# Landscape Design Statement

For

# Proposed Gypsy & Traveller site on land off the B4069, Bradenstoke (The Banks)

Prepared By

TDA Ref: TDA/3126/RhC/12.25 (Rev. A)

December 2025
(Revised September 2026)

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# INTRODUCTION:

The following document is to be read in conjunction with Tirlun Design Associates drawing no's.:

TDA.3126.01 (Rev. A) titled 'Site Location Plan'
TDA.3126.02 titled 'Existing Site Layout'
TDA.3126.03 titled (Rev. B) 'Proposed Site Layout and Outline Landscape Scheme'
TDA.3126.04 titled (Rev. B) 'Proposed Day Room (Plan & Elevations)'

All drawings are included in Appendix 1 of this document.

Any discrepancies found between the drawings and this document should be notified to the landscape architect or his representative for clarification.

# DESIGN OBJECTIVES & LANDSCAPE CONCEPT:

TDA have been instructed by Mr. Josh Grisley to produce a site layout and associated landscape scheme for a proposed Gypsy & Traveller site on land off the B4069, Bradenstoke (The Banks).

The scheme has been carefully designed to ensure that the proposed development has minimal landscape character and visual amenity impacts upon its surroundings.

The proposals have been developed following a briefing meeting with the client and a subsequent site survey and assessment (undertaken to ascertain the position, visibility and landscape context of the site) and will form an integral part of a new planning application for the development.

## Site Layout.

The site layout has been carefully designed to minimise the visual amenity and landscape character impacts of the proposed development whilst meeting the needs of future residents. Proposals include:

- The use of the existing entrance into the site to minimise the developments visual impact upon the B4069;
- The demolition of the existing stables and their replacement with a proposed day room, carefully designed to mimic an equestrian building;
- The use and sensitive extension of previously developed land on the site to minimise encroachment into the countryside;
- The re-location of the existing residential lorry (to be painted dark green) onto the existing & extended concrete slab; and
- The removal of the existing horsebox and shed within the wider field and the reinstatement of the unmade (mud) track to rough grassland.

## Landscape Proposals

Landscape proposals for the new scheme have been carefully considered to minimise the developments visual amenity and landscape character impacts whilst respecting its relationship with its immediate setting and improving its bio-diversity value.

Landscape proposals include:

- The introduction of 9 no. new native trees (incorporating Willows and Alders of local provenance to complement the existing pond) to provide landscape structure/screening, enhance the arboricultural fabric of the site and improve its bio-diversity value.

- The introduction of a 105 sq/m native woodland buffer plantation (incorporating tree/understorey species of local provenance and matching those already present in the locality) to screen the proposed development, enhance the arboricultural fabric of the site and improve its bio-diversity value.

