CLACKERSBROOK BARN, CHURCH HILL, BROMHAM, CHIPPENHAM, WILTS, SN15 2JJ

LANDSCAPE AND VISUAL APPRAISAL

FOR

PROPOSED DWELLING TO REPLACE DILAPIDATED BARN

On behalf of

MR G. WILKINSON

July 2023

REF: 22.1551

REV:

WH Landscape Consultancy Ltd
Sandcliffe House
Northgate Street
Devizes
Wilts
SN10 1JT

t: 01380 727539

e: info@whlandscape.co.uk

APPOINTMENT

WH Landscape Consultancy Ltd (**WH**Landscape) has been appointed by Mr G. Wilkinson to undertake a Landscape and Visual Appraisal (LVA) for the proposed residential development of a single low carbon dwelling on land at Clackersbrook Barn, Church Hill, Bromham, Chippenham, Wiltshire, SN15 2JJ.

WHLandscape has an established track record of appraising development proposals. The practice has considerable experience in the field of landscape and visual assessment and uses tried and tested techniques developed and recognised by the Landscape Institute, Institute of Environmental Management and Assessment, and Natural England.

This appraisal has been undertaken by: Will Harley BSc (Hons) CMLI

Checked by: George Harley BA (Hons) MA CMLI

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1. INTRODUCTION

1.1 This LVA provides an appraisal of the landscape and visual effects associated with the proposed residential development on land currently occupied by a redundant agricultural barn on land at Clackersbrook Barn, Church Hill, Bromham, Chippenham. The site is in the administrative area of Wiltshire Council, specifically Wiltshire Council Eastern Area, and within the Civil Parish of Bromham. The findings of the appraisal will be used to determine the suitability of the proposals, as well as to suggest appropriate landscape mitigation and enhancement measures.

1.2 The development proposals include:

- The demolition of a dilapidated and redundant agricultural barn.
- The construction of a four bedroom, two storey (8 – 9 metre (m) ridge), timber clad dwelling with an attached double garage (6.5m ridge), which also contains the 4th bedroom, set at an angle to the main house.
- The development will be located at least 10m from the adjacent trees to the north and south and will be located on the eastern half of the footprint of the existing barn, such that it extends beyond the barn footprint.
- Access will be taken from Church Hill along a farm track which also forms Public Right of Way (PRoW) BROM9.
- Creation of a landscape glade as the setting for the dwelling exhibiting considerable landscape and ecological enhancements.

1.3 For this report, the policy context is taken from the National Planning Policy Framework (NPPF) (2021) and the Wiltshire Core Strategy (2015). The baseline landscape character has been taken from Natural England National Character Area Profile (NCA): 117. Avon Vales (2014), the Wiltshire Landscape Character Assessment (2005), and the East Wiltshire (formerly Kennet Distinct) Landscape Character Assessment (1998). Also of relevance to this project is the Kennet Landscape Conservation Strategy (2005).

2. SCOPE AND APPRAISAL METHODOLOGY

2.1 The LVA process is based on the following guidance:

- Guidelines for Landscape and Visual Impact Assessment. 3rd ed. (GLVIA 3).
- An Approach to Landscape Character Assessment.

2.2 The LVA is a tool used to identify and appraise the likely effects of change resulting from development, both on the landscape as an environmental resource in its own right and on people's views and visual amenity. Landscape Effects relate to changes to components of the landscape resource as a result of development. Visual Effects relate to the appearance of development, its effect on specific views and on the general visual amenity experienced by users of the landscape. The study area to be considered includes the site itself and the full extent of the wider landscape with the potential to be influenced by the development.

2.3 BASELINE LANDSCAPE AND VISUAL STUDY

2.3.1 The baseline study reviews the existing landscape and visual resources to determine and describe the conditions against which changes resulting from the development can be measured or predicted and appraised. The process comprises three stages, namely a desk study, field survey and baseline analysis. The baseline study helps identify the landscape and visual receptors which are considered susceptible to change as a result of the development and includes description, classification and evaluation. It forms the basis against which to appraise the Magnitude of Effect and, if necessary, the Significance of Effect of development on landscape and visual resources.

DESK STUDY RESOURCES

2.3.2 The following resources have been used to inform the field survey and the analysis:

Mapping

- Ordnance Survey maps and vertical aerial photography
- Definitive Rights of Way: Public Rights of Way Mapping (Wiltshire Council)
- Geology: Geology of Britain Viewer (British Geological Survey)
- Pedology: Soilscapes Map (Soilscapes)
- Agricultural Land Classification (ALC) Map South West Region (Natural England)
- Designations: Magic Interactive Mapping – Core Strategy Policy Maps (Wiltshire Council)
- Heritage assets: The National Heritage List for England (Historic England)

Planning Policy

- NPPF
- Wiltshire Core Strategy

Character Assessment

- NCA: 117. Avon Vales
- Wiltshire Landscape Character Assessment
- East Wiltshire Landscape Character Assessment

Additional Documents

- Kennet Landscape Conservation Strategy

FIELD SURVEY

2.3.3 The desk study informs the field survey. Of particular relevance are the Ordnance Survey maps, aerial photography and the Landscape Character Assessments. The field survey is then used to gain a full appreciation of the relationship between the site and study area. The field work is supported by mapped viewpoints and photographic records, representative of, and relevant to, the development.

BASELINE ANALYSIS

2.3.4 The findings of the desk study and field survey inform the baseline analysis, which helps in determining the landscape value of the study area though description, classification and evaluation of the landscape and visual resources relevant to the application site and surrounding study area. Determining the value of the landscape as a resource helps in identifying specific landscape and visual receptors that have the potential to be affected by the development.

Landscape value

2.3.5 Landscape value is the relative value that is attached to different landscapes by society; a landscape may be valued by different stakeholders for a variety of reasons, however having specific components of value does not mean an area is a valued landscape. Furthermore, while designations can be an indicator of value, the presence of detracting components may mean the value of a designated area locally varies across its geographic extent. Moreover, as identified in GLVIA 3, "*the fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value*".

2.3.6 Typically, value is determined against a series of predefined factors, to establish an overall landscape value of either Low, Medium, or High, with the importance of any designations also being taken into account. Additionally, the specific value of the site, as a component of the landscape resource, is also considered.

Landscape Receptors

2.3.7 Landscape receptors will be selected to help ascertain the specific aspects of the landscape resource that have the potential to be affected by the proposed development. Potential receptors include individual elements or features of the study area, both on and off site, as well as the distinct landscape character of the study area as a whole.

Visual Receptors

2.3.8 Visual receptors will initially be identified from where the desk study suggests that the proposed development may be visible, before being verified as part of the field survey. Views will primarily be recorded from PRoWs and other areas with public access, as well as public roads with full public and permissive access. Residential views will be considered, where appropriate, through the use of representative viewpoints. It should be noted views may be recorded from areas which the desk study suggests have no intervisibility with the site, moreover not all potential visual receptors will be recorded during the field survey (e.g. if there is an obvious lack of intervisibility).

2.4 APPRAISAL OF LANDSCAPE AND VISUAL EFFECTS

2.4.1 The landscape appraisal addresses changes in the fabric, character and/or key elements or features of the landscape resource. The visual appraisal addresses changes in visual amenity, and the implication of those changes on specific visual receptors.

2.4.2 The appraisal of effects aims to:

- Estimate the sensitivity of landscape and visual receptors as a function of their value and their susceptibility to change.
- Identify the Magnitude of Effect of the development.
- Provide an appraisal of the effects and, subsequently, the Nature of Effect, in a logical and well-reasoned fashion.
- Indicate suitable mitigation measures.

2.4.3 The appraisal will consider the likely effects of the proposed development in the context of Receptor Sensitivity in order to determine the Level of Effect on landscape and visual receptors, with mitigation measures recommended if required. The overall landscape and visual effects of the development will then be reappraised to determine the effectiveness of the recommended mitigation at both implementation and once established.

2.4.4 To be consistent, the determination of sensitivity and the prediction of magnitude have been guided by pre-defined criteria. However, by its very nature, the LVA process requires a significant amount of interpretation and professional judgement.

2.4.5 Designations which may affect the sensitivity of receptors, or how an effect may be perceived, will be taken into consideration where appropriate. In terms of listed buildings and other designated heritage assets as receptors, this report will only consider the potential effects on the historic landscape settings of these structures/areas. It should be noted that, although a development may be visible from a listed building or other designated historic asset, this does not automatically mean that there is an effect on its historic landscape setting.

NATURE OF EFFECT

2.4.6 Change as a result of development may be Positive or Adverse, to varying degrees, or Neutral. Neutral effects are those where change is considered to have neither a Positive nor Adverse effect on the landscape or visual resource being considered. The calculation of a high Level of Effect does not mean that change is automatically Adverse; Nature of Effect is considered independently to the calculation of Level of Effect. Mitigation can change the Nature of Effect post development, with the aim being to lower the Magnitude of Effect and reduce Adverse effects as far as possible, ideally through mitigation measures that have a Positive effect on landscape and/or visual resources.

3. LANDSCAPE PLANNING CONTEXT

3.1 The following policy has been taken from the planning documents which are pertinent to the development of the site. The following policy extracts and, where applicable, excerpts of explanatory text are considered to be relevant to the application. The policies listed will be used to guide the appraisal of, and the mitigation strategy for, the proposed development.

3.2 NATIONAL PLANNING POLICY FRAMEWORK

3.2.1 Originally published in March 2012, with the most recent revision being in July 2021, the NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Of particular relevance to this assessment is Section 15. Conserving and Enhancing the Natural Environment, specifically paragraph 174, which states that "Planning policies and decisions should contribute to and enhance the natural and local environment by":

> ***a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);***

and:

> ***b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;***

3.2.2 Section 5 offers some scope for isolated residential development in the countryside at paragraph 80 e), which states:

> ***Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:***
>
> ***e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.***

3.2.3 Also of relevance to this project is Section 12. Achieving Well-designed Places, specifically paragraph 130, which states:

> ***Planning policies and decisions should ensure that developments:***

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.3 WILTSHIRE CORE STRATEGY

3.3.1 Adopted by Wiltshire Council in January 2015, the Wiltshire Core Strategy Development Plan Document replaced the four local plans that covered Wiltshire. The Core Strategy provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026 in order to ensure that any proposed development is of a high standard and is compatible with the character and visual qualities of the area.

CORE POLICY 50: BIODIVERSITY AND GEODIVERSITY

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

i. cannot reasonably be avoided

ii. are reduced as far as possible

iii. are outweighed by other planning considerations in the public interest

iv. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

CORE POLICY 51: LANDSCAPE

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character

have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- ***i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.***
- ***ii. The locally distinctive character of settlements and their landscape settings.***
- ***iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.***
- ***iv. Visually sensitive skylines, soils, geographical and topological features.***
- ***v. Landscape features of cultural, historic and heritage value.***
- ***vi. Important views and visual amenity.***
- ***vii. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.***
- ***viii. Landscape functions including places to live, work, relax and recreate.***
- ***ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.***

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

CORE POLICY 52: GREEN INFRASTRUCTURE

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

- ***i. Retain and enhance existing on site green infrastructure***
- ***ii. Make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards.***
- ***iii. Put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development.***
- ***iv. Provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy***

v. Identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.

Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.

