WEDDLES

LANDSCAPE ARCHITECTURE
ARBORICULTURE
GARDEN DESIGN
ECOLOGY

Landscape Institute
Registered practice

MOONRAKERS, HANGING LANGFORD

LANDSCAPE AND VISUAL APPRAISAL (LVA)

December 2023

Project 1567

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1 SUMMARY

The proposed replacement dwelling is considered to be sited suitably within the existing site landscape and in the long-term would have a positive impact on the character of the surrounding landscape. Due to the enclosed nature of the site from surrounding topography, vegetation and built form, combined with additional boundary planting and similar dwelling footprint, the small number of short term adverse effects are very localised.

The proposal would have a very limited short term adverse effect on a very localised part of the Cranborne Chase AONB as the development proposals are largely hidden from the wider public viewpoints. In the long term there would be an improvement to a neutral effect and the proposals are considered to respond well to AONB policy on replacement dwellings.

It is considered that the short-term visual impact on a very limited number of receptors within the AONB would be outweighed by the long term improvements to the landscape character and reduction in visual effects of a residential dwelling.

2 INTRODUCTION

2.1 Background

Bathampton Farming Partnership have asked Weddle Landscape Design to prepare a Landscape and Visual Appraisal (LVA) to support planning application for the demolition of and erection of a replacement dwellinghouse at Moonrakers, Hanging Langford, Wiltshire.

The objectives of the LVA are to assess the landscape character of the site and its surroundings and to consider the landscape and visual qualities of the site, its function in the landscape and its contribution to the wider landscape. The work undertaken includes an assessment of the existing landscape features, together with a visual appraisal of the site and its context.

The LVA is used to inform the continued design development of the proposed development and to explain the likely landscape and visual effects that may arise as a result of the proposed development. Therefore, providing sufficient information for decision makers to determine the landscape and visual impact of the development.

2.2 Landscape and Visual Appraisal

This document assesses the potential landscape and visual impacts arising from the proposed development. This LVA is split into the following sub-sections:

- Site Context and Baseline
- Legislation and Policy
- Landscape Character
- Site Appraisal
- Impact Assessment of the development proposals
- Baseline Landscape and Visual Condition
- Development Proposals
- Landscape and Visual Effects
- Limitations and Assumptions
- Conclusion

Paragraph 1.1 of the 3rd Edition of the Guidelines for Landscape and Visual Impact Assessment ("GLVIA3"), published by Landscape Institute and Institute of Environmental Management and Assessment (hereafter referred to as "GLVIA 3")[1]. Paragraph 1.1 states that *"Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity".*

Paragraph 5.1 of the GLVIA3 describes how landscape effects are concerned with "how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character".

Paragraph 6.1 of the GLVIA3 describes how visual effects are concerned with *"assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements".* Therefore, this assessment deals separately with each of these effects,

[1] Guidelines for Landscape and Visual Impact Assessment ("GLVIA3"). 3rd Edition. Landscape Institute and Institute of Environmental Management and Assessment. 2013

although where relevant and appropriate, cross references may be made to the same features or elements where they are relevant to both assessments.
An LVA is a more concise version of an LVIA, proportional to the level of potential impact.

This report has been produced by Christopher Braine BA(Hons) MLA CMLI MCIHort Director of Weddles, a Chartered Landscape Architect with over 13 years' experience of landscape and visual assessment.

2.3 Limitations and Assumptions

Whilst assessment of sensitivity and magnitude of change are subjective, the assessment has been carried out by professional, qualified, and experienced landscape architects, making judgements following a prescribed methodology based on GLVIA3.

3 SITE CONTEXT AND BASELINE

The site is located off Wylye Road, at the Eastern edge of the Hanging Langford settlement, Wiltshire. The site is a plot of land with dwellinghouse, as well as several mature trees and hedgerows. There is a wider ownership boundary that includes the long-thin adjacent agricultural field to the west.

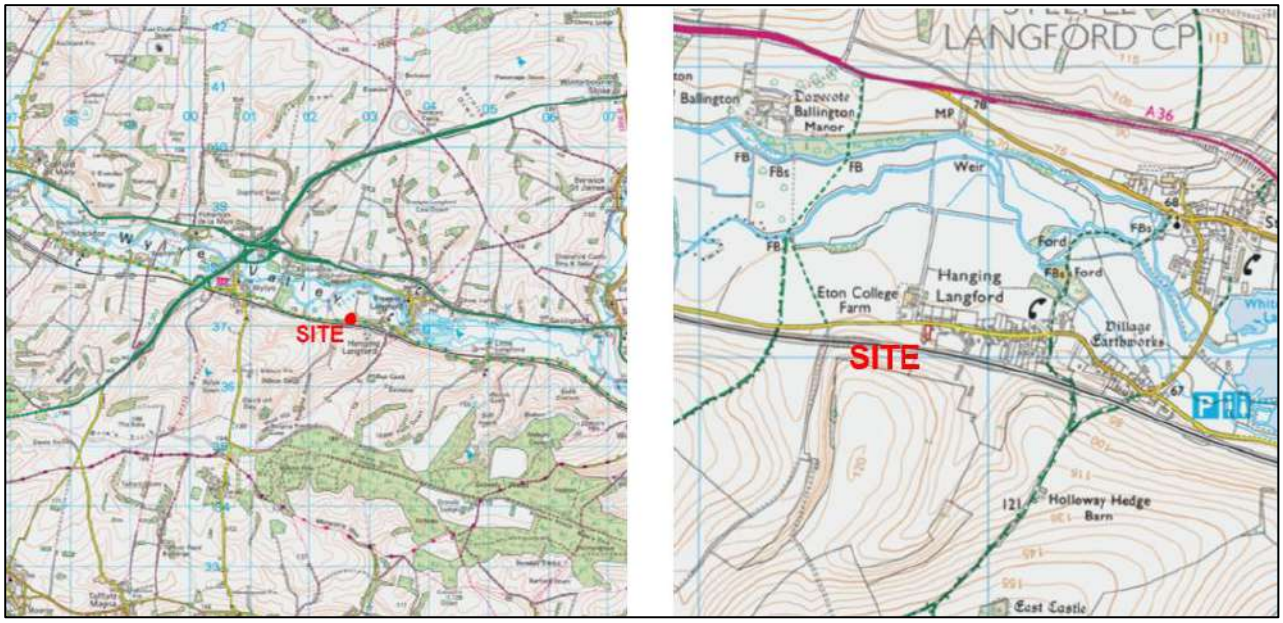


Figure 1: OS Mapping, with site location.

3.1 Landscape Setting

3.1.1 Topography and Hydrology

The site is located 0.49km to the south of the River Wylye, the main hydrological feature in the areas that forms a flat shallow valley running west to east. The site is also approximately 1.1km to the west of the Langford Lakes Nature Reserve where the river Wylye flows to create 6 major lakes. Other hydrological features include drainage ditches that cross the landscape, the closest of which being 400m to the north of the site.

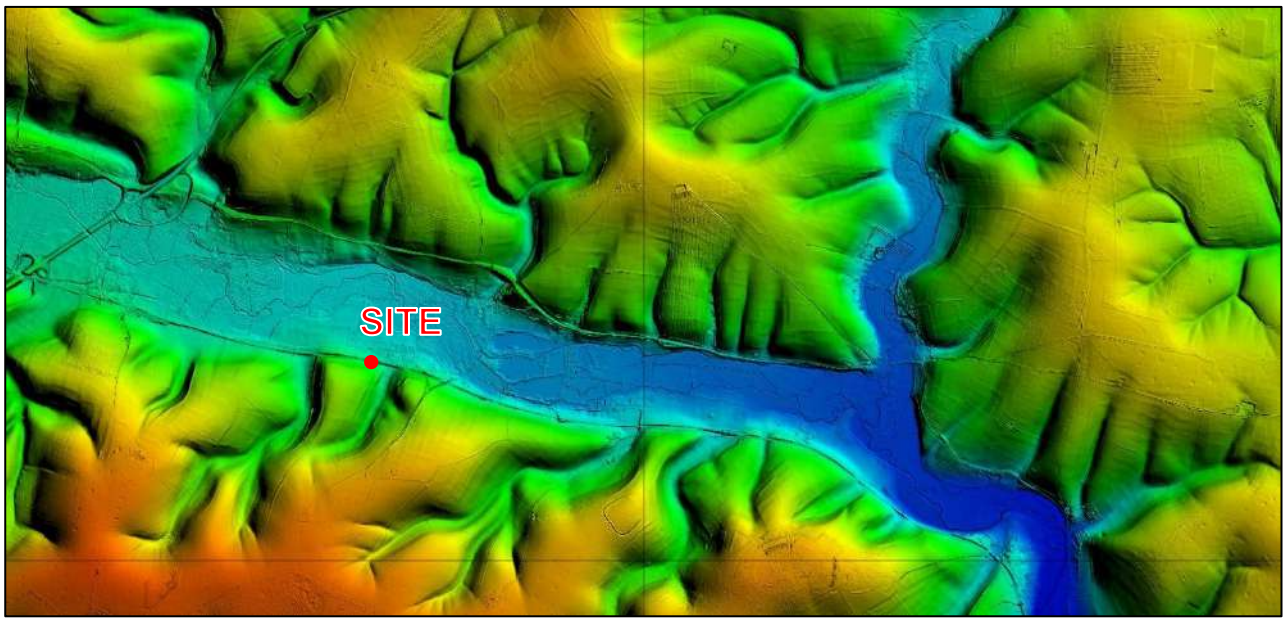


Figure 2: Terrain Mapping (Terrain 5 GIS), with site location.

The river valley influences the topography of the surrounding area, with the valley edge rising steeply either side of the ~0.5km wide flood pain, and is deeply incised forming several smaller valleys with elevated plateaus. Hanging Langford is situated on the lower part of this rising landform – as its name suggests. The river Wylye converges with the River Till 4km to the east of the site and flows southwards. The site is located at the edge of the river valley before it rises to the south onto an elevated plateau.

3.1.2 Vegetation

The dominant vegetation in the surrounding area is agricultural pasture and crops. There are several small woodland blocks scattered to the north on Steeple Langford Cow Down and along the River Wylye corridor. 2km to the south is Grovely Wood, a larger woodland area on the top of the plateau, but it is disconnected from the site by landform. Many of the surrounding field boundaries are formed by tree belts or hedgerows with mature trees. There is a railway line running west-east that has belts of vegetation on either side.

3.1.3 Settlement and Land Use

Hanging Langford is a minor settlement in the surrounding area sitting underneath the wider Steeple Langford area. The settlement itself is majority residential. Several other settlements sit along the edge of the valley floor, including Wylye, Fisherton de la Mere, Steeple Langford, Little Langford, Little Wishford and Great Wishford. The elevated slopes are mostly arable fields that are typically medium to large and irregular in shape.

The A36 runs west to east along the north side of the valley, and a trainline also runs east to west passing around 45m to the south of the current dwelling.

3.2 Designations

This section describes landscape designations that are of relevance to this landscape and visual impact assessment.

3.2.1 Statutory Landscape Designations

The ‘Cranborne Chase & West Wiltshire Downs’ Area of Outstanding Natural Beauty (AONB) includes the site and extends to the west and south-west.

Within a 3km of the site are four Sites of Special Scientific Interest (SSSI).

- The River Avon System (SSSI): approximately 450m to the north-east.
- Steeple Langford Down (SSSI): approximately 1.3km to the north-east.
- Ebsbury Down (SSSI): approximately 2.7km to the south-east.
- Wylye and Church Dean Downs (SSSI): approximately 1.3km to the south-west.

There is also one Local Nature Reserve (LNR), Langford Lakes LNR, 1.2km to the east of the site.

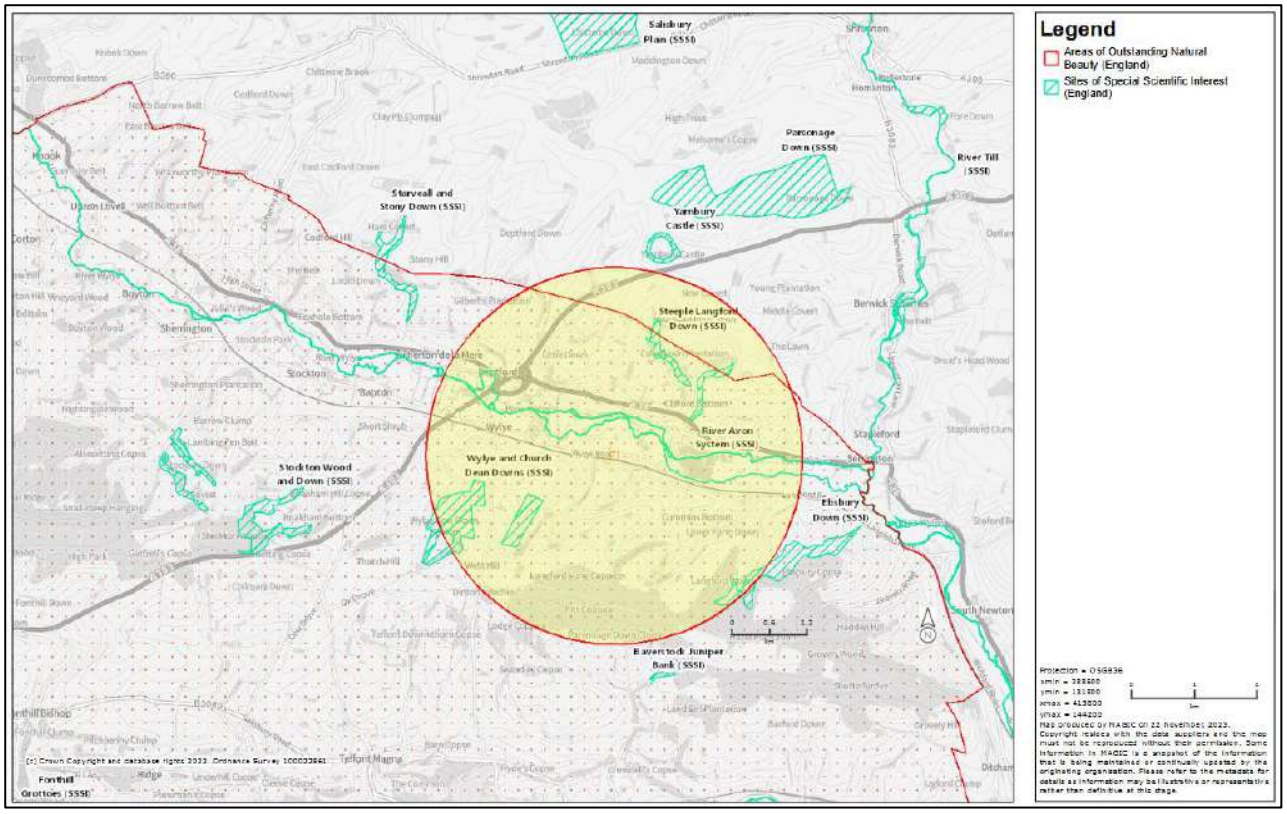


Figure 3: Statutory Designations – 3km (Magic Map), with site location.

3.2.2 Conservation Areas

The site is not covered by a Conservation Area but lies just 30m to the west of the boundary for ‘Hanging Langford CA’. ‘Steeple Landgford CA’ lies 700m to the north-east and ‘Wylye CA’ lies 1.8km to the west.

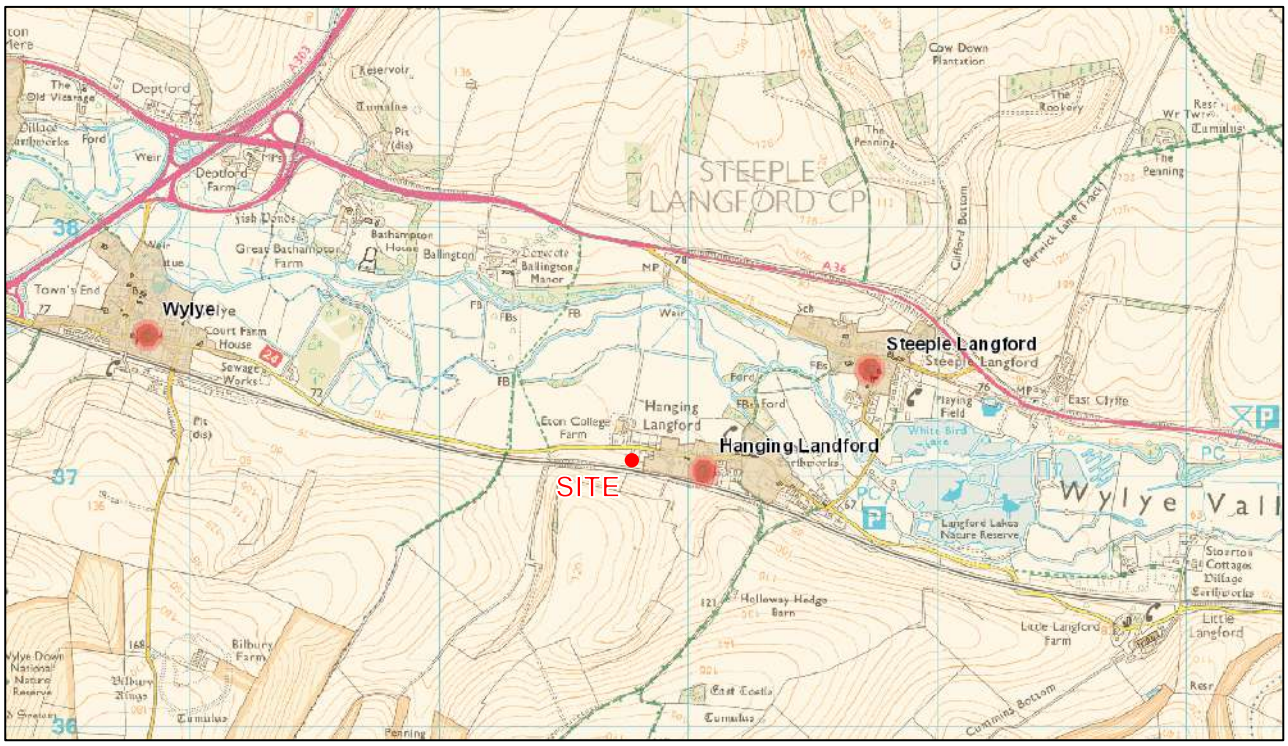


Figure 4: Conservation Areas – 3km (Wiltshire Council interactive Core Strategy), with site location.

3.2.3 Historic Designations

Within a 2km radius of the site there is one Grade II* listed building (Bathampton House) and 35 Grade II listed buildings with concentrations in Steeple Langford, Bathampton House and Hanging Langford. A single Grade I listed building; the Church of All Saints in Steeple Langford is located 0.9km to the north-east of the site. It Is worth noting that the World Heritage Site 'Stonehenge, Avebury and Associated Sites' starts 7.5km north-east of the site but is disconnected by landform.

All listed buildings and historical designations are separated from the site by intervening vegetation and topography and are unlikely to be affected by any proposals for the site.

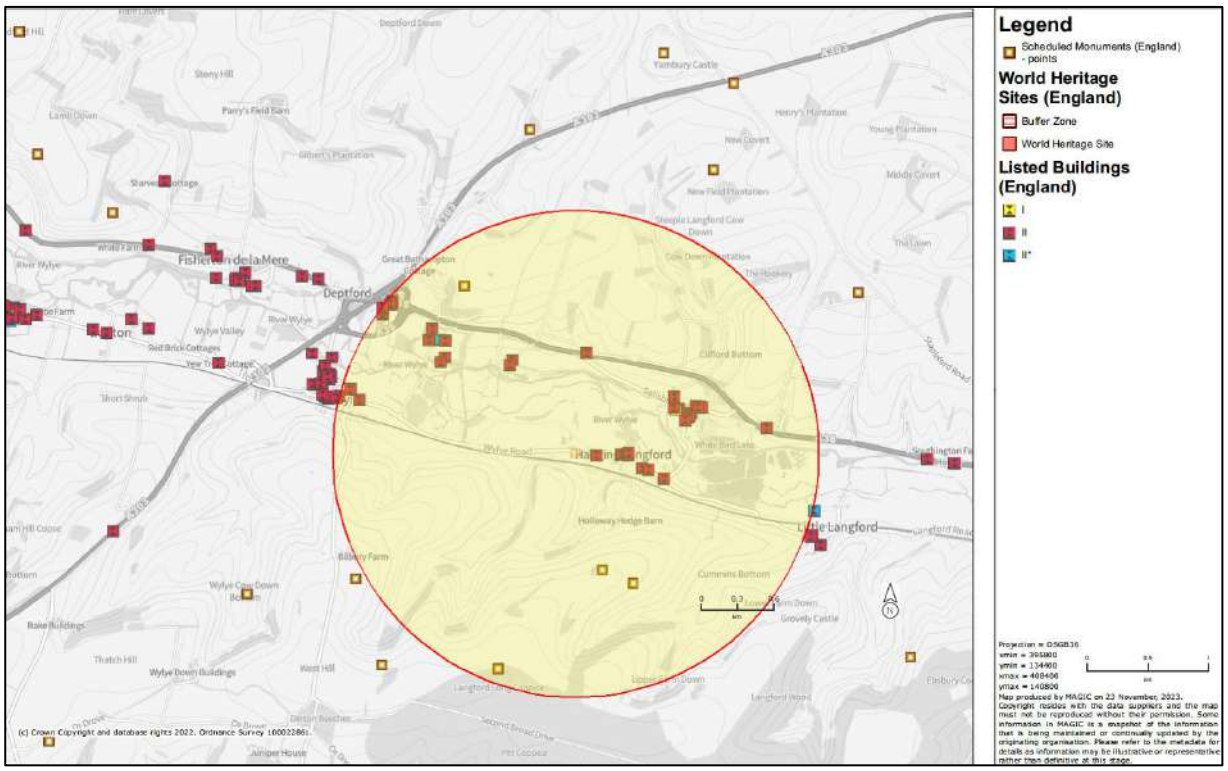


Figure 5: Historic Designations – 2km (Magic Map), with site location.

