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This Design & Access Statement is submitted on behalf of Lord and Lady Pembroke as part of the application for full planning permission for a tennis court and associated landscape works at the Old Stonehouse, Newtown, Tisbury, SP3 6SL.

1.0 THE PROPOSALS

1.1 The application is to seek approval for the construction of a porous hardstanding tennis court partially concealed by an informal bund with a 3m and 1.5m metal mesh fencing and localised screen planting.

1.2 As part of the works the applicants seek to create natural ponds connected with a rill utilising the natural topography of the site. The landscape design includes informal native planted areas generally at the north end of the site leaving much of the garden site area as existing. As part of the higher natural pond the proposal includes a timber decking and a feature spiral mound using spoil from the pond excavation.

1.3 The Location Plan illustrates the property is a substantial distance from other residential properties, No. 30 is over 250m from the site entrance, with fields to the south, east and west and woodlands to the north extending eastwards along Castle View.

1.4 No external floodlighting is proposed for the tennis court.

2.0 ACCESS

The proposal will not affect the existing access or parking provision to the existing property.

3.0 LANDSCAPE

3.1 The general approach has been to retain as much of the existing landscaping as possible including the existing hedging to the boundaries. The site is part of the existing residential curtilage and has little in the way of planting and as such the character of the site will, therefore, remain largely unaltered.

3.2 The overall site scheme has made provisions for landscaping design, including the protection of existing trees, hedges and other natural features of the site. The proposal will enhance the landscape setting and as being designed by the established and respected landscape designer Xa Tollemache.

3.3 In order to improve the setting the proposals include removing a spoil heap, raised planting beds and excavation to enable the tennis court to be accessed from the lower level. This would not cause any loss of historical landscape but provides the opportunity to improve this area of the site with additional trees and extending the soft landscape. The natural pond, rill and formal ponds offers an ecological enhancement to the site.

3.4 Landscape impact effects in various degrees of magnitude on the fabric and character of the landscape, moderated by its sensitivity and capacity to accommodate change. The intent of Core Policy 51 is that developments should protect, conserve, and where possible enhance landscape character and must not have a harmful impact upon the landscape character and any negative impacts must be mitigated through sensible design and landscape measures.

3.5 While the site is entirely obscured from the road, the public view is limited due to the narrow mature hedge lined roads and field boundaries with no defined public footpaths in the vicinity. Although the land slopes south to north, the surrounding landscape can be generally characterised as being relatively flat topography restricting the wider views into the site and therefore the impact of any proposal.

3.6 The proposed ancillary development should be considered of low visual impact due to the setting in relation to its location which is screened from view, even in winter, from all but a few localised viewpoints around the periphery. During periods when the boundary vegetation and adjacent wooded areas are in leaf the limited radius zone of visual influence will be reduced primarily to the Application Site boundaries. Accordingly, we conclude that the development will not conflict with any relevant policies and will have only an overall slight significance in its potential impact on the character.

3.7 The proposal will have a low magnitude impact on the character of the landscape and principal viewpoints and accordingly the development should be considered negligible as none of the characteristic landscape features are lost along with any BAP habitats.

3.8 Similarly, the proposals would have a low-negligible impact on the sensitivity of the landscape as the proposed land use is unchanged and enclosed landscape with low visibility. The Development would therefore have little impact on the character of the area due to its elevation, physical and visual enclosure.

4.0 ECOLOGY

4.1 The use of the site will remain as its current use, therefore the proposals will not have any ecological negative impact. In fact the proposal will provide some enhancement with the natural pond and tree planting.

5.0 CONCLUSION

5.1 The proposal would not have a detrimental impact on the character of the site or the adjoining land. The scale, orientation, materials and appearance are ideally suited to provide the development proposed in accordance with policy and meeting the design / planning policies principles set out in this application.

5.2 The proposal would not have any detrimental impact on the privacy to the neighbouring properties or ability to enjoy their amenity space and accords with all planning policies.

7.3 The scheme which forms this application also complies with Core Policy 51 and Cranbourne Chase AONB Management Plan by maintaining and conserving the existing landscape character of the area. The proposals would not alter the existing use of the land and is contained within the curtilage of the applicant's land for their private use.

7.5 Therefore, all planning policy considerations, subject to the appropriate off-site contributions can be controlled by planning condition or the approval of appropriate details, accordingly full planning permission should be granted.