

LANDSCAPE STATEMENT

prepared on behalf of

ET Planning



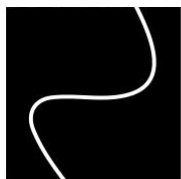
Proposed replacement dwelling and detached garage retaining driveway access

Land south of

WHITewater STABLES, BRAMSHILL RD, HECKFIELD RG27 0LA

Report prepared by

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1.0 Introduction

- 1.1 My name is Adrian Draffin. I am a chartered Landscape Architect and have over forty years experience with landscape planning and related issues. My company - Draffin Associates Limited, Landscape and Environmental Planning Consultancy – was initially instructed by ET Planning in July 2021 to appraise the site south of Whitewater Stables, Bramshill Road, Heckfield and to prepare a landscape statement. The original document formed part of the supporting information for the detailed application submitted to Hart District Council (HDC) for the construction of a replacement dwelling, detached garage and stables by PMG architects using the existing private drive on behalf of the applicant Mr and Mrs Barney. Subsequently planning was refused on appeal in 2023. This revised document and addendum tree report is in support of the revised replacement dwelling and garage only scheme designed by D & J Arthur architects to be resubmitted to HDC in 2024.
- 1.2 The 3.8 ha site lies to the south of Bramshill Road approximately 700m east of the junction with B3011. The purpose of this statement is to identify the special characteristics of the existing landscape and to assess the likely effects of the proposal and to consider the most appropriate mitigation measures to integrate the proposal with the local context. Observations with regard to visual boundary screening will be given with regard to the potential landscape mitigation measures to accommodate the proposed dwelling.
- 1.3 A site walkover and visual appraisal was undertaken during October 2021 and December 2023. Reference is made to the base map data and to the client sketch proposals. A proposed landscape strategy is also attached. (**Appendix C**)
- 1.4 A desk study was undertaken of the Development Plan policy and map data available from the HDC website. Local landscape protection issues are also reviewed.
- 1.5 This statement will consider the existing landscape character and any potential sensitivity to change. This will include a landscape resource description and evaluation.
- 1.6 The nature of the proposal in terms of location, scale and type of development will then be reviewed.
- 1.7 A visual appraisal of the site is included to identify areas of particular visual impact.

2.0 Existing site and setting (see Appendix A – Aerial photo)

2.1 Site location

The application site, that extends to 3.8 ha, lies south of the Bramshill Road to the west of Heckfield Bridge.

2.2 Land Use

The existing site consists of the derelict dwelling, outbuildings, riding menage and outer rough grassland with former paddocks. There are limited outward views between the mature hedgerow north-east over fields with the wooded landscape backdrop.

2.3 Settlement

The site is bordered by rough grassland/ paddocks behind Whitewater Stables and another private residence both approximately 100m distant. The centre of Bramshill village lies approximately 1km east of the site. Neighbouring villages include Heckfield and Hazeley Heath both 2km distant.

2.4 Topography

The site lies within a wider level farming and forestry landscape and topography.

2.5 Drainage & Vegetation

There is a network of ditches draining into the River Whitewater 100m to the east. The site is set within clay and associated Greensand soils. The former paddock site is enclosed by mixed age hedgerows with broadleaf species dominant along the outer boundary.

2.6 Public access

The site is private property. Public access is along Bramshill Road bordering the north of the site. There is also a public footpath beyond the western boundary.

2.7 Visual context and existing views (see Appendix B)

The site is largely enclosed by mature hedgerows to the outer boundaries. There are very limited local inward views near the driveway access along Bramshill Road. There are also glimpsed views from the public footpath beyond the western boundary. My photo appraisal therefore contains inner site as well as public footpath views.

2.8 Site views – Eastern section (**Appendix B – sht 1 photos 1-4**)

The building footprint is set back over 150m from the street frontage. The site is largely hidden by mature vegetation. The inner site comprises the cluster of derelict buildings set within rough grassland.

2.9 Site views – Western section (**Appendix B – sht 2 photo 5-8**)

The former menage is adjacent the driveway and building cluster all set within former paddocks and rough grassland in a rural setting.

