WHLandscape
landscape architecture & arboriculture

CARVERS HILL FARM, SHALBOURNE, MARLBOROUGH, WILTSHIRE

LANDSCAPE AND VISUAL APPRAISAL

FOR

PROPOSED WINERY

On behalf of

UPPER HORNS FARM LLP

November 2020

REF: 20.1120

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APPOINTMENT

WH Landscape Consultancy Ltd (**WH**Landscape) has been appointed by Upper Horns Farm LLP to undertake a Landscape and Visual Appraisal (LVA) for the proposed winery at Carvers Hill Farm, Shalbourne, Marlborough, Wiltshire.

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

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1. INTRODUCTION

1.1 This LVA provides an appraisal of the landscape and visual impacts associated with the proposed redevelopment of the farm buildings at Carvers Hill Farm, on the south-west edge of the village of Shalbourne, as a winery. The site comprises a range of dilapidated road frontage buildings, which form an important part of the built fabric of the village, some of which were until recently used in conjunction with a wild-flower seed business. Other agricultural buildings have been redundant for many years. The grain store remains in occasional use and falls outside the application area. The farm buildings form the focus of a substantial area of predominantly arable land which runs along the north-east/south-west valley slope from and which forms a distinctive backdrop to Shalbourne. It is proposed to create a vineyard covering approximately 8ha on the sloping land to the south of the farm buildings, with the winery at the farm buildings in the centre. In terms of the farm buildings, the single storey barn next to the grain store will be demolished and the central dairy building will be rebuilt and to create a winery, including wine making processes, a wine tasting and function room, reception, office and staff accommodation. The Dutch Barn and open sided barns to the east of the winery will be used for vineyard and winery storage, along with controlled environments bottle storage. The open sided Dutch Barn next to the glasshouses will be reclad and used for open storage. Parking for the winery at the front of the site.

1.2 The ridge height of the winery will be similar to that of the existing main dairy building and the external finishes of the buildings will be in a mixture of finishes seen in the locality including: black profiled steel; Yorkshire Boarding; brick; flint and oiled Western Red Cedar. The materials will complement the setting of Carvers Hill Farm and reduce the current reliance on purely functional agricultural building materials.

1.3 The site is located in the countryside on the busy minor road from Shalbourne to Great Bedwyn and a short distance east of its junction with the A338 from Hungerford to Salisbury. It is located on gently sloping ground at the base of the valley slope and is open to views from Carvers Hill and Burr Lane passing the site, as well as the public footpath to the south. There are also elevated potential viewpoints to the north and south-west. The site is located within the North Wessex Downs AONB, but there are no other statutory or non-statutory heritage or natural environment designations within close proximity to Carvers Hill Farm.

1.4 The site is in the administrative area of Wiltshire Council. The baseline landscape character has been taken from the Natural England National Character Area Profile: 116. Berkshire and Marlborough

Downs (2013); the North Wessex Downs Integrated Landscape Character Assessment (2002), and the Kennet District (East Wiltshire) Landscape Assessment (1998). The policy context is taken from the National Planning Policy Framework (2019) and the Wiltshire Core Strategy (2015).

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.
- Landscape Character Assessment: Guidance for England and Scotland.

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.
- Geology: Geology of Britain Viewer (British Geological Survey).
- Pedology: Soilscapes Map (Soilscapes).
- Designations: Magic Interactive Mapping – Wiltshire Council Core Strategy Policy Maps.
- Heritage assets: The National Heritage List for England (Historic England).

Character Assessment

- Natural England National Character Area Profile: 116. Berkshire and Marlborough Downs.

- North Wessex Downs AONB Integrated Landscape Character Assessment
- Kennet District (East Wiltshire) Landscape Assessment.

Planning Policy

- NPPF (2019)
- Wiltshire Core Strategy (2015)

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 Public Rights of Way (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 significance 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 at maturity.

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 significant effect does not mean that change is automatically Adverse; Nature of Effect is considered independently to the calculation of significance. 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 subsequent revisions in July 2018 and most recently in June 2019, 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 170, 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 Furthermore, in terms of the protection given to designated landscapes Section 15, paragraph 172, states:

> ***Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:***
>
> > ***a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy***

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

3.2.3 Also of relevance to this project is Section 12. Achieving Well-designed Places, specifically paragraph 127, 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);

3.3 WILTSHIRE COUNCIL CORE STRATEGY (2015)

3.3.1 Wiltshire Council adopted its Core Strategy on 20th January 2015. The following policy extracts (and where applicable excerpts of explanatory text) are relevant to the location of the application site:

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, geological and topographical 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 57 - Ensuring high quality design and place shaping (relevant sections only)
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)

xii. the use of high standards of building materials, finishes and landscaping …. .

4. BASELINE LANDSCAPE AND VISUAL STUDY

4.1 SITE LOCATION AND CONTEXT

4.1.1 The site is located on approximately 0.60 hectares (ha) of land at Carvers Hill Farm, to the south-west of the village of Shalbourne, in the county of Wiltshire. The site is in the administrative area of Wiltshire Council, specifically Wiltshire Council Eastern Area. The site benefits from two existing accesses, both taken from Carvers Hill/Burr Lane, these will continue to be utilised and will access the vineyard and the winery and, outside the application area, the grain store/farmyard. The site itself currently consists of a cluster of four agricultural buildings, situated within a wider area of agricultural land. Relatively modern tree and shrub planting to the rear (south-west) of the farm buildings provides a dense screen and provides containment for the buildings, but is in need of significant management and maintenance.

4.1.2 The site is located on sloping land with an easterly aspect, falling from approximately 137 metres (m) Above Ordnance Datum (AOD) along its western boundary to 132m AOD along its eastern boundary. The wider study area consists of the village of Shalbourne itself and the surrounding agricultural land which provides much of the local context.

4.1.3 Public Right of Way (PRoW) SHAL27 runs along the inside of the south-eastern boundary of the site, connecting Carvers Hill with Starveall Farm. This PRoW together with footpath SHAL1, which runs to the north of the site terminating at the A338, are the nearest PRoWs to the site. The wider study area is bisected by PRoWs, lanes and other routes with public access which provide important pedestrian and vehicular links through the study area and into the wider countryside. The most notable PRoW is The Mid-Wilts Way, a long distance footpath of 109 kilometres (km), which runs to the south of the site. The main transport corridor in the study area is the A338 to the west of the site, which runs through the study area north/south-west, connecting Hungerford with Salisbury.

4.1.4 The study area lies around fourteen kilometres to the east of the village of Pewsey, in an area characterised by large agricultural fields and scattered small villages and hamlets. The current use of the site is of an agricultural nature. The site is surrounded by agricultural land, a large portion of which is also within the ownership of Carvers Hill Farm and only a small amount of which will be used for the vineyard. To the north-east of the site are two dwellings, while to the south-east is another single dwelling.

4.1.5 The entire study area falls within the North Wessex Downs AONB, which confers a national landscape designation onto the area for the purpose of conserving and enhancing natural beauty including landform, geology, biodiversity, landscape features and human settlement. Of particular relevance to this project are the unique qualities and characteristics of the North Wessex Downs AONB as identified in the North Wessex Downs AONB Integrated Landscape Character Assessment, and the aims and objectives for the landscape identified in the North Wessex Downs AONB Management Plan 2019–2024.

4.2 LANDSCAPE CHARACTER

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

- National Character Area Profile: 116. Berkshire and Marlborough Downs
- North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment
- Kennet Landscape Character Assessment
- Kennet Landscape Conservation Strategy

4.2.2 Only the key characteristic and descriptions of the Landscape Character Areas and Types which cover or lie directly adjacent to the site have been listed so that the unique character of the development area and its context can be established. It is important to note that, due to the extent of individual Character Areas and Types, some of the listed key characteristic and descriptions may not be wholly relevant to the site and surrounding landscape. National Character Area Profile: 116. Berkshire and Marlborough Downs covers the site and the study area. However, due to the broad level of assessment, the identified key characteristics are considered too general to be relevant to the site.

4.2.3 NORTH WESSEX DOWNS AREA OF OUTSTANDING NATURAL BEAUTY INTEGRATED LANDSCAPE CHARACTER ASSESSMENT

In 2002, Land Use Consultants, on behalf of The Countryside Agency published the North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment. The document offers a comprehensive characterisation of the AONB's landscape that can assist in understanding and promoting the concept of local distinctiveness. The site falls within Landscape Character Type 6: Vales, specifically Landscape Character Area 6B: Shalbourne Vale and lies adjacent to Landscape Character Type 3: Wooded Plateau, which is defined as a single Landscape Character Area, Area 3A: the Savernake Plateau the key features of both are listed below:

LANDSCAPE CHARACTER TYPE 6 – VALES

Overview

The chalk downs form an imposing backdrop to the flat low lying Vales – an example of the dramatic contrast and juxtaposition of landscape character within the North Wessex Downs. The towering slopes of the adjacent chalk scarps forming a dominant 'borrowed' landscape setting that contains and enclosing the Vales.

Underlain by Greensand, these lowland landscapes are well-watered, with numerous streams issuing at the junction of the chalk and the less permeable underlying rocks and characterised by watercourses meandering across the flat vale floor. Rich loamy and alluvial soils create a productive agricultural landscape, with a mix of both arable and pasture in fields bound by thick, tall hedgerows. Views are constrained and framed by the topography, rising scarp slopes of the downs and low hedgerows, producing a strong sense of enclosure. Woodland cover is sparse, except where linear belts of willow, alder and scrub accentuate the line of the watercourses that thread across the Vales. The streams, remnant waterside pastures and riparian woodlands form a lush 'wetland' landscape of considerable ecological value.

The concentration of settlement is one of the defining features of the vale landscapes. Settlement includes compact nucleated villages and hamlets, with widespread scattered farmsteads, using characteristic materials of timber frame, brick and flints, sometimes with thatched roofs. The flatter land has also been exploited for main communication routes including road, rail and canal. The Vales are consequently landscapes of movement and activity in contrast to the remote 'empty' downlands.

LANDSCAPE CHARACTER AREA 6B: SHALBOURNE VALE

Landscape Character Description

Shalbourne Vale forms an eastward extension of the Vale of Pewsey. It has a distinct character as a result of its narrow linear form, being more enclosed and contained and lacking the vast open level spaces of the area to the west. The Vale floor is predominantly under pasture, with some arable cultivation in medium to large fields, divided by mature hedgerows. Field boundaries vary from intact to those with a weaker structure. Woodland cover is very sparse apart from some small mixed copses east of Ham and a distinctive area of parkland with mature parkland trees set in pasture around Ham Spray House. However, the hedgerows and abundance of mature hedgerow trees which line the lanes and roads help create a more wooded character, as do the views to the surrounding wooded scarp slopes for example at Ham Hill and Inkpen Hill. Tree species including oak and birch indicate the lighter sandy soils present within

this character area. The streams that drain the Vale, are very small scale and not generally important features of the landscape, although watercress beds are present at Shalbourne. Shalbourne and Ham are both loose linear settlements situated along roads running north-south across the Vale, elsewhere settlement is very limited, with just a handful of farms present.

Key Characteristics

- ***thin, eastern extension of the Vale of Pewsey, underlain by the Upper Greensand with light sandy soils;***
- ***the narrow, undulating Vale is enclosed by the steep wooded scarp of Rivar Down and Inkpen Hill to the south and a gentler slope rising to Savernake Plateau in the north;***
- ***Vale floor predominantly under pasture, with some arable cultivation in medium to large fields divided by hedgerows, plus an abundance of mature hedgerow trees;***
- ***some Bronze Age round barrows can be found on the ridges and hilltops which rise either side of the Vale;***
- ***sparse woodland cover with the exception of small mixed copses east of Ham and an area of parkland around Ham Spray House;***
- ***Shalbourne and Ham are both loose linear settlements based on a medieval layout. Elsewhere settlement is limited to a small number of farms;***
- ***enclosed, contained and secluded character distinguishing it from the vast open level spaces of Pewsey Vale to the west.***

Key Issues

- ***in the past intensive farming leading to loss of environmental assets particularly biodiversity by drainage and cultivation of permanent pasture; future changes in farming practices - including loss of livestock with some remaining Vale pastures no longer being grazed resulting in scrub encroachment or pressure for alternative land uses;***
- ***loss of hedgerows boundaries and particularly mature hedgerow trees, plus poor management of remaining hedgerows;***
- ***localised intrusion of the A338, which runs along a slope above the Vale floor;***
- ***need for appropriate management and enhancement of woodlands, parklands and estate landscapes e.g. Ham Spray House;***
- ***the area is particularly vulnerable to the impact of changes on the surrounding steep scarp slopes of adjacent character areas, e.g. road improvements or tall structures on the scarp top.***

Key Management Requirements

The overall management objective is to conserve and enhance the quiet, rural character of the Vale at Shalbourne. This includes the pattern of hedgerows, small-scale woodlands and historic features including parkland and watercress beds. There are opportunities to create a more intact hedgerow structure by new planting and restoration of pasture along the streamsides. The sparse settlement pattern should be maintained. The clear skylines and backdrop of the surrounding downland slopes should be maintained.

