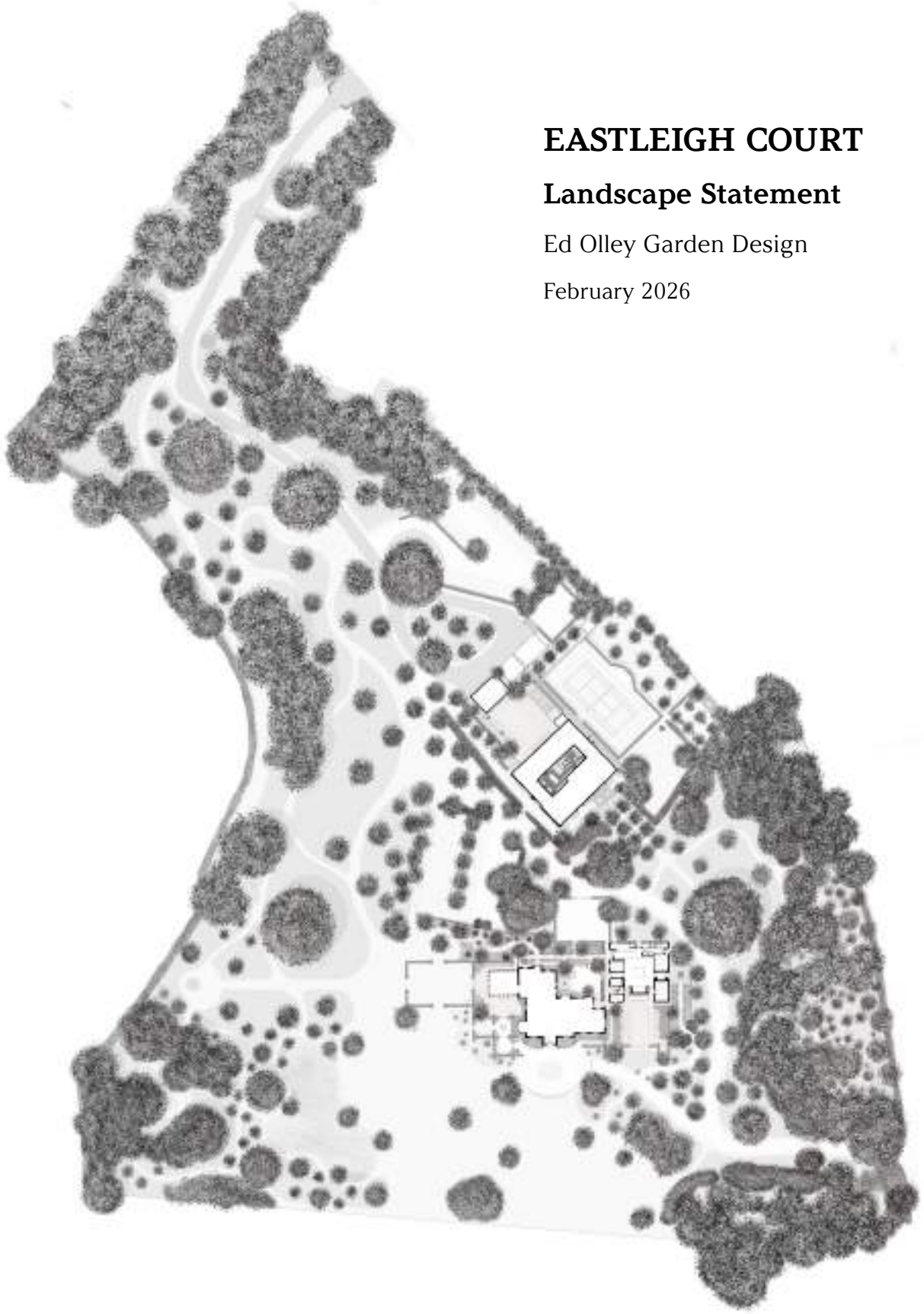


EASTLEIGH COURT

Landscape Statement

Ed Olley Garden Design

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1.0 INTRODUCTION

1.1 – Eastleigh Court, built c.1830 and set above the village of Bishopstrow, has long been defined by the relationship between its dignified architecture and its surrounding parkland. Over the decades, this relationship has eroded through piecemeal development, loss of planting structure, and the gradual decline of its designed landscape. Today the site presents a rare opportunity: not merely to restore what has been lost, but to reimagine the estate as a place of celebration, retreat, and ecological renewal.

1.2 – The former Eastleigh Court Stables, now in residential use, were historically an integral part of the Court estate, both functionally and visually. Originally connected to the Court by shared routes, planting structure, and land management, the Stables were later sold off and occupied separately, resulting in the physical and perceptual severance of the estate. This separation has diminished the historic understanding of the site as a single, unified landscape.