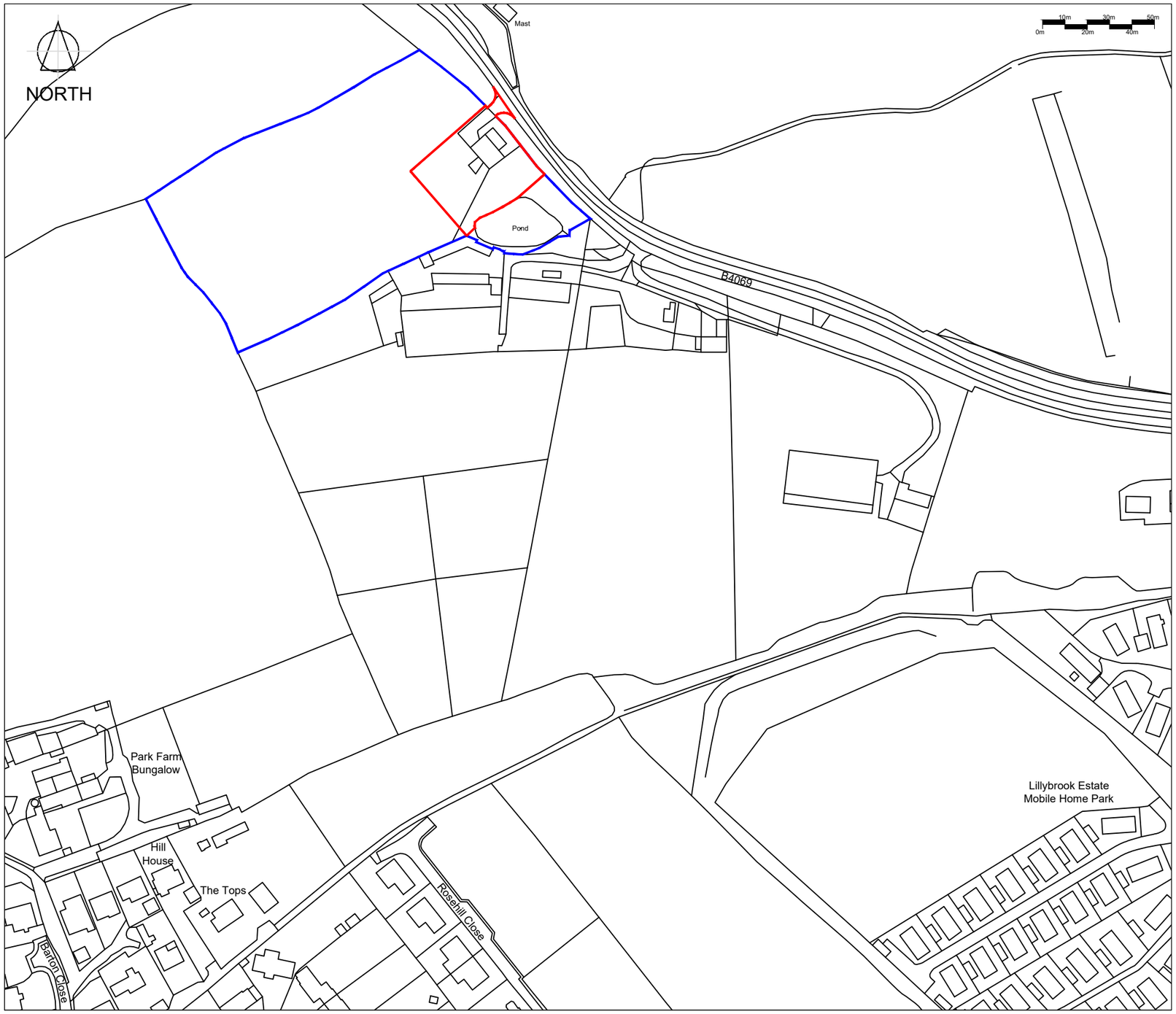
- The introduction of an extensive wildflower area adjacent to and to complement the existing pond, improving the bio-diversity value of the site and providing a sensitive interface between the proposed development and the existing pond.

- The removal of existing boundary treatments and gates and the utilisation of post and rail fences and matching gates, sensitive to the rural setting of the site and in-keeping in character with those already present in the locality, to define the proposed residential and wildflower areas.

## LANDSCAPE CONDITIONS

Should the council be minded to approve the proposed development and are satisfied with the landscape scheme, the permission could incorporate stringent conditions to ensure the sensitive development of the site. Examples of such conditions have been included in the Schedule of Proposed Conditions included in Appendix 2.

# Appendix 1




## KEY:

APPLICATION BOUNDARY

OTHER LAND WITHIN CLIENT OWNERSHIP

| REV | NOTES | BY | DATE |
|---|---|---|---|
| A | Application boundary amended as discussed with planning consultant. | RhC | 01.09.26 |