LANDSCAPE CHARACTER TYPE 3 – WOODED PLATEAU, SPECIFICALLY LANDSCAPE CHARACTER AREA 3A: SAVERNAKE PLATEAU

Overview

The Wooded Plateau is an attractive, intimate rural landscape, with qualities of peacefulness and seclusion in contrast to the remoteness and isolation of the adjacent open chalk downs.

The landscape type occurs in one location and forms a single character area, namely the Savernake Plateau, distinguished by its dense, continuously wooded character and with its boundaries approximately representing the bounds of the medieval Royal Forest of Savernake. Throughout this area, a thick covering of Clay-with-Flint drift deposit masks the solid chalk resulting in rich, damp and heavy soils. The plateau dips gently down to the east towards Froxfield, where it is crossed by the narrow meandering valley of the River Dun, a route subsequently exploited by the Kennet and Avon canal. The waterway is an important feature of the landscape, with a wealth of associated industrial archaeology, including the distinctive brick-built Bruce Tunnel.

Distinctive, visible archaeological elements are features of the plateau and provide evidence for the past use, organisation and management of the landscape. The Wansdyke, one of the best-known early (Saxon) land boundaries in the country, cuts roughly east west through the area, in some places up to 26 metres wide. The Bedwyn Dyke also survives as a fragmentary earthwork. Along with the Saxon royal estate at Wootton Rivers. The Forest had been established by the time of the Domesday Survey as a Royal Hunting Forest and today the large woodland blocks remain the dominant feature of the landscape. Extensive areas of ancient woodland are designated as an SSSI consisting of relict oak wood pasture and 18th and 19th century beech plantation. It is especially notable for it magnificent veteran trees which support an outstanding lichen flora and rich invertebrate fauna, including nationally scarce butterflies and moths. The forest also encompasses Tottenham Park, the 18th century parkland with its majestic avenue, woodland rides, follies and formal planting forming a classic polite landscape.

There are few settlements within the area, reflecting the extensive woodland cover and patterns of land ownership. Those settlements that do exist are located in the east of the area in the

valley of the River Dun, including Great Bedwyn and Little Bedwyn, the former with a surviving village wharf onto the canal. The brickworks at Great Bedwyn provided the source for distinctive rust coloured bricks that characterise many of the local buildings. Flint churches are prominent landmarks.

Key Characteristics

- ***high chalk plateau overlain by deposits of Clay-with-Flints. Clays, sands and gravels of London Clay, the Reading Beds, Bagshot Beds and Plateau Gravel are also found to the east;***
- ***extensive and continuous woodland cover including the ancient wood pasture, semi-natural woodland blocks and beech and oak plantation of Savernake Forest and West Wood;***
- ***an attractive woodland-farmland mosaic surrounds the Forest, plus a few areas of more open arable land;***
- ***presence of historic parkland and formal designed landscapes of Tottenham Park and Littlecote Park, with their built features, permanent pasture, parkland trees, avenues and rides;***
- ***small areas of remnant chalk grassland confined to scarp slopes on the southern boundary, plus relict areas of heathland commons on more acidic clays and gravels;***
- ***Savernake Forest: an extensive (900ha) woodland established by 1086 as a Royal Hunting Forest, and an SSSI notable for its ancient trees and outstanding lichen flora;***
- ***distinct pattern of settlement comprising a remote 'uninhabited' western plateau and a concentration of villages in the east of the area, in the valley of the River Dun. Building materials include some timber framing, with the main material being red brick;***
- ***the Kennet and Avon Canal and associated industrial archaeology features;***
- ***an extensive network of public rights of way allow good access to the many attractions of the Forest;***
- ***smaller settlements (e.g. Froxfield) are characterised by a lack of local services whilst Great Bedwyn, has better service provision;***
- ***quiet, rural and secluded character.***

Key Issues

- ***in the past intensive farming leading to loss of environmental assets including biodiversity (e.g. chalk grassland/relict heathland) archaeological features and creation of large open fields;***
- ***need for woodland management, particularly areas of ancient and seminatural woodlands formerly managed by coppicing and as wood pasture;***

- ***loss of hedgerows boundaries and mature hedgerow trees, plus poor management of remaining hedgerows;***
- ***climate change - potential impact on woodland and parkland including increase in non-native species and tree loss (drought/windthrow);***
- ***intense development pressures, notably for new housing in the villages in the eastern part of the area, which have good rail links to London - potential harmful effect on the character of the small nucleated hamlets and villages, plus demand for housing stock leading to inflated prices and absence of affordable housing;***
- ***loss of tranquillity.***

Key Management Requirements

The overall management objective is to conserve and enhance the character of the Wooded Plateau with its extensive woodlands and farmland mosaic, special qualities of peacefulness and seclusion, and wealth of sustainable recreation opportunities. Key features to be conserved and enhanced are:

- ***the extensive woodland blocks at Savernake Forest and West Wood, plus the numerous ancient and semi-natural woodlands of great biodiversity value;***
- ***the corridor of the Kennet and Avon Canal and associated features;***
- ***intimate mosaic of woodland and farmland created particularly the intact pattern of hedgerows and smaller woodland blocks;***
- ***remnant areas of heathland, with opportunities for management and habitat restoration;***
- ***areas of open access, woodland walks and recreational paths;***
- ***historic parkland and formal designed landscapes of Tottenham Park and Littlecote Park, with their permanent pasture, parkland trees, avenues and rides;***
- ***the distinct pattern and character of the settlement with a remote uninhabited western plateau and small hamlets and villages in the east;***
- ***the quiet, rural character of the plateau, which in the more open areas is particularly vulnerable to large scale or tall infrastructures.***

4.2.4 KENNET LANDSCAPE CHARACTER ASSESSMENT

In 1998, Kennet District Council commissioned Atlantic Consultants to produce the Kennet Landscape Character Assessment. The document gives a detailed assessment of the landscape character of the district. In 2005, in order to assist in interpretation of the Landscape Character Assessment, Kennet District Council published the Kennet Landscape Conservation Strategy. The Kennet Landscape Conservation Strategy was intended to provide detailed information of the landscape enhancement

priorities for each of the different character areas in Kennet. The site falls on the boundary of two Character Areas. Character Area 3: Savernake Plateau and Character Area 9: Vale of Pewsey. The details of each area are set out below.

CHARACTER AREA 3: SAVERNAKE PLATEAU

Landscape and Visual Character:

Large blocks of deciduous woodland at West Woods and Savernake Forest dominate the landscape in their vicinity. These areas of solid woodland are accompanied by extensive areas of woodland/farmland mosaic, and in the case of the Savernake, by formal parkland at Tottenham Park with its avenues and blocks of trees. Together, these areas have low intervisibility with the result that much of the area has a rich and intimate landscape character. This is emphasised by the 'assarted' character of the area east of the Savernake where farmland occurs as clearings in a wider forest, creating a distinctive and memorable, 'secret' landscape. Elsewhere areas of intensively farmed open downland are found above the Kennet Valley south west of Ramsbury, and more extensively between the arms of the River Dun and above the Vale of Pewsey near Shalbourne. These are set within a wider wooded, or enclosed landscape which provides a strong backdrop, and tend to present areas of blander landscape within an otherwise strong structure.

The river valleys in the eastern part of the area are small but significant features, particularly the southern branch of the Dun which the Kennet and Avon canal follows. This lower lying valley emphasises the fact that the eastern part of the area's gentle descent to the Vale of Kennet lowlands, beyond the District boundary.

The principal issues important to landscape quality in this area are:

- ***agricultural intensification, particularly the conversion of chalk grassland and permanent pasture to arable, and the loss or poor maintenance of field boundaries within formerly enclosed chalk landscapes;***
- ***management and enhancement of the extensive woodlands of Savernake Forest and West Wood;***
- ***management and enhancement of historic parkland landscapes.***

Enhancement Priorities

- **encourage management of existing woodlands to maximise landscape and wildlife value, including the reintroduction of traditional coppice management and diversification of uniform plantations to favour native broadleaved species;**

- **plant blocks and belts of native broadleaved woodland on arable or cultivated land and within estate farmland, to link with existing woodlands and to restore or reinforce a mosaic of woodland and farmland;**
- **maintain and, where necessary, restore features of historic parkland at Tottenham and Littlecote Parks, including distinctive elements such as permanent pasture, parkland trees, avenues, woods, copses, boundary walls and structures;**
- **retain mature boundary trees and roadside avenues and replant as necessary, particularly to replace dead or diseased elms**

Development Sensitivities:

- ***the whole area has an essentially rural, agricultural character within which only small-scale, sensitively-designed development, associated with existing built form, could be successfully accommodated without adverse landscape impacts;***
- ***dense blocks of woodland are more robust and potentially more able to accommodate development but the historical, landscape and ecological value of Savernake Forest makes these woodlands highly sensitive to change;***
- ***areas of parkland or estate landscape are also of high landscape value and very sensitive to built development;***
- ***the open arable landscapes within this area are very visually exposed and development of any kind, but particularly large-scale or tall structures such as communications masts, would be very prominent;***
- ***areas of enclosed farmland with an intact hedgerow structure are more visually contained. These areas are potentially more able to accommodate that essential development which must be located in the countryside, but only where it would not compromise their rural, unspoilt character.***

CHARACTER AREA 9: VALE OF PEWSEY

Landscape and Visual Character:

The flanks of the Vale retain the wide open character found on many of the upland chalk areas, where intensive arable farming dominates. These create long views east and west along the Vale, while views north-south, except from more elevated positions, are interrupted by hedgerow trees and small blocks of woodland. The core areas of the Vale are generally better vegetated with more enclosed fields, although many areas remain with very large fields and a weak or declining hedgerow structure. Landscape quality is enhanced in a number of locations by attractive parkland and areas of estate farmland. Areas of pasture on the Vale floor, particularly those associated with the catchment of the Avon, are very attractive where they pass through enclosed farmland, but become less well defined within open arable areas.