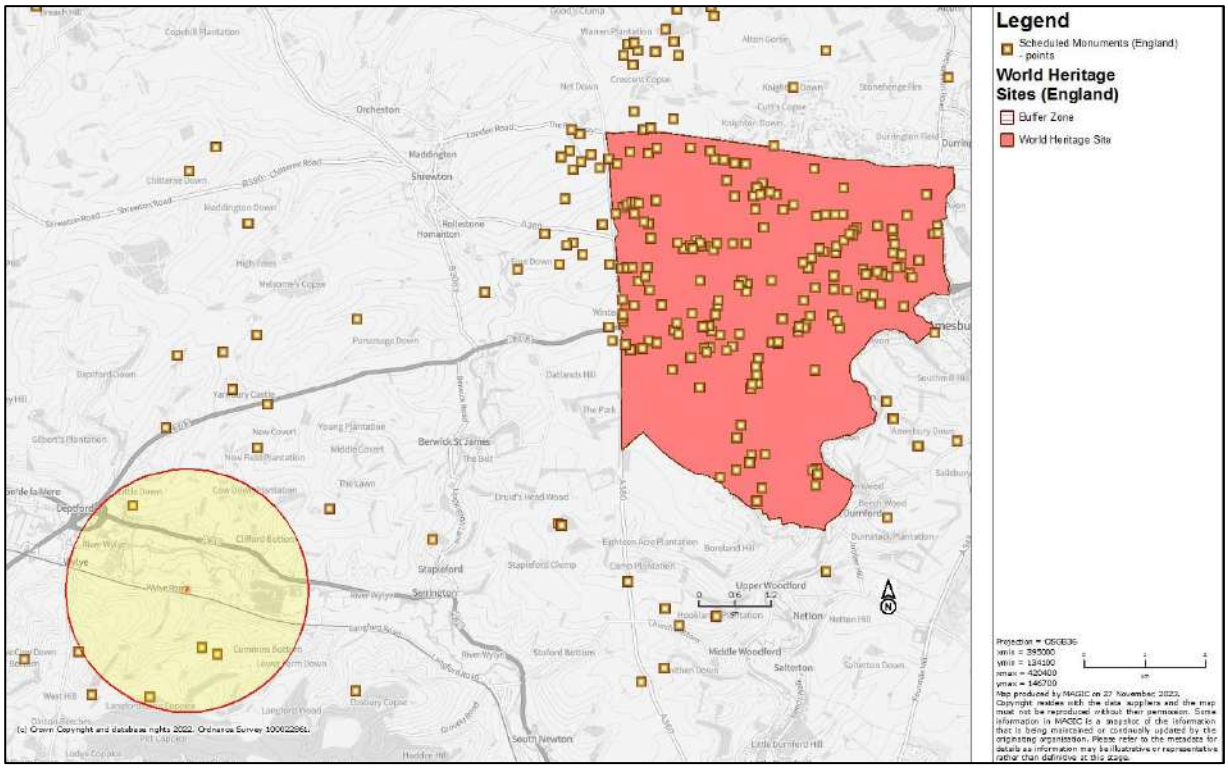


Figure 5: Historic Designations – Scheduled Monuments and World Heritage Sites.

3.2.4 Public Rights of Way

The public rights of way (PRoW) in the local area are a sparse mix of footpaths, bridleways, byways open to all traffic (BOAT's) and restricted byways. The footpaths are generally located within the valley floor, with bridleways, BOAT's and Byways on the elevated valley sides to the north and south. There

are two footpaths, ‘SLAN 6’ and ‘SLAN 7’, and two bridleways, ‘WYLY 6’ and ‘SLAN 10’, located within 500m of the site.

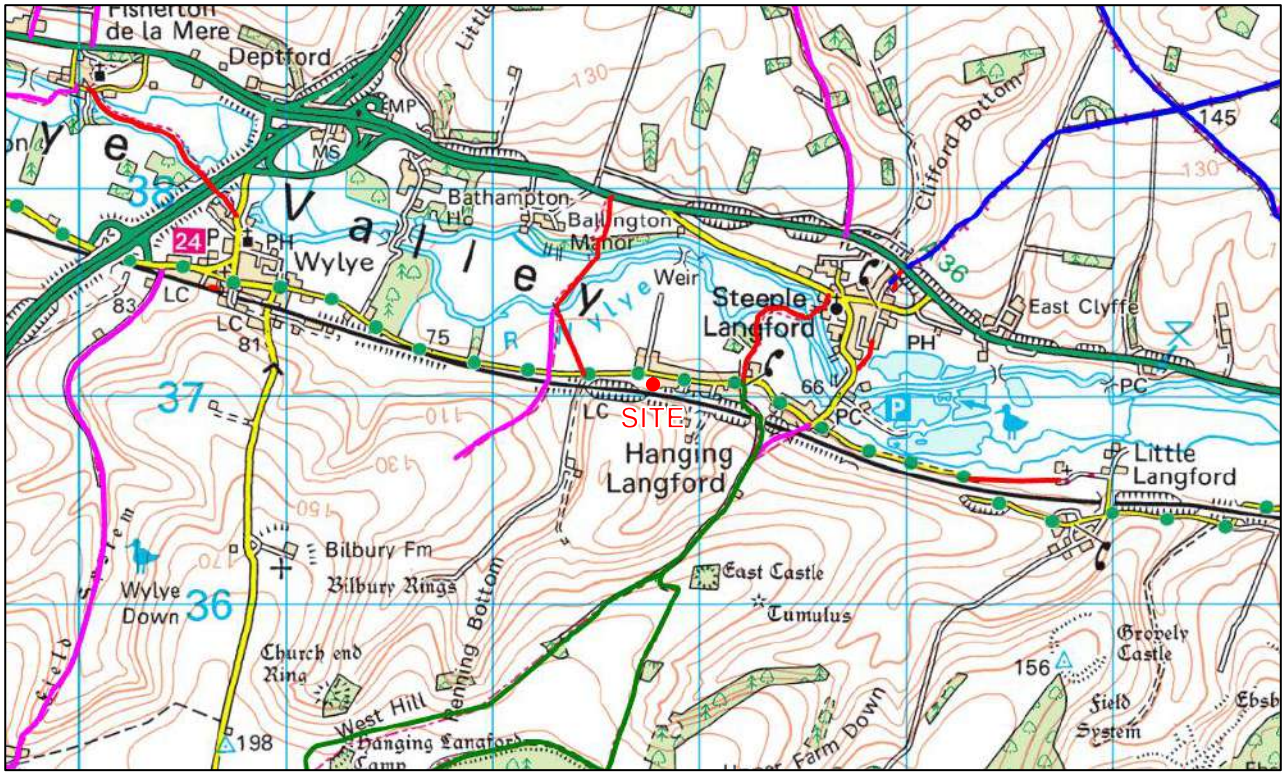


Figure 6: Public Rights of Way Footpath: red, Bridleway: fuchsia, Byway open to all traffic: blue, Restricted Byway: green

3.3 Section Summary

The site is located off Wylye Road, at the Eastern edge of the Hanging Langford settlement, Wiltshire. The dominant vegetation in the surrounding area is agricultural pasture and crops. There are several small woodland blocks scattered to the north on Steeple Langford Cow Down and along the River Wylye corridor. The River Wylye is the main hydrological feature in the areas that forms a flat shallow valley running west to east. The site is also approximately 1.1km to the west of the Langford Lakes Nature Reserve. The river valley influences the topography of the surrounding area, with the valley edge rising steeply either side of the ~0.5km wide flood pain, and is deeply incised forming several smaller valleys with elevated plateaus. Hanging Langford is a minor settlement in the surrounding area sitting underneath the wider Steeple Langford area. The settlement itself is majority residential. The A36 runs west to east along the north side of the valley, and a trainline also runs east to west passing around 45m to the south of the current dwelling.

Regarding nearby designations The ‘Cranborne Chase & West Wiltshire Downs’ Area of Outstanding Natural Beauty (AONB) includes the site and extends to the west and south-west. Within 3km of the site there are 4 Sites of Special Scientific Interest (SSSI), ‘The River Avon System SSSI’, ‘Steeple Langford Down SSSI’, ‘Ebsbury Down SSSI’ and ‘Wylye and Church Dean Downs SSSI’; one Local Nature Reserves (LNR), ‘Langford Lakes LNR’; there is 1 Grade ll* Listed Building (Bathampton House) and over 35 Grade ll listed buildings. A single Grade l listed building, Church of All Saints in Steeple Langford, is located approximately 0.9km to the north-east; The closest conservation area to the site, ‘Hanging Langford, is 30m to the east; The public rights of way (PRoW) in the local area are a sparse mix of footpaths, bridleways, byways open to all traffic (BOAT’s) and restricted byways.

4 PLANNING POLICY

This section describes landscape policies that are of relevance to this LVA.

There are planning policies in place at all levels that require effects on landscape and landscape quality to be considered as part of planning applications for new development. There is an emphasis in these policies on retaining existing landscape features and undertaking enhancements where appropriate.

4.1 National Legislation and Planning Policy

National Planning Policy is set out in *National Planning Policy Framework (NPPF)*[2]. This is supported by *National Planning Practice Guidance (NPPG)*[3].

In respect to plan-making, Paragraph 20 of the NPPF states that:

> *"Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for…conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation."*

Further relevant detail is provided in section 15 of the NPPF. Paragraph 174 states that:

> *"Planning policies and decisions should contribute to and enhance the natural and local environment by:*
> - *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);*
> - *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;*
> - *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
> - *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
> - *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
> - *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

Regarding the Areas of Outstanding Natural Beauty setting, paragraph 176 of the NPPF states that:

> *"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 all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."*

Additionally, paragraph 177 states that:

[2] National Planning Policy Framework. Ministry of Housing, Communities and Local Government. 2021.
[3] Planning Practice Guidance, Ministry of Housing, Communities and Local Government. 2016 to current.

"When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, 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."

4.2 Local Planning Policy

The site lies within the administrative area of Wiltshire Council. Current planning policy is contained within the Wiltshire Core Strategy (adopted January 2015).

4.2.1 Wiltshire Core Strategy 2015

The proposed development and the surroundings are covered by the following relevant policies from Wiltshire Core Strategy Development Plan Document (adopted January 2015) and are summarised below:

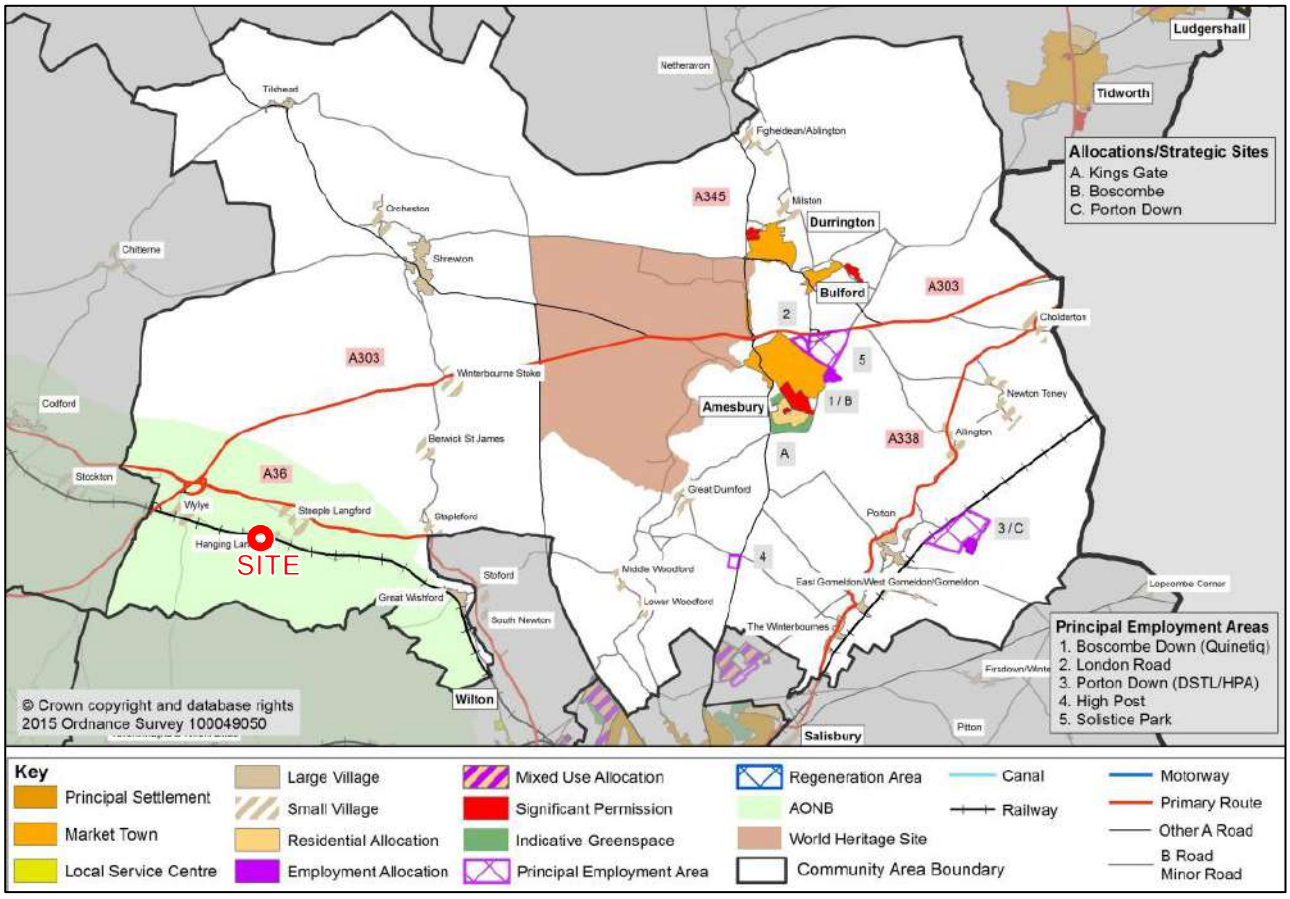


Figure 7: Extract from Wiltshire Core Strategy – Amesbury Community Area Map

Policy CP51: Landscape, states:

> *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.*

Policy CP57: Ensuring high quality design and place shaping, states:

> *A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:*
>
> *i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced*
>
> *ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development*

iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting

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

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

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

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

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

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

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

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

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

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

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

4.2.2 Cranborne Chase AONB Management Plan (2019-2024)

Key polices from the Cranborne Chase statutory management plan relevant to the proposal includes:

- Policy PT8: Seek to achieve net landscape enhancements and biodiversity gain through partner Local Planning Authority policies and Development Management processes.

- Policy PT14: Development proposals in the AONB or its setting should demonstrate how they have taken account of the AONB Management Plan objectives and policies.

- Policy PT15: Local Planning Authority partners ensure that where new development is permitted, it complements the special qualities of the AONB and takes full account of the area's setting and context through the consideration of appropriate Landscape Character Assessments and sensitivity and design studies.

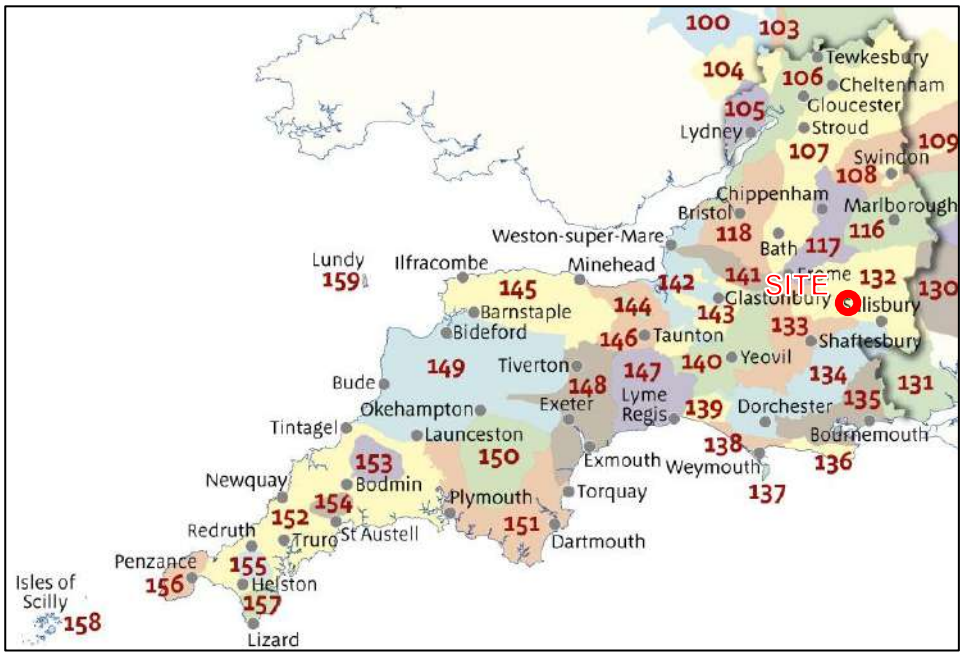
- Policy PT24: Work with local authority partners to ensure that the replacement of existing dwellings in the AONB and its setting are only supported where all the following criteria are met:

  i. the replacement dwelling is not materially larger than the one it replaces;
  ii. the proposed dwelling does not materially impact on the special qualities of the AONB, especially through its height or bulk;
  iii. the proposed development will not generate the need for additional ancillary development including storage, parking and hard surfacing; and
  iv. the proposed permanent dwelling does not replace a temporary structure or one where the residential use has been abandoned.

5 LANDSCAPE CHARACTER

5.1 National Landscape Character

At the National Level, the site is located within National Character Area (NCA) 132: Salisbury Plain and West Wiltshire Downs as defined by Natural England, as shown below:



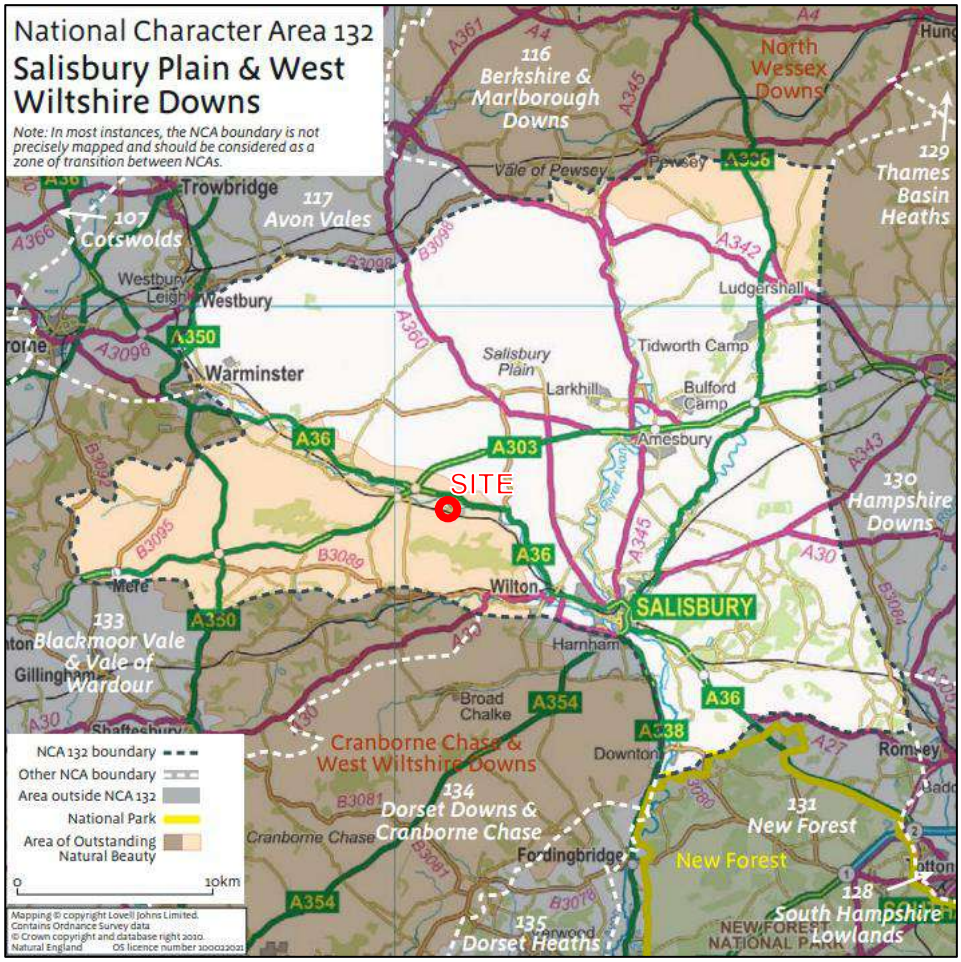


Figure 8: National Character Area (NCA) 132: Salisbury Plain & West Wiltshire Downs

Key characteristics of relevance to the site and its local context identified on page 6 include:

- *"Many small, sheltered river valleys, such as the Wylye, with narrow flood plains and meandering river courses.*
- *Woodland generally confined to valley slopes, with scattered copses and shelterbelts (usually of beech or conifer) found on the high downs, and occasional ancient oak woods on the ridgetops.*
- *Large arable fields predominate, with generally very few hedgerows or obvious boundary features; there are often wide grass buffer strips.*
- *Rare flora and fauna of national significance, associated with a chalk landscape, from stone curlew, hobby and corn bunting to dropwort, early gentian and slender bedstraw.*
- *A sparsely settled landscape, with few settlements of any size, and notable for nucleated villages at the foot of the scarp along the springline. Large-scale farmsteads are a prominent feature.*
- *Abundant use made in older buildings of local stone such as flint, Chilmark stone and clunch, together with timber frame and chalk cob.*
- *Large parks and estates found in the valleys, with related groups of estate housing in common style.."*

5.2 County Landscape Character Type and Area

At a County level, Wiltshire Council has produced 4 Landscape Character Assessments covering North, South, East and west Wiltshire. The site lies within west Wiltshire and is covered by the 'West Wiltshire District Character Assessment', December 2006. The Character Assessment describes 11 Landscape Character Types (LCTs). These landscape types are then further subdivided into 40 landscape Character Areas (LCAs). The LCAs reflect distinctive variations in local character within each Landscape Character Type based on visual analysis of how different combinations of physical features and perceptual qualities such as scale, pattern, tranquillity, cultural associations, etc create areas of distinctive landscape character. The site is located within LCT 'Chalk River Valley' and lies within the LCA J1 'Wylye Chalk River Valley' as shown below.