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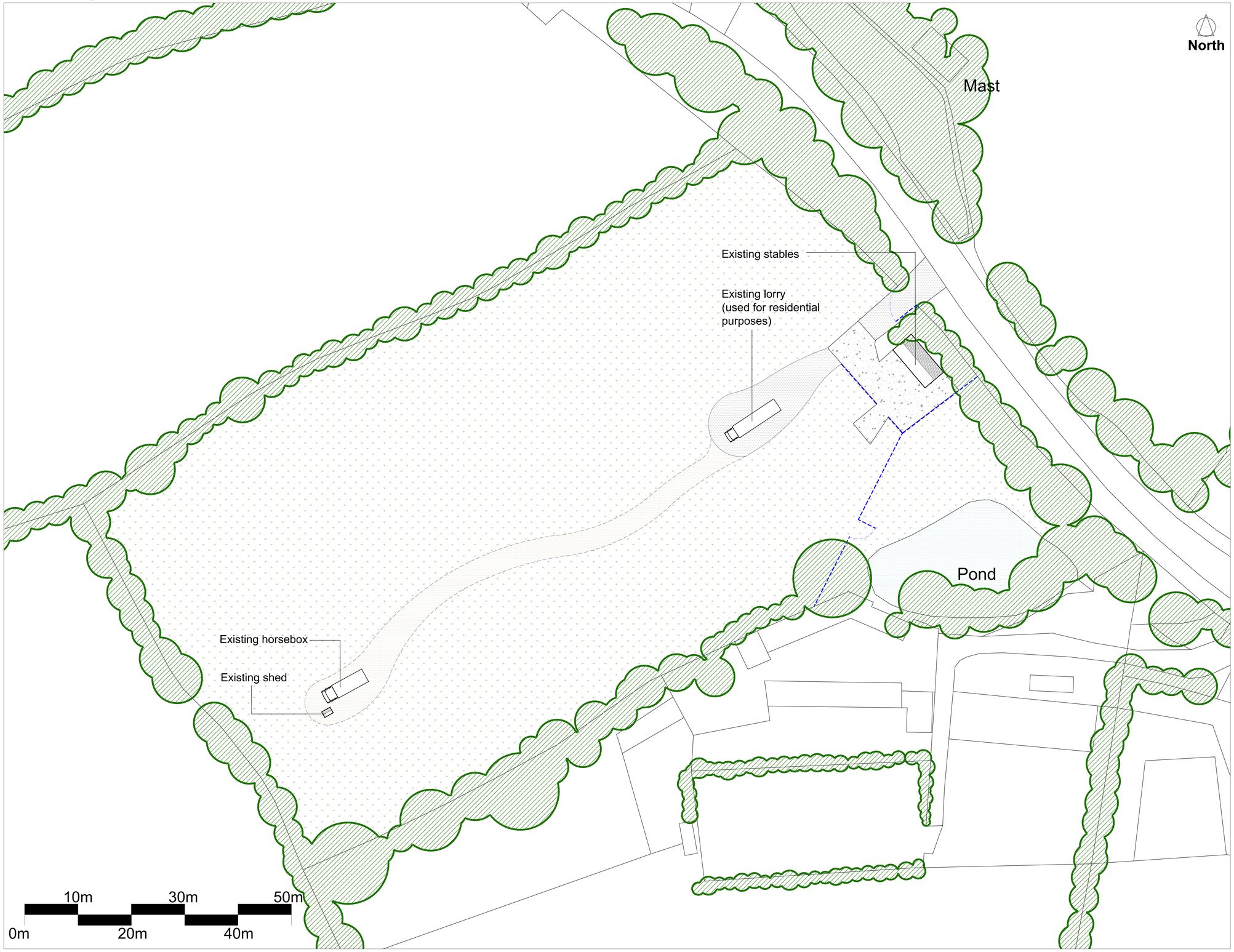
CLIENT
MR. JOSH GRISLEY

| DRAWING NUMBER | SCALE |
|---|---|
| TDA.3126.01 | 1:2000 @ A3 |
| DRAWN: RhC | DATE: DECEMBER 2025 |

PROJECT
PROPOSED GYPSY & TRAVELLER SITE ON
LAND OFF THE B4069, BRADENSTOKE (THE BANKS)

DRAWING TITLE
SITE LOCATION PLAN

## PLAN 1:250 @ A0




**KEY:**

- EXISTING TREES/HEDGEROWS
- EXISTING ROUGH GRASSLAND WITH AREAS OF REGENERATING SCRUB
- EXISTING POND
- EXISTING CONCRETE AREAS/SLAB
- EXISTING GRAVEL AREAS
- EXISTING UNMADE (MUD) TRACK
- EXISTING POST & RAIL FENCES AND GATES