CORE POLICY 57: ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.

ii. The retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.

iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational

design, materials, streetscape and rooflines to effectively integrate the building into its setting.

iv. Being sympathetic to and conserving historic buildings and historic landscapes.

v. The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy).

vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).

viii. Incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site.

ix. Ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network).

x. The sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials.

xi. Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future.

xii. The use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm.

xiii. The case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.

xiv. Meeting the requirements of Core Policy 61 (Transport and New Development).

4. BASELINE LANDSCAPE AND VISUAL STUDY

4.1 SITE LOCATION AND CONTEXT

4.1.1 Clackersbrook Barn is located in a small clearing on the western side of Berrymoor Wood, a woodland comprising an area of replanted ancient and semi-natural woodland, and a partially replanted woodland and former quarrying site. It is located on undulating land west of the village of Bromham and south-east of the hamlet of Westbrook. Berrymoor Wood is located in the Spye Parklands in an area characterised by an undulating landscape dominated by a woodland and farmland mosaic. In its wider context the site lies between the towns of Melksham to the west; Calne to the north-east; Chippenham to the north and Devizes to the south-east. The site lies within a locally designated County Wildlife Site, being part of an area of ancient and seminatural woodland, despite being a woodland clearing surrounded by early mature and often non-native species. The site is not covered by any other environmental or heritage designations.

4.1.2 The site is currently a redundant agricultural building set in a grass paddock, which appears to have been ungrazed for a considerable period of time. It is relatively level, having been artificially levelled to accommodate the barn, but drops gently towards the valley floor stream in an arc from the east to the south. To the north the land rises slightly in a series of complex landform changes reflecting the previous quarrying activities within the woodland. Vegetation cover within the development site is limited, however a woodland of early mature mixed deciduous trees dominates to the south and east, with mature Scots pine along the site boundary and hybrid poplars within the woodland to the north. The applicants own further land around the site, including the woodland, and the pastures to the west and on the valley sides.

4.2 LANDSCAPE CHARACTER

4.2.1 The following Landscape Character Assessments have been used to establish the baseline character of study area:

- NCA: 117. Avon Vales
- Wiltshire Landscape Character Assessment
- East Wiltshire Landscape Character Assessment

4.2.2 The study area is covered by NCA: 117. Avon Vales, however, due to the broad level of assessment, the identified key characteristics are too general to be relevant to the site. For this appraisal, Wiltshire Landscape Character Assessment and the most detailed Landscape Character

Assessment (the East Wiltshire Landscape Character Assessment) will be used to help establish the site's unique landscape character as well as to determine its contribution to the landscape character and/or elements or features which define the wider landscape.

4.2.3 Only information pertaining to the Landscape Character Areas (LCAs) and Landscape Character Types (LCTs) in which the site is located has been listed. Due to the extent of individual LCAs/LCTs, some of the listed information may not be wholly relevant to the site and surrounding landscape.

WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

4.2.4 In December 2005, Land Use Consultants, on behalf of Wiltshire County Council, published the Wiltshire Landscape Character Assessment. The assessment builds upon and integrates a number of existing landscape character assessments within Wiltshire, including the East Wiltshire Landscape Character Assessment. This information allows reasoned consideration of those issues affecting the landscape, which can be used as a basis for the development of appropriate recommendations for future landscape conservation and management. The site falls within LCT 7: Wooded Greensand Hills, specifically LCA 7C: Bowood Greensand Hills.

TYPE 7: WOODED GREENSAND HILLS

Key Characteristics

- ***The Greensand typically forms upstanding hills that have been eroded by tributaries of the major rivers into a series of rounded knolls and deep valleys.***
- ***Hills support a large proportion of woodland, both deciduous and coniferous.***
- ***Country houses and estates, set within landscaped parkland contribute to the character of the area.***
- ***Distinctive pattern of settlement with villages of stone dwellings hidden in the shelter of the deep valleys.***
- ***Iron age fortifications are strategically located on the hill tops.***
- ***Ancient sunken lanes wind their way through the hills.***
- ***Small and irregular fields characterise areas of agricultural land use.***
- ***Meadows and wet woodland are typical of the valley floors.***

CHARACTER AREAS - 7C: BOWOOD GREENSAND HILLS

The Bowood Greensand Hills character area is less dramatic in topography than the other areas in the type, although still rising from 40 to 180m AOD with a central fairly level area, a gentle slope down to the east and a steeper slope with wide views out over the lowland to the west. The landform is varied by the many small valleys of tributaries of the River Avon and Marden.

Historic houses with parklands and wooded estates dominate the area: Bowood to the north, Spye Park to the south and Bowden Park to the east. The slopes of the hills are pastoral with an intact hedgerow network, while the more level high ground has some large scale arable fields sometimes with fences. Here deciduous and coniferous shelter belts as well as the large blocks of woodland provide enclosure. Small linear villages are strung along the roads and there is a mix of estate buildings, vernacular (of stone or brick) and more modern. Two major roads cross the area and there is a sparse network of minor roads.

EAST WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

4.2.5 In 1998, Atlantic Consultants, on behalf of Kennet District Council (now the East Wiltshire region of Wiltshire Council), published the Kennet Landscape Character Assessment (East Wiltshire Landscape Character Assessment). The document was used as a basis for the Wiltshire County Landscape Character Assessment. The site falls within LCA 11: Spye Parklands within LCT: Woodland and farmland mosaic. This LCT, is categorised in the assessment of LCA 11 under the heading Clay Lowland Landscapes, which includes descriptions of woodland interspersed with blocks of pasture and arable land to vice versa.

LCA 11: SPYE PARKLANDS

Overview:

The Spye Parklands is the smallest character area in the District, and forms part of a landscape unit which extends north and west beyond the District boundary. The south eastern boundary follows the crest of the ridge on which Bromham is situated, above the clay vale, the other boundaries being formed by the edge of Kennet District. The area is dominated by the woodland of Spye Park, and the estate farmland which surrounds it.

Landscape and Visual Character:

The large areas of woodland around Spye and Chittoe, and the more broken woodland mosaic to the south create a very distinctive enclosed character with low intervisibility. The approach to Spye through Chittoe in particular has a 'secret' feel to it. The juxtaposition of the acid sandy soils of the Lower Greensand and clay soils give rise to heathland and heavier, damp woodland, creating a diverse and memorable character. Individual components of the area may be broken down, and key characteristics are summarised below.

Clay lowland landscapes:

- ***well treed;***
- ***open arable and mixed farmland;***
- ***pasture, both permanent and reseeded, although the latter predominates;***

- ***woodland/farmland mosaic may range from woodland interspersed with blocks of pasture and arable land to vice versa;***
- ***mix of permanent and reseeded pasture with a good hedgerow structure, and the presence of mature trees both within hedges and as riparian features, notably willow and alder***.

Key Landmarks and Landscape Features:

- ***The woodland and parkland of Spye Park.***

4.3 THE STUDY AREA

4.3.1 The study area has developed over a Lower Greensand overlain by calcareous grit and Oxford Clay. The Greensand gives rise to the acidic, sandy soils which are characteristic of the discrete Spye Parklands Landscape Character Area. The geology has resulted in a complex topography of small valleys and low hills, which fall away steeply towards the River Avon to the north and west.

4.3.2 The High point of the study area is towards its northern edge at 111m AOD in the hamlet of Westbrook approximately 0.5km north of the site. This drops to a low point of <55m AOD at Bromham Common approximately 1km south of the site. The site itself is located on the valley side at between 95 – 100m AOD. The majority of the study area has been identified as ALC Grade 3 (Moderate - sub-grade not specified), however there are patches of ALC Grade 2 (Very Good) land on the far western and north-east corner of the study area; and areas of ALC Grade 4 (Poor) land at Bromham Common and at Prickmoor Wood and the surrounding Chittoe area.

4.3.3 The area does not have a strong prehistoric character with no known remains either buried or on the surface. There is evidence of medieval settlement throughout the Spye Parklands area, which was predominantly based on the woodland economy, which eventually culminated in the post-medieval estate at Spye Park, which is a registered park and garden north of the study area. The only village within the study area is Bromham which is located in an elevated location and straddles the Spye Parklands and Bristol Avon Clay Vale Landscape Character Area boundary and is of medieval origin. Chittoe is the only settlement wholly in the Spye Parklands, and is a hamlet with a loose scatter of cottages set in woodland. Outside Bromham and Chittoe, development is scattered and forms a mixture of dwellingss farmsteads, market gardening and small business units, most notably along Westbrook Road, at Elms Farm on Bromham Common, and along New Road, Bromham.

4.3.4 Outside of the settlements landuse and land cover varies between the Spye Parklands and the Bristol Avon Clay Vale. Within the Spye Parklands an intimate mosaic of hedged pastures and woodland dominates, whereas on the sands at the eastern head of the Bristol Avon Clay Vale, flat, often hedgeless and intensive market gardening landscape dominates. There is a high percentage of tree cover within the Spye Parklands, which although predominantly of native species, but with a high percentage of non-native and conifers. The market garden area is virtually treeless apart from a few specimen trees growing in conjunction with the domestic and commercial properties.

4.3.5 Access through the study area, is defined by the A342 Devizes to Chippenham Road, and the Westbrook Road which connects the A342 with Melksham to the west. There are numerous minor roads connecting Bromham with the A342 and Westbrook Road, as well as accessing the modern estates in the village and providing access to farms, isolated dwellings and through the hamlet of Chittoe to Spye Park. Pedestrian access through the study area is provided by a network of public footpaths which criss-cross the fields and woodlands, but generally skirt the main areas of vegetable crop production. There are no strategic or long-distance PRoWs in the study area and no bridleways or byways. The most relevant PRoW is footpath BROM9 which will provide the access to the site from Church Hill and which passes the site as it runs north to Westbrook Road.

4.3.6 The most significant designation affecting the site is the local County Wildlife Site (also referred to as Local Wildlife Site) covering part of the site and the woodland to the south and east. This area is designated as ancient and semi-natural woodland, although its current composition contains many non-native deciduous species and apart from a few mature trees, such as the oak in the south-west corner, comprises young and early mature trees, with a very limited under-storey, in an area which is in need of woodland management. Additionally, a number of areas of woodland to the north-west, between the site and Westbrook are covered by very old Area Tree Preservation Orders, which Wiltshire Council and formerly Kennet District Council have been trying to remove, as they are of little use in the modern tree protection context.

4.3.7 The study area contains numerous listed structures, primarily concentrated around the historic core and Conservation Area in Bromham, where the Grade I listed Church of St Nicholas forms a prominent feature of the village and surrounding landscape. There are further Grade II listed structures in Westbrook and Chittoe and close to the site at Elms Farm. However, there will be no intervisibility between the proposed development and listed structures and no effects on the

landscape settings of any listed structures. Just north of the study area is the extensive Spye Park Registered Park and Garden.

4.4 BASELINE ANALYSIS

4.4.1 The findings of the desk study and field survey have been used to determine the landscape value of the study area, and subsequently identify specific landscape and visual receptors that have the potential to be affected by the development. The effect of the development on these receptors will be calculated, leading to an overall determination of the effect on both the landscape resource and the visual amenity of the study area.

LANDSCAPE VALUE

4.4.2 The site and entire study area are located within the countryside, but is not covered by any national or local landscape designation. The study area is largely representative of the descriptions and characteristics identified in the relevant character assessments however, it has a varied landscape quality. The modern development that has taken place to the south-west of Bromham at the top of Church Hill, is intrusive and makes the landscape less cohesive in respect of the relationship of the historic core of the village with the surrounding landscape. The scenic quality of the study area is generally high, but with variations, and is of lower quality on the village edge, which is visually harsh in places due to a poorly integrated urban/rural interface, and in the market gardening areas.