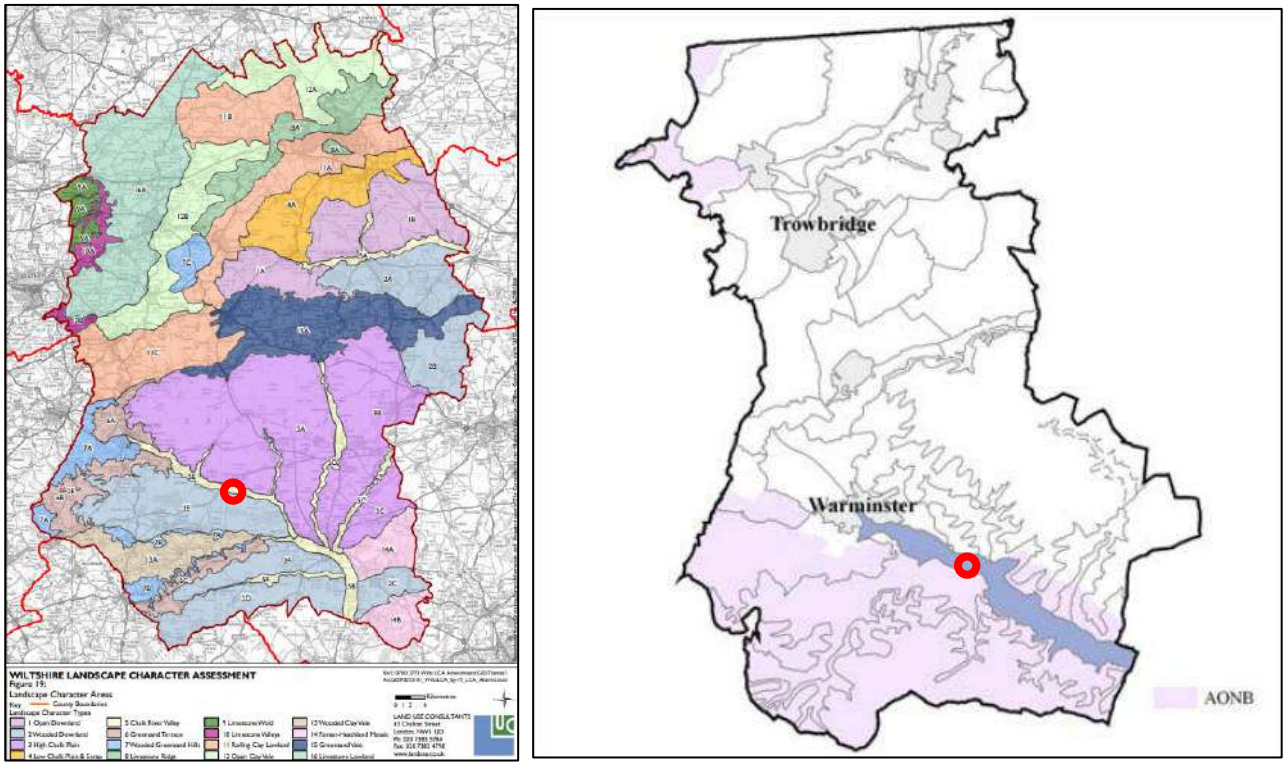


Figure 9: Wiltshire Councils LCT Map and 'Wylye Chalk River Valley LCA

The Wylye Chalk River Valley LCA is described as follows:

> *"The Wylye Chalk River Valley runs eastwards from Warminster enclosed by steep chalk slopes. The valley floor is a rural landscape where sheep and cattle graze the floodplain within small irregular fields bound by intermittent hedgerows. Tree cover includes small beech plantations and lines of willows and poplars which follow field boundaries together with the past and present courses of the Wylye and its tributaries. The floodplain provides a corridor for movement with the Salisbury-Warminster railway line and A36 trunk road running along the gravel terraces either side of the floodplain. Attractive linear or nucleated villages are scattered along these east-west routes, their traditional buildings are predominantly of stone, and there are some with distinctive flint and limestone chequers. The long history of human occupation of the valley is made evident by the survival of Neolithic long barrows on the valley floor, as well as a number of Bronze Age round barrows, the Norman motte and bailey earthworks at Sherrington and the pattern of medieval settlements along the valley, largely surviving today. Post-medieval agricultural improvements included the creation of water meadows, the channels of which are still visible components of the valley landscape, and watercress beds. Despite the relatively large-scale landform of the valley, this is an intimate landscape with a semi-enclosed character. Although characterised by busy transport corridors, both along and across the valley, the floodplain retains a peaceful quality"*

Key characteristics include:

- *"Strongly enclosed valleys with an intimate scale contrasting with the surrounding open upland landscape.*
- *Level valley floor with relatively steep sides.*
- *Pastoral land use along the valley floor with small scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields.*
- *Hedgerows and hedgerow trees add to the lush and enclosed feel of the valleys.*
- *Riparian woodlands, lines of poplar along ditches and willow pollards.*
- *Diverse mosaic of land cover and habitats includes meadows, fen and wet woodland on valley floor.*

- *Clear fast flowing chalk rivers and streams a key habitat.*
- *Valleys contain a concentration of settlement in contrast to the adjacent unsettled downs.*
- *Many long established villages, sited along the spring line and built of a rich variety of vernacular materials*
- *Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology.*
- *Valley used as transport corridors with major roads and railway lines along valley sides.*
- *Rural landscape sometimes interrupted by the large volume of traffic."*

5.3 Cranborne Chase National Landscape (AONB)

Cranborne Chase National Landscape have produced a Landscape Character Assessment for Cranborne Chase AONB. The AONB is divided into 8 Landscape Types, which are further sub-divided into Landscape Character Areas. The site lies within the Landscape Type '5. Chalk River Valley' and the Landscape Character Area '5A Wylye Valley'.

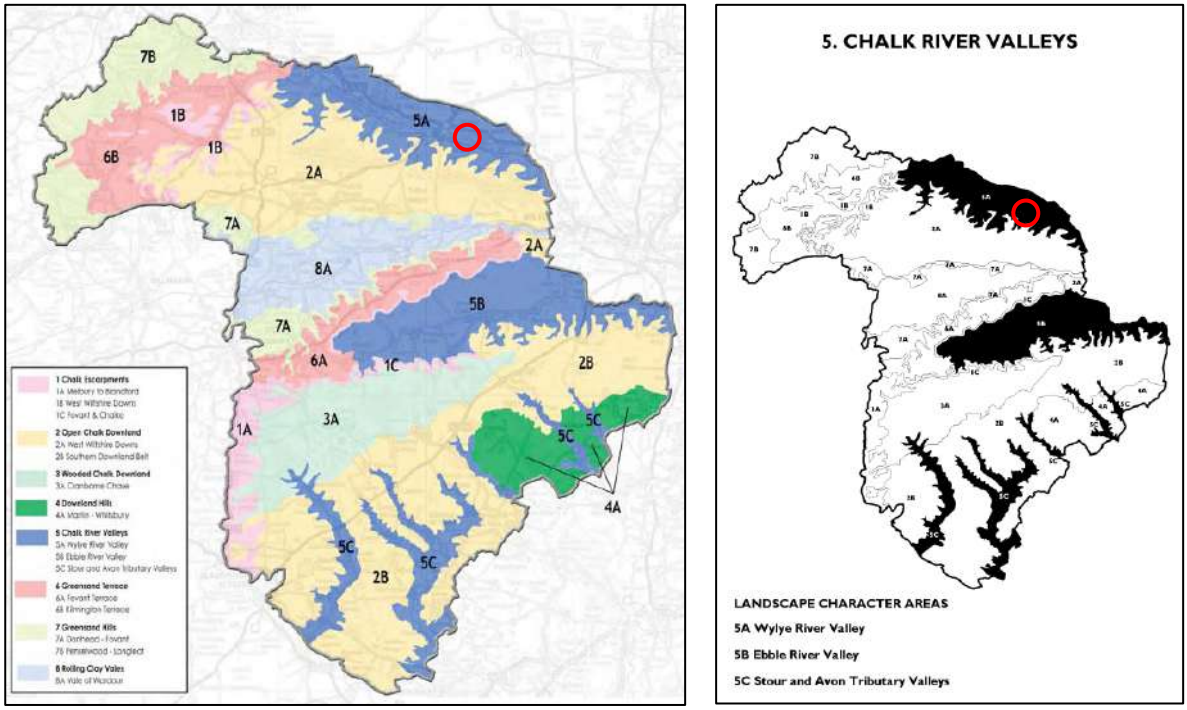


Figure 10: Cranborne Chase National Landscapes' Landscape Type and 'Chalk River Valleys' Map

Key characteristics of the Landscape Character Area '5A Wylye Chalk River Valley' include:

- *The Wylye Valley has carved a deep valley through the chalk following a line of structural weakness along a geological fault.*
- *Strongly enclosing chalk valley sides have been eroded by a series of tributaries to form dry tributary valleys.*
- *The River Wylye meanders across a flat valley floor forming a corridor which maintains a constant width of about 1 kilometre.*
- *The steepest valley slopes have retained their semi-natural chalk grassland or are clothed in 'hanging' woodland.*
- *Water meadows and cress beds on the valley floor, surrounded by straight-sided fields representing late 18th/early 19th century Parliamentary inclosure, with larger scale fields resulting from 20th century boundary loss.*
- *A series of springline villages and manors lie at the foot of the valley slopes on the gravel river terraces where they are protected from flooding.*

- *Major transport routes use the valley as an east-west corridor between Warminster and Salisbury and the rural landscape is interrupted by large volumes of traffic.*
- *Field boundaries and footpaths often reflect the tracks, droves and hollow ways that took the livestock to and from the downs in the Medieval period.*
- *The shallow valley sides have been exploited for arable cultivation while the steeper valley sides have remained wooded or grazed by sheep.*
- *Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and watermeadow channels on the valley floor contribute to the visible archaeology.*

5.4 Localised Landscape Character

This area is defined by the linear row of residential properties along Wylye Road, with the majority in very close proximity to the roadside and visually dominant. The close proximity of the residential properties helps define the village. The vegetation consists of ornamental shrubs and hedging within roadside gardens with mature native and ornamental trees. There are occasional glimpses between properties to the pasture fields to the north and south as they rise on the sloping hillsides. The local topography is defined by Wylye Valley, with Hanging Langford sat on the relatively flat ground that runs south-east / north-west. The overall mix of tight knit residential properties contained with the surrounding fields and topography provides a scenic quality and has a rural village characteristic.

5.5 Section Summary

At a national level, the NCA 132: Salisbury Plain and West Wiltshire Downs describes many small, sheltered river valleys such as the Wylye, with narrow flood plains and meandering river courses, Large arable fields predominate and woodland is generally confined to valley slopes, with scattered copses and shelterbelts. It is a sparsely settled landscape, with few settlements of any size, and notable for nucleated villages at the foot of the scarp along the springline. Large parks and estates found in the valleys, with related groups of estate housing in common style.

At a county level, ‘Wylye Chalk River Valley’ LCA (a subdivision of the LCT ‘Chalk River Valley’) runs eastwards from Warminster enclosed by steep chalk slopes. The valley floor is a rural landscape where sheep and cattle graze the floodplain within small irregular fields bound by intermittent hedgerows. The floodplain provides a corridor for movement with the Salisbury-Warminster railway line and A36 trunk road running along the gravel terraces either side of the floodplain. Attractive linear or nucleated villages are scattered along these east-west routes. Despite the relatively large-scale landform of the valley, this is an intimate landscape with a semi-enclosed character. Although characterised by busy transport corridors, both along and across the valley, the floodplain retains a peaceful quality.

Within the Cranborne Chase AONB the site lies within the Landscape Type ‘5. Chalk River Valley’ and the Landscape Character Area ‘5A Wylye Valley’, defined by strongly enclosing chalk valley sides that have been eroded by a series of tributaries to form dry tributary valleys. The River Wylye meanders across a flat valley floor forming a corridor which maintains a constant width of about 1 kilometre. The steepest valley slopes have retained their semi-natural chalk grassland or are clothed in 'hanging' woodland. A series of springline villages and manors lie at the foot of the valley slopes on the gravel river terraces where they are protected from flooding. Major transport routes use the valley as an east-west corridor between Warminster and Salisbury and the rural landscape is interrupted by large volumes of traffic. The shallow valley sides have been exploited for arable cultivation while the steeper valley sides have remained wooded or grazed by sheep

The localised landscape is defined the linear row of residential properties along Wylye Road, with the majority in very close proximity to the roadside and visually dominant. The vegetation consists of ornamental shrubs and hedging within roadside gardens with mature native and ornamental trees. The

overall mix of tight knit residential properties contained with the surrounding fields and topography provides a scenic quality and has a rural village characteristic.

6 SITE APPRAISAL

The site is approximately 0.13ha and comprises the residential dwelling and garden of 'Moonrakers', centred at Ordnance Survey grid reference SU 02789 37074. The site consists of a residential dwelling with associated driveway, scattered trees and lawn. There is a hedgerow boundary to the east, south and west of the site, with mature trees on the south-west, south-east and northern boundaries. The western boundary is made up of the existing farm storage area and access track.



Figure 11: Aerial photograph with site boundary.

6.1.1 Topography

The site slopes moderately from the northern boundary of Wylye Road at 72.5m AOD up 75.5m AOD on the southern boundary. This is consistent with the wider rising landform.

6.1.2 Hydrology

There are no water features on site.

6.1.3 Vegetation

The site is mainly modified grassland, maintained as a garden. Within the site are 10 individual trees. These include three over-mature Beech (Fagus Sylvatica) at the northern part of the site, two medium sizes trees, a mature Walnut (Juglans regia) and mature Copper Beech, and five small trees of which are Beech and Apple (Malus domestica).

Along the western, southern and eastern site boundaries is a predominantly Beech hedge with occasional Hedge Bindweed (Calystegia sepium), Ivy *(Hedera helix)*, and Bramble (*Rubus fruitcosa*

agg.). Along the northern boundary is a Lawson Cypress hedge. Hard pruning has removed the majority of green growth on the northern road side.

6.1.4 Settlement and Land Use and Field Pattern

Using historic aerial photos and maps the site has been used as a residential plot since the mid-20th century, with the site boundaries remaining unchanged and no further development taking place. A single 1 storey dwelling is located in the southern half of the site.

6.1.5 Access and PRoW

Vehicle access into the site is off the Wylye Road on the northern boundary. There is no other public access to the site.

6.1.6 Inter-visibility

Due to the sites position near the foot of a ridge within a linear valley and the surrounding mature vegetation on and off site, intervisibility with the site is strictly limited to glimpsed views of neighbouring properties roof lines to the east, very limited views of the pasture field rising immediately to the south and west, and the immediately adjacent properties to the north on Wylye Road.

6.1.7 The Site

The site is typical of an mid 20th century property, with a single storey residential dwelling framed by a simple landscape of hedging and trees. The hedging contains the site, and it borrows minimal characteristics from the agricultural pasture to the south and west. The site is clearly defined as residential, with a stone wall frontage and amenity grass. The site is relatively tranquil, has scenic quality and due to it being designated within an AONB is considered to be of **high** landscape value.

The site is likely to have some scope to accommodate the type of change proposed by the development without undue effects upon its overall integrity, with the development fitting into the existing landscape and is therefore considered to have a **medium** susceptibility.

The Landscape sensitivity of the site is derived from a combination of value and susceptibility and is considered to be **medium/high** for the site overall.

6.2 Section Summary

The site is approximately 0.13ha and comprises the residential dwelling and garden of ‘Moonrakers’. The site slopes moderately from the northern boundary of Wylye Road at 72.5m AOD up 75.5m AOD on the southern boundary. The site consists of a residential dwelling with associated driveway, scattered trees and lawn. There is a hedgerow boundary to the east, south and west of the site, with mature trees on the south-west, south-east and northern boundaries

Vehicle access into the site is off the Wylye Road on the northern boundary. There is no other public access to the site. Due to the sites position near the foot of a ridge within a linear valley and the surrounding mature vegetation on and off site, intervisibility within the site is strictly limited to glimpsed views of neighbouring properties roof lines to the east, of the pasture field rising immediately to the south and west and the immediately adjacent properties to the north on Wylye Road

Analysis of the main site as a landscape receptor concludes that it is of **medium/high** sensitivity.

7 BASELINE LANDSCAPE AND VISUAL CONDITION

7.1 Landscape Receptors

The following table summarises the different landscape features and character receptors that may be affected by the proposals. The sensitivity of landscape receptors has been determined by reference to the baseline assessment of the existing landscape resource.

Due to the Cranborne Chase and West Wiltshire Downs AONB setting, some of the landscape receptors have been assigned a higher value due to the national importance of overall landscape resource.

Landscape Receptor	Value	Susceptibility	Sensitivity
Features			
Trees	High	Medium	Medium/High
Hedgerows / Shrub	High	Medium	Medium/High
Grassland	Medium	Low	Medium/Low
Land Use	Low	Low	Low
Field Pattern	Medium	Low	Medium/Low
Topography	High	Low	Low
Character			
National: NCA 132: Salisbury Plain and West Wiltshire Downs	Medium	Low	Low
County: LCA J.1 Wylye Chalk River Valley	High	Low	Medium/Low
AONB: LCA 5A Wylye Chalk River Valley	High	Medium	Medium/High
Localised Landscape Character	High	Medium	Medium/High
The Site	High	Medium	Medium/High

Figure 12: Table Summary of Landscape Receptors

7.2 Visual Appraisal

A visual appraisal of the site was undertaken in July 2023 to determine the relationship of the site with its surrounds, the visibility of the site within the wider landscape and the suitability of the site for development and the potential effect this would have on the landscape and visual characteristics of the area.

A Zone of Theoretical Visibility (ZTV or viewshed) describes the area from which the proposed development is potentially visible. The desktop study involved creating a 3D terrain model using bare-earth Terrain 5 data, which was used to determine where intervisibility would occur between the ridge of the proposed building and a 1.7m high observer in the wider landscape. As bare-earth data is used, the ZTV does not take account of built form or vegetation present within the landscape. The Visual Appraisal Plan in Appendix 2 illustrates the ZTV of the site.

The ZTV demonstrates that based on topography alone the 8.3m height dwelling would be visible across most of the valley floor and more distant valley sides to the north facing towards the site. It was known that due to the topography, build form and surrounding trees that visibility would be far more constrained.

Assessment of visual influence is focused on locations from which the site is most likely to be viewed, i.e., roads, footpaths and residential areas. Within the ZTV potential receptors of visual effects of the development have been identified. Receptors include the public, residents, visitors, and any other potential viewers of the development. Principal Viewpoints are then selected as representative views from receptor locations.

Beyond the 3km area chosen, the visual impacts of the development are not considered likely to be significant. This is due in part to scale and height of the built components of development, the effect of reduced contrast between different landscape textures and colours at increasing distance and the increasing importance of atmospheric conditions in determining the availability of long-distance views. At these distances, the development is likely to be screened by local features such as landform, buildings, and vegetation.

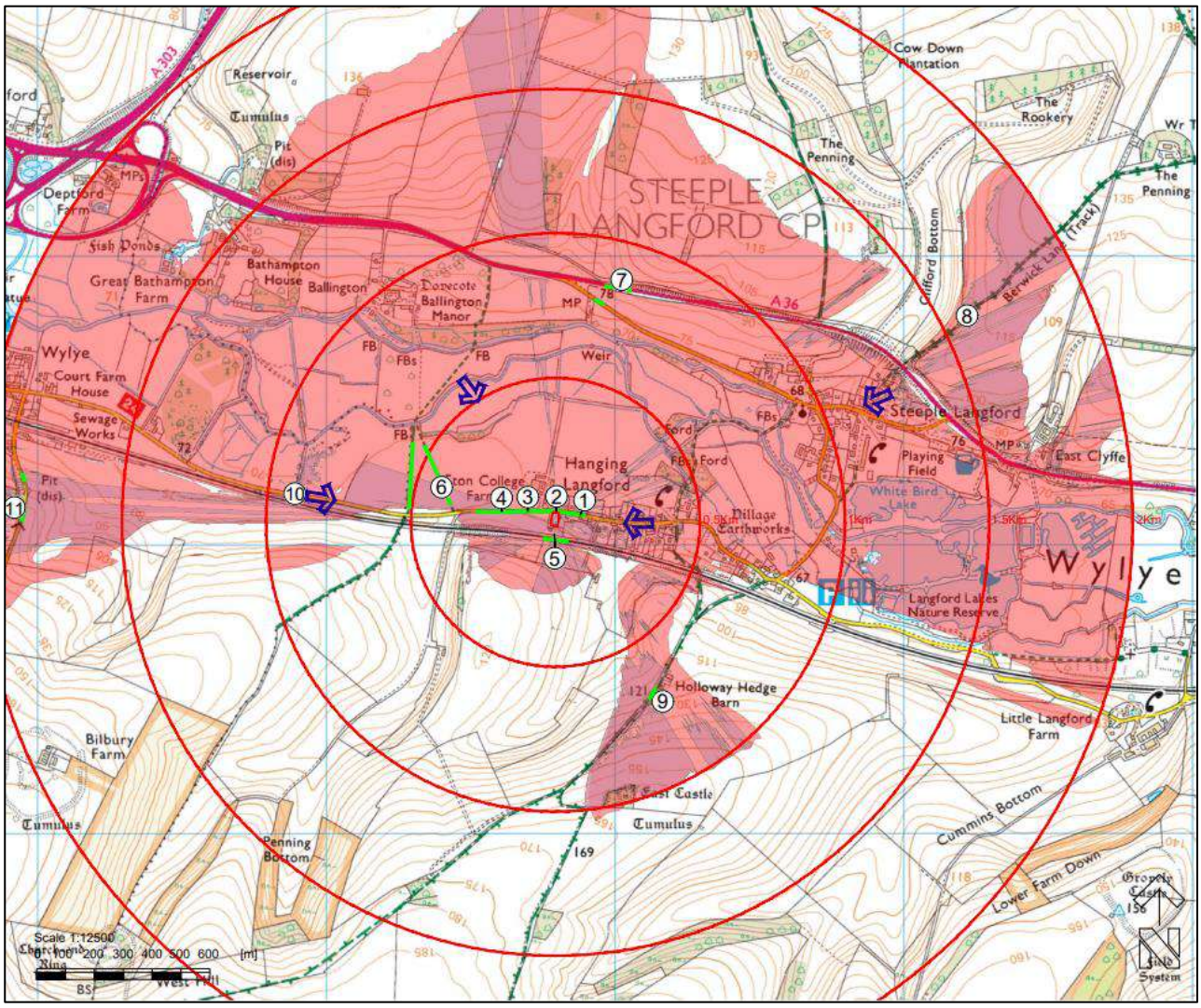


Figure 13 - Extract of Visual Appraisal Plan (see Appendix 2)

In order to represent the nature of identified views, a number of Site Context Photos (SCP) (Nos. 1 – 11 inclusive) were selected. The photographic locations are illustrated on the Visual Appraisal Plan.

It is acknowledged that the SCP's were taken in summer when deciduous vegetation is in leaf. The main visual receptors and representative SCP are listed in the table below.

Visual Receptor	Value	Susceptibility	Sensitivity
View West from Wylye Road within the Village (SCP1): Motorists and representative of Residents	High	Medium	Medium/High
View North from Wylye Road, opposite to site (SCP2): Motorists and representative of Residents	High	Medium	Medium/High
View East from Wylye Road Opposite Eton Collage Farm (SCP3): Motorists	High	Medium	Medium/High
View East from Wylye Road on approach to village (SCP4): Motorists	High	Medium	Medium/High
View North from south of property adjacent to south west mainline railway track (SCP5): Train passengers	High	Medium	Medium/High
View South from SLAN6 Footpath and WYLY6 Bridleway (SCP6): Footpath users	High	High	High
View South from A36 (SCP7): Motorists	High	Low	Medium
View South West from SLAN4 Byway (SCP8): Byway users	High	High	High
View North West from SLAN8 Restricted Byway (SCP9): Byway users	High	High	High
View East from Wylye Road (SCP10): Motorists	High	Medium	Medium/High
View East from Dinton Road (SCP11): Motorists	High	Medium	Medium/High

Figure 14: Visual Receptors Sensitivity Table

All the PRoW located within the Cranborne Chase AONB are considered to be of High value due to the national importance of overall landscape resource.

Near Distance Views (0-150m)

Heading west on Wylye Road towards the site (SCP1), motorists have transient, heavily filtered views towards the site. The intervening residential properties, shrub and mature trees block any ground level views into the site, and only a small part of the canopy of the site's trees are visible. This viewpoint is also representative of residential properties. However, the general orientation of housing along Wylye Road is north/south, so any potential views would be at 90degrees.

From immediately opposite the site, the view north from Wylye Road (SCP2) has transient, open views of the site. The white block wall is prominent with the Lawson Cypress and mature tree canopies above. The existing dwelling is partial visible at the end of the driveway though the tree canopies. There are no views beyond the dwelling. This viewpoint is also representative of residential properties opposite the site to the north.

Heading east on Wylye Road, opposite Eton College Farm (SCP3), there are transient, filtered views towards the site at a 45^{O} angle to the direction of travel. The entire western boundary hedging and mature trees at the north and south of the site are visible. These screen further views into the site, with only the existing dwelling roof visible above the hedging.

