Flooding & Drainage

The Level 1 Strategic Flood Risk Assessment (SFRA) issued by Hart District Council identifies that the site is situated in Flood Zone 1, having the lowest probability of flooding (less than 0.1% annual probability) from rivers and a minimal risk of surface water flooding. The SFRA identifies that there is potential for groundwater flooding to occur at the surface with some low lying areas being susceptible to basement flooding. In accordance with the guidance contained within the Planning Practice Guidance-Flood Risk and Coastal Change, that supports the National Planning Policy Framework, all forms of development are considered appropriate in a Flood Zone 1 area.

The British Geological web site identifies the underlying bedrock to be London Clay and Bagshot Formation. Whilst the use of infiltration techniques such as soakaways, swales and infiltration basins cannot be ruled out, this strata is unlikely to provide the potential for their use. Should detailed investigations not provide satisfactory results then discharge to the adjacent watercourse, in line with the Sustainable Drainage System (SuDS) management train must be considered.

In line with established practice any discharge into the watercourse would be restricted to the undeveloped site ‘greenfield’ run off rate with storage being provided for a 1 in 100 year storm event plus an allowance for climate change. Storage volume would be contained within an underground system or in ponds. The latter could be incorporated into an ecological enhancement if deemed appropriate.

Foul Drainage

The local sewerage undertaking is Thames Water and records indicate that there is a public foul sewer north of the site in West Green Road. There will be a requirement for a pumping station sited at the lowest level of development to facilitate a discharge into this sewer. Connection into the foul sewer will be subject to approval with Thames Water and the requirement to enter into a Section 106 Connection Agreement.
06. Vision

The ethos for the Land at Grange Farm is an honest and thoughtful placemaking approach deriving its extent, shape and character from Hartley Wintney’s settlement pattern, landscape character, infrastructure and heritage context.

An integrated placemaking approach driven by contextual design, landscape and heritage considerations serves to create a special place that truly belongs to the Parish of Hartley Wintney.

The three core placemaking approaches are:

- Responding to the Hartley Wintney Settlement Pattern and History
- Responding to Landscape Infrastructure
- Responding with an Appropriate Landscape Character

Placemaking Approach One:
Responding to the Hartley Wintney Settlement Pattern and History

The settlement pattern of Hartley Wintney village civil parish includes the villages of Hartley Wintney and Phoenix Green but also the scattered hamlets in the landscape of Dipley, Elvetham, Hartfordbridge, and West Green. The location of the Land at Grange Farm, as a site for new homes, complements the prevailing settlement pattern of hamlets separate in the landscape to Hartley Wintney village and Phoenix Green.

The Site provides an opportunity to create two, separate yet connected, distinct hamlets of differing character. The eastern hamlet draws inspiration from its former parkland and woodland setting and the adjacent historic Hartley Grange estate to create a character centred around Arcadia, the creation of the rural idyll by using the picturesque approach to landscape design as typified by the layout of parks of country houses and rural villas of the eighteenth and nineteenth centuries. Arcadia is explored further in the following pages.

The distinct western hamlet is inspired by estate and model villages built from the late 18th century onwards by landowners and industrialists to house their workers. “Model” is used in the sense of an ideal to which other developments could aspire. Estate and model villages are explored further in the following pages.
Placemaking Approach Two: Responding to Landscape Infrastructure

The immediate landscape character of the Site and surrounds is characterised by substantial woodland blocks, tree belts and field boundary planting.

The Site presents an opportunity to link together key landscape infrastructure for the benefit of flora and fauna and to mitigate long distance views into the Site.

Placemaking Approach Three: Responding with an Appropriate Landscape Character

The built and landscape character of the eastern and western fields of the Site vary significantly. The vision illustrated in the following pages provides opportunities for landscape enhancement works and the creation of a Suitable Alternative Natural Green Space (SANG) that serves the Land at Grange Farm and potentially other proposed developments within the village.