4.4.3 The site itself retains its rural qualities and characteristics, and has a high level of tranquility. The site is in the countryside, and in its present condition, as a component of the landscape it neither contributes nor detracts from the wider area's scenic quality, being an area of land that is well contained by the existing tree cover and landform.

4.4.4 There are several notable heritage designations within the study area, including the Bromham Conservation Area, as well as numerous listed structures, including the Grade I listed Church of St Nicholas. The County Wildlife Site designation which covers part of the site is a consideration, but for the reasons discussed above its status as ancient or semi-natural woodland is debatable. The study area provides good walking recreational opportunities, but contains no strategic or long-distance rights of way. There are some local recreational facilities in Bromham. The study area itself contains no known direct associations to any particular people or events that may have provided the landscape with cultural prominence beyond the local area.

4.4.5 Overall the value of the landscape is *Medium*, which means that it is not a 'valued landscape' under Section 15, Paragraph 174, Bullet Point a), of the NPPF.

LANDSCAPE RECEPTORS

4.4.6 The following landscape receptors have been identified as being aspects of the landscape resource that have the potential to be affected by the proposed development:

- The established landscape components which define the landscape in which the site is located and its visual character.
- The natural environment, in particular the County Wildlife Site covering part of the site.
- Existing on-site and boundary vegetation and its importance in respect of the site itself, as well as part of the wider study area.

VISUAL RECEPTORS

4.4.7 The following visual receptor locations have been identified as having potential intervisibility with the proposed development:

- Church Hill
- Bromham Common
- The urban edge of Bromham
- Footpaths BROM7, BRON9, BROM11, BROM40

LEVEL OF EFFECT

4.4.8 Although the site is not located in a 'valued landscape', with limited national and local designations present, because the proposal is for a residential development in the countryside, an appraisal will be carried out to determine the overall Level of Effect of the development proposals in terms of both the landscape resource and the visual amenity of the study area.

4.4.9 It should be noted that, while specific receptors have been identified for consideration, this does not necessarily mean that they will be adversely affected by the proposals. Moreover, if there are Adverse effects on specific receptors, this does not automatically mean that there will be the same level of Adverse effects on the study area as a whole.

4.4.10 The Level of Effect can be expressed as a correlation between the Magnitude of Effect and Landscape or Visual Sensitivity in a single matrix to determine the level, as shown in Table 1. However, it must be noted that the matrix is not in itself a substitute for professional judgement, for which

allowances must be made. Although mitigation measures are often proposed where the Level of Effect is Minor or None, it is the Major and Major/Moderate categories which provide the highest Level of Effect in terms of effect on the landscape and visual resources.

Table 1: Level of Effect as a Correlation of Sensitivity and Magnitude, Applicable to the Landscape Resource and Visual Amenity

Landscape or Visual Sensitivity	**Magnitude of Effect**			
	Substantial	*Moderate*	*Slight*	*Negligible*
High	Major	Major/Moderate	Moderate	Moderate/Minor
Medium	Major/Moderate	Moderate	Moderate/Minor	Minor
Low	Moderate	Moderate/Minor	Minor	Minor/None
Negligible	Moderate/Minor	Minor	Minor/None	None

5. LANDSCAPE AND VISUAL APPRAISAL

5.1 LANDSCAPE APPRAISAL

5.1.1 The Landscape Value of the study area as a whole is *Medium.* The site is located in a complex, yet undesignated landscape of variable quality. The overall Susceptibility to Change of the application site as a component of the landscape is considered *High*, in respect of the development proposed. While the site is partly located on the site of an existing unremarkable, relatively modern, barn, it does represent a remote residential development in the countryside. However, it is well contained by the surrounding tree cover and relates well to the established built form of the barn. But the change from agriculture to domestic/residential curtilage is a consideration which must be given weight in the planning judgement. As such, the Overall Landscape Sensitivity of the development area within the surrounding landscape is *High – Medium*.

5.1.2 The site itself is in an area typified by the key characteristics of the landscape as described in the East Wiltshire Landscape Character Assessment, namely:

- ***well treed;***
- ***pasture, both permanent and reseeded, although the latter predominates;***
- ***woodland/farmland mosaic may range from woodland interspersed with blocks of pasture and arable land to vice versa;***
- ***mix of permanent and reseeded pasture with a good hedgerow structure, and the presence of mature trees both within hedges and as riparian features, notably willow and alder***.

The contribution that the proposed development makes to the site and receiving landscape will be seen by the removal of the existing barn and the extensive landscape and biodiversity enhancements proposed which work towards the aim of NPPF Paragraph 80e) i.e. :

- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

5.1.3 Although ordinarily a new dwelling in this location might have been at odds with the area's tranquil and non-residential character, in this case as the proposed dwelling has been designed to be an exemplar to comply with exceptional requirements of Paragraph 80e) of the NPPF and the overall scheme has taken a fully integrated approach with the house and landscape proposals combined, the resulting scheme ensures a great sensitivity to the landscape context to ensure that the proposal will significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area. NPPF Paragraph 80e) states:

> ***the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas.***

5.1.4 In order to comply with the requirements of NPPF Paragraph 80e) and show enhancements to the characteristics of the receiving landscape, the extant Kennet Landscape Conservation Strategy (2005) offers guidance for development in Spye Parklands stating:

> ***The whole of this area is essentially of rural, parkland character with severely limited development potential. Any new development should be limited to small-scale, sensitively designed projects, within the existing built form. The retention of the parkland landscapes and the high ecological value of much of the area will be respected and considered in all development. New development will be expected to include landscape design using primarily indigenous species to integrate it into the high quality landscape of the area. Sensitive locating of all new building so that it does not interfere with planned vistas; views, and the integrity of the landscape will be expected.***

Therefore, the guidance, whilst reiterating the limited development potential within the Spye Parklands Landscape Character Area, does not preclude it entirely and suggests that small-scale, sensitively designed projects may be acceptable. It does, however, make it essential that building design and location, ecological value and integrity of the landscape are key issues to be considered in the development of the proposals. Landscape mitigation and enhancement proposals and significant ecological enhancement will ensure that the proposals will integrate well into the receiving landscape.

5.1.5 The access to the site will be along the existing farm track and footpath from Church Hill. The character of the access will be retained as an informal track comprising hardened/gravelled wheel tracks either side of a central grass strip up to the site boundary. By using the existing access, the essential rural character and boundary hedges and trees can be retained. There will be no requirement to adjust or translocate the Church Hill boundary hedging to create the visibility splays for the site access. There will be no tree or vegetation loss in order to construct the dwelling; this is particularly important in the area of the County Wildlife Site, despite the often non-native species mixture. There will be no adverse effects on historic built form or environment designations. The historic character of the landscape, i.e. open space, woodland and field boundary mosaic, will remain unchanged.

5.1.6 The proposed development can be constructed in compliance with the requirements of the Kennet Landscape Conservation Strategy (2005) Spye Parklands development guidance, ensuring that any adverse effects on the features and character of the receiving landscape are adequately mitigated.

5.1.7 In terms of the Overall Magnitude of Landscape Effect resulting from the proposals, any change has to be considered in terms of the landscape components that will definitely be affected and those that will potentially be affected. The importance of these components as part of the wider landscape is also a consideration. The proposals will see change in landuse at the site with the development of a residential property isolated in the countryside. This will affect components of the landscape resource that contribute to the prevailing character of landscape between Church Hill and Bromham Common and the wider Spye Parklands Landscape Character Area. As such, this will result in a change to the site's baseline condition resulting in an Overall Magnitude of Landscape Effect will be *Moderate*.

5.1.8 The development will not be unduly prominent, although forming a new feature in the receiving landscape, with the design to be considered under para 80(e) of NPPF, as an exemplar reflecting the highest standards in architecture; helping to raise standards of design more generally in rural areas; significantly enhancing its immediate setting, and sensitive to the defining characteristics of the local area. Furthermore, there will be benefits to the receiving landscape as a result of the removal of the redundant, large, modern agricultural barn isolated in the countryside. As such, the Overall Nature of Landscape Effect of the proposed development is *Neutral*, but with *Positive* effects on the setting of the site resulting from the landscape and biodiversity enhancement scheme which will fully integrate the development within its woodland glade setting.

5.2 VISUAL APPRAISAL

5.2.1 The recorded viewpoints can be used to predict possible effects from PRoWs, roads, publicly accessible areas and residential properties within the study area. Viewpoints have been determined from where the desk study suggested that the development areas may be visible, as well as observations during the field survey. The recorded viewpoints are considered appropriate for the scale of the development and the prevailing topography and land cover. All photographs were taken using a digital equivalent of a 50mm focal length traditional 35mm SLR lens to represent most accurately the views as seen by the human eye.

5.2.2 For the purpose of this appraisal, close views are between 0m – 500m from the proposed development, medium views are between 500m – 1000m, and long views from further than 1000m. Where appropriate, specific viewpoints have been organised into groups to help better determine the visual impact of the proposed development. Views are representative and not totally exclusive. (See Appendix 2: Viewpoint Photographs for enlarged copies of the selected viewpoints).

5.2.3 The Viewpoints were visited in November 2022 when leaf cover was limited. The seasonal differences (seasonality), in respect of potential effects arising from the varying degree of screening/filtering of views by vegetation that will apply in summer and winter, have been considered in the appraisal of all recorded viewpoints; as per the recommendation of GLVIA3. GLVIA3 states:

> ***The timing of the assessment work and the project programme will also influence the practicality of covering more than one season.***

CHURCH HILL

VIEWPOINT 1

Approximate distance from site: 310m

OS map elevation: Approximately 75m AOD



VIEWPOINT 2

Approximate distance from site: 263m

OS map elevation: 65m AOD



Close distance views, north-west, from Church Hill. VP1 is close to the residential edge of Bromham and VP2 at the junction with PRoW BROM9. The dwelling site is obscured by tree cover throughout the year in both views. BROM9 is a field access which will also form the access to the dwelling. It is proposed to the retain the hedges and track form with its central grass strip and hardened running surfaces.

PUBLIC FOOTPATH BROM9

VIEWPOINT 3

Approximate distance from site: 85m

OS map elevation: 90m AOD



Close distance view, north; taken from PRoW BROM9, through the early mature woodland to the south of the site. Dense tree cover all-but obscures the site, even in the winter months with minimal leaf cover. There is a possibility of limited light-spill, as point light sources visible through the woodland particularly in winter.

VIEWPOINT 4

Approximate distance from site: adjacent

OS map elevation: 95m AOD



VIEWPOINT 5

Approximate distance from site: adjacent

OS map elevation: Between 95-100m AOD



Views north-east from BROM9, north-east into the site, from the garden boundary. The existing dilapidated barn is of no merit and is visually obtrusive in an attractive landscape. The proposed dwelling will be set further back into the site and will be timber clad, with a dark (anthracite) standing seam metallic roof, giving the building a much softer appearance than the existing and improving the visual character as experienced by visual receptors who, in this case, are users of the footpath.

Although the dwelling will be visually contained, it is essential that it sits in a garden setting which is informal and based on the indigenous species of the area. A formal garden will be visually intrusive and unacceptably change the visual character. The garden frontage should be hedged with a traditional hawthorn-based species mix, with an informal drive and lawned area. Permitted development rights should be removed for fencing and garden paraphernalia in front of the dwelling. External and window lighting area a potential issue in this dark area and will be carefully considered to minimise light spill.

