

Innovation Park Medway

LVIA Addendum

March 2020

Winter Views Assessment

Introduction

In February 2020, a site visit was undertaken to capture views within the Kent Downs AONB during winter months.

Photopanel for viewpoint 6, 7, 8, 9 and 10 are provided with Appendix 1.

Visualisations for all five viewpoints are provided with Appendix 2.

Summary

During winter, the treeline along the ridge top is more permeable, slightly increasing the visibility of the proposed buildings. However, existing buildings along the ridge are more readily discernible, seen through the treeline as illustrated in viewpoints 6, 7, 8 and 9.

Proposed buildings within the northern area would be partially screened by buildings within the Laker Road industrial estate (visible through the tree line), filtered by trees along the scarp slope and along Rochester Road. The proposals would be seen in the context of existing industrial buildings along the scarp slope that are more visible in winter months than in summer months.

Visual effects in winter months on the Kent Downs AONB, Nashenden Down Nature Reserve and The North Downs Way National Trail remain the same as those presented in the December 2019 LVIA addendum.

Appendix 1 – Photopanel for viewpoints 6, 7, 8, 9 and 10.

M2 motorway

HMP Rochester

HMP Cookham Wood



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Representative Viewpoint 6 (Left) - North Downs Way (Public Bridleway)

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 DATE Feb 2020 DRAWN VW
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DWG. NO. 6278_PP_006_Extended_Feb_20

PROJECT TITLE
 INNOVATION PARK MEDWAY

DRAWING TITLE
 Photograph Panel 6 (Left) - Extended
 Representative Viewpoints - Winter Views

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Representative Viewpoint 6 (Right) - North Downs Way (Public Bridleway) (1.4km, north west)

This view is from a bridleway (also the North Downs Way National Trail) within the Kent Downs AONB, looking south-east to east across a road and rail infrastructure corridor towards a well-treed scarp slope that defines the edge of Rochester. Buildings within the industrial estates to the east and west of the B2097 (Maidstone Road / Rochester Road) are visible above the treeline and on the scarp slope. Further to east (or left of the view), buildings associated with HMP Rochester and HMP Cookham are visible between, through and above the treeline.

Proposed buildings within the northern area would be largely screened by trees along the scarp slope and trees along Rochester Road, with the tops of buildings visible just above the treeline, as illustrated in the photowire overlay and photomontage for viewpoint 6 (6330_VAR_06_C). Proposed buildings within the southern site area would be obscured by intervening woodland and trees. Given the proposals would be barely perceptible, and where visible would be seen beyond the infrastructure corridor and seen in the context of existing industrial buildings at the edge of the scarp slope, **Permanent** effects would be of **Small - Negligible** scale and **Neutral**.

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VIEWPOINT LOCATION PLAN



PROJECT TITLE
 INNOVATION PARK MEDWAY

DRAWING TITLE
 Photograph Panel 6 (Right) - Extended
 Representative Viewpoints - Winter Views

Hedgerow to east of North Downs Way

HMP Rochester

M2 motorway

HMP Cookham Wood



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Representative Viewpoint 7 (Left) - Nashenden Down Nature Reserve (Permissive Footpath)

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PROJECT TITLE
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DRAWING TITLE
 Photograph Panel 7 (Left) - Extended
 Representative Viewpoints - Winter Views



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Representative Viewpoint 7 (Right) - Nashenden Down Nature Reserve (Permissive Footpath) (1.5km, north west)

This view is from a permissive footpath within Nashenden Down Nature Reserve, looking south-east in a similar direction to viewpoint 6 but from higher ground. As with viewpoint 6, the view looks across the M2 road and High Speed 1 rail infrastructure corridor towards a well-treed scarp slope that defines the edge of Rochester. Buildings within the industrial estates to the east and west of the B2097 (Maidstone Road / Rochester Road) are visible above the treeline, and are more readily discernible than from viewpoint 6, given the elevated nature of the view. To the left hand side of the view, buildings associated with HMP Rochester and HMP Cookham are visible between, through and above the treeline.