Following Kindred Living Project's acquisition of both Eastleigh Court and the former Stables, the properties have been brought back into single ownership for the first time in many decades. The proposed landscape strategy responds directly to this opportunity, seeking to reunite the two properties through the re-establishment of part of the historic vehicle access, integrated planting structure, and a consistent landscape language. The landscape is therefore conceived not as two discrete settings, but as a single, coherent estate once again, experienced through a carefully choreographed sequence of arrival, movement, and views.

1.3 – Kindred Living Project proposes to transform Eastleigh Court and the former Stables into luxury short-stay, self-catering properties, united by a coherent and ecologically vibrant landscape setting. The ambition is to celebrate the estate's heritage while creating a place that supports gatherings, celebrations, wellness retreats, and moments of quiet reflection. Within this vision, the landscape becomes the primary connective tissue – linking buildings old and new, guiding movement across the site, and shaping how guests experience both architecture and nature.

1.4 – Scope of Landscape Works

It is important to note that landscape and garden works around the former Stables have already been undertaken as part of earlier interventions, and no further landscape changes are proposed in that area as part of this application. Planning permission is sought in relation to the change of use of the former Stables only, and not for additional landscape works.

Accordingly, this Landscape Statement focuses on the proposed works within the wider estate and the setting of Eastleigh Court itself, including the re-establishment of historic access routes, new planting structure, formal and informal garden spaces, and ecological enhancements. These proposals are designed to integrate sensitively with the existing gardens around the former Stables, ensuring continuity of character while avoiding unnecessary intervention.

1.5 – Client vision & landscape brief

The client's ambition extends far beyond architectural upgrades. The landscape is seen as the emotional and ecological heart of the project – the element that binds the Court, the Stables, and the Pavilion together, and the medium through which guests will experience the identity of the estate.

The brief therefore calls for:

- the restoration of historic landscape structure;
- the creation of beautifully choreographed garden rooms that suit small gatherings, dining and celebration;
- the provision of quiet, intimate spaces for rest, reflection and immersion in nature;
- and the significant enhancement of biodiversity, with new woodland planting, species-rich grasslands, water habitat, and tree avenues that strengthen ecological connectivity and respond to local character.

This ecological aim aligns strongly with Wiltshire Core Policy 50, which requires development to conserve, enhance and deliver measurable biodiversity gains, and with the county's Local Nature Recovery Strategy, encouraging habitat creation and landscape resilience.

1.6 – The role of landscape in integrating new architecture

The new Pavilion and pool terrace, though modest in scale, are important additions to the estate. The landscape is therefore designed not as ornament but as a softening framework, ensuring all new structures feel quietly anchored in their setting. Landform, planting massing, tree placement and the transition from formal to informal garden character work together to ensure the Pavilion settles naturally into the rising topography, and that the pool terrace reads as part of a coherent garden composition rather than a standalone leisure facility.

The landscape thus plays a mediating role – not only integrating old and new architecture, but also shaping views, filtering sound, respecting neighbour amenity, and framing the spaces where guests will gather or celebrate.

2.0 LANDSCAPE DESCRIPTION

2.1 Historic Landscape Setting

2.1.1 The majority of the information about Eastleigh Court and its development over the years refers to the many iterations of the building itself and there is little note on the gardens. However, using OS maps and a handful of photographs, we are able to get some idea of the parkland landscape within which the Court sits.

2.1.2 Eastleigh Court faces south and is surrounded by arable land, with the village of Bishopstrow lying along a road north-east of the property. Beyond the fields to the south there is a large wooded area called Eastleigh Wood.

2.1.3 An OS map from 1886 shows a new graveled carriage drive – the ‘Long Drive’ – made from the north (current entrance to the former Eastleigh Stables) had been instated. The heritage report suggests that this drive was designed to impress visitors as the drive arrived at the front of the house having enjoyed the grounds, through which glimpsed views of the house would have been experienced. (figure 1).

2.1.4 Walking routes appear to circumvent the estate, as well as there being a route around the parkland to the east of the Court.

2.1.5 This same OS map, and one dated from 1899, show many trees in the wider parkland, particularly close to the house. These include an oak on the south-western corner of the front façade of Eastleigh Court, and ash trees to the west, lining the drive.

2.1.6 There were also many significant trees planted along the southern boundary.

2.1.7 Photographs from 1888 and 1896 show a grass tennis court lying in front of Eastleigh Court, as well as many trees and hedging in front of the west elevation (figure 2), and the extent of mature trees surrounding the house at that time, as referenced in the heritage report (2.11).

2.1.8 The Orangery, which was historically on the eastern elevation of Eastleigh Court, can be seen to contain many plants (figure 3), however it was subsequently demolished in the early 1920s when a large amount of work was undertaken.

