscape Strategy for Norwood Lane.

Landscape Objectives



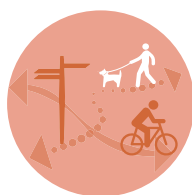
1. Conserve and Enhance Existing Landscape Assets

Landscape proposals will aim to conserve and enhance the National Landscape and other landscape assets. Landscape proposals will remain sensitive to the Site's proximity to the Kent Downs National Landscape and Camer Country Park and will respond to the wider rural landscape character. Existing landscape assets, including Churchway Wood, Category A and B trees and mature field boundary hedgerows, will be preserved, enhanced as required and predominately set within public open spaces.



2. Connect Green Infrastructure

Landscape proposals have been influenced by Gravesham Borough Council's Green Infrastructure Policy (CS12), which seeks to create, protect, and enhance a multifunctional linked network of green spaces, footpaths, cycle routes and wildlife stepping stones and movement corridors. The Site will contribute towards this goal by developing a multifunctional linked network of open spaces and routes for both people and wildlife.



3. Support Healthy and Active Communities

Landscape Proposals will support the Gravesham Borough Council's priority to encourage people to increase their level of physical activity through the provision of attractive areas of outdoor amenity space that are accessible to a variety of users. Landscape interventions will enhance local well-being by creating new opportunities for outdoor recreation, promoting greater interaction with the local natural environment, and applying good practice placemaking principles. New active travel links including a perimeter footpath route will provide improved (safer) pedestrian routes around the Site and to the National Landscape.



4. Create Biodiverse Landscapes

Landscape Proposals will aim to protect existing priority habitats and landscape assets on Site. They will also seek to connect and preserve existing ecological corridors. The Site will be designed to provide suitable habitats for species identified in Kent's Local Biodiversity Action Plan. New landscape and habitat types will respond to Meopham's unique landscape character to help enhance local biodiversity.

	Application Boundary
	Informal Public Open Space
	Formal Public Open Space
	Planted Verge
	Attenuation Basin
	Wildlife Corridor
	Children's Play (LEAP)
	Children's Play (LAP)
	Existing Trees & Hedgerows
	Proposed Hedgerow
	Proposed Large Feature Tree
	Proposed Large POS Tree
	Proposed Medium POS / Street Tree
	Key View from footpath
	View Corridor
	Retained Public Right of Way
	Proposed footpaths
	Pedestrian / Cyclist Access Point
	Interpretive Signage
	Wayfinding Signage



Fig. 1: Landscape Strategy Plan

Illustrative Landscape Masterplan

- 1 Retained Churchway Woodland with a 15m landscape buffer to perimeter
- 2 Retained existing trees
- 3 Retained and enhanced existing hedgerow
- 4 View corridor to allow long range views north west towards the Church of St Mildred in Nurstead, and south east towards Kent Downs National Landscape
- 5 10m landscape buffer to Green Lane, Camer Road and Norwood Lane establishes an informal linear public open space with screen planting, paths, play and attenuation basins
- 6 Retained tree belt creates an attractive, mature landscaped entrance into the proposed development
- 7 Minimum 15m landscape buffer to south eastern corner where the Site adjoins the boundary with Kent Downs National Landscape to minimise potential adverse impacts on the designated area
- 8 3m planted landscape buffer to provide privacy and screening to existing properties on Tradescant Drive
- 9 Formal central public open space with play, social seating, amenity grass
- 10 Local Area of Play (LAP)
- 11 Local Equipped Area of Play (LEAP)
- 12 Attenuation basins to capture surface run-off and linked with water flowing towards lower part of the Site
- 13 Existing Public Right Of Way retained and set within a green corridor
- 14 Feature landscaped area to terminate main access road and provide transition of PRoW in to and out of the Site
- 15 Pedestrian access point onto Green Lane to link the proposed development with Camer Country Park
- 16 3.7m cycle and pedestrian link to act as emergency access point
- 17 Proposed footpath to west of site access to integrate with existing footpath on Green Lane
- 18 Proposed footpaths alongside Camer Road and Norwood Lane to improve pedestrian safety
- 19 Proposed native trees integrated into the streetscape and areas of public open space to increase tree cover in the setting of the National Landscape and reduce visual impact of the proposed dwellings
- 20 Street tree planting (in accordance with NPPF para 136)
- 21 Hedgerows and ornamental planting incorporated within the streetscape and front gardens
- 22 Wayfinding posts, educational signage and information boards installed throughout the public open spaces
- 23 Dwellings orientated to front public open spaces and provide natural surveillance
- 24 Bat roosting boxes, bird nesting boxes and bee bricks on proposed residential properties and suitably mature retained trees
- 25 Hedgehog highways in rear garden fences
- 26 No street lighting within the development area and sensitive lighting to homes to support nocturnal habitats