| REV | NOTES | BY | DATE |
|---|---|---|---|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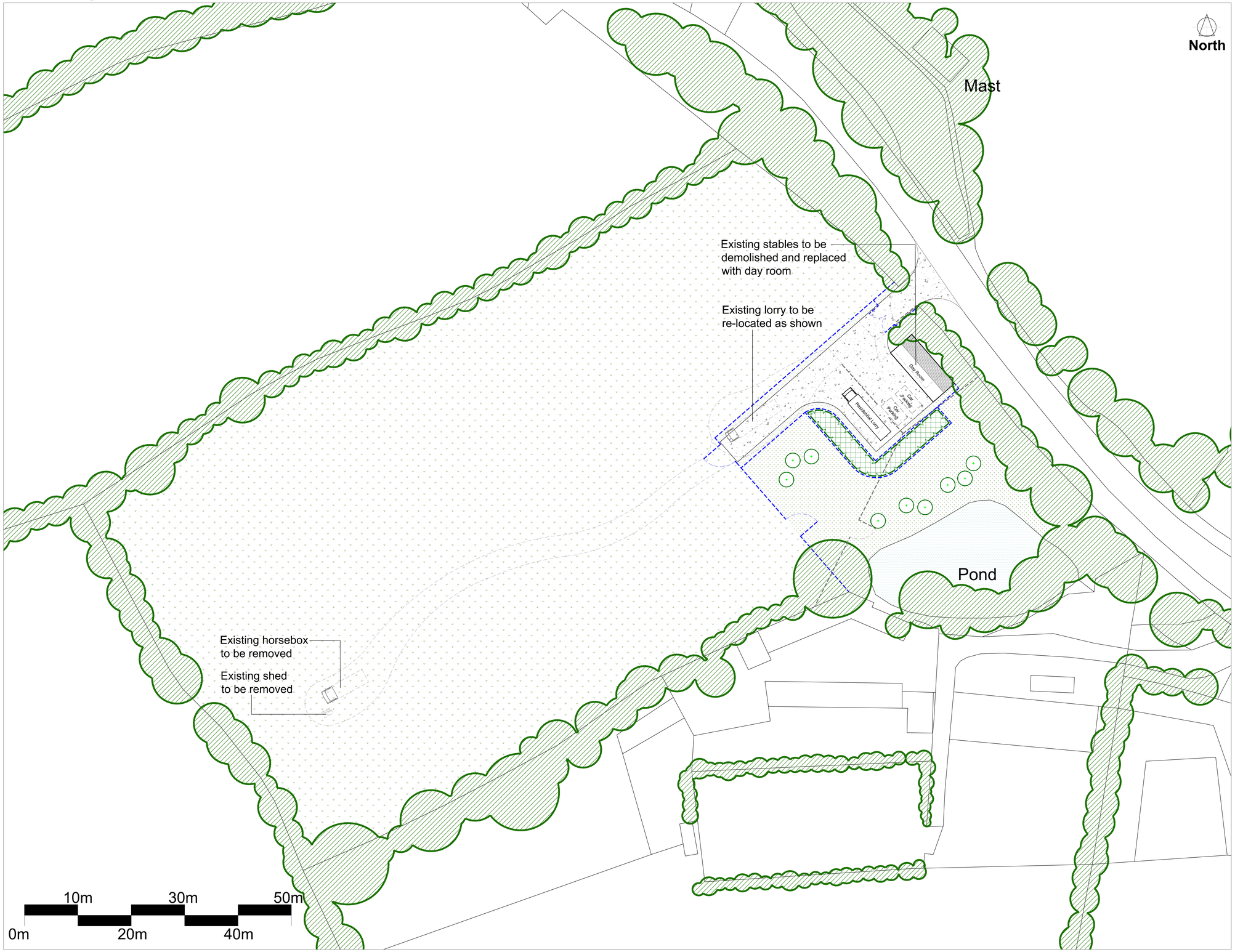
| DRAWING NUMBER | SCALE |
|---|---|
| TDA.3126.02 | 1:250 @ A0 |
| DRAWN | DATE |
| RhC | DECEMBER 2025 |

PROJECT
PROPOSED GYPSY & TRAVELLER SITE ON LAND OFF THE B4069, BRADENSTOKE (THE BANKS)

