

Landscape Character Assessment:

County Landscape Character:
 The landscape of Manston Chalk Plateau has been described as; "This landscape comprises an elevated plateau of farmland with arable and horticultural crops (brassicas), former airport and runway interspersed with settlement at Manston and Woodchurch. The lack of defining features and field boundaries results in a disjointed pattern of large scale fields with an open character."
 Guidelines;
 • Conserve and restore field boundaries close to the urban edge and consider opportunities for buffer planting to adjoining urban edge and main A roads through the area to contribute to sense of place and arrival to Ramsgate and Broadstairs.
 • Conserve and enhance the intact rural character away from the urban area and along rural lanes.
 Thanet Landscape Character Assessment 2017

The landscape strategy aims to protect and consider the site with native hedgerow planting and wildflower meadow for positive landscape features as well as biodiversity enhancement. Whilst retaining the rural character of the area by providing hedgerows and verges to provide a consistent link with the existing streetscape character.

Planting between the hard standing
 -The shrub and bulb 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.

Feature fruiting tree at main entrance
 -Formalised planting to provide continuity within the site and to reflect the nature of the proposed built form within the site.
 -This further improves ecological links and habitat connectivity.

Western Boundary
 - Existing hedge and interspersed trees retained on the western boundary. Wildflower meadow proposed within the red line west of the proposed building to provide ecological enhancement and biodiversity.

Pedestrian entrance
 -The understorey shrub and bulb planting will create colour and interest and provide a positive feature for all users entering and exiting the site. As well as enhancing biodiversity on the site and areas of interest for bees and butterflies.

Western corner and Southern Boundary of the site
 - The southern boundary has a dual design. This embodies the incorporation of formal evenly spaced tree planting adjacent to proposed built form; with an informal rural landscape led informality to tree planting where there are breaks in the built form along the southern boundary, reflective of the landscape to the south. This is to reflect the existing surrounding landscape as well as elevating and combining the proposed built form of the site.
 - Proposed mixed native hedge along the southern boundary to reinforce the single avenue of proposed trees by providing a continuous, high impact year round landscape feature.
 -Avenue of trees to emphasise a sense of arrival, leading users along the southern edge of the development.
 - The avenue of trees provides continuity along the edge of the built form linking the landscape with the proposed built form on the site.
 - Rural style native tree planting providing shade and areas of interest between the built form
 - Rural style tree planting provides a more rural approach to the landscape to break up the site and reconnect the users of the road to the south with the existing character of the site.
 - The mixed native hedge not only softens the built form to vehicular users of the road to the south but also opens up the vergeside to link the road with the landscape, this is reflective of the landscape to the south of the site.

Two double avenues of trees run east / west which also create avenues running north / south through the site. These will provide a green canopy throughout the hardstanding within the site which can be seen across the southern parcels of development.

Feature Tree
 - Proposed feature trees create a strong sense of place, whilst softening the built form at the end of the vista running north bound along the access to the south eastern corner plot, and west bound from the building entrance to the east.

Mixed native tree and hedge planting to provide screening of the built form from the eastern corner
 - The proposed hedge and feature tree planting softens the built form on the south eastern corner of the development, whilst creating focal planting of year round interest on the main entrance of the site. This verge opens up on the west to provide an area of lawn which is reflective of the local streetscape.

Green Boundary
 -Native scrub and mixed native hedgerow provides a consistent feature along the north western corner, eastern and southern boundaries of the site and creates a strong sense of place and green edge to the proposed development within the site

Wildflower Meadow / Tussocky grassland
 - Wildflower meadow proposed in pockets between the built form to provide diversity for both flora and fauna. This is also a low maintenance high impact landscape.

Key

Proposed

- Buildings
- Access road
- Parking
- Footways
- Trees
- Mixed native hedge
- Proposed shrubs
- Native mix of shrubs and bulbs
- Lawn
- Wildflower meadow

Living with Beauty - January 2020
 - The report of the building better, Building Beautiful Commission

"Street trees seem particularly important. They are associated with cleaner air, slower cars, fewer accidents. They provide shade in hot summers. And, perhaps astonishingly given the complexity of human life, street trees have a measurable effect on human health even taking into account income, age and education."

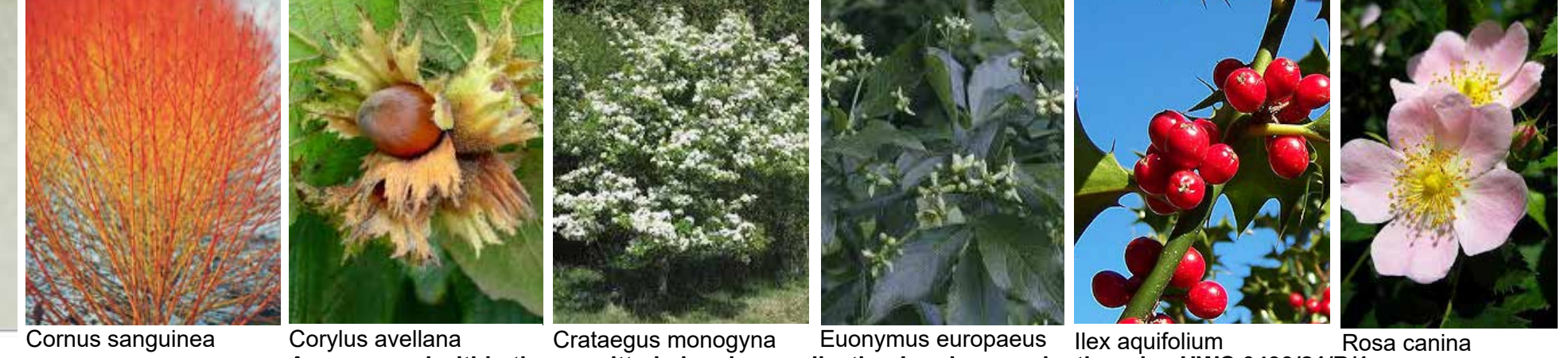
Department for Transport - Manual for Streets
 - Thomas Telford Publishing

"Planting adds value: it helps to soften the urban street-scene, creates visual and sensory interest, and improves the air quality and microclimate. It can also provide habitats for wildlife. The aromatic qualities or contrasting colours and textures of foliage are of value to all, and can assist the navigation of those with visual impairment. Flowers and fruit trees add seasonal variety."

