

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY MR. JUSTIN ROGERS**

**DUKES FIELD COTTAGE, NORTON ROAD,
RISELEY, READING RG7 1SH**

Landscape Statement on behalf of the Appellant

LPA Ref: 24/01723/FUL

CONTENTS

1.0	INTRODUCTION.....	1
2.0	APPEAL SITE PLANNING AND LANDSCAPE CONTEXT	2
3.0	APPEAL SITE LANDSCAPE AND ITS VISIBILITY.....	8
4.0	LANDSCAPE RESPONSES TO REASONS FOR REFUSAL 1 AND 2	10

Appendices

- Appendix A: Character Area Profiles for Wellington Landscape Character Area
- Appendix B: Character Area Profile for North East Hampshire Plantations and Heath (1b) LCA
- Appendix C: Site Appraisal and Site Context Photographs

1.0 INTRODUCTION

- 1.1.1 An outline planning application (Ref: 24/01723/FUL) was registered with Hart District Council (HDC) in August 2024 for the proposed development of a three bedroom dwellinghouse (following demolition of an existing building) on land within the settlement boundary of Riseley. The land was formerly part of the residential garden of Dukes Field Cottage but has now been fenced off from the main part of the garden and is hereafter referred to as “the Appeal Site”. The Application was refused under delegated authority by HDC’s Planning Case Officer (“Officer”) on 5th November 2024. Five Reasons for Refusal (“RfR”) were listed on the Decision Notice issued by the Council. RfR 1 and 2 incorporate landscape issues and are as follows:

RfR 1: *“The proposed dwelling, by reason of the site's location between residential development in different districts, its green character, visual and amenity contribution to the adjoining green corridor and the locality as a whole, would erode the aforementioned characteristics of the site (residential garden) negatively contributing to a coalescence between residential developments in Wokingham and Hart and adversely affecting the visual and recreational amenity of the adjoining Public Right of Way contrary to Policy NBE2, NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2032, Saved Policy GEN1 and CON23 of the Hart District Council Local Plan (Replacement) 1996 - 2006 and paragraphs 104 and 135 of the NPPF 2023.”*

RfR 2: *“The proposed dwelling , by virtue of the site constraints, proposed siting, scale and close proximity to mature trees and their canopies would not successfully integrate to the spacious nature of the locality and would likely result in poor levels of residential amenity due to low level of sunlight/daylight the residential development would benefit from, which would all contribute to the post-construction threat and impacts to the sylvan character and appearance of the site, to the detriment of the visual amenity of the locality and natural setting of the adjoining green corridor and living conditions of prospective occupiers of the development. As such the development is contrary to policies NBE2, NBE9 and INF2 of the Hart Local Plan (Strategy and Sites) 2032, saved policies GEN1 and CON8 of the Hart District Local Plan (Replacement) 1996-2006 and paragraphs 135 and 136 of the NPPF 2023.”*

- 1.1.2 Scarp Landscape Architecture Ltd was commissioned in April 2025 to review the RfR relating to landscape issues and to prepare a Landscape Statement that provides commentary on the issues raised by HDC. This Landscape Statement (1) describes the Appeal Site and its landscape and visual context; and (2) provides a commentary on the landscape issues that form part of RfR 1 and 2.

2.0 APPEAL SITE PLANNING AND LANDSCAPE CONTEXT

- 2.1.1 The Appeal Site lies within the settlement boundary of Riseley in the far northern part of Hart District, as shown on **Plate 1** (an extract from Inset Map 27 of the Hart Local Plan¹. The dashed line on **Plate 1** is the boundary between Hart District (to the south) and Wokingham Borough (to the north).

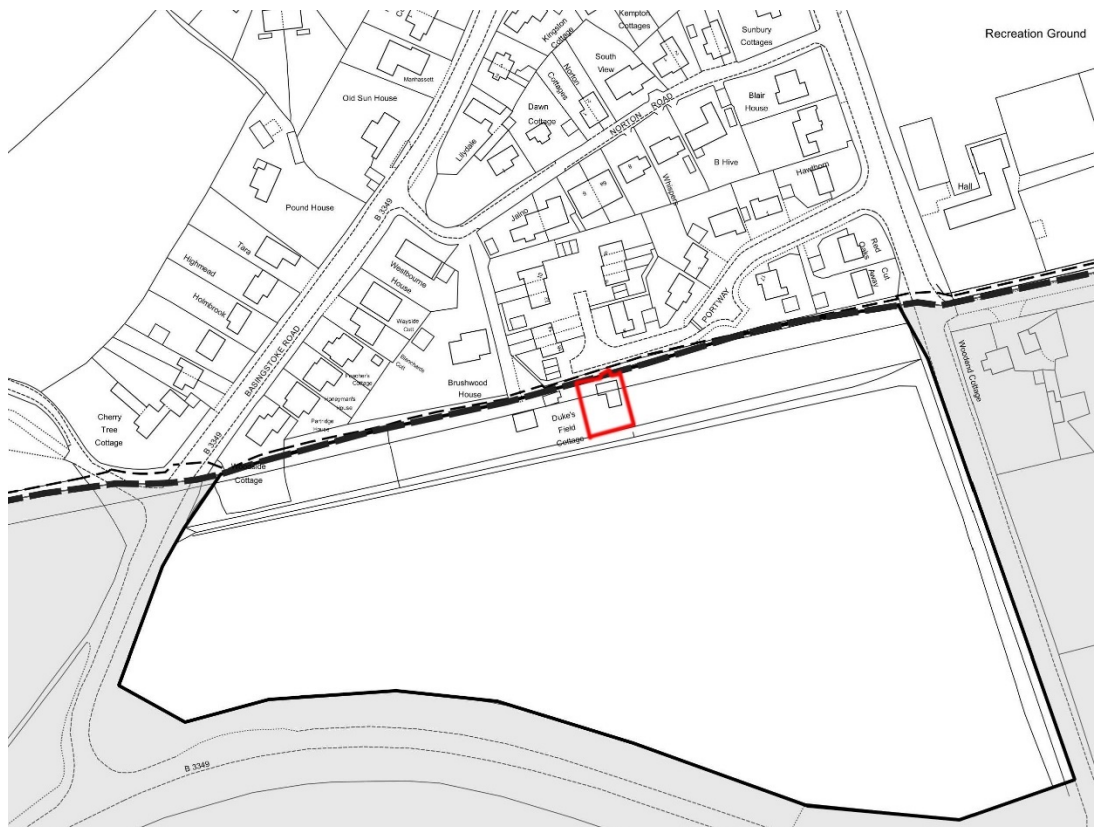


Plate 1: Approximate location of the Appeal Site (red line) in relation to Riseley settlement boundary within Hart District (solid black line)

- 2.1.2 Planning approval was granted on November 2017 for up to 83 residential dwellings on the southern side of the ('Land At Odiham Road'). This housing area (St. Legers Way/Ragmoor Close) has since been developed. Its relationship to the Appeal Site is shown on **Plate 2**.

