



Northern Boundary of the site
 - The existing vegetation on the northern boundary will be retained and enhanced with interspersed tree planting.

Planting around the dwellings
 - The shrub planting will create colour and interest and provide a positive feature for all users of the site. As well as enhancing biodiversity on the site and areas of interest for bees and butterflies.

Mixed Native Hedgerow
 - Mixed species native hedgerow proposed along the northern boundary of the subject site to reinforce the retained hedgerow along the northern boundary. Enhancing habitat connectivity with plant species which will provide foraging opportunities for bats as well as other wildlife.

- A 1m management grass strip will be provided to the north/east/west of the private gardens, to ensure annual maintenance can be carried out.

Individual Trees;
 As noted within the Native Ecology BNG report: Retain as many existing trees as possible.

Modified grassland upgraded to modified grassland with a flowering lawn mix within private gardens and a meadow mix in communal management land.

Post & rail fence with wire stock hard boundary treatment between the subject site, the retained PRoW to the west.

Post & rail fence with wire stock mesh hard boundary treatment between the private gardens and the landscape buffer.

Screening
 - Proposed landscape buffer to the west, with a mix of proposed native scrub and interspersed cluster tree planting. This will enhance and reinforce the retained hedgerow belt to the west. As well as softening the built form from any views from the PRoW. This buffer planting also enhances biodiversity connectivity across the site and habitat and foraging opportunities for a range of wildlife.
 - This will retain and enhance the BNG category Other woodland; broadleaved. See Native Ecology Report for further information.

Lockable management access gate

Feature Tree
 - Proposed feature tree, such as a native Prunus avium (Cherry) creates a strong sense of place upon arrival into the site, whilst softening the built form at the end of the vista.

Screening
 - Extension of the existing landscape belt to the north, with proposed native scrub and interspersed trees. This will enhance and reinforce the existing vegetation to the north along the eastern boundary of the subject site, as well as providing a consistent feature for any views from the north east. This buffer planting aids screening of the proposed development within the site as well as enhancing biodiversity connectivity across the site and habitat and foraging opportunities for a range of wildlife all of which is outside of private ownership to ensure its retention and long term success..

Lockable management access gate

Bulb planting
 -The bulb planting will provide seasonal colour and interest at the entrance to the site.

Reinforcement tree planting
 Proposed feature blossoming/fruiting trees, such as a Crab apple create a strong sense of arrival into the site, whilst reflecting the historical character of the site as an orchard. Retained trees in this area are noted as The existing orchard trees include apple (Malus sp.), blackthorn (Prunus spinosa), cherry (Prunus sp.) and hawthorn (Crataegus monogyna).

Access Road Avenue of Trees
 - Proposed medium and broad canopy feature trees create a strong sense of arrival into the site, whilst softening the built form from the partial views into the site from The Street to the east.

Avenue
 - Feature avenue of broad to medium canopy trees will provide an instant impact when travelling into the site as well as softening the proposals on the site from The Street.

Key

Existing

- Trees

Proposed

- Buildings
- Access road
- Parking
- Footways
- Trees
- Mixed native trees and shrubs
- Existing retained hedgerows reinforced with mixed native hedge
- Single species native hedge
- Proposed shrubs
- Native mix of shrubs and bulbs
- Lawn
- Grassland

Landscape Character Assessment:

Natural England:
 This Landscape Strategy responds to Natural England's description of the area of North Kent Plain within this character area:
 "The area is open, low and gently undulating. It is a very productive agricultural area. Conserving and enhancing tranquility within the National Character Area (NCA) and, where appropriate, planting broadleaved woodland to screen development while simultaneously linking habitats, improving ecological connectivity and resilience, and providing a source of local community green space. Restoring hedgerow boundaries. This will aid improvements in water quality, as well as restoring the character of native hedgerows and traditional field patterns"

County Landscape Character:
 The landscape of East Kent Horticultural Belt - as noted within Landscape Assessment of Kent 2004, has been described as:
 "Enclosed by hedgerows and shelterbelts, medium scale, gradually sloping or flat. Some contained, small-scale landscapes in the central area. Long views from higher ground. Coastal and marsh edges."
 Guidelines; Create & Reinforce;
 • Create nuclei of small-scale landscapes within the area
 • Reinforce drainage patterns and elterbelts as functional and visual elements within the landscape
 • Create an edge to the marsh areas by encouraging the development of wetland areas.

The Landscape Strategy has carefully considered the above comments and has proposed a scheme in reflection of the recommendations to conserve and reinforce through:

- The large mitigation belt of tree and shrub planting on the western boundary.
- A mixed native hedge and interspersed tree planting on the northern and eastern boundaries.
- Internal soft landscape to provide habitat connectivity within the site to the boundaries and wider setting of the site.
- Reinforce the historical orchard on the southern corner of the site

The proposed hedgerows, scrub and enhanced boundary vegetation respond to these guidelines as well as providing positive landscape features and biodiversity enhancement, strengthening the character of the area post development.

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PLANNING

Project: **THE STREET, PRESTON**

Drawing title: **Landscape strategy**

Rev	Description	Date
1		

For further information see:
 Chartwell Tree Report April 2024
 Native Ecology Report May 2024
 Hill-Wood & Co LVA April 2024

Scale	Date	Drawing number	Rev
1:250@A0			
1:500@A2	March 2024	0320/24/B/20	