"Planting can provide shade, shelter, privacy, spatial containment and separation. It can also be used to create buffer or security zones, visual barriers, or landmarks or gateway features. Vegetation can be used to limit forward visibility to help reduce vehicle speeds."

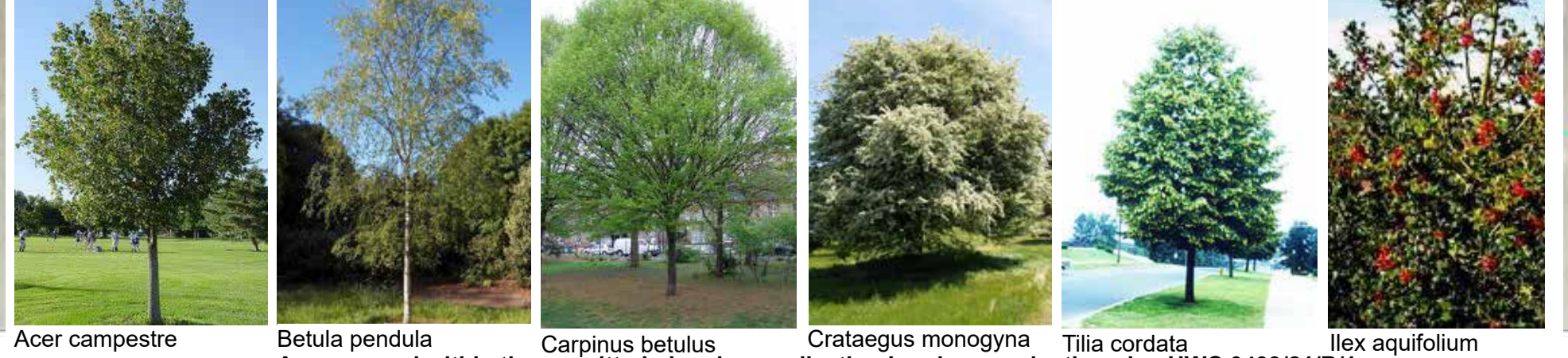
Mixed Native Hedgerow
 -Mixed species native hedgerow proposed along the boundaries of the site. Enhancing the approved planting plan habitat connectivity with plant species which will provide foraging opportunities for a number of species.

Indicative mixed native hedge palette:

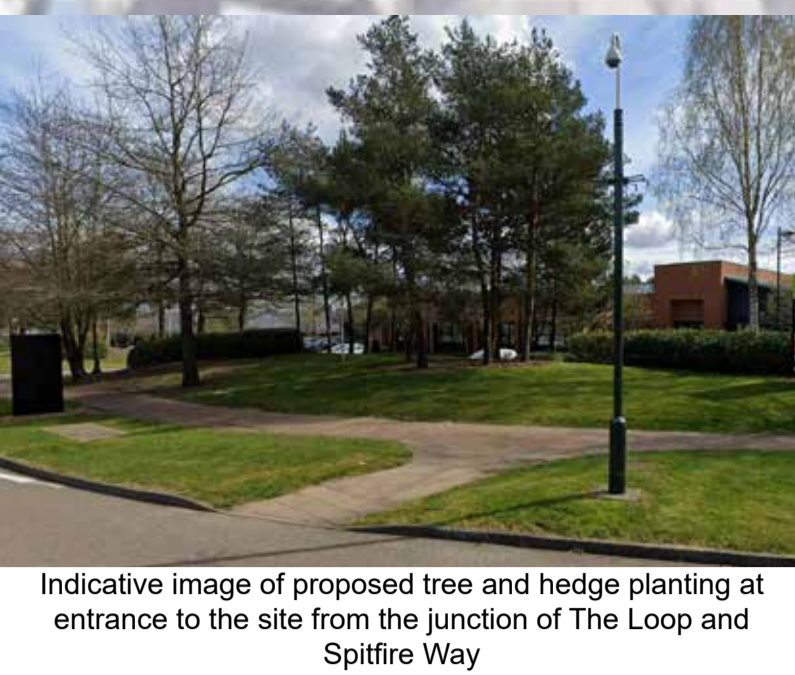


As proposed within the permitted planning application Landscape planting plan HWC 0499/21/B/1

Indicative tree palette:



As proposed within the permitted planning application Landscape planting plan HWC 0499/21/B/1



Indicative image of proposed tree and hedge planting at entrance to the site from the junction of The Loop and Spitfire Way



Indicative image of proposed planting north of Spitfire Way



HW & CO
 01622 437196 lydia@hwardco.co.uk www.hwardco.co.uk
 2 Kewick Drive, Maidstone, Kent ME16 0DQ Hill Wood & Co (Kent) Ltd Company no. 1006666

PRELIMINARY

Project: **MANSTON BUSINESS PARK**

Drawing title: **Landscape strategy**

Rev	Description	Date
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-	-	-

Scale: **1:500@A1** Date: **Feb 2023** Drawing number: **0597/23/A/1** Rev: **1:1000@A3**