VIEWPOINT 6

Approximate distance from site: 130m

OS map elevation: 110+m AOD



Close distance view, south-east; taken from PRoW BROM9. View obscured by dense tree cover throughout the year.

PUBLIC FOOTPATH BROM11

VIEWPOINT 7

Approximate distance from site: 233m

OS map elevation: 65m AOD



VIEWPOINT 8

Approximate distance from site: 280m

OS map elevation: 75m AOD



VIEWPOINT 9

Approximate distance from site: 495m

OS map elevation: 70m AOD



Close distance views, north and north-east; from PRoW BROM11. Views are obscured by vegetation throughout the year. The village of Bromham is visible to the right of the photograph in VP9.

BROMHAM COMMON

VIEWPOINT 10

Approximate distance from site: 1040m

OS map elevation: 60m AOD



Long distance view, north-east; taken from Bromham Common. The site is obscured by trees throughout the year.

VIEWPOINT 11

Approximate distance from site: 890m

OS map elevation: 59m AOD (Spot height)



Medium distance view, north-east; taken from Bromham Common. Representative of several glimpsed views through the hedgerow along the unnamed road; the recorded viewpoint shows the view with the greatest intervisibility with the proposed development. The existing barn is visible, in its woodland setting, but the proposed dwelling, being located further back into the site will be barely perceptible. External and window lighting will be limited and controlled to prevent a new light source in an otherwise dark area, being prominently visible. While the proposed dwelling will be visible, glimpsed through existing tree cover, the greatest change will be as a result of the removal of the existing barn.

PUBLIC FOOTPATH BROM39

VIEWPOINT 12

Approximate distance from site: 485m

OS map elevation: 75m AOD



Close distance view, north-west; taken from PRoW BROM39 south-east of Church Hill. The site is obscured by the dense tree cover of Berrymoor Wood, which forms a characteristic hilltop feature of Bromham Common.

PUBLIC FOOTPATH BROM40

VIEWPOINT 13

Approximate distance from site: 786m

OS map elevation: 90m AOD



VIEWPOINT 14

Approximate distance from site: 1235m

OS map elevation: 80m AOD



Medium and long distance views, north; taken from PRoW BROM40 on rising ground to the east of Bromham Common. In these views the existing shed is visible as a minor feature set in dense woodland. Representative of several glimpsed views through the hedgerow along the footpath. Whilst the barn is visible, the proposed dwelling, being set further back into the site and timber clad will be barely visible.

External and window lighting will be limited and controlled to prevent a new light source in an otherwise dark area, being prominently visible. While the proposed dwelling will be visible, glimpsed through existing tree cover, the greatest change will be as a result of the removal of the existing barn.

POTENTIAL RESIDENTIAL VIEWS (NOT RECORDED)

5.2.4 There are potential residential views from the isolated properties along Bromham Common, that it is has not been possible to record representatively due to a lack of public access. However, with the dwelling set back into the plot the development will be barely perceptible, the main visual change

being the removal of the existing barn. At night there is a potential for point lights sources emanating from the dwelling.

SUMMARY OF VISUAL EFFECTS

5.2.5 The Overall Visual Sensitivity of the study area is considered *Medium*, taking account of the limited number of high sensitivity receptors/receptor locations, which are primarily from PRoWs south of the site. Due to the topography of the area, and high level of tree cover, the visual envelope of the development is varied, being well contained within Bromham Common and the east and west valley slopes, with very limited views beyond 1000m.

5.2.6 There will be no views of the proposed development where existing on-site built form is not already seen, with the proposed dwelling being partially located north-east of the footprint of the existing barn, from where it is largely screened by dense tree cover. The agricultural element of the existing built form is one of its most prominent aspects and currently the site relates more to the surrounding rural landscape, than to the residential context. However, the proposed dwelling and its landscape setting will be fully integrated, ensuring that as planting matures it will not form an incongruous feature in the landscape.

5.2.7 Where visible, the development will be well contained in its woodland setting, and the proposals will not adversely affect the established visual character of the study area as a whole. While change will be greater for receptors within close proximity to the site overall, there will be a reduction in the amount of visible on-site built form, with the site becoming less prominent within the wider landscape. As such the Overall Magnitude of Visual Change is *Slight*, resulting in the Overall Level of Visual Effect being *Moderate/Minor.*

5.2.8 While change will be visible and may potentially affect the established visual character of the site, this is appropriate for a truly exceptional development under NPPF Paragraph 80e). As such the Overall Nature of Visual Effect of the proposed development will be largely *Neutral* from more distance receptor viewpoints, but *Adverse* for receptors passing the site prior to the completion of the development and establishment of the proposed landscaping, after which the visual balance will change to provide visual enhancements to receptors and the Nature of Visual Effect will be *Positive*.

5.3 CONSTRUCTION EFFECTS

5.3.1 During construction, plant and materials will be visible. However, the construction effects associated with the development will be temporary and will have no lasting adverse effects on the recorded landscape and visual receptors. No new access points will be required to facilitate construction of the development, with the existing access point from Church Hill being used. Appropriate storage of construction materials and equipment will help minimise any visual effects, and effects on retained trees and grassland during construction.

6. RECOMMENDATIONS AND CONCLUSIONS

6.1 The key considerations when determining the acceptability of the potential landscape and visual effects of the proposals are the receptors that will be potentially affected by the development and how far any effects are/can be mitigated. Of particular importance to the consideration of the development's overall effect is whether a residential development at the site will have a notable effect the character of the study area, in particular the unique character of Bromham Common as part of the Spye Parklands Landscape Character Area. Key mitigating factors to be considered are the established built form context of the site, its high level of containment within a woodland setting, landscape and ecological enhancement, and a positive response to the proposal being deemed to be exceptional under the terms of NPPF Para80 e).

6.2 Pre-mitigation, the Overall Level of Effect of the proposed development is considered to be *Moderate/Minor*. It is acknowledged that there will be localised changes to visual character, which are considered appropriate for a Paragraph 80 e) dwelling, and which result in the reduction of built form and prominence on the site. Additionally, a robust landscape and biodiversity enhancement scheme that is sensitive to the defining characteristics of the local area will be key to the scheme's success, as well as addressing any localised adverse effects.

6.3 MITIGATION STRATEGY

6.3.1 Mitigation measures will mainly focus on native planting commensurate with the character of the receiving landscape and which can enhance the visual character and ecological features of the area. This will be achieved through the use of native hedge planting around the site boundary using native species characteristic of the Spye Parklands, and the introduction of species rich grassland within key areas of the domestic curtilage, particularly towards the front of the site. Retention, enhancement and management of existing vegetation around the site, in particular the dense tree cover, will also be a key part of the scheme as it is acknowledged that the existing landscape structure plays a key role in the character and containment of the site. Proposals will be informed by the guidance provided in the relevant character assessments and associated documents, with the aim being to integrate the proposed development into the landscape and provide enhancements to the green infrastructure network surrounding the site.

6.3.2 The following recommendations are appropriate to reduce the level of the potential landscape and visual effects of the proposed development, with the aim being to further integrate the site into

the landscape, while providing enhancements to the area's landscape structure and biodiversity through a comprehensive scheme of planting and management.

Management and Enhancement of Existing Planting:

- Suitable root protection area stand-offs should be applied around all vegetation to be retained where necessary.
- Existing poor quality/diseased vegetation or invasive species should be removed and replaced if necessary/appropriate.
- All retained vegetation should be appropriately managed, with a focus on undertaking remedial work, including thinning, removal of low growth and crown raising as necessary.

Proposed Mitigation and Planting:

- The following recommendations should be taken into account in respect of plants being used for mitigation purposes:
    - All new planting, including planting for the purposes of replacement should comprise appropriate native species characteristic of the area.
    - A range of plant sizes should be used, including larger tree stock to create instant impact and structure.
- Mixed native hedging should be established along the site's boundaries and should be of a traditional, hawthorn (*Crataegus monogyna*) rich composition, grown and managed at around 2.00m in height.
- All hedging should be planted as a double staggered row, and a dense hedgerow structure maintained by not allowing hedgerow species to grow to tree sized proportions.
- Hawthorn, planted as a light standard, should be added to hedgerows but managed separately as a small tree/large shrub, to create additional structure around the site.
- Strategic native tree planting should take place within and around the site, to create structure, break up views of the development and enhance the character of the site and its surroundings.

Recommended Tree Species						
Plan Ref.	**Scientific name**	**Common name**	**Specification**	**Girth (cm)**	**Approx. height (m)**	**Clear stem height (m)**
Ac	*Acer campestre*	Field Maple	Standard	8-10	2.50/3.00	1.75/2.00
Bp	*Betula pendula*	Silver birch	Light Standard	6-8	2.50/3.00	1.50/1.75
Cm	*Crataegus monogyna*	Hawthorn	Light Standard	6-8	2.50/3.00	1.50/1.75

Pp	*Prunus Padus*	Bird Cherry	Standard	8-10	2.50/3.00	1.75/2.00
Sa	*Sorbus aucuparia*	Rowan	Light Standard	6-8	2.50/3.00	1.50/1.75
Tc	*Tilia cordata*	Small-leaved lime	Heavy standard	12-14	3.50/4.00	Min 2.00

Recommended Mixed Native Hedge Species				
Scientific name	**Common name**	**Specification**	**Approx. height (cm)**	**%**
Acer campestre	Field maple	1 + 1 transplants	60-80	5
Corylus avellana	Hazel	1 + 1 transplants	60-80	30
Crataegus monogyna	Hawthorn	1 + 1 transplants	60-80	40
Euonymus europaeus	Spindle	1 + 1 transplants	60-80	5
Ilex aquifolium	Holly	Pot-grown (3ltr)	40-60	2.5
Prunus spinosa	Blackthorn	1 + 1 transplants	60-80	10
Viburnum lantana	Wayfaring tree	1 + 1 transplants	60-80	5
Viburnum opulus	Guelder rose	1 + 1 transplants	60-80	2.5

Recommended Flowering Lawn Mixture		
Seed Mix	**Sowing Rate (g/m2)**	**%**
Naturescape N14 Flowering Lawn Mixture	5	100

Recommended Herb-rich grass mix	
Grass Mix	**Sowing Rate (g/m^2)**
Emorsgate EM7 Meadow Mixture for Sandy Soil	4

6.4 EFFECT OF MITIGATION

EFFECT OF MITIGATION ON LANDSCAPE RECEPTORS

6.4.1 At Implementation: Effects will remain largely the same as any changes associated with the mitigation will primarily become apparent when planting reaches maturity. However, removal of inappropriate vegetation, general remedial work and new planting will be an improvement to the local area, with larger tree stock having an element of 'instant impact'.

6.4.2 Once Established: Any landscape Effects will be mitigated as far as possible, with the Overall Level of Landscape Effect being reduced to *Minor* and the mature landscape structure enhancing the character of the site. There will be *Positive* effects in respect of local character, as well as

enhancements to ecological infrastructure network around the site, with a hierarchy of tree ages also being established in the area.

EFFECT OF MITIGATION ON VISUAL RECEPTORS

6.4.3 At Implementation: Effects will be largely the same from the majority of Viewpoints. However, new planting will soften localised views of the built form. Additionally, the use of larger tree stock will help break-up views from the wider landscape and create 'instant' structure around the development.

