



URBAN DESIGN and LANDSCAPE COMMENTS

Site Address: **HOLLAND AND HOLLAND SHOOTING SCHOOL, DUCKS HILL ROAD**

Planning ref: **16568/APP/2026/703**

Case Officer: Sally Robbins

Design Officer: [REDACTED]

Date of comments: 14.05.2026

Proposal: Demolition of existing site buildings (excluding the retained central timber-framed barn), removal of existing hardstanding including the menage, change of use of part of the land to a workshop use (Use Class E(g)(iii)), and redevelopment of previously developed land to provide a workshop building with associated parking, hard and soft landscaping, formation of a pond, regrading of land levels, improvements to the existing access, sustainable drainage measures, and on-site biodiversity net gain enhancements.

1. Urban Design Comments

Landscape and Green Belt Impacts

The existing buildings at Ashby Farm are in poor condition and randomly spread over the site with hard surfacing between with a lunging ring for exercising horses.

The proposals while delivering an increase in building footprint from 843sqm to 1038sqm the consolidated of the built form within the site reduces the impact of the development on the openness of the Green Belt and enhances the landscape character with less hard surfacing over the site. This approach is welcomed and supported.

1.2 Building Height and ground excavation

The proposed buildings are broadly uniform in height and, in some cases, marginally larger in scale than the existing heritage barn proposed to be retained.

While the building heights proposed are slightly higher than the existing heritage structure, the applicant has proactively engaged with the Council to reduce excavation across the site to reduce the level changes around the buildings and retain the edge planting. This approach is supported. This approach avoids such significant ground disturbance and associated level issues. Furthermore, the Landscape and Visual Impact Assessment (LVIA), including existing and proposed views, demonstrates that the resulting visual impact on the Green Belt is very marginal.

1.3 Site Layout

The site layout is welcomed and supported, as the proposals consolidate the built form and reduce the extent of hard surfacing to a smaller area of the site, resulting in a net 5% decrease in hard landscaping.

1.3 Architectural language and materiality

The proposed material and appearance strategy is broadly supported, as it gives the buildings a clear agricultural character through the use of metal roofing, ground-floor masonry, and a glazed link between the structures to break up the building massing. However, at this stage of the design process more information is required. The description of 'Masonry' for the ground floor material is ambiguous; it needs to be confirmed this is natural stone as shown in the precedent images. Further, a bay study is required to ensure that the windows have sufficient reveal depth, preventing the buildings from appearing overly flat in elevation. With more information of the window frames and doors proposed.

The distinction in materiality between the retained barn and the proposed buildings is also welcomed.

A materials condition should be applied to ensure that the material are high quality and that the junctions between the metal cladding and masonry are carefully detailed.

2. Landscape

Southern Boundary Treatment

The information submitted includes inconsistencies; for example, the site layout and landscape drawing fail to show the location of the southern boundary 'Garden Wall' of reclaimed bricks shown on page 26 of the Design and Access Statement

The introduction of this wall should be reconsidered and removed, as it would urbanise the site edge and be at odds with the prevailing landscape character. Instead, the existing perimeter tree belt, which is currently in poor condition, should be retained and enhanced to provide a robust landscape buffer, which would be more consistent with and reinforce the rural character of the site.

Landscape and Trees

The landscape proposals are broadly welcomed and supported. However, there are two issues that should be addressed:

- There is considerable tree loss within the site. It should be confirmed that the quantum of trees to be removed will be replaced elsewhere on site.
- it is considered that the arrival area to the heritage barn could have been enhanced to be more welcoming and less dominated by vehicle parking associated with the main site.

Both these elements could be covered by Conditions.