WHLandscape

RESIDENTIAL • AGRICULTURAL • EQUESTRIAN • COMMERCIAL

NORRINGTON GATE FARM, BROUGHTON GIFFORD, MELKSHAM, SN12 8LW

LANDSCAPE AND VISUAL APPRAISAL

FOR

PROPOSED DAIRY BUILDING

Prepared by:

WHLandscape

On behalf of:

Josh Ovens

Project Reference: 22.1569

Revision: A

JANUARY 2024

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

t: 01380 727539
e: info@whlandscape.co.uk

Landscape Institute Registered Practice

APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Josh Ovens to undertake a Landscape and Visual Appraisal (LVA) for the proposed dairy building at Norrington Gate Farm, Broughton Gifford, Melksham, SN12 8LW.

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

This appraisal has been undertaken by: Ellie Sims BA (Hons) MA CMLI

Checked by: George Harley BA (Hons) MA CMLI

This document has been prepared in accordance with the scope of WHLandscape's appointment with its client and is subject to the terms and conditions of that appointment.

WHLandscape accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

If received electronically it is the recipient's responsibility to print any plans within this document to the correct scale. Refer to written dimensions where provided.

© Copyright WH Landscape Consultancy Ltd. This document is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of WHLandscape.

Ordnance Survey © Crown Copyright 2024. All rights reserved. WHLandscape licence number: LAN1001422.

CONTENTS

1. INTRODUCTION

2. SCOPE AND APPRAISAL METHODOLOGY

3. LANDSCAPE PLANNING CONTEXT

4. BASELINE LANDSCAPE AND VISUAL STUDY

5. LANDSCAPE AND VISUAL APPRAISAL

6. CUMULATIVE EFFECTS

7. RECOMMENDATIONS AND CONCLUSIONS

8. REFERENCES

ILLUSTRATIVE MATERIAL

WHL-1569-01: LOCATION AND VIEWPOINT PLAN

WHL-1569-02: VERTICAL AERIAL

WHL-1569-03: DESIGNATIONS

WHL-1569-04: LANDSCAPE AND VISUAL ANALYSIS

APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS

APPENDIX 2: VIEWPOINT PHOTOGRAPHS

APPENDIX 3: PLANTING PROPOSALS FOR BATTERY STORAGE FACILITY APP NO. PL/2022/03914

1. INTRODUCTION

1.1 This LVA provides an appraisal of the landscape and visual effects associated with the proposed dairy barn on land at Norrington Farm, Broughton Gifford associated with planning application no: PL/2023/07665. The site is in the administrative area of Wiltshire Council, specifically Wiltshire Council Western Area. The findings of the appraisal will be used to determine the suitability of the proposals, as well as to suggest appropriate mitigation measures if required.

1.2 The application will see the construction of a new dairy barn which will measure 10.90 metres (m) to the ridgeline and 8.14m to the eaves. The building will be constructed use timber space board, concrete panels, juniper green box profile sheeting, and buff concrete blocks with natural grey fibre cement roof sheets. The north-eastern elevation will have a ventilation curtain in place of timber space board. Access points will be on the north-west and south-east elevations, providing direct access to the farmstead or the fields (respectively), with one roller shutter door and two gates on each elevation. The proposed development also includes an increase to the overall ground levels of the site in order to create a level base for the building.

1.3 This report is for a "non-EIA project". The Landscape Institute has advised in relation to Landscape and Visual Appraisals / Statements outside a formal EIA process in its 'Statement of Clarification 1/13' that:

> ***In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant. […] The emphasis on likely 'significant effects' in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle – focussing on a proportional approach – also applies to appraisals of landscape and visual impacts outside the formal requirements of EIA.***

1.4 This report therefore provides an assessment of the levels of the effect without commenting on their "significance". Furthermore, this appraisal only considers the proposed development as described, and its findings should not be considered prejudicial against any other future land use proposals for the site, which should each be assessed on their own merits.

1.5 For this report, the policy context is taken from the National Planning Policy Framework (NPPF) (2023) and the Wiltshire Core Strategy (2015). The baseline landscape character has been taken from Natural England National Character Area Profile (NCA): 117. Avon Vales (2014), the Wiltshire

Landscape Character Assessment (2005), and the West Wiltshire Landscape Character Assessment (2007).

2. SCOPE AND APPRAISAL METHODOLOGY

2.1 The LVA process is based on the following guidance:

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

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

2.3 BASELINE LANDSCAPE AND VISUAL STUDY

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

DESK STUDY RESOURCES

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

Mapping

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

Planning Policy

- NPPF
- Wiltshire Core Strategy

Character Assessment

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

FIELD SURVEY

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

BASELINE ANALYSIS

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

Landscape value

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

2.3.6 Typically, value is determined against a series of predefined factors, to establish an overall landscape value of either Low, Medium, or High, with the importance of any designations also being

taken into account. Additionally, the specific value of the site, as a component of the landscape resource, is also considered.

Landscape Receptors

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

Visual Receptors

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

2.4 APPRAISAL OF LANDSCAPE AND VISUAL EFFECTS

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

2.4.2 The appraisal of effects aims to:

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

2.4.3 The appraisal will consider the likely effects of the proposed development in the context of Receptor Sensitivity in order to determine the Level of Effect on landscape and visual receptors, with mitigation measures recommended if required. The overall landscape and visual effects of the

development will then be reappraised to determine the effectiveness of the recommended mitigation at both implementation and once established.

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

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

NATURE OF EFFECT

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

2.5 ASSESSMENT OF CUMULATIVE EFFECTS

2.5.1 The assessment of Cumulative Effects involves the identification of incremental changes likely to be caused by other past, present or reasonably foreseeable actions together with the proposed development. The assessment of Cumulative Effects is not intended to provide a detailed assessment of the effects of other developments but rather the manner in which the proposed development relates to them, and the subsequent potential effects of this. It is therefore a relatively high-level assessment in the context of broad development parameters, but it is sufficient to provide an understanding of likely effects.

2.5.2 This LVA will consider potential Cumulative Landscape and Visual Effects, which in GLVIA 3 are defined as those that:

Result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.

2.5.3 Cumulative Landscape Effects can be considered as either Additional:

- The effect of the proposed development on top of the cumulative baseline of the existing development.

Or Combined:

- The effect of all the past, present and future proposals together with the proposed development.

2.5.4 Cumulative Visual Effects can be either Combined:

- Where the observer is able to see two or more developments from one viewpoint. These views can be in combination or in succession.

Or Sequential:

- When the observer has to move to another viewpoint to see the same or different developments. Sequential effects may be assessed for travel along regularly used routes such as major roads or popular paths. These views can be frequently sequential or occasionally sequential.

Table 1: Assessment of the Level of Cumulative Effects – Generic Definitions:

Level	Criteria
Severe	Only adverse effects are assigned this level of importance as they represent key factors in the decision-making process. These effects are generally, but not exclusively, associated with sites and features of national or regional importance. A change at a regional or district scale site or feature may also enter this category. Typically, mitigation measures are unlikely to remove such effects.
Major	These effects are likely to be important considerations at a local or district scale but, if adverse, are potential concerns to the project and may become key factors in the decision-making process. Mitigation measures and detailed design work are unlikely to remove all of the effects upon the affected communities or interests.
Moderate	These effects, if adverse, while important at a local scale, are not likely to be key decision-making issues. Nevertheless, the cumulative effect of such issues may lead to an increase in the overall effects on a particular area or on a particular resource. They represent issues where effects will be experienced but mitigation measures and detailed design work may ameliorate or enhance some of the consequences upon affected communities or interests. Some residual effects will still arise.
Minor	These effects may be raised as local issues but are unlikely to be of importance in the decision-making process. Nevertheless, they are of relevance in enhancing the subsequent design of the project and consideration of mitigation or compensation measures.
Negligible	No effect, or effect which is beneath the level of perception within normal bounds of variation or within the margin of forecasting error.

3. LANDSCAPE PLANNING CONTEXT

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

3.2 NATIONAL PLANNING POLICY FRAMEWORK

3.2.1 Originally published in March 2012, with the most recent revision being in December 2023, the NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Of particular relevance to this appraisal is Section 15. Conserving and Enhancing the Natural Environment, specifically paragraph 180, which states that "Planning policies and decisions should contribute to and enhance the natural and local environment by":

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

and:

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

3.2.2 Also of relevance to this project is Section 12. Achieving Well-designed Places, specifically paragraph 135, which states:

> ***Planning policies and decisions should ensure that developments:***
>
> ***a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
>
> ***b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***
>
> ***c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);***
>
> ***d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;***

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

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

3.3 WILTSHIRE CORE STRATEGY

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

CORE POLICY 51: LANDSCAPE

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

i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.

ii. The locally distinctive character of settlements and their landscape settings.

iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.

iv. Visually sensitive skylines, soils, geographical and topological features.

v. Landscape features of cultural, historic and heritage value.

vi. Important views and visual amenity.

vii. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.

viii. Landscape functions including places to live, work, relax and recreate.

ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

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

CORE POLICY 52: GREEN INFRASTRUCTURE

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

- ***Retain and enhance existing on site green infrastructure***
- ***Make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards.***
- ***Put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development.***
- ***Provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy***
- ***Identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire***

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

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

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

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

CORE POLICY 57: ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING

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

- ***i. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.***
- ***ii. The retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.***
- ***iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.***
- ***iv. Being sympathetic to and conserving historic buildings and historic landscapes.***
- ***v. The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy).***
- ***vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.***

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

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

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

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

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

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

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

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

CORE POLICY 58: ENSURING THE CONSERVATION OF THE HISTORIC ENVIRONMENT

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. Nationally significant archaeological remains

ii. World Heritage Sites within and adjacent to Wiltshire

iii. Buildings and structures of special architectural or historic interest

iv. The special character or appearance of conservation areas

v. Historic parks and gardens

vi. Important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

4. BASELINE LANDSCAPE AND VISUAL STUDY

4.1 SITE LOCATION AND CONTEXT

4.1.1 The site is located on a parcel of land at Norrington Gate Farm, just off Melksham Lane, to the north-east of the village of Broughton Gifford. The village is located to the west of the town of Melksham and in its wider context lies to the east of the city of Bath. The site is located at between 40m and 45m Above Ordnance Datum (AOD).

4.1.2 The site currently forms part of a field used for grazing cattle and comprises grassland, the rest of the field borders the site to the north-west and south-east. To the south-west, the site is partially bordered by the field with an area of hardstanding which connects the site to the farmyard. The infrastructure associated with farm largely lies to the south-west of the site and Broughton Transport Solutions lies to the south. To the north-east the site is bounded by a recently approved (but not yet constructed) battery storage facility, application number PL/2022/03914 (see Appendix 3 for more detail). The applicant owns further land around the site including the farmyard and fields.

4.2 LANDSCAPE CHARACTER

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

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

4.2.2 The study area is covered by NCA: 117. Avon Vales, however, due to the broad level of assessment, the identified key characteristics are too general to be relevant to the site. For this appraisal, the Wiltshire Landscape Character Assessment and the most detailed Landscape Character Assessment (the West Wiltshire Landscape Character Assessment) will be used to help establish the site's unique landscape character as well as to determine its contribution to the landscape character and/or elements or features which define the wider landscape.

4.2.3 Only information pertaining to the Landscape Character Areas (LCAs) and Landscape Character Types (LCTs) in which the site is located has been listed in order to help establish its unique landscape character as well as to determine the site's contribution to the landscape character, elements, and features which define the wider landscape. It is important to note that, due to the extent of individual

Character Areas and Types, some of the listed information may not be wholly relevant to the site and surrounding landscape.

WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

4.2.4 In December 2005, Land Use Consultants, on behalf of Wiltshire County Council, published the Wiltshire Landscape Character Assessment. The site falls within LCT 16: Limestone Lowland, specifically LCA 16A: Malmesbury-Corsham Limestone Lowlands.

LCT 16: LIMESTONE LOWAND

Location and Boundaries

The Limestone Lowland Landscape Type covers a large swathe of northwest Wiltshire. The area extends from Bradford-on-Avon in the south to the Kemble Airfield in the far north. The county border constrains the area to the north and west. The boundary to the east is a less distinct transition, occurring with the change in underlying geology from limestone to clay. There is only one character area within the Limestone Lowland Landscape Type, 16A: Malmesbury-Corsham Limestone Lowlands.

Key Characteristics:

- ***Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay.***
- ***A peaceful and rural landscape with subtle variations in character relating the varied geology, topography and water courses.***
- ***Mix of permanent pasture and arable farmland.***
- ***Strong network of hedgerows with hedgerow trees.***
- ***Dry stone walls field boundaries in some areas and around settlements.***
- ***Field pattern predominantly large geometric field typical of eighteenth and nineteenth century enclosure with small scale irregular fields of medieval pattern close to settlement.***
- ***More open areas of higher ground to the west offer panoramic views over the type, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views.***
- ***Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows.***
- ***Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by a network of rural roads.***
- ***Traditional buildings of local limestone buildings an outstanding feature.***

- ***Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.***

LCA 16A: MALMESBURY-CORSHAM LIMESTONE LOWLANDS

Malmesbury-Corsham Limestone Lowlands is the only area within of the Limestone Lowlands Landscape Type. It covers a large area of northwest Wiltshire occurring between the areas of limestone valleys and higher limestone wold to the west (outside the county) and clay to the east.

The area is predominantly rolling mixed pastoral and arable farmland, in a pattern of large fields bounded by hedgerows with hedgerow trees. The hedgerow vary in condition with some gappy and low flailed hedges in evidence for example around Grittledon.

Changes in the underlying geology and land use cause subtle localised variations throughout the area within an overall graduation from higher ground founded on limestone to the west to lower ground on clay to the east. On the higher and steeper ground of the Forest Marble Limestone to the west, and particularly to the south of Corsham, hedgerows are less prominent with dry stone walls dividing the fields. With less visual obstruction, there are panoramic and distant views the farmland as it falls away gently to the east. There are also some more open areas around Biddestone and to the north of the area. Here a comparative scarcity of tree cover creates a greater sense of exposure. Shallow valleys along the numerous springs and brooks in the area have a more intimate and enclosed feeling. The most prominent of these is along the River Avon where the locally steep valley sides give a sense of containment, and the rich vegetation including willows line the river bank. There are also areas of estate and historic parkland, often associated with large houses. Areas of open pastoral land with numerous standard trees can be found throughout the area, some contain more designed element such as the large avenue near Monkton Farleigh.

A key element in the area is the distinctive limestone villages and towns, connected by a network of winding rural lanes and straight Roman roads. Some brick built dwellings and farmhouses appear to the east of the area reflecting the changing geology. Traditional buildings are frequently centred around village greens and ponds or form a more linear settlement forming a main street along one of the rural roads.

WEST WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

4.2.5 In 2007, Chris Blandford Associates, under the appointment of West Wiltshire District Council, produced the West Wiltshire District Landscape Character Assessment. The assessment aims to

ascertain a clear understanding of the landscape resource and set out management guidelines which will contribute to the environmental enhancement of the district. The site falls within LCT A: Limestone Lowland, specifically LCA A3: Broughton Gifford Limestone Lowland.

LCT A: LIMESTONE LOWLAND

Key Characteristics:

- ***Gently undulating lowland landscape which rises gradually from east to west across the type.***
- ***A mixture of arable farmland and permanent pasture underlain by geology of predominantly mudstone and limestone with pockets of clay.***
- ***Numerous small rivers and stream corridors crossing the landscape.***
- ***Field boundaries delineated by a strong network of hedgerows, often containing hedgerow trees.***
- ***Scattered settlement pattern, consisting predominantly of villages and isolated farmsteads***
- ***Predominantly rural landscape with subtle variations in character relating to the varied geology, topography and watercourses.***
- ***Large-scale, predominantly geometric field pattern, typical of eighteenth and nineteenth century enclosure with small-scale irregular fields of medieval pattern close to small settlements.***
- ***Landscape scattered with traditional buildings, of local limestone, which provide a key distinguishing characteristic.***

Summary of Visual Character:

The limestone lowlands are underlain by geology of the Great Oolite Groups, formed in the Mid Jurassic Period. The landform undulates rising from 35m AOD adjacent to the Limestone River Floodplain Landscape Type in the south east to higher land in the north west (200m). Numerous small rivers and stream corridors cross the type. There is a strong network of hedgerows, with frequent hedgerow trees and field trees visible. Settlement pattern consists of scattered villages and isolated farmsteads which are connected by a series of minor rural roads. Villages are peaceful and rural, often centred on a village green, pond or area of common land. Buildings are traditional in style, with many dating from the 17th and 18th centuries, built from local limestone. Away from the main A363 and A365 road corridors, there is a relatively strong sense of tranquillity.

LCA A3: BROUGHTON GIFFORD LIMESTONE LOWLAND

Location and Boundaries:

The area encompasses the villages of Atworth, Whitley, Shaw, Broughton Gifford and Holt. The northern edge is formed by the district boundary whilst the floodplain of the River Avon restricts the area in the east and west. The A365 and the B3107 run along the northern and southern edge of the area respectively, and meet in Melksham in the east.

Key Characteristics:

- ***Gently undulating limestone lowland.***
- ***Predominantly rural character with several linear villages and scattered farm buildings connected by a dense network of rural roads and footpaths.***
- ***Distinct pattern of small sized mainly irregular fields enclosed by in places fragmentary hedgerows with mature trees.***
- ***Generally extensive views.***
- ***Pylons as a conspicuous vertical element.***

Summary of Visual Character:

The area has a strong rural character with a mixture of pasture and arable farmland. The small sized, mainly irregular fields are enclosed by generally mature intact but in places gappy, hedgerows with trees. Views tend to be open with the main notable vertical elements being pylons and hedgerow trees. A few small woodland blocks are scattered in the area, including the more expansive ancient Great Bradford Wood, in the south, cupped in one of the coils of the River Avon. The villages of Atworth and Shaw in the north of the area are situated linearly along the A365 whilst Whitley, Broughton Gifford and Holt are, also linearly, situated along secondary and more rural roads, with the exception of the higher part of Broughton Gifford, which is centred round a village green or Common. A large number of footpaths cut across the area, linking the villages and many scattered farms.

Inherent Landscape Sensitivities:

- ***Peaceful, rural nature of the area.***
- ***The extensive views.***
- ***Landscape setting, vernacular character and small scale of the villages.***
- ***Areas of ecological value including ancient woodland copses.***
- ***The remaining traditional field pattern.***
- ***Historic parkland.***

4.3 THE STUDY AREA

4.3.1 The study area has developed over a bedrock comprising various mudstone formations. Topographically, the area is relatively flat with a high point of 55m AOD to the north-west and a low point of 35m AOD close to the River Avon to the south-east.