Fig. 2: Landscape Strategy Plan

Response to Kent Downs National Landscape

The south-east corner of the Site lies adjacent to the boundary of the Kent Downs National Landscape and all the Site lies within the setting of the National Landscape. The proposals have therefore been developed to provide a sensitive response to the protected landscape and to ensure that the Scenic Beauty and Special Qualities of the National Landscape are preserved. The following measures are embedded in the scheme proposals:

- In the south-east corner of the Site (where it adjoins the boundary of the National Landscape) the development edge will be set back from the site boundary; a landscape zone (minimum 15m wide) will be created incorporating large native feature trees (eg oak) and other planting. This will reduce the visibility of the development area and its influence on the character and appearance of the National Landscape.
- The large gaps in the existing hedgerow along Camer Road and Norwood Lane will be replanted with new hedgerow and hedgerow trees. This will strengthen the structure and hedgerow pattern in the landscape which contributes to the local landscape setting of the National Landscape
- Churchway Wood will be retained as a local landscape feature and enhanced with new planting and a regular management regime.
- Planting will be introduced around the perimeter of the site and within the development area to filter and soften views of the development when approaching the National

Landscape along Norwood Lane and Camer Road and in views outwards from the edge of the National Landscape around. (From elsewhere in the National Landscape the Site is screened from view by existing mature vegetation in and around Camer Country Park

- To preserve the dark character of the National Landscape No street lighting will be provided in the development (other than two lights on Green Lane by the site access point)
- A new footpath is proposed along the southern edge of the Site (connecting between the public footpath and a safe crossing point on Green Lane). This will improve pedestrian access to the National Landscape providing a safer alternative to walking along a section of Camer Road that has no footway.
- New wayfinding, interpretation boards and seating will be incorporated in the open spaces (at detailed design stage) to provide improved understanding and enjoyment of the National Landscape
- An open view corridor will be created through the development to maintain long distance views towards the National Landscape from within the Site and views out from the edge of the National Landscape towards the tower of Nurstead Church. Other views towards the National Landscape will be preserved along the public footpath through the Site and from the public open space on the south and east sides of the Site.





Norwood Lane

Existing hedgerow retained and enhanced with additional native, species-rich hedgerow and tree planting.

Views towards National Landscape celebrated through landscape interventions including interpretive signage and seating.

Attenuation basin is organic in form and will be naturalised with marginal aquatic species and wet meadow planting.



Location Plan

Play area will facilitate exploration in the natural environment and will be constructed from organic materials such as timber.

Large native feature trees will highlight this gateway space.

New wayfinding signage to Kent Downs National Landscape.

PROW set within an attractive parkland setting and green corridor providing safe pedestrian and cyclist access to the National Landscape.

Interpretive signage will allow visitors to learn about the National Landscape.

New path connecting existing public footpath with crossing on Green Lane provides safe off road path to National Landscape.

Existing hedgerow retained and enhanced with additional native, species-rich hedgerow and tree planting.

Green Lane

Camer Road

Fig. 4: Response to National Landscape

Landscape Principles



Landscape Setting

The Site comprises of a variety of landscape features which contribute to the scenic rural quality of the local area. Existing mature trees, a historic hedgerow structure, woodland blocks, and open undulating farmland are identified as key positive features within Turley's LVIA assessment which contribute to the Meopham Downs Landscape Character Area. The Site has some landscape sensitivities due to its proximity to the Kent Downs National Landscape (formerly AONB), which is protected by the Countryside and Rights of Way Act 2000 (CROW Act). The deciduous woodland of Churchway Wood is also identified on the Natural England Priority Habitats Inventory as a 'habitat of principle importance.' Nearby, Hook Green Conservation area and Camer Country Park contribute to an important network of local green spaces. It is critical that any development at Norwood Lane is sensitive to these features and is designed in a way which seeks to minimise any potential adverse visual effects.