The principal threats and issues important to landscape quality in this character area are:

- ***agricultural intensification, particularly drainage and cultivation of vale floor pasture, and the widespread loss of hedgerows and trees through removal, neglect or Dutch Elm disease;***
- ***the localised intrusion of roads and overhead power lines and the influence of built development on the fringes of Devizes and other settlements within the Vale;***
- ***management and enhancement of woodlands, parkland and estate landscapes within the Vale.***

Enhancement Priorities

- ***retain and manage areas of permanent pasture, wet grassland and meadows and discourage further ploughing and field enlargement within the vale floor;***
- ***encourage traditional practices of willow pollarding and ditch management;***
- ***in more open vale floor areas, introduce new tree planting along watercourses and in lines and groups, using typical riparian species such as willow and alder;***
- ***encourage repair, replanting and widespread extension of hedgerow network and development of mature hedgerow trees, using native species typical of the locality;***
- ***maintain existing roadside hedgerows and trees, including avenues, and replace where these have been removed or weakened through neglect or Dutch Elm Disease;***
- ***encourage management of existing woodland cover to maximise landscape and wildlife value, including the reintroduction of traditional coppice management and diversification of uniform plantations to favour native broadleaved species;***
- ***confine new planting of woodland blocks and belts to areas where they are most appropriate (e.g. lower-lying floodplain areas and along the Greensand scarps and valleys on the westernmost fringes of the Vale) using native species typical of the locality;***
- ***encourage less intensive farming practices on more open arable land/improved grasslands on the fringes of the Vale, and encourage the introduction of 'natural' vegetation cover in field headlands and margins;***
- ***restore and maintain traditional features of the Kennet and Avon canal landscape, e.g. bridges, locks and other structures, and retain tranquil, unspoilt and 'natural' qualities of the canal corridor;***
- ***improve landscape structure and land management on the fringes of settlements and along main roads, to mitigate adverse impacts on the landscape;***

- ***maintain and where necessary restore parkland landscapes, including distinctive elements such as parkland trees, avenues, woods, copses, boundary walls and structures;***
- ***establish strong landscape structure to absorb existing or new development on the fringes of urban areas and settlements;***
- ***encourage better boundary maintenance (e.g. repair of fences and planting of hedgerows and trees) and management of land in horse-grazed pastures and other 'fringe' land uses, e.g. allotments;***
- ***encourage new planting and, where appropriate, less intensive management of playing fields and recreation grounds to provide diversity and improve landscape and ecological value.***

Development Sensitivities:

- ***the whole area has an essentially rural, agricultural character within which only small-scale, sensitively-designed development, associated with existing built form, could be successfully accommodated without adverse impacts;***
- ***remnant pastures and meadows along the vale floor represent a scarce landscape and ecological resource, making them particularly unsuitable for development;***
- ***areas of enclosed farmland with an intact hedgerow structure are more visually contained. These areas are potentially more able to accommodate that essential development which must be located in the countryside, but only where it would not compromise their rural, unspoilt character;***
- ***the open arable landscapes along the Vale fringes and which appear as higher ground or ridges within the Vale are particularly visually sensitive and built development would be highly prominent and exposed;***
- ***areas of parkland or estate landscape have particularly distinctive and attractive qualities and are sensitive to development;***
- ***the Greensand scarps, which are very visually prominent from the clay vale to the west, are also of high landscape quality and sensitive to development;***
- ***mosaics of woodland and farmland are more visually contained. In landscape and visual terms they may be able to accommodate change which would not adversely affect their attractive, rural and unspoilt character.***
- ***strong landscape 'edges' and structure need to be maintained or established around the fringes of the main settlements to enhance their settings, to minimise impacts on surrounding countryside and to prevent the coalescence of linear settlements, e.g. at the far western end of the Vale.***

4.3 THE STUDY AREA

4.3.1 The high point of the study area is 180m AOD, and can be found to the south-west of the site at an area to the north of Marymere Farm. The low point of the study area is 125m AOD, to the north-east of the site around the former watercress beds on the valley floor. The general landform of the study area is steeply sloping to the west of the site, while the land to the east falls more gently away from the site to the valley floor.

4.3.2 With regard to overall geology, the site and the western part of the study area are located on a bedrock of chalk, while the eastern parts of the study area have primarily developed over a bedrock of sandstone. The soil types within the area consist of both freely draining, slightly acid, loamy soils and shallow lime rich soils.

4.3.3 The natural heritage of the study area is dominated by mature field boundary hedges connecting with copses and predominantly native species tree belts. The large arable fields often have native broad field margins planted for biodiversity. The site is surrounded by predominantly native hedges and trees and also contains a pond. There is a winterbourne steam bed to the south-east of the site which connects in with the former watercress beds to the north-east on the western edge of Shalbourne.

4.3.4 In terms of the historic landscape, enclosure during the later 18th and 19th centuries has led to a characteristic regularity within the landscape with large open fields, straight field boundaries and tracks. There is evidence of prehistoric settlements in the area, including findings of a Saxon coin, flint axe heads and a Bronze Age earring. These finds suggest a landscape that has been occupied through the ages into the present day.

4.3.5 The settlement pattern of the study area is characterised by the linear village of Shalbourne to the north-east of the site. Widely dispersed farmsteads with associated agricultural buildings are notable features in the western sector of the study area. Access through the study area is described at **4.1.3**.

4.3.6 There are several trees protected by Tree Preservation Orders (TPOs) within the study area, the nearest of which is 480m to the north-east of the site, these trees will not be affected by the proposed development. These trees and the site's location within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) provide the only environmental designations within the study area. There are

no other known statutory or non-statutory natural environment designations within the study area apart from a small area of ancient semi-natural woodland to the far west.

4.3.7 There are no statutory heritage designations covering the site. The site does not lie within or directly adjacent to a Conservation Area. Shalbourne Conservation Area which is located approximately 275m north-east of the site is the only Conservation Area within the study area.

4.3.8 There are a total of thirty-seven listed structures within the study area including of three Grade II* listed structures and thirty-four Grade II structures. The nearest listed structure to the site is the Grade II listed 'Milestone west of Shalbourne Village', which lies approximately 295m north-east of the site. There are two Grade II* structures within 500m of the site, 'West Court Farmhouse' which lies approximately 405m to the east, and 'Shalbourne Manor Farmhouse' which is situated about 490m north east of the site. There are no other known statutory or non-statutory designations within the study area.

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 North Wessex Downs AONB, which confers a national statutory landscape designation onto the landscape. At a local level the site lies outside the Shalbourne Conservation Area and is not covered by any other statutory or non-statutory landscape, natural heritage or natural environment designations. The landscape presents as typical agrarian countryside with few significant detracting components to the landscape, although the A338 does impact on the area's tranquillity.

4.4.3 Overall the value of the landscape is *High*, which means that it is a 'valued landscape' under Section 15, Paragraph 170, Bullet Point a), of the NPPF.

LANDSCAPE RECEPTORS

4.4.4 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.
- The established/characteristic landuse of the site as part of the wider study area.
- 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

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

- Carvers Hill Lane/Burr Lane.
- Public footpath SHAL22 passing the site.
- Residential properties closest to the site.
- Byway SHAL6 on the hillside to the north of the site.

SIGNIFICANCE OF EFFECT

4.4.6 As the site is located in a 'valued landscape', with a statutory landscape designation covering the entire study area, as well as there being specific requirements for development in respect of character, a significance test will be carried out. This will determine the overall Significance of Effect of the proposed development, on both the landscape resource and the visual amenity of the study area.

4.4.7 It should be noted that, while specific receptors have been identified for consideration, this does not necessarily mean that they will be significantly and/or adversely affected by the proposals. Moreover, where there are Significant and/or Adverse effects on specific receptors, this does not mean that there will be Significant Adverse effects on the study area as a whole.

4.4.8 The Significance of Effect can be expressed as a correlation between the Magnitude of Effect and Landscape or Visual Sensitivity in a single matrix to determine significance 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 Significance of Effect is Minor or None, it is the Major and Major/Moderate categories which provide the highest level of significance in terms of effect on the landscape and visual resources.

Table 1: Significance 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 *High* due to its inclusion within the North Wessex Downs AONB, which confers a national statutory landscape designation onto the area. The overall Susceptibility to Change of the application site as a component of the landscape is considered *Low*, in respect of the development proposed. The site is well contained and located on existing developed land, with the majority of the proposed building footprints being located on those of existing buildings. The scale and massing of the proposed buildings will be similar to the existing structures, but with the removal of one barn. As such, by combining vale with sensitivity, the Overall Landscape Sensitivity of the development area to the proposed development within the surrounding landscape is *Medium*.

5.1.2 The site itself does not represent a specific element or feature defined as a key characteristic of the study area or the AONB, although it does contribute slightly to broader characteristics in respect of the prevailing agrarian landuse. At a local level, the site forms part of the rural setting of Shalbourne, however it is in an area where the transition from the village development form becomes sporadic and poorly defined.

5.1.3 As there will be no overall increase in built-form on the edge of the village, the development proposed will not result in a change to the area's prevailing rural character or result in the loss of important views of the village's wider landscape setting. Furthermore, the buildings will be constructed using a traditional materials palette and building style more commensurate with rural development in the rural landscape. Therefore, the proposed development and removal of the redundant shed between the winery and the grain store, will improve the somewhat neglected appearance of the road frontage of the site and consequently will enhance the south-western entrance to Shalbourne.

5.1.4 While the development proposed relies on a change from the established surrounding use of the land from arable to vineyard, this in itself is not a planning issue, and is compatible with cropping changes being seen across Southern England, often in protected landscapes. The location of the proposed development, central to the vineyard means that the landuse change will be centred around the winery, which already has established access to the farm buildings. The site itself is an area of land with no specific historic interest, although in recent years the historic hedges have been reinstated, recreating the historic field pattern that was originally found on either side of Carvers Hill.

5.1.5 There is a distinct lack of significant vegetation at the main access to the site from Carvers Hill, although a row of relatively small lime trees, between the main access and the lower (footpath) access point, do provide considerable softening to the farm setting. Although the development area itself is largely devoid of vegetation, to the rear there are substantial areas of unmanaged, yet relatively recent, largely native tree and shrub planting, which largely screens the buildings when viewed from the south. The management of this planting, which may include removal of some non-native conifers from an earlier planting, can form part of the proposals for landscape and biodiversity enhancement on blue line land surrounding the development area.

5.1.6 The development proposals will not conflict with the relevant key issues, strategies, objectives and policies identified across the relevant Character Assessments, and the North Wessex Downs AONB Management Plan 2019–24. Whilst there is limited scope for additional planting in conjunction with the development proposals themselves, there is the prospect of native hedgerow planting and enhancement around the vineyard field boundaries. Many of the field hedges were reinstated were reinstated in the 1990s under the Kennet District Council Landscape Conservation Grant scheme, based on the management and enhancement objectives of the East Wiltshire (Kennet District) Landscape Assessment and Landscape Conservation Strategy. However, there are parts of the hedgerow network which were not replanted or would benefit from gapping up, particularly along the A338 boundary, which are both mentioned as key issues of LCA 6B Shalbourne Vale. Therefore this enhancement would follow guidance within the North Wessex Downs AONB ILCA management objective for LCA 6B Shalbourne Vale which states: *The overall management objective is to conserve and enhance the quiet, rural character of the Vale at Shalbourne. This includes the pattern of hedgerows, small-scale woodlands and historic features including parkland and watercress beds. There are opportunities to create a more intact hedgerow structure by new planting and restoration of pasture along the stream-sides.* The following Rural Land Management policies of the AONB Management Plan support the proposed landuse diversification: *RLM 03 Support sustainable farm diversification and multi-purpose woodland management where it achieves AONB objectives and accords with planning policy*. *RLM 04 Support efforts to identify future land use options that are best able to assist farm viability and reflect the environmental objectives of the AONB.* It is an important consideration of the development proposals that they should conserve and enhance the character and qualities of the AONB landscape and ensure full compliance with Management Plan Landscape Policy LA 06 which states: *Ensure that all development in or affecting the setting of the AONB conserves and enhances the character, qualities and heritage of the North Wessex Downs landscape.*

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. While the use of the site will change, this will not result in any significant effects over and above the baseline condition, and although different, it would not result in a wholly uncharacteristic form of development for the area.

5.1.8 No characteristic elements or features of the landscape will be lost to facilitate the proposed development. As such, while there will be a moderate change to the site's baseline condition, in terms of the landscape resource as a whole, the Overall Magnitude of Landscape Effect is *Slight*. The development proposals have an Overall Significance of Landscape Effect of *Moderate/Minor*, which is **not** significant under the LVA methodology used in this appraisal.

5.1.9 The development will not be unduly prominent nor significantly detract from the surrounding landscape. While there will potentially be an element of localised change of the farm character itself, any effects will result in little overall change to the character of the site, despite a change in building use from their former functions. In terms of the landscape as a whole, the proposals will not significantly change its pre-development condition and will not significantly affect the unique landscape of the North Wessex Downs AONB. As such, the Overall Nature of Landscape Effect of the proposals before the implementation of any landscape mitigation or enhancement proposals is *Neutral*.

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).