From the south west Main Line railway track (SCP5) to the south of the site there are high speed transient, filtered views into the site at 90 degrees to the direction of travel. An existing barn structure partially blocks views of the site. The existing dwelling's roof line is partially visible above the southern boundary hedgerow, with the mature tree canopies visible beyond. All ground level views of the site are blocked by the site's boundary vegetation.

Middle Distance Views (150m-1km)

Heading east on Wylye Road on the approach to Hanging Langford (SCP4) there is a transient, open view towards the site at a 45 degree angle. The entire western boundary hedgerow is visible, with the canopies of the mature trees on site prominent. A small part of the existing dwelling's western façade and the roof line can be seen above the western boundary hedgerow.

Looking south east from part of Footpath 'SLAN6' and Bridleway 'WYLY6' (SCP6) there is a transient open view towards the site at a 45 degree angle to the path. The existing dwelling's roof is partially visible above the western boundary vegetation, with the onsite trees prominent either side. The rest of the site is screened.

Looking south from the A36 (SCP7) there are no views of the site, as it is screened by intervening vegetation.

Looking north-west from restricted byway (SCP9) there are no views of the site, as it is screened by intervening topography and vegetation.

Heading west on Wylye Road (SCP10) there are no views of the site, as it is screened by roadside vegetation and the rising topography.

Long Distance Views (1km+)

Heading south-west on byway 'SLAN4' (SCP8) there are no views of the site, as it is screened by intervening vegetation.

Looking east from Dinton Road (SCP11) at 90 degrees to the direction of travel the existing dwelling's is indistinguishable from the surroundings due to its scale and the reduced contrast between the different landscape textures and colours.

7.3 Section Summary

The Visual Appraisal Plan and Site Context Photos 1 to 11 demonstrate that due to the surrounding topography, residential properties and mature vegetation, the site is visible from a small number of nearby sections of Wylye Road, footpath 'SLAN6' and Bridleway 'WYLY6'. These views are typically at a 90 or 45 angle to the direction of travel, and are limited to partial views of the dwelling's roof above site boundary vegetation.

Wider views are curtailed by the surrounding vegetation and topography.

8 DEVELOPMENT PROPOSALS

The proposed development seeks demolish the existing and construct a replacement dwelling, retain the existing entrance, improve the existing driveway, retain the native tree and hedgerows, replace non-native hedging with a native hedgerow and implement a landscaping scheme that includes additional tree planting.

The existing dwelling is located towards the rear of the plot and has a ridge height of +79.08m. The proposed dwelling would be located closer to the centre of the site and further away from the site boundaries, with a proposed ridge height of +82.42m. The existing dwelling has a footprint of 185m^2, with the proposed dwelling having a smaller footprint of 160m^2.

All existing trees on the site will be retained. Two trees over the existing drive, which would be retained and widened at the property frontage, would be crown lifted to 4m where they are overhanging the driveway. A nonnative Lawson Cypress hedge along the northern property line would be removed and replaced with a native species hedge, which would be extended to run around the north-west corner of the site.

The scheme would be supported by a simple landscape framework, which would incorporate retention and management of the existing trees and hedges, and include native tree planting, native hedging, native scrub planting and biodiverse wildflower meadow..

The landscape proposal is detailed on Weddle's drawing 1567-004. Based on the Defra Small Sites Statutory Biodiversity Metric calculations, the proposed development would result in an overall gain in Habitat Units of +10.09% and a gain in Hedgerow Units of +18.74%.



Figure 15: Extract of drawing 1567-004 Landscape Masterplan (see appendix 4)

8.1 Section Summary

The proposed development seeks demolish the existing and construct a replacement dwelling, retain the existing entrance, improve the existing driveway, retain the native tree and hedgerows and replace non-native hedging with a native hedgerow. The scheme would be supported by a simple landscape framework, which would incorporate retention and management of the existing trees and hedges, and include additional native tree planting, native hedging, native scrub planting and biodiverse wildflower meadow. The scheme would result in a Biodiversity Net Gain of +10.09% in Habitat Units and +18.74% in Hedgerow Units.

9 LANDSCAPE AND VISUAL EFFECTS

This section summarises the likely effects of the proposed development on the identified landscape features, published landscape character types, visual receptors, and relevant policies. The assessment is undertaken for the following operational stages of the development:

- Year 1 (this refers to year 1 of the completed scheme) during winter.
- Year 15 (this refers to year 15 of the completed scheme) during summer.

9.1 Effects on Landscape Features

The effects on landscape features are summarised below:

Landscape Receptor	Sensitivity	Year 1		Year 15	
		Magnitude	Significance / Effect	Magnitude	Significance / Effect
Trees	Medium/High	Small	Negligible Adverse	Small	Minor Beneficial
Hedgerows / Shrub	Medium/High	Very Small	Negligible Adverse	Small	Minor Beneficial
Grassland	Medium/Low	None	Neutral	Very Small	Negligible Beneficial
Land Use	Low	None	Neutral	None	Neutral
Field Pattern	Medium/Low	None	Neutral	None	Neutral
Topography	Low	None	Neutral	None	Neutral

Figure 16: Landscape receptors effects table summary

- Trees: All existing trees would be retained as part of the proposed development. For the proposals to be implemented, a crown lift is proposed for 2 trees along with slight canopy reductions to 2. As part of the proposed landscape framework 8 additional trees would be planting on the eastern, southern and western boundaries to enhance the boundary screening over time. Overall, there would be a negligible adverse effect at year one due to the slight loss of canopy though pruning works, improving to minor beneficial at year 15 once the proposed trees have established.

- Hedgerows: The existing Lawson Cypress along the northern boundary with Wylye Road would be removed as part of the proposals and replaced with a native species hedgerow. The proposed hedgerow planting would also be implemented at the north-east corner of the site to improve the boundary screening over time. Overall, there would be a negligible adverse effect at year 1 due to the slight loss of screening, improving to minor beneficial at year 15 once the replacement and additional hedgerow planting has established.

- Grassland: The proposals would extend the existing driveway by removing an area of lawn from the northern half of the site. On the southern side of the site the removal of the existing dwelling and associated hard landscaping would allow for the implementation of new lawn and wildflower meadow area. Overall, there would be a neutral effect at year 1, improving slightly to negligible beneficial at year 15 due to the introduction of wildflower meadow.

- Land Use: The site would remain as residential, with the existing dwelling being demolished and the proposed dwelling located in a slightly more central location within the site. A landscape framework would be implemented as part of the proposals and be in keeping with a residential property. This would result in a neutral effect at year 1 and 15.

- Field Pattern: The sites southern and western boundary of the site form part of the neighbouring field boundaries. Both have hedgerows along their lengths that would not be affected by the proposal, leaving the perceived field pattern intact. This would result in a neutral effect at year 1 and year 15.

- Topography: The proposed scheme would not alter the existing topography, resulting in a neutral effect at year 1 and year 15.

Regarding landscape features, the proposed development would have a long-term minor beneficial effect on the most sensitive and visually apparent features of trees and hedgerows / shrub. In the long-term there would also be a negligible beneficial effect on grassland and a neutral effect on land, field pattern and topography.

9.2 Effects on Landscape Character

The landscape character effects are summarised below:

Landscape Character Receptor	Sensitivity	Year 1		Year 15	
		Magnitude	Significance / Effect	Magnitude	Significance / Effect
National: NCA 132: Salisbury Plain and West Wiltshire Downs	Low	Very Small	Neutral	None	Neutral
County: LCA J.1 Wylye Chalk River Valley	Medium/Low	Very Small	Neutral	None	Neutral
AONB: LCA 5A Wylye Chalk River Valley	Medium/High	Very Small	Negligible Adverse	None	Neutral
Localised Landscape Character	Medium/High	Very Small	Negligible Adverse	None	Neutral
The Site	Medium/High	Very Small	Minor Adverse	Small	Negligible Beneficial

Figure 17: Landscape character effects table summary

- National NCA: Due to the scale and low intervisibility the proposal would only have a very small magnitude of effect and not affect any of the key characteristics of the NCA, resulting in a neutral effect at year 1 and year 15.

- County LCA: The proposals would demolish the existing dwelling and replace it with a new built form in a similar location. Again, the proposals would only have a very small magnitude of effect and would not affect any of the key characteristics of the LCA, resulting in a neutral effect at year 1 and year 15.

- AONB: The proposals for a replacement dwelling within an established residential plot with mature vegetation would have a very small magnitude of effect. At year one, the crown lifting of 2 mature trees and the removal and replacement of the roadside Lawson Cypress hedging with a native hedgerow would have a negligible adverse effect. This would reduce over time as the replacement hedgerow and the proposed trees within the landscape scheme mature, and at year 15 there would be a neutral effect.

- Localised Landscape Character: The demolition of an existing dwelling and replacement with another dwelling would have a limited impact on the local character. The majority of the mature landscape framework would be retained, with only the northern boundary Lawson Cypress hedging proposed for removal. The replacement native hedgerow along the north boundary and additional tree planting would be in keeping with the local character. There would be a negligible adverse effect at year 1 due to the loss of mature hedging along the northern boundary. Once the replacement hedgerow and tree planting has matured there would be a neutral effect at year 15.

- The Site: The trees and native hedgerows along the east, south and western boundaries, which are the most important landscape features, would be retained and enhanced with additional tree and hedgerow planting. There would be a slight loss of modified grassland, but with an introduction of replacement wildflower meadow planting. The existing residential dwelling would be demolished and replaced with a new dwelling in a similar location with the plot. With the retention and replacement of part of the existing boundary vegetation and the introduction of further tree planting, the site boundaries of the plot would be improved. Overall, there would be a minor adverse effect at year 1 due to the removal the Lawson Cypress hedging and introduction of built form in a slightly new location, reducing to negligible beneficial effect at year 15 once the proposed tree, hedgerow, scrub and meadow planting establishes.

Regarding landscape character, the proposed development would not adversely affect key characteristics of the published National, County and AONB level character areas/types, with a neutral effect in the long-term. The proposal would retain, replace and enhance the trees and hedgerows that are important character feature and provides visual screening between the LCA and the proposals. At a site levels, the proposal would initially have a minor adverse effect due to a slight increase in visibility whilst replacement and additional planting matures, reducing to negligible beneficial once the landscape framework has established and further screens the proposed dwelling.

9.3 Visual Effects

It is acknowledged that the SCP's were taken in summer when deciduous vegetation is in leaf and the visual effects narrative below refers to the 'worst-case' at year 1 of the completed scheme during winter.

The visual effects are summarised below:

Visual Receptor	Sensitivity	Year 1		Year 15	
		Magnitude	Significance / Effect	Magnitude	Significance / Effect
View West from Wylye Road within the Village (SCP1): Motorists and representative of Residents	Medium/High	Very small	Neutral	Very small	Neutral
View North from Wylye Road, opposite to site	Medium/High	Medium	Minor Adverse	Very Small	Neutral

(SCP2): Motorists and representative of Residents					
View East from Wylye Road Opposite Eton Collage Farm (SCP3): Motorists	Medium/High	Small	Negligible Adverse	Small	Negligible Beneficial
View East from Wylye Road on approach to village (SCP4): Motorists	Medium/High	Small	Negligible Adverse	Small	Negligible Beneficial
View North from south of property adjacent to south west mainline railway track (SCP5): Train passengers	Medium/High	Very Small	Neutral	Very Small	Negligible Beneficial
View South from SLAN6 Footpath (SCP6): Footpath users	High	Small	Negligible Adverse	Small	Negligible Beneficial
View South from A36 (SCP7): Motorists	Medium	None	Neutral	None	Neutral
View South West from SLAN4 Byway (SCP8): Byway users	High	None	Neutral	None	Neutral
View North West from SLAN8 Restricted Byway (SCP9): Byway users	High	None	Neutral	None	Neutral
View East from Wylye Road (SCP10): Motorists	Medium/High	None	Neutral	None	Neutral
View East from Dinton Road (SCP11): Motorists	Medium/High	Very Small	Neutral	Very Small	Neutral

Figure 18: Visual effects table summary

- West on Wylye Road towards the site (SCP1) there would be very limited transient, filtered views though to the existing boundary tree canopy. The remainder of the site would be remain screened by intervening vegetation and built form. Overall**,** there would be no disernable change in the view, resulting in a neutral effect at year 1 and 15.

- Further west and immediately opposite the site, the view north from Wylye Road (SCP2) would have transient, oblique open views into the site. The existing wall would be retained, with the Lawson Cypress hedge removed and replaced with a native hedgerow, which would also be planted to extend the full length of the boundary. The proposed dwelling would be visible, partially filtered through the existing site tree canopies that would be lifted as part of the proposals. The repositioning of the proposed dwelling would allow slight views through to the rear of the property. At year 1 there would be a minor adverse effect, with the removal of the Lawson Cypress hedge and the lifting of the tree canopies allowing further views into the site. At year 15, once the proposed native hedging on the northern boundary matures, the views into the site and of the proposed dwelling would become heavily filtered, reducing to a neutral effect.

- Heading east on Wylye Road opposite Eton College Farm (SCP3) there would be there transient, filtered views towards the site at a 45 degree angle. The proposed dwelling roof would be visible above the retained western boundary hedge. This would be a negligible change when compared to the visibility of the existing dwelling. The mature trees on the northern boundary would be crown lifted, allowing further filtered views across the site and towards the neighbouring plot. Several new trees would be planted along the middle of the western boundary. At year 1, there would be a negligible adverse effect due to the perceived change in building position and slight increase in filtered views across the site. At year 15, when the proposed trees on the western

boundary have matured to filter views of the proposed dwelling roofline, the effects would improve to a negligible beneficial effect.

- Heading east from Wylye Road on the approach to Hanging Langford (SCP4) there would be a transient, open view towards the site at a 45 degree angle. The proposed dwelling's roof would be visible above the western boundary hedgerow, seen in a slightly more northern position in the plot than the existing dwelling. Several proposed trees on the western boundary would be visible in between the prominent existing tree canopies to the north and south. At year 1 there would be a negligible adverse effect, due to the crown lift on the existing trees on the northern half of the site. At year 15, once the proposed trees on the western boundary have matured, the views of the proposed dwelling's roof would be filtered, resulting in a negligible beneficial effect.

- From the south west Main Line railway track (SCP5) to the south of the site there would be high speed transient, filtered views into the site at 90 degrees to the direction of travel. The proposed dwelling's roof line would be partially visible, set further back from the viewer than the current dwelling. The southern boundary hedge and trees would remain, blocking any ground level views into the site. An additional tree would be planted on the southern boundary. At year one there would be a neutral effect, with only the location of a visible roofline changing. At year 15, once the proposed tree on the southern boundary has mature to filter views into the site, there effects would improve to negligible beneficial.

- Looking south east from footpath 'SLAN6' and Bridleway 'WYLY6' (SCP6) there are views towards the site at a 45degree angle to the path. The proposed dwelling's roof would be partially visible above the western site boundary hedgerow, seen in a slightly set back position compared to the existing dwelling. Several trees would be planting near the middle of the western site boundary, infilling the gap between the existing site trees. At year 1 there would be a negligible adverse effect, due to the slight change in dwelling location and appearance. At year 15, once the proposed trees on the western site boundary have matured to heavily filter views of the dwelling's roof, the visual effects would improve to negligible beneficial.

- Looking south from the A36 (SCP7) no views would be possible, with the proposals being screened by the intervening vegetation. There would be no change in the view, resulting in a neutral effect at year 1 and 15.

- Heading south-west on byway 'SLAN4' (SCP8) no views of the site would be possible, with the proposals being screened by the intervening vegetation. There would be no change in the view, resulting in a neutral effect at year 1 and 15.

- Looking north-west from restricted byway (SCP9) no views of the site would be possible, with the proposals screened by intervening topography and vegetation. There would be no change in the view, resulting in a neutral effect at year 1 and 15.

- Heading west on Wylye Road (SCP10) there would be no views of the site, with proposals screened by roadside vegetation and the rising topography. There would be no change in the view, resulting in a neutral effect at year 1 and 15.

- Looking east from Dinton Road (SCP11) at 90 degrees to the direction of travel the proposals would be indistinguishable from the surroundings due to its scale and the reduced contrast between the different landscape textures and colours, resulting in a neutral effect at year 1 and 15.

Regarding visual effects, due to the retention of the existing site boundary trees, hedgerows and surrounding undulating topography, the proposal would only be visible from a small number of nearby sections of Wylye Road and a footpath to the north west Hanging Langford. At year 1 there are a small number of negligible and minor adverse visual effects to receptors within 150m of the proposals and the local PRoW 'SLAN6' and 'WYLY6'; and a neutral effect on all other receptors. In the long-term, when the proposed boundary tree and hedgerow planting has become established, the effects would improve to neutral and negligible beneficial due to the increase screening of the site and the dwelling's roofline.

9.4 Response to Policy

9.4.1 Cranborne Chase AONB

While the site and its surroundings are considered part of a valued landscape due to its Cranborne Chase AONB setting, in the long term the proposals would result in a neutral effect on these designations.

With regard to NPPF paragraphs 176 and 177 relating to AONB, Wilshire Core Strategy Policy CP51 and the Cranborne Chase AONB Management Plan Polices PT15 and PT24, the proposed development would have a neutral to negligible beneficial impact in the long term on the natural beauty and special character of the Cranborne Chase AONB due to enhancement of the most prominent elements such as the boundary trees and hedgerows.

The proposal would have a short-term negligible adverse effect whilst the proposed landscape framework establishes on a very small part of the AONB due to the very limited visibility of the site. Once the proposed tree and hedgerow planting establishes, the proposed dwelling would be barely discernible from within the AONB.

The residential setting and enclosed nature of the site and scale of the proposed replacement dwelling are considered to be in keeping with Cranborne Chase AONB Management plan.

9.4.2 Other Policies

The proposed Landscape Framework would provide landscape and biodiversity enhancements in accordance with the NPPF, and the green infrastructure enhancements as set out within Planning Practice Guidance.

The scheme would provide an above statutory biodiversity net gain in habitat units and hedgerow units.

The long-term beneficial impacts on the vegetation character elements by addition planting within and along the sites boundaries would also directly support Core Strategy Policy CP57.

9.4.3 Section Summary

The proposed development would respond positively to landscape related policies at National and Local levels. The proposal would have a long-term neutral to beneficial effect on important landscape features, landscape character, conservation areas and would therefore be in accordance with planning policy related to landscape and visual impacts. The scheme would provide an above statutory biodiversity net gain.

There would be a neutral to negligible beneficial effect on a very localised part of the Cranborne Chase AONB, due to the enhancement of the most prominent elements such as the boundary trees and hedgerows that also provide additional screening of the site.

10 CONCLUSION

Bathampton Farming Partnership have asked Weddle Landscape Design to prepare a Landscape and Visual Appraisal (LVA) to support planning application for the demolition of and erection of a replacement dwellinghouse at Moonrakers, Hanging Langford, Wiltshire.

The objectives of the LVA are to assess the landscape character of the site and its surroundings and to consider the landscape and visual qualities of the site, its function in the landscape and its contribution to the wider landscape. The work undertaken includes an assessment of the existing landscape features, together with a visual appraisal of the site and its context.

The LVA is used to inform the continued design development of the proposed development and to explain the likely landscape and visual effects that may arise as a result of the proposed development. Therefore, providing sufficient information for decision makers to determine the landscape and visual impact of the development.

Site Context

The site is located off Wylye Road, at the Eastern edge of the Hanging Langford settlement, Wiltshire. The dominant vegetation in the surrounding area is agricultural pasture and crops. There are several small woodland blocks scattered to the north on Steeple Langford Cow Down and along the River Wylye corridor. The River Wylye is the main hydrological feature in the areas that forms a flat shallow valley running west to east. The site is also approximately 1.1km to the west of the Langford Lakes Nature Reserve. The river valley influences the topography of the surrounding area, with the valley edge rising steeply either side of the ~0.5km wide flood pain, and is deeply incised forming several smaller valleys with elevated plateaus. Hanging Langford is a minor settlement in the surrounding area sitting underneath the wider Steeple Langford area. The settlement itself is majority residential. The A36 runs west to east along the north side of the valley, and a trainline also runs east to west passing around 45m to the south of the current dwelling.

Regarding nearby designations The ‘Cranborne Chase & West Wiltshire Downs’ Area of Outstanding Natural Beauty (AONB) includes the site and extends to the west and south-west. Within 3km of the site there are 4 Sites of Special Scientific Interest (SSSI), ‘The River Avon System SSSI’, ‘Steeple Langford Down SSSI’, ‘Ebsbury Down SSSI’ and ‘Wylye and Church Dean Downs SSSI’; one Local Nature Reserves (LNR), ‘Langford Lakes LNR’; there is 1 Grade ll* Listed Building (Bathampton House) and over 35 Grade ll listed buildings. A single Grade l listed building, Church of All Saints in Steeple Langford, is located approximately 0.9km to the north-east; The closest conservation area to the site, ‘Hanging Langford, is 30m to the east; The public rights of way (PRoW) in the local area are a sparse mix of footpaths, bridleways, byways open to all traffic (BOAT’s) and restricted byways.

Landscape Character

At a national level, the NCA 132: Salisbury Plain and West Wiltshire Downs describes many small, sheltered river valleys such as the Wylye, with narrow flood plains and meandering river courses, Large arable fields predominate and woodland *is* generally confined to valley slopes, with scattered copses and shelterbelts. It is a sparsely settled landscape, with few settlements of any size, and notable for nucleated villages at the foot of the scarp along the springline. Large parks and estates found in the valleys, with related groups of estate housing in common style.

At a county level, ‘Wylye Chalk River Valley’ LCA (a subdivision of the LCT ‘Chalk River Valley’) runs eastwards from Warminster enclosed by steep chalk slopes. The valley floor is a rural landscape where sheep and cattle graze the floodplain within small irregular fields bound by intermittent hedgerows. The floodplain provides a corridor for movement with the Salisbury-Warminster railway line and A36 trunk

road running along the gravel terraces either side of the floodplain. Attractive linear or nucleated villages are scattered along these east-west routes. Despite the relatively large-scale landform of the valley, this is an intimate landscape with a semi-enclosed character. Although characterised by busy transport corridors, both along and across the valley, the floodplain retains a peaceful quality.

Within the Cranborne Chase AONB the site lies within the Landscape Type ‘5. Chalk River Valley’ and the Landscape Character Area ‘5A Wylye Valley’, defined by strongly enclosing chalk valley sides that have been eroded by a series of tributaries to form dry tributary valleys. The River Wylye meanders across a flat valley floor forming a corridor which maintains a constant width of about 1 kilometre. The steepest valley slopes have retained their semi-natural chalk grassland or are clothed in 'hanging' woodland. A series of springline villages and manors lie at the foot of the valley slopes on the gravel river terraces where they are protected from flooding. Major transport routes use the valley as an east-west corridor between Warminster and Salisbury and the rural landscape is interrupted by large volumes of traffic. The shallow valley sides have been exploited for arable cultivation while the steeper valley sides have remained wooded or grazed by sheep

The localised landscape is defined the linear row of residential properties along Wylye Road, with the majority in very close proximity to the roadside and visually dominant. The vegetation consists of ornamental shrubs and hedging within roadside gardens with mature native and ornamental trees. The overall mix of tight knit residential properties contained with the surrounding fields and topography provides a scenic quality and has a rural village characteristic.