The low-lying topography of the Site, existing landscape features and its proximity to adjacent areas of urban settlement provide design opportunities which would allow for the proposed development to be sensitively integrated within the existing context of Meopham and the surrounding rural landscape. A strong green infrastructure framework has been developed to help contain the proposed built development, to redefine the settlement edge of Meopham and to create new landscape opportunities which are beneficial to local people, flora and fauna. The following mitigation measures have been implemented within the proposed development to help reduce any potential impact on local landscape character, setting and visual receptors:

- A view corridor has been created through the proposed development to allow a long range view in a north westerly direction towards the Church of St Mildred in Nurstead, and also visual connections in a south easterly direction to allow for the appreciation of the Kent Downs National Landscape. Proposed tree planting has been sensitively located so not to obstruct these key views.
- Existing natural assets identified as landscape features important to the local landscape character have been preserved, enhanced and set within public open space

within the proposed development. These include blocks of woodland, tree belts and historic hedgerows.

- Landscape buffers have been applied to landscape features and areas of ecological significance to ensure appropriate development offsets preserve root protection areas and allow additional space for future tree growth whilst also respecting existing wildlife corridors and habitats.
- A minimum 15m landscape buffer of public open space has been applied to the perimeter of Churchway Wood, a deciduous woodland which will be utilised to create a landscape feature within the centre of the proposed development.
- Root protection areas have been fully accommodated for the tree belt to the western boundary, south of Churchway Wood. This not only creates an attractive, mature landscaped entrance into the proposed development but also a generous separation between the proposed dwellings and the existing properties on Dormer Drive and Lilac Place.
- A minimum 10m landscape buffer has been applied in the southern boundary along Green Lane and the eastern boundary along Norwood Lane to help form an appropriate transition between the development and the National Landscape to the south-east.
- A minimum 15m landscape buffer has been applied in south east corner where the Site adjoins the boundary with Kent Downs National Landscape to create a meaningful landscaped area and minimise potential adverse impacts on the designated area.
- A minimum 3m landscape buffer has been applied to the western boundary, north of Churchway Wood. A generously planted boundary will provide privacy and screening to existing properties on Tradescant Drive.
- Built development has been arranged to retain the Public Right Of Way on its existing axis and set the footpath alongside a tree line road and transitioning through open spaces and landscaped areas.



Camer Country Park



Hook Green



Public Footpath connections to nearby landscapes



Kent Downs National Landscape



Boundaries, Tree Belts, and Hedgerows

The Site benefits from a strong framework of mature tree belts and hedgerows as well as the existing deciduous woodland of Churchway Wood. These are landscape and ecological assets which this landscape strategy looks to preserve.

- Churchway Wood, a small block of woodland, features a predominantly English oak and ash upper canopy. The mid-canopy is largely composed of cherry, with some field maple, while the understorey consists mainly of hazel and holly.
- Proposed enhancements to Churchway Wood include targeted woodland management and supplementary planting, alongside the implementation of a regular maintenance regime. These efforts will be secured through a Landscape and Ecological Management Plan (LEMP), aiming to improve the condition of this Priority Habitat and restore it to a favourable ecological state.
- A linear tree belt extends south from Churchway Wood and appears to be of planted origin containing a number of English oaks, ash and Corsican pine.
- Along Green Lane and Camer Road, within the boundary of the Site, is a maintained hedgerow of mixed broadleaf species and contains a number of larger trees. A short section of hedgerow would need to be lost to facilitate access into the development, to compensate for the loss, new native hedgerow planting will be provided.
- Along the southern side of Green Lane is a mixed, broadleaf tree belt. Combined, this vegetation limits views into the Site from the south.
- Along Norwood Lane is a partial hedgerow containing a mixture of species. In places it is dominated by elm which has been affected by Dutch Elm Disease and is in poor condition.
- Along the northern and western boundaries are residential properties. Some trees, notably ornamentals, are located within the rear gardens.
- All existing hedgerows across the Site will be enhanced in condition with supplementary native, species-rich planting. This will reinforce existing boundary treatments where the landscape structure has weakened and increase overall species diversity. Hedgerow improvements and replacement will also ensure a minimum 10% gain in hedgerow biodiversity value and will be secured as part of the BNG strategy.
- Additional native screen planting will be introduced along Norwood Lane and Cramer Road to soften visual impacts of the proposed development when viewed from Kent Downs National Landscape, surrounding footpaths and roads and the wider rural landscape. Large maturing hedgerow trees (e.g. English oak) will be used to reinforce ecological connectivity with the National Landscape.
- A generously planted landscape buffer will be established along the western boundary, north of Churchway Wood, to provide effective screening and enhanced privacy for existing properties on Tradescant Drive.
- All new tree and hedgerow planting will be designed to support local wildlife by offering suitable foraging and nesting opportunities. A carefully selected mix of deciduous and evergreen species will ensure effective year-round screening. In addition, rough field margins featuring long grasses and wildflowers will be established alongside hedgerows, tree belts, and woodland edges, further enhancing their value as wildlife habitat.
- Where practicable, new planting within the site will be comprised of native species of local provenance, including trees and shrubs appropriate to the local area.
- Across the development, native trees will be integrated into both the streetscape and areas of public open space to increase tree cover in the setting of the National Landscape and reduce impact of the proposed dwellings on the character and appearance of the National Landscape. These species will be chosen for their suitability to the Site's specific conditions, their seasonal interest, and their ecological value, contributing to the visual and environmental quality of the local landscape.