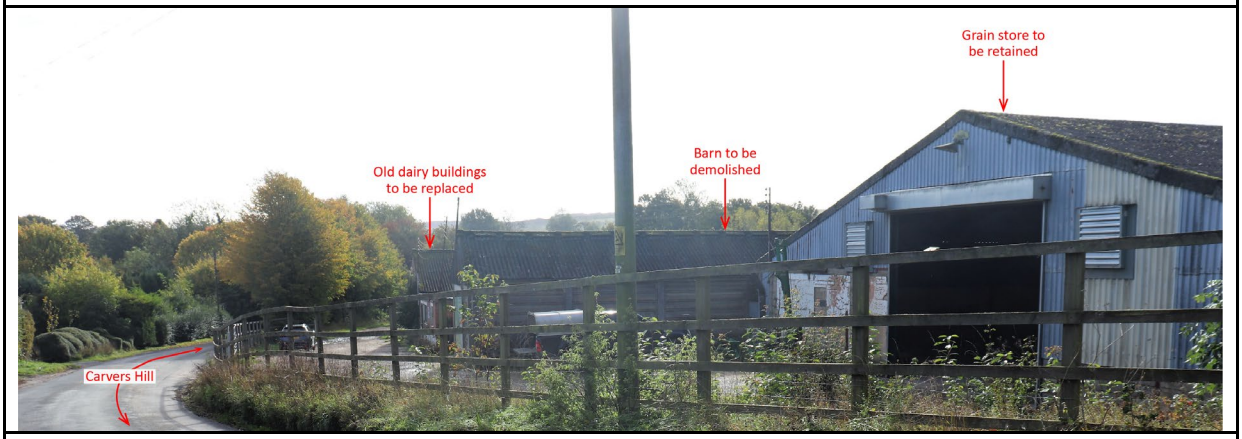
5.2.3 The Viewpoints were visited in October 2020 when leaf cover was beginning to decline. The seasonal differences (seasonality) in respect of potential effects arising from the varying degree of screening/filtering of views by vegetation, that will apply in summer and winter, have been considered in the appraisal of all recorded viewpoints; as per the recommendation of GLVIA3. It is important to note that the recording of viewpoints during different seasons is not a prerequisite of the consideration of seasonality, as GLVIA3 states:

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

VIEWPOINT 1

Approximate distance from site: <20m

OS map elevation: Approximately 135-140m AOD

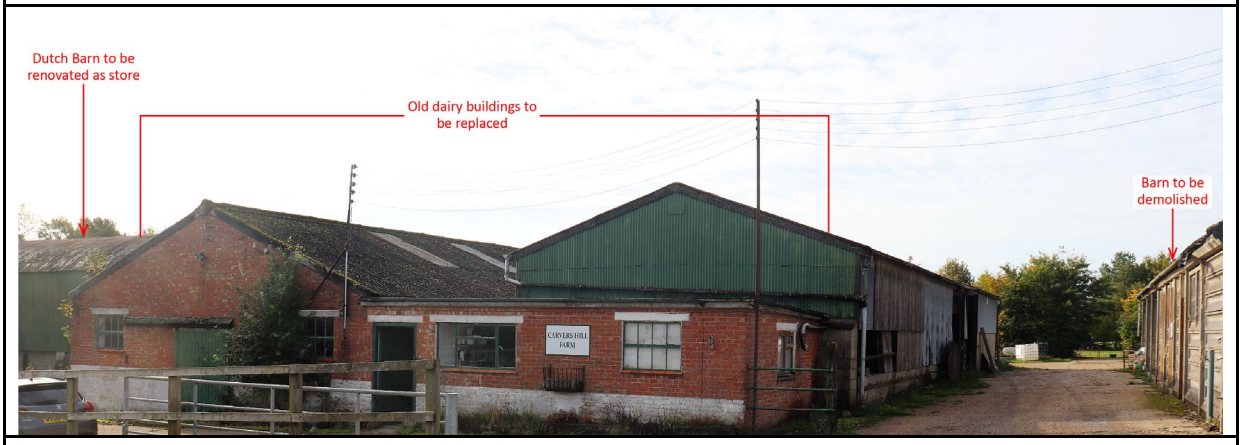


Open view south-east of Carvers Hill Farm from Carvers Hill. The little used buildings and unkempt hard-standing facing the road provide a detracting feature in this view. The buildings will be removed or replaced as necessary and will remain visible but the overall appearance for the casual receptor will be improved by the general tidying of the buildings and site. The agricultural use of the grain store (outside the application area) will be retained, but it will be renovated and extended to the rear.

VIEWPOINT 2

Approximate distance from site: <10m

OS map elevation: Between 130-135mm AOD



Open view south-west of Carvers Hill Farm from Carvers Hill. The little used buildings and unkempt hard-standing facing the road provide a detracting feature in this view. The former dairy building, which is central in this viewpoint as a mixture of varying building styles added to as and when required, creating an unattractive and detracting feature on the approach to Shalbourne. The winery building be of similar ridge height to the highest part of the building, but with higher eves, for functional purposes. The more regular design and use of the softer and more traditional materials, together with the enhancement of the poor quality concrete yard surfaces will create a more attractive feature, for the casual observer approaching the site down Carvers Hill.

There will be upper storey residential views from Carvers Hill Cottages. These views are from secondary windows and will continue be of a similar scale of built form post-development.

VIEWPOINT 3

Approximate distance from site: adjacent

OS map elevation: Between 130-135m AOD

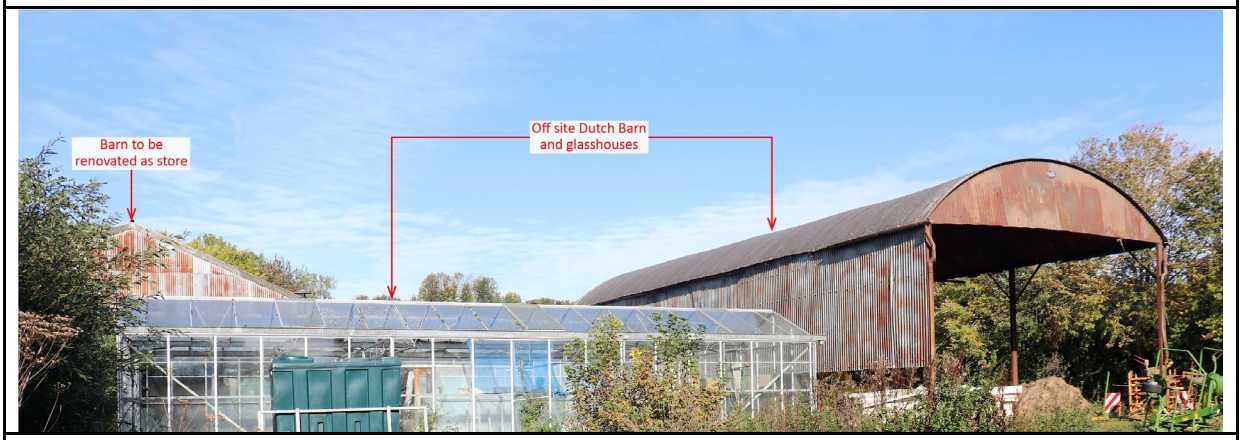


Close distance view west into the site from close to the existing eastern access point at the Burr Lane/Carvers Hill junction with PRoW SHAL27. The view is strongly filtered throughout the year by the roadside lime trees, which form an important Landscape feature on approaching Shalbourne village. The dilapidated barns will be replaced and used as storage for the winery. The well-treed setting of the development will be retained.

VIEWPOINT 4

Approximate distance from site: 20m

OS map elevation: Between 130 -135m AOD



Close distance view north-west from PRoW SHAL27. The glasshouses and open-sided Dutch Barn dominate this view, although both are outside the application area. Behind these structures the dilapidated barns, to be replaced are visible in a glimpsed and partial view.

To improve the containment of these structures, and reduce the visual impact on receptors using the footpath, it is recommended that the mixed native boundary hedge to the south-west is extended to the north-east as far as the winery access.

VIEWPOINT 5

Approximate distance from site: 360m

OS map elevation: 130m AOD



Publicly accessible view north-east through a field entrance from SHAL27 in which the upper parts of the gable elevations of the farm buildings are visible. This is a transient view which quickly becomes obscured by field hedges. The buildings are partially obscured by tree cover and this will remain the same with the proposed development. A very limited view but will potentially be slightly more prominent in the winter months therefore, seasonality is a factor in this assessment.

VIEWPOINT 6

Approximate distance from site: 630m

OS map elevation: approximately 160m AOD



A publicly accessible view south through a gap in the hedge along Byway SHAL6. Views of the site from the Byway and A338 are screened by dense vegetation. In this representative view through the vegetation the site is obscured by dense hedges, tree belts and the landform.

POTENTIAL RESIDENTIAL VIEWS (NOT RECORDED)

5.2.4 There are very limited potential residential views of the site. Those which are available are from Carvers Hill Cottages, which are immediately opposite the site. The cottage with the most uninterrupted view is No.1 Carvers Hill Cottages, whereas the other (No.2 Carvers Hill Cottages) is largely screened from view by dense intervening vegetation. The only other property with potential strongly filtered views of the south-east part of the site is the recently replaced dwelling at 57, Townsend, Burr Lane, on the east side of SHAL27 and the valley floor stream. From here dense vegetation and the orientation of the buildings will preclude the majority of views throughout the year

SUMMARY OF VISUAL EFFECTS

5.2.5 Despite the location of the site within the AONB, the Overall Visual Sensitivity of the study area is considered *Medium*, taking account of the limited high sensitivity receptors/receptor locations and the low susceptibility of the site and its surroundings to the development type proposed. Due to the topography of the area, the visual envelope of the development is very limited, being well contained by landform, trees, woodland and hedges in all directions, apart close views on passing the site on the road at Carvers Hill, and even these views not sustained and quickly become obscured or filtered by the characteristic topographic undulations and mature trees and hedges. High sensitivity views from PRoWs are limited to footpath SHAL27 passing the site.

5.2.6 The open views of Carvers Hill Farm from Carvers Hill will be maintained as they form a key landscape feature on the approach to the southern end of Shalbourne, although at the present time the buildings and their surroundings have a run-down and unmanaged appearance. This will be overcome when the development proposals are undertaken. The site relates well to the surrounding landuse and is typical of the small farmsteads which formerly dominated the agricultural landscapes of the Shalbourne Vale. The repurposing of the farm, through renovation and rebuild, ensures that the physical and visual link with the surrounding fields is retained, albeit as a vineyard and winery. Currently much of the surrounding land is in arable use and previously it was used in conjunction with the Carvers Hill Farm buildings, for wildflower seed production and as a visitor centre. Therefore, members of the public visiting the site and the surrounding fields is not uncharacteristic on the farm.

5.2.7 Where visible the development will be visually open, although well contained by mature tree belts, hedges and landform in all but the closest views from the north-east. However, the extent and scale of the views will not change from the current situation. This will result in a negligible change to the established visual character of the study area as a whole. This includes night-time effects of lighting where a scheme of low-level directional lighting is proposed and can be conditioned, whereas at present lighting is uncontrolled. While change will be more significant for receptors within close proximity to the site, overall the proposed development will not be uncharacteristic of the area. As such the Overall Magnitude of Visual Change is *Slight*, resulting in the Overall Significance of Visual Effect being *Moderate/Minor.*

5.2.8 While there is an element of localised visual significance, this is deemed acceptable as it is associated within the footprint of Carvers Hill Farm buildings and is of a scale and massing which is similar to the existing built form, albeit designed for their new purpose and making use of materials more sensitive to the local agricultural vernacular. As such the Nature of Visual Effect of the proposed development will be *neutral*. However, with the management of the tree and hedge planting surrounding the site, and replanting of hedgerows as feasible, the proposed development will be effectively integrated into the receiving landscape, leading to an overall *slight positive* effect.

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. Appropriate storage of construction materials and

equipment will help minimise any effects during construction and should be located so that they do not affect the root protection areas of the retained boundary trees.

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 the development proposals will adversely affect the character of the study area, in particular the unique character of the Shalbourne Vale, as well as the wider landscape of the North Wessex Downs AONB. Key mitigating factors to be considered are the established built form context of the site and its containment within the surrounding landscape, as well as the fact that the existing on-site built form has a diminishing contribution to the character of the area, with the site becoming a detracting feature as it continues to degenerate.

6.2 Pre-mitigation, the Overall Significance of Effect of the proposed development is considered to be *Moderate/Minor*. It is acknowledged that there is element of localised visual significance, however this is deemed appropriate as the main change is the renovation and rebuilding of the built form on the site, rather than as a result of the type of development proposed. Additionally, the use of a suitable materials pallet and the reintroduction of landscape management and enhancement measures will be key to the scheme's success.

6.3 MITIGATION STRATEGY

6.3.1 Mitigation measures will mainly focus on the management of the existing planting which surrounds and defines the edge of the farmstead and contributes to the visual character of the setting of Shalbourne. Retention, enhancement and management of existing vegetation around the site, in particular the dense tree and hedge belt along its southern boundary, will be a key part of the scheme, as it is acknowledged that the existing landscape structure plays an important role in containing the site. Proposals will be informed by the guidance provided in the relevant character assessments and associated documents, with the aim being to enhance the integration of the proposed development into the landscape and provide landscape and ecological enhancements.

6.3.2 The following recommendations are appropriate to reduce the significance of the potential landscape and visual effects of the proposed development

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, invasive species or non-native 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 Planting:

- The following recommendations should be taken into account in respect of plants being used for mitigation and enhancement 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 south-eastern boundary and should be of a traditional, hawthorn (*Crataegus monogyna*) rich composition, grown and managed at 2.50m 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.

