

Subject: FW: Providence Hill

Sent: 22 May 2025 14:03

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Hi Rebecca,

I have now had an opportunity to review the additional CGI's provided by the applicant showing the anticipated views from Goslings Turning and Brookfield Gardens.

Both are helpful in assessing the level of visual impact of the proposed care home on the scene. The images are based on summer views (i.e. when deciduous trees are in leaf and have greatest screening impact) so my comments below should bear in mind that the level of visual impact will increase during winter months.

Goslings Turning - the view shows existing established boundary trees in leaf, and these do help to significantly reduce likely visual impact. During winter months the views will be much more open. Although the proposed care home would be an obvious new element in the scene, its impact is reduced since it is set slightly lower than Goslings Turning and is set back some way from the site boundary

The existing lower-level screening is fairly weak, but over time the proposed native scrub planting shown along the boundary on the landscape strategy plan will bolster screening.

Detailed planting design must ensure at least a % of the tree and shrub planting is evergreen, for year-round effect. There is a gap in the lower-level screen planting shown on the current strategy plan. I would recommend this is closed with additional native planting, to be added to the planting plan during the detailed design stage, to ensure a continuous lower-level screen.

Brookfield Gardens - this view is an improvement on previous iterations, but it does rely heavily on new tree planting to soften the mass of the proposed building. This image appears to show only deciduous trees planted. I would favour the inclusion of at least 30% evergreen species for year-round screening. The tree planting should include a range of tree stock sizes (semi-mature, standards and feathered trees) to create a layered screen from Day 1.

As this tree screen is key to softening the mass of the care home building, we would expect at least 2 or 3 of the trees to be semi-mature, at least 7m-10m high for immediate impact. These should be carefully located on site to maximise the screening effect

I hope these comments are helpful but do get in touch should you require clarification.

KR Tim

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