¹ Hart Local Plan (Strategy and Sites) 2032, Adopted April 2020

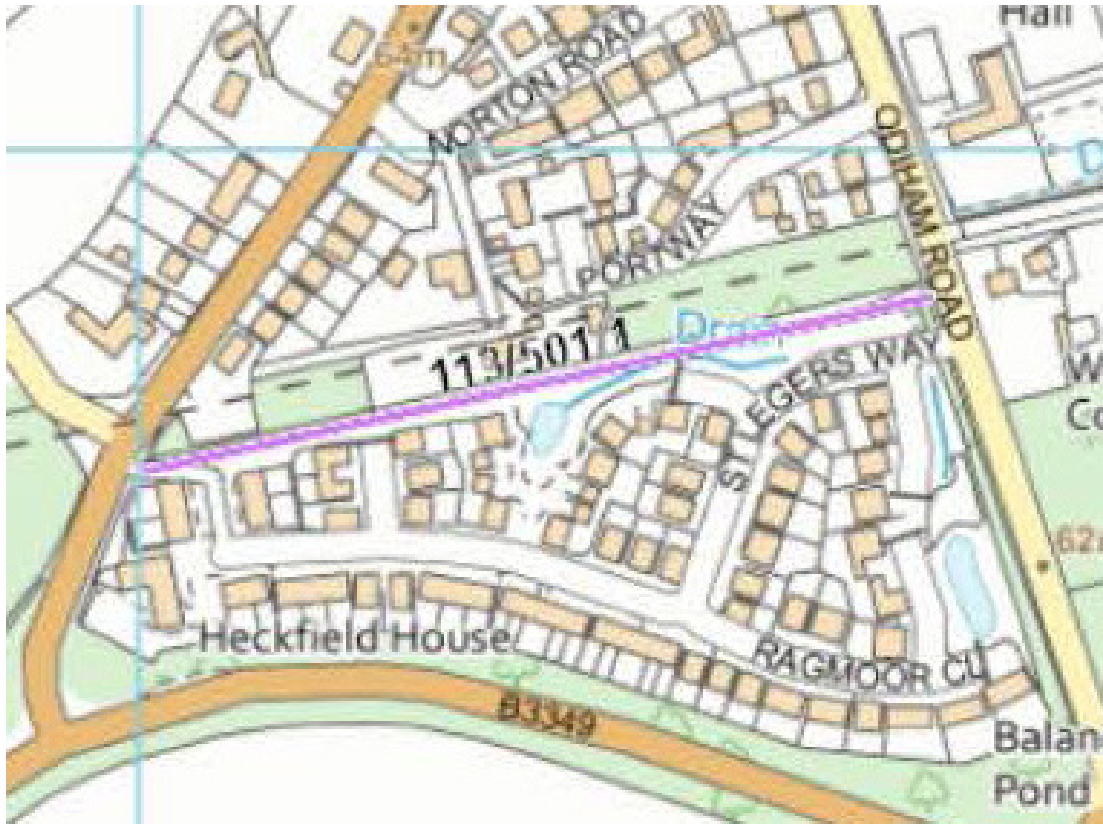


Plate 2: Extract from Hampshire County Council Definitive Public Rights of Way Map (<https://maps.hants.gov.uk/rightsofwaydefinitivemap/>)

- 2.1.3 Riseley is set within a rural lowland landscape dominated by intensive arable farming. Vegetation in the local landscape includes small woodlands, tree belts, lines of trees and field boundary hedgerows, as shown on the aerial photograph at **Plate 3**. A mature belt of trees lies between the housing areas in Hart District and Wokingham Borough. The Appeal Site and the adjacent Dukes Field Cottage lie within this tree belt. The tree belt is not defined as woodland on the Government's Magic website, which provides authoritative geographic information about the natural environment (<https://magic.defra.gov.uk/>) (**Plate 4**). However, parts of the tree belt (on the eastern side of the Appeal Site and the western side of Dukes Field Cottage) are considered to be woodland by HDC. The width and components of the tree belt vary greatly: some parts comprises mature trees with dense understorey scrub whilst other parts comprises residential gardens (as indicated on **Plate 2**) with peripheral mature trees. A public footpath (No. 113/501/1, part of the Wokingham Way) passes east-west on the southern side of the Appeal Site and is separated from it by a narrow belt of tree/shrub vegetation (**Plate 2**).