The Site

The site is approximately 0.13ha and comprises the residential dwelling and garden of ‘Moonrakers’. The site slopes moderately from the northern boundary of Wylye Road at 72.5m AOD up 75.5m AOD on the southern boundary. The site consists of a residential dwelling with associated driveway, scattered trees and lawn. There is a hedgerow boundary to the east, south and west of the site, with mature trees on the south-west, south-east and northern boundaries

Vehicle access into the site is off the Wylye Road on the northern boundary. There is no other public access to the site. Due to the sites position near the foot of a ridge within a linear valley and the surrounding mature vegetation on and off site, intervisibility within the site is strictly limited to glimpsed views of neighbouring properties roof lines to the east, of the pasture field rising immediately to the south and west and the immediately adjacent properties to the north on Wylye Road

Analysis of the main site as a landscape receptor concludes that it is of **medium/high** sensitivity.

Visibility of the Site

The Visual Appraisal Plan and Site Context Photos 1 to 11 demonstrate that due to the surrounding topography, residential properties and mature vegetation, the site is visible from a small number of nearby sections of Wylye Road, footpath ‘SLAN6’ and Bridleway ‘WYLY6’. These views are typically at a 90 or 45 angle to the direction of travel, and are limited to partial views of the dwelling’s roof above site boundary vegetation.

Wider views are curtailed by the surrounding vegetation and topography.

The Proposed Development

The proposed development seeks demolish the existing and construct a replacement dwelling, retain the existing entrance, improve the existing driveway, retain the native tree and hedgerows and replace non-native hedging with a native hedgerow. The scheme would be supported by a simple landscape

framework, which would incorporate retention and management of the existing trees and hedges, and include additional native tree planting, native hedging, native scrub planting and biodiverse wildflower meadow. The scheme would result in a Biodiversity Net Gain of +10.09% in Habitat Units and +18.74% in Hedgerow Units.

Landscape and Visual Effects

Regarding landscape features, the proposed development would have a long-term minor beneficial effect on the most sensitive and visually apparent features of trees and hedgerows / shrub. In the long-term there would also be a negligible beneficial effect on grassland and a neutral effect on land, field pattern and topography.

Regarding landscape character, the proposed development would not adversely affect key characteristics of the published National, County and AONB level character areas/types, with a neutral effect in the long-term. The proposal would retain, replace and enhance the trees and hedgerows that are important character feature and provides visual screening between the LCA and the proposals. At a site levels, the proposal would initially have a minor adverse effect due to a slight increase in visibility whilst replacement and additional planting matures, reducing to negligible beneficial once the landscape framework has established and further screens the proposed dwelling.

Regarding visual effects, due to the retention of the existing site boundary trees, hedgerows and surrounding undulating topography, the proposal would only be visible from a small number of nearby sections of Wylye Road and a footpath to the north west Hanging Langford. At year 1 there are a small number of negligible and minor adverse visual effects to receptors within 150m of the proposals and the local PRoW ‘SLAN6’ and ‘WYLY6’; and a neutral effect on all other receptors. In the long-term, when the proposed boundary tree and hedgerow planting has become established, the effects would improve to neutral and negligible beneficial due to the increase screening of the site and the dwelling’s roofline.

Response to Landscape Related Planning Policy

The proposed development would respond positively to landscape related policies at National and Local levels. The proposal would have a long-term neutral to beneficial effect on important landscape features, landscape character, conservation areas and would therefore be in accordance with planning policy related to landscape and visual impacts. The scheme would provide an above statutory biodiversity net gain.

There would be a neutral to negligible beneficial effect on a very localised part of the Cranborne Chase AONB, due to the enhancement of the most prominent elements such as the boundary trees and hedgerows that also provide additional screening of the site.

Overall Summary

The proposed replacement dwelling is considered to be sited suitably within the existing site landscape and in the long-term would have a positive impact on the character of the surrounding landscape. Due to the enclosed nature of the site from surrounding topography, vegetation and built form, combined with additional boundary planting and similar dwelling footprint, the small number of short term adverse effects are very localised.

The proposal would have a very limited short term adverse effect on a very localised part of the Cranborne Chase AONB as the development proposals are largely hidden from the wider public viewpoints. In the long term there would be an improvement to a neutral effect and the proposals are considered to respond well to AONB policy on replacement dwellings.

It is considered that the short term visual impact on a very limited number of receptors within the AONB would be outweighed by the long term improvements to the landscape character and reduction in visual effects of a residential dwelling.

APPENDICIES

Appendix 1: LVA Methodology

Appendix 2: Visual Appraisal Plan and Site Context Photographs

Appendix 3: Published Landscape Character Extracts

Appendix 4: Drawing 1567-004 Landscape Proposals

APPENDIX 1: LVA METHODOLOGY

1.0 Introduction

Landscape and Visual Impact Assessment methodology is based on 'Guidelines for Landscape and Visual Impact Assessment (Third Edition, 2013), published by the Landscape Institute and the Institute of Environmental Management and Assessment. Impacts examined as part of the assessment process fall into the following two categories:

- Landscape impacts. This part of the assessment deals with impacts on the landscape resource. The landscape resource is examined in terms of features, character, quality, value and resulting sensitivity to change. Impacts are then analysed in relation to these factors.
- Visual impacts. This part of the assessment deals with impacts on views of the landscape and examines public perception of landscape change. Potential visual receptors with views of the proposed development are identified and their sensitivity examined. Impacts are then analysed in relation to the nature and sensitivity of these views.

The existing landscape and visual circumstances at the development site are examined, to establish baseline conditions. Impacts of the proposed development can then be examined against this baseline. After potential impacts are identified, these are addressed through alterations to the development proposals to avoid, reduce or mitigate against and adverse impacts can then be addressed.

This methodology is adapted to the specific nature and landscape context of different development projects, with different elements of the various areas of analysis being more or less important.

2.0 Baseline Studies

The purpose of baseline studies are to identify the existing landscape features, characteristics, potential visual receptors and the way in which the landscape is experienced. The following are typically undertaken as part of the baseline studies:

- Identification of the extents of the study area. The extent of this is based on professional judgement and may vary depending on the type of development proposed.
- A desktop study of patterns and scale of landform, land use and built development, relevant current planning policy (including landscape designations) and landscape character publications. This provides guidance on the general landscape character of the surrounding area.
- Zone of Theoretical Visibility (ZTV).
- Identification of potential representative viewpoints within the study area. The viewpoints chosen are not intended to be exhaustive but rather to build up a picture of the areas from which the proposed development is potentially visible.
- Site visits to public viewpoints to determine the likely visibility of the development.

3.0 Assessment of Landscape Effects

The GLVIA 3 in Paragraph 5.1 states that:

> *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource."*

In order to assess the landscape effects, the sensitivity of the landscape receptor and the magnitude of effect experienced as a result of the Proposed Development is assessed.

<u>Sensitivity of Landscape Receptors</u>

The sensitivity of a landscape receptor is a combination of the value of the landscape receptor and the susceptibility of the landscape receptor to the type of change proposed, using professional judgement.

Landscape Value

The GLVIA 3 Glossary defines landscape value as:

> *"The relevant value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a variety of reasons"*

Landscapes, including their character and features, may be designated at a range of levels (international, national, county and local level), examples of which are set out in **Error! Reference source not found.**.

Level	Description
High	Features or areas likely to be of international or national importance, designated at national or international level
Medium	Features or areas likely to be of county or borough importance, designated at county or borough level
Low	Features likely to be of importance to the local community but have little or no wider recognition of their value, and are not designated
Very Low	Features or areas with little or no evidence of being valued by the community, and are not designated.

Table A1: Landscape Value - Designations

The assessment of value is based on a combination of the importance of landscape-related planning designations and the following attributes:

- Landscape quality (condition): the measure of the physical state of the landscape. It may include the extent to which typical landscape character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- Scenic quality: the extent that the landscape receptor appeals to the visual senses.
- Perceptual aspects: the extent that the landscape receptor is recognised for its perceptual qualities (e.g. remoteness or tranquillity).
- Rarity: the presence of unusual elements or features.
- Representativeness: the presence of particularly characteristic features.
- Recreation: the extent that recreational activities contribute to the landscape receptor; and
- Association: the extent that cultural or historical associations contribute to the landscape receptor.

The overall value for each landscape receptor is categorised as High, Medium, Low or Very Low.

Landscape Susceptibility

The GLVIA 3 Glossary defines landscape susceptibility as:

> *"The ability of a defined landscape…receptor to accommodate the specific proposed development without undue negative consequences"*

The following criteria is taken into consideration in the assessment of landscape susceptibility, although not all criteria are equally applicable or important within a given landscape / type of development proposed:

- Landform;

- Pattern/Complexity;
- Composition;
- Landcover; and
- Relationship of a given landscape area to any existing settlements or developments.

Landscape susceptibility of the character of the landscape / of the features is categorised as High, Medium or Low, as set out in **Error! Reference source not found.**. Landscape susceptibility can also be considered in the context of the capacity of landscape / landscape features to accommodate change. A landscape / landscape feature of low susceptibility would have a high capacity to accommodate change, and a landscape / landscape feature of high susceptibility would have a low capacity to accommodate change.

Susceptibility	Criteria
High	The receptor is likely to have little scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Medium	The receptor is likely to have some scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Low	The receptor is likely to be able to accommodate the type of change proposed with little or no effect upon its overall integrity.

Table A2: Landscape Susceptibility

Based on the combination of value and susceptibility, an assessment of landscape sensitivity is reached, defined as High, Medium and Low as shown in Table A3.

Sensitivity	Criteria
High	A landscape receptor of potentially international or national importance. The landscape features and character are the basis for designation and are likely to be largely intact and in a good condition with little scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Medium	A landscape receptor that is potentially valued at a county level. The landscape may be in reasonably good condition with some scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Low	A landscape receptor that may or may not be valued at a local level and may comprise a number of detracting elements. The landscape may be in a poor condition and can accommodate the type of change proposed with little or no effect upon its overall integrity.

Table A3: Landscape Sensitivity (Value + Susceptibility)

Landscape Magnitude of Effect

The landscape magnitude of effect is informed by judgements about the size and extent of the change brought about by the Proposed Development both in terms of the existing landscape character and landscape elements / features and the addition of new landscape elements / features, and its duration and reversibility as shown in Table A4.

Magnitude	Criteria
Large	Total alteration to the existing landscape receptor; may affect an extensive area.
Medium	Partial alteration to the existing landscape receptor; may affect a wide area.

Magnitude	Criteria
Small	Slight alteration to the existing landscape receptor; may affect a restricted area.
Very Small	Very slight alteration to the existing landscape receptor; may affect a limited area.
None	No change to the existing landscape receptor.

Table A4: Landscape Magnitude of Effect

4.0 Assessment of Visual Effects

The GLVIA 3 Paragraph 6.1 states that:

> *"An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity."*

In order to assess the visual effects, the sensitivity of the visual receptor and the magnitude of effect experienced as a result of the Proposed Development is assessed.

Viewpoint Selection

In order to assess the effects on visual receptors, a selection of publicly accessible viewpoints is made, which could include representative viewpoints (e.g. representing views of users of a particular footpath) and specific viewpoints (e.g. a key view from a specific visitor attraction).

Views are categorised as either near distance, medium distance or long distance with the relevant distance's dependant on the size and nature of the development, based on professional judgement. The type of view is typically described firstly as transient (i.e. in passing) or fixed (i.e. from a static location) and then in relation to being filtered (i.e. through intervening vegetation), oblique (i.e. not within the direct field of view), or open (i.e. uninterrupted).

Photographs of representative viewpoints are taken at eye level with a focal length of 35mm (equivalent to 50mm on a conventional 35mm camera), to create the view which is generally accepted as being closest to that seen by the human eye, in accordance with the Landscape Institute Advice Technical Guidance Note 06/19 'Visual Representation of development proposals', September 2019'. The photographs used are intended only to give an indication of the view discussed and are not a substitute for visiting the site in person.

Panoramic views consisting of photographs taken by the criteria outlined above are merged together using computer software. No other photographic manipulation is undertaken.

Due to the infinite number of possible viewpoints to choose from, those chosen are done so on the basis of their location in relation to the site and landform. These are further reduced to concentrate on those receptors that are identified as being of 'high' or 'very high' sensitivity. Beyond the area chosen, the visual impacts of the development are not considered likely to be significant. At these distances, the development is likely to be screened by local features, such as landform, buildings and vegetation or become a recessive element within the landscape.

A brief description of the existing land use of the area is provided and includes reference to existing settlements, transport routes and vegetation cover, as well as local landscape designations, elements of cultural and heritage value and local landmarks or tourist destinations. These factors combine to provide an understanding of landscape value and sensitivity, and an indication of particular key views and viewpoints that are available to visual receptors and therefore are to be included in the visual assessment.

Sensitivity of Visual Receptors

The sensitivity of a visual receptor is a consideration of the value of the view and the susceptibility of the visual receptor to the type of change proposed, using professional judgement, as set out in Table A5 and A6 respectively.

Level	Value
High	View from a location that is likely to be of national importance, either designated or with national cultural associations, where the view obtained forms an important part of the experience.
Medium	View from a location that is likely to be of local importance, either designated or with local cultural associations, where the view obtained forms part of the experience.
Low	View from a location that is not designated, with minimal or no cultural associations.

Table A5: Visual Value

Level	Susceptibility
High	People at their place of residence; People engaged in outdoor recreation, including users of Public Rights of Way (PRoW), whose attention is likely to be focused on the landscape; and People travelling along recognised scenic routes or where their appreciation of the view contributes to the amenity experience of their journey.
Medium	People engaged in outdoor sport and recreation, where their appreciation of their surroundings is incidental to their enjoyment; and People travelling on secondary roads or country lanes, rail or other transport routes.
Low	People travelling on major roads; People at their place of work.

Table A6: Visual Susceptibility

Based on the combination of value and susceptibility, an assessment of visual sensitivity is reached, defined as High, Medium and Low as shown in Table A7.

Sensitivity	Criteria
High	Typically a view from a location that is likely to be of national importance, where the view obtained forms an important part of the experience. The receptor may be a person in their place of residence / engaged in outdoor recreation using local public rights of ways.
Medium	Typically a view from a location that is likely to be of local importance. The receptor may be engaged in outdoor sport or travelling secondary roads or country lanes.
Low	Typically a view from a location that has no cultural associations or designations. The receptor may be travelling a major road or at their place of work.

Table A7: Visual Sensitivity (Value + Susceptibility)

Visual Magnitude of Effect

In the evaluation of the effects on views and the visual amenity of the identified receptors, the magnitude of visual effect is typically described with reference to:

- The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition;
- The duration and nature of the effect, whether temporary or permanent, intermittent or continuous;
- The angle of view in relation to the main activity of the receptor;

- The distance of the viewer from the Proposed Development; and
- The extent of the area over which the changes would be visible.

The magnitude of visual effect classifications are set out in Table A8.

Magnitude	Criteria
Large	The proposals will cause a pronounced or complete change or contrast to the existing view, resulting in the loss or addition of features that will substantially alter the composition of the view.
Medium	The proposals will cause a noticeable change or contrast in the view, resulting from the loss or addition of features in the view and will noticeably alter the composition of the view.
Small	The proposals will cause an unobtrusive change or contrast in the view, which would not materially alter the composition of the view.
Very Small	The proposals will cause a barely perceptible change or contrast in the view, which would not materially alter the composition of the view.
None	No change discernible in the view.

Table A8: Visual Magnitude of Effect

5.0 Significance of Effects

In order to draw conclusions about the significance of landscape or visual effects, the combination of the sensitivity of the receptors and the magnitude of effects are considered for the Proposed Development at Year 1 and Year 15.

Significance is a combination of the magnitude and the sensitivity of the receptor. Impacts of greater magnitude are likely to be more significant. Significance will also depend on the sensitivity of the landscape to change, assessed in the baseline analysis.

Effect	Landscape
Major Beneficial	Alterations that result in a considerable / total and distinct improvement of the existing landscape resource. Valued characteristic features would be restored or reintroduced as part of the Proposed Development.
Moderate Beneficial	Alterations that result in a partial improvement of the existing landscape resource. Valued characteristic features would be largely restored or reintroduced.
Minor Beneficial	Alterations that result in a slight improvement of the existing landscape resource. Characteristic features would be partially restored.
Negligible Beneficial	Alterations that result in a very slight improvement to the existing landscape resource, not uncharacteristic within the receiving landscape.
Neutral	No alteration to any of the components that contribute to the existing landscape resource.
Negligible Adverse	Alterations that result in a very slight deterioration to the existing landscape resource, not uncharacteristic within the receiving landscape.
Minor Adverse	Alterations that result in a slight deterioration of the existing landscape resource. Characteristic features would be partially lost.
Moderate Adverse	Alterations that result in a partial deterioration of the existing landscape resource. Valued characteristic features would be largely lost.

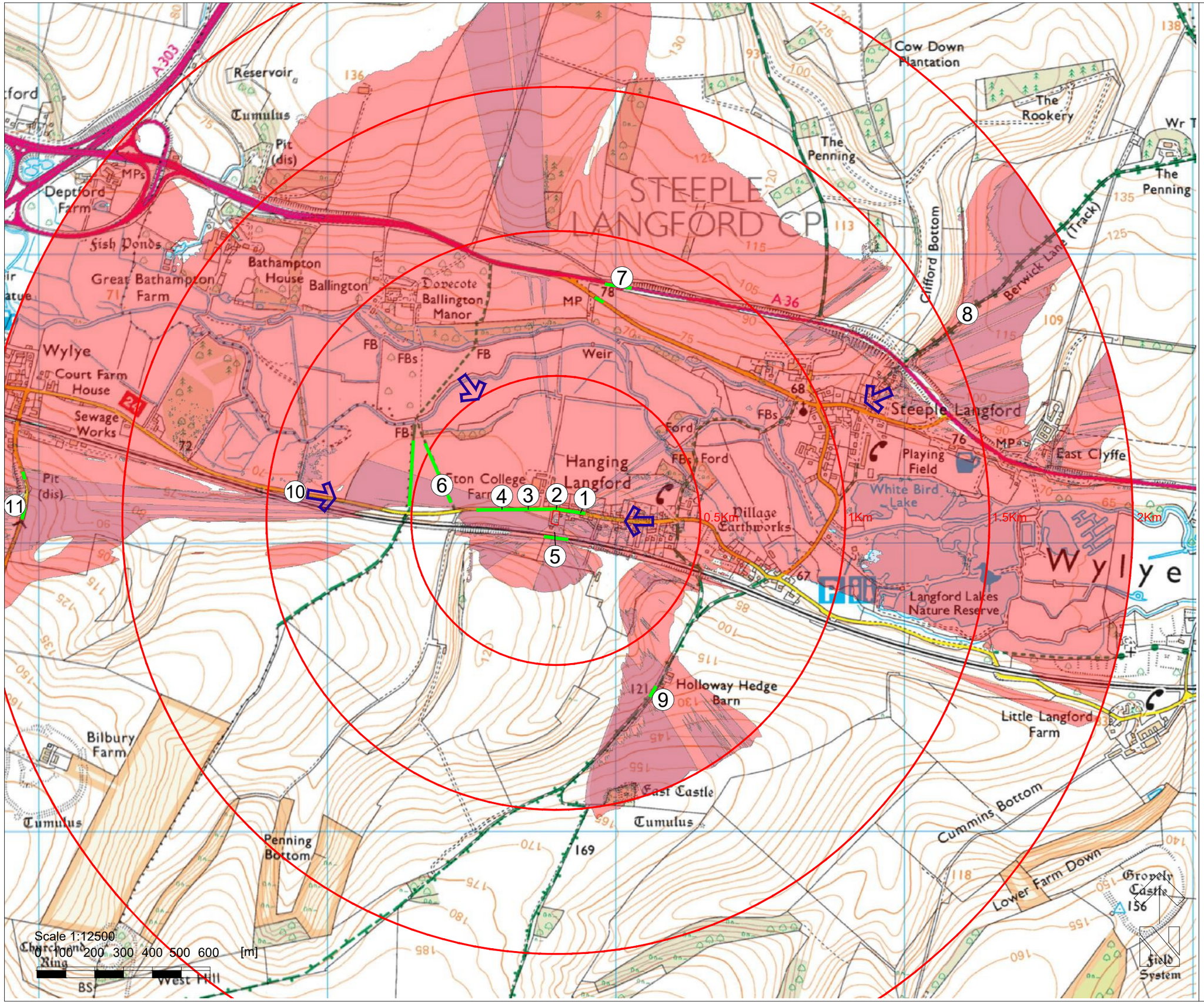
Effect	Landscape
Major Adverse	Alterations that result in a considerable / total and distinct deterioration of the existing landscape resource. Valued characteristic features would be wholly lost.

Table A9: Landscape Effects Criteria

Effect	Visual
Major Beneficial	Alterations that typically result in a pronounced improvement in the existing view.
Moderate Beneficial	Alterations that typically result in a noticeable improvement in the existing view.
Minor Beneficial	Alterations that typically result in a limited improvement in the existing view.
Negligible Beneficial	Alterations that typically result in a barely perceptible improvement in the existing view.
Neutral	No change to the existing view.
Negligible Adverse	Alterations that typically result in a barely perceptible deterioration in the existing view.
Minor Adverse	Alterations that typically result in a limited deterioration in the existing view.
Moderate Adverse	Alterations that typically result in a noticeable deterioration in the existing view.
Major Adverse	Alterations that typically result in a pronounced deterioration in the existing view.

Table A101: Visual Effects Criteria

APPENDIX 2: VISUAL APPRAISAL PLAN AND SITE CONTEXT PHOTOGRAPHS



KEY:

- Site Boundary
- 0.5km Distance Radii
- ① Photographic Viewpoints (Site Context Photograph)
- 'Bare Earth' Zone of Theoretical Visibility* (ZTV)
- 'Surface Model' Zone of Theoretical Visibility** (ZTV) - Including trees/ built form elements

Visual Appraisal

- Public viewpoints with partial views
- Truncated / No Views

Notes:
*Bare Earth ZTV is based on visibility from 1.6m height observer to a single point positioned at the proposed building location at proposed height of 8.3m. GIS viewshed generated using LiDAR 2m Digital Terrain Model (DTM) data.

**Surface Model ZTV based on visibility from a 1.6m height observer to a single point positioned at the proposed building location at a height of 8.3m. GIS viewshed generated using LiDAR 1m Digital Surface Model (DSM) data.

