TWO PROPOSED NEW DWELLINGS
LAND TO NORTH WEST OF NORTH LODGE, CODFORD.

LANDSCAPE STATEMENT

August 2023

1.0 INTRODUCTION

This statement has been prepared in support of the Full Planning Application for the construction of a pair of contemporary dwellings on land to North West of North Lodge, High Street, Codford.

2.0 CP51 LANDSCAPE AND CRANBOURNE CHASE AONB

This policy relates to the landscape character and impacts the proposals may have. Landscape effects impact in various degrees of magnitude upon the fabric and character of the landscape, moderated by its sensitivity and capacity to accommodate change. The significance of adverse or beneficial visual effects results from identifying principle viewpoints, assessing the degree of change in view and consideration of the sensitivity of the viewer.

The Cranbourne Chase AONB Management Plan 2014/2019 notes the importance of affordable housing and housing in general in larger villages like Codford and their support for local services and their reduction in the spread of population causing increased traffic movements. Codford has provided significant levels of affordable housing in recent years and is not therefore seeking any new sites at this time. They also recognise the importance of retaining the character with sympathetic design with appropriate materials, which has been a consideration within this application and is detailed in the Design and Access Statement.

Mitigation measures have been considered to reduce any potential and residual impacts upon the surrounding area. The impact of this development on the landscape should be considered as negligible as none of the characteristic landscape features will be lost. Also, the proposals would have a low impact on the sensitivity of the landscape due to the design and siting of the dwellings and the enclosed landscape with low visibility. The development would therefore have little impact of the character of the area due to its elevation, physical and visual enclosure.

As the site is screened from public view and partially concealed without altering the composition of the natural landscape it is considered that a Visual Impact Assessment is not required.

‘ Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to peoples responses to the changes, and to the overall effect with respect to visual amenity. ‘

Attached are a series of photographs of the site area which are used as a general visibility study. These show that the application site should be considered low due to the setting of the new dwelling in relation to their location which is screened from view, even in winter, from all localised view points and periphery. Therefore it is concluded that the development will not conflict with any relevant policies and will have only an overall slight significance in their potential impact upon character.

Consequently the proposed scheme does not have a detrimental impact on the landscape setting, heritage value or landscape features while providing a design that fits the pattern and character of the surrounding settlement. Accordingly the proposals meet CP30 and CP51.

3.0 ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING – CP57

As stated, the site was historically used as part of a larger parcel of land which was divided by the Codford Bypass leaving the land unable to support its previous use. The proposed dwellings offer an efficient use of the land without encroaching into the wider landscape and conserves the historic pattern of building and landscape therefore complying with policy CP57.

The application site has generally been left to evolve naturally following the division and latterly the mixture of field maple, poplar and sycamore trees have required essential maintenance works for health and safety reasons and compliance with insurance due to their location and proximity to the adjacent public roads.

The Natural England Guide to assessing development proposals on agricultural land 2018 and the National Planning Policy Framework suggest the following :-

a) An ecological survey carried out on the adjacent land in 2020 stated that no significant impacts upon protected or notable species are considered likely. The two pieces of land are very similar and only divided by a small post and wire fence. No further trees are to be felled and an assessment of the retained trees demonstrate that the houses can be built without having any detrimental impact.

b) Assessment of the site using the Natural England criteria demonstrates that the site should be considered of low agricultural value and therefore the proposal offers the best economic opportunity for the site. The adjacent consent for a single dwelling was supported by the Parish Council.

c) The design of these contemporary homes incorporates sustainable features including sedum roof coverings. The combination of the sedum and the retained planted bund offer biodiversity benefits while the orientation of the habitable with suitable glazing removes any minor effects of noise quality from the A36. The attached acoustic assessment confirms that a suitable acoustic environment can be provided to the properties both internally and externally. This assessment has an informed architectural approach to providing homes that sit well within the site with suitable materials and construction.