Recommended Mixed Native Hedge Species				
Scientific name	**Common name**	**Specification**	**Approx. height (cm)**	**%**
Acer campestre	Field maple	Transplant	45-60	5
Corylus avellana	Hazel	Transplant	45-60	15
Cornus sanguinea	Dogwood	Transplant	45-60	5
Crataegus monogyna	Hawthorn	Transplant	45-60	60
Euonymus europaeus	Spindle	Transplant	45-60	5
Prunus spinosa	Blackthorn	Transplant	45-60	5
Viburnum opulus	Guelder rose	Transplant	45-60	5

6.4 EFFECT OF LANDSCAPE PROPOSALS

EFFECT OF LANDSCAPE PROPOSALS ON LANDSCAPE RECEPTORS

6.4.1 At Implementation: Effects will remain largely the same as any changes associated with the landscape proposals will primarily become apparent when planting reaches maturity. However, removal of inappropriate vegetation and management work will result in an improvement to the local area.

6.4.2 At Maturity: Any landscape **e**ffects will be mitigated as far as possible, with the Overall Significance of Landscape Effect being reduced to *Minor* and the mature landscape structure replicating that of the rest of the wider setting of Shalbourne. The Overall Nature of Effect will be *Positive* in respect of local character.

EFFECT OF LANDSCAPE PROPOSALS 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 from the east.

6.4.4 At Maturity: Any visual effects will be mitigated as far as possible, with the overall Significance of Visual Effect being reduced to *Minor* and development being well integrated into the rural landscape and defined by a mature and managed landscape structure. There will very little in the way of adverse effects in respect of views directly into the site and these will remain unchanged. However, the landscape recommendations mean that all other views will remain non-significant and off-set by the overall visual enhancement created by the scheme. The overall Nature of Effect will be *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 proposed sensitive redevelopment of an area of degenerating built form, coupled with being of a similar scale and massing of the existing buildings and on a well contained site, the proposals 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 enhancements introduced through appropriate landscape management measures.

6.5.2 The scheme as a whole will have localised benefits in respect of landscape character, with the proposed development fitting well into its setting. Taking account of the proposed landscape management and enhancement recommendations, the development can be undertaken in compliance with the relevant AONB guidance and policies, and the guidance and policies in the NPPF and the Wiltshire Core Strategy, specifically Core Policies 51 and 57. At maturity of the landscape proposals the development will have an overall *Positive Impact*.

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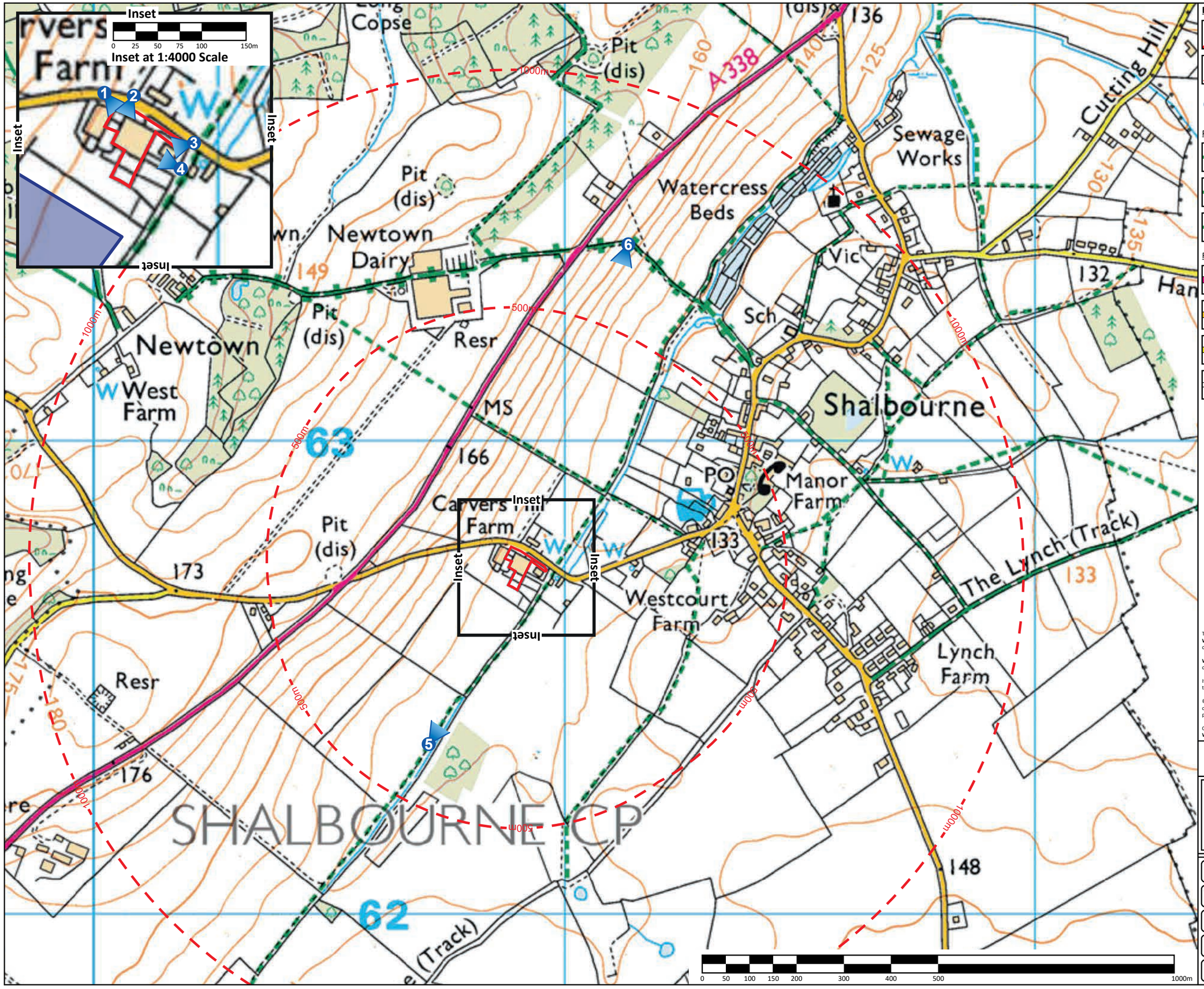
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ILLUSTRATIVE MATERIAL



KEY:

- Site
- Off-set from site boundary
- Viewpoint

Public Rights of Way

- Footpath
- Bridleway
- Byway open to all traffic

Roads

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

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Project: Proposed Winery - Carvers Hill Farm, Shalbourne		
On behalf of: Mr & Mrs T Griffiths and Balmoral Land (UK) Ltd		
Drawing title: Location and Viewpoint Plan		
Drawing number: WHL-1120-01	Rev:	Date: Nov 20
Scale: 1:7500 & 1:4000 @ A3	DB: ES	CB: WH



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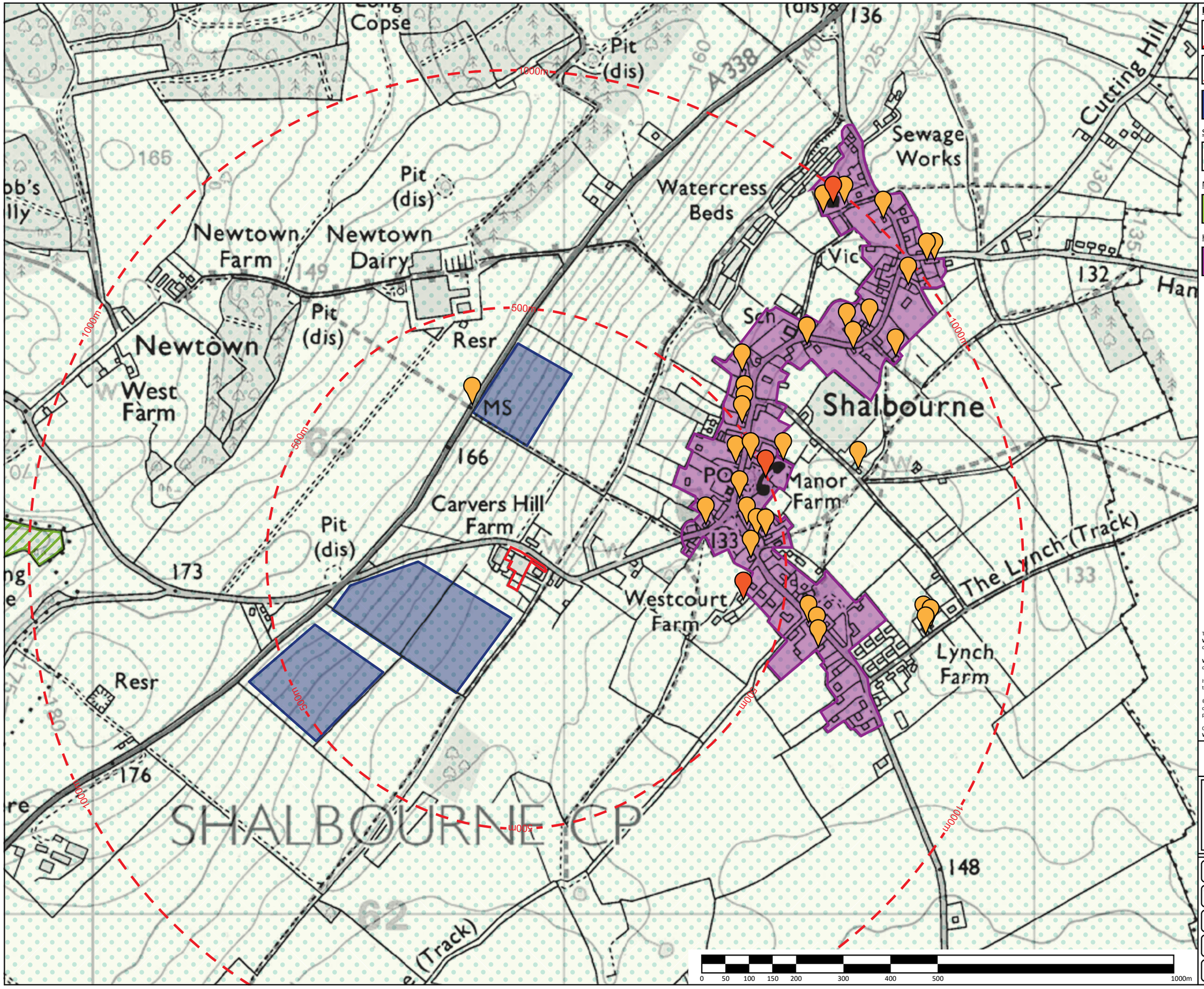
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Proposed Winery - Carvers Hill Farm, Shalbourne

On behalf of:
Mr & Mrs T Griffiths and Balmoral Land (UK) Ltd

Drawing title:
Vertical Aerial

Drawing number:	Rev:	Date:
WHL-1120-02		Nov 20

Scale:	DB:	CB:
1:1250 @ A3	ES	WH



KEY:

- Site
- Off-set from site boundary
- Proposed vineyard

Statutory Designations

- North Wessex Downs AONB

Natural Environment Designations

- Ancient Woodland

Heritage Designations

- Conservation Area
- Grade II* Listed Structure
- Grade II Listed Structure

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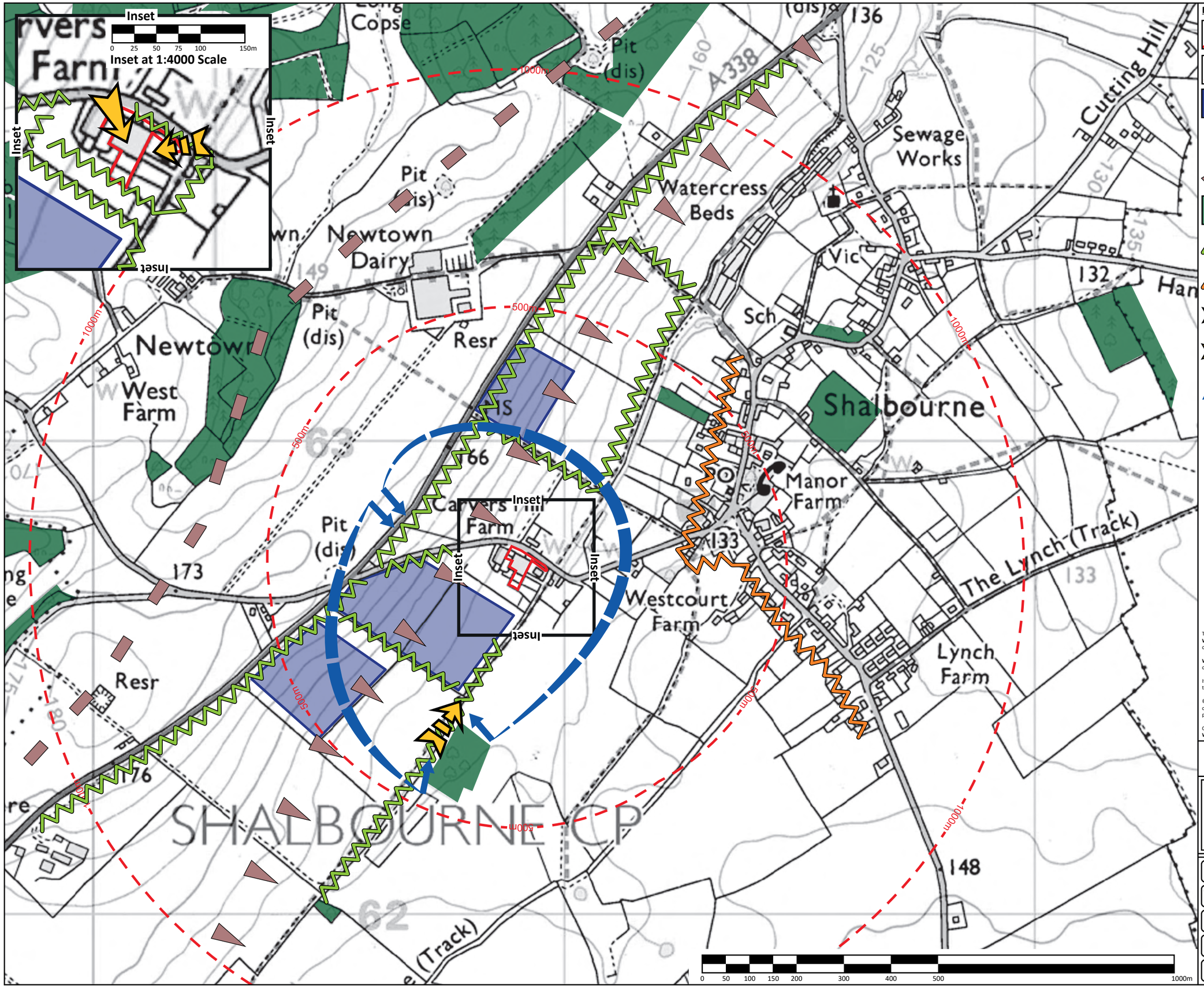
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Project: Proposed Winery - Carvers Hill Farm, Shalbourne		
On behalf of: Mr & Mrs T Griffiths and Balmoral Land (UK) Ltd		
Drawing title: Designations		
Drawing number: WHL-1120-03	Rev:	Date: Nov 20
Scale: 1:7500 @ A3	DB: ES	CB: WH



KEY:

- Site
- Off-set from site boundary
- Proposed vineyard
- Ridgeline
- Downslope
- Significant vegetation
- Trees and hedgerows obscuring/ filtering views
- Notable development
- Open view
- Partial/filtered view
- Views obscured by landform and vegetation

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Project: Proposed Winery - Carvers Hill Farm, Shalbourne		
On behalf of: Mr & Mrs T Griffiths and Balmoral Land (UK) Ltd		
Drawing title: Landscape and Visual Analysis		
Drawing number: WHL-1120-04	Rev:	Date: Nov 20
Scale: 1:7500 & 1:4000 @ A3	DB: ES	CB: WH

APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS

0 10 20 30 40 50 M

Section Lines
A - C showing
sections on drawings no.s PL/09 and 10

Carvers Hill

blue line showing visibility splay

blue line showing visibility splay

Existing Farm Entrance

A

existing barn demolished

B

C

office

wine sales

reception

tasting

wine fermentation

tours & promotions

Winery

pressing

barrel room

kitchen

WC

plant

shaded area has upper deck over

A

parking for Winery and staff

B

exg. Dutch barn open storage

secure vineyard equipment

Winery equipment storage

C

bottle storage temp. controlled

porous reinforced gravel to winery yard

Grain Store

parking for Winery visitors

Winery Entrance

exg. Dutch barn open storage

glass-houses

parking for glasshouse users and staff

new 2m wide gate to existing public footpath

public footpath

landscaped area linked to Winery

overgrown hedges and undergrowth cleared.
grass and soft landscape provided for visitors.

Pond

paddock

public footpath

Carvers Hill Winery, Shalbourne, SN8 3PS.

C J Brownson RIBA Rose Cottage 4 Green End Granborough Buckingham MK18 3NT t: 01296 326497 m: 07717593719

drawing: **Site Plan, Proposed**
scale: 1:500 @ A3 date: 25 November 2020
job no: **2004** dwg.no. **PL/01** rev

0 10 20 30 40 50 M

Ecological Mitigation Measures:
Provision of bat boxes, barn owl nest boxes and varios bird nesting boxes to be installed in the locations recommended by The Ecological Partnership

Carvers Hill

bird box
bat box
multi-chamber bat box
bird box

barn demolished

Grain store / plant & machinery

Winery

raised terrace

bat tube

bat tube

Dutch barn retained, re-roofed with steel roof

Vineyard plant storage

Winery Storage

Winery Bottle Storage controlled environment

solar PV panels on south slopes of storage buildings

Dutch barn retained, re-roofed with steel roof

Glass-houses

bird box

Vivara bat box

bird box

pond

bird box

Vivara bat box

bird box

Vivara bat box

colour coated steel sandwich panels to Winery roof

barn owl nest box

existing mixed hedge laid and gaps filled with blackthorn

Carvers Hill Winery, Shalbourne, SN8 3PS.

C J Brownson RIBA Rose Cottage 4 Green End Granborough Buckingham MK18 3NT t: 01296 326497 m: 07717593719

drawing: **Roof Plan, Proposed**

scale: 1:500 @ A3 date: 25 November 2020

job no: **2004** dwg.no. **PL/02** rev

Carvers Hill

visibility splay

0 5 10 15 M

visibility splay

26/11/20
Carvers-Hill-201125.vwx

48.3

47.8

47.5

existing barn
demolished

office

wine sales

reception

tasting

car parking
for Winery

46.3

Dutch barn
open storage

46.1

45.9

wine
fermentation tanks
& barrels

functions

Vinyard equip.
storage

Dutch barn
open storage

Winery

47.95

winery storage

pressing

grapes
receipt

Glasshouses

F/WC

F/WC

F/WC

kitchen

M/WC

D/WC

barrel room

bottling, bottle storage &
maturation.
controlled temperature, humidity and light

47.9

47.1

45.9

raised terrace over

plant area

46.5

grain store

48.5

overgrown area cleared

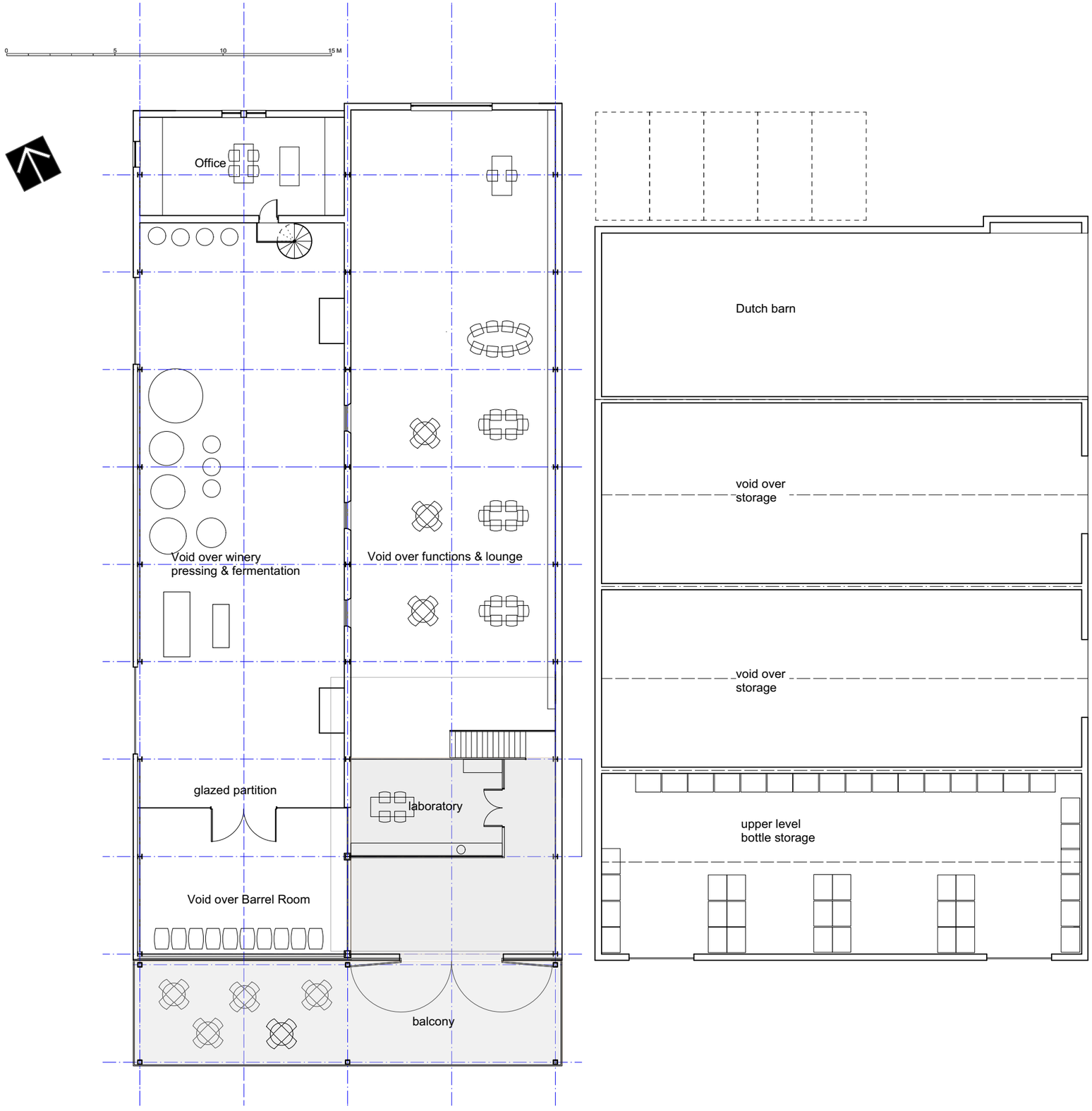
Carvers Hill Winery, Shalbourne, SN8 3PS.

C J Brownson RIBA Rose Cottage 4 Green End Granborough Buckingham MK18 3NT t: 01296 326497 m: 07717593719

drawing: **Ground Floor Plan, Proposed**

scale: 1:200 @ A3 date: 25 November 2020

job no: **2004** dwg.no. **PL/03** rev



First Floor Plan

drawing: **First Floor Plan, Proposed**

scale: 1:200 @ A3 date: 25 November 2020

job no: **2004** dwg.no. **PL/04** rev

Carvers Hill Winery, Shalbourne, SN8 3PS.