DRAWING TITLE
EXISTING SITE LAYOUT

## PLAN 1:250 @ A0




**KEY:**

- EXISTING TREES/HEDGEROWS TO BE RETAINED
- EXISTING FENCES & GATES TO BE REMOVED
- EXISTING SURFACES, STRUCTURES & VEHICLES TO BE REMOVED
- EXISTING ROUGH GRASSLAND TO BE RETAINED & REINSTATED WHERE REQUIRED
- EXISTING/PROPOSED ACCESS ROAD & YARD AREAS (Areas to be surfaced with concrete to marry with existing slab)
- PROPOSED 1.2 M HIGH POST & RAIL TIMBER FENCES WITH MATCHING GATES
- PROPOSED INFORMAL NATIVE TREE PLANTING (Tree species to incorporate native willows and alders of local provenance to complement existing pond)
- PROPOSED NATIVE WOODLAND BUFFERS (Tree/understorey species to match those already present in the locality and to be of local provenance)
- PROPOSED NATIVE WILDFLOWER AREA (Grass & wildflower species to complement existing pond)
- PROPOSED ORNAMENTAL GRASS AREAS (Areas to be seeded with a flowering lawn mix)

**NOTE:**

For Day Room proposals refer to Tirlun Design Associates drawing no. TDA.3126.04 (Rev. A) entitled 'Proposed Day Room (Plan & Elevations)'

| REV | NOTES | BY | DATE |
|---|---|---|---|
| B | Proposed pedestrian access from residential area into adjacent paddock next to existing pond removed. | RhC | 22.04.26 |
| A | Note amended on drawing | RhC | 09.12.25 |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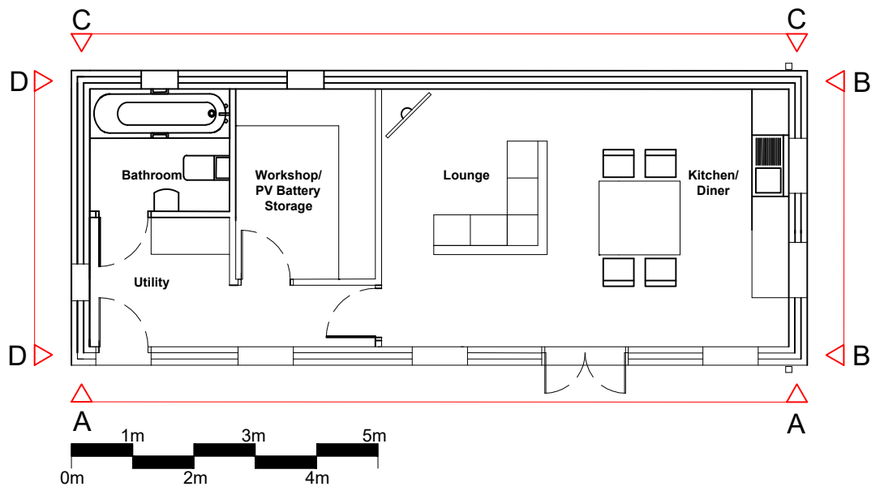
| DRAWING NUMBER | SCALE |
|---|---|
| TDA.3126.03 | 1:250 @ A0 |
| DRAWN: RhC | DATE: DECEMBER 2025 |

PROJECT
PROPOSED GYPSY & TRAVELLER SITE ON LAND OFF THE B4069, BRADENSTOKE (THE BANKS)

DRAWING TITLE
PROPOSED SITE LAYOUT & OUTLINE LANDSCAPE SCHEME

## Proposed Floor Plan




1:100 @ A3

## Material Details

**WALLS:**
Cavity walls consisting of concrete blocks with horizontal timber cladding externally. Cladding to be dark brown

**ROOF:**
Cement fibre slates

**WINDOWS & DOORS:**
Dark brown UPVC double glazed windows
Dark brown soild UPVC doors

**SOFFITS & FASCIAS**
Dark brown UPVC to match doors & windows

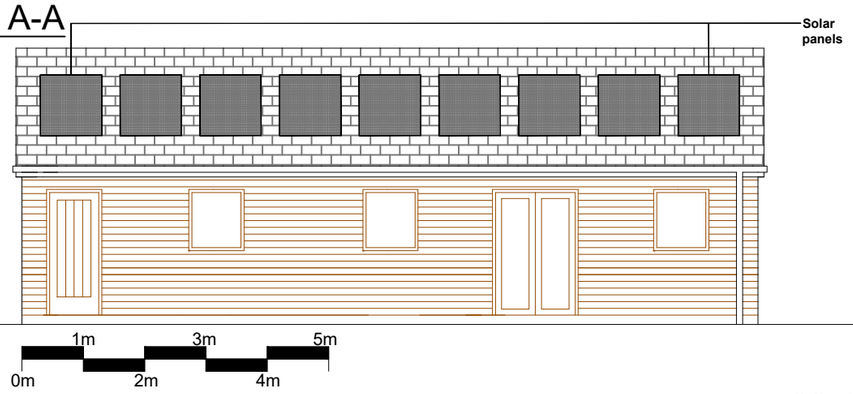
**RAINWATER GOODS**
Dark brown UPVC to match doors & windows