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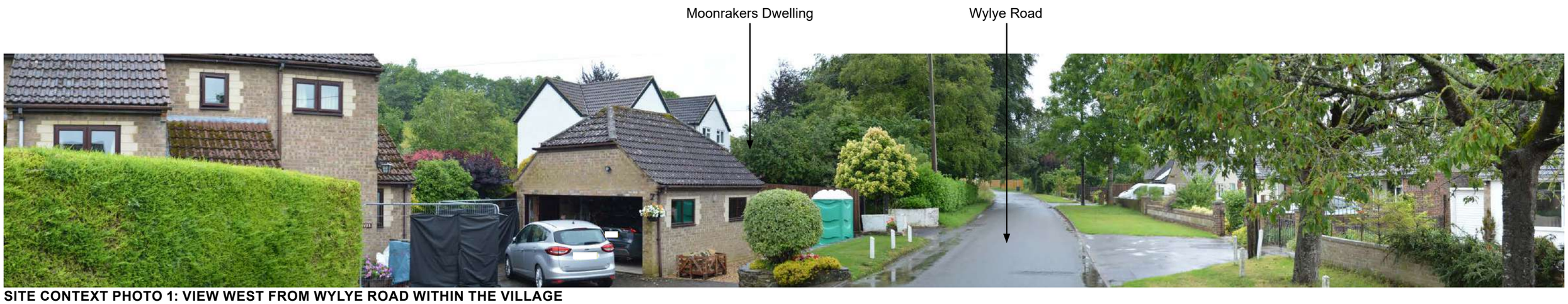
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Title: VISUAL APPRAISAL PLAN

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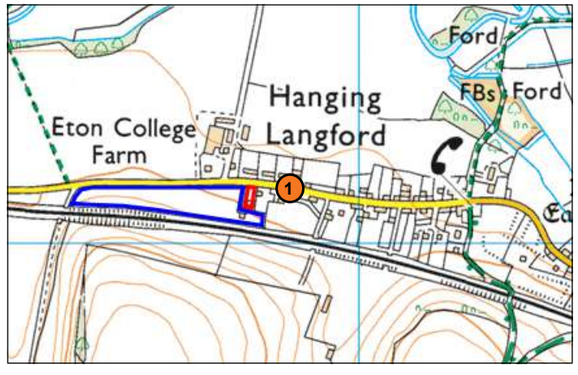


ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 1: VIEW WEST FROM WYLYE ROAD WITHIN THE VILLAGE

DISTANCE FROM SITE: 80M
ELEVATION: 74M AOD
OS GRID REFERENCE: SU 0285 3710
PHOTOGRAPH TAKEN: 14TH JULY 2023
WEATHER CONDITIONS: CLOUDY / RAINY
CAMERA: NIKON D3200, 35MM FOCAL LENGTH



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Job MOONRAKERS, HANGING LANGFORD

Title LVA - SITE CONTEXT PHOTO 1

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ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3

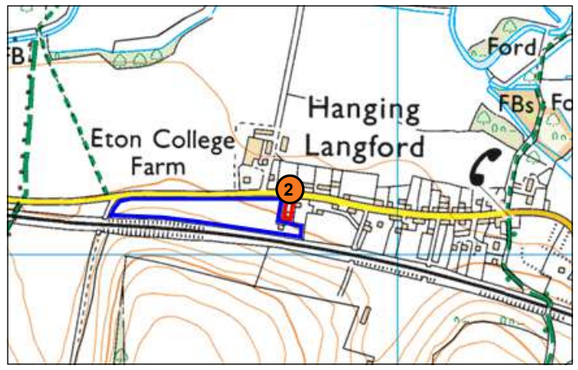
Moonrakers Dwelling

Wylye Road



SITE CONTEXT PHOTO 2: VIEW NORTH FROM WYLYE ROAD, OPPOSITE TO SITE

DISTANCE FROM SITE: 6M
ELEVATION: 74M AOD
OS GRID REFERENCE: SU 0279 6371
PHOTOGRAPH TAKEN: 14TH JULY 2023
WEATHER CONDITIONS: CLOUDY / RAINY
CAMERA: NIKON D3200, 35MM FOCAL LENGTH



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Title LVA - SITE CONTEXT PHOTO 2

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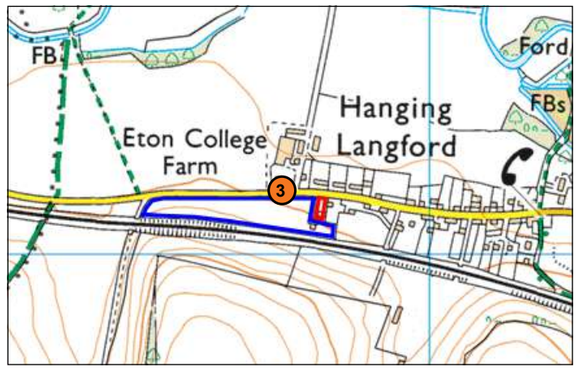


ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 3: VIEW EAST FROM WYLYE ROAD OPPOSITE ETON COLLEGE FARM

DISTANCE FROM SITE: 55M
ELEVATION: 75M AOD
OS GRID REFERENCE: SU 0268 6371
PHOTOGRAPH TAKEN: 14TH JULY 2023
WEATHER CONDITIONS: CLOUDY / RAINY
CAMERA: NIKON D3200, 35MM FOCAL LENGTH



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Title LVA - SITE CONTEXT PHOTO 3

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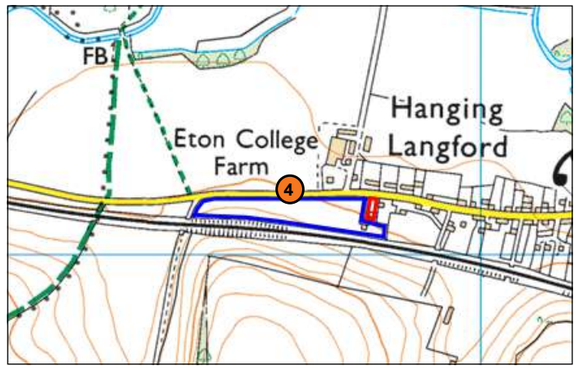


ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 4: VIEW EAST FROM WYLYE ROAD ON APPROACH TO VILLAGE

DISTANCE FROM SITE: 170M
ELEVATION: 75M AOD
OS GRID REFERENCE: SU 0253 9371
PHOTOGRAPH TAKEN: 14TH JULY 2023
WEATHER CONDITIONS: CLOUDY / RAINY
CAMERA: NIKON D3200, 35MM FOCAL LENGTH



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Title LVA - SITE CONTEXT PHOTO 4

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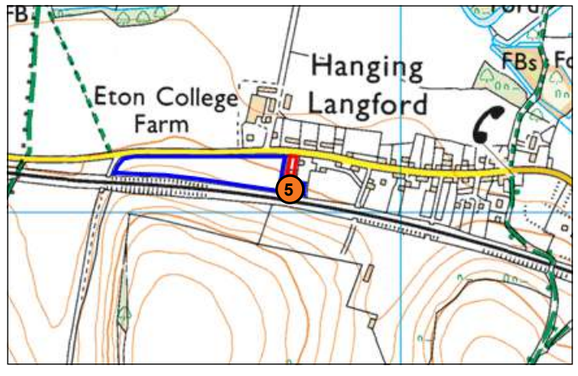


ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 5: VIEW NORTH FROM SOUTH OF PROPERTY ADJACENT TO SOUTH WEST MAIN LINE RAILWAY TRACK

DISTANCE FROM SITE: 30M
ELEVATION: 75M AOD
OS GRID REFERENCE: SU 0280 2370
PHOTOGRAPH TAKEN: 14TH JULY 2023
WEATHER CONDITIONS: CLOUDY / RAINY
CAMERA: NIKON D3200, 35MM FOCAL LENGTH



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Title LVA - SITE CONTEXT PHOTO 5

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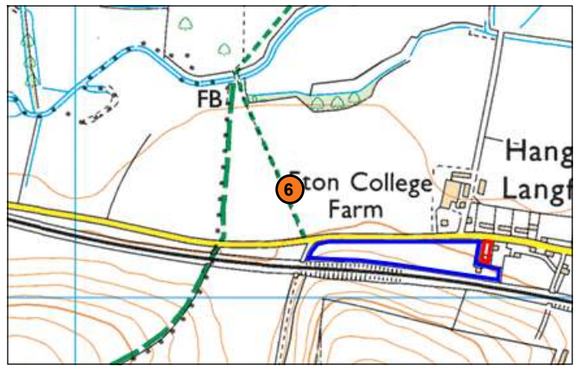


ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 6: VIEW SOUTH EAST FROM SLAN6 FOOTPATH

DISTANCE FROM SITE: 390M
ELEVATION: 72M AOD
OS GRID REFERENCE: SU 0239 6372
PHOTOGRAPH TAKEN: 14TH JULY 2023
WEATHER CONDITIONS: CLOUDY / RAINY
CAMERA: NIKON D3200, 35MM FOCAL LENGTH



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Title LVA - SITE CONTEXT PHOTO 6

scale@A3	drawn	date	job number	number	revision
NTS	IG	JULY 23	1567	N/A	-



ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 7: VIEW SOUTH FROM A36

DISTANCE FROM SITE: 795M
ELEVATION: 68M AOD
OS GRID REFERENCE: SU 0300 4378
PHOTOGRAPH TAKEN: 14TH JULY 2023
WEATHER CONDITIONS: CLOUDY / RAINY
CAMERA: NIKON D3200, 35MM FOCAL LENGTH



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Title LVA - SITE CONTEXT PHOTO 7

scale@A3	drawn	date	job number	number	revision
NTS	IG	JULY 23	1567	N/A	-



ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 8: VIEW SOUTH WEST FROM SLAN4 BYWAY

DISTANCE FROM SITE: 1.7KM
ELEVATION: 66M AOD
OS GRID REFERENCE: SU 0425 0378
PHOTOGRAPH TAKEN: 14TH JULY 2023
WEATHER CONDITIONS: CLOUDY / RAINY
CAMERA: NIKON D3200, 35MM FOCAL LENGTH



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Title LVA - SITE CONTEXT PHOTO 8

scale@A3	drawn	date	job number	number	revision
NTS	IG	JULY 23	1567	N/A	-



ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 9: VIEW NORTH WEST FROM SLAN8 RESTRICTED BYWAY

DISTANCE FROM SITE: 720M
ELEVATION: 75M AOD
OS GRID REFERENCE: SU 0311 6364
PHOTOGRAPH TAKEN: 14TH JULY 2023
WEATHER CONDITIONS: CLOUDY / RAINY
CAMERA: NIKON D3200, 35MM FOCAL LENGTH



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Title LVA - SITE CONTEXT PHOTO 9

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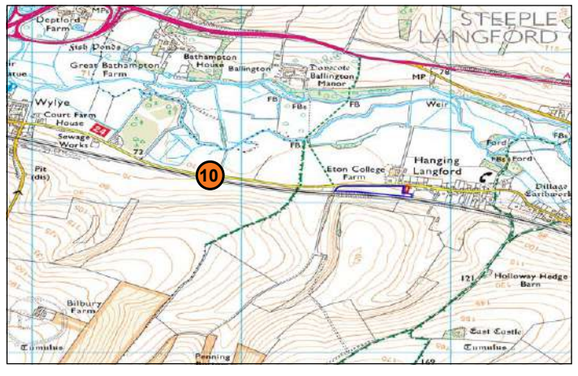


ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 10: VIEW EAST FROM WYLYE ROAD

DISTANCE FROM SITE: 885M
ELEVATION: 69M AOD
OS GRID REFERENCE: SU 0198 6371
PHOTOGRAPH TAKEN: 14TH JULY 2023
WEATHER CONDITIONS: CLOUDY / RAINY
CAMERA: NIKON D3200, 35MM FOCAL LENGTH



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Title LVA - SITE CONTEXT PHOTO 10

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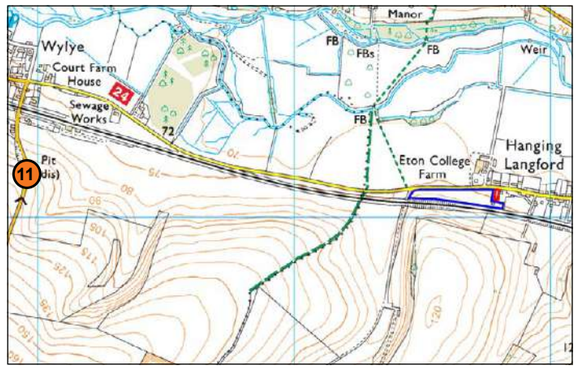


ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 11: VIEW EAST FROM DINTON ROAD

DISTANCE FROM SITE: 1810M
ELEVATION: 70M AOD
OS GRID REFERENCE: SU 0095 9371
PHOTOGRAPH TAKEN: 14TH JULY 2023
WEATHER CONDITIONS: CLOUDY / RAINY
CAMERA: NIKON D3200, 35MM FOCAL LENGTH



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Title LVA - SITE CONTEXT PHOTO 11

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APPENDIX 3: PUBLISHED LANDSCAPE CHARACTER EXTRACTS

National Character Area profile:

132. Salisbury Plain and West Wiltshire Downs



NATURAL ENGLAND

www.gov.uk/natural-england

Summary

Salisbury Plain is a sparsely settled, predominantly agricultural area with a strong sense of remoteness and openness. The dominant element in the landscape – apart from the expansive sky – is the gently rolling chalk downland, forming part of the sweep of Cretaceous Chalk running from the Dorset coast and across the Chilterns to north of the Wash.

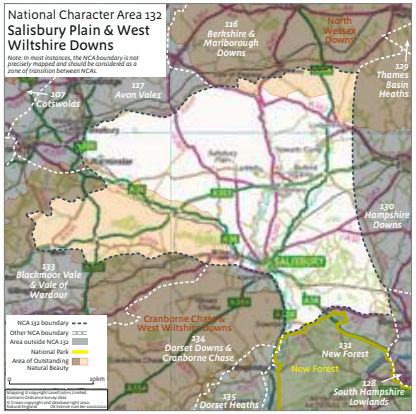
The Plain is designated as both a Special Protection Area and Special Area of Conservation (SAC) under European legislation, notably for the populations of stone curlew and hen harrier, and for the chalk grassland habitat, one of the largest remaining areas of calcareous grassland in north-western Europe. Much of the natural environment is also protected through its designation as a Site of Special Scientific Interest for its populations of rare bumblebee species, and many rare birds, plants and invertebrates. Around one third of this NCA is also designated as Area of Outstanding Natural Beauty. Cranborne Chase and West Wiltshire Downs AONB lies to the south and west, and the North Wessex Downs AONB to the north and east.

The fields here, many dating from the final era of enclosure in the period of the Napoleonic Wars, are seemingly endless. With hedgerows rare, they often lack clearly visible boundaries. Steep escarpments with unimproved calcareous grassland cover are found along the northern and western edges, providing a sharp transition to the Vale of Pewsey, underlain by the Upper Greensand. There is a more gradual transition to the Berkshire and Marlborough Downs and Hampshire Downs to the north and east, and the Dorset Downs and Cranborne Chase to the south and west. The sheltered chalk river valleys, such as the Bourne and Wylye, incise the Chalk and are often wooded with older, smaller fields, and form part of the (Hampshire) River Avon system, which is designated as an SAC for its aquatic biological diversity.

There is little settlement, with villages generally located along springlines, some small towns, and pockets of modern military-dominated development in the east. Only Salisbury, with its historic core, stands as an urban area of any size. Military activity and infrastructure, so rarely evident elsewhere in England, are very prominent here.

The National Character Area (NCA) contributes substantially to the national production of arable cereals, notably wheat and barley. The remaining open grassland, which adds so much to the sense of place around the many and internationally important prehistoric sites, is vulnerable to demands for further changes in arable use. There is a strong local vernacular architecture combined with a rare sense of space and emptiness. Large numbers of visitors to the area may challenge this sense of history and tranquillity.

Most of the NCA lies within the county of Wiltshire. The NCA contains significant historical and cultural assets, including a wealth of buried and above-ground archaeological remains of international importance, and many historic houses and estates, such as Wilton House. There is a strong sense of historical continuity underpinned by the prehistoric landscape features identified in the Stonehenge and Avebury World Heritage Site at Stonehenge in the southern part of the Plain, along with many other prehistoric monuments.



Click map to enlarge; click again to reduce.

Statements of Environmental Opportunity

- **SEO 1**: Protect, manage and enhance the landscape of large areas of calcareous chalk grassland, and develop network connectivity, supporting internationally important and designated semi-natural habitats and species assemblages – from birds to bumblebees – and thus support biodiversity.

- **SEO 2**: Protect, manage and enhance the (Hampshire) River Avon system, working in partnership notably with the regional farming community to improve the habitat for flora and fauna and improving biodiversity, developing the scope for climate regulation and for regulation of water flow and water quality.

- **SEO 3**: Protect, conserve and sustainably manage the NCA's rich historic and archaeological resource, notably the Stonehenge and Avebury World Heritage Site and its surrounding landscape, and its natural and cultural heritage, for its value in sense of place and history and tranquillity, for open air recreation, and for the benefits it brings to the local and regional economy.

- **SEO 4**: Protect and enhance the NCA's agriculture interest, working with the local farming community to prepare for the impact of and adapt to both evolving funding mechanisms and climate change, to secure future food provision, while working in harmony with the nationally recognised and distinctive character of the landscape, its natural beauty and scenic quality and, so far as possible, extending the scope for access to nature and other recreation, for public benefit, understanding and enjoyment.



Chalk grassland habitat, such as shown here at Haxton Down, is valued for its undisturbed character, outstanding natural beauty and rich flora and fauna.

Description

Physical and functional links to other National Character Areas

The Chalk of the National Character Area (NCA) is part of a wider sweep, extending from the Dorset coast up across to north of the Wash into Yorkshire.

The views from and to the escarpment over the Vale of Pewsey and the Avon Vales NCA form the principal connection to the areas to the north. Views from this NCA to the north are extensive and long distance.

The rivers of the Avon system rise locally, within the NCA itself or to the north in the Berkshire and Marlborough Downs, and flow south towards the New Forest. They may once have served as transport routes. To the south of Salisbury, after the rivers have joined, there are flood risks, which may affect settlements in the adjacent Dorset Downs and Cranborne Chase NCA.

The area is a catchment for rivers affecting the Hampshire Downs to the east. A substantial pipeline network to move freshwater between the NCA and the Dorset Downs and Cranborne Chase, to the south, was under development in the early part of the 21st century by Wessex Water. This is likely to prove vital for secure water supplies thereafter for this NCA, in addition to assisting with the water flow along the River Avon system, designated under European legislation as a Special Area of Conservation (SAC).

Transport links are by major roads running broadly east–west – thus to the South Hampshire Lowlands, the New Forest and Avon Vales, and onwards to London or Bristol. There are few rail links.

The Stonehenge and Avebury World Heritage Site shows that the link north to Avebury, on the Marlborough Downs, is very longstanding and the likely result of related cultures. This now generates infrastructure and recreational links through the tourist and heritage industry, with many related connections between the numerous sites of interest.



Medieval farming landscape near Mere.

Key characteristics

- Salisbury Plain, an extensive and open rolling chalk plateau and one of the largest remaining areas of calcareous grassland in north-west Europe.
- Many small, sheltered river valleys, such as the Wylye, with narrow flood plains and meandering river courses.
- Woodland generally confined to valley slopes, with scattered copses and shelterbelts (usually of beech or conifer) found on the high downs, and occasional ancient oak woods on the ridgetops.
- Large arable fields predominate, with generally very few hedgerows or obvious boundary features; there are often wide grass buffer strips.
- Rare flora and fauna of national significance, associated with a chalk landscape, from stone curlew, hobby and corn bunting to dropwort, early gentian and slender bedstraw.
- Outstanding prehistoric ritual landscape, with many Scheduled Ancient Monuments and earthworks prominent in the open landscape, notably Stonehenge.
- Distinctive chalk-cut figures – generally large horses – post-dating the medieval period.
- A sparsely settled landscape, with few settlements of any size, and notable for nucleated villages at the foot of the scarp along the springline. Large-scale farmsteads are a prominent feature.
- Abundant use made in older buildings of local stone such as flint, Chilmark stone and clunch, together with timber frame and chalk cob.
- Large parks and estates found in the valleys, with related groups of estate housing in common style.
- Salisbury, an ecclesiastical centre since the early medieval period and now a tourist and local administration centre, with a well-preserved historic core, and a cathedral whose spire has long been a feature in the surrounding landscape.
- Military tracks, airfields and structures reflecting a major land use. Visually prominent modern military housing and supporting development are found in the eastern side of the NCA.

Landscape opportunities

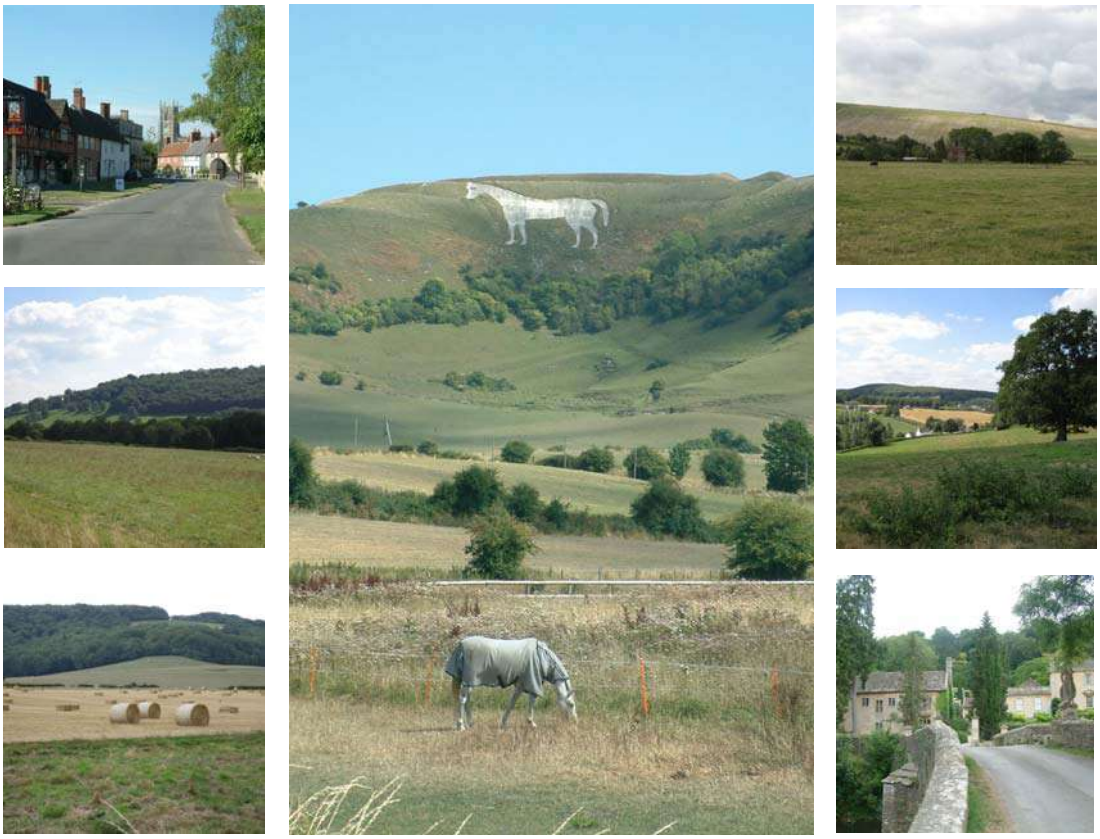
- Preserve connections to the cultural heritage of all ages, from the Neolithic to the First World War, and build on the foundation of the World Heritage Site.
- Foster partnership working to explore and exploit any scope for developing areas of species-rich chalk grassland.
- Enhance and develop traditional flood management systems.
- Collaborate with Environment Agency and others on a variety of projects on the River Avon system to enhance water quality and the other ecosystems services that the river provides.
- Work to maintain levels of tranquillity to enhance the valued sense of remoteness in the NCA.
- Maintain the woodlands on the valley sides and support traditional management practices such as coppicing in the interests of the landscape while encouraging economic development.



Nature reserve at Langford Lakes in the Wylye Valley.