Plate 3: Local Landscape Aerial Photograph

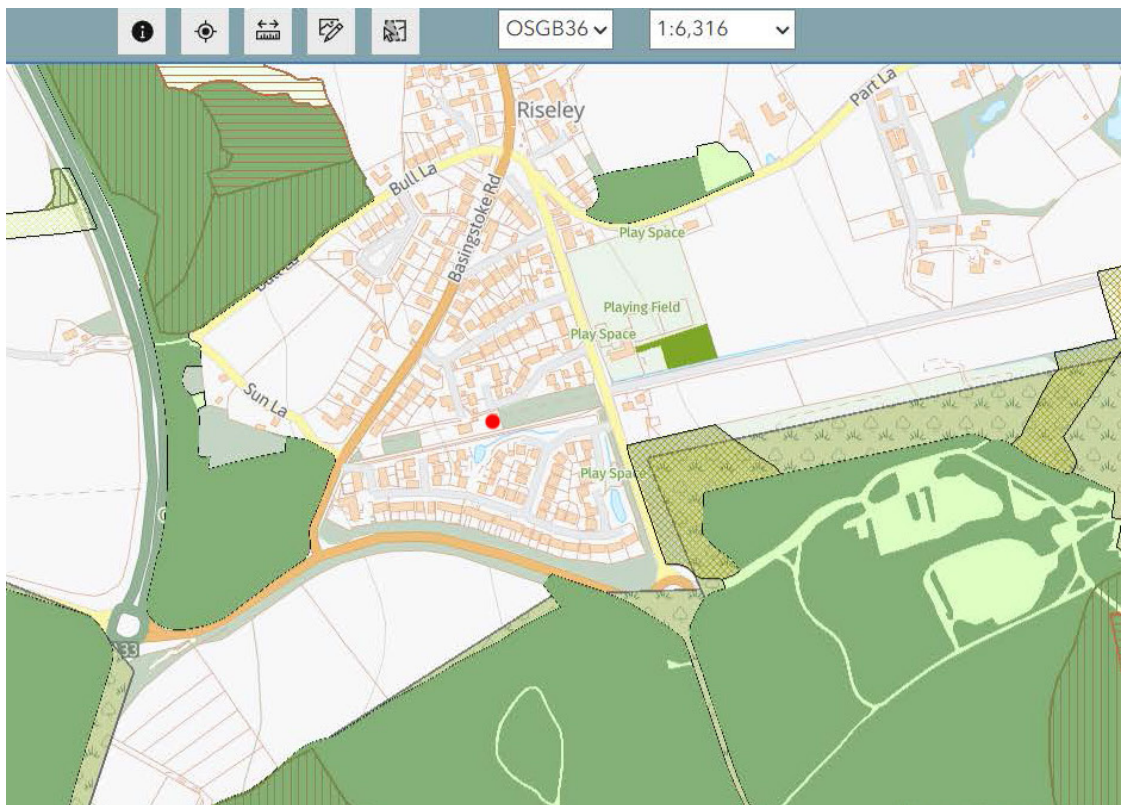


Plate 4: Image identifying all types of woodland on the 'Magic' website (with approximate location of Appeal Site identified by a red dot)

- 2.1.4 The alignment of the Devil's Highway, a former Roman road that historically connected London and Silchester, passes east-west through the centre of the tree belt. The Devil's Highway separates the counties of Berkshire and Hampshire. Only a few short sections are now visible in the wider landscape but the approximate alignment of this straight Roman Road is identifiable by land ownership boundaries, buildings and woodland, as indicated on the 1913 Ordnance Survey Map at **Plate 5**. The northern edge of the tree belt between the above two housing areas is broadly aligned with the historic route of The Devil's Highway.

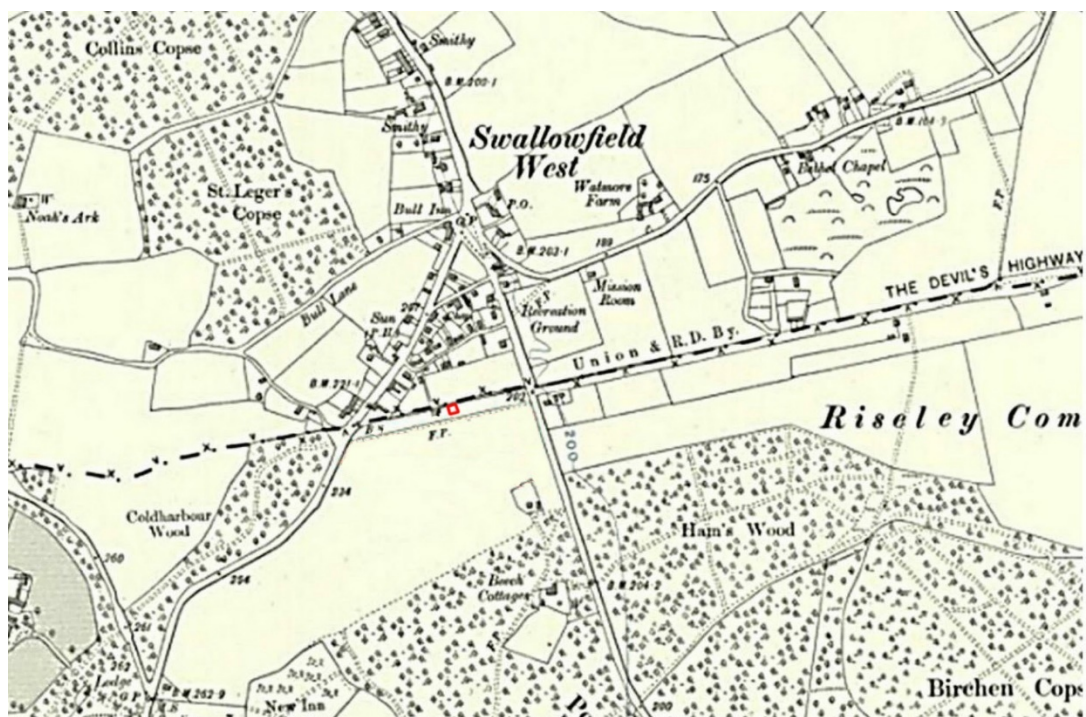


Plate 5: 1913 Ordnance Survey Map (with approximate location of the Appeal Site identified in red and the county boundary marked by a black dashed line).

2.2 Published Landscape Character

Hart District Landscape Assessment

- 2.2.1 The Appeal Site forms part of the Wellington Landscape Character Area (LCA), as defined by the Hart District Landscape Assessment². The character area profile for this LCA, as extracted from the borough landscape character assessment, is provided in **Appendix A**. The main distinguishing features of this LCA are identified as:

² Hart District Landscape Assessment, April 1997

- *“the formal, historic parkland and well-managed estate character of Stratfield Saye Park, with its avenues, parkland trees (including the distinctive Wellingtonias), and the prominent Wellington monument;”*
- *“well-wooded character, with extensive broadleaved and mixed woodlands, forming the setting for the Wellington Country Park;”*
- *“a patchwork of fields (mainly under pasture) set within a woodland structure;”*
- *“a distinctively heathy character to the vegetation within woods, hedges and roadside verges (including pine, oak, birch, gorse, bracken and broom) reflecting former heathland and underlying acidic soils;”*
- *“subtle landform falling gently and almost imperceptibly to the east and west into the valleys of the Whitewater and Lyde rivers;”*
- *“a dispersed and sparse settlement pattern of individual farm buildings and houses with no major settlements.”*

2.2.2 The Appeal Site contributes to the *“well-wooded character”* and the *“subtle landform falling gently and almost imperceptibly to the east and west”* main distinguishing features. It does not contribute to the *“dispersed and sparse settlement pattern of individual farm buildings and houses”* by the virtue of its being enclosed by large areas of housing on its northern and southern sides.

Hampshire Integrated Landscape Character Assessment

2.2.3 The Appeal Site forms part of the North East Hampshire Plantations and Heath (1b) LCA, as defined by the Hampshire Integrated Landscape Character Assessment³. The character area profile for this LCA, as extracted from the county landscape character assessment, is provided in **Appendix B**. The key characteristics of this LCA include the following:

- *“Gently undulating landscape of plateau areas dissected by river valleys.”*
- *“Distinctive ‘heathy’ character throughout reflected in acidic loving vegetation and giving rise to a colourful landscape through the seasons.”*
- *“Land use comprises a mosaic of woodland, including conifer plantations, blocks of remnant open heathland and medium scaled pasture fields.”*
- *“Varied public access network of commons and open land on the heath and rights of way in the river valleys.”*

³ Integrated Landscape Character Assessment (Hampshire County Council, 2012)

- *“Concentration of large parkland landscapes and extensive areas of mineral extraction.”*
- *“Large urban areas of Aldershot, Farnborough and Fleet and numerous transport corridors (M3, A30, and Basingstoke Canal) and high density of dispersed settlement of common edge origin, and smallholdings.*
- *“Enclosed often intimate character with limited outward views and a sense of remoteness and seclusion despite proximity to populated areas.”*

2.2.4 The Appeal Site and its local surroundings contribute to the following key landscape characteristics:

“Gently undulating landscape”;

“mosaic of woodland, including conifer plantations, blocks of remnant open heathland and medium scaled pasture fields”;

“Varied public access network of commons and open land on the heath and rights of way in the river valleys”;

“high density of dispersed settlement”; and

“Enclosed often intimate character with limited outward views and a sense of remoteness and seclusion despite proximity to populated areas.”

