

OAST PARK EXISTING SITE LAYOUT PLAN

LAND AT OAST PARK GOLF CLUB, BIRLING, ME6 5LG



SITE CONTEXT

Oast Park is a modified landscape, having been a former golf course and driving range, resulting in areas of mounding and alteration from the existing field patterns and is 98.1 Acres (39.7 Hectares) in size. Key features are, the dense boundary trees along the A228, and the poplar belts. The red lined area of the proposal uses 49.5 Acres (20.0 Hectares).

The site is within a semi-urban context, adjoined by buildings and dual carriageway and on the edge of Snodland but forms part of the transition to the wider rural landscape. The Site is within the Kent Downs National Landscape (AONB) and is located within a low lying part of the Medway Valley landscape area. The land rises to the north-west of the Site to form a scarp slope from which elevated views of the Site and its surroundings are obtained (see photograph). The Site is also within the Green Belt.

Any development within the Site should respect the local character, create new recreational opportunities, respond positively to the National Landscape Management Plan and soften potential views from the scarp slope.



View from within the Site, looking north. The poplar belts are a notable feature in this modified landscape that was previously a golf course



View from the elevated scarp to the north-west looking towards the Medway Valley. The Site is visible from here, the poplar trees are an identifiable feature within the Site