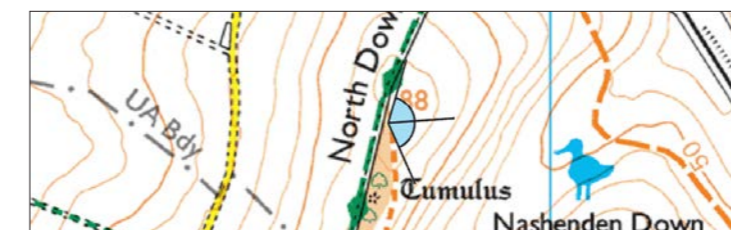
The North Downs Way is located behind a hedgerow to the west of the viewpoint and where gaps in the vegetation allow, the view would be similar, particularly in winter months.

Proposed buildings within the northern area would be partially screened by trees along the scarp slope, trees along Rochester Road and by buildings within the Laker Road industrial estate. The upper storeys of the proposed buildings would be visible, as illustrated in the photowire overlay and photomontage for viewpoint 7 (6330_VAR_07_C). Proposed buildings within the southern site area would be largely obscured by intervening woodland and trees, although the taller six storey building may just be visible above the treeline. The proposals would add further built form at the top of the scarp slope. **Permanent** effects would be of **Small** scale and, on balance, **Adverse**, despite the development being seen in the context of existing industrial buildings at the edge of the urban area.

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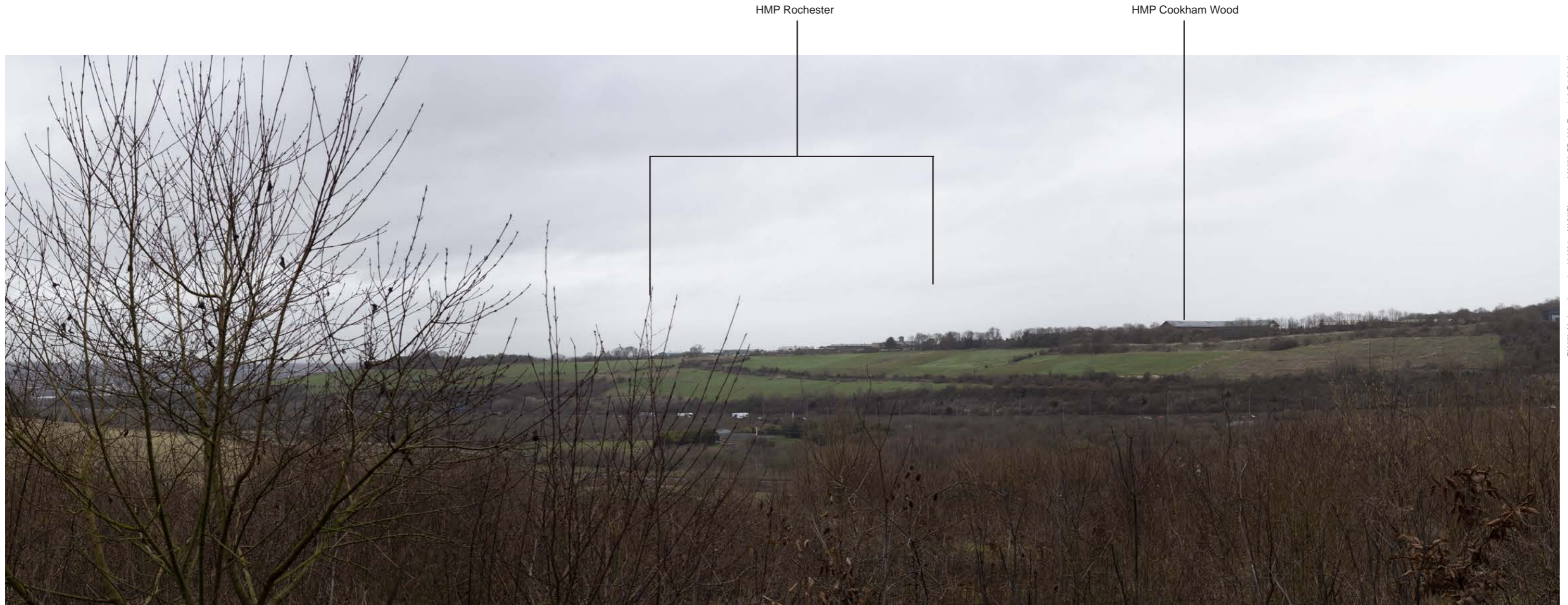
DWG. NO. 6278_PP_007_Extended_Feb20