4.3.2 Soil types present within the study area are largely loamy and clayey with varying levels of permeability, with the site itself being located on freely draining lime-rich loamy soils. Superficial deposits of River Terrace, Head, and Alluvium can be found throughout the eastern part of the study area. The majority of the study area has been classified as ALC 3 Good to Moderate (Good to Moderate – sub-grade unspecified), with patches of ALC 2 (Very Good) and ALC 4 (Poor) to the south-east close to the River Avon.

4.3.3 Outside the settlements, land use is primarily agricultural with a mixture of arable and pastural fields. The study area also includes two large solar farms, both of which are located within 1000m of the site, an electricity substation (including associated pylons and overhead wires crossing the study area), and a recently approved battery storage facility (adjacent to the site).

4.3.4 Fields are generally small and irregular in size and are enclosed by mature but occasionally gappy hedgerows with hedgerow trees. There are two small woodland blocks within the study area. The area also contains numerous watercourses and stream corridors, including a section of the River Avon. There are no natural environment designations covering the study area.

4.3.5 Within the study area there a number of listed structures, the majority of which are located within the Broughton Gifford Conservation Area, including the Grade I listed *Church of St Mary.* The village contains 2 Areas of Minimum Change (AOMC), a designation which aims to protect these areas from further development or development that would alter the character. All heritage designations are more than 350m from the site and there are none which cover the site itself.

4.3.6 Settlement within the study area is largely defined by the village of Broughton Gifford, beyond which there is scattered development which includes farms and residential development around Norrington Common. Broughton Gifford is largely a linear settlement, with some development around The Common. Building materials largely reflect the era in which they were built with local limestone being a traditional material. The existing buildings at Norrington Gate Farm are generally constructed using materials including concrete blocks and timber with sheet metal roofing.

4.3.7 Vehicular access through the study area is defined by a network of minor roads and tracks which connect Broughton Gifford, scattered dwellings, and businesses with Melksham and Bath outside the study area. A short section of the A350 crosses the north-eastern corner of the study area, whilst a small section of the Great Western Railway line between Chippenham and Westbury crosses the south-eastern corner of the study area. Pedestrian access is provided by a network of PRoWs which includes footpaths and bridleways.

4.4 BASELINE ANALYSIS

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

LANDSCAPE VALUE

4.4.2 The study area is largely representative of the descriptions and characteristics identified in the relevant character assessments; however, it varies in landscape and scenic quality. The installation of the solar farms, battery storage facilities, and the numerous pylons and overhead wires detract from the overall quality of the landscape resource. However, the landscape has a largely agrarian character with a good level of tranquillity. Furthermore, the site itself forms part of a larger field which is part of the existing dairy farming facility at Norrington Gate Farm.

4.4.3 The landscape of the study area has a high level of recreational value due to the number of footpaths and bridleways which interconnect across the landscape. There are no known associations with any historic events or people of note connected to the area. No landscape designations cover the site, furthermore there are no nationally designated landscapes within the study area. There are a number of heritage designations present within the wider study area including listed buildings and conservation areas.

4.4.4 Overall the value of the landscape is *Medium*, which means that it is not a ‘valued landscape’ under Section 15, Paragraph 180, Bullet Point a), of the NPPF.

LANDSCAPE RECEPTORS

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

- The established landscape components which define the landscape in which the site is located.
- The character of the local built form, in particular that of Norrington Gate Farm
- The historic environment, in particular the setting of the Broughton Gifford Conservation Area
- Existing on-site and boundary vegetation and its importance in respect of the site itself, as well as part of the wider study area

VISUAL RECEPTORS

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

- Norrington Lane
- Footpaths: BGIF10, BGIF11, BGIF12, BGIF34, and BGIF35

LEVEL OF EFFECT

4.4.8 As the site is not located in a 'valued landscape', an appraisal will be carried out to determine the overall Level of Effect of the development proposals in terms of both the landscape resource and the visual amenity of the study area.

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

4.4.10 The Level of Effect can be expressed as a correlation between the Magnitude of Effect and Landscape or Visual Sensitivity in a single matrix to determine the level, as shown in Table 1. However, it must be noted that the matrix is not in itself a substitute for professional judgement, for which allowances must be made. Although mitigation measures are often proposed where the Level of Effect is Minor or None, it is the Major and Major/Moderate categories which provide the highest Level of Effect in terms of effect on the landscape and visual resources.

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

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

5. LANDSCAPE AND VISUAL APPRAISAL

5.1 LANDSCAPE APPRAISAL

5.1.1 The Landscape Value of the study area as a whole is *Medium*. This takes into account the relatively high level of recreational value as well as detracting features such as the solar farms, battery storage facilities, and overhead wires/pylons crossing the study area. The Overall Susceptibility to Change of the application site as a component of the study area is *Medium*, in respect of the development proposed. While the proposals will see the continuation of existing dairy farming operations, the scale of the proposed dairy barn is unavoidably intrusive. As such, the Overall Landscape Sensitivity of the development area within the surrounding landscape is *Medium.*

5.1.2 The proposed development has been sited in such a way that it will appear closely associated with the established agricultural built form at Norrington Gate Farm as opposed to an isolated feature within the landscape. Whilst the proposals will see the introduction of new built form into a field where there is currently none, the development will form a natural extension to the existing farmyard. Furthermore, the barn will be constructed using a materials palette that is commensurate with that which is already in use within the existing farm buildings.

5.1.3 The site itself does not represent a specific element or feature defined as a key characteristic of the study area as identified in the relevant landscape character assessments. It does contribute to broader characteristics in respect of the prevailing agricultural landuse, however, the established operations at Norrington Gate Farm and the presence of existing agricultural units, mean that the proposals will not appear out of context in the receiving landscape and landuses.

5.1.4 The effect on the historic landscape, in particular the Broughton Gifford Conservation Area (and associated AOMC) will be extremely limited. The landscape setting of the Conservation Area and AOMCs has been subject to a level of change over years due to the installation of the solar farm and development within Norrington Gate Farm and the transport depot. The proposed dairy barn is not considered to affect the heritage assets located within the study due to a general lack of intervisibility. Furthermore, the agricultural character of the area has been evolving over time with the development of the farmstead at Norrington Gate Farm over the course of the last century.

5.1.5 Whilst the proposals will see the loss of an area of managed grassland, this vegetation has limited value outside of the site. No trees will be removed in order to accommodate the construction of the dairy barn and significant vegetation along the wider field boundaries will be retained. Additionally,

the wider field offers opportunities for mitigation planting which will help to integrate the proposed development into the existing farmyard, this includes reinstating a section of hedgerow to the north-west, which complies with one of the management objectives for LCA 16A: Malmesbury-Corsham Limestone Lowlands which states "*Conserve the network of hedgerows, hedgerow trees and woodland copses and take opportunities for new planting where this will strengthen local character*". Furthermore, the mitigation planting can be linked with the extensive planting around the permitted battery storage facility adjacent to the north boundary of the site. This will not only help to integrate the dairy into the landscape but also contribute to the green infrastructure network in the vicinity.

5.1.6 In terms of the Overall Magnitude of Landscape Effect resulting from the proposals, any change has to be considered in terms of the landscape components that will definitely be affected and those that will be potentially affected. The importance of these components as part of the wider landscape is also a consideration. The proposals will see the construction of a form of development that pre-exists within the study area. As such, whilst there will be a change to the site's baseline condition, in terms of the landscape resources as a whole, the Overall Magnitude of Landscape Effect is *Moderate – Slight.* The development proposals have an Overall Level of Landscape Effect of *Moderate – Moderate/Minor*.

5.1.7. As regards the Overall Nature of Landscape Effect, this varies depending on the extent of the landscape resource being considered, as the specific characteristics and/or elements or features which define a landscape vary depending on the size of the area being assessed. In terms of the of effect on the immediate landscape within 200m, the proposals will have a greater effect due to the scale of the development. However, the proposed dairy barn will not be unduly prominent nor significantly detract from the wider landscape, with the building being closely associated with the existing built form of the farm and the transport depot. While there may be some localised adverse effects as result of the development, the Overall Nature of Effect within the wider study area will be *Neutral*. However, the site will require an appropriate landscaping scheme to fully integrate the development with the landscape.

5.2 VISUAL APPRAISAL

5.2.1 The recorded viewpoints can be used to predict possible effects from PRoWs, roads, publicly accessible areas and residential properties within the study area. Viewpoints have been determined from where the desk study suggested that the development areas may be visible, as well as observations during the field survey. The recorded viewpoints are considered appropriate for the scale

of the development and the prevailing topography and land cover. All photographs were taken using a digital equivalent of a 50mm focal length traditional 35mm SLR lens to represent most accurately the views as seen by the human eye.

5.2.2 For the purpose of this appraisal, close views are between 0m – 500m from the proposed development, medium views are between 500m – 1000m, and long views from further than 1000m. Views are representative and not totally exclusive. (See Appendix 2: Viewpoint Photographs for enlarged copies of the selected viewpoints).