Eastern Fields

The character context of the eastern fields is influenced by the Grade II listed Hartley Grange and its historic estate, other listed and locally listed buildings and mature tree planting. The Site forms part of the former grounds and parkland of this country house which is also a conservation area and locally listed as an historic park and garden.

This part of the Site presents an opportunity to reinstate the parkland setting of Hartley Grange and to reverse the degrading of this historic landscape during the twentieth century.

Western Fields

The western field forms part of the 'Hazeley/West Green' local landscape character area, which is an agricultural and semi natural mixed farmland and woodland landscape type.

The Site presents an opportunity to restore the landscape including hedgerow and tree planting and the creation of pockets of heathy vegetation.

The development principles section in the following pages explores the three placemaking themes in more detail.
Development principles

The following sequence of diagrams show the key principles for the development of the Land at Grange Farm.

01. The Site today

The Land at Grange Farm covers an area of 20ha located to the south-west of Hartley Wintney, to the west of Grange Lane and south of West Green Road.

02. Maintain and strengthen existing natural features

Retain natural features including perimeter tree belts for the benefit of flora and fauna. The retention of trees and planting provides mature planting with aesthetic value that helps to mitigate the visual impact of future development.

The principles have been developed in response to emerging technical considerations and analysis set out in earlier chapters of this document.
03. Restore Hartley Grange’s historic parkland to the benefit of the village residents and setting of listed buildings/conservation area

Opportunity to restore the historic parkland of Hartley Grange and introduce public access. The approach could include the more natural elements of romantic or picturesque inspired landscape, an approach to landscape that is more informal and naturalistic, including grazed pasture beneath the trees, traditional wildflower meadows and sculpted tree copses.

04. Maintain an appropriate setting to Bumblebee Cottage and views to Grange Farm and the countryside beyond

Create a gateway pocket green at the east entrance of the site, adjacent to the locally listed Bumblebee Cottage. This approach maintains an appropriate setting to this former estate lodge building and creates an attractive entrance pocket green feature from Grange Lane and the edge of the common.

Maintain unobstructed views to Grange Farm and the countryside beyond from within the conservation area and across the former estate to Hartley Grange.
05. Create a landscape buffer to Hartley Wintney

Creating a landscape buffer between the proposed development hamlet and edge of Hartley Wintney also creates a green gateway feature to the development at this location. This approach also maintains the parish of Hartley Wintney’s prevalent settlement pattern and character of distinct yet connected character of settlement areas within a strong landscape framework.

06. Mitigate external views through the introduction of additional structural planting

Enhance existing structural vegetation through the creation of new planting belts and woodland copses to assist with the screening of development from viewpoints in the surrounding area.

The new planting belts provide ecological value and aesthetic appearance and are consistent with the prevailing landscape character.
07. Opportunity to restore a semi-natural landscape for the benefit of new and existing residents

Proposed landscape measures support the local landscape priorities set out in the Hart District Landscape Assessment including woodland, hedgerow and tree planting and the creation of pockets of heathy vegetation.

The restoration of agricultural fields to a semi-natural landscape, that could include areas of heathland creation (to be confirmed by further technical work), enhance biodiversity and provides a valuable new leisure resource for the village of Hartley Wintney.

Where possible the historic hedgerow pattern would be restored to the benefit of birds and invertebrates.

08. Landscapes that meet the criteria for Suitable Alternative Natural Greenspace (SANG)

The Land at Grange Farm provides 11.83ha of SANG.

1.92ha of SANG is required for up to 100 homes at the Land at Grange Farm. This leaves an excess balance of 9.91ha, sufficient for an additional 516 dwellings (assuming the normal household occupancy rate of 2.4 people per dwelling and required provision rate of 8ha per 1000 new residents).