6.4.4 Once Established: Any visual Effects will be mitigated as far as possible, with the overall Level of Visual Effect being reduced to *Minor* and development being better integrated into the rural landscape, defined by an appropriate, mature, landscape structure. The recommended mitigation means that local views will be lessened and largely off-set by the overall visual enhancement created by the scheme. The local Nature of Effect will become *Positive.*

6.5 CONCLUSIONS

6.5.1 As a result of the appraisal of landscape and visual effects, it has been determined that, due to the removal of largely inharmonious built form, coupled with the small scale of the proposal on a site well contained by woodland, the proposed development can be successfully integrated into the rural landscape of the study area. The recommended landscape mitigation and enhancement measures will see the effect on specific receptors being reduced, and any adverse effects having been mitigated as far as possible through appropriate landscape measures to give locally *Positive* effects.

6.5.2 The scheme as a whole will have localised benefits in respect of landscape character and visual impact, with the construction of a development fitting to its woodland glade setting. Taking account of the sensitively designed landscape and biodiversity enhancement proposals, and the highest standards of architecture leading to the raising of the standards of design in this rural area, as required by Paragraph 80 e) of NPPF, the proposed development can be undertaken in compliance with the relevant guidance and policies in the NPPF and the Wiltshire Core Strategy, specifically Core Policies 51, 57 and 58.

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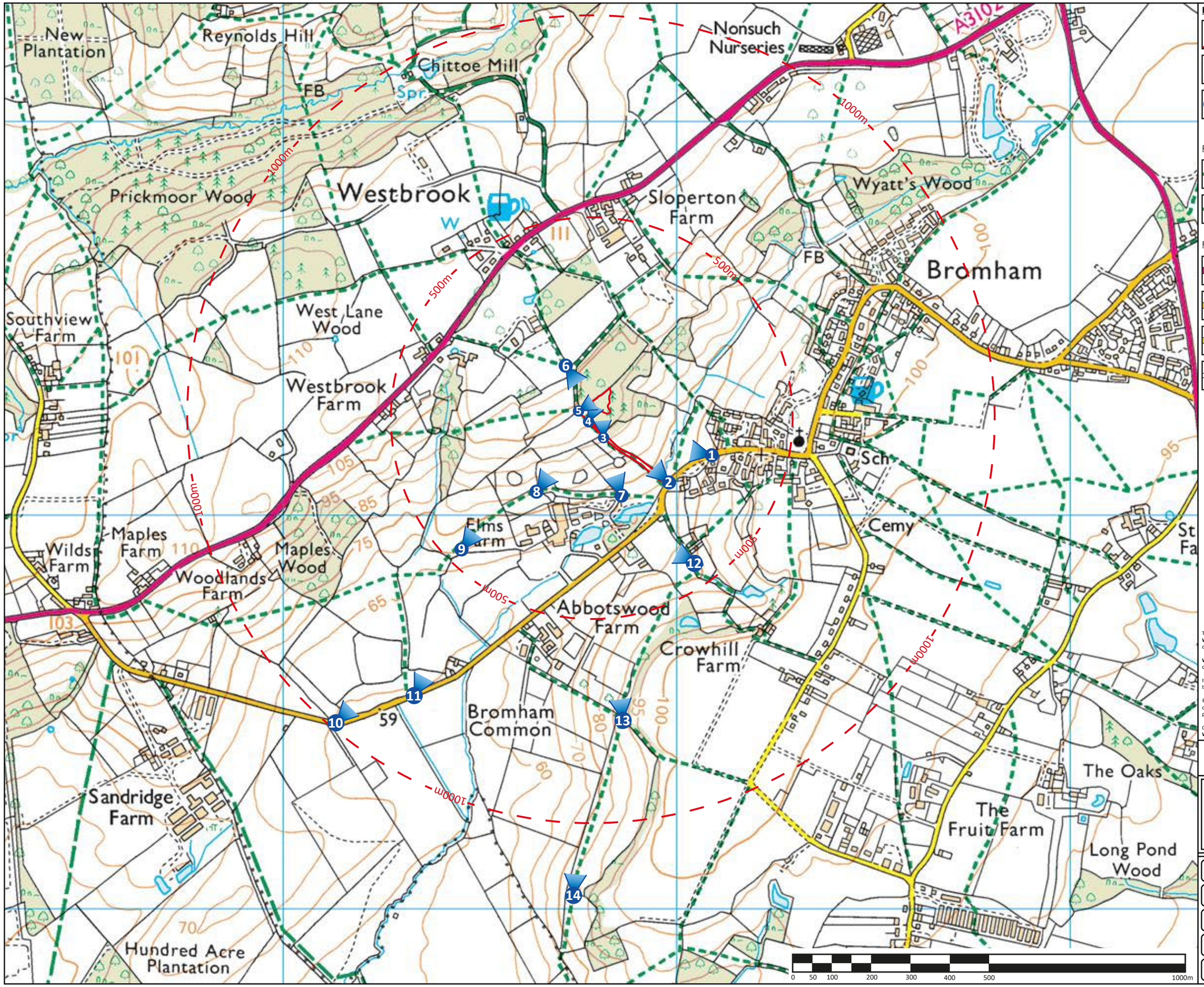
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ILLUSTRATIVE MATERIAL



Key:

- Site
- Off-set from site boundary
- Viewpoint

Public rights of way

- Footpath
- Bridleway

Roads

- Main road
- Road generally more than 4m wide
- Road generally less than 4m wide
- Other road, drive or track

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landscape architecture & arboriculture
Sandcliffe House, Northgate Street,
Devizes, Wiltshire SN10 1JT
t: 01380 727539 **e**: info@whlandscape.co.uk

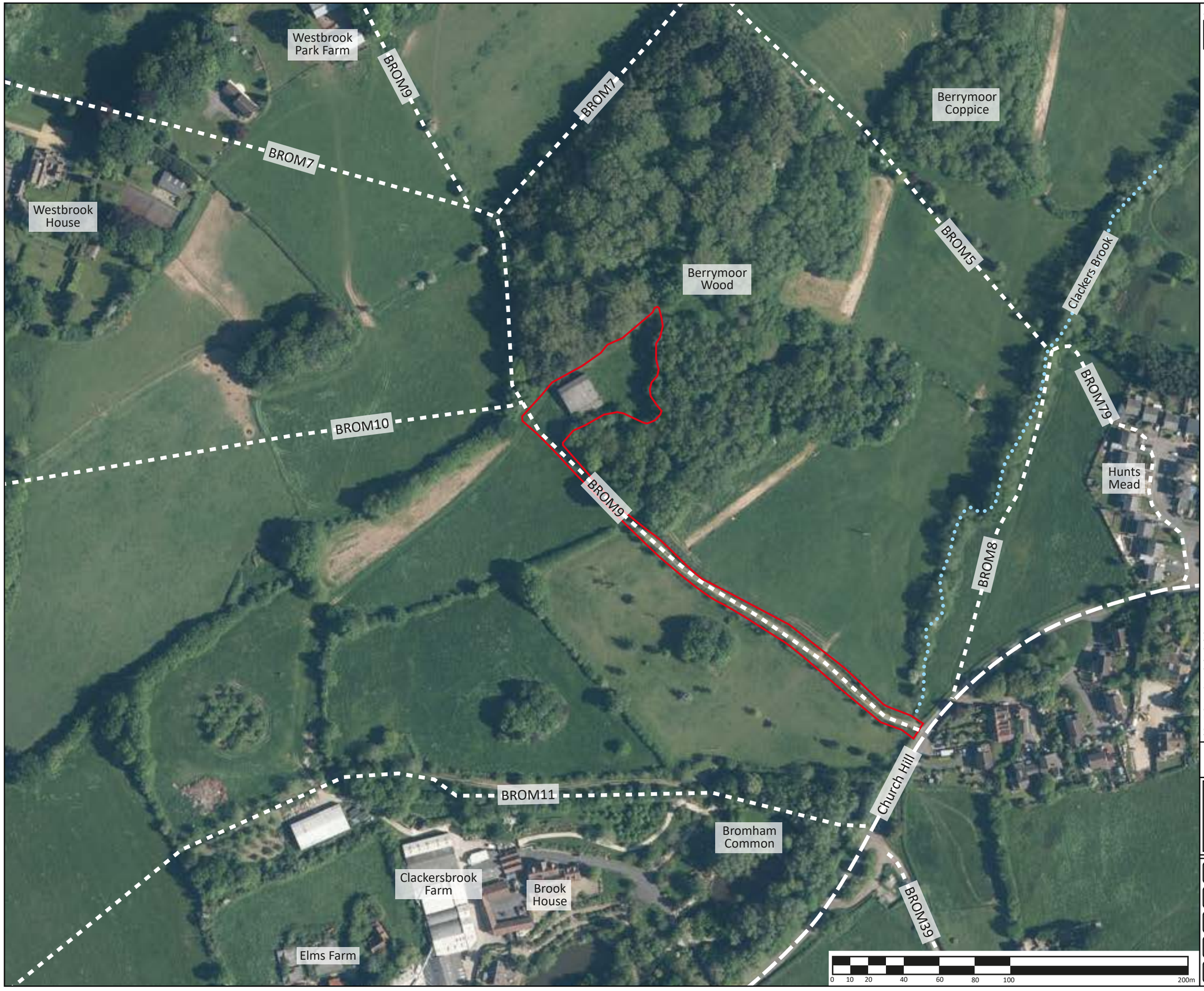
Project: Clackersbrook Barn, Bromham

On behalf of: Greg Wilkinson

Drawing title: Location and Viewpoint Plan

Drawing number: WHL-1551-01 | Rev: | Date: Mar 23

Scale: 1:9000 @ A3 | DB: KJ | CB: WH



Key:

- Site location

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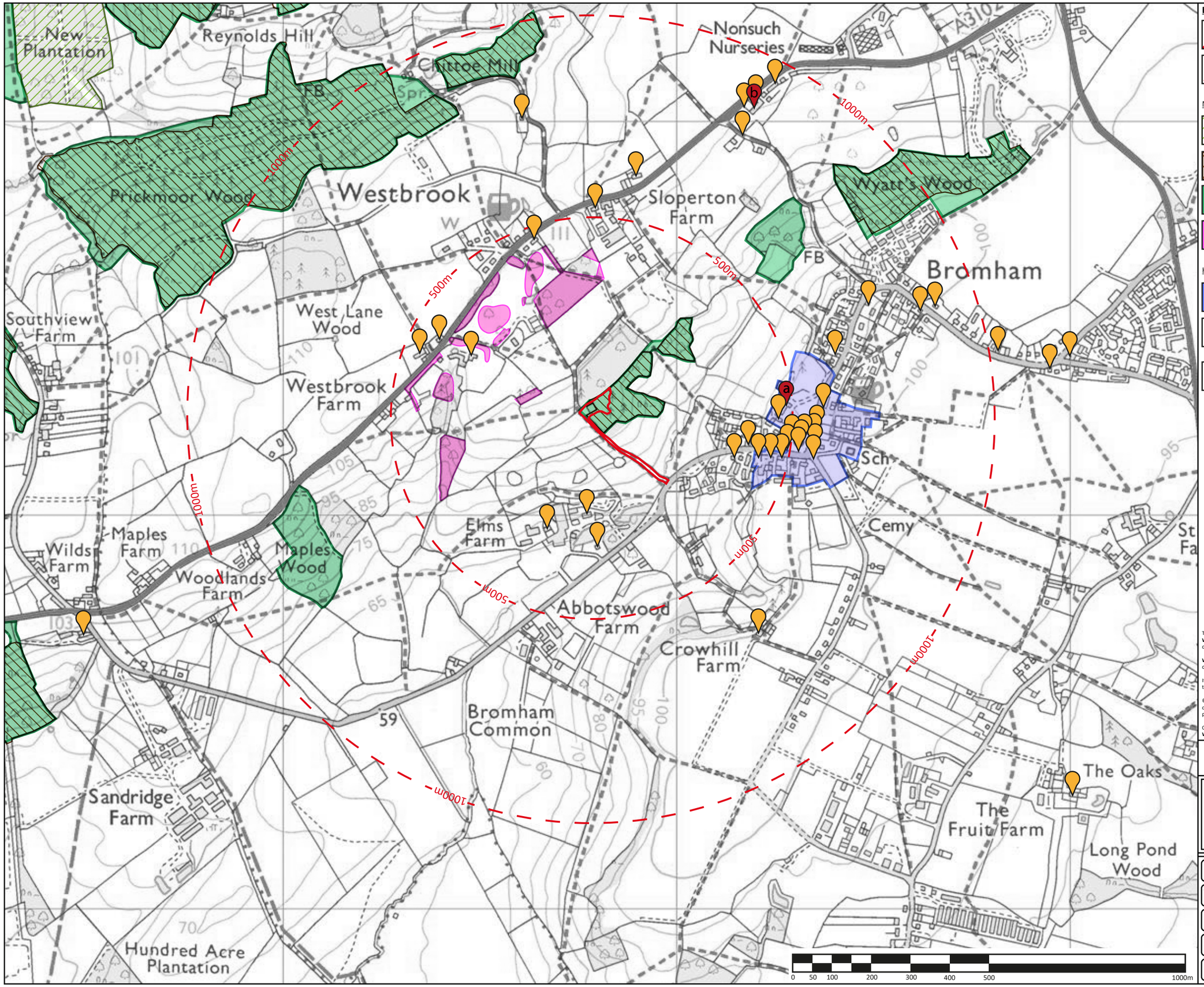
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Project: Clackersbrook Barn, Bromham			
On behalf of: Greg Wilkinson			
Drawing title: Vertical Aerial			
Drawing number: WHL-1551-02	Rev:	Date: Mar 23	
Scale: 1:2000 @ A3	DB: KJ	CB: WH	



Key:

- Site
- Off-set from site boundary

Natural Environment Designations

- Site of Special Scientific Interest
- Ancient woodland
- County Wildlife Site
- Tree Preservation Order

Heritage Designations

- Bromham Conservation Area
- Grade II* listed building
  a. Battle House
  b. Nonsuch House
- Grade II listed building

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Project: Clackersbrook Barn, Bromham		
On behalf of: Greg Wilkinson		
Drawing title: Designations		
Drawing number: WHL-1551-03	Rev:	Date: Mar 23
Scale: 1:9000 @ A3	DB: KJ	CB: WH

New Plantation
Reynolds Hill
Chittoe Mill
FB
Nonsuch Nurseries
A3102
1000m
Prickmoor Wood
Westbrook
Sloperton Farm
Wyatts Wood
500m
FB
Bromham
West Lane Wood
Southview Farm
Westbrook Farm
Maples Farm
Wilds Farm
Woodlands Farm
Maples Wood
Elms Farm
Abbotswood Farm
Crowhill Farm
Cemy
Sch
59
Bromham Common
Sandridge Farm
Hundred Acre Plantation
The Oaks
The Fruit Farm
Long Pond Wood

0 50 100 200 300 400 500 1000m

Key:

- Site
- Off-set from site boundary

Landscape Analysis

- Downslope
- Woodland block
- Significant treed/hedged boundary
- Significant developed boundary

Visual Analysis

- Open views
- Filtered/partial views
- Views obscured

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landscape architecture & arboriculture
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Devizes, Wiltshire SN10 1JT
t: 01380 727539 **e**: info@whlandscape.co.uk

Project: Clackersbrook Barn, Bromham

On behalf of: Greg Wilkinson

Drawing title: Landscape and Visual Analysis

Drawing number: WHL-1551-04 | Rev: | Date: Mar 23

Scale: 1:9000 @ A3 | DB: KJ | CB: WH

APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS

Pond

Westbrook

Park Farm

Path (um)

Quarry
(disused)

Berrymoor
Coppice

Berrymoor Wood

Bromham
Common

Lake

Clackers
Farm

Brook House

CHURCH HILL

23
27
29
17
21
19
15
11
6

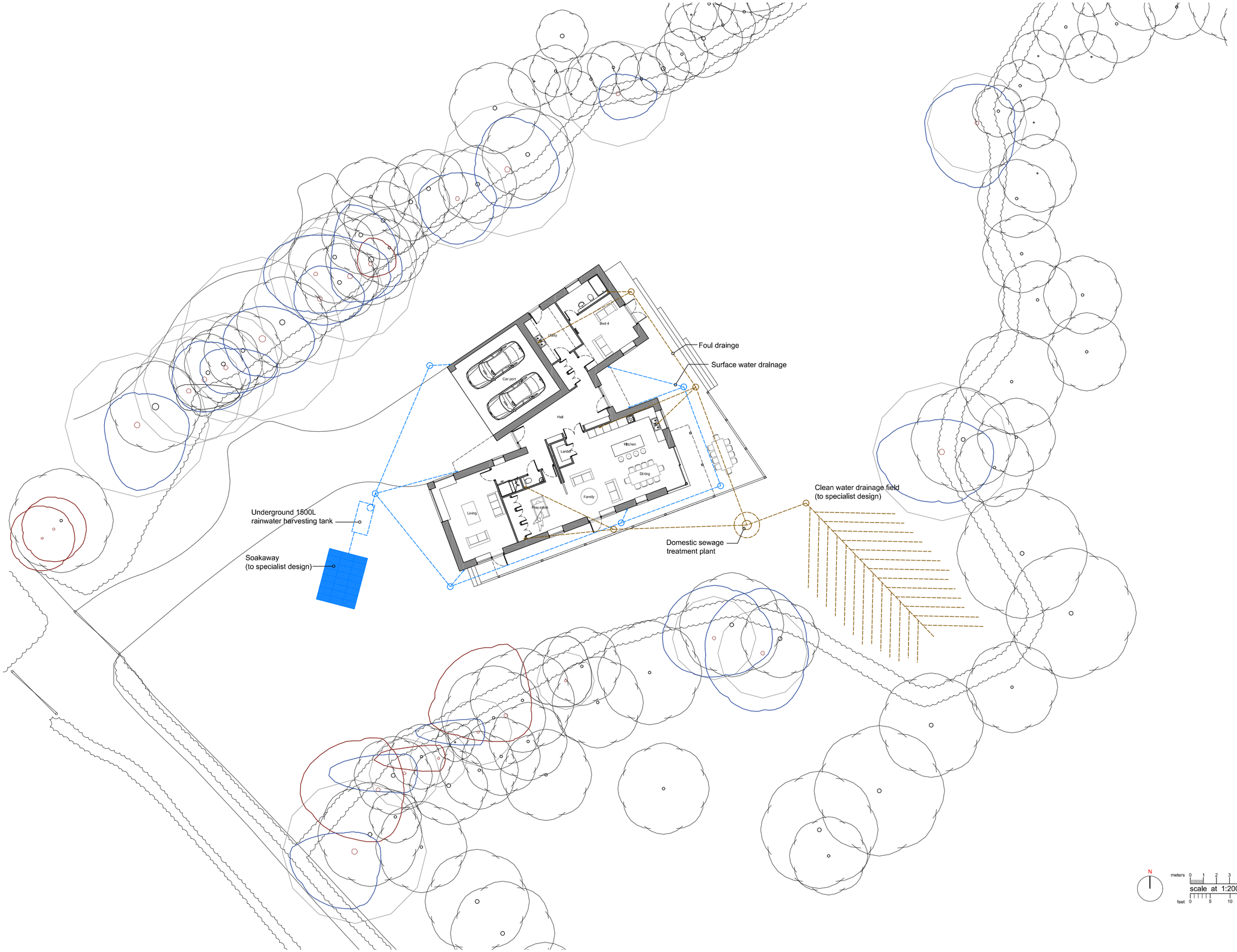
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meters 0 10 20 30 40 50

scale at 1:1250

CLIENT	Greg and Becs Wilkinson		STATUS: PRELIMINARY FOR DISCUSSION ONLY
SITE	Berrymoor Wood		
DRAWN	TK	DATE 03-04-2023 / SCALE 1:1250@A1	
TITLE	Location Plan		
DRAWING NUMBER	LOCATION _ 1845-1- PLAN.dwg		