VIEWPOINT LOCATION PLAN



PROJECT TITLE
 INNOVATION PARK MEDWAY

DRAWING TITLE
 Photograph Panel 7 (Right) - Extended Representative Viewpoints - Winter Views



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Representative Viewpoint 8 (Left) - Nashenden Down Nature Reserve (Permitted Bridleway)

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PROJECT TITLE
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DRAWING TITLE
 Photograph Panel 8 (Left) - Extended
 Representative Viewpoints - Winter Views

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Representative Viewpoint 8 (Right) - Nashenden Down Nature Reserve (Permitted Bridleway) (1km, west)

This view is from a permissive bridleway at a highpoint within Nashenden Down Nature Reserve, looking east. As with viewpoints 6 and 7, the view looks across the M2 road and High Speed 1 rail infrastructure corridor towards a well-treed scarp slope that defines the edge of Rochester. Buildings within BAE Systems and the industrial estates to the east and west of the B2097 (Maidstone Road / Rochester Road) are clearly visible above the treeline, and are more readily discernible than from viewpoints 6 and 7, given the elevated nature of the view. Buildings associated with HMP Rochester and HMP Cookham are visible between, through and above the treeline (to the left of the view).

The view towards the site is partially obscured by dense, mature woodland to the right-hand side of the view. In the foreground to the centre and left of the view, newly planted woodland as part of the Nature Reserve will, in time, entirely screen the view.

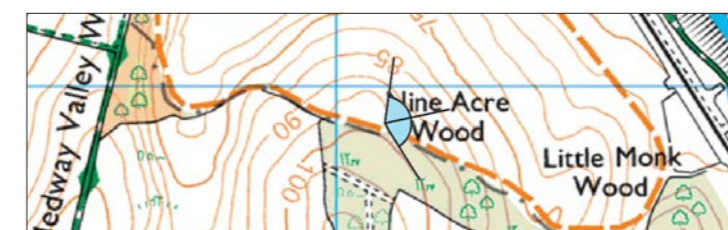
In the medium term, proposed buildings within the northern area would be visible, as illustrated in the photowire overlay and photomontage for viewpoint 8 (6330_VAR_08_C). Proposed buildings within the southern site area would be obscured by intervening woodland and trees. The proposals would add further built form at the top of the scarp slope but, given the development would be seen in the context of existing industrial buildings of a similar scale and type at the edge of the urban area, **Medium Term** effects would be of **Small** scale and **Neutral**.

In the long term, once the woodland has matured, effects would be of **Negligible** scale and **Neutral**.