2.1.9 The kitchen garden lay to the north of Eastleigh Court, in the gardens of the former Eastleigh Court Stables.

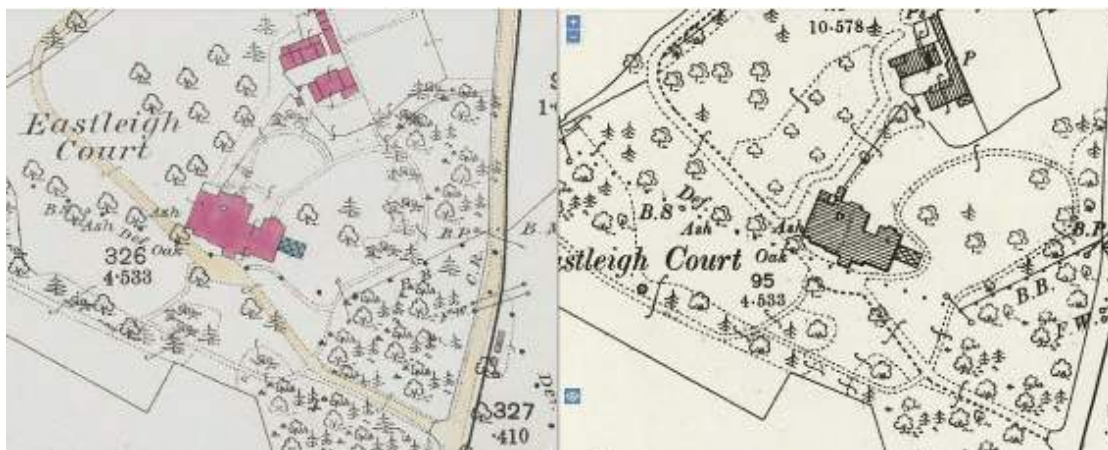


Figure 1 - extract from the OS 25-inch maps of 1886 (survey date) and 1899 (revision date).

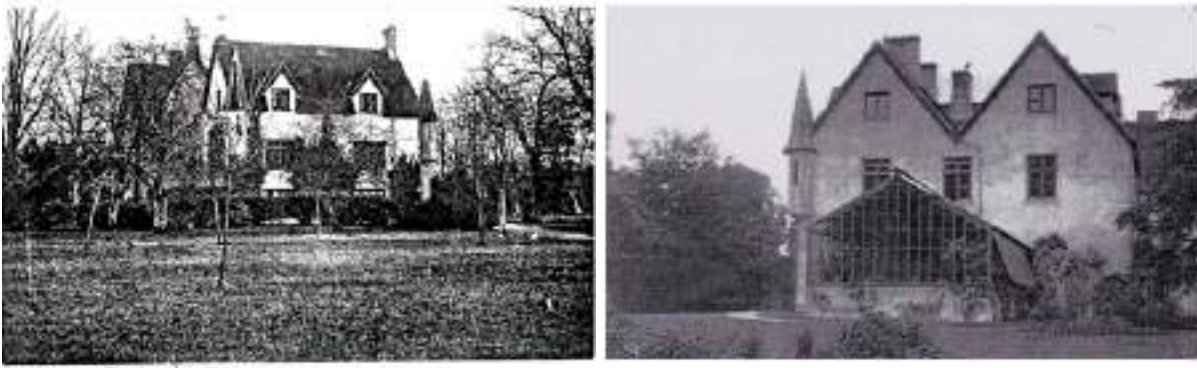


Figure 2 - photocopy of a photograph showing the west elevation of Eastleigh Court in 1896. [Barbara Brebner, 'The Eastleigh Miscellany'], Figure 3 - the eastern elevation with Orangery.

2.2 20th Century Changes

2.2.1 Building works in the 1920s saw the clearance of trees from around the house, and the removal of paths.

2.2.2 An ordnance survey map from 1947 suggests that the tennis court had been moved to the eastern side of the building, following the demolition of the orangery.

2.2.2 An advertisement for the sale of Eastleigh Court in 1957 shows that many of the parkland trees had been removed, particularly along the southern boundary and closer to the house.

2.2.3 An image of Eastleigh Court from 1975 shows no trees at all around the house, and no hedging on the southern or western façade, but there does appear to be a terrace to the west of the house (figure 4).



Figure 4 - Eastleigh Court as photographed in 1975 (Historic England).

2.3 Existing site

2.3.1 There are a good number of fully mature trees within the Parkland – including a blue atlas cedar, two English oaks, beech, large leaf lime, common lime and yew. There is an impressive London plane tree with notable form which sits to the north-east of the Court.

2.3.2 The blue atlas cedar to the west of the Court is notable for its position, around which the original drive used to turn west towards the Court.

2.3.3 The ‘Long Drive’ has been left to turn to grass. The imprint is still visible but it has not been in use for many decades.