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GROUND FLOOR

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SITE Berrymoor Wood

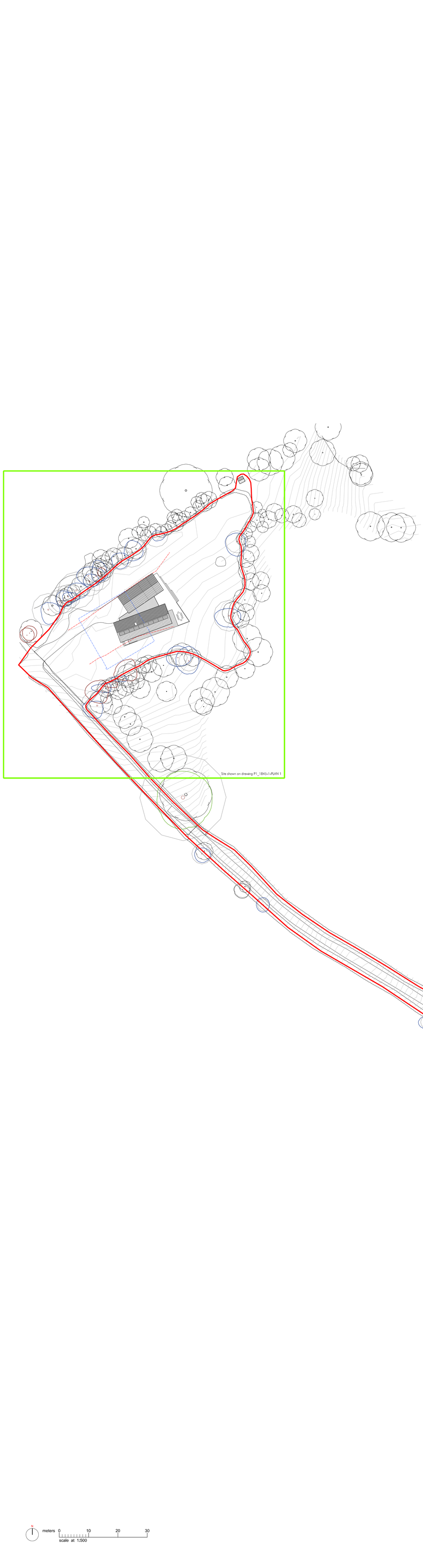
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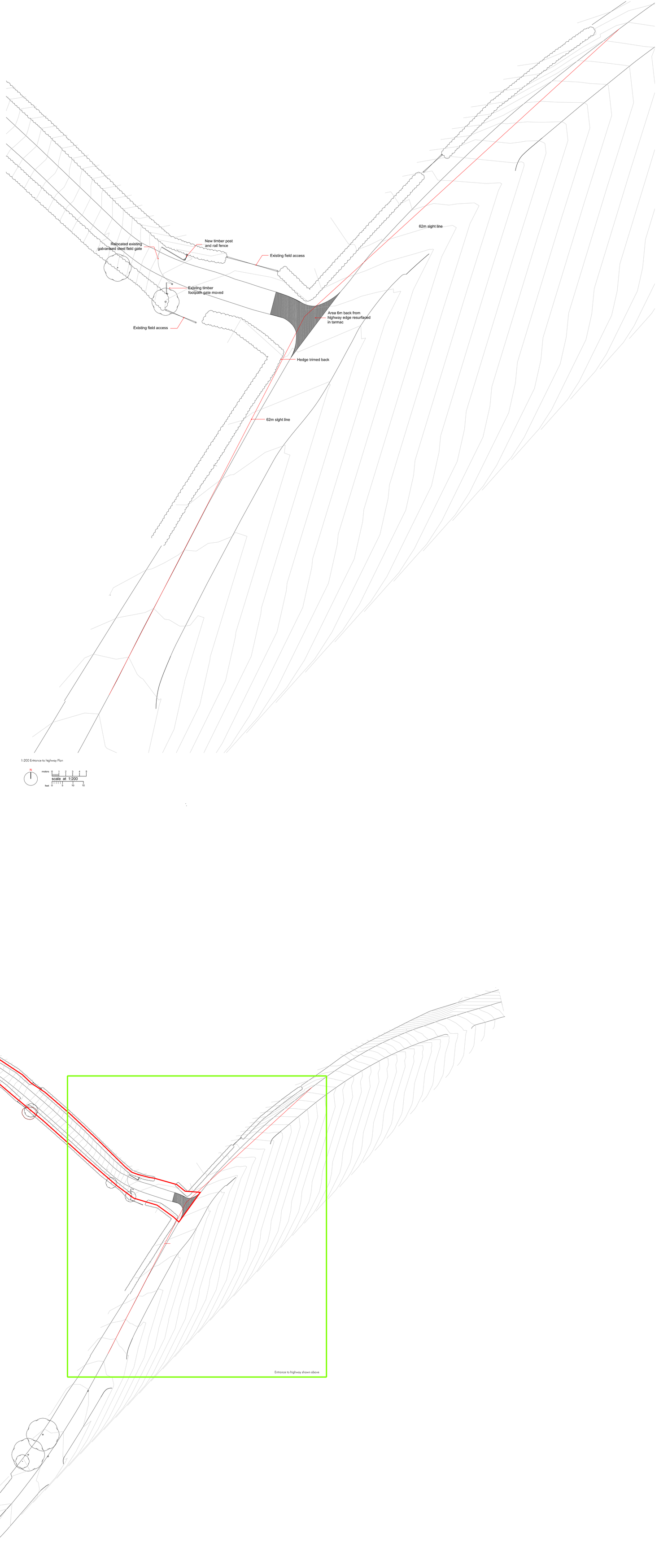
TITLE Propoesed indicative drainage plan

STATUS READY FOR PLANNING APPLICATION

DRAWING NUMBER P4 _ 1845-1- PLAN.dwg

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1:200 Entrance to highway Plan

N

meters 0 1 2 3 4 5

scale at 1:200

feet 0 5 10 15

N

meters 0 10 20 30

scale at 1:500

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Client Greg and Becs Wilkinson

Job Berrymoor Wood

Drawn TK | Date 03-04-2023 | Scale 1:500/ 1:200@A0

Title Site and Site Entrance Plan

Status READY FOR PLANNING APPLICATION

Drawing Number SITE _ 1845-1- PLAN.dwg

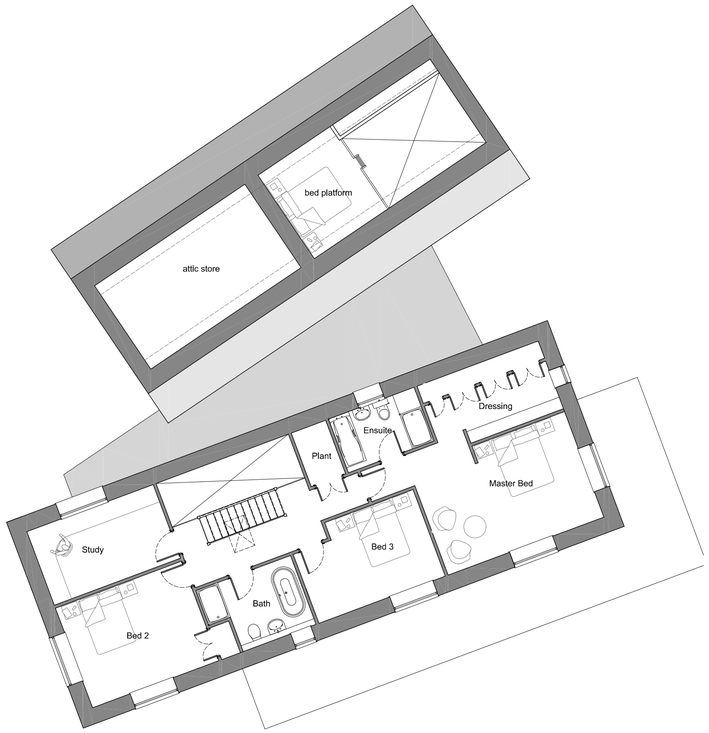
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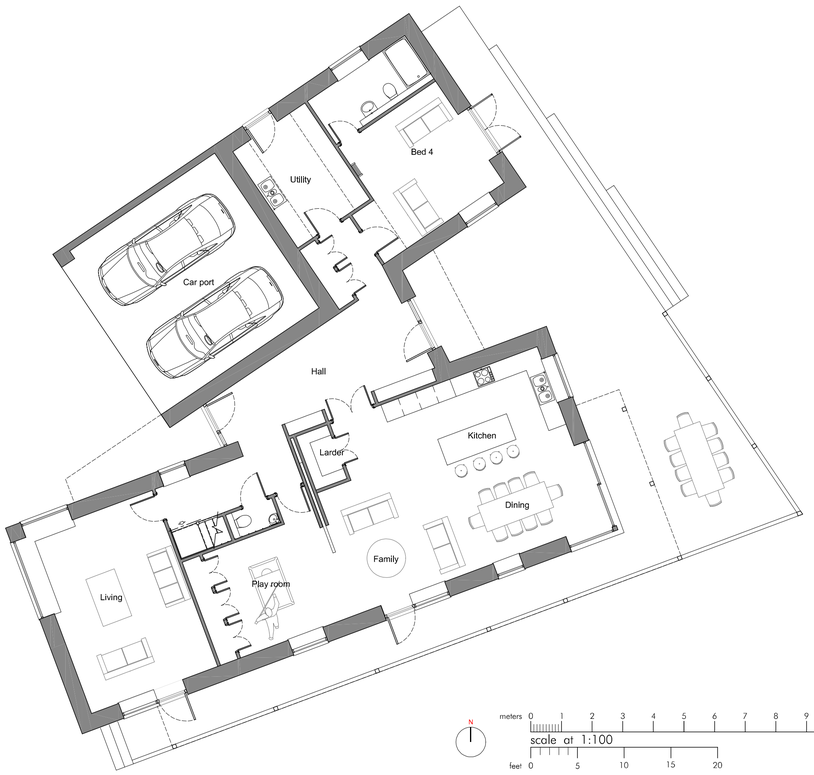
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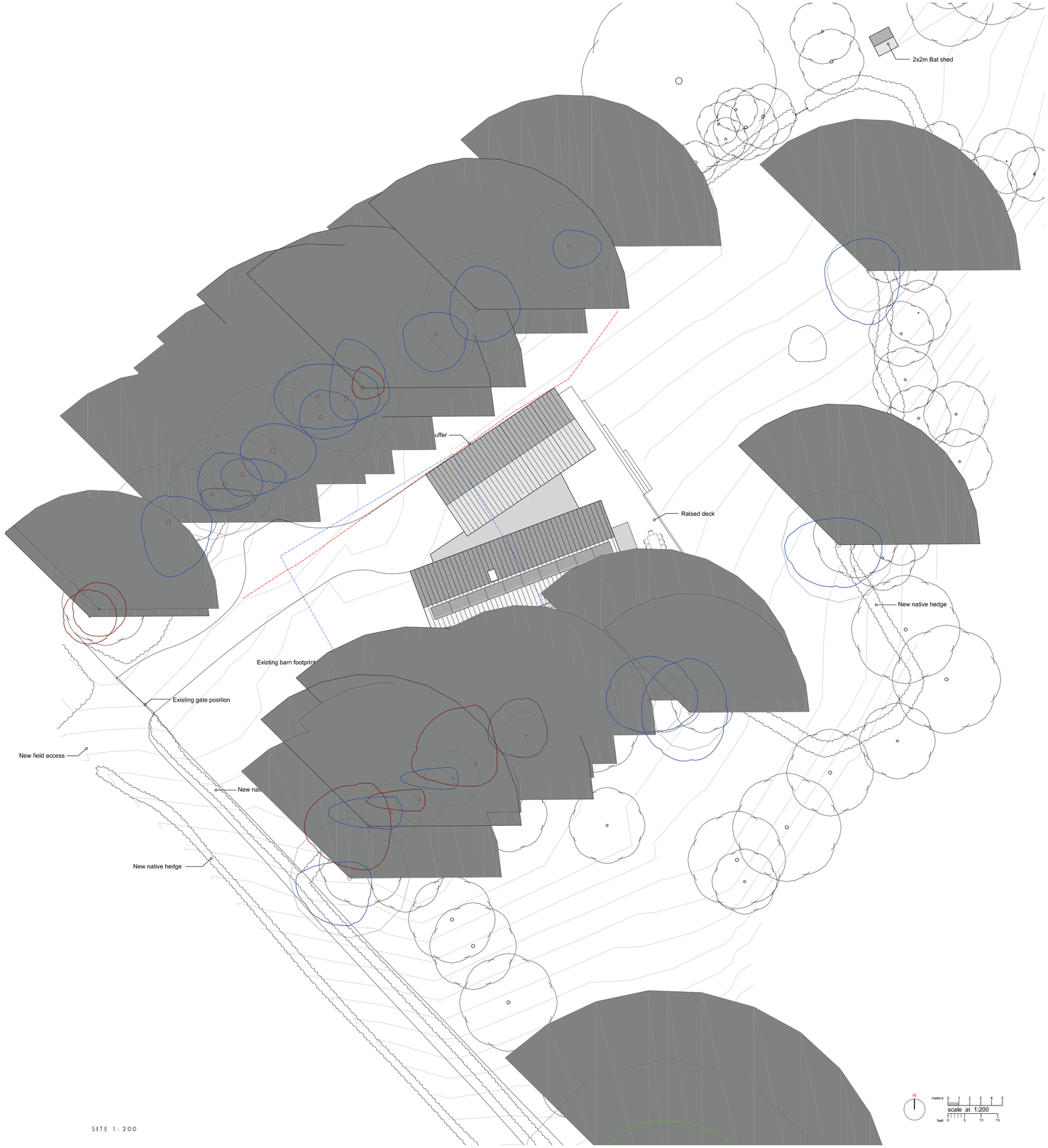
BAT SHED PLAN



FIRST FLOOR



GROUND FLOOR



SITE 1 : 200

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CLIENT Greg and Becs Wilkinson