## Note:

All dimensions shown in metres unless stated otherwise.

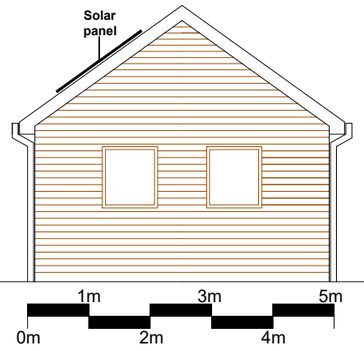
For location of Day Room refer to Tirlun Design Associates Ltd drawing no. TDA.3126.03 (Rev. B)

## Elevation A-A



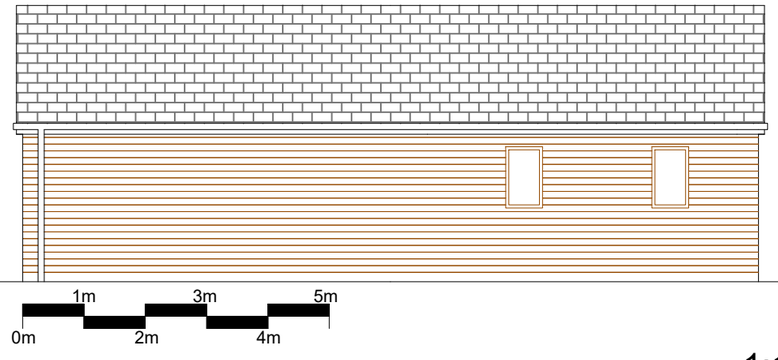

1:100 @ A3

## Elevation B-B



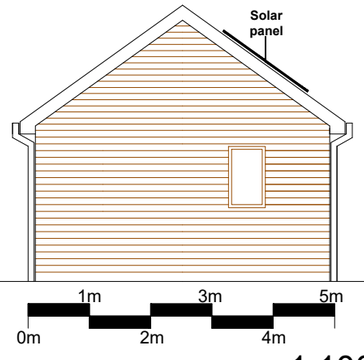

1:100 @ A3

## Elevation C-C




1:100 @ A3

## Elevation D-D




1:100 @ A3

| REV | NOTES | BY | DATE |
|---|---|---|---|
| B | Note amended to accord with drawing no. TDA.3126.03 (Rev.B) | RhC | 01.09.26 |
| A | Various amendments as requested by client/planning consultant | RhC | 09.12.25 |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|---|---|
| TDA.3126.04 | 1:100 @ A3 |
| DRAWN: RhC | DATE: DECEMBER 2025 |

PROJECT
PROPOSED GYPSY & TRAVELLER SITE ON LAND OFF THE B4069, BRADENSTOKE (THE BANKS)

DRAWING TITLE
PROPOSED DAY ROOM
(PLAN & ELEVATIONS)

# Appendix 2

## SCHEDULE OF PROPOSED CONDITIONS

1. The site shall not be occupied by any persons other than Gypsies & Travellers.

2. Notwithstanding the details shown on TDA drawing no. TDA.3126.03 (and any subsequent revisions), a 'site development scheme' for the internal layout of the site including the siting of the caravans, hardstanding, parking, amenity areas, means of foul and surface water drainage, boundary treatments and landscaping (including details of species, plant sizes, proposed numbers and densities) shall be submitted for the written approval of the local planning authority prior to occupation of the site. The said scheme shall include a timetable for its implementation.

3. If within a period of five years from the date of implementing the landscaping details approved in accordance with condition 2, any trees or shrubs are removed, uprooted, destroyed or die, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) (with or without modification) no other means of enclosure shall be erected other than those proposed in the approved 'site development scheme'.