3.0 APPEAL SITE LANDSCAPE AND ITS VISIBILITY

3.1 Introduction

- 3.1.1 This section provides a description of the Appeal Site and its visibility in the wider landscape, with reference to a set of site appraisal and site context photographs in **Appendix C**. Photographic viewpoint locations are identified on the **Photographic Viewpoints Plan** at the front of this appendix.

3.2 Site Landscape

- 3.2.1 The Appeal Site comprises a residential garden with one building (Old School House), lawn, shrubs and mature peripheral trees. It was formerly part of the residential garden of Dukes Field Cottage, which has been sub-divided. The site does not contain any Tree Preservation Order (TPO) trees but the tree belt/woodland on its eastern side is the subject of a TPO. The existing building is of basic construction, has a semi-derelict appearance and comprises materials (concrete blocks and pillars, corrugated fibre cement roofing etc) that detract from the typically high levels of visual amenity in the locally (**Photographs A and L**). A drainage ditch runs along the northern site boundary / the southern edge of Portway, which serves the housing area to the north. A narrow belt of tree/shrub vegetation separates the site from the public footpath on its southern side.

3.3 Appeal Site Visibility from the St. Legers Way/Ragmoor Close Housing Area

- 3.3.1 The Appeal Site trees contribute to the visual mass of the tree belt between the two housing areas but the existing built form is not visible from the eastern part of St. Legers Way (**Photographs B and C**).
- 3.3.2 Partial views of the building and garden fencing associated with the Appeal Site are available from the northern side of the St. Legers Way housing area (**Photographs D and E**). These views, looking north and northeast, are of a residential property with a single storey building set amongst mature trees (both on-site and off-site). **Photograph E** illustrates the wider residential context of the Appeal Site, including views of Dukes Field Cottage (which makes a positive contribution to the character and visual amenity of the 'green corridor') and housing on both sides of the tree belt. The Old School House may be seen against the backdrop of the two storey houses at Portway. It is the mature trees in the southern part of the Appeal Site and the trees/understorey

vegetation on its southern side that contributes most to the sense of separation between the Portway and St. Legers Way/Ragmoor Close housing areas.

3.4 Appeal Site Visibility from the Public Footpath

- 3.4.1 On the approach along the public footpath from the west, views of the Appeal Site are initially enclosed either by the tree belt or by the Dukes Field Cottage house and rear garden. Housing and property boundary enclosures associated with the St. Legers Way housing forms part of residential context of these views (**Photograph F**). Moving further to the west, the rear garden fencing of Dukes Field Cottage become more prominent (**Photograph G**).
- 3.4.2 On the approach from the east, views of the Appeal Site are initially enclosed by the tree belt but views open up at a distance of approximately 20-25m from the Appeal Site. A mixture of partial and open views of the Old School house are available in the context of site boundary fencing and mature trees. The dilapidated condition of the existing building detracts from the amenity of this view (**Photograph I**). Moving further to the west, the St. Legers Way/Ragmoor Close housing is more apparent and the views of the existing building are enclosed by rear garden fencing (**Photograph H**). The gate and archway shown in **Photograph H** are on land that is now owned by a third party.

3.5 Appeal Site Visibility from the Portway Housing Area

- 3.5.1 The Appeal Site trees contribute to the visual mass of the tree belt between the two housing areas but the existing built form is not visible from the eastern part of the Portway (**Photographs J and K**). Views of the existing building are, however, available from the western part of the Portway (**Photographs L and M**). The Old School House is in a dilapidated condition and detracts from the amenity of these views. Glimpsed summer views of Dukes Field Cottage are available when views are close to the Appeal Site. The cottage is likely to be more apparent during the winter months. The housing at St. Legers Way is readily noticeable in summer views from the cul-de-sac at the western end of Portway (**Photograph M**) and would be more apparent during the winter months. It is the mature trees and understorey vegetation on the northern edge of the Appeal Site that contributes most to the sense of separation between the Portway and St. Legers Way housing areas.

4.0 LANDSCAPE RESPONSES TO REASONS FOR REFUSAL 1 AND 2

4.1 Response to RfR 1

- 4.1.1 RfR 1 asserts that the Appeal Scheme would (1) erode the character of the adjoining green corridor and its contribution to the visual amenity of the locality, (2) ‘negatively’ contribute to coalescence between residential developments in Wokingham and Hart and (3) adversely affect the visual and recreational amenity of the adjoining Public Right of Way.
- 4.1.2 As identified in the Arboricultural Impact Assessment (AIA)⁴, existing trees on the Appeal Site would be retained and supplementary planting would result in a net gain of trees on the Appeal Site. Mixed native hedging would be provided along the western boundary. The AIA provides full details of the proposed tree protection measures on site, which include: a demolition protection plan, ground protection and above ground tree protection barriers. The Appeal Scheme would retain the verdant character of the wider tree belt, as experienced by people living in, and moving through, the local landscape.
- 4.1.3 The proposed dwellinghouse would replace an existing building in a well treed residential garden. The proposed increase in the height, scale and massing of built form on the Appeal Site would be seen in the context of the adjacent Dukes Field Cottage (**Photograph E**) and against a backdrop of existing built form in the adjacent housing areas (**Photographs D, E and M**). The ‘green corridor’ between the northern and southern housing areas comprises a mosaic of wide belts of trees/scrub vegetation and residential gardens with peripheral mature trees (at Dukes Field Cottage and Woodside Cottage on its western side, **Plate 2**). The Appeal Scheme would be in character with the ‘residential gardens with mature trees’ component of the landscape mosaic. It would conserve the local character by retaining existing mature trees that contribute to the visual mass of vegetation associated with the ‘green corridor’ and by ensuring that the height, scale and massing of the proposed dwellinghouse would be well integrated into the existing and proposed framework of tree and shrub vegetation.
- 4.1.4 The removal of the semi-derelict building and its replacement with a new dwellinghouse of high quality materials would enhance local visual amenity.