West Wiltshire District Council

WEST WILTSHIRE DISTRICT
LANDSCAPE CHARACTER ASSESSMENT



Draft Final Report

December 2006

CHRIS BLANDFORD ASSOCIATES

Environment Landscape Planning

4.11 Chalk River Valley (Type J)

Key Characteristics

- Strongly enclosing valley sides frequently eroded to form dry tributary valleys.
- The steepest valley slopes have retained their semi-natural chalk grassland or are clothed in 'hanging' woodland while the shallow valley sides have been exploited for arable cultivation.
- The clear fast flowing chalk rivers and streams are a key habitat.
- The floodplains support watermeadows, cress beds and damp pastures.
- The valleys typically provide convenient transport corridors, containing major roads and railways.
- Straight-sided fields represent late 18th/early 19th century Parliamentary enclosure, with large scale fields resulting from 20th century boundary loss.
- Field boundaries and footpaths often reflect the tracks, droves and hollow ways that took the livestock to and from the downs in the Medieval period.
- A series of linear springline villages typically lie at the foot of the valley slopes.
- Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and watermeadow channels on the valley floor contribute to the visible archaeology.
- The rural landscapes are sometimes interrupted by the large volumes of traffic that use the valleys as transport corridors.

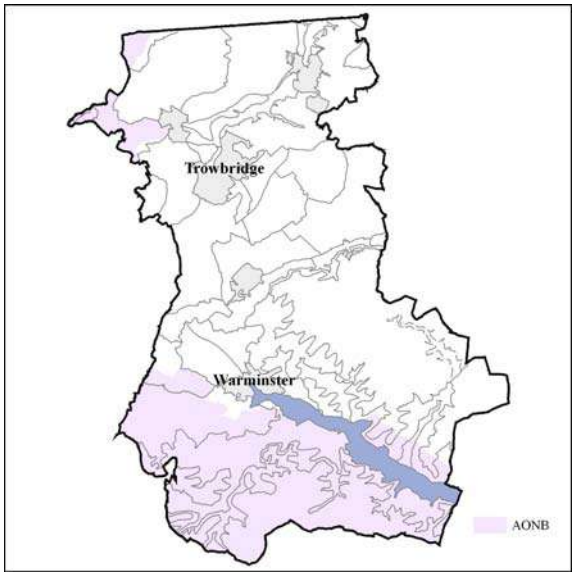
Summary of Visual Character

The Chalk River Valley Landscape Type encompasses the sides and floodplain of the narrow river valley (River Wylye), which cuts through the Chalk Uplands. The river corridor is cut into the solid geology generally of the Upper Chalk. The Chalk has been overlain by Alluvium immediately along the river courses and River Terrace Deposits at the valley sides. The latter have created brown calcareous loamy/clayey soils which are well drained and suited to arable farming while the Alluvium has formed ground water gleys which are susceptible to water logging and riverine flooding and so used for pasture. The river irrigates the floodplain to create a rich mosaic of associated wetland habitats including water meadows, damp pasture, wet woodland and fens. The rivers irrigate the valley floodplains to create a rich mosaic of associated wetland habitats including water meadows, damp pasture, wet woodland and fens. River valleys have long been a focus for occupation, partly because of the range of resources they supply (for example, fish, fowl, rich alluvial deposits, and characteristic fast-flowing clear streams) and this is reflected in the range of archaeological sites and artefacts from the prehistoric period onwards. The river valley corridor forms an important route through the landscape. Building materials show a rich vernacular tradition with frequent red brick, sometimes combined in intricate chequerboard patterns with flint, chalk, render plus timber frame and weatherboard and thatch or clay tile roofs.

Character Areas

J1. Wylye Chalk River Valley
J2. Chitterne Brook Chalk River Valley

J1 : WYLYE CHALK RIVER VALLEY



Location and Boundaries

The Wylye Floodplain extends along the floor of this major chalk river valley that cuts through and separates Salisbury Plain to the north and the Great Ridge to the south.

Key Characteristics



- Strongly enclosed valleys with an intimate scale contrasting with the surrounding open upland landscape.
- Level valley floor with relatively steep sides.
- Pastoral land use along the valley floor with small scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields.
- Hedgerows and hedgerow trees add to the lush and enclosed feel of the valleys.
- Riparian woodlands, lines of poplar along ditches and willow pollards.
- Diverse mosaic of land cover and habitats includes meadows, fen and wet woodland on valley floor.
- Clear fast flowing chalk rivers and streams a key habitat.
- Valleys contain a concentration of settlement in contrast to the adjacent unsettled downs.
- Many long established villages, sited along the spring line and built of a rich variety of vernacular materials.
- Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology.[87]
- Valley used as transport corridors with major roads and railway lines along valley sides.
- Rural landscape sometimes interrupted by the large volume of traffic.

Summary of Visual Character

The Wylye Chalk River Valley runs eastwards from Warminster enclosed by steep chalk slopes. The valley floor is a rural landscape where sheep and cattle graze the floodplain within small irregular

[87] Refer to 5A: Wylye Chalk River Valley Character Area, within Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty : Integrated Landscape Character Assessment (Land Use Consultants, June 2003).

fields bound by intermittent hedgerows. Tree cover includes small beech plantations and lines of willows and poplars which follow field boundaries together with the past and present courses of the Wylye and its tributaries. The floodplain provides a corridor for movement with the Salisbury-Warminster railway line and A36 trunk road running along the gravel terraces either side of the floodplain. Attractive linear or nucleated villages are scattered along these east-west routes, their traditional buildings are predominantly of stone, and there are some with distinctive flint and limestone chequers. The long history of human occupation of the valley is made evident by the survival of Neolithic long barrows on the valley floor, as well as a number of Bronze Age round barrows, the Norman motte and bailey earthworks at Sherrington and the pattern of medieval settlements along the valley, largely surviving today. Post-medieval agricultural improvements included the creation of water meadows, the channels of which are still visible components of the valley landscape, and watercress beds. Despite the relatively large-scale landform of the valley, this is an intimate landscape with a semi-enclosed character. Although characterised by busy transport corridors, both along and across the valley, the floodplain retains a peaceful quality.

Historic Environment

- Range of archaeological sites and artefacts from the prehistoric period onwards.
- Numerous manors and villages, many of which are recorded in the Domesday Survey of 1086.
- Many well-preserved deserted or shrunken Medieval villages, often surviving as complex earthworks adjacent to the current settlements.
- Water meadows of 17th century origin.

Biodiversity

The spring River Wylye as part of the Hampshire Avon, is designated as a Special Area of Conservation for internationally rare/vulnerable species – populations of Atlantic salmon, bullhead and brook and sea lamprey – and for its habitat value for flowing water vegetation and Desmoulin's whorl snail. This is due, in part to the high-quality of the base-rich water which is naturally clear and fast flowing. The river irrigates the valley floodplain to create a rich mosaic of associated wetland habitats including water meadows, damp pasture, wet woodland – none of which is ancient, and fens. Other elements of ecological value include the network of hedgerows.

Evaluation

Current Condition

The overall condition of the landscape is good with its chalk river of high water quality and rich biodiversity, its largely intact hedgerow network, riparian woodland and compact well kept villages. However there are some elements of declining condition: some hedgerows in poor condition and the loss of traditional land management methods such as water meadows has lead to decline in ecological value of the wet grasslands.

Inherent Landscape Sensitivities

- Small scale enclosed landscape.
- High water quality and outstanding ecological richness of the chalk river.
- Remnants of water meadows including a few in active management plus other historic floodplain feature such as mills and leats and watercress beds.
- Rich floodplain landscape of small scale grazed pastures, riparian vegetation and damp woodlands.
- Small distinctive villages and manors built of rich variety of local materials.
- Peaceful rural landscape away from the major roadways.
- Valley crests are visually sensitive.

Key Landscape Changes

- Nutrient pollution from riverside arable land plus road and urban run off affecting the high water quality of the river.
- Intensification in farming leading to drainage and improvement of permanent pasture and water meadows on the floodplain and loss of riparian vegetation.
- Potential changes in farming practices - including loss of livestock with some remaining valley pastures and meadows no longer being grazed with consequential scrub encroachment.
- Wet woodland is now mostly restricted to a narrow line of willow and alder along the immediate river banks.
- The presence of major transport corridors particularly the A36 trunk road has brought pressures for development and associated amenity planting and signage.
- Modern residential developments in more open locations, some close to the floodplain, have weakened the pattern of tight knit villages in the past.
- Changes in agriculture leading to lack of maintenance of traditional valley features including watercress beds and historic features - water meadow systems, mills and leats.
- Loss of hedgerows boundaries and particularly mature hedgerow trees, plus poor management of remaining hedgerows.
- Increased traffic on the road network, plus improvements to the lanes including kerbing, widening, signing and new river crossings which, in places create a more 'urban' character.
- Development pressures, particularly for new housing which will affect the character of the existing small settlements - villages may appear to coalesce along the valley side roads.
- Development pressure may also affect the rivers through increased extraction causing lower flows.
- Increasing road use which will further diminish the rural tranquillity of the valley landscape.

Management Strategy and Objectives

The strategy is to conserve the tranquil, intimate and rural character of the landscape. This will include maintenance of key features including permanent pasture, wet grassland and riparian woodlands and historic features associated with the mills and water meadows, historic parklands and vernacular villages. There are opportunities for restoration of waterside pastures, replanting and management of hedgerows and limited native tree planting/regeneration. Specific management objectives are to:

- Consider opportunities for re-planting hedgerows and hedgerow trees where these have been lost. In particular, the comparatively dense structure of willows, poplars and other moisture loving trees should be retained along field boundaries and the course of the river.
- Identify, conserve and restore remnant water meadow systems that are an important historic landscape feature - and consider opportunities for reinstatement of traditional management techniques.
- Identify, conserve and consider opportunities for reconnecting and recreating wetland habitats such as wet woodland, fen, marsh and swamp.
- Resist excessive signage associated with new development along the trunk road corridors, and maintain a sense of landscape scale when planning new road junctions - junctions that are too large will disrupt visual unity along the valleys.
- Monitor road engineering to safeguard the rural character of the lanes.
- Conserve the pattern of tight knit villages, maintaining the physical and visual gap between them.
- Consider developing guidance for built development to ensure both future construction and changes to existing buildings are designed to integrate with the existing character and structure of settlements.
- Protect nature conservation value of the River Wylye.

LANDSCAPE TYPE 5: CHALK RIVER VALLEY





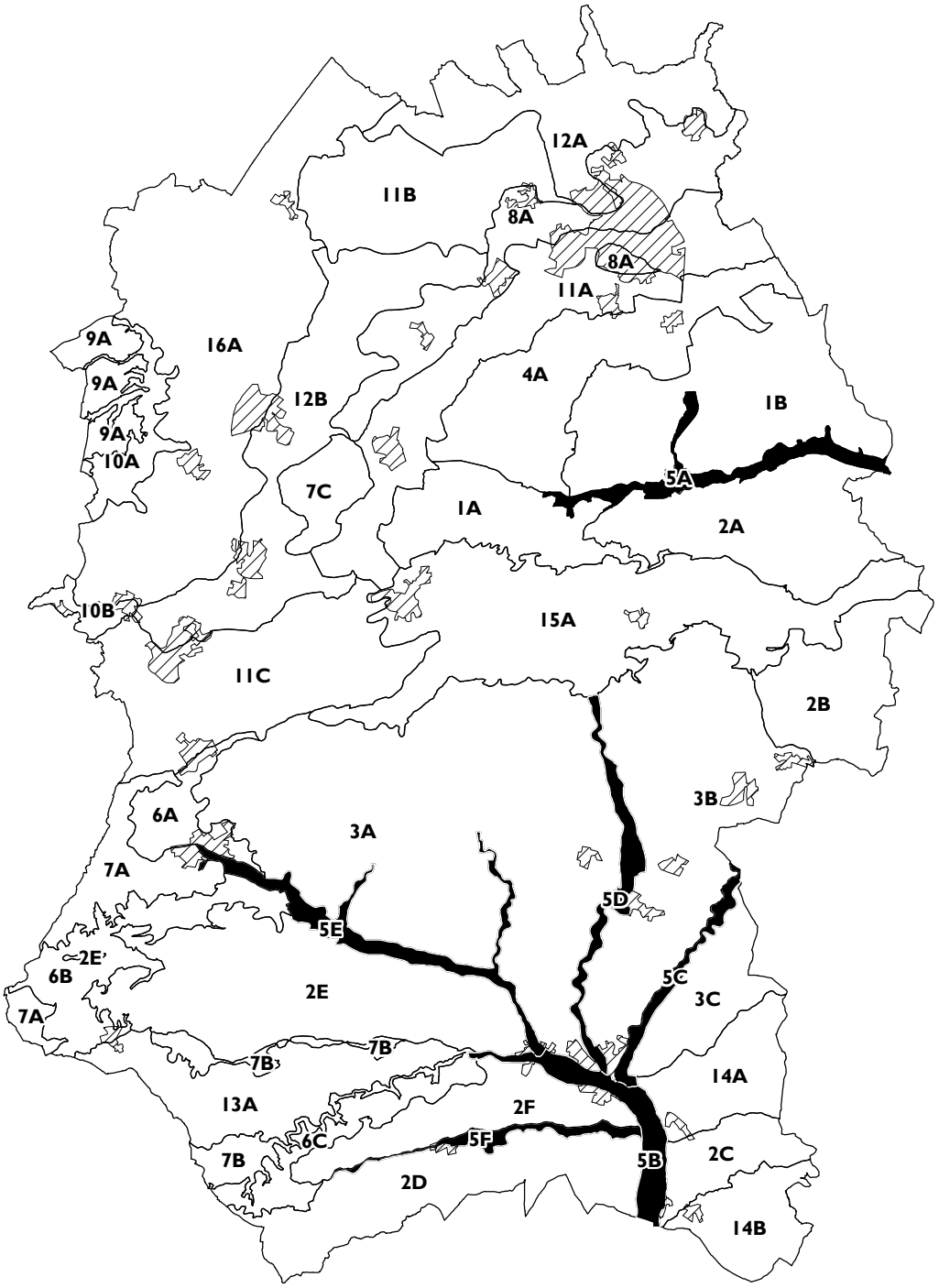








5: CHALK RIVER VALLEY



LANDSCAPE CHARACTER AREAS

5A Kennet Chalk River Valley
5B Lower Avon Chalk River Valley
5C Bourne Chalk River Valley
5D Upper Avon Chalk River Valley
5E Wylye Chalk River Valley
5F Ebble Chalk River Valley
Urban Area

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TYPE 5: CHALK RIVER VALLEYS

DESCRIPTION

Location and boundaries

The *Chalk River Valleys* Landscape Type encompasses the narrow river valleys cutting through the Chalk uplands of the county. Area *5A: Kennet Chalk River Valley* cuts across the mass of chalk downs to the north east of Wiltshire, while area *5B: Lower Avon Chalk River Valley* is located to the south centring on Salisbury and areas *5C: Bourne Chalk River Valley*, *5D: Upper Avon Chalk River Valley* and *5E: Wylye Chalk River Valley* radiate out over Salisbury Plain.

Boundaries are based on topography with the valleys defined as the floodplain and immediate valley sides. The boundaries usually follow a physical feature, often a road that runs along the first contour above winter flooding level.

Area *5A* lies within the North Wessex Downs AONB and areas *5E* and *5F* are largely within the Cranborne Chase AONB.

Key characteristics

- Strongly enclosed valleys with an intimate scale contrasting with the surrounding open upland landscape.
- Level, often narrow valley floors with relatively steep sides.
- Pastoral land use along the valley floor with small scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields.
- Hedgerows and hedgerow trees add to the lush and enclosed feel of the valleys.
- Riparian woodlands, lines of poplar along ditches and willow pollards.
- Diverse mosaic of land cover and habitats includes meadows, fen and wet woodland on valley floor.
- Clear fast flowing chalk rivers and streams a key habitat.
- Valleys contain a concentration of settlement in contrast to the adjacent unsettled downs.
- Many long established villages, sited along the spring line and built of a rich variety of vernacular materials.
- Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology.
- Valley used as transport corridors with major roads and railway lines along valley sides.
- Rural landscape sometimes interrupted by the large volume of traffic.

Physical influences

The rivers are all cut into the solid geology generally of the Upper Chalk at an elevation varying from 40m to 100m AOD. The Chalk has been overlain by Alluvium immediately along the river courses and River Terrace Deposits at the valley sides. The latter have created brown calcareous loamy/clayey soils which are well drained and suited to arable farming while the Alluvium has formed ground water gleys which are susceptible to water logging and riverine flooding and so used for pasture.

Biodiversity

The spring fed streams and rivers, which incise the chalk upland are rich in plant and animal communities, deriving, in part, from the high-quality of the base-rich water which is naturally clear and fast flowing. The rivers irrigate the valley floodplains to create a rich mosaic of associated wetland habitats including water meadows, damp pasture, wet woodland and fens. The high ecological importance of the *Chalk River Valley* Landscape Type is reflected in the number of SSSI within the Type. Notable amongst these are Lower Woodford Water Meadows SSSI and Britford Water Meadows SSSI which are the last two actively managed water meadows in Wiltshire and retain the grassland communities typical of this type of management. Land formerly managed as water meadows and retaining significant ecological value include Chilton Foliat Water Meadows SSSI and East Harnham Water Meadows SSSI.

Substantial proportions of the River Kennet, River Avon System and River Till SSSIs lie within the type and the international significance of the River Avon and River Kennet and Lambourn Floodplain are indicated by their designation as SACs. The River Avon has over 180 species of aquatic plant recorded plus one of the most diverse fish faunas in Britain and part of its upper reaches is also a County Wildlife Site.

Other County Wildlife Sites include Chilton Foliat Wet Meadows, former water meadows alongside the River Kennet, west of the SSSI of the same name. The site consists of wet neutral meadows, ditches and streams with fen vegetation and plant species including early and March orchids and marsh valerian. It is important for breeding waders such as woodcock, and for Cetti's warbler, grasshopper warblers and for nightingales. Another water meadow County Wildlife Site is Winterbourne Earls Meadow, large disused water meadows dominated by tall herbs, but with a species-rich flora and historical records of native crayfish.
Also Langford Lakes, former gravel pits with breeding waterfowl including gadwall and great crested grebe, visiting bittern and osprey and also otters and water voles.

Historic environment

River valleys have long been a focus for occupation, partly because of the range of resources they supply (for example, fish, fowl, rich alluvial deposits, and characteristic fast-flowing clear streams) and this is reflected in the range of archaeological sites and artefacts from the prehistoric period onwards.

Historically, settlement was concentrated in the river valleys, close to the water supply is, as reflected in the numerous manors and villages, many of which are recorded in the Domesday Survey of 1086. There are many well-preserved deserted or shrunken Medieval villages along these river valleys often surviving as complex earthworks adjacent to the

current settlements. Water meadows of 17th century origin are often a strong feature of the flood plains, particularly in the Avon south of Salisbury.

The structure of the land also defines communication patterns. The river valleys form important routes, particularly those of the Rivers Kennet, Wylye and Avon.

Settlement and built character

The river valleys contain a concentration of settlement, following a very distinctive pattern. Both nucleated and linear villages occur at regular intervals along the valley sides, at a height just above the winter flood level. The settlements include tiny hamlets clustered around a church, many small villages, a few small towns such as Marlborough and Amesbury and the major settlements of Warminster and Salisbury.

The latter has a major influence on the type as, apart from the Kennet, all the *Chalk River Valleys* converge at Salisbury. Views of the cathedral are characteristic of area *5B: Lower Avon Chalk River Valley* in particular.

Building materials show a rich vernacular tradition with frequent red brick, sometimes combined in intricate chequerboard patterns with flint, chalk, render plus timber frame and weatherboard and thatch or clay tile roofs.

CHARACTER AREAS

5A: Kennet Chalk River Valley

The *Kennet Valley Chalk River Valley* has relatively steep sides and a narrow valley floor, providing a strong sense of enclosure. Alluvium and gravel deposits line the valley floor which is dominated by pasture while the valley sides are generally under arable cultivation. The valley has a varied and attractive landscape with tracts of lush floodplain pasture, marsh and reedbeds, lines of willow pollards and poplars plus hedgerows enclosing the fields and stands of regenerating alder, birch and oak along the river banks. It is well wooded, with sinuous belts of woodland lining the valley sides and some larger broadleaved woodland blocks on the valley floor particularly in the east. Further diversity is provided by the historic parklands, which include Ramsbury Manor and Chilton Foliat. The River Kennet is an important chalk river habitat and designated as a SSSI. The rich biodiversity of the floodplain is reflected in its status (with the floodplain of the River Lambourn) as an SAC. Providing a main east-west communications corridor, the route of the A4 road follows the valley west of Marlborough. Elsewhere minor roads follow the lower valley sides. Settlements, from manor houses and hamlets to the market town of Marlborough include those of Saxon and Medieval origins. Building materials generally reflect the local geology, with brick/flint and clay tile dominating east of Marlborough, and sarsen stone and brick dominating to the west. Mills and churches are distinctive built features within the valley. In the upper reaches of the river, archaeological monuments associated with Avebury World Heritage Site (WHS), including The Sanctuary stone circle, are a prominent feature.

5B: Lower Avon Chalk River Valley

The *Lower Avon Chalk River Valley* is wider than the others in the type, containing the confluence of the Rivers Wylye, Nadder, Bourne and Ebble with the Avon. To the south of Salisbury the valley contains a complex system of channels and water meadows largely

inaccessible and highly rural and tranquil in feel despite the closeness of Salisbury. Views of the cathedral spire are striking in this rural context and have long been appreciated by artists as in Constable's famous painting of *Salisbury Cathedral from the River*. The area is pastoral with small fields with lush hedges, mature hedgerow trees as well riparian vegetation such as willow and alder. Water meadows were typical of the area and East Harnham Pastures SSSI is one of these areas which, despite no longer being in active management as a water meadow, has retained its herb rich grassland. Settlement is in the form of a few villages and farmsteads plus historic houses and parklands such as Longford Castle and Park, and Wilton House. The river winds through Salisbury skirting the historic core of the city as well as more suburban areas on the south banks. More rural village buildings are of red brick combined with flint, and with red tiled roofs or thatch. Major trunk roads follow the sides of the *Lower Avon Chalk River Valley* but despite their noise and movement this character area retains substantial areas of rural and remote pastoral landscape.

5C: Bourne Chalk River Valley

The *Bourne Chalk River Valley* runs southwards from Cholderton to Salisbury where the Bourne joins the Avon. It divides two *High Chalk Plain* areas and especially to the north, has shallower sides and is less enclosed than the other *Chalk River Valleys*. The river corridor is characterised by lines of willows and the presence of water meadows, for instance at Porton Meadows SSSI. The shallow valley sides to the north of the area support arable and are less distinct from the surrounding chalk upland. The area is settled to the south in particular with Porton and the Winterbournes tending to merge along the roadways. To the south the presence of the northern fringes of Salisbury is felt in settlement on either side of the valley which has a more suburban style.