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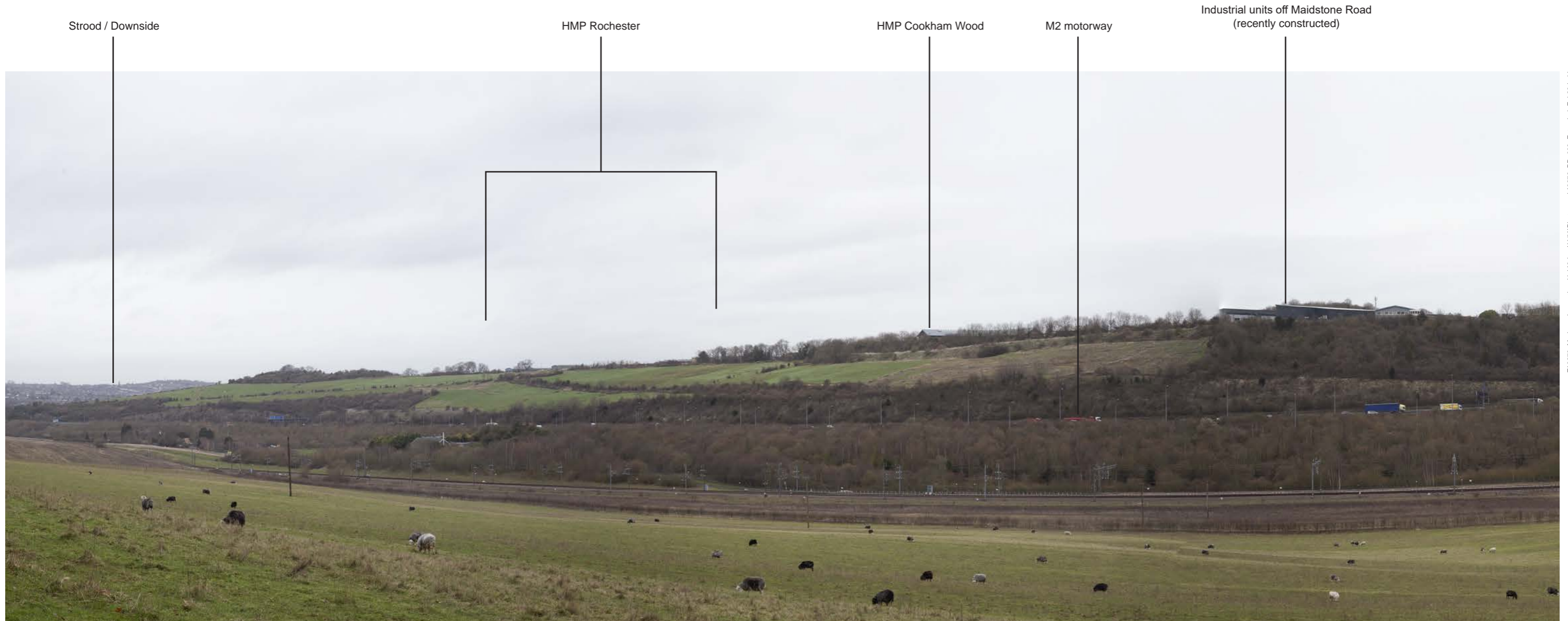
DWG. NO. 6278_PP_008_Extended_Feb20

VIEWPOINT LOCATION PLAN



PROJECT TITLE
 INNOVATION PARK MEDWAY

DRAWING TITLE
 Photograph Panel 8 (Right) - Extended Representative Viewpoints - Winter Views



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Representative Viewpoint 9 (Left) - - Nashenden Down Nature Reserve (Permitted Bridleway)

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PROJECT TITLE
 INNOVATION PARK MEDWAY

DRAWING TITLE
 Photograph Panel 9 (Left) - Extended
 Representative Viewpoints - Winter Views

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Representative Viewpoint 9 (Right) - Nashenden Down Nature Reserve (Permitted Bridleway) (0.9km, west)

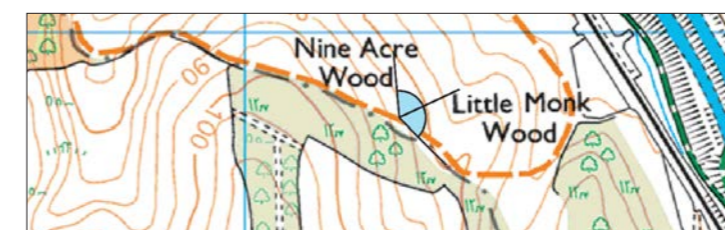
This view, looking east, is from a permissive bridleway within Nashenden Down Nature Reserve, as it descends to the lower slopes of the scarp. The view looks across a road and rail infrastructure corridor towards a well-treed scarp slope that defines the edge of Rochester. Buildings within the industrial estates west of the B2097 (Maidstone Road / Rochester Road) are visible on the scarp slope, with the tops of buildings within the industrial estates to the east of Rochester Road visible through and above the treeline. Further to the north (or left of the view), buildings associated with HMP Rochester and HMP Cookham are visible between, through and above the treeline.