⁴ Arboricultural Survey and Impact Assessment Dukes Field Cottage: School House Application, August 2024

- 4.1.5 The Appeal Scheme lies within the settlement boundary. It would not result in any visual or visual coalescence between settlements due to its location within the central part of Riseley and, would therefore not conflict with Policy NBE2 (Landscape) of the Hart Local Plan (Strategy and Sites) 2032. The 'green corridor' would continue to provide an effective contribution to the character of, and sense of separation between, the housing areas on its northern and southern sides.
- 4.1.6 The visual and recreational amenity of the adjoining public footpath would be conserved. The components and character of views obtained from public footpath vary according to the adjacent features, which include:
- buildings and boundary walls/fencing of residential properties to the south (**Photographs F and H**);
 - buildings, boundary fencing and trees associated with Dukes Field Cottage and Woodside Cottage to the north (**Photographs F, G and H**);
 - blocks of tree/scrub vegetation between Dukes Field Cottage and Woodside Cottage and on the eastern side of the Appeal Site;
- 4.1.7 The change to visual amenity for recreational footpath users would arise from the proposed removal of the existing semi-derelict building, its replacement with a new dwellinghouse of high quality materials and the extension of existing close-board fencing around this residential garden to enclose the eastern boundary of the Appeal Site. The corridor of trees and scrub between the Appeal Site and the public footpath would be retained (and managed by others) and would visually soften the appearance of the existing/proposed fencing along the southern and eastern boundaries. The public footpath is a scenically attractive recreational route that includes open and glimpsed views of the housing area to the south, the houses and garden enclosures associated with Dukes Field Cottage and Woodside Cottage and glimpsed views of the housing area to the north of the 'green corridor'. Walkers would continue to experience high levels of visual amenity with the Appeal Scheme in place.
- 4.1.8 The Appeal Scheme would, in the context of the above, be in accordance with:
- **Policy NBE2 of the Hart Local Plan (Strategy and Sites) 2032** as it would respect the special characteristics of the landscape, as exhibited in the Wellington LCA, and there would be no conflict with the "*well-wooded character*" and the "*subtle landform*" main distinguishing features. It would also respect the key characteristics of the North East Hampshire Plantations

and Heath (1b) LCA, including its *“Gently undulating landscape”*; *“mosaic of woodland”*; *“rights of way in the river valleys”*; *“high density of dispersed settlement”*; and *“Enclosed often intimate character with limited outward views”*. It would conserve the visual amenity and scenic quality of the landscape, would conserve the readability of the Roman road as a historic landscape feature, conserve important natural features such as trees, earth banks and ditches, and their function as ecological networks; and would not result in any physical or visual coalescence of settlements or damage to their separate identity. Furthermore, the different characters and identities of the housing areas on the northern and southern side of the tree belt would also be conserved.

- **Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032** as it would positively contribute to the overall appearance of the local area, and would respect local landscape character and sympathetically incorporate on-site trees and other vegetation. The proposed height, scale, massing and choice of building materials would reflect the distinctive qualities of the surroundings. It would positively contribute to the nearby public right of way by replacing a semi-derelict, visually incongruous building by a higher quality building that reflects vernacular design and materials. The Appeal Scheme would respect local landscape character and would sympathetically incorporate all existing mature trees. It would also respect and enhance views towards the site by conserving the existing visual mass of vegetation associated with the ‘green corridor’ and by ensuring that the height, scale and massing of the proposed dwellinghouse would be well integrated into the existing framework of mature tree and shrub vegetation.
- **Policy INF3 of the Hart Local Plan (Strategy and Sites) 2032** as it would not restrict any access to public rights of way.
- **Saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006** as the proposals would be *“in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting”*. The height, scale, massing and materials of the proposed dwellinghouse would reflect local context. The landscaping proposals, including close board timber fencing, native hedgerow and supplementary native trees, would also reflect local context. The proposed building would be set within an existing framework of mature trees. This existing tree belt includes Dukes Field Cottage, which is well-integrated into the local landscape. The proposed building would be well set back from the nearby blocks of trees, which have been the subject of Tree Preservation Orders due to their contribution to local amenity. The Appeal Scheme would also not cause any *“material loss of amenity to adjoining residential uses”*, and would not *“constitute ribbon or sporadic development, unrelated to existing patterns of settlement within the District”*. It includes *“provision for the conservation or enhancement of the District’s*

landscape, ecology and historic heritage and natural resources” as the existing native tree and shrub framework would be conserved and supplementary planting provided. It also includes one bird box, one bat box, one insect nest box, one bee block and hedgehog friendly gravel boards within boundary /fencing. It includes provision for the conservation of historic heritage as the east-west orientation of the proposed dwellinghouse and the contribution of retained on-site trees to the wider tree belt would help ensure that Devil’s Highway would remain readily apparent as a historic landscape feature and, as such, would *“honour the path of the Roman road”* (in response to the comment from the County Archaeologist on Page 4 of the Officer’s Report). The County Archaeologist had no objection to the Appeal Scheme, subject to conditions. However, the Case Officer has suggested that the County Archaeologist did not fully understand the development proposal and states on Page 8 of the Officers Report that *“Whilst conditions may be acceptable in principle, there needs to be an understanding of the impacts the development would cause and any potential measures to either conserve or enhance the heritage asset.”* This comment does not demonstrate a proper understanding of heritage issues as the Roman road is not a designated heritage asset.

- **Saved Policy CON23 of the Hart District Council Local Plan (Replacement) 1996 – 2006** as it would not *“seriously detract from the amenity and consequent recreational value of the nearby public footpath”*. The proposed dwellinghouse would (a) be built using high quality materials that reflect local vernacular, (b) replace a low-quality semi-derelict building that acts as a visual detractor, and (c) be set within a strong framework of retained mature trees. Close board fencing would define the southern and eastern boundaries closest to the public footpath and views of these enclosures would be visually softened by intervening tree and shrub vegetation. High levels of visual amenity would be afforded to users of the nearby section of public footpath, as are experienced by users along sections of the footpath adjacent to other residential properties. The public footpath is not close to any main settlement in the District but is promoted as part of the Wokingham Way walking route. It would continue to be well used due its high amenity and recreational value. The Appeal Scheme would, on this basis, also be in accordance with Paragraph 105 of the NPPF, December 2024, updated February 2025 (formerly Paragraph 104 of the December 2023 NPPF).
- **Paragraph 135 of the NPPF (December 2024, updated February 2025)** as it would function well and add to the overall quality and visual attractiveness of the area by the removal of the semi-derelict building and by its replacement with a new dwellinghouse of higher quality materials within a retained framework of mature trees (Paragraphs 135a and 135b). The height, scale, massing, design and materials of the proposed dwellinghouse and its location within a robust vegetation framework would be *“sympathetic to local character”*. The orientation of the dwellinghouse and the continued contribution of on-site trees to readability

of the Roman road would be sympathetic to local history and would also help maintain “a strong sense of place”, (Paragraphs 135c and 135d).