2.3.4 The drive in front of the Court was a pre-existing drive which was reinstated in tarmac in the 1990s.

2.3.5 Unkempt yew hedging outlines where the old tennis court would have been to the east of the Court.

2.3.6 There is also yew hedging to the front of the Court, around some parking spaces, blocking the view south.

2.3.7 Tired, shrubby planting surrounds the Court – it is untended and does not offer much in terms of aesthetic appeal.

2.3.8 There is no outdoor seating area around the Court and no garden to speak of, other than the wider parkland.

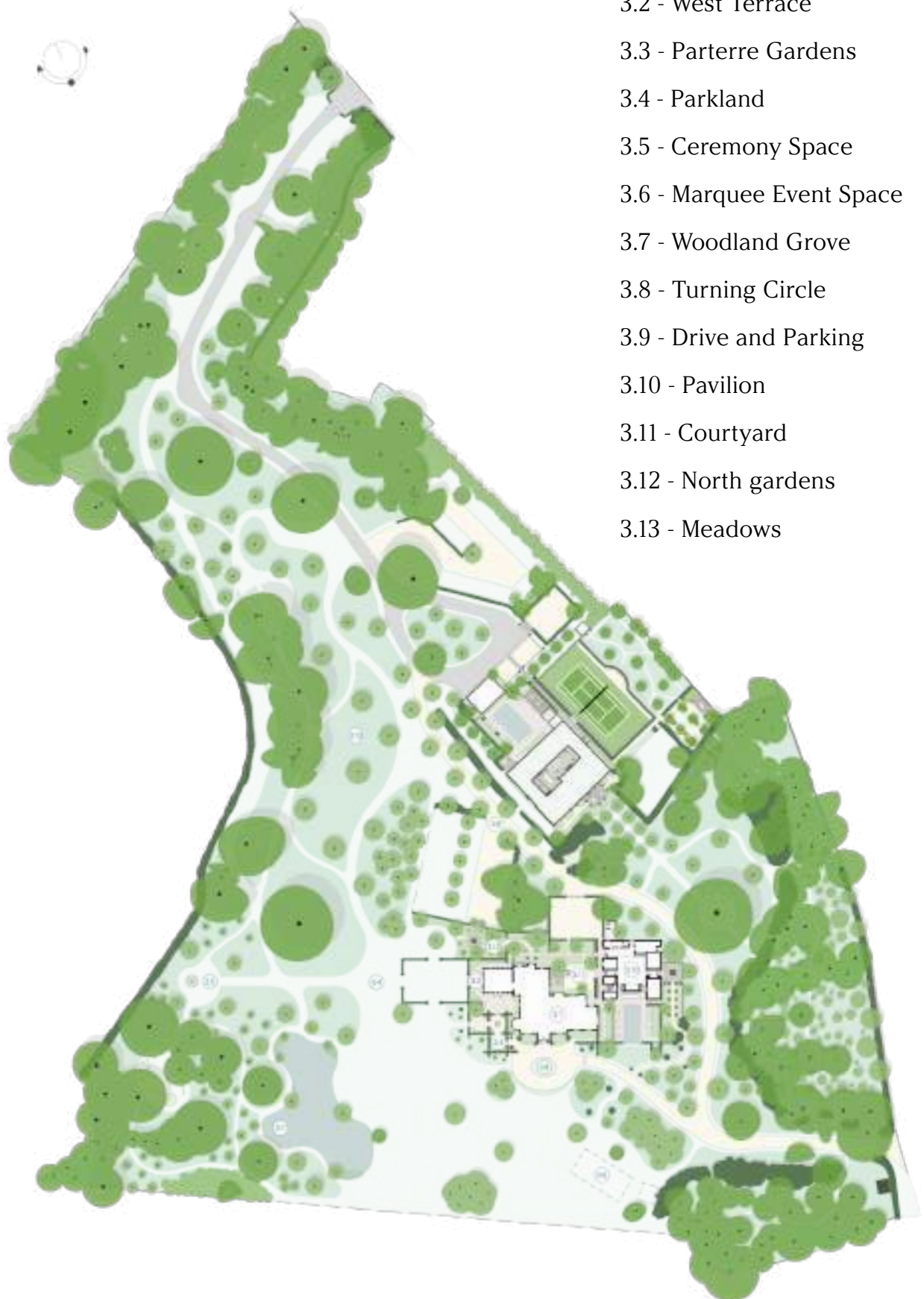
2.3.9 There is a large tarmacked parking area to the north of the Court.

2.4 Summary

2.4.1 The evolution of Eastleigh Court has diminished the estate’s landscape and biodiversity. Mature trees have been removed without being replaced, and little consideration has been given to provide gardens to the Court, other than the Orangery which was removed in the early twentieth century.

2.4.2 Historic images show recreational use, and formal planting; our proposals aim to restore these qualities, creating gardens that are beautiful, functional and ecologically enriched.

3.0 LANDSCAPE PROPOSALS



3.1 – Design concept

The landscape proposals for Eastleigh Court seek to weave together the historical, architectural, and ecological character of the estate into a coherent and legible whole. The design celebrates the rhythm of the Court's classical façades, acknowledges the estate's parkland origins, and introduces a renewed sense of arrival, purpose, and delight. In doing so, the landscape becomes the medium through which the reunited Court and the former Stables are experienced – not simply a backdrop, but an evolving, biodiverse setting shaped for gathering, reflection, and celebration.