JOB Berrymoor Wood

DRAWN TK | DATE 08-06-2023 | SCALE 1:100/200@A1

DRAWING Proposed floor and site plans

READY FOR PLANNING APPLICATION

PROJECT NUMBER P1 _ 1845-1- PLAN.dwg

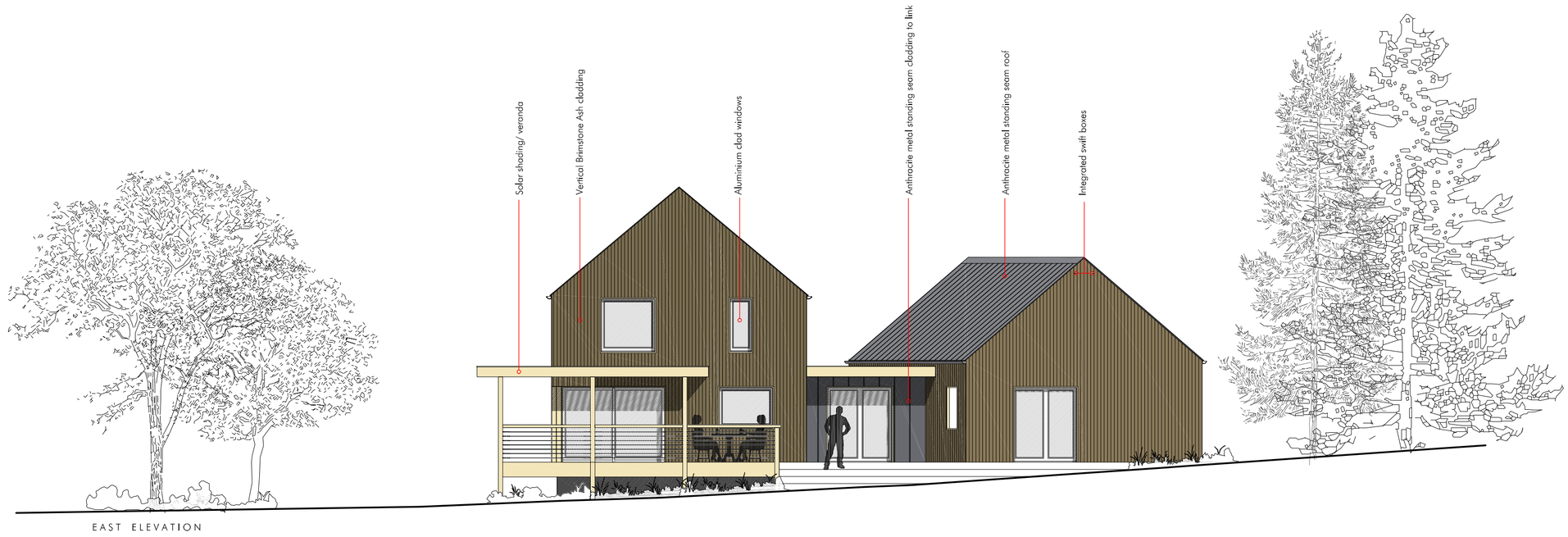
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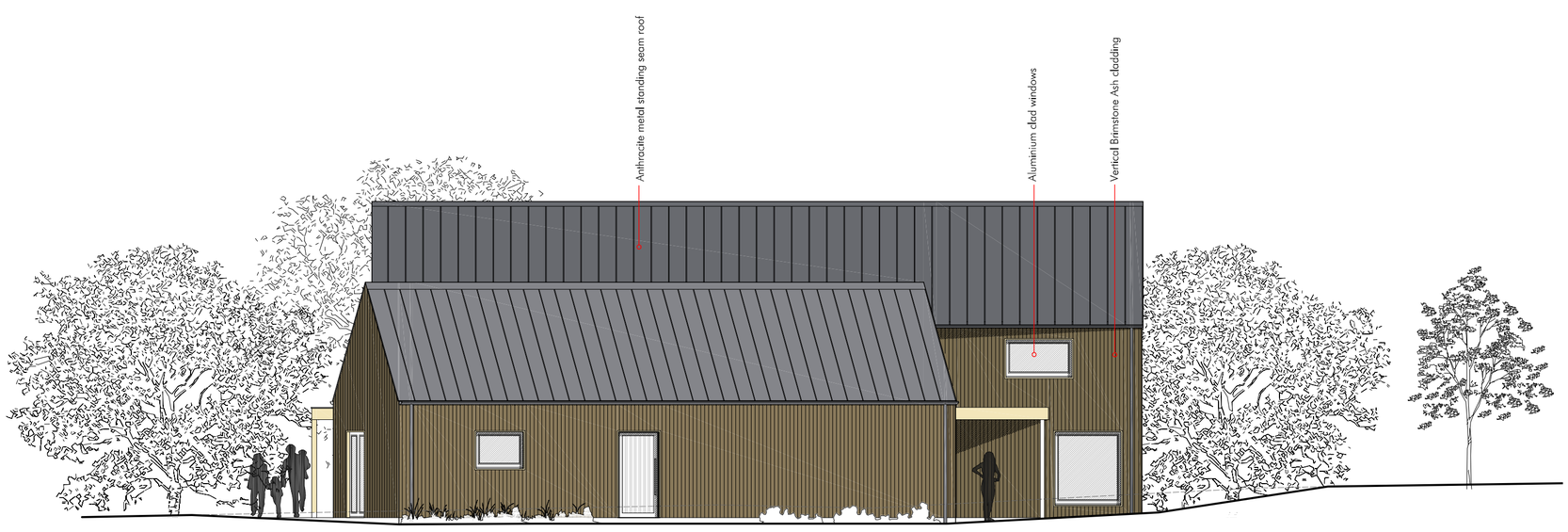
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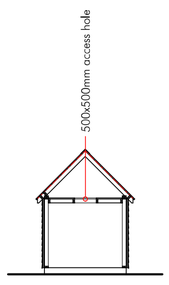
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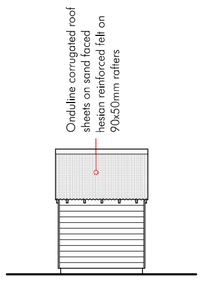
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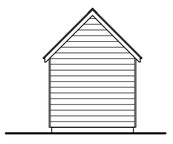
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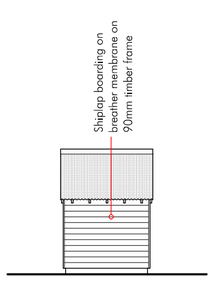
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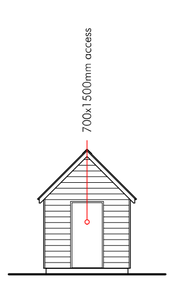
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

BAT SHED ELEVATIONS

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DATE PRINTED Thursday, 8 June, 2023

REVISIONS

CLIENT Greg and Becs Wilkinson

SITE Berrymoor Wood

TITLE Proposed Elevations

DRAWN TK | DATE 08-06-2023 | SCALE 1:100@A1

STATUS READY FOR PLANNING APPLICATION

DRAWING NUMBER P2 _ 1845-1- PLAN.dwg

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APPENDIX 2: VIEWPOINT PHOTOGRAPHS



VP: 1	**Viewpoint direction: north-west**	**Approximate distance from site: 310m**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: approx. 75m AOD**



VP: 2	**Viewpoint direction: north-west**	**Approximate distance from site: 263m**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: 65m AOD**



VP: 3	**Viewpoint direction: north**	**Approximate distance from site: 85m**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: 90m AOD**



VP: 4	**Viewpoint direction: north-east**	**Approximate distance from site: adjacent**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: 95 – 100m AOD**



VP: 5	**Viewpoint direction: north-east**	**Approximate distance from site: adjacent**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: 95 – 100m AOD**



VP: 6	**Viewpoint direction: south-east**	**Approximate distance from site: 130m**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: 110+m AOD**



VP: 7	**Viewpoint direction: north**	**Approximate distance from site: 233m**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: 65m AOD**



VP: 8	**Viewpoint direction: north-east**	**Approximate distance from site: 280m**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: 75m AOD**



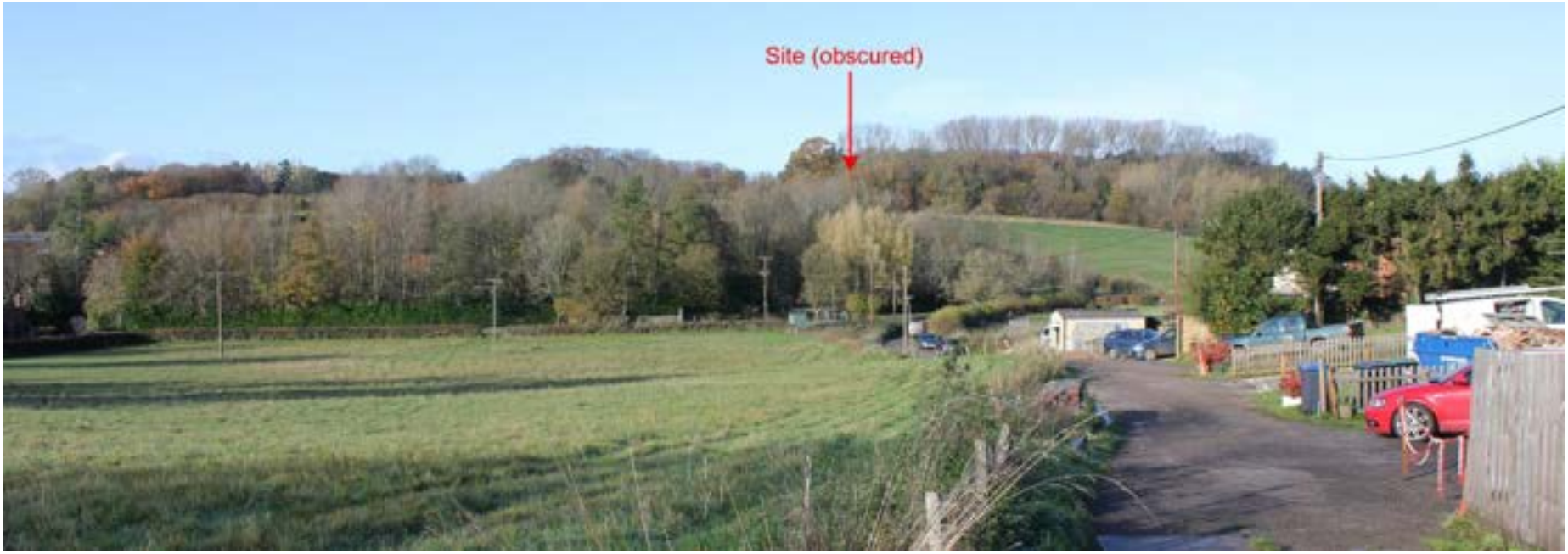
VP: 9	**Viewpoint direction: north-east**	**Approximate distance from site: 495m**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: 70m AOD**



VP: 10	**Viewpoint direction: north-east**	**Approximate distance from site: 1040m**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: 60m AOD**



VP: 11	**Viewpoint direction: north-east**	**Approximate distance from site: 890m**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: 59m AOD spot height**



VP: 12	**Viewpoint direction: north-west**	**Approximate distance from site: 485m**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: 75m AOD**



VP: 13	**Viewpoint direction: north**	**Approximate distance from site: 786m**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: 90m AOD**



VP: 14	**Viewpoint direction: north**	**Approximate distance from site: 1235m**
Taken by: RL	**Photograph date: November 2022**	**OS map elevation: 80m AOD**