2.10 Footpath views – western boundary (**Appendix C – sht 3 photo 9-10**)

The existing buildings cluster is located in the background below the tree lined backdrop below the paddocks and beyond the menage. Views are filtered existing mature vegetation.

2.11 **Visual appraisal - summary**

Visually the study site is enclosed by mature vegetation.

Built form is set back over 150m from the public highway.

Two neighbouring properties lie 100m distant.

There are local views from the adjoining footpath beyond the western boundary.

There are no distant public views.

3.0 Planning Policy

Landscape Designations

3.1 The site has no special landscape designation and lies in open countryside.

4.0 Assessment of Landscape Character

4.1 The application site does contain landscape features that are typical of the Local Landscape Character Assessment.

4.2 Positive change by appropriate sensitive development should be encouraged. This should include the restoration and enhancement of existing hedgerow, tree screens and important natural landscape features to integrate development with the rural character. This should ensure that natural features continue to dominate built form.

5.0 Proposal (Appendix C)

- 5.1 The revised landscape strategy for the replacement dwelling is shown on the attached plan. **(Appendix C)**. The design includes the dwelling with detached garage and parking. The replacement dwelling is set back on plan some 150m south of the existing entrance at Bramshill Road.
- 5.2 The proposal includes a replacement dwelling carefully located both in terms of footprint and massing. The farmstead architectural design has been selected to integrate with the village character. The siting, building massing, finishes and roofscape has been designed to reduce the visual impact in comparison to the refused PMG architects scheme.
- 5.3 The external building and hard landscape finishes will utilise natural materials in a contemporary manner enhanced by native soft landscape species in boundary treatment. The rear garden will compliment the architectural style and integrate the proposal with the wider setting. Bio-diversity will be enhanced by meadow grass margins around the inner garden with opportunity for new orchard and wildflower areas.
- 5.4 The outer wooded / landscape buffer elements will be largely retained, managed and reinforced as an appropriate setting for the proposal. This includes boundary spinney edge planting to Bramshill Road northern frontage visually enclosing the driveway access. Parking will be included beside the replacement dwelling and detached garage.
- 5.5 A landscape and hedgerow protection zone will be established to the outer boundary green margins. Enclosure will be enhanced by mixed native planting. The site biodiversity will be improved in accordance to the project ecologist report.
- 5.6 The site landscape treatment will adopt the planning policy of conserve and enhance the natural features. The replacement dwelling will be set back from the road frontage. This will reduce visual impact to public views and allow the opportunity to strengthen site enclosure. Visually the driveway access will also have highway/ landscape benefits.

5.7 The main components of this proposal that will have a landscape and visual effect will be the construction of the replacement dwelling and garage with associated services and landscape works. The associated landscape works and creation of the enhanced driveway will require considered design with a long-term landscape management plan. The setting of Bramshill Road will be protected and respected throughout construction subject to a suitable landscape & ecological management plan.

6.0 Impact of Proposal

6.1 The site has a rural character with natural features generally dominating built form. The site has strong green enclosure to Bramshill Road with the proposal at the rear of the application site. The limited inward views will be found at the entrance driveway from Bramshill Road. There is a public footpath beyond the western boundary of the site.

6.2 Pedestrians will have filtered views of the north of the proposal site from the existing entrance access and filtered views from the public footpath beyond the western boundary.

6.3 Apart from the two neighbours 100m distant, local residents will largely be screened by mature vegetation. The proposal contains boundary screen planting to the north-western and south-eastern boundaries.

6.4 There will be disturbance from construction traffic and engineering works during construction works but once complete the proposal will be visually contained by outer enhanced landscape features.

Visual assessment

6.5 *My selected viewpoints are indicated on the aerial photo & attached visual appraisal (**Appendix B**).*

Viewpoints 1-4 – Inner site – eastern section

In my opinion the proposal will have a positive effect on this view. The viewer is level with the proposal site. The enhanced access will be created while infilling the mature hedgerow. The enclosed nature of the Bramshill Road at this point will remain unchanged.