C J Brownson RIBA Rose Cottage 4 Green End Granborough Buckingham MK18 3NT t: 01296 326497 m: 07717593719

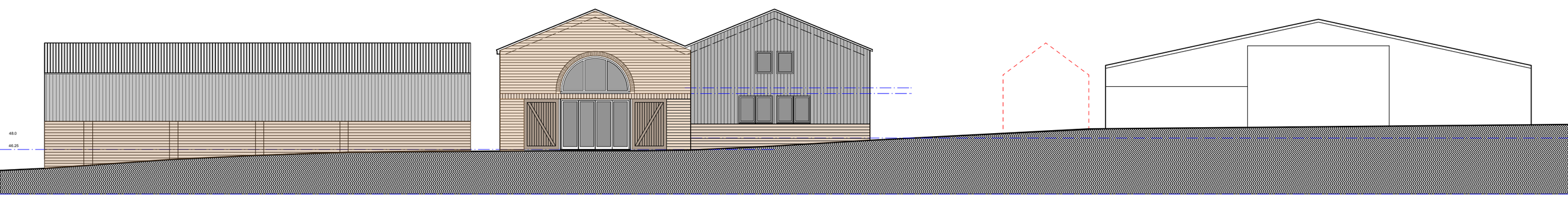
Existing Dutch barn
re-roofed and walls of black coated steel.
facing brick plinth

Old Dairy building demolished and replaced by new winery. Facing brick walls, hardwood outer doors sliding on steel track, protecting glazed inner doors.
Insulated steel roofing

Steel framed Winery building replacing barns.
walls and roof of black coated profiled steel
Facing brick plinth
Windows black colour coated, aluminium framed

Existing barn demolished

Existing grain store



Dutch Barn

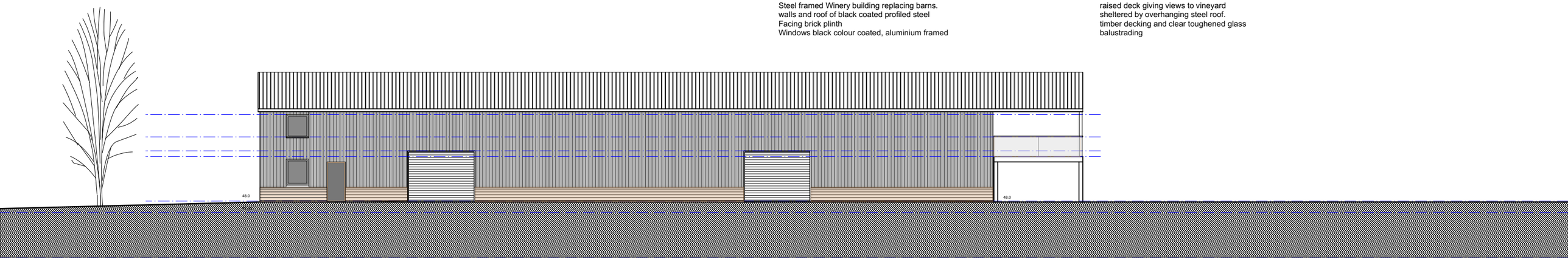
Front Elevation

Winery

Grain Store

Steel framed Winery building replacing barns.
walls and roof of black coated profiled steel
Facing brick plinth
Windows black colour coated, aluminium framed

raised deck giving views to vineyard
sheltered by overhanging steel roof.
timber decking and clear toughened glass
balustrading



Steel roller shuttered doors

raised deck for
viewing vineyard.
Plant area below deck

West facing side elevation

0 5 10 M

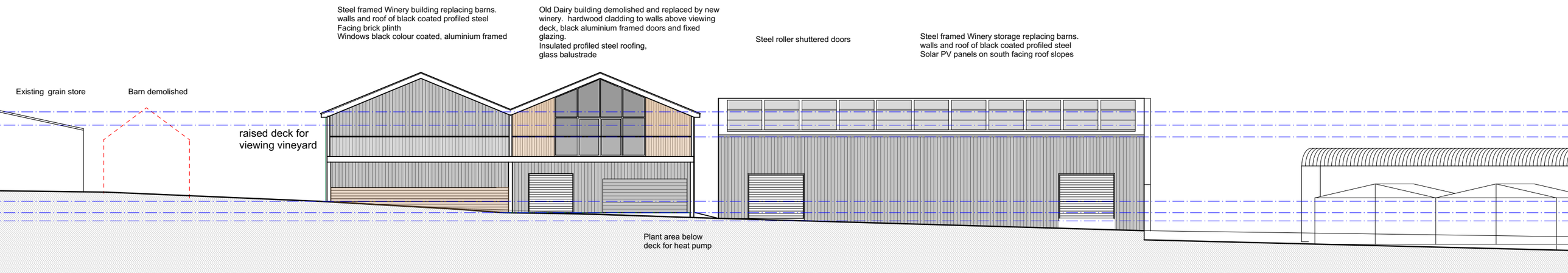
Carvers Hill Winery, Shalbourne, SN8 3PS.

C J Brownson RIBA Rose Cottage 4 Green End Granborough Buckingham MK18 3NT t: 01296 326497 m: 07717593719

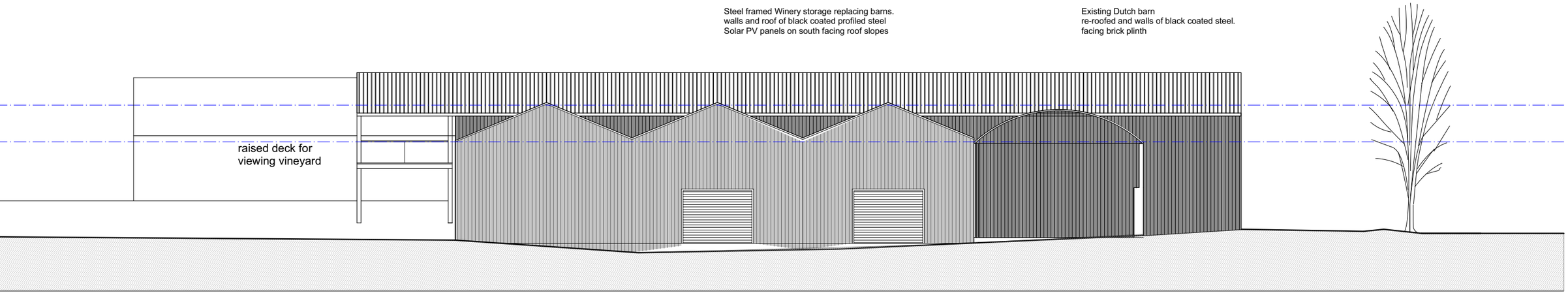
drawing: **Front & West Elevations, Proposed**

scale: 1:200 @ A3 date: 25 November 2020

job no: **2004** dwg.no. **PL/05** rev



Rear Elevation (South Facing)



East facing side elevation

0 5 10 M

drawing: **Rear & East Elevations, Proposed**

scale: 1:200 @ A3 date: 25 November 2020

job no: **2004** dwg.no. **PL06** rev

Carvers Hill Winery, Shalbourne, SN8 3PS.

C J Brownson RIBA Rose Cottage 4 Green End Granborough Buckingham MK18 3NT t: 01296 326497 m: 07717593719

Carvers Hill

visibility splay

0 5 10 15 M

barn
(to be demolished)

office

wine sales

reception

wine sales

tasting

car parking
for Winery

Dutch barn
open storage

Vinyard equip.
storage

wine
fermentation tanks
& barrels

Winery

dining

pressing /
de-stalking

grapes
receipt

glazed partition

barrel room
temp. & humidity
controlled

WC

Kitchen

F/ WC

F/ WC

F/ WC

M / WC

dis / WC
& shower

glazed partition

Vinyard equip.
storage

temperature
controlled wine
storage

bottle storage &
maturation

raised terrace over

route to
vinyard

plant area

drawing: **Ground Floor Plan, Proposed**

scale: 1:100 @ A2 date: 23 November 2020

job no: **2004** dwg.no. **PL/07** rev **D**

Carvers Hill Winery, Shalbourne, SN8 3PS.

C J Brownson RIBA Rose Cottage 4 Green End Granborough Buckingham MK18 3NT t: 01296 326497 m: 07717593719

0 5 10 15 M

office

metal
roller shutter

wine
fermentation tanks
& barrels

Winery

void over
functions area

glazing
within partition

metal
roller shutter

glazed partition

glazed partition

laboratory

upper part of barrel room
temp. & humidity
controlled

glazed partition

raised terrace
views to vineyard

Dutch barn
open storage

Vinyard equip.
storage

Vineyard equip. storage
Temporary bottle storage

temperature
controlled wine
storage

insulated metal
roller shutter

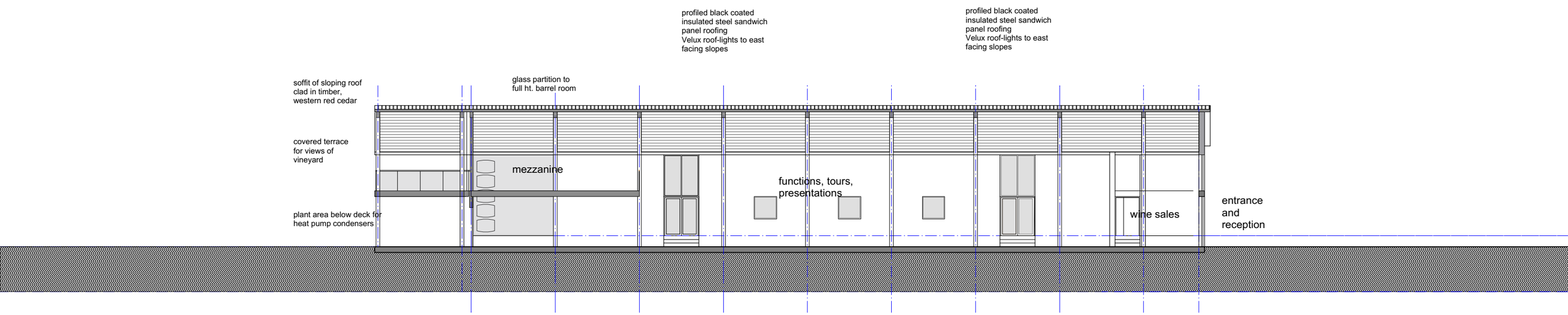
Carvers Hill Winery, Shalbourne, SN8 3PS.

C J Brownson RIBA Rose Cottage 4 Green End Granborough Buckingham MK18 3NT t: 01296 326497 m: 07717593719

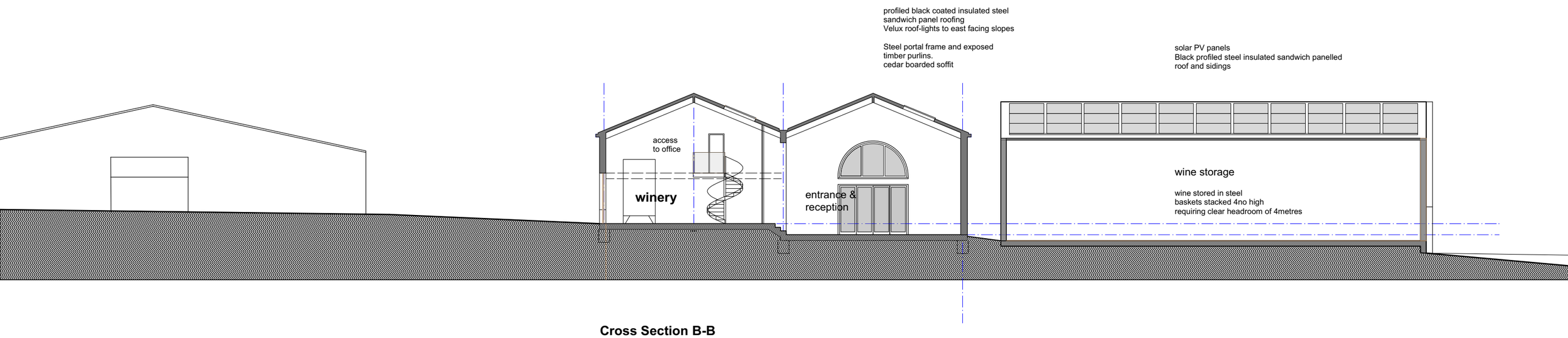
drawing: **First Floor Plan, Proposed**

scale: 1:100 @ A2 date: 25 November 2020

job no: **2004** dwg.no. **PL08** rev



Long Section A-A



Cross Section B-B

0 5 10 M

Carvers Hill Winery, Shalbourne, SN8 3PS.