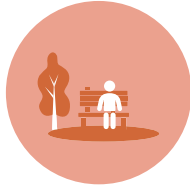
Mature treebelts and hedgerows will be retained and enhanced.



Native tree planting will be used to enhance existing boundaries.



Shade-tolerant wildflower meadow will enhance the habitat value of new and existing hedgerows.



Public Open Space

- The Site's proximity to Camer Country Park and the Kent Downs National Landscape provides an ideal opportunity to create an informal, semi-natural linear public open space along its eastern and southern boundaries. This landscape will seamlessly integrate with the surrounding rural character, supporting both ecological and visual continuity.
- The proposed linear public open space will feature native and fruit-and-nut-bearing trees, species-rich wildflower and long-sward grassland, enhanced hedgerows, areas of scrub, and wetland planting around attenuation basins. This diverse planting strategy will create a valuable wildlife corridor, strengthen habitat connectivity both on and off site, contribute to biodiversity net gain, and provide natural visual screening that softens the development's edge when viewed from the wider countryside.
- Crucially, this naturalised landscape will also serve as an active travel corridor, encouraging walking, cycling, and recreational use. It will support local health and well-being by offering a tranquil space for movement and connection with nature. Built interventions will be minimal and sensitively designed, including accessible footpaths and cycle routes, seating, habitat boxes, timber trim trails or play features, and interpretive signage to engage and inform residents and visitors.
- A central public open space will form the heart of the development, contributing to the Site's local identity and delivering a range of environmental and social benefits. This space will be more formal and active in character than the peripheral, semi-natural areas, yet remain sympathetic to the surrounding rural countryside context.
- The central green space will include a Local Equipped Area of Play (LEAP), community fruit trees, and areas of amenity grassland designed for informal recreation. The attenuation basin will be attractively landscaped to serve as a key visual and ecological feature within the open space.
- The LEAP will be naturalistic in character, drawing inspiration from the nearby Churchway Wood. Play equipment will be constructed from timber and natural materials, encouraging children to engage with and explore their environment. The design will prioritise pedagogic play and will be adaptable for future connections to local forest schools. Sensory planting will be integrated throughout the play area, allowing children to experience seasonal changes and the natural variation of scent, colour, and texture.
- Adjacent to the play space, a generous area of amenity grassland will provide opportunities for informal recreation. Amenity areas will utilise a flowering lawn mixture containing a range of herb species which respond well to frequent mowing. This will provide a further flowering and pollen resource for invertebrates. Its boundaries will transition naturally into surrounding species-rich meadow grassland, reinforcing habitat continuity and aesthetic integration.
- Three Local Areas of Play (LAPs) would be located within the linear public open space.
- To promote and improve access to the Kent Downs National Landscape, educational signage and information boards will be installed throughout the public open spaces. These will highlight significant landscape features, local flora and fauna, and long-range views, including those of the Church of St Mildred and Camer Country Park - reflecting the goals of the Kent Biodiversity Strategy (2020) to connect people with their natural environment.
- Fruit- and nut-bearing trees underplanted with species-rich wildflower and long-sward grassland will be planted within the central green space. These will support pollinators and wildlife while enhancing the Site's community value and seasonal interest.
- Built form has been carefully arranged to overlook all areas of public open space, creating active frontages and enabling natural surveillance. This design approach ensures that the open spaces feel safe, welcoming, and well-integrated within the development.