4.2 Response to RfR 2

- 4.2.1 RfR 2 asserts, amongst other things, that the Appeal Scheme is likely to result in poor levels of residential amenity due to low level of sunlight/daylight, an adverse effect on the sylvan character and appearance of the site and an adverse effect on the visual amenity of the locality and natural setting of the adjoining green corridor.
- 4.2.2 The Officer’s Report notes that (a) some cypress trees would be removed to facilitate parking, (b) there would also be other tree works to reduce/cut back canopies/removal of tree branches with dead wood in accordance with good arboricultural practice, and (c) measures to protect trees on site during construction could be addressed by a suitably worded planning condition. However, the Case Officer asserts, without any published professional advice from the Council’s Tree Officer, that *“There would not be enough sunlight/daylight reaching internal spaces and even the garden area would receive a limited amount of light, particularly between October and March.”* This opinion is not shared by the arboriculturist who prepared the AIA (Paragraphs 8.30 and 8.31). Woodside Cottage provides an example of where mature trees can thrive close to dwellinghouses. The sylvan character and appearance of the Appeal Site would be conserved through retention of existing mature trees, the provision of supplementary tree planting and the management of the tree stock. The issue of potential effects on the visual amenity of the locality / natural setting of the adjoining green corridor have been addressed in the above response to RfR1.
- 4.2.3 The Appeal Scheme would, in the context of the above, be in accordance with:
- **Policy NBE2 of the Hart Local Plan (Strategy and Sites) 2032** as there would be no material adverse impact on *“important local, natural and historic features such as trees, woodlands, hedgerows”*;
 - **Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032** as it would positively contribute to the overall appearance of the local area, and would respect local landscape character and sympathetically incorporate any on-site trees and hedgerows. It would also respect and enhance views towards the site by conserving the existing visual mass of vegetation associated with the ‘green corridor’ and by ensuring that the height, scale and massing of the proposed

dwellinghouse would be well integrated into the existing framework of mature tree and shrub vegetation.

- **Policy INF2 of the Hart Local Plan (Strategy and Sites) 2032** as it would protect the green infrastructure network as shown on the Policies Map, as shown **Plate 6**.

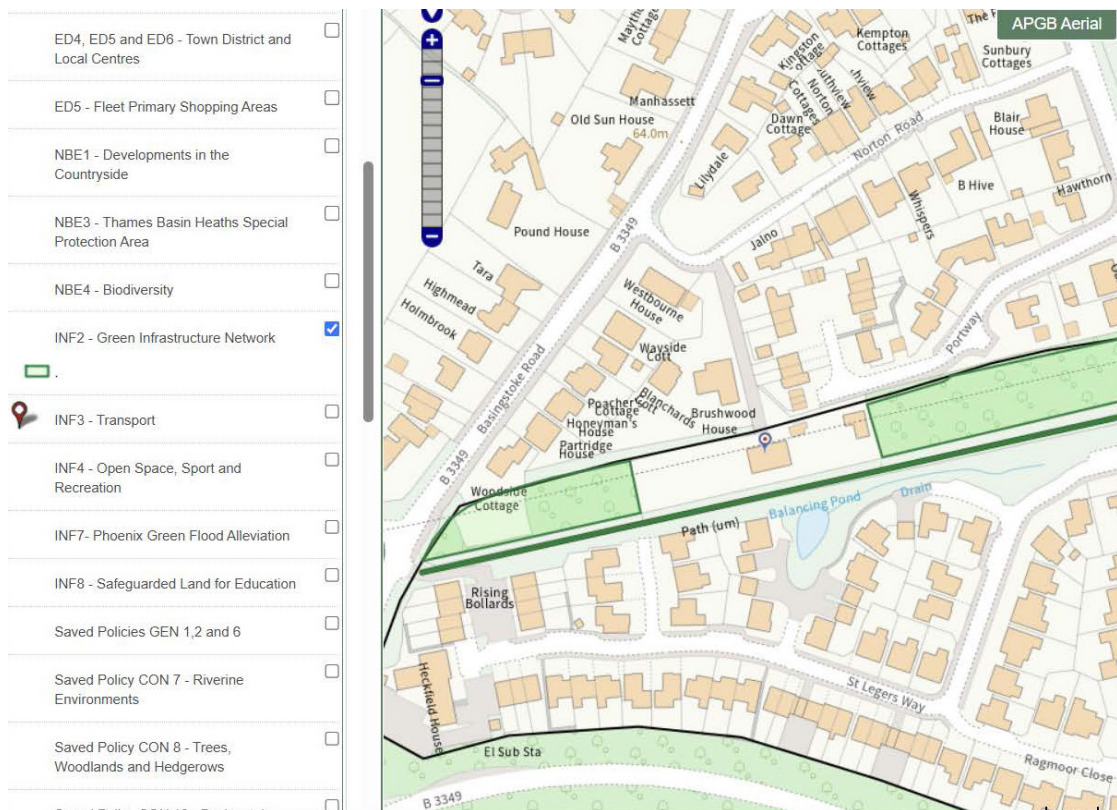


Plate 6: Green Infrastructure Network in Riseley, as identified on the Hart Local Plan (Strategy and Sites) 2032 Policies Map

The Appeal Site is not located in the green infrastructure network shown **Plate 6** and would not result in any “loss, fragmentation or significant impact on the function of the network”. The retained trees on the Appeal Site would continue to provide a connection between the green infrastructure areas on either side of the Appeal Site. The retained public right of way would also continue to provide a green infrastructure function in terms of recreational linkages.

- **Saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006** as the proposals would be “in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting”. The height, scale, massing and materials of the proposed dwellinghouse would reflect local context. The landscaping proposals, including close board timber fencing, native hedgerow and

supplementary native trees, would also reflect local context. The proposed building would be set within an existing framework of mature trees. This existing tree belt includes Dukes Field Cottage, which is well-integrated into the local landscape. The proposed building would be well set back from the nearby blocks of trees, which have been the subject of Tree Preservation Orders due to their contribution to local amenity. The Appeal Scheme provides for *“the conservation or enhancement of the District's landscape, ecology and historic heritage and natural resources”* as the existing native tree and shrub framework would be conserved and supplementary planting provided.