5.2.3 The Viewpoints were visited in November 2022 when leaf cover was low. The seasonal differences (seasonality), in respect of potential effects arising from the varying degree of screening/filtering of views by vegetation that will apply in summer and winter, have been considered in the appraisal of all recorded viewpoints; as per the recommendation of GLVIA3. It is important to note that the recording of viewpoints during different seasons is not a prerequisite of the consideration of seasonality, as GLVIA3 states:

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

VIEWPOINT 1

Approximate distance from site: 130m

OS map elevation: Between 40-45m AOD

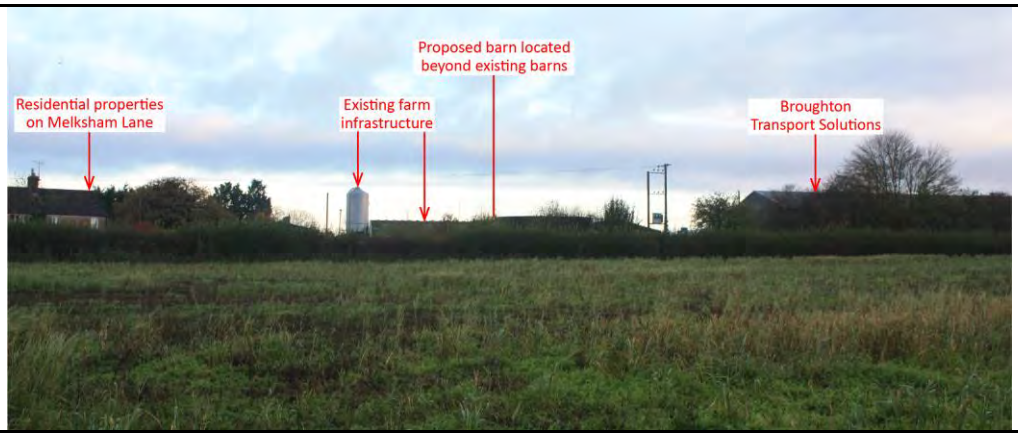


Close distance view, north-east; taken from Norrington Lane. There may be glimpsed views of the ridgeline of the proposed barn over the existing farm facilities. However, the materials chosen will reflect those already in use on the farm which will not result in a change to the established visual character of the area. Whilst vehicles accessing the site will be seen, it should be noted that this is an existing vehicular access for the farm and battery storage facility. Due to a lack of intervening vegetation, seasonality will not affect this view.

VIEWPOINT 2

Approximate distance from site: 275m

OS map elevation: Between 40-45m AOD



Close distance view, north-east; taken from Footpath BGIFF11. The roofline of the proposed barn will be seen beyond the existing farm infrastructure. Whilst the proposals would be visible as a new feature, change would be unlikely to affect the established visual character as a whole due to the style of the development and the existing built form. The materials chosen reflect those already in use within Norrington Gate Farm which will further integrate the development into the existing farm facilities. Due to the low level of intervening vegetation, seasonality will have a limited effect on views from this location.

VIEWPOINT 3

Approximate distance from site: 395m

OS map elevation: Between 40-45m AOD



Close distance view, north-east; taken from Footpath BGIF12. The site is obscured by existing built form and the intervening vegetation.

VIEWPOINT 4

Approximate distance from site: 190m

OS map elevation: Between 40-45m AOD



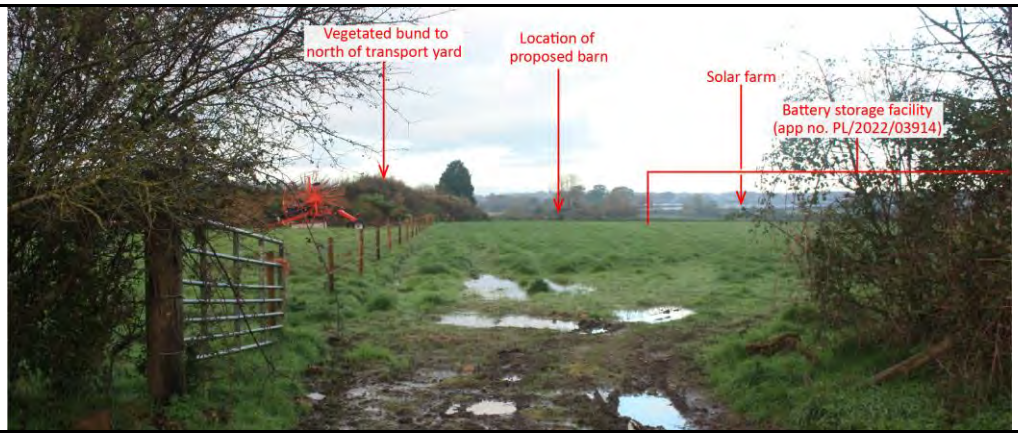
Close distance view, north-east; taken from Melksham Lane/Footpath BGIF35. A section of the roofline of the proposed barn will be seen through the access to Broughton Transport Solutions beyond the planted bund to the north-east. Whilst the new barn would be partially visible, change is unlikely to affect the established visual character due to the existing built form context of the transport depot. The view is already somewhat degraded due to the developed nature of the immediate area; therefore, the addition of new built form will not lead to substantial change. Additionally, die to the existing building and vegetated bund, no long-distance views will be lost as a result of the building out the site.

Although there is a section of Footpath BGIF35 on the verge, this is a transient, glimpsed view of the proposed barn as the receptor passes the entrance to the transport depot after which the hedgerow (south-east) or the buildings (north-west) largely obscure the proposals. Other receptors will be those accessing the transport depot who's focus should be on navigating the junction. Due to the low level of planting on the bund, seasonality will have a limited effect on views from this location.

VIEWPOINT 5

Approximate distance from site: 155m

OS map elevation: Between 40-45m AOD

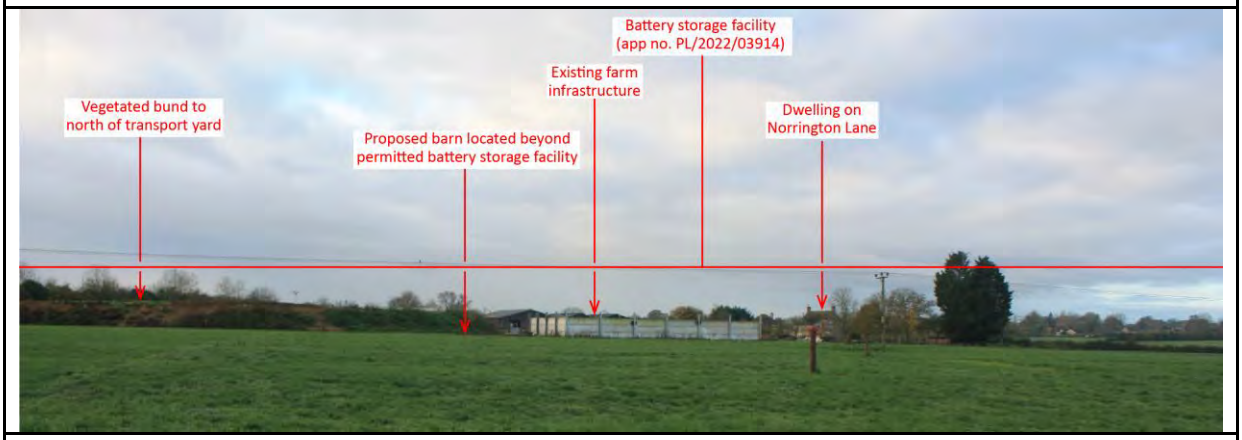


Close distance view, north-west; taken from Footpath BGIF35. This is an open view of the western elevation of the proposed barn taken through an existing gateway. The development will break the skyline; however, it will not be a prominent feature within the view. Moreover, the development will not be an isolated feature within the landscape, being seen in conjunction with the battery storage facility to the north. It should be noted that this is a transient, glimpsed view as the receptor passes the field gate after which the hedgerow largely obscures views of the development area. Furthermore, the applicant owns further land around the site which provides opportunities for mitigation and enhancement planting which would help to break up and soften views of the development. Due to a lack of intervening vegetation, seasonality will have no effect on this view.

VIEWPOINT 6

Approximate distance from site: 130m

OS map elevation: Between 40-45m AOD



Close distance view, south-west; taken from Footpath BGIF34. Due to the recently permitted battery storage facility, the proposed dairy barn will be partially obscured by the new built form and the extensive mitigation planting. As the planting matures, Footpath BGIF34 will eventually be located within a woodland belt which will obscure views of the both the battery storage facility and the proposed dairy barn and will remain obscured year round.

VIEWPOINT 7a

Approximate distance from site: 120m

OS map elevation: Between 40-45m AOD



VIEWPOINT 7b

Approximate distance from site: 110m

OS map elevation: Between 40-45m AOD



Close distance views, south-east; taken from Norrington Lane. These are representative of views along Norrington Lane.

VP 7a- the site is completely obscured by the roadside vegetation. This is representative of views from Norrington Lane until the metal fenced section of the field boundary to the north-west of the development.