Informal public open space will fit with rural surroundings.



Seating and signage will celebrate key views.



Play areas will be naturalistic and will celebrate the nearby woodland.



Amenity greenspace for informal recreation



Information boards will contribute to a new sense of place.



Ecology

- There is scope to deliver enhancements to biodiversity at the Site through the delivery of a site-wide green infrastructure strategy which retains existing features of greater ecological value and delivers enhancements through measures such as supplementary planting, the implementation of a long-term management strategy to ensure habitats are maintained in a good ecological condition, and providing new species-rich habitats as part of the development including hedgerows, trees, species-rich grassland and a wildlife habitat corridor.
- Existing habitats of high wildlife value will be preserved and enhanced where possible. This includes existing woodland, hedgerows and grassland located around the edges of the Site, which will be enhanced to form an ecologically valuable wildlife corridor which wraps around the perimeter of the Site.
- The scheme has been designed to reduce impacts on habitats and species of principal importance by utilising areas of poor quality habitat, such as the arable farmland, for development. Any impacts identified as part of the ecological survey work undertaken on site will be appropriately mitigated and compensated for.
- Existing hedgerows to the site boundary will be retained, repaired, and supplemented with additional native, species-rich planting as well as large maturing tree species such as oak to reinforce ecological connectivity with the National Landscape in accordance with Kent's Landscape Character Assessment guidelines.
- Proposed enhancements to Churchway Wood include targeted woodland management and supplementary planting, alongside the implementation of a regular maintenance regime. These efforts will be secured through a Landscape and Ecological Management Plan (LEMP), aiming to improve the condition of this Priority Habitat and restore it to a favourable ecological state.
- Landscape proposals adjacent to Churchway Wood are sensitive to its status as a Priority Habitat. Activity in these locations is restricted to foot and cycle paths. Other

activities, particularly those which could create noise e.g. play, are proposed further into the Site to help mitigate any potential adverse impacts on wildlife.

- New wildlife-rich habitats have been suggested within proposed open spaces to improve biodiversity. This will help meet local aspirations to enhance habitats within the setting of the National Landscape. Habitats categorised as important within Kent's Biodiversity Strategy have been prioritised.
- Scrub habitat should be established along woodland margins, hedgerows and within grassland areas creating scrub mosaics and forming valuable ecotone habitats for a range of wildlife, including reptiles, small mammals and invertebrates.
- 16 trees within the site boundary have been identified as suitable roosts for bat species. These are important for local bat populations and have therefore been retained and protected. A minimum 15m buffer zone has been proposed in which no development would encroach on these habitats.
- The identified bat species are highly light-averse. To avoid lighting conflicts with foraging and commuting bats, no street lighting will be proposed within the Site boundary alongside implementation of sensitive lighting design to homes.
- Locally appropriate native species will be selected for use across the Site. Trees and plants have been included which have habitat value to priority species identified in Kent's Biodiversity Action Plan e.g. flower-rich meadow which is a key habitat for the Adonis blue butterfly.
- The use of fruit- and nut-bearing and high yielding nectar and pollen plant and tree species would be of benefit to foraging birds, bats and mammals, whilst the use of a species-rich grassland seed mixtures and flowering lawn mixtures for amenity grassland, would increase invertebrate abundance.
- The provision of bat roosting boxes, bird nesting boxes and bee bricks on proposed residential properties and suitably mature retained trees would provide additional opportunities for roosting bats and nesting birds within the development, along with the provision of new hedgerow, tree, and scrub planting.
- The provision of hedgehog highways, which comprise small holes (13cmx13cm) at the base of garden fencing, would ensure that hedgehogs and other small mammals can maintain connectivity throughout the Site.

- The implementation of suitable long-term management to provide areas of wildflower and long-sward grassland, alongside the provision of standing deadwood / log piles / hibernacula within areas of open space would provide new shelter and hibernation opportunities for invertebrates at the Site.
- In summary, habitat retention, enhancement and creation will be prioritised on site to maximise net gain, and the proposed scheme will deliver a minimum biodiversity net gain of 10%. The provision of a mosaic of connected habitats along the site boundaries will contribute to the green infrastructure network on site promoting the natural distribution of species and ensuring that ecological resilience is maintained within the wider landscape.