- **Saved policy CON8 of the Hart District Local Plan (Replacement) 1996-2006** as it would conserve existing trees.
- **Paragraph 135 of the NPPF (December 2024, updated February 2025)** as it would function well and add to the overall quality and visual attractiveness of the area by the removal of the semi-derelict building and by its replacement with a new dwellinghouse of higher quality materials within a retained framework of mature trees (Paragraphs 135a and 135b). The height, scale, massing, design and materials of the proposed dwellinghouse and its location within a robust vegetation framework would be *“sympathetic to local character”*. The orientation of the dwellinghouse and the continued contribution of on-site trees to readability of the Roman road would be sympathetic to local history and would also help maintain *“a strong sense of place”*, (Paragraphs 135c and 135d).
- **Paragraph 136 of the NPPF (December 2024, updated February 2025)** as the retention of existing trees (and the provision of supplementary tree planting) would continue to provide *“an important contribution to the character and quality of the urban environments”*, and *“help mitigate and adapt to climate change”*.

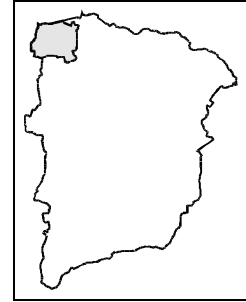
APPENDIX A

Character Area Profile for Wellington Landscape Character Area

5 Character Area 1: Wellington

Description

- 5.2 This character area lies to the extreme north-west of the District and is bounded to the north and west by the District boundary (although the character extends beyond) and to the east by the Whitewater Valley. Its southern boundary marks a discernible change in vegetation character.

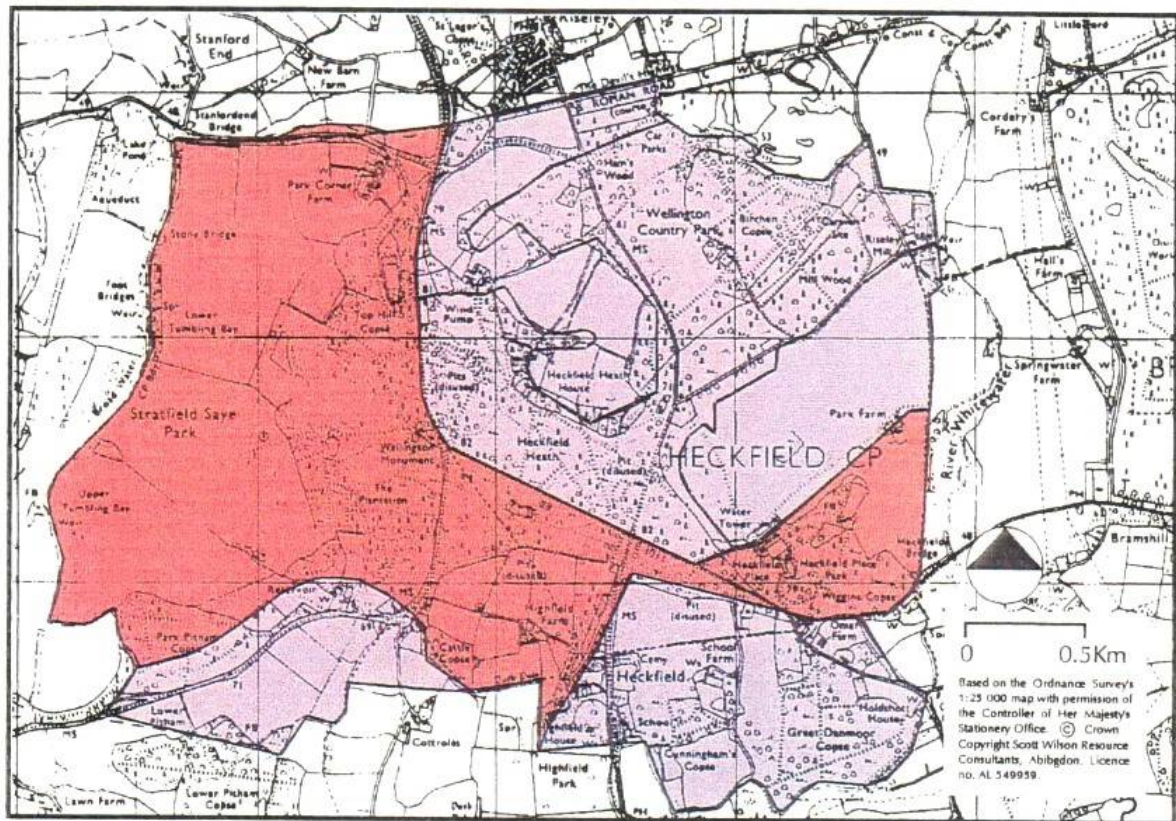


Main distinguishing features

- *the formal, historic parkland and well-managed estate character of Stratfield Saye Park, with its avenues, parkland trees (including the distinctive Wellingtonias), and the prominent Wellington monument;*
- *well-wooded character, with extensive broadleaved and mixed woodlands, forming the setting for the Wellington Country Park;*
- *a patchwork of fields (mainly under pasture) set within a woodland structure;*
- *a distinctively heathy character to the vegetation within woods, hedges and roadside verges (including pine, oak, birch, gorse, bracken and broom) reflecting former heathland and underlying acidic soils;*
- *subtle landform falling gently and almost imperceptibly to the east and west into the valleys of the Whitewater and Lyde rivers;*
- *a dispersed and sparse settlement pattern of individual farm buildings and houses with no major settlements.*

Enhancement priorities

- 5.3 In general, the landscape within this Character Area is of high quality (predominantly Category A landscapes), with an attractively wooded or parkland character, a well-managed appearance and few detracting influences. The overall priority, therefore, is for **conservation** of landscape character and quality with appropriate management to enhance key landscape resources, as follows:



Wellington landscape types (see Figure 4 for key)



Parkland and forest landscapes at Stratfield Saye Park and Heckfield

Main enhancement priorities

- *management of historic parkland landscape at Stratfield Saye Park and Heckfield Park and historic landscape features within surrounding areas*
- *management of woodlands within Wellington Country Park to maintain their presence in the landscape and diversify woodland structure and species composition*
- *restoration of small-scale mosaic of heathland, pasture and woodland around the fringes of parklands and densely wooded areas*
- *management of road corridors to maintain essentially wooded and enclosed character, to encourage development of heathy vegetation along roadside verges and to minimise the impacts of traffic on adjacent areas.*



Forest landscape at Wellington Country Park



Mixed pasture and woodland near Heckfield

The Wellington Monument

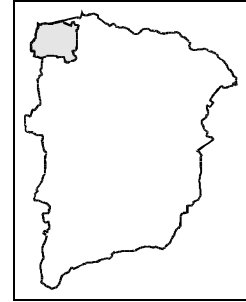
APPENDIX B

Character Area Profile for North East Hampshire Plantations and Heath (1b) LCA

5 Character Area 1: Wellington

Description

- 5.2 This character area lies to the extreme north-west of the District and is bounded to the north and west by the District boundary (although the character extends beyond) and to the east by the Whitewater Valley. Its southern boundary marks a discernible change in vegetation character.