Additionally the Natural England document assesses the site as being poor quality grade 4 agricultural land with severe limitations restricting the range of crops which is best suited to grass. The shape and size of the site along with the number of trees would prevent the land being used for crops.

Traditionally buildings in the countryside evolve in response to their settings and function on the land and they blend with their surroundings and do not appear incongruous in the landscape. Support should be given to a scheme in the countryside where it can be visually integrated into the surrounding landscape and is of an appropriate design.

NPPF (para 79) states that in rural areas special circumstances for new housing include where development would represent the optimal viable uses for and help secure the future of the site and lead to an enhancement to the immediate setting. This application offers effective use of a redundant site with low environmental impact without having a detrimental impact upon the street scene or the wider landscape setting.

The provision of these homes will significantly enhance the immediate setting and is sensitive to the defining characteristics of the area.

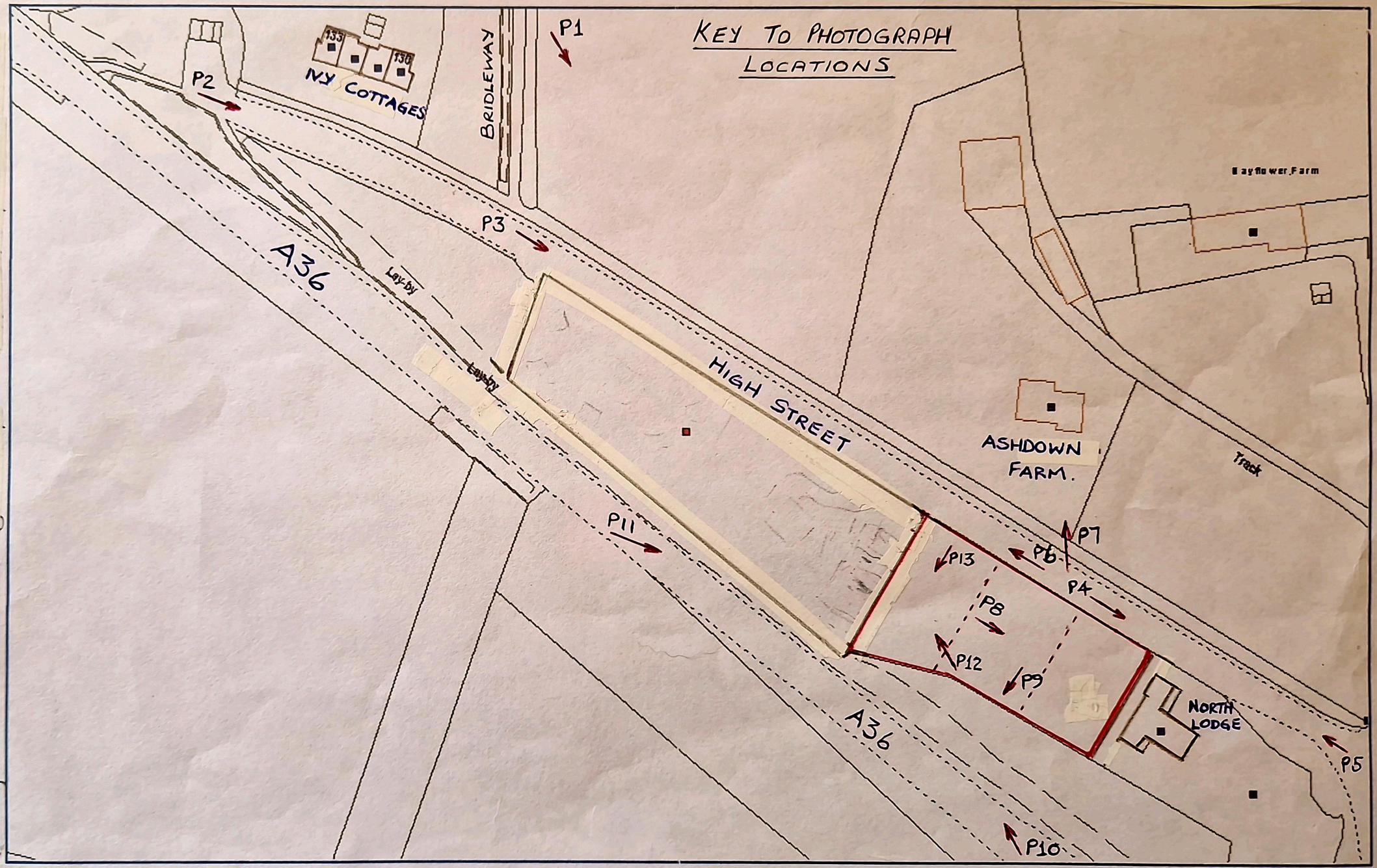
The proposed development of two dwellings complies with Core Policy 57 in relation to having no adverse impact on the living conditions of the surrounding residents in terms of loss of privacy, overlooking or overbearing impact.