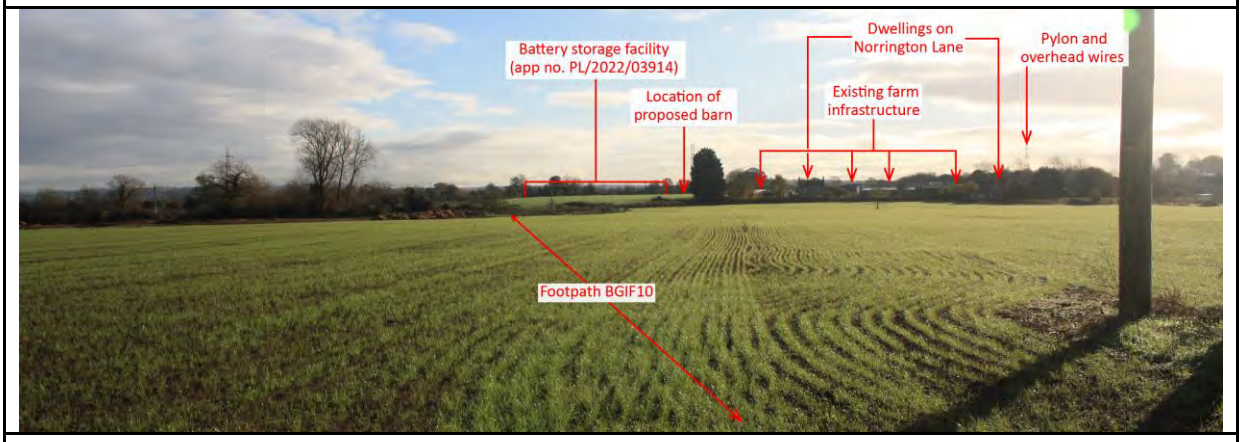
VP7b- this is an open, transient view of the eastern elevation of the proposed barn. Whilst this section (51.0m) would provide open views of the site, the mature roadside hedgerow to the north and the built form to the south largely obscure views of the site. Whilst it will be noticeable as a new feature, it will be in keeping the established visual character of Norrington Gate Farm and will be seen in context with the existing facilities and the battery storage facility. Furthermore, there are opportunities for mitigation and enhancement planting which would help to break up and soften views of the development, which will include the replanting of the roadside hedgerow.

It should also be noted that in the case of both views, primary receptors will largely be those driving and therefore their focus should be on navigating the narrow road ahead.

VIEWPOINT 8

Approximate distance from site: 360m

OS map elevation: Between 45-50m AOD



Close distance view, south-east; taken from Footpath BGIF10. The development is partially obscured by intervening vegetation. Whilst the proposed barn will be partially visible as a new feature within the landscape, it will be seen in context with the existing built form at Norrington Gate Farm as well as other built form in the landscape. As receptors pass along the footpath to the north-east the barn may become more visible, however it will still be seen in context with the farmstead and battery storage facility. Views along the south-western section of the footpath (towards the village) are obscured/filtered by the vegetation around the farm and mature boundary hedgerows and no long-range views will be lost as a result of the proposed development. The proposals are unlikely to change the established visual character associated views from the footpath. It should be noted that the applicant owns further land surrounding the development area which provides opportunities for strategic planting. As the intervening vegetation is evergreen, seasonality will not have an effect on the views of the development area.

SUMMARY OF VISUAL EFFECTS

5.2.4 The Overall Visual Sensitivity of the study area is considered *Medium*. This takes account of the large PRoW network crossing the study area, the relative tranquillity of the area, as well as detracting features such as the solar farms, a battery storage facility, and numerous large pylons/overhead wires throughout the landscape. Due to the topography and level of intervening vegetation, the proposals have a limited visual envelope. On the whole, the greatest level of intervisibility with the proposed barn is from within the footpaths within the fields adjacent to the development area. Furthermore, where seen, the proposed dairy barn is generally seen in context with the existing facilities within Norrington Gate Farm and the recently permitted battery storage facility.

5.2.5 VPs 5 and 7b have the greatest intervisibility with the site as there is no intervening vegetation or built form. However, VP5 and 7b are transient views of short duration as the receptor passes through the landscape.

5.2.6 Change will be greater for receptors within close proximity to the site, however, the proposed development is fairly well contained within the mature landscape structure and is unlikely to affect the established visual character of the study area as a whole. As such the Overall Magnitude of Visual Change is *Slight*, resulting in the Overall Level of Visual Effect being *Moderate/Minor.*

5.2.7 The Overall Nature of Visual Effect of the proposed development will be *Neutral* as the development is relatively well contained by the mature landscape and is seen in context with the existing built form. Furthermore, the approved planting associated with the battery storage facility (Appendix 3) will also be beneficial as it enhances the level of containment already afforded to the site by the surrounding landscape. However, mitigation through appropriate use of material and landscaping will positively integrate the development into the immediate landscape as well as providing landscape enhancement.

5.3 CONSTRUCTION EFFECTS

5.3.1 During construction it is recommend that access to the site be taken through the existing yard, accessed via Norrington Lane. This will reduce the potential damage to the adjacent field as a result of 'over-running' by construction vehicles but will also reduce the need for vegetation to be cut-back/removed simply to accommodate construction traffic.

5.3.2 Machinery working on the site will be visible from the majority of viewpoints that have intervisibility with the proposed built form, without the benefit of mitigation planting. However, these visual effects will only be temporary and will have no lasting adverse effects on the recorded visual receptors.

5.3.3 Appropriate storage of construction materials and equipment will help minimise any effects during construction, furthermore, wherever necessary, ground protection mats should be used to prevent the compaction of soil around existing vegetation.

6. CUMULATIVE EFFECTS

6.1 This section provides an assessment of Cumulative Landscape and Visual Effects associated with the incremental changes associated with the development of the proposed dairy barn and the recently permitted 150MW battery energy storage facility at Norrington Gate Farm (app no. PL/2022/03914).

6.2 CUMULATIVE LANDSCAPE EFFECT

6.2.1 Cumulative Landscape Effects relate to three aspects:

- The effects on the fabric of the landscape in this case relate to the redefinition of the north-western and south-eastern boundaries through the planting of a new hedgerow along the access tracks for the recently permitted battery storage facility, whilst the permitted battery storage facility establishes a new built-form boundary. The construction of a new dairy barn on agricultural land does not change the existing landuse of the site, in the manner in which the battery storage will do, and therefore will be in keeping with the established farming operations of Norrington Gate Farm. Furthermore, the proposed mitigation planting will increase the level of vegetation cover and structure within the landscape. The proposed planting will be subsumed into the landscape with the additional vegetation being in keeping with the established character of the study area as well as enhancing the local green infrastructure network.
- The aesthetics of the landscape in this case relate to the landscape's varied structural and scenic qualities, as well as its overall tranquillity and the area's varied land uses. While the proposals will have an effect on the aesthetic qualities of the receiving landscape, the proposed dairy barn will not be out of place given its location on the northern edge of the existing farmstead.
- The overall effect on the character of the landscape in this case relates to the gradual expansion of the existing farmstead within an established agricultural field, taken in conjunction with the battery storage unit. Due to the size and scale of the proposed dairy barn, it will not be a prominent feature within the wider landscape. Thus, although the cumulative amount of development will increase, the small-scale and usage of the proposed barn will not be a major adverse cumulative effect. Furthermore, as the barn will be constructed within close proximity to the existing farmyard, therefore the development will form a natural extension to the existing farm, unrelated to the battery storage facility. The proposed development will not result in a change to the key characteristics of the area, over

and above the effect of the much more substantial battery storage unit, and therefore the intrinsic value of the area will not be compromised.

6.2.2 Although the limited cumulative effects on the landscape will be long term, due to the development's high level of containment within the landscape, coupled with the proposed strong landscape planting indicated, the proposed barn development will be in keeping with the established varied land uses of the study area and will not result in large scale adverse cumulative effects. As such, the Cumulative Landscape Effect is considered to be *Minor*.

6.3 CUMULATIVE VISUAL EFFECTS

6.3.1 The recent developments across the study area are relatively well contained within the mature landscape structure. However, potential views of the site and the approved battery storage facility from the PRoW network have a level of Cumulative Combined Visual Effect, with the development being seen in combination with the battery storage facility from viewpoints along Footpaths BGIF35, BGIF34, and BGIF10, rather than in sequence as the receptor moves through the landscape.

6.3.2 When travelling along Footpath BGIF35 to the east of the site, receptors will view both the dairy barn and the recently permitted battery storage facility through the gateway in the mature hedgerow (as seen in VP 5). Receptors using the PRoW network will be well aware of the established agricultural operations at Norrington Gate Farm therefore, the new barn will not be out of context with the existing agricultural land use. Furthermore, it will not be prominent in the view due to the permitted battery storage facility to the north. Additionally, this view is of short duration as the hedgerow to the north and south preclude views into the site once the receptor has passed the gateway. As such, the Overall Combined Visual Effect is considered to be *Minor – Negligible.*

6.3.3 When travelling along Footpath BGIF34, to the north-east of the site, receptors have views of the recently permitted battery storage facility at Norrington Gate Farm. The recently permitted battery storage facility includes a substantial mitigation scheme part of which is a woodland belt along the majority of the section of Footpath BGIF34 that passes through the field. This planting (combined with the built form and additional hedgerows) will heavily filter views of the proposed dairy barn during establishment and obscure it once it reaches maturity. As such, the Overall Combined Visual Effect is considered to be *Negligible.*

6.3.4 Receptors using Footpath BGIF10 from west to east, will have views of both the battery storage facility and the proposed dairy barn, when looking east along approximately 145m stretch of this footpath, until receptors turn to the north along BGIF8. The proposed dairy barn will be seen in context with the existing farmstead to the south as well as with the other mixed uses of the local landscape in particular the battery storage facility to the north but will not be prominent in the vista. As such, the Overall Combined Visual Effect is considered to be *Minor – Negligible.*

7. RECOMMENDATIONS AND CONCLUSIONS

7.1 The key considerations when determining the acceptability of the potential landscape and visual effects of the proposals are the receptors that will be potentially affected by the development and how far any effects are/can be mitigated. Of particular importance to the consideration of the developments overall effect is whether a dairy barn at the site will have a notable effect on the character of the study area. Key mitigating factors to be considered are the established agricultural landuse of the study area and the site's containment within the wider landscape.