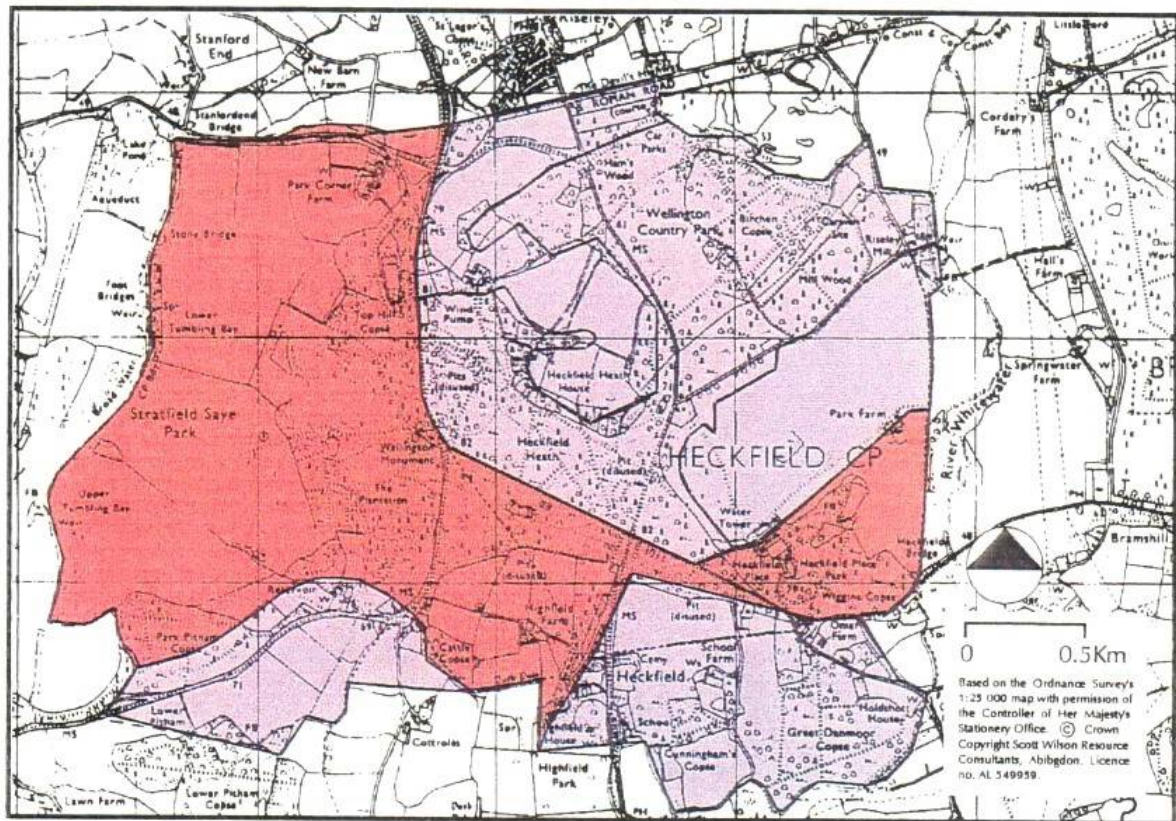


Main distinguishing features

- *the formal, historic parkland and well-managed estate character of Stratfield Saye Park, with its avenues, parkland trees (including the distinctive Wellingtonias), and the prominent Wellington monument;*
- *well-wooded character, with extensive broadleaved and mixed woodlands, forming the setting for the Wellington Country Park;*
- *a patchwork of fields (mainly under pasture) set within a woodland structure;*
- *a distinctively heathy character to the vegetation within woods, hedges and roadside verges (including pine, oak, birch, gorse, bracken and broom) reflecting former heathland and underlying acidic soils;*
- *subtle landform falling gently and almost imperceptibly to the east and west into the valleys of the Whitewater and Lyde rivers;*
- *a dispersed and sparse settlement pattern of individual farm buildings and houses with no major settlements.*

Enhancement priorities

- 5.3 In general, the landscape within this Character Area is of high quality (predominantly Category A landscapes), with an attractively wooded or parkland character, a well-managed appearance and few detracting influences. The overall priority, therefore, is for **conservation** of landscape character and quality with appropriate management to enhance key landscape resources, as follows:



Wellington landscape types (see Figure 4 for key)



Parkland and forest landscapes at Stratfield Saye Park and Heckfield

Main enhancement priorities

- *management of historic parkland landscape at Stratfield Saye Park and Heckfield Park and historic landscape features within surrounding areas*
- *management of woodlands within Wellington Country Park to maintain their presence in the landscape and diversify woodland structure and species composition*
- *restoration of small-scale mosaic of heathland, pasture and woodland around the fringes of parklands and densely wooded areas*
- *management of road corridors to maintain essentially wooded and enclosed character, to encourage development of heathy vegetation along roadside verges and to minimise the impacts of traffic on adjacent areas.*



Forest landscape at Wellington Country Park



Mixed pasture and woodland near Heckfield

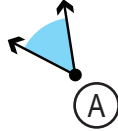
The Wellington Monument

APPENDIX C

Site Appraisal and Site Context Photographs



Key

-  Appeal Site Boundary
-  Public Footpath
-  Photographic Viewpoint Locations

Notes
2025 Google Earth/Landsat/Copernicus

Scarp landscape architecture
environmental planning

Client	Mr. Justin Rogers
Project	Dukes Field Cottage, Riseley
Dwg Title	Photographic Viewpoints
Dwg No	NTS April 2025

DUKES FIELD COTTAGE, RISELEY



Photograph A
View looking east towards existing building



Photograph B
View looking west towards Appeal Site from eastern end of St. Legers Way (1)



Photograph C
View looking west towards Appeal Site from eastern end of St. Legers Way (2)



Photograph D

View looking north towards Appeal Site from northern edge of St. Legers Way housing area



Photograph E

View looking northeast towards Appeal Site from northern edge of St. Legers Way housing area



Photograph F

View looking east towards Appeal Site from western half of Public Footpath 113/501/1



Photograph G

View looking east towards Appeal Site from Public Footpath 113/501/1 adjacent to Dukes Field Cottage



Photograph H

View looking northwest from Public Footpath 113/501/1 on southern side of Appeal Site



On-site building

Photograph I

View looking northwest towards Appeal Site from Public Footpath 113/501/1



Photograph J

View looking southwest towards Appeal Site from Portway



Photograph K

View looking southwest towards Appeal Site from Portway



Photograph L
View looking west towards Appeal Site from Portway



Photograph M
View looking south towards Appeal Site from cul-de-sac at end of Portway



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