Fruit- and nut-bearing and high yielding nectar and pollen species



Existing hedgerows and mature trees will be preserved



Habitats will be preserved to support Kent's Priority Species



Garden boundaries will have holes for migrating species and landscape proposals will aim to connect fragmented habitats



Ecology will be integrated into the Site's signage strategy. Interpretation boards will teach residents about local flora and fauna



Hydrology

- Three attenuation basins will manage rainwater runoff from the development, a drainage strategy has been developed that routes the surface water via a sustainable drainage system and the Site's natural topography into the attenuation basins.
- At reserved matters planning stage, the opportunity exists under the proposals to create new wetland habitats as part of the Sustainable Drainage System. Where practical these should be designed in accordance with ecological principles, incorporating measures such as shallow, sinuous margins, areas of permanent water and planting with native vegetation. Such measures will benefit a range of wetland species including birds, aquatic invertebrates and amphibians whilst also helping to attenuate surface water run-off.
- Rain gardens and permeable paving could be incorporated to help further manage surface water runoff from adjacent hard surfacing. These could be situated within areas of parking, private driveways and along key primary roads to support biodiversity and enhance local sense of place. Details to be determined at reserved matters planning stage.



Footpaths

- The existing Public Right of Way that crosses the Site will be preserved along its current alignment. It will be integrated into a landscaped verge running alongside the tree-lined main access road and will transition through areas of public open space and feature landscaped areas.
- A prominent landscaped feature at the end of the main access road will mark the transition point of the Public Right of Way as it enters and exits the Site from Tradescant Drive, enhancing both legibility and visual appeal.
- Surface upgrades to the Public Right of Way will improve accessibility for all users, encouraging active travel and providing increased opportunities for walking and local recreation. The route offers a direct pedestrian connection to Meopham Station and the village centre.
- A 3.7m wide cycle and pedestrian path will connect the Site to Norwood Lane at its north-eastern boundary. This route will also serve as a secondary emergency vehicle access point.
- A dedicated cycle and pedestrian access onto Green Lane will provide a direct link between the development and Camer Country Park via Camer Park Road, supporting local ambitions to improve access from Meopham to the surrounding National Landscape.
- Currently, there are no pedestrian footpaths along Camer Road and Norwood Lane, presenting safety concerns for those traveling on foot. To enhance pedestrian safety and connectivity, the proposed development will incorporate new footpaths alongside these roads. In addition to improving safety, these pathways will encourage walking, recreation, and physical activity, contributing to the overall well-being of the community.
- A wayfinding strategy, including wayfinding posts and information boards, will be implemented to improve sense of place, aid navigation through the Site and foster a strong connection to the local landscape, habitats and wildlife. They will also promote and improve accessibility to the National Landscape.
- A proposed footpath to west of the Site access will integrate with the existing footpath on Green Lane.



Wetland Meadow planting to be used in attenuation basins



Attenuation basins will look naturalistic and enhance biodiversity



Existing PRow maintained with surface enhancements



A new wayfinding strategy will be established on Site



Rain gardens will be used to manage rainwater runoff



Landscaped setting to PRow along its route



Streetscape

- Street trees have been incorporated (in accordance with the NPPF paragraph 136) to help integrate the built form into the wider landscape. Trees would provide a host of environmental benefits whilst also helping to soften views of buildings, visually dispersing the roofscape with leafy canopies.
- To establish a green and visually attractive scheme, hedgerows and ornamental planting would also be incorporated within the streetscape and front gardens. These elements would shape the character and sense of place of the proposal, provide focal points and aid orientation within the proposed development. Occasional tree planting of small to medium sized species would be used throughout with some larger growing species being included where space is available.
- Boundary treatments to the front of properties and around the Site would be sympathetic to the local context and utilise hedgerows with cleft timber post and rail fencing.
- The materials and colour palette will be informed by the recommendations in the Kent Downs National Landscape Guidance document on colour. Built landscape features and elevations would have finishes with a tonality of NCS S 5500N to NCS S 6000N as a minimum to ensure integration with the contextual landscape.