Around the Court, a series of formal garden rooms reinterpret the Arts & Crafts spirit once present on the estate. These spaces give structure to the immediate setting, anchor the building visually, and provide a variety of atmospheres for guests: intimate courtyards, fragrant herbaceous borders, contemplative lawns, and more enclosed pockets of planting. The geometry and materiality of these garden rooms offer a calm counterpoint to the surrounding, looser parkland.

3.2 – West Terrace

To the west, the new dining extension opens onto a generous terrace – an elevated platform from which to enjoy long views over fields and woodland. This terrace acts as a social heart of the estate, accommodating small gatherings or quiet reflection. Its formality contrasts with the softness of the wider parkland beyond, grounding the new architectural intervention in a dignified yet welcoming manner.

3.3 – Gravel Parterre Gardens

Beneath the terrace, low yew hedging defines a formal parterre, with gravel gardens arranged in the spaces between. This structure frames uninterrupted views to the parkland while providing a sheltered, sensory space for guests. The planting palette within and around the parterre combines flowering perennials, clipped topiary, and ecological underplanting to create seasonal interest, movement, and habitat value, supporting pollinators and wildlife.

3.4 – Transition to Parkland & Mown Paths

Beyond the formal gardens, the composition loosens into long meadow grass, bulbs, and sculptural topiary forms, creating a visual and ecological transition from formal garden to parkland. A network of mown paths allows guests to explore the grounds at a leisurely pace, connecting terraces, the Ceremony Space, and woodland groves. This gradient supports pollinators, invertebrates, and small mammals while guiding visitor movement and protecting wildlife.

Images on the next page refer to the areas of the garden outlined above.



Above, considered planting opens up to a looser landscape of long grass and trees beyond.
Below, images show low structural hedging, interspersed with herbaceous planting.



3.5 – Outdoor Ceremony and Contemplation Space

Located within the parkland setting to the west of Eastleigh Court, the Outdoor Ceremony and Contemplation Space is conceived as a calm, flexible clearing within the landscape rather than a formal event venue. Its primary purpose is to provide a tranquil setting where small groups may gather for meaningful moments, including intimate ceremonies, guided meditation, yoga, or quiet reflection, without the introduction of permanent structures or visual clutter.

The space is defined subtly through mown grass paths and gentle changes in planting, allowing it to emerge naturally from the surrounding meadow rather than being read as a distinct ‘destination’ in the landscape. Specimen trees and native planting provide a sense of enclosure and privacy while maintaining open views across the wider parkland. The ground is lightly levelled to support comfortable use, with no hard surfacing or infrastructure that would encourage intensive or noisy activity.

Importantly, the area is intentionally understated in character and appearance. Outside of occasional use, it will read simply as part of the parkland landscape, supporting biodiversity and offering a quiet place for informal enjoyment. Its location, scale, and design have been carefully considered to ensure activities remain low-key and do not give rise to noise or disturbance, reinforcing the estate’s overarching emphasis on calm, restorative, and nature-led experiences.

3.6 – Temporary Marquee Location

A key driver in selecting the location for the temporary marquee has been the protection of the setting of Eastleigh Court and the preservation of key historic views from and towards the building. The marquee area is located to the south-west of the Court, positioned at a respectful distance to ensure that the primacy of the Court and its principal elevations remains uninterrupted. This approach accords with the findings of the Heritage Impact Assessment (HIA), which identifies the importance of safeguarding the Court’s visual relationship with its surrounding parkland.

The site has been chosen following careful consideration of topography, long views, neighbour amenity, and ecological sensitivity. From this location, guests are afforded expansive, uninterrupted views across the parkland and towards the wider landscape beyond, reinforcing the sense of openness and connection to the estate’s setting. The area’s gentle natural slope allows the marquee to be installed without significant groundworks or permanent alteration, ensuring that the land can readily revert to its natural parkland character when not in use.

The marquee will be erected on a strictly temporary basis for the duration of individual bookings only and will be fully deconstructed and removed from the site following each use. Its use will be limited to part of the year, predominantly during the warmer months when weather and ground conditions allow. Outside of these periods, the area will remain as open grassland, visually indistinguishable from the surrounding parkland.

Associated ancillary structures, including a catering tent and any required service support, will also be temporary in nature and removed alongside the main marquee following each booking. These elements will be discreetly located to minimise visual impact and ground disturbance. Grass management will be carefully overseen before and after use to ensure rapid recovery, maintain soil structure, and preserve the long-term integrity of the landscape.

Images on the next page refer to the areas of the garden outlined above.



Above, topiary shapes set within long meadow grass help tie the formal gardens to the wilder landscape. Below, temporary structures and furniture can be used to host events in the landscape without any permanent effect on the nature of the space. A lightweight metal arbour provides a subtle focal point, it's slender frame seeming visually permeable.



