

Landscape Appraisal

Field with a View Winchester, Mansard House, Easton, Winchester, SO21 1DQ

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Site Address:

Field with a View Winchester,
Mansard House, Easton,
Winchester, SO21 1DQ

Proposal:

Change of use of land to a glamping site. With 4 Shepherd Huts
for year-round holiday accommodation.

Applicant: J Giles

Date: February 2024.



Figure 1- Field with a View Winchester looking up the field towards the Woodland on the west boundary.

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1. Introduction

This Landscape Appraisal has been prepared in support of a planning application to the South Downs National Park Authority for the change of use of land to a glamping site with 4 Shepherd Huts for year-round holiday accommodation.

The application is made by Jemma Giles, owner of the application site.

This document has been prepared to demonstrate the baseline landscape conditions of the site and provide an assessment of landscape impact from key viewpoints.

2. Site Description and Baseline Conditions

The application site measures approximately 0.49 hectares and is within a 0.9-hectare field.

The field has been used to grow hay up until 2021, since then it has been kept mown so that weddings can take place there.

The main field has a mature hedge to the north with a few mature trees along it. The mature hedge to the east runs along Easton Lane, this has several mature trees along it.

The southern border of the field is a post and wire stock fence and a 2-year-old mixed native hedge with Hornbeam trees every 5m, this was partially funded by the Woodland Trust to create a living bridge for wildlife and insects connecting the road hedge to the Woodland.

On the west side of the field is a 30yr old woodland planted by the owner's parents. From the Easton Lane gate entrance up to the woodland, running along the northern hedge line is an access track. The field slopes gently down from the woodland to the lane.



Figure 2- Aerial view of proposed Glamping site within Field with a View Winchester area, showing siting of 4 Shepherd huts, wastewater treatment plant and drainage field and access track.

The 0.49-hectare area that we wish to use for year-round glamping includes the trackway, which is 5m wide. Then after 30m the boundary widens out into the field to 48m from the north hedge. The area stops 20m from the woodland boundary at the top of the field. This area will leave a border of hayfield on 3 sides.

The application area is enough space to situate the 4 shepherd huts as well as the wastewater treatment plant, which will be at least 7m from the nearest hut as advised by building regulations. The drainage field will be at least 15m from the nearest hut (regulations) and at least 2m within the boundary line.

3. The Proposal

The application proposes a change of use of 0.49 hectares of land to a year-round glamping site with the installation of 4 shepherd huts. Further details are provided in the submitted Design and Access Statement.

4. Assessment of Impact

The application proposes the installation of 4 shepherd huts for year-round holiday accommodation.

To reduce visibility of the structures, the Shepherd's huts will be sited with the woodland and the mature top hedge behind them. The huts will be painted dark green, and the surrounding areas will be planted up with trees and hedging so they blend into the countryside.

In the remaining field surrounding the site the grass will be left to grow long through the summer.



Figure 3 Field with a View Winchester from the bottom of the field Easton Lane end up towards the Woodland.

This photograph is taken from the lane end of the field looking up towards the woodland with the mature hedge to the right. The proposal is to place the huts facing down towards the lane, which takes advantage of the wonderful views across to Cheesefoot head.



Figure 4-View from the field south-east towards Alresford Road, which runs just below the horizon left to right on the tree line.

With the huts being painted green or naturally weathered wood and with native hedging, trees and shrubs planted around them, they will blend into the landscape.

5.ACCESS TO SITE

The site is accessed from Easton Lane, a no-through road to vehicles. The lane is part of the Route 23 National cycle path.

Figure 5- View from Field towards Alresford Road



Figure 6

*Entrance to Field with a View
Winchester, looking straight up the*



track from Easton Lane.

*Figure 6 View from the south coming up Easton Lane along the
Route 23 from Junction 9 of M3. Field entrance on the left.*





Figure 8- View of Field with a View Winchester from Long Walk. The yellow rape seed field is on the Shoulder of Mutton Farm on the opposite side of Easton Lane. The criss-cross pattern on the field is from the rolling of the grass in preparation for the wedding season.

6. CONCLUSION

This Landscape Appraisal has been submitted in support of an application for Full Planning Permission, regarding the change of use of land from agricultural to a year-round glamping site comprising of 4 Shepherd Huts.

This Appraisal considers whether the proposal would affect the landscape character of the site and views towards the site from pertinent viewpoints.

The site is not visible from the lane adjacent to the field and only from the gate way if passers-by walk right up to the gate. We propose to plant more native hedges along the track to screen the huts from the gateway.

The clearest views into the site are from Long Walk and the Alresford Road, which is over a mile away as the crow flies. With the proposed planting of hedges and trees around each hut. From these locations the site will still be seen but the huts will be screened by trees and hedges, and they will blend into the countryside along with the existing woodland, grassland, and hedges.

It would not affect the experience of the surrounding landscape.