Lighting

- To preserve the character of the National Landscape as a dark landscape, there will be no street lighting within the development area. This will help to meet local aspirations to conserve existing 'dark skies' in rural unsettled areas of Kent.
- Proposed lighting within the Site boundary would be limited to the individual dwellings for security and amenity purposes. .
- The existing tree belts and hedgerows of the Site currently offer suitable habitat for commuting and foraging bats. Landscape proposals would therefore aim to preserve and enhance these as part of the lighting strategy. Additional screening in the form of close boarded fences will be provided where sensitive boundaries are assessed to be affected (subject to the final layout and orientation of properties).



Green and visually attractive streetscape



Footpaths to run alongside Norwood Lane and Camer Road



Trees and ornamental planting in front gardens



Boundary treatments will be sympathetic to local context.



Streets will be enhanced with new street trees and planting.



No street lighting and sensitive property lighting

Open Space Provision

Gravesham Borough Council's Open Space Standards Paper (August 2016) outlines the Open Space Standards which new developments are required to meet. Gravesham has been divided into two areas, urban and rural, to reflect the geographic and demographic nature of the area and help provide a more localised open space provision. Meopham is categorised as rural within the Local Plan.

The combined Open Space Standards require a total figure of 1.36 hectares of open space per 1,000 population in rural areas. A population for the proposed development uses the average household occupancy rate in the UK of 2.3 persons per dwelling.

At Land West of Norwood Lane, 150 units are proposed which generates a population of 327 persons, therefore 0.44ha of Public Open Space is required from the proposed development.

To meet Gravesham Borough Council's Open Space Standards, for rural areas the following open space typologies are required: Amenity Green Space, Provision for Children and Young People and Allotments.

Upon review of Gravesham Borough Council's Open Space Standards Paper, the table under 5.5 Allotments indicates there are no deficiency for allotments in rural areas and no additional provision is required. The table under 4.2 Policy Implications and Recommendations states there are "Several gaps in catchment mapping noted at settlements" however, it is "Anticipated that people will be willing to travel further in order to access provision." Therefore allotments have not been provided within the proposed development however, the Taylor Wimpey will consider any emerging evidence on allotment provision.

Amenity Green Space

- Policy Standard: 0.92ha per 1,000 population
- Requirement for Norwood Lane: 0.30ha
- Provision at Norwood Lane: 2.00ha

Provision for Children and Young People

- Policy Standard: 0.03ha per 1,000 population
- Requirement for Norwood Lane: 0.01ha
- Provision at Norwood Lane: 0.07ha. This will be achieved through the provision of a Local Equipped Area of Play (LEAP) and three Local Areas of Play (LAP).

Total Open Space Provision

The above narrated breakdown and the below Open Space Provision table demonstrates that the proposed development at Norwood Lane exceeds Open Space Standard requirements for 150 dwellings by providing 2.07ha of public open space.

Open Space Typology	Open Space Standard (per 1000 population)	Required Provision (Based on 142 homes and 327 residents)	Provision provided at Norwood Lane, Meopham
Amenity Green Space	0.92 ha	0.30 ha	2.00 ha
Provision for Children and Young People	0.03 ha	0.01 ha	0.07 ha
Allotments	0.41 ha	0.13 ha	0 ha
Total	1.36 ha	0.44 ha	2.07 ha