3.7 – Woodland Grove & Pond

A small lake and adjacent woodland grove in the south-west corner provide habitat for amphibians, insects, and birds while offering secluded areas for guests to explore. These ecological enhancements contribute to biodiversity net gain (BNG) in line with Wiltshire Core Policy 50. As part of the BNG strategy, five bat boxes will be installed on retained trees at heights of 3–5m – or similar as agreed with the project ecologist - positioned on southern or western aspects with clear flight lines away from artificial light, providing continuity of roosting opportunities for bats. Strategically placed bird boxes will support breeding and feeding habitats for local species.

Together with the pond, new trees, woodland planting, and scrub, these measures enhance habitat connectivity and ecological resilience, delivering a measurable increase in biodiversity while maintaining the aesthetic and recreational qualities of the estate. Mown paths through the woodland allow guests to experience the grove and pond while protecting sensitive habitats.

3.8 – Reinstated Turning Circle & Arrival

The historic oval turning circle at the Court entrance is reinstated and surfaced in a permeable material. Evergreen topiary and planting frame the entrance, softening the approach while providing structure, visual interest, and wildlife habitat.

3.9 – Estate Drive, Circulation & Tree Management

A new route through the estate connects the north entrance with the south, creating a sequence of arrival that gradually reveals Eastleigh Court, the former Stables, and the Pavilion. Parking areas are strategically positioned to minimise visual intrusion and maintain the integrity of the landscape. Extensive design collaboration with arboricultural, ecological, transport, and drainage specialists has informed the layout of all hard surfaces and vehicle routes, balancing practical access with aesthetic and ecological considerations.

Tree retention has been a key priority. Following detailed consultation with arboriculturists, ecologists, and the project team, the final plan minimises tree losses while accommodating access and parking. A total of 28 trees will be removed – including 4 B-grade, 19 C-grade, and 5 Category U trees – with no A-grade (high-quality) trees affected. Each removal has been carefully justified, preserving landscape character and biodiversity.

To enhance the estate's historic character, the tree planting strategy not only mitigates losses but also reinstates historic specimen patterns around Eastleigh Court and along the original parkland lines. Overall, the estate will see 532 new trees planted: 202 individual trees, 60 woodland specimens, and 270 trees in scrub areas, complementing the estate layout, enhancing canopy cover, and supporting long-term biodiversity objectives.

Images on the next page refer to the areas of the garden outlined above.



Above, a pond sits comfortably within the landscape; a space for reflection.

Below, images showing how driveways and paths can wind quietly through a landscape, and the impact of leaving grass to grow long in order to delineate a space.



3.10 – East Terrace, Pool & Pavilion

The Pavilion is a new-build structure, carefully positioned to the east of Eastleigh Court and integrated into the landscape through considered planting, landform and spatial arrangement. Although contemporary in its function, its scale, proportions and siting have been deliberately informed by the historic hierarchy of buildings within the estate, ensuring that it remains visually subservient to the Court.

The pool terrace and Pavilion are enclosed by a hedge that provides effective screening from vehicles and circulation routes, allowing guests to enjoy the space with a sense of privacy while preserving important heritage views of Eastleigh Court. This approach ensures that the visual presence of the pool and Pavilion is softened and that their impact on the wider landscape is carefully controlled.

Herbaceous and structured planting, together with specimen trees, further integrates the Pavilion and pool into the garden setting, blurring the boundary between built form and landscape. This layered planting strategy enhances seasonal interest, supports biodiversity, and ensures that the new Pavilion sits naturally within the evolving character of the estate. Any associated lighting will be subtle and sensitively designed to avoid unnecessary illumination of the surrounding landscape and disturbance to wildlife.

3.11 – Courtyard Garden

The courtyard garden is the estate's central pivot, linking the Pool Pavilion, main entrances, and circulation routes. It is a tranquil, contemplative space featuring layered planting: aromatic herbaceous borders, structured shrubs, and specimen trees. A water feature and textured groundcover enhance the sensory experience and provide additional habitat. The courtyard reinforces the integration of architecture and landscape while supporting biodiversity and seasonal interest.

3.12 – Northern Gardens & Arrival Routes

The northern aspect of the Court has been landscaped to guide guests from parking areas to the various entrances and event spaces. Pathways are lined with layered planting to soften infrastructure, screen service areas, and create a welcoming approach. Trees and shrubs provide vertical interest and seasonal colour, while perennial borders and groundcover support pollinators and local wildlife. This area also forms a transitional buffer, linking formal courtyard spaces to the wilder parkland beyond.

3.13 – Wildflower Meadows & Biodiversity Enhancement

The wider estate incorporates long grass, flowering bulbs, and native wildflowers to support biodiversity and maintain the visual character of historic parkland. Meadow areas are interspersed with woodland edge and specimen tree planting to create habitat corridors for birds, invertebrates, and small mammals. Alongside the pond, bat and bird boxes, and new trees, these measures contribute to a biodiversity net gain, enhancing habitat connectivity, ecological resilience, and the estate's visual and sensory richness throughout the seasons.

Images on the next page refer to the areas of the garden outlined above.