Proposed buildings within the northern area would be partially screened by buildings within the Laker Road industrial estate (visible through the tree line), by trees along the scarp slope and trees along Rochester Road, with the tops of buildings visible above and beyond these features, as illustrated in the photowire overlay and photomontage for viewpoint 9 (6330_VAR_09_A). Proposed buildings within the southern site area would be obscured by intervening woodland and trees. The proposals would add further built form at the top of the scarp slope. **Permanent** effects would be **Small** scale and, on balance, **Adverse**, despite the development being seen in the context of existing industrial buildings at the edge of the urban area. It is worth noting that the proposed buildings would only be visible for a short stretch of this route (approximately 150m). As the routes descends towards lower ground, the proposed buildings would become obscured by the terrain of the scarp.

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VIEWPOINT LOCATION PLAN



PROJECT TITLE
 INNOVATION PARK MEDWAY

DRAWING TITLE
 Photograph Panel 9 (Right) - Extended
 Representative Viewpoints - Winter Views

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Laker Road Industrial Estate BAE Systems Lankester Parker Road Industrial units west of Rochester Road (recently constructed)

Approximate extent of northern area



Representative Viewpoint 10 - North Downs Way (Byway) (1.7km, west)

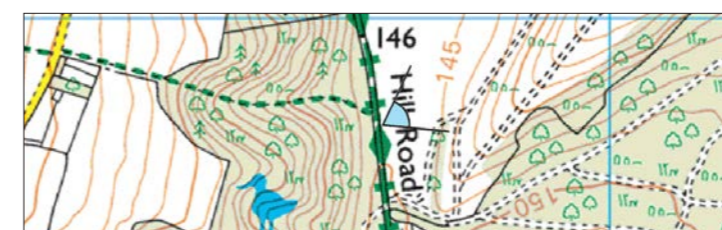
This view is from the North Downs Way, looking west towards the northern site. The viewpoint location is elevated, giving rise to views looking down into the site. Buildings associated with the industrial estates surrounding the site are clearly visible, particularly the taller BAE Systems buildings. To the right-hand side of the view, the terrain of Monks Wood rises up, obscuring part of the northern site and the whole of the southern site from view.

Proposed buildings within the northern area would be visible, as illustrated in the photowire overlay and photomontage for viewpoint 10 (6330_VAR_10_A) and would be seen in the context of existing development. **Permanent** effects would be of **Small - Negligible** scale and, on balance, **Neutral**, given the context of existing industrial buildings of a similar scale at the edge of the urban area.