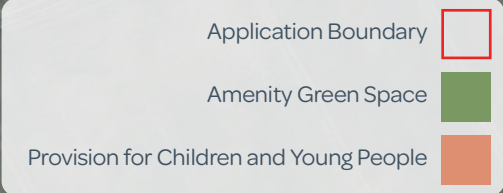
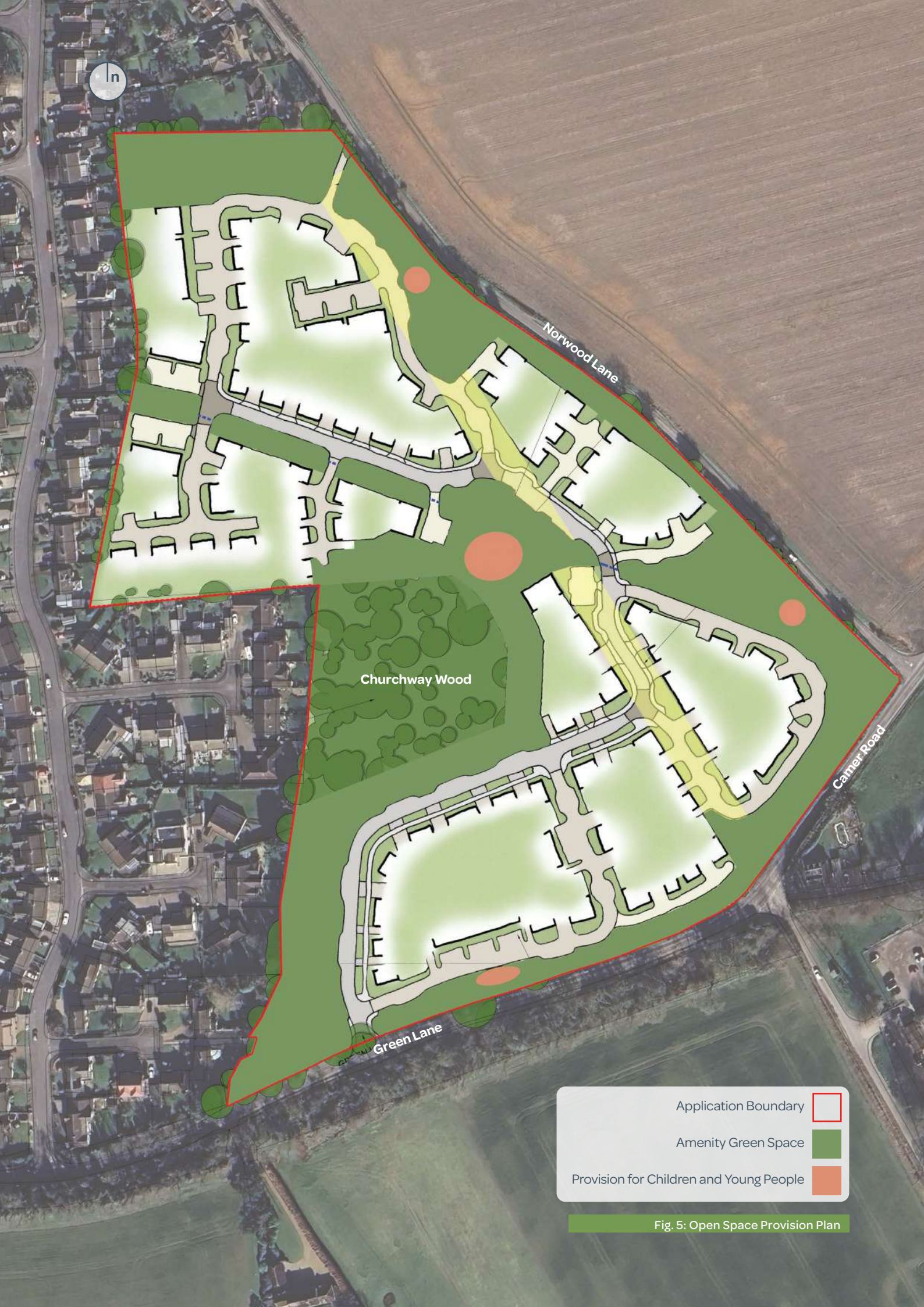
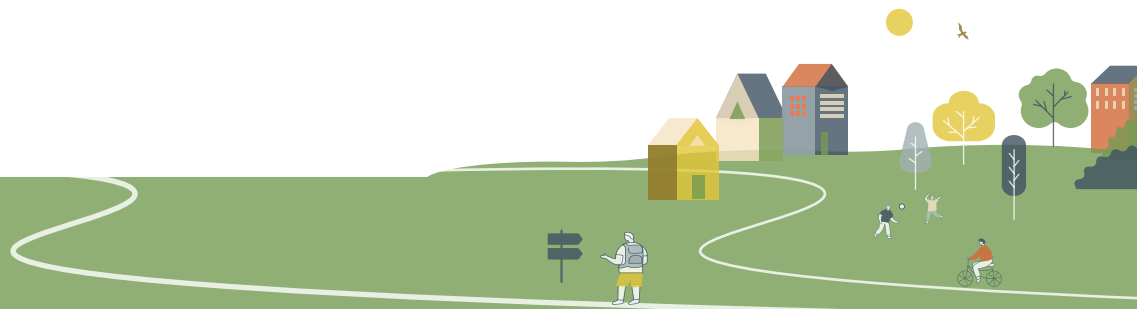


Fig. 5: Open Space Provision Plan



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