6.6 *Viewpoints 5-8 – Inner site – western section*

In my opinion the proposal will have a positive effect on this view. The viewer is level with the proposal site. The visual impact will be reduced by the existing skyline trees and enhanced boundary planting.

6.7 *Viewpoints 9 & 10 – public footpath – western boundary*

In my opinion the proposal will have a positive effect on this view. The derelict agricultural buildings will be removed and replaced by a rural farmhouse style architecture appropriate to the setting. The replacement dwelling, detached garage and low retaining wall have been designed to fit the existing slope. The proposed building external materials of brick and tile are included in the hard landscape finishes with permeable finishes in the valley location. The new build siting and massing respects local landscape character.

7.0 Mitigation

7.1 Taking account of the existing planning policy and landscape constraints, as the site is to be developed sensitively then nominal landscape mitigation would be necessary. This will be principally on the north-eastern and south-western boundaries with limited input around the inner immediate new build zone. The new mixed infill native hedgerow, spinney tree planting and grass meadow margins will be introduced and managed to enhanced local character. These will enhance local character with emphasis on natural features dominating built form.

7.2 In order to maintain and enhance the existing site character, natural landscape features will need to dominate and enclose engineering works. The enhanced outer tree and hedgerow canopy to the north-east and south-west site will require appropriate landscape protection, management and enhancement. This will provide a long-term all year-round screen to integrate the proposal with local character. Opportunity will be taken to enhance the green edge enclosing the site.

7.3 The outer boundaries and associated marginal habitats will require routine management and appropriate access. This will be undertaken by the appointed landscape management contractor. Landscape mitigation will include mixed native and field hedgerow planting to maintain the site character. Ecological management proposals will also be adopted to enhance biodiversity. (See report)

7.4 The new inner layout will include a landscape strategy to link and integrate the replacement dwelling with the existing outer landscape framework/ green infrastructure. A combination of outer enhancement together with structural inner planting within appropriate hard and soft landscape design will form the basis of the new design with details to be conditioned.

7.5 The following mitigation measures form an integral part of the development in order to limit landscape and visual impacts.

- Retention of key existing vegetation in the vicinity of the site. (outer boundaries)
- Special consideration / treatment of the boundary habitat and outer treatment (outer margins)
- The adoption of a landscape strategy and long term Landscape Management Plan.
- The layout includes a significant setback for the new dwelling from Bramshill Road. This allows space for enhanced buffer/ screen planting.
- Safety enabling tree management works to the inner new build zone.

8.0 **Case for the proposal**

8.1 Taking into account my comments in **sections 4.1 – 4.2** the proposal brings the opportunity to enhance the existing landscape character.

8.2 Key improvements include the setting back of built form down the slope and the strengthening of boundary enclosure.

8.3 The existing landscape along the Bramshill Road will be enhanced by infill planting to strengthen visual enclosure.

8.4 The replacement dwelling location will be set back into the site thus being less visually intrusive from public view. The revised architectural design is scaled back to address landscape and topographic constraints while respecting local context and building style.

8.5 The proposed layout will include boundary enhancement for privacy screening and also habitat improvement.

8.6 The proposal will bring long term landscape management, boundary enhancement and improved biodiversity. Thus there is the opportunity to reinforce the local landscape site character and to create a new inner landscape around a carefully designed replacement dwelling.

9.0 Conclusion

- 9.1 This statement sets out the reasons why the local landscape will be improved.
- 9.2 The proposal provides a replacement dwelling of special architectural and landscape quality set back into the site on a visually enclosed property.
- 9.3 The access will involve nominal tree or habitat loss. Safety treeworks will be included around the new build zone.
- 9.4 Local character will be respected and enhanced within a long-term landscape management plan.
- 9.5 The proposal will have built form and an associated landscape treatment appropriate to local context with details to be conditioned.

Appendix

- A Aerial photograph

- B Photo Appraisal

- C Indicative Landscape Strategy dwg no. 808/1/01 (based on D & J Arthur sketch dwg)