7.2 Pre-mitigation, the Overall Level of Effect of the proposed development is considered to be *Moderate/Minor*. The proposals are deemed appropriate as the proposed dairy barn will be in keeping with the agricultural character of the area. Additionally, a robust landscaping scheme that replicates the character associated with the local area will be key to the scheme's success, as well as to address any localised adverse effects.

7.3 MITIGATION STRATEGY

7.3.1 Mitigation measures will mainly focus on strengthening the existing hedgerow structure, in particular replanting a section to the north-west of the site which borders Norrington Lane as well as establishing a new mixed native hedgerow along the access tracks to the permitted battery storage facility. These new hedgerows will not only create an appropriate setting for the development but will also enhance the green infrastructure around the site through connection with the substantial planting around the new battery storage facility.

7.3.2 Retention, enhancement and management of the existing vegetation bordering the wider field and that of the vegetated bund to the south, will also be a key part of the scheme as it is acknowledged that the existing landscape structure plays a key role in containing the site. Proposals will be informed by the guidance provided in the relevant character assessments and associated documents, with the aim being to integrate the proposed development into the landscape.

7.3.3 The following recommendations are appropriate to reduce the level of the potential landscape and visual effects of the proposed development, with the aim being to mitigate the development, using an appropriate scheme of planting and management that in and of itself, does not compromise the character of visual amenity of the area.

Management and Enhancement of Existing Planting:

- Any vegetation marked for removal should be cleared prior to development commencing and should avoid the bird nesting season (March to September).
- Existing poor quality/diseased vegetation or invasive species should be removed and replaced if necessary/appropriate.
- Suitable root protection area stand-offs should be applied around all vegetation to be retained where necessary.
- The trees identified on drawing WHL-1569-05: Landscape Mitigation Strategy should be appropriately managed, with a focus on undertaking remedial work, including thinning, removal of low growth and crown raising as necessary to ensure longevity and well balanced, dense crowns.
- The existing mixed native hedging around the site, as identified on drawing WHL-1569-05: Landscape Mitigation Strategy, should be gapped up as necessary using native species and grown and managed at a minimum of 2.50m in height.
- In the case of all hedgerows, a dense hedgerow structure should be maintained by not allowing hedgerow species to grow to tree sized proportions. Hedgerows should be cut in an "A" shape or a "topped A" shape to create tall bushy hedges with maximum wildlife potential.
- Tree and hedgerow management will take place between mid-December and early March. This will avoid the dormice active period and bird-nesting season and allow berries to be used for foraging wildlife.

Proposed Mitigation and Planting:

- The following recommendations should be taken into account in respect of plants being used for mitigation purposes:
    - All new planting, including planting for the purposes of replacement should comprise appropriate native species characteristic of the area.
    - A range of plant sizes should be used, including larger tree stock to create instant impact and structure.
    - If the adjacent paddock will continue to be used for grazing, the following tree species should not be used within the hedgerow as they are potentially poisonous to cattle: *Acer pseudoplatanus* (sycamore), *Malus sylvestris* (crab apple), *Quercus robur* (English oak), *Taxus baccata* (yew).
- Mixed native hedging of a traditional hawthorn (*Crataegus monogyna*) rich composition

    - should be reinstated along a section of the wider field's north-western boundary and grown and managed in line with the existing mixed native hedgerow.
    - should be established along the two tracks associated with the permitted battery storage facility.
- All hedging should be planted as a double staggered row, and a dense hedgerow structure maintained by not allowing hedgerow species to grow to tree sized proportions.
- Hawthorn, planted as a light standard, should be added to hedgerows but managed separately as a small tree/large shrub, to create additional structure.
- Strategic native tree planting should take place within the hedgerow to create structure/break up views of the development.

7.4 EFFECT OF MITIGATION

EFFECT OF MITIGATION ON LANDSCAPE RECEPTORS

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

7.4.2 Once Established: Any landscape Effects will be mitigated as far as possible, with the Overall Level of Landscape Effect being reduced to *Moderate/Minor* and the mature landscape structure replicating that of the local area. The Overall Nature of Effect will remain Neutral, however there will also be enhancements to the green infrastructure network around the site, with a hierarchy of tree ages also being established in the area.

EFFECT OF MITIGATION ON VISUAL RECEPTORS

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

7.4.4 Once Established: Any visual Effects will be mitigated as far as possible, with the Overall Level of Visual Effect being reduced to *Minor* and development being better integrated into the rural landscape, defined by an appropriate, mature, landscape structure. The Overall Nature of Effect within close proximity will remain *Neutral* within the wider landscape.

7.5 CONCLUSIONS

7.5.1 As a result of the appraisal of landscape and visual effects, it has been determined that, due to the site's overall level of containment within the local landscape and the type of development proposed, the new dairy barn can be successfully integrated into the rural landscape of the study area. The recommended landscape mitigation and enhancement measures will see the effect on specific receptors being reduced, and any adverse effects having been mitigated as far as possible through appropriate landscape measures.

7.5.2 Taking account of the proposed landscape mitigation and enhancement recommendations, the proposed development can be undertaken in compliance with the relevant guidance and policies in the NPPF and the Wiltshire Core Strategy, specifically Core Policies 51, 57 and 58.

8. REFERENCES

APPRAISAL GUIDANCE

The Landscape Institute and Institute of Environmental Management and Assessment, 2013. *Guidelines for Landscape and Visual Impact Assessment*. 3rd ed. Abingdon: Routledge.

Natural England, 2014 (amended 2018). *An Approach to Landscape Character Assessment*. Available through the Government website: <https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691184/landscape-character-assessment.pdf>

MAPPING

Wiltshire Council, 2024. *Public rights of way mapping*. Available at: <https://pages.wiltshire.gov.uk/communityandliving/rightsofway/publicrightsofwaymapping.htm>

British Geological Survey, 2024. *Geology of Britain viewer*. Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Soilscapes, 2024. *Soilscapes Map*. Available at: <http://www.landis.org.uk/soilscapes/>

Natural England, 2010. *Regional Agricultural Land Classification Maps*. Available at: <http://publications.naturalengland.org.uk/category/5954148537204736>

Magic, 2024. *Interactive Mapping*. Available at: <http://www.magic.gov.uk/MagicMap.aspx>

Wiltshire Council, 2024. *Online Mapping*. Available at: <https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=74a353612a934bd48fee1f2bc564cdd8>

Historic England, 2024. *The National Heritage List for England*. Available at: <http://list.historicengland.org.uk/mapsearch.aspx>

PLANNING POLICY

Department for Levelling Up, Housing & Communities, 2023. *National Planning Policy Framework*. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Wiltshire Council, 2015. *Wiltshire Core Strategy*. Available through Wiltshire Council website: <https://www.wiltshire.gov.uk/planning-policy-core-strategy>

West Wiltshire District Council, 2004. *West Wiltshire District Plan*. Available at: <https://www.wiltshire.gov.uk/article/5922/West-Wiltshire-District-Plan>