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VIEWPOINT LOCATION PLAN



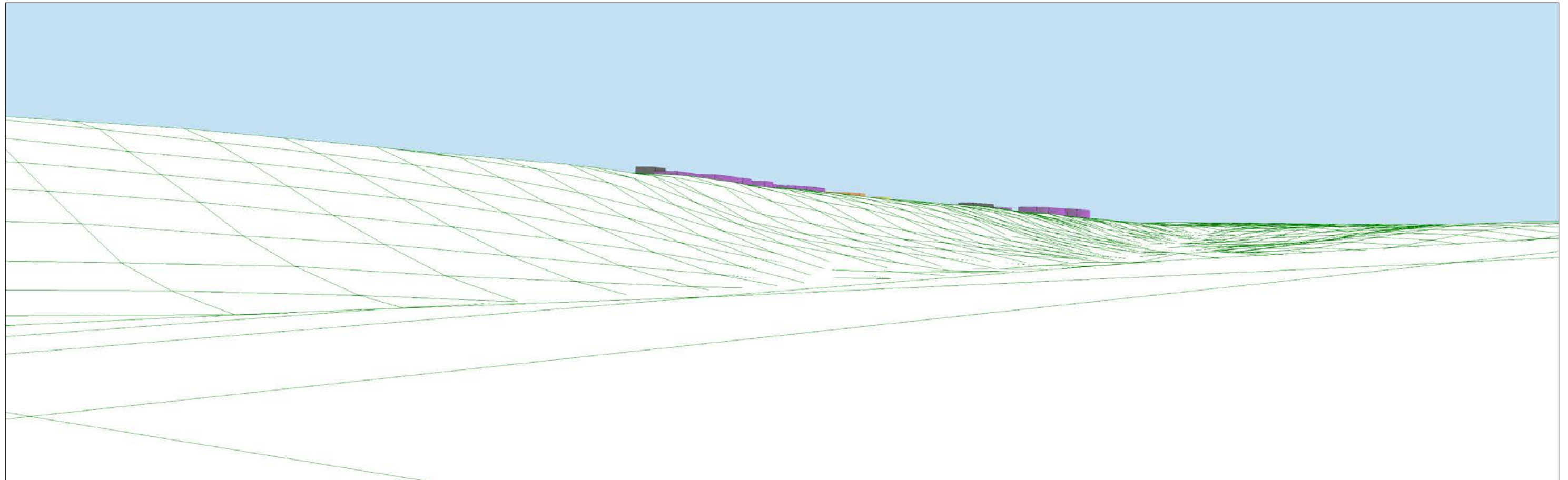
PROJECT TITLE
 INNOVATION PARK MEDWAY

DRAWING TITLE
 Photograph Panel 10
 Representative Viewpoints - Winter Views