5D: Upper Avon Chalk River Valley

The *Upper Avon Chalk River Valley* runs southwards between two *High Chalk Plain* areas and is a narrow strongly contained valley particularly to the north and south. The middle section is wider and more level and contains the settlements of Durrington and Amesbury. The sheltered and enclosed valley with its intricate pattern of small pastoral fields, woodlands and scattered villages contrasts strongly with the open, simple landscape of the downs. The area has a rich ecology with the River Avon (SAC), wet woodlands, commercial poplar plantations, hanging valley side woodlands linked by full hedgerows and hedgerow trees, plus meadows including outstanding example of actively managed water meadow system at Lower Woodford Water Meadows SSSI. There is a long history of settlement in the *Upper Avon Chalk River Valley* from the Long Barrow at Bulford, tumuli elsewhere, the Fort and Abbey at Amesbury, and Manor houses at Great Durnford and Little Durnford. The A345 trunk road runs along to northern section of the area and it is crossed at Amesbury by the A303, while minor roads follow valley sides to south. Despite the busy roads and settlement the *Upper Avon Chalk River Valley* remains predominantly a highly rural landscape.

5E: Wylye Chalk River Valley

The *Wylye Chalk River Valley* runs eastwards from Warminster to Wilton and is a deep valley enclosed by steep chalk slopes. The valley floor is a rural landscape where sheep and cattle graze the floodplain within small irregular fields bound by intermittent hedgerows, while the lower valley sides support the cultivation of arable crops or improved pasture in larger more geometric fields. Tree cover includes small beech plantations and lines of willows and

poplars which follow field boundaries together with the past and present courses of the Wylye and its tributaries. The valley provides a corridor for movement with the Salisbury-Warminster railway line and A36 trunk road running along the gravel terraces either side of the floodplain. The A303 trunk road also crosses the valley on a viaduct. Attractive linear or nucleated villages are scattered along these east-west routes, their chequerboard buildings of stone and knapped flint a distinctive feature. The long history of human occupation of the valley is made evident by the survival of Neolithic long barrows on the valley floor, as well as a number of Bronze Age round barrows, the Norman motte and bailey earthworks at Sherrington and the pattern of medieval settlements along the valley, largely surviving today. Post-medieval agricultural improvements included the creation of water meadows, the channels of which are still visible components of the valley landscape, and watercress beds. Despite the relatively large-scale landform of the valley, this is an intimate landscape with a semi-enclosed character. Although characterised by busy transport corridors, both along and across the valley, the floodplain retains a peaceful quality.

5F: Ebble Chalk River Valley

The *Ebble Chalk River Valley* encompasses the narrow floodplain and lower valley sides of the River Ebble as it flows eastwards to join the River Avon near Nunton. The shallow slopes along much of the Ebble valley mean that there is a predominance of arable agriculture, comprising large fields on the lower valley sides and this has diluted the visual distinction between the previously pastoral character of the floodplain and the arable downland valley sides. The valley supports a range of associated riverine habitats and is of significant ecological interest. This includes small areas of rough pasture that are now largely limited to small grazing pockets. Field boundaries are varied – comprising post and wire fencing in places, native hedgerows and a scattering of hedgerow trees. Small woodland belts and scattered trees are a feature of the valley bottom, for example the willows and poplars that line the narrow floodplain and are conspicuous along the course of the river. Settlement within the Ebble River Valley predominantly comprises linear villages and hamlets such as Combe Bissett, Stratford Tony and Bishopstone which occur regularly along the course of the river. Brick and flint are common building materials within the settlements whilst thatch and slate are characteristic roofing materials. New development is occurring within the villages and settlement edges are often defined by concrete roadside kerbs – changing the rural character. As well as this chain of small medieval settlements along the river, historic components of the landscape are water meadows and cress beds.

EVALUATION

Positive landscape features of significance

- Intimate, small scale rural landscape.
- Chalk rivers and streams with their characteristically clear, fast-flowing waters.
- Seasonal flood meadows, grazed pastures, marsh and damp woodlands of high ecological value.

- Distinctive features relating to past management of the flood plain such as water meadows, watercress beds and remnants of mill systems including leats and pools.
- Distinctive pattern of settlement of small villages of rich and varied vernacular materials.

Forces for change

- Nutrient pollution from riverside arable land plus road and urban run off affecting the high water quality of the streams and rivers.
- Intensification in farming leading to drainage and improvement of permanent pasture and water meadows on the floodplain and loss of riparian vegetation.
- Potential changes in farming practices - including loss of livestock with some remaining valley pastures and meadows no longer being grazed with consequential scrub encroachment.
- Wet woodland is now mostly restricted to a narrow line of willow and alder along the immediate river banks.
- The presence of major transport corridors particularly the trunk roads has brought pressures for development and associated amenity planting and signage.
- Modern residential developments in more open locations, some close to the floodplain, have weakened the pattern of tight knit villages in the past.
- Changes in agriculture leading to lack of maintenance of traditional valley features including watercress beds and historic features - water meadow systems, mills and leats.
- Loss of hedgerows boundaries and particularly mature hedgerow trees, plus poor management of remaining hedgerows.
- Increased traffic on the road network, plus improvements to the lanes including kerbing, widening, signing and new river crossings which, in places create a more 'urban' character.
- Development pressures, particularly for new housing which will affect the character of the existing small settlements - villages may appear to coalesce along the valley side roads.
- Development pressure may also affect the rivers through increased extraction causing lower flows.
- Increasing road use which will further diminish the rural tranquillity of the valley landscape.

Condition

The overall condition of the *Chalk River Valley* Landscape Type is **good** with its chalk rivers of high water quality and rich biodiversity, its largely intact hedgerow network, riparian woodland and compact well kept villages. However there are some elements of declining condition: some hedgerows in poor condition and the loss of traditional land management

methods such as water meadows has lead to decline in ecological value of the wet grasslands.

Strength of character

The *Chalk River Valley* Landscape Type has a **strong** character with its generally narrow, steep sided landform, small scale rural settled and tranquil landscape of pastoral fields bounded by hedgerows, villages built of local vernacular materials and in traditional patterns and outstanding ecological interest in its water courses and meadows. The visual and historic relationship between the river valleys and the city of Salisbury further enriches the Type. Detracting from the rural, peaceful small scale landscape are the busy trunk roads and some suburban edges of larger settlements.

Inherent landscape sensitivities

- Small scale enclosed landscape.
- High water quality and outstanding ecological richness of the chalk rivers.
- Remnants of water meadows including a few in active management plus other historic floodplain feature such as mills and leats and watercress beds.
- Rich floodplain landscape of small scale grazed pastures, riparian vegetation and damp woodlands.
- Small distinctive villages and manors built of rich variety of local materials.
- Peaceful rural landscape away from the major roadways.
- Valley crests are visually sensitive.

STRATEGY

The strategy for the *Chalk River Valley* Landscape Type is to **conserve** the tranquil, intimate and rural character of the landscape. This will include maintenance of key features including permanent pasture, wet grassland and riparian woodlands and historic features associated with the mills and water meadows, historic parklands and vernacular villages. There are opportunities for restoration of waterside pastures, replanting and management of hedgerows and limited native tree planting/regeneration.

Broad management objectives

- Consider opportunities for re-planting hedgerows and hedgerow trees where these have been lost. In particular, the comparatively dense structure of willows, poplars and other moisture loving trees should be retained along field boundaries and the course of the river.
- Identify, conserve and restore remnant water meadow systems that are an important historic landscape feature - and consider opportunities for reinstatement of traditional management techniques.

- Identify, conserve and consider opportunities for reconnecting and recreating wetland habitats such as wet woodland, fen, marsh and swamp.
- Resist excessive signage associated with new development along the trunk roads and maintain a sense of landscape scale when planning new road junctions - junctions that are too large will disrupt visual unity along the valleys.
- Monitor road engineering to safeguard the rural character of the lanes.
- Conserve the pattern of tight knit villages, maintaining the physical and visual gap between them.
- Consider developing guidance for built development to ensure both future construction and changes to existing buildings are designed to integrate with the existing character and structure of settlements.

THE LANDSCAPE CHARACTER CONTEXT

The character of the Wiltshire landscape has already been investigated in a number of studies as detailed in Appendices 1 and 2.

The *Chalk River Valley* Landscape Type is covered in the landscape character assessments for Kennet District, the North Wessex Downs AONB and Cranborne Chase AONB.

Area 5A: Kennet Chalk River Valley is covered in the Kennet District and North Wessex Downs AONB assessments as the Kennet Valley character area. Boundaries vary from these assessments in that the valley of the River Og is included as far north at Ogbourne St George in this county assessment to ensure consistency in boundary treatment through the county.

Area 5B: Lower Avon Chalk River Valley and *5C: Bourne Chalk River Valley* are not included in an existing assessment.

Parts of areas *5D: Upper Avon Chalk River Valley* are covered in the Salisbury Plain Training Area Landscape Character Assessment under the River Valley Farmlands and Enclosed Downlands landscape types and a number of character areas.

Areas *5F: Ebble Chalk River Valley* and *5E: Wylye Chalk River Valley* are covered in the Cranborne Chase Landscape Character Assessment under the Chalk River Valley landscape type and Ebble Chalk River Valley and Wylye Chalk River Valley character areas. The boundaries of the valleys in the Cranborne Chase assessment take in the valley sides up to the skyline however in this county assessment the boundaries of all the valleys in this type encompass just the valley floor and the immediate valley sides hence varying from the Cranborne Chase boundaries. This is consistent for all the Chalk Valleys.

Landscape type 5: **Chalk River Valleys**

Map 5

This Landscape Type comprises the following Landscape Areas:

Character Area 5A - Wylye Chalk River Valley
Character Area 5B - Ebble Chalk River Valley
Character Area 5C - Stour and Avon Tributary Valleys

- Strongly enclosing valley sides, frequently eroded to form dry valleys, but in some places quite wide. (e.g. Ebble.)
- The steepest valley slopes have retained their semi-natural chalk grassland or are clothed in 'hanging' woodland while the shallow valley sides have been exploited for cultivation.
- The clear, fast-flowing chalk rivers are a key habitat.
- The floodplains support water meadows, cress beds and damp pasture.
- The valleys typically provide convenient transport corridors, with the Wylye valley containing a trunk road and railway.
- The rural landscapes are sometimes interrupted by the large volumes of traffic that use the valleys as transport corridors to organised events.
- Straight-sided fields represent late 18th/early 19th century Parliamentary enclosure, with large scale fields resulting from 20th century boundary loss.
- Field boundaries and footpaths often reflect the tracks, droves and hollow ways that took livestock from and to the downs in the Medieval period.
- A series of linear spring line villages typically lie at the foot of the valley slopes.
- Isolated Neolithic long barrows, Bronze Age round barrows and water meadow channels on the valley floor contribute to visible archaeology.

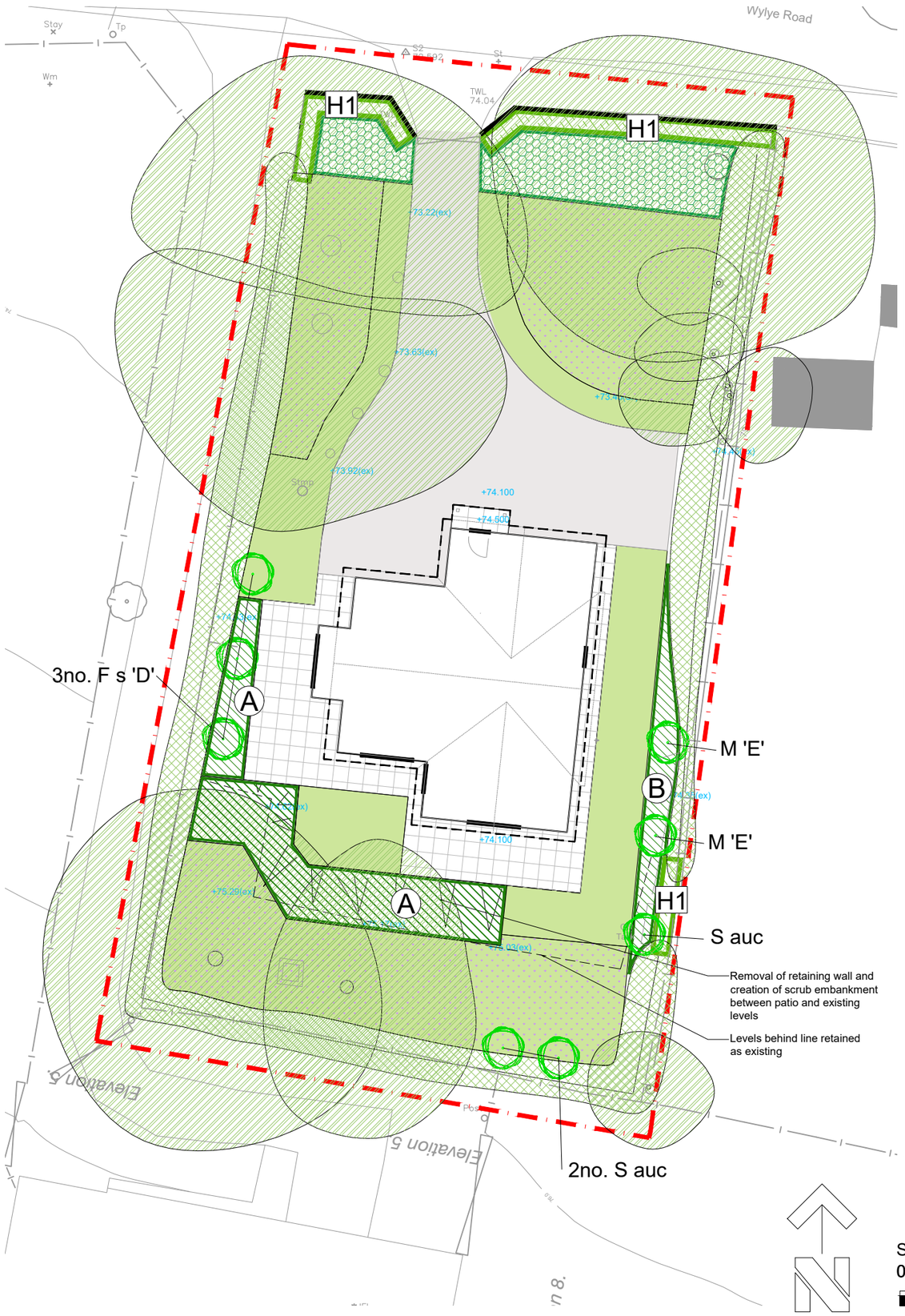


Issues and challenges

- Water flows and water resource management.
- 'Horsiculture' and loss of sense of place.
- Development pressures. (Expensive properties, high demand, gentrification, replacement dwellings.)
- Highway 'improvements'.
- Infrastructure clutter. (e.g. Telephone and electricity poles, signs.)

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APPENDIX 4: DRAWING 1567-004 LANDSCAPE PROPOSALS



Trees

Abbrev.	Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²	m Ctrs	Area m²	Number
M 'E'	Malus 'Everaste'	14-16	400-450	RB	3x EHS; clear stem 175-200cm; 5 brks			Counted		1
F s 'D'	Fagus sylvatica 'Dawyck'	14-16	400-450	B	3x EHS; clear stem 175-200cm; 5 brks			Counted		3
S auc	Sorbus aucuparia	14-16	400-450	B	3x EHS; clear stem 175-200cm; 5 brks			Counted		2
					Sub-totals					6

H1 - Beech Hedge

Abbrev	Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²	m Ctrs	Area m²	Number
F s	Fagus sylvatica		160-190	76L	Readyhedge instant hedging 40cm wide x 130cm long pre formed with continuous root strip, dense straight-sided, feathered to base, neatly clipped			1	33	66
	No. of rows Offset m	2	0.5		Sub-totals					66

Native Shrub Mix

Abbrev	Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²	m Ctrs	Area m²	Number
C san	Cornus sanguinea		40-60	B	1+1 Transplant - seed raised branched; 2 brks	15	3			24
C mon	Crataegus monogyna		60-80	U	1+1, Transplant - seed raised	20	1			11
I a	Ilex aquifolium		40-60	2L	Leader with laterals	10	2			16
L vu	Ligustrum vulgare		40-60	B	0/1 Cutting branched; 2 brks	20	3			32
P sp	Prunus spinosa		60-80	U	1+1 Transplant - seed raised; branched; 2 brks	15	3			24
V op	Viburnum opulus		40-60	B	1+1 Transplant - seed raised branched; 2 brks	20	2			22
					Sub-totals	100%			54	129

Mix A

Abbrev	Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²	m Ctrs	Area m²	Number
R 'Sun'	Rhodiola 'Sunshine'		20-30	2l	Branched; 3 brks	10	2			13
C x s 'P L'	Chaenomeles x superba 'Pink Lady'		40-60	3L	Branched; 2 brks	10	3			20
E pu 'W S'	Echinacea purpurea 'White Swan'			2L	Full pot	10	5			33
E 'S D'	Escallonia 'Steve Donard'		30-40	2L	Bushy; 3 brks	10	3			20
H p 'S'	Hebe pinguifolia 'Sutherlandii'	15-20D		2L	Bushy; 3 brks	10	4			26
H 'R E	Hebe 'Red Edge'	20-30D		3L	Bushy; 3 brks	10	4			26
H s 'B B'	Hibiscus syriacus 'Blue Bird'		30-40	2L	Branched; 3 brks	10	2			13
L an 'H	Lavandula angustifolia 'Hidcote'		20-30	3L	Bushy; 3 brks	15	3			29
S j 'R'	Skimmia japonica 'Rubella'		30-40	3L	Bushy; 3 brks	10	4			26
S j 'Fir'	Spiraea japonica 'Firelight'		40-60	10l	Bushy; 9 brks	5	1			3
					Sub-totals	100%			65	209

Mix B

Abbrev.	Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²	m Ctrs	Area m²	Number
B w	Berberis wilsoniae		30-40	3L	Bushy; 4 brks	10	3			6
C 'A P'	Choisya 'Aztec Pearl'		30-40	2l	Bushy; 5 brks	15	3			9
G 'J B'	Geranium 'Johnson's Blue'			2L	Full pot	15	4			11
H 'H'	Hypericum 'Hidcote'		20-30	2L	Bushy; 3 brks	15	3			9
L pi	Lonicera pileata	30-40D		3L	Bushy; 6 brks	15	3			9
R 'M G'	Rosa 'Max Graf'		30-40	2L	Cutting; Bush; 3 brks	10	3			6
V d	Viburnum davidii		20-30	3L	Bushy; 3 brks	20	3			11
					Sub totals	100%			19	61

KEY:

- Existing Tree Retained
- Existing Hedge Retained
- Tree
- Beech Hedge (H1)
- Native Shrub
- Ornamental Shrub (A)
- Shaded Wildflower Meadow
- Species Rich Lawn
- Resurfaced Tarmac Drive - No Dig additional area
- Flag Paving
- Existing Wall Retained
- Site Boundary

Scale 1:250

0 2 4 6 8 10 12 [m]

IMPLEMENTATION PROGRAMME:

First planting season following construction

LANDSCAPE MANAGEMENT:

Site Owner to implement 5-year management plan to cover the following regular, seasonal and annual maintenance operations:

Trees:
Water monthly April to September in periods of drought
Inspect trees annually in winter
Undertake formative pruning of young trees to encourage good growth and shape - As required.
Following strong winds, re-firm base and check tree stakes for stability. - As required
Check tree ties on new tree planting and replace/loosen/remove as necessary
Apply slow release fertiliser to base of each tree; 50g per new tree. - Annual, Mar-Apr

Shrubs:
Remove litter
Water monthly April to September in periods of drought
Maintain plant beds weed free
Remove dead plants
Trim planting to prevent encroachment onto paths
Prune planting clear of all signage and sightlines
Prune beech hedges once annually
Firm up rocked plants
Eradicate any occurence of Japanese Knotweed

Meadow Grass
Cut twice annually in spring and autumn
Remove litter

Plant failures
Replace any dead plants in following planting season (Nov - Mar).

OUTLINE SPECIFICATION:

GENERAL
All works to be in accordance all relevant British Standards and the Landscape Consultant's planting plans and specification (to be issued) and in compliance with the National Landscape Specification (NBS) 1998, latest revision.

SETTING OUT
All dimensions and levels should be checked and adjusted on site. Contractor responsible for care around all services. Do not scale from this drawing.

SITE PREPARATION
Building rubble in excess of 50mm dimension to be removed, compaction ripped 150mm deep or broken out by JCB back-actor leaving surface rough. Ensure free drainage.

TOPSOIL
Multipurpose topsoil BS:3882 medium loam, not more than slightly stoney, pH 5.7-7.5.
Depth 450mm all planting areas. 150mm to all other areas.
Provide Declaration of Analysis of topsoil to Employer's Agent.

TOPSOIL - MEADOW
Specific purpose topsoil to BS:3882, low fertility. 150mm depth to be used. Supplier to provide certification of testing. (

TREE PIT
Extra Heavy Standard 1200mmØ x 750mm depth

PREPARATORY HERBICIDE
Weed allowed to grow and treated with up to three applications of weed killer prior to cultivation or planting during the fallow period.

GRASSING
Grassing between April-October.
Cultivate to prepare seed bed. Finished seed bed levels 25mm above pavings and kerb edges. Stones pick to 25mm.
Grass Seed as provided by Emorsgate Seeds - https://wildseed.co.uk. Sown at rate of 4g/m2 to manufactures recommendations.
Shaded Wildflower Meadow: EH1 Hedgerow Mixture
Species Rich Lawn: EL1 Flowering Lawn Mixture

PLANTS
General
Plant material in accordance with the HTA's National Plant Specification 1997. All plants container grown, well formed and free from disease. Plant handling to CPSE Plant Handling Code.

Quality as supplied by:
Johnsons of Whixley Ltd, York YO26 8AQ. Tel: 01423 330234.
Or other nursery listed in the Horticultural Trades Association Nursery Certification Scheme.

Planting
Plant November to March.
Planting areas cultivated 150 mm deep and stone picked of material greater than 50mm. Plant material pit planted 300 x 300 x 200 minimum. Approved planting compost incorporated into the soil during planting.

Backfill mix	Enmag	P4	Compost
Shrubs	35g	5g	10 litres
Transplants	35g	5g	10 litres
Extra Heavy Standard	75g	50g	75 litres

Backfill mix (30%) incorporated into topsoil (70%) during planting.

TREE STAKING
Extra Heavy Standard -Short Double Staking
Preserved softwood 100mm min diameter. Driven vertically 450mm into base of pit on either side. Cross bar - timber, as stake.Secured with rubber J Tom's 37.5mm wide standard nylon reinforced rubberbelt ref L2 ties including rubber spacer pads ref L1.

MULCH
Total cover coarse bark mulch to shrub areas, Melcourt Bark Nuggets 75mm deep.

AFTERCARE
24 months aftercare by planting contractor. Including grass and meadow cutting, weed, pest and disease control, pruning and watering. Weed control by residual herbicide or hand weeding as necessary to achieve a weed free condition. Watering in periods of drought to ensure establishment and continued thriving of planting.

DEFECTS LIABILITY
Twenty-four months on plant material and grass. Replacements in November in year of loss.

ONGOING MAINTENANCE
Continue to maintain for five years from completion of planting by hand weeding and spot treatment of weed killer to any weed in planted areas until plants close canopies. Replace failures for 5 years.

Weddle Landscape Design
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Job: MOONRAKERS, HANGING LANGFORD

Title: LANDSCAPE MASTERPLAN

scale@A3	drawn	date	drawing number	revision
1:250	IG	DEC 23	1567-004	-