Cont. on the following page.
The Land at Grange Farm benefits from sufficient space to provide a significant area of Suitable Alternative Natural Greenspace (SANG). In addition to providing a surplus of SANG over and above that required by the residential element of the proposal itself, the proposed SANG is large enough to accommodate all of the ‘must have’ features detailed in Natural England’s SANG Creation Guidelines (2008), including in particular the 2.3km circular walk – a feature that is often hard to accommodate. The surplus SANG capacity could be used to accommodate the needs of other development coming forward locally under the Local Plan.

In addition to the above, the SANG also provides significant opportunities for delivering biodiversity enhancement through new habitat creation, and the restoration of existing habitats. The site is located on Bagshot Sands, meaning that the potential exists for targeted heathland creation; something that is sought as part of the objectives of both the Loddon Catchment Biodiversity Opportunity Area (BOA) in which the site itself sites, and the Thames Basin BOA immediately to the North. Lowland Heathland is also a Priority Habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006).

Other opportunities for delivering biodiversity gain within the SANG include the restoration of wood pasture and parkland and lowland mixed deciduous woodland, the creation of wildflower-rich lowland meadow, and the creation of new species-rich hedgerows (all of which are Section 41 Priority Habitats). These habitats will bring benefits for a range of fauna including invertebrates, bats, reptiles, birds and small mammals.

“People will have places to access and enjoy a high quality natural environment”

Natural England: Nature Nearby 2010
09. Create an attractive landscape setting for new homes

The integration of development areas within a strong landscape framework of trees, woodland belts and hedgerows will create an attractive landscape setting for new homes and provide a recreational, leisure and ecological resource. The landscape framework can also accommodate pedestrian and cycling movement, linking the Land at Grange Farm to surrounding villages, hamlets and the countryside beyond.

10. Create a distinct yet complementary estate/model village

Within the west area create a complementary hamlet to Hartley Wintney. Drawing inspiration from the adjacent Hartley Grange and also estate and model villages built from the late 18th century onwards by landowners and industrialists to house their workers.

The estate/model village is also influenced by the historic settlement pattern of dispersed villages or hamlets within the wider landscape. Hampshire has many examples of this form of planned development.

Cont. on the following page.
10. Create a complementary estate/model village

The term model village was first used by the Victorians to describe the new settlements created on the rural estates of the landed gentry in the eighteenth century. As landowners sought to improve their estates for aesthetic reasons, new landscapes were created, and the cottages of the poor were demolished and rebuilt out of sight of their country house vistas. "Model" is used in the sense of an ideal to which other developments could aspire.

The characteristics of a model/estate village typically are:

- Compact and cohesive character
- Designed as a consistent layout and architectural style
- Unified in architectural character and materials
- Centred around community green space or are linear along a main street
- Composed of linked cottages and some larger semi-detached and detached grouped houses
- Repetitive and/or rhythmic in architectural form or planting
- Generous, planted, front gardens

The diagrams (right) explore some of characteristics of model/estate village case studies.
- Tightly spaced buildings with varied forms along the street.
- Use of short sections of attached and semi-attached houses.
- Strong sense of cohesion is achieved by the uniformity in materials.

Pilsley High Street

- Buildings organised by the clear geometry of the Village Green.
- Consistency in front space, architectural language and materials.

Eleveden

- Organically formed central green space
- Tightly spaced houses with varied forms adapting to given space.

Pilsley Village Green
Introduction

The historic context of the former estate at Hartley Grange and surrounding mature planted landscape at this eastern part of the Site offers the opportunity to create a unique character through a sensitive, landscape and heritage-led design approach. Long distance views into this part of the Site call for a proposal where built form defers to landscape and green elements rather than dominating.

An Arcadian approach to development differs from more standard residential development models by creating more informal or picturesque environments balancing built form and landscape truly “sub-urban” at the edge of the village and common. This allows a greater proportion of lower density buildings to be free standing or clustered in smaller groups rather than space enclosing elements within a wider landscape. This provides a legitimate context for detached and semi-detached clusters of homes which are nestled amongst a dominant landscape.

11. Establish ‘Arcadia’

Within the east area create a sensitive, lower density, Arcadian approach to development in an area of the Site more influenced by the heritage of the former Hartley Grange estate, adjacent woodland and suburban fringe to Hartley Wintney/Phoenix Green.