Appendix 2 – Visualisations for viewpoints 6, 7, 8, 9 and 10



Existing View



Wireline



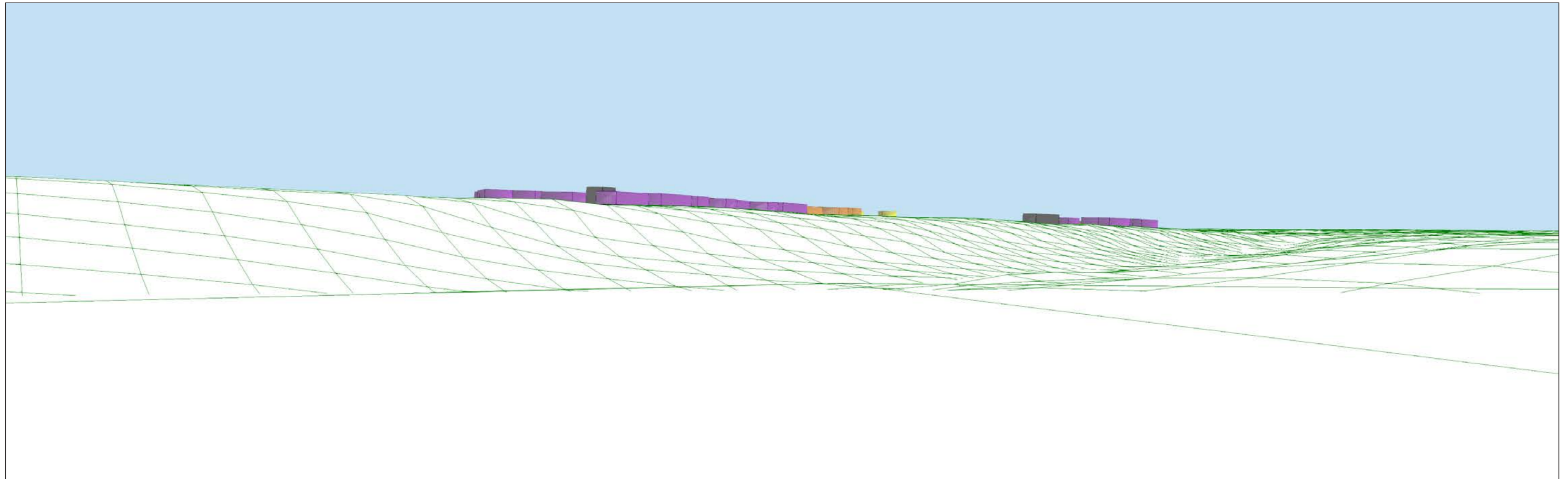
Photowire



Photomontage



Existing View



Wireline



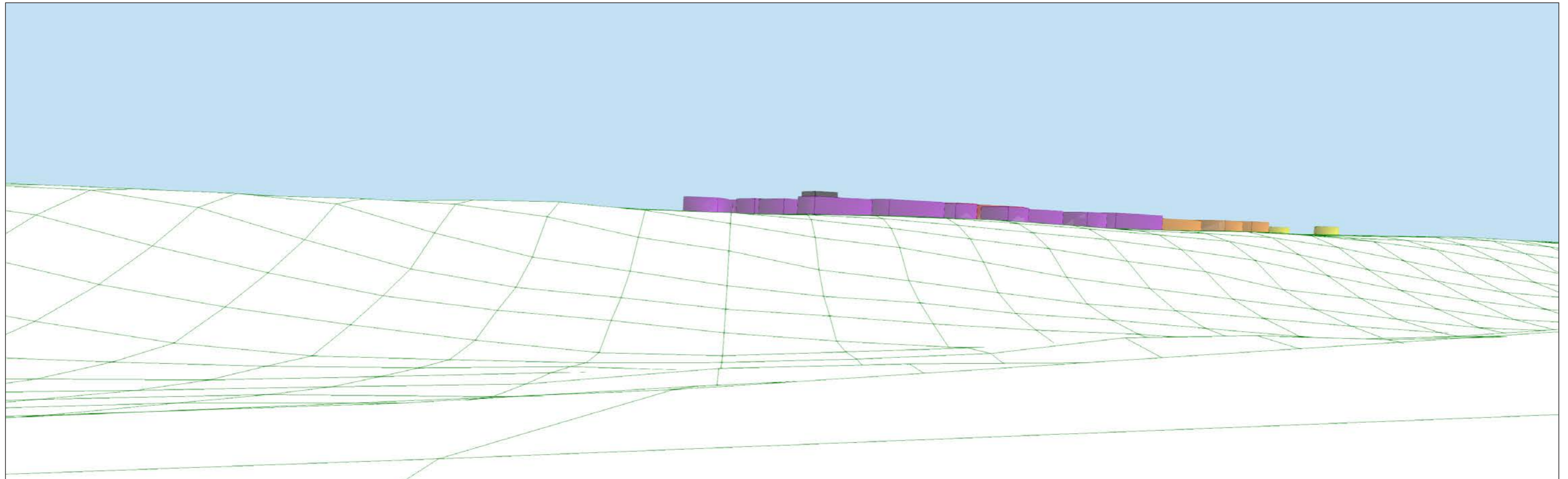
Photowire



Photomontage