C J Brownson RIBA Rose Cottage 4 Green End Granborough Buckingham MK18 3NT t: 01296 326497 m: 07717593719

drawing: **Sections A & B, Proposed**

scale: 1:200 @ A3 date: 25 November 2020

job no: **2004** dwg.no. **PL/09** rev

steel portal frame structure
timber purlins supporting profiled insulated sandwich panel roofing.
cedar bourded decorative soffit

fully glazed doors and fixed glazing in black anodised aluminium accessing the external viewing deck

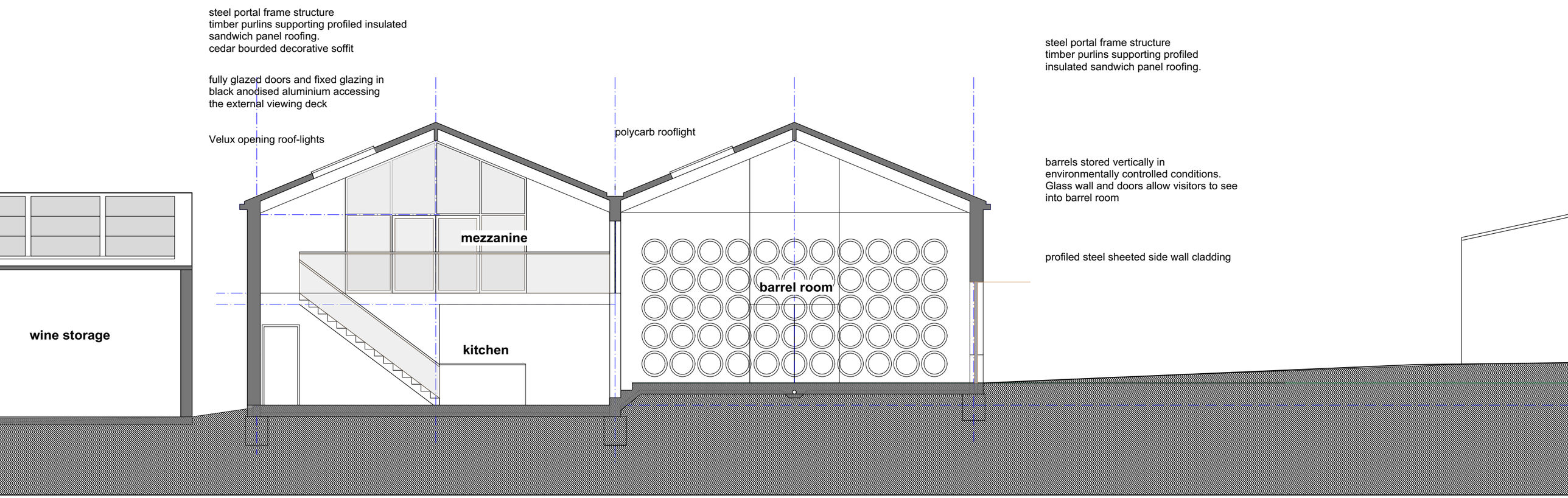
Velux opening roof-lights

polycarb rooflight

steel portal frame structure
timber purlins supporting profiled insulated sandwich panel roofing.

barrels stored vertically in environmentally controlled conditions. Glass wall and doors allow visitors to see into barrel room

profiled steel sheeted side wall cladding



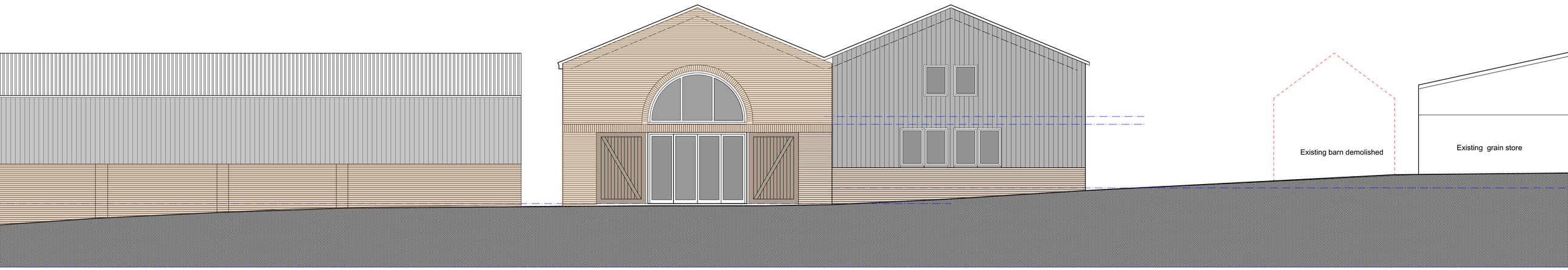
Section C looking south

0 5 10 M

Carvers Hill Winery, Shalbourne, SN8 3PS.

C J Brownson RIBA Rose Cottage 4 Green End Granborough Buckingham MK18 3NT t: 01296 326497 m: 07717593719

drawing: **Section C Proposed**
scale: 1:100 @ A3 date: 25 November 2020
job no: **2004** dwg.no. **PL/10** rev

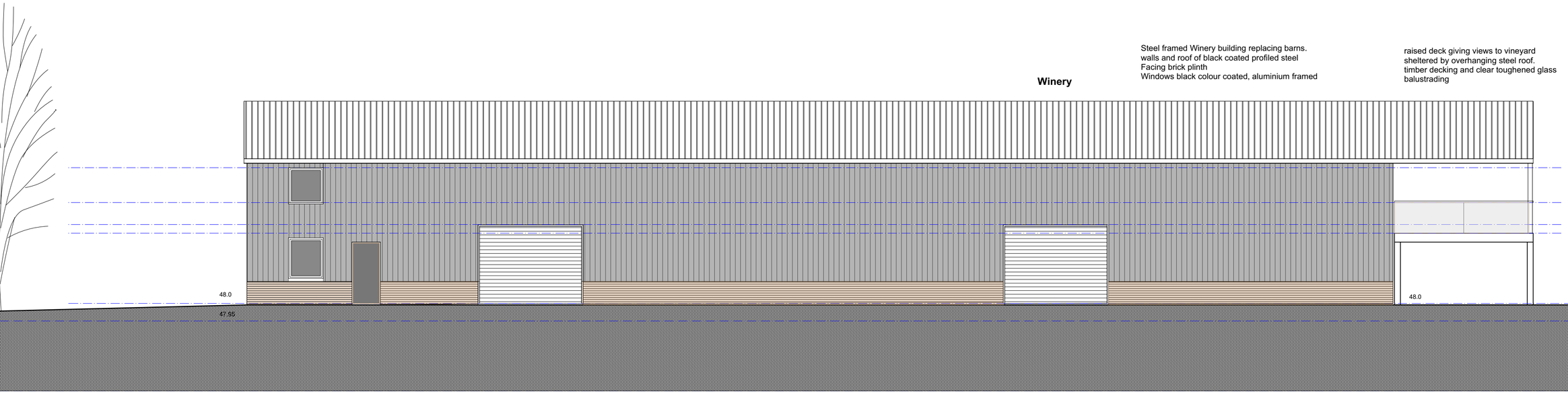


existing Dutch barn re-clad
existing solid walls at base stitch repaired
and faced with brick

Front Elevation

Old Dairy building demolished and replaced by new winery. Facing brick walls, hardwood outer doors sliding on steel track, protecting glazed inner doors.
Insulated steel roofing

Steel framed Winery building replacing barns.
walls and roof of black coated profiled steel
Facing brick plinth
Windows black colour coated, aluminium framed



West facing side elevation

0 5 10 M

Carvers Hill Winery, Shalbourne, SN8 3PS.

C J Brownson RIBA Rose Cottage 4 Green End Granborough Buckingham MK18 3NT t: 01296 326497 m: 07717593719

drawing: **Front & West Elevations, Proposed**
scale: 1:100 @ A2 date: 25 Nov 2020
job no: **2004** dwg.no. **PL/11** rev

Steel framed Winery building replacing barns.
walls and roof of black coated profiled steel
Facing brick plinth
Windows black colour coated, aluminium framed

Old Dairy building demolished and replaced by new winery. hardwood cladding to walls above viewing deck, black aluminium framed doors and fixed glazing.
Insulated profiled steel roofing,
glass balustrade

Steel framed Winery storage replacing barns.
walls and roof of black coated profiled steel
Solar PV panels on south facing roof slopes

raised deck for viewing vineyard

Plant area below deck for heat pump

Steel roller shuttered doors

Steel roller shuttered doors

Winery

Bottle storage

South facing rear elevation

Existing grain store

Steel framed Winery storage replacing barns.
walls and roof of black coated profiled steel
Solar PV panels on south facing roof slopes

Existing Dutch barn
re-roofed and walls of black coated steel.
facing brick plinth

raised deck for viewing vineyard

Bottle storage

winery equip. store

vineyard equip. store

Dutch barn

East facing side elevation

0 1 2 3 4 5 M

Carvers Hill Winery, Shalbourne, SN8 3PS.

C J Brownson RIBA Rose Cottage 4 Green End Granborough Buckingham MK18 3NT t: 01296 326497 m: 07717593719

drawing: **Rear & East Elevations, Proposed**

scale: 1:200 @ A3 date: 25 November 2020

job no: **2004** dwg.no. **PL/12** rev

APPENDIX 2: VIEWPOINT PHOTOGRAPHS



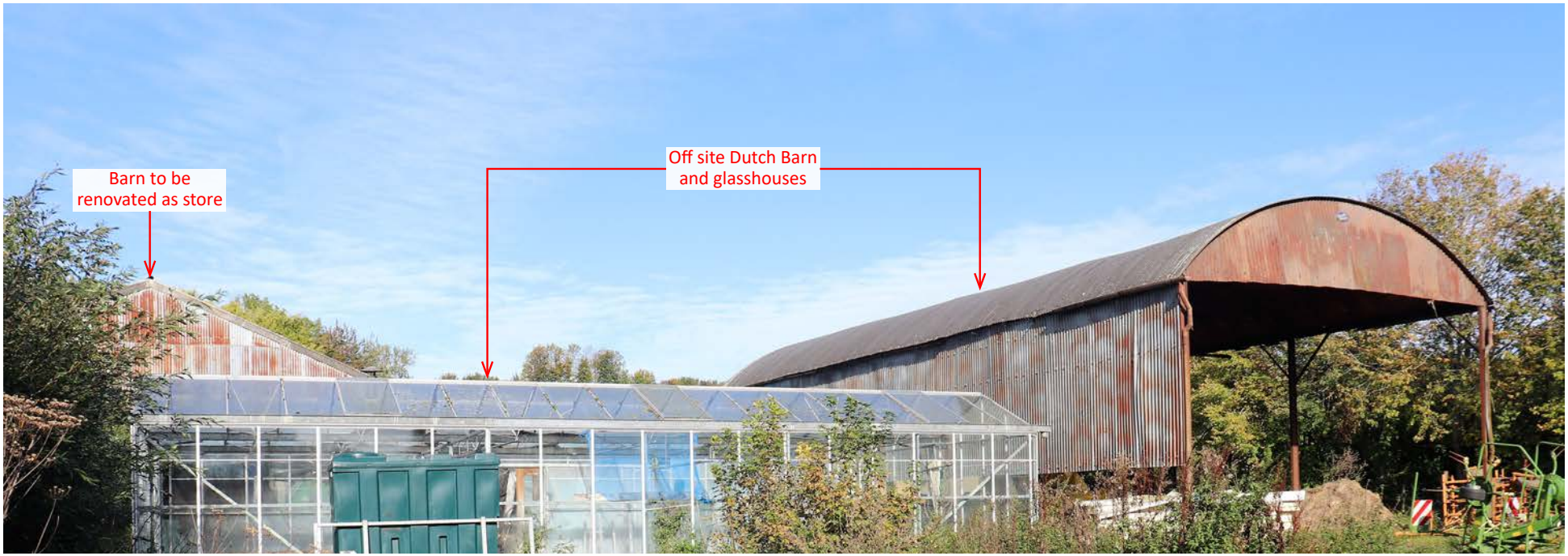
VP: 1	**Viewpoint direction: South-east**	**Approximate distance from site: <5m**
Taken by: WH	**Photograph date: October 2020**	**OS map elevation: Between 135-140m AOD**



VP: 2	**Viewpoint direction: South-west**	**Approximate distance from site: <10m**
Taken by: WH	**Photograph date: October 2020**	**OS map elevation: Between 130-135m AOD**



VP: 3	**Viewpoint direction: West**	**Approximate distance from site: Adjacent**
Taken by: WH	**Photograph date: October 2020**	**OS map elevation: Between 130-135m AOD**



VP: 4	**Viewpoint direction: North-west**	**Approximate distance from site: Adjacent**
Taken by: WH	**Photograph date: October 2020**	**OS map elevation: Between 130-135m AOD**



VP: 5	**Viewpoint direction: North-east**	**Approximate distance from site: 360m**
Taken by: WH	**Photograph date: October 2020**	**OS map elevation: Between 130-135m AOD**



VP: 6	**Viewpoint direction: South**	**Approximate distance from site: 630m**
Taken by: WH	**Photograph date: October 2020**	**OS map elevation: Approximately 160m AOD**