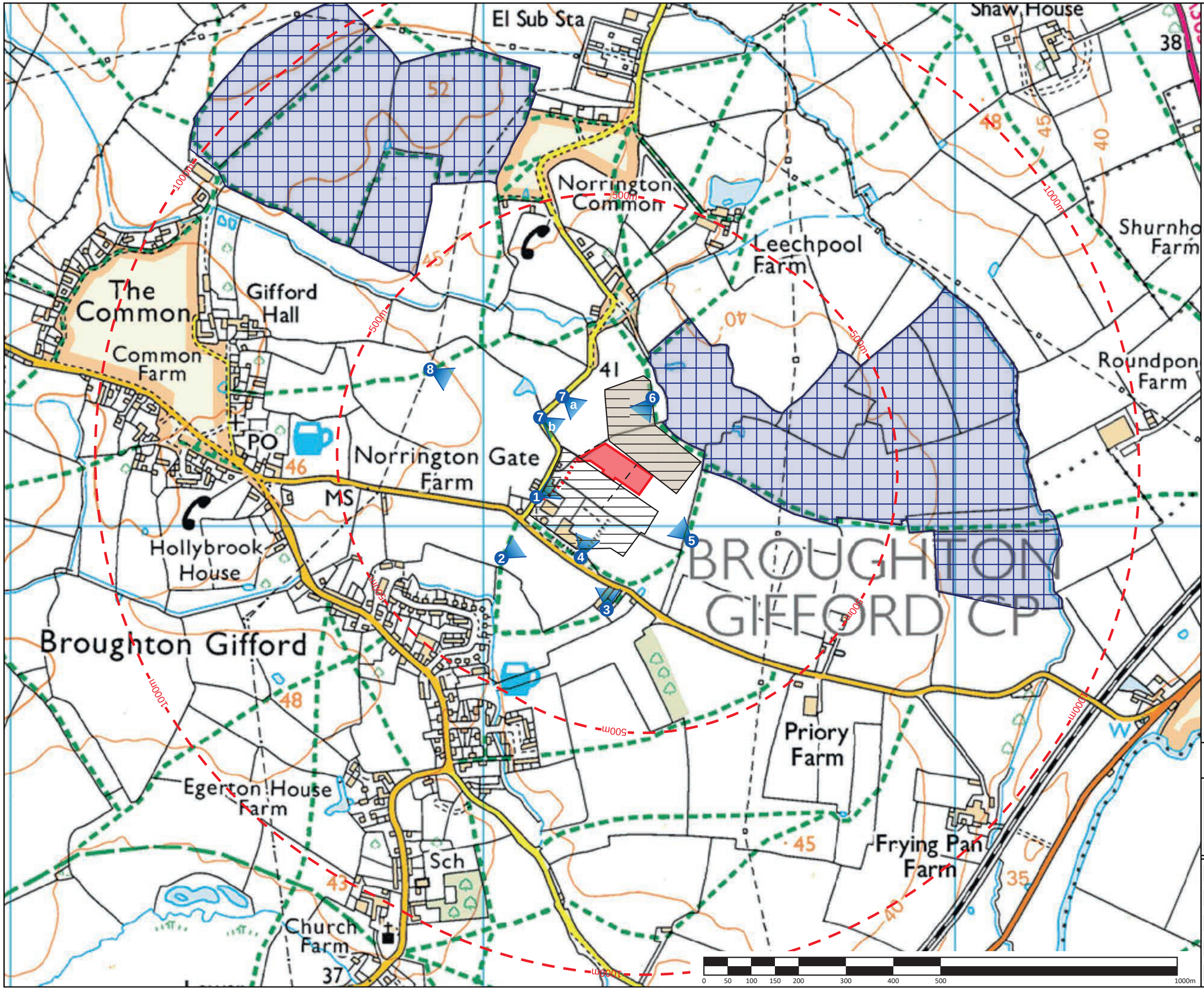
CHARACTER ASSESSMENT

Natural England, 2014. *NCA Profile: 117 Avon Vales*. Available through Natural England website: <http://publications.naturalengland.org.uk/publication/4822288767647744>

Land Use Consultants on behalf of Wiltshire Council, 2005. *Wiltshire Landscape Character Assessment.* Available at: <https://www.wiltshire.gov.uk/planning-landscape-conservation>

Chris Blandford Associates on behalf of West Wiltshire District Council, 2007. *West Wiltshire District Landscape Character Assessment.* Available through Wiltshire Council website <https://www.wiltshire.gov.uk/planning-landscape-conservation>

ILLUSTRATIVE MATERIAL



KEY:

- Site
- Access route
- Off-set from site boundary
- Viewpoint
- Battery storage facility (app no. PL/2022/03914)
- Battery storage facility access
- Development associated with the farm and Broughton Transport
- Solar farm (not included on OS map)

Public Rights of Way

- Footpath
- Bridleway

Roads

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

Railway

- Track multiple or single

This drawing has been prepared in accordance with the scope of **WH**Landscape's appointment with its client and is subject to the terms and conditions of that appointment.

WHLandscape accepts no liability for any use of this drawing other than by its client and only for the purposes for which it was prepared and provided.

If received electronically it is the recipient's responsibility to print this drawing to the correct scale. Refer to written dimensions where provided.

© Copyright WH Landscape Consultancy Ltd. This drawing is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of **WH**Landscape.

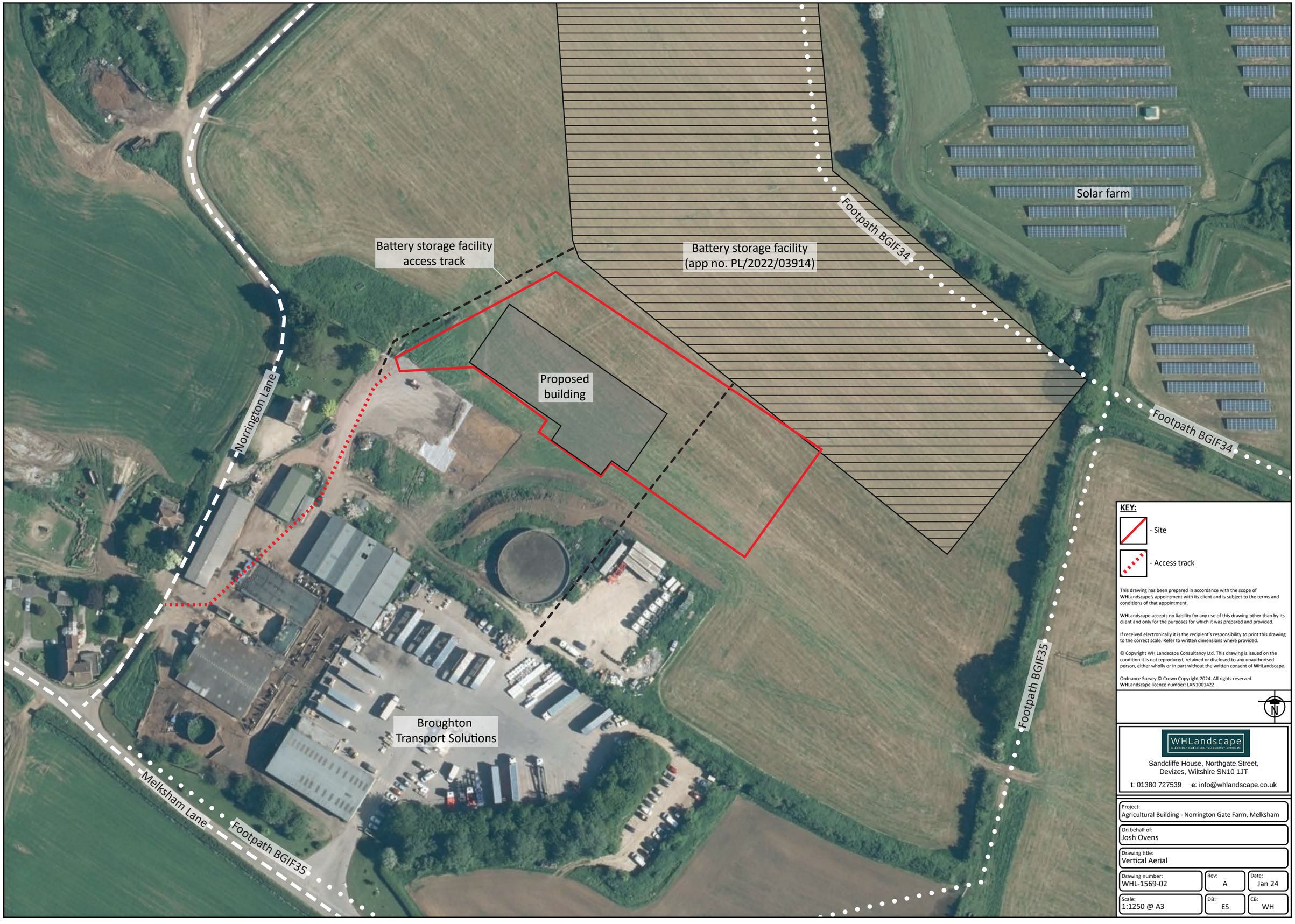
Ordnance Survey © Crown Copyright 2024. All rights reserved.
WHLandscape licence number: LAN1001422.

WHLandscape
RESIDENTIAL • AGRICULTURAL • EQUESTRIAN • COMMERCIAL

Sandcliffe House, Northgate Street,
Devizes, Wiltshire SN10 1JT

t: 01380 727539 **e**: info@whlandscape.co.uk

Project: Agricultural Building - Norrington Gate Farm, Melksham			
On behalf of: Josh Ovens			
Drawing title: Location and Viewpoint Plan			
Drawing number: WHL-1569-01	Rev: A	Date: Jan 24	
Scale: 1:7500 @ A3	DB: ES	CB: WH	



KEY:

- Site
- Access track

This drawing has been prepared in accordance with the scope of **WH**Landscape's appointment with its client and is subject to the terms and conditions of that appointment.

WHLandscape accepts no liability for any use of this drawing other than by its client and only for the purposes for which it was prepared and provided.

If received electronically it is the recipient's responsibility to print this drawing to the correct scale. Refer to written dimensions where provided.

© Copyright WH Landscape Consultancy Ltd. This drawing is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of **WH**Landscape.

Ordnance Survey © Crown Copyright 2024. All rights reserved.
WHLandscape licence number: LAN1001422.