Existing View



Wireline



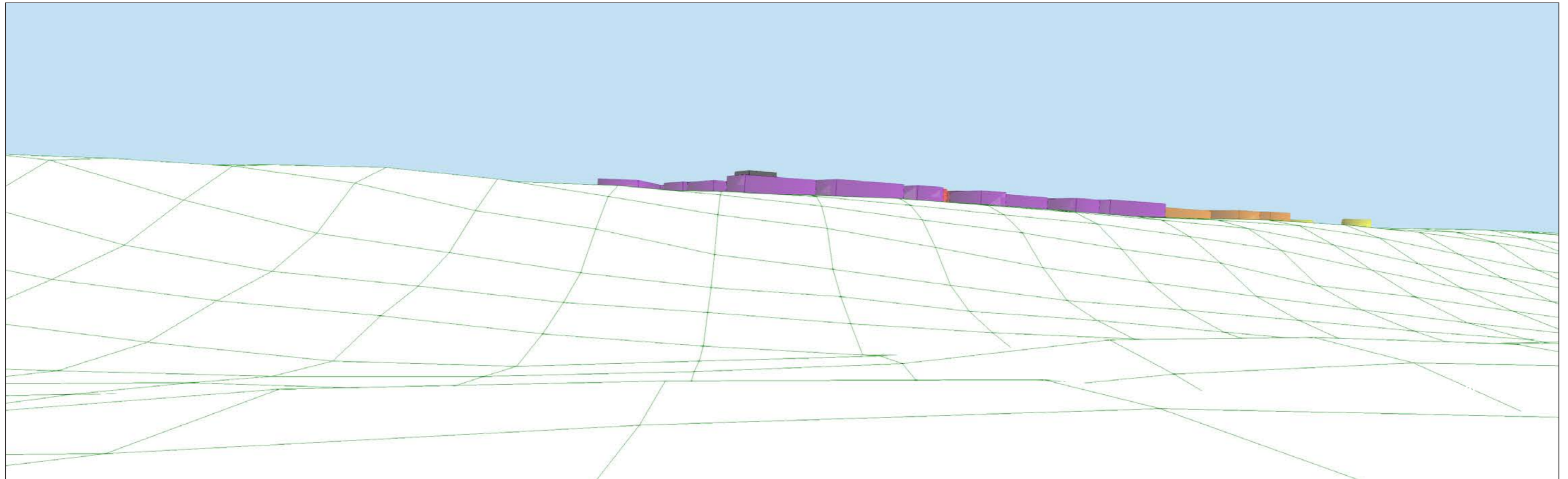
Photowire



Photomontage



Existing View



Wireline



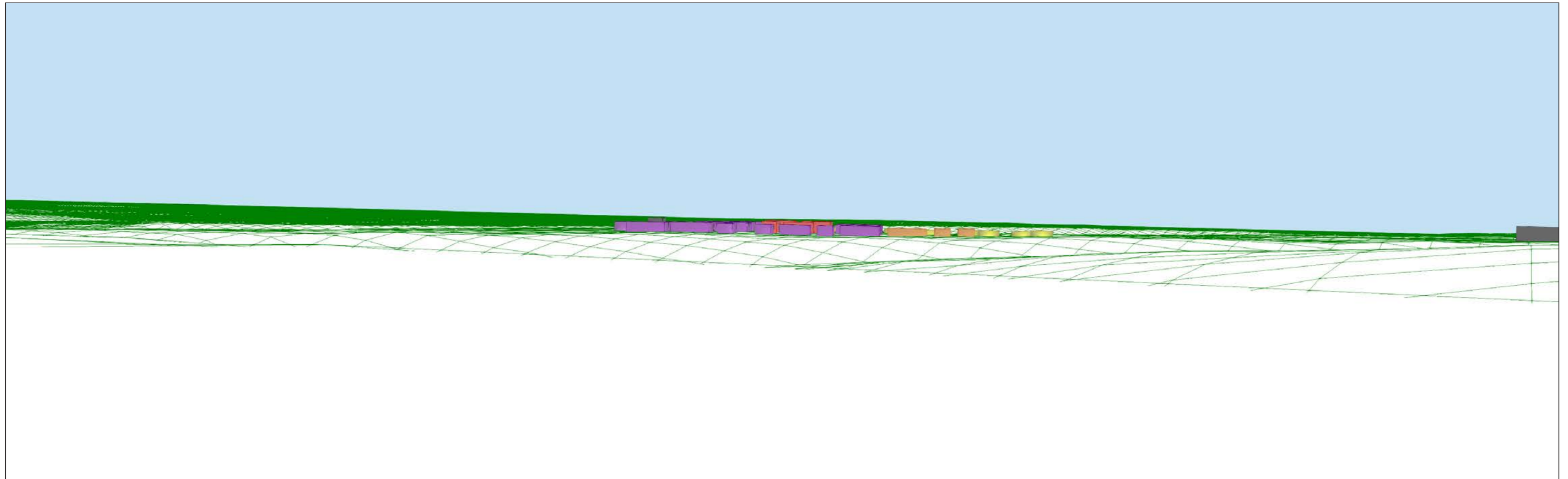
Photowire



Photomontage



Existing View



Wireline



Photowire



Photomontage