The following pages explore the idea of Arcadia.

Rural villas such as Belswood House and Hatch House; nearby reinforce this character along the western edge of the settlement.

Arcadia is the creation of the rural idyll by using the picturesque approach to landscape design as typified by the layout of parks of great country houses in the eighteenth century. These landscapes were pioneered by Capability Brown, ‘England’s greatest gardener’, whose approach to landscape was more informal and naturalistic. A key ingredient of Arcadia is the use of meandering walks and lanes which successively reveal features interspersed within a dominant landscape. In the same way, early ‘leafy’ suburbs of villas of the nineteenth and early twentieth century conceal houses among mature trees so that the visitor is more aware of the landscape setting than of the houses.

Arcadia at Grange Farm should strive for the same effect.

Key ingredients of Arcadia

- a dominant, naturalistic, landscape
- existing tree cover enhanced by new planting
- front gardens enclosed by hedges in order for the landscape to dominate the houses
- avoidance of built enclosures such as walls and gates
- detached and semi-detached homes or villas
- a meandering network of paths and lanes
- a sequence of green open spaces
- human-scale enclosure provided by landscape features rather than buildings
- natural materials and colour
- generous, planted, front gardens with buildings set back
12. Create a resilient road network

Road access is provided via West Green Road and Grange Lane.

Internal streets designed to Manual for Streets standard will provide routes that balance the needs of vehicles and pedestrians and cycling equally.

13. Create a comprehensive network of walking and cycling routes

The indicative masterplan has been designed to be people-orientated. It provides a strong relationship between built form, the street and open space, to create locally distinctive streets intrinsically linked to the settlement character and pattern.

Consideration will be given to how the current pedestrian infrastructure can be enhanced. At this stage, it is considered that there is potential to:

- Provide an ‘advisory’ pedestrian route along Grange Lane, which would provide an effective link to the existing pedestrian infrastructure that is provided adjacent to the A30; and,
- Introduce a new footway to the north of West Green Road, which would ensure that the site is integrated into the existing pedestrian infrastructure that serves the existing residential area located to the west of the village centre.
Development Principles Combined
Guiding Vision

The ethos for the Land at Grange Farm is an honest and thoughtful placemaking approach for up to 100 homes that derives extent, shape and character from Hartley Wintney’s settlement pattern, landscape character, infrastructure and heritage context.

An integrated placemaking approach driven by contextual design, landscape and heritage considerations serves to create a special place that truly belongs to the Parish of Hartley Wintney.

The creation of a comprehensive Suitable Alternative Natural Green Space (SANG) meets the needs of the Land at Grange Farm while presenting the opportunity to meet SANG requirements of other developments in the village.
Grange Farm

Artist impression
07. Conclusion & next steps

The site at Grange Farm provides an opportunity to deliver high quality design and development in a sustainable location.

In conclusion, there are no overriding constraints which would prevent the development of the site. Rather, the additional work carried out in association with this document emphasis the suitability of the site for residential development.

This Vision Document will inform future planning applications, and will be a material consideration in their determination and represents the direction of travel for the Grange Farm proposals. It will remain a ‘live’ document, and should be regularly updated and be informed by planning application submissions and changes in site circumstances as and when appropriate.

The Site at Grange Farm provides an opportunity to deliver development in a sustainable location which can help to meet the housing requirements of Hartley Wintney and Hart District Council.

The Site provides an opportunity to integrate development with the existing community; and the framework for the site has been created to respond to the opportunities and constraints at the site and the settlement and wider landscape. It is capable of being developed and delivered and provides appropriate supporting infrastructure.

A clear vision for the development has been created, which has been developed into a framework in which proposed housing development and SANG can come forward.

The framework for the Site has been created to respond to the opportunities and constraints at the site and the settlement. It is capable of being developed and delivered and provides appropriate supporting infrastructure.