PROPOSED LANDSCAPE
The provision of these two new dwellings do not include the felling of any additional trees or altering significantly the landscape of the area with the field boundary treatments proposed. Additional planting will be left to the discretion of the applicant.

An arboricultural report is included within this application which indicates the remaining tree positions which has been instrumental in the location and size of the dwellings. As the site is not visible from the surrounding hills or from public view therefore has no impact upon the landscape character. The proposal is entirely residential in keeping with the residential character of the High Street and acts as an infill site between The adjacent recently approved single dwelling and North Lodge.

We therefore submit that all the relevant Planning Policies for this site have been complied with.

Land southwest of Ashdown Farm New Road Codford



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West Wiltshire DISTRICT COUNCIL

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Photograph 1.
View from public bridleway. The Site is not visible, The Building just visible in the foreground is Ashdown Farm. No Visual impact from the wider landscape
No Visual Impact.



Photograph 2.
View from end of the old High Street. This road is now a “No Through Road” and should be considered a private road in terms of Highways. The 4 cottages on the left of the photo are currently the only dwellings that have access from this road. The proposed site is not visible from these cottages.
No Visual Impact.



Photograph 3.
View from the start of the public Bridleway towards the proposed site. The site boundary wall is visible from this location, but any buildings will be hidden behind the existing trees.
Minimal visual impact.



Photograph 4.
View from proposed entrance towards the service station. This is a single private road.
No Visual Impact.



Photograph 5.
View form Service Station towards proposed site. Overgrown signage is representative of how often this road is used.
No Visual Impact.



Photograph 6.
View from proposed entrance looking west towards Ivy cottages which are not within view. Clear visibility from the site in both directions.
No Visual Impact.



Photograph 7.
View from proposed entrance towards Ashdown Farm. The proposal will not be visible from this property.
No Visual impact.



Photograph 8.
View from within proposed site towards North Lodge. Extensive tree planting between properties means the new buildings will have minimal impact on North Lodge.
Minimal Visual Impact.



Photograph 9.
View form within proposed site showing southern boundary fence between site and A36.
The 3 metre high bund is clearly visible and extensive tree planting and vegetation now forms a substantial barrier between the two.
No Visual Impact.



Photograph 10.
View from the A36 Westbound, showing the extensive vegetation that now exists between this road and the proposed site.
No Visual Impact.



Photograph 11.
View from A36 Eastbound. Again extensive vegetation means the proposed site will not be visible.
No Visual Impact.



Photograph 12.
View within area to be retained as “Private Nature Reserve”
Enhanced Visual Impact



Photograph 13.
View within area to be retained as “Private Nature Reserve”
Enhanced Visual Impact

From the foregoing, the potential visual impact can be summarised as follows.

1. From Old High Street (No Through Road) **Minor/Insignificant.**
2. From Public road A36 **No Impact**
3. From Public footpaths near Ivy Cottages **No Impact**
4. From residences Ashdown Farm & North Lodge **Minor/Insignificant.**
5. Addition of Private Nature reserve **Enhanced Visual Impact.**