

A Balanced Economy

Hampshire

Current national planning guidance emphasises the need for positive biological net gain (BNG) on all new development. On an edge of settlement valley site already identified for employment use the vehicular access crosses a designated priority chalk stream corridor. Therefore DA, as well as providing a suitable LVIA report, worked closely with Middlemarch Ecology on the detailed landscape design and management of the protected habitat. The full commercial application has been submitted on behalf of September Properties (Alton) Ltd with UMC architects and Arrow Planning.

DA is working with ecologists extensively across the southern UK providing landscape mitigation and management to address the BNG requirement on new applications.



Settlement Envelope

Buckinghamshire

The key planning issue on a 3.6ha site near Aylesbury is the depth of the strategic gap between settlements. The 66 unit residential scheme DA landscape masterplan is designed to reinforce the countryside envelope with a northeast transition zone. This will include accessible public open space containing mixed playspace, wetland and shade copse zones set within the mature field hedgerow fabric. The varied housing mix and streetscape allow for shared surface zones and links to the local footpath network. The outline application by Rectory Homes is subject to appeal with WWA Architects and CDS Planning.



Rural Reuse

Hampshire

Working for 4DS Property Developments DA provided landscape and ecological advice for the reuse of a former commercial egg yard. The new properties are located near a SSSI fen so are subject to the approved long term management plan.

Services

- Strategic Landscape Planning Advice -
- Pre-application surveys/ public presentation/ parameter plans
- Landscape and Visual Impact Assessment - LVIA
- Winning Appeals – expert witness/ hearing/ written representation
- Detailed Planning Reports/ Environmental statement
- Landscape masterplanning/enabling development/ urban design/ roof & podium gardens
- Refurbishment/ Conversion schemes/ Estate management
- Arboricultural Reports - Method Statements
- Ecological Reports – protected species surveys, BNG, BREEAM assessments
- 3D CAD Visualisation/ Photomontage/ BIM
- Flood risk/ SUDS improvements
- Soil mediation
- Landscape & private garden design





Employment Enterprise Hampshire

On former MOD heathland vacant research buildings are being repurposed with new industrial units and a modified access set behind a managed 50m deep TPO woodland buffer. The 3.7ha site has been identified for employment use subject to managing the landscape impact within the edge of settlement context. DA provided the supporting LVIA report with an emphasis on long term landscape management. The outline application on behalf of Fishron Securities Ltd was approved subject to legal agreement with Harding Rose architects and Woolf Bond Planning.

Suburban Pattern

Surrey

Our latest project with Lytle Associates Architects is a Guildford school upgrade that includes enabling development on surplus land. The courtyard housing scheme echoes the local street pattern and links green space around the retained mature tree canopy while providing the requisite BNG uplift. We continue to work with Lytle Associates architects across the south-east.



Wetland Weave Berkshire

DA is assisting the Pro-Vision Group on a number of planning projects on sensitive sites across the southern UK. Within the Enborne valley we provided landscape support for a courtyard scheme adopting a reconfigured wetland SINC that balances development with long term habitat enhancement. The scheme is now at appeal.



**DRAFFIN
ASSOCIATES**

Our aim is to address the landscape constraints, exploit the design opportunities and produce commercially successful, sustainable and attractive results.

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Forthcoming Projects

- Bike Park at edge of Surrey Hills NL
- Edge of settlement/ village development in Hants/ West Berkshire/ Surrey
- Bespoke legacy private homes in Home Counties
- Mixed use masterplanning in Hampshire