Above and below, images showing type of planting envisaged to the north of The Court and within the Courtyard Garden. The northern aspect of this area lends itself to a calm-coloured, romantic planting palette. The images also show favoured materials; a mix of paving with self-binding gravel.



3.14 – Sensitive Landscape Lighting

A carefully controlled and heritage-led lighting strategy is proposed across the estate, limited strictly to areas where illumination is essential for safe access, way-finding and operational use. These areas include the immediate settings of buildings, entrance points, principal pedestrian routes and parking areas. No lighting is proposed within the wider parkland, meadow areas, woodland or along mown paths, ensuring that the rural character of the estate and its dark-sky setting are preserved.

All external lighting will be discreet in scale and appearance, using fittings of a simple, restrained design with dark or muted finishes to minimise visual impact during daylight hours and avoid competing with the historic architecture. Luminaires will be low-level and carefully positioned, with all light directed downwards and fully shielded to prevent upward light spill, glare, or unnecessary illumination of surrounding landscape features.

The number and location of light fittings will be kept to the minimum necessary to support safe movement and accessibility. Lighting will be concentrated close to buildings and hard landscape areas, avoiding illumination of tree canopies, hedgerows, water features and ecologically sensitive habitats. Where lighting is required adjacent to planting or retained trees, fixtures will be positioned and angled to avoid disturbance to wildlife and to maintain the legibility of the historic landscape structure.

Control measures will form a key part of the strategy. External lighting will be operated using a combination of timers, motion sensors and low-energy fittings, ensuring that lights are only active when required. During late-night periods, lighting will be dimmed or switched off entirely, reducing energy consumption and preventing unnecessary night-time disturbance. This approach reflects best practice guidance for bat-sensitive lighting and supports the wider biodiversity objectives of the scheme.

A detailed lighting strategy, including precedent imagery, fixture types, indicative lux levels and precise locations, will be submitted for approval prior to installation. The strategy will be developed in accordance with Wiltshire Core Policy 57 (Ensuring High Quality Design and Place Shaping), Wiltshire Core Policy 50 (Biodiversity and Geodiversity), and relevant guidance on protecting dark skies and the settings of heritage assets. The lighting design will ensure that the character, significance and setting of Eastleigh Court and the former Stables are preserved, while providing a safe, calm and legible environment for guests.

Overall, the proposed lighting is intentionally subtle, reversible and responsive, reinforcing the primacy of the historic buildings and landscape, protecting ecological value, and ensuring that night-time character remains quiet, rural and respectful.

3.15 – Team Collaboration, Construction & Ecological Implementation

The landscape proposals for Eastleigh Court have been developed through close collaboration between the landscape designer, ecologist and arboricultural consultant, ensuring that ecological objectives, tree protection and landscape quality are fully integrated from design through to implementation. The installation of all landscape works will be undertaken in accordance with the requirements of the submitted Ecology Statement, Arboricultural Impact Assessment and Biodiversity Net Gain (BNG) strategy, with planting, habitat creation and mitigation measures delivered to meet the approved metric and legislative requirements.

During construction, all retained trees will be protected in accordance with approved tree protection measures, and landscape works will be carried out following recognised good practice guidance to avoid damage to root protection areas, soil structure and retained habitats. The appointed ecologist will provide ongoing advice throughout the construction and landscape installation phases, including supervision of proposed tree removals and undertaking site inspections as required to ensure compliance with ecological recommendations and mitigation measures. This coordinated approach ensures that the landscape is delivered sensitively, responsibly and in full alignment with the project's ecological and arboricultural commitments.

3.16 – Landscape Management & Ongoing Maintenance

The proposed landscape will be maintained through an ongoing programme of management undertaken by suitably qualified grounds staff or specialist landscape contractors. Maintenance regimes will be tailored to the distinct planting typologies across the estate – including formal garden rooms, hedgerows, woodland, meadow, parkland grassland and aquatic habitats – ensuring that each area is managed in accordance with its design intent, ecological value and long-term sustainability.

The proposed diversity of plant species will be retained and actively managed to ensure healthy establishment, seasonal interest and ecological resilience. Meadow areas, woodland and scrub planting will be managed using low-intensity, appropriate intervention techniques to encourage species richness and habitat value, while more formal garden spaces will be maintained at a level consistent with their designed character.

Landscape management will be carried out in accordance with the recommendations set out within the submitted Ecology Report and Biodiversity Net Gain (BNG) assessment, ensuring that the proposed habitats are successfully established and that the predicted biodiversity gains are retained over time. Management practices will be reviewed periodically to respond to ecological monitoring outcomes and to ensure continued compliance with the approved BNG metric.

This long-term, informed approach to landscape management ensures that the estate remains visually coherent, ecologically robust and aligned with both the heritage context of Eastleigh Court and the sustainability objectives of the development.

4.0 LANDSCAPE PERSPECTIVES

4.1 - Overview



View of the Court's south facade, with reinstated turning circle, planting and trees framing the building.