WHLandscape
ECOLOGICAL • AGRICULTURAL • EQUESTRIAN • COMMERCIAL

Sandcliffe House, Northgate Street,
Devizes, Wiltshire SN10 1JT

t: 01380 727539 **e**: info@whlandscape.co.uk

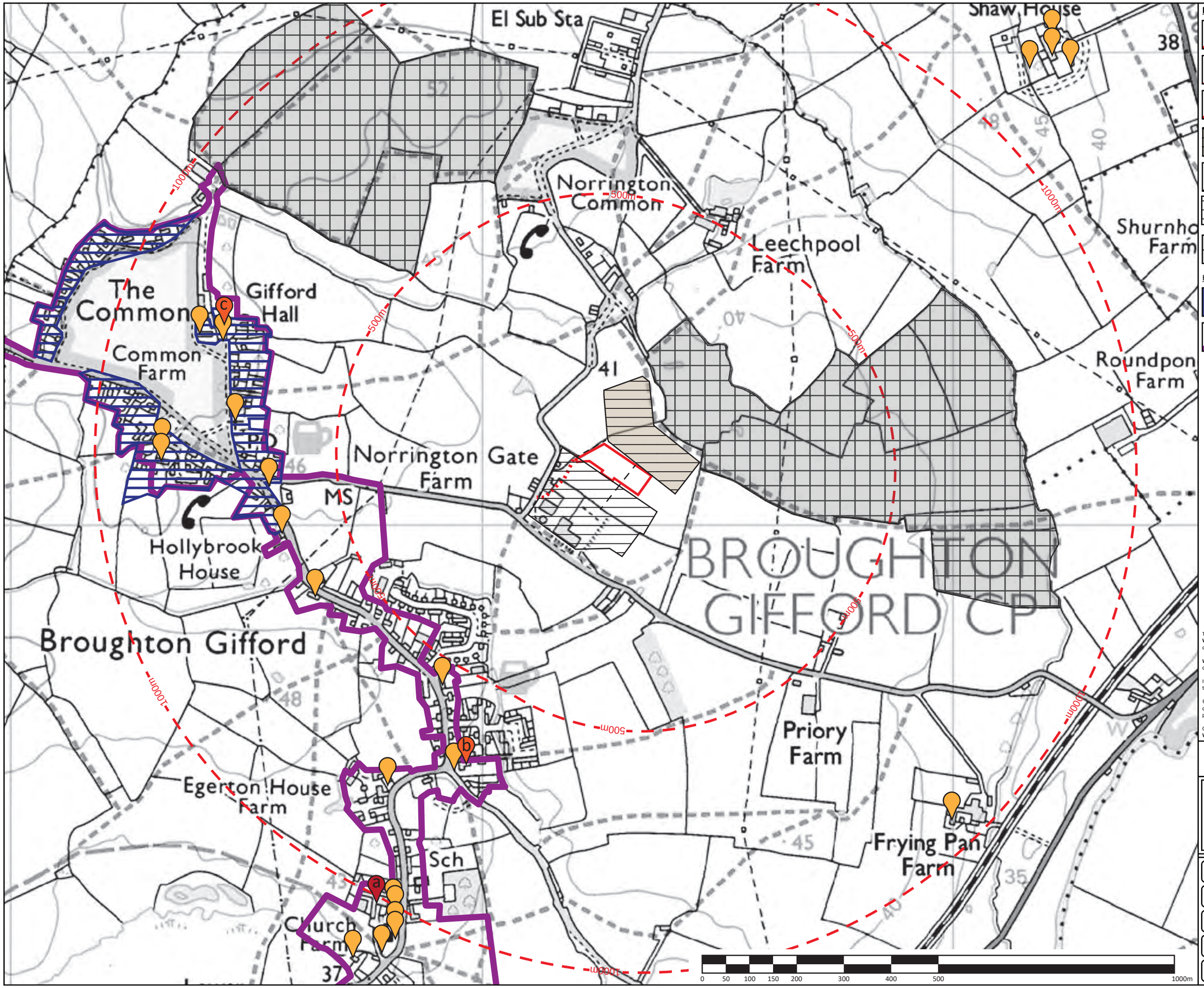
Project:
Agricultural Building - Norrington Gate Farm, Melksham

On behalf of:
Josh Ovens

Drawing title:
Vertical Aerial

Drawing number:	Rev:	Date:
WHL-1569-02	A	Jan 24

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



KEY:

- Site
- Access track
- Off-set from site boundary
- Battery storage facility (app no. PL/2022/03914)
- Battery storage facility access
- Development associated with the farm and Broughton Transport
- Solar farm (not included on OS map)

Heritage Designations

- Area of Minimum Change
- Conservation Area
- Grade I listed structure
  a. *Church of St Mary*
- Grade II* listed structure
  b. *Manor House*
  c. *Gifford Hall*
- Grade II listed structure

This drawing has been prepared in accordance with the scope of **WH**Landscape's appointment with its client and is subject to the terms and conditions of that appointment.

WHLandscape accepts no liability for any use of this drawing other than by its client and only for the purposes for which it was prepared and provided.

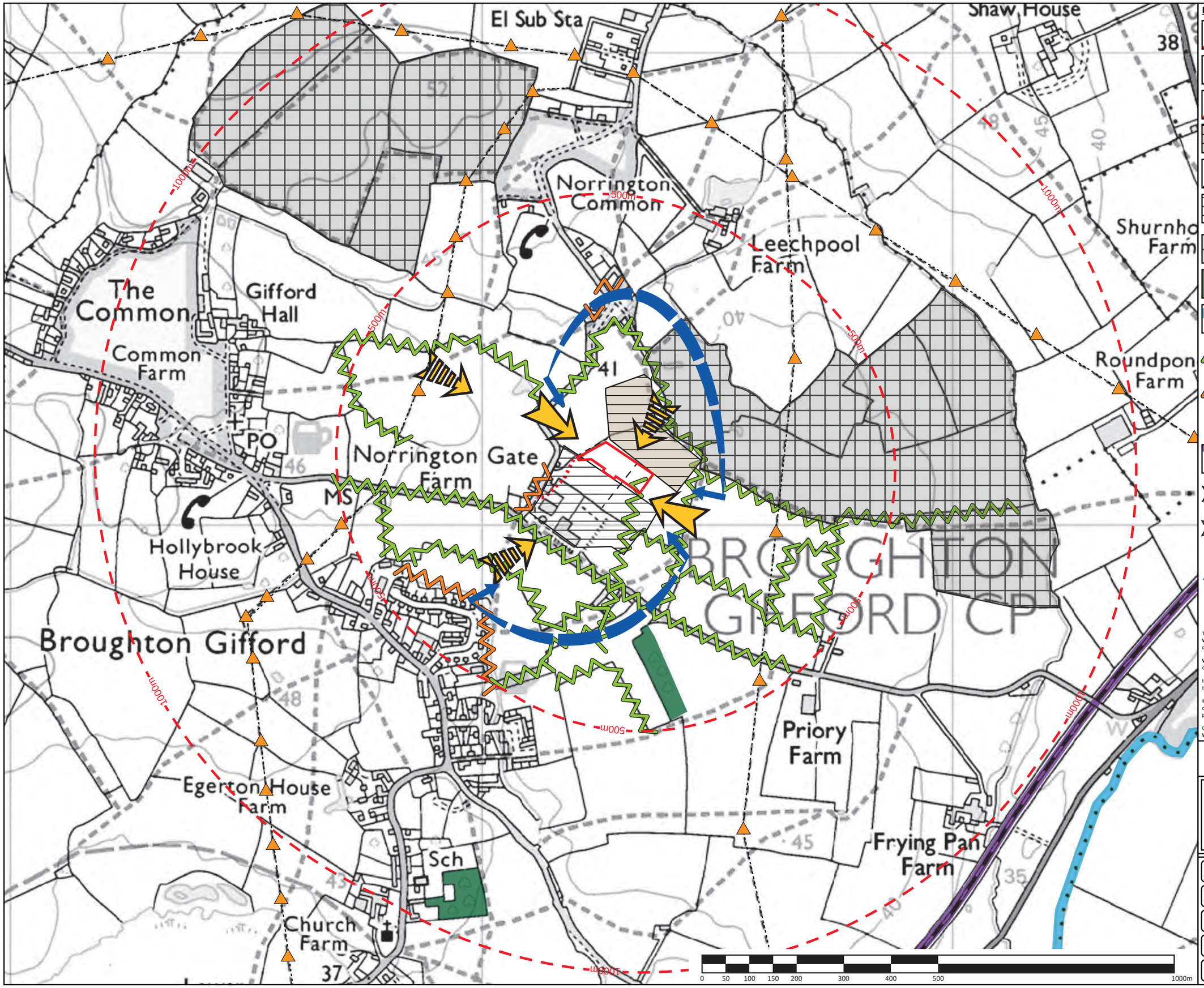
If received electronically it is the recipient's responsibility to print this drawing to the correct scale. Refer to written dimensions where provided.

© Copyright WH Landscape Consultancy Ltd. This drawing is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of **WH**Landscape.

Ordnance Survey © Crown Copyright 2024. All rights reserved.
WHLandscape licence number: LAN1001422.

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

Project: Agricultural Building - Norrington Gate Farm, Melksham		
On behalf of: Josh Ovens		
Drawing title: Designations		
Drawing number: WHL-1569-03	Rev: A	Date: Jan 24
Scale: 1:7500 @ A3	DB: ES	CB: WH



KEY:

- Site
- Access track
- Off-set from site boundary
- Battery storage facility (app no. PL/2022/03914)
- Battery storage facility access
- Development associated with the farm and Broughton Transport
- Solar farm (not included on OS map)
- Significant vegetation
- River Avon
- Trees and hedgerows obscuring/ filtering views
- Notable development
- Pylons and overhead wires
- Railway
- Open view
- Heavily filtered view
- Views obscured by landform and vegetation

This drawing has been prepared in accordance with the scope of **WH**Landscape's appointment with its client and is subject to the terms and conditions of that appointment.

WHLandscape accepts no liability for any use of this drawing other than by its client and only for the purposes for which it was prepared and provided.

If received electronically it is the recipient's responsibility to print this drawing to the correct scale. Refer to written dimensions where provided.

© Copyright WH Landscape Consultancy Ltd. This drawing is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of **WH**Landscape.

Ordnance Survey © Crown Copyright 2024. All rights reserved.
WHLandscape licence number: LAN1001422.

WHLandscape
RESIDENTIAL • AGRICULTURAL • EQUESTRIAN • COMMERCIAL

Sandcliffe House, Northgate Street,
Devizes, Wiltshire SN10 1JT

t: 01380 