New tree planting offering glimpsed views of Eastleigh Court from the southern end of the driveway.



View of Eastleigh Court and the western extension.



The new gardens surround Eastleigh Court and the Pavilion while the wider landscape is of a wilder nature.

4.2 - West Terrace and southern facade



Evergreen topiary and planting frame the entrance, softening the facade of Eastleigh Court while providing structure, visual interest, and wildlife habitat.



A low yew hedge frames the gardens around the west terrace, while topiary shapes and small trees beyond the hedging help transition the gardens into the looser nature of the wider landscape.



Beneath the west terrace, low yew hedging defines a formal parterre, with gravel gardens arranged in the spaces between. This structure frames uninterrupted views to the parkland while providing a sheltered, sensory space for guests.



The low hedging allows the wider views of the landscape to be enjoyed while framing formal gardened spaces for guests of Eastleigh Court to enjoy.

4.3 - The Pool and courtyard garden



Hedging separates the pool area from the front of the Court, while still allowing a view out to the landscape from the pavilion. Herbaceous and structured planting, together with specimen trees, integrates the Pavilion and pool into the garden setting, blurring the boundary between built form and landscape.

Planting delineates the pool area from The Court, offering a textured view from the kitchen windows.



The gardens offer discreet transitions around the estate, here moving from the pool area to the courtyard garden.



The Court as viewed on arrival from the parking area. This is predominantly where guests staying in the Court will enter the space.



This courtyard garden is a pivotal space, designed to be tranquil and contemplative, featuring a water feature and layered planting: aromatic herbaceous borders, structured shrubs, and specimen trees.

5.0 CONCLUSION

5.1 – The proposed landscape scheme for Eastleigh Court has been developed to restore coherence, character and ecological richness to the estate, reinforcing the historic relationship between the Court and its parkland setting. It is confirmed that the gardens surrounding the former Eastleigh Court Stables have already been completed and are not altered as part of this application; planning permission is sought solely for the change of use of that building. As such, this Landscape Statement concentrates on the formal estate landscape associated with the Court and its immediate setting.

5.2 – The landscape proposals reinstate key elements of the estate's historic structure, including the oval turning circle, historic circulation patterns and the reintroduction of specimen tree planting closer to the Court, as evidenced in historic mapping and photographs. These interventions restore a sense of arrival, enclosure and scale, while allowing the architecture of the Court to once again sit comfortably within a designed landscape framework.

5.3 – A series of formal garden rooms, terraces, gravel parterres and transitional parkland spaces create a varied and legible sequence of outdoor spaces. These range from intimate, contemplative gardens and the outside ceremony and contemplation space – suitable for low-key gatherings, meditation or quiet reflection – to looser meadow and woodland areas that encourage exploration and connection with nature. Importantly, these spaces are intentionally understated in character, ensuring that their use remains calm and unobtrusive, preserving neighbour amenity and the tranquil setting of the estate.

5.4 – Views have been a central consideration in shaping the landscape design. Key historic views from Eastleigh Court across the parkland are preserved and enhanced through careful control of planting height, massing and layout. The positioning of the Pavilion, pool terrace and marquee area has been informed by topography, sight lines and the findings of the Heritage Impact Assessment, ensuring that new elements do not detract from the primacy of the Court or interrupt significant vistas. From within the landscape, guests will experience framed views back towards the Court, across open meadow and towards woodland edges, reinforcing a strong sense of place and continuity.

5.5 – The scheme has been developed in close collaboration with the project ecologist and arboricultural consultant, ensuring that ecological enhancement and tree protection are embedded within the design. Tree removals have been minimised and carefully justified, with extensive new planting reinstating historic patterns while significantly increasing overall canopy cover. Construction and landscape implementation will be undertaken in accordance with best practice, with retained trees protected and ecological supervision provided where required.

5.6 – The proposed planting, pond, meadow creation, woodland establishment, and installation of bat and bird boxes together deliver a Biodiversity Net Gain that has been optimised across the site and is well in excess of the 10% net gain required under the adopted Local Plan and current legislation. These measures strengthen habitat connectivity, ecological resilience and long-term environmental value, while remaining fully compatible with the historic parkland character of the estate.

5.7 – Necessary infrastructure, including access routes, parking areas and the proposed substation, has been carefully integrated into the landscape. Hardstanding has been limited to where operationally required, with surfaces, landform and planting used to minimise visual impact. The substation is discreetly sited and will be screened by planting to ensure it sits quietly within the landscape and does not detract from views, heritage setting or visitor experience.

5.8 – In summary, the landscape proposals for Eastleigh Court restore historic structure, enhance views, reunify the estate, and deliver a landscape that is ecologically robust, visually refined and sensitive to its heritage context. Through careful collaboration, thoughtful design and long-term management, the scheme provides a lasting framework that supports quiet enjoyment, celebration, biodiversity enhancement and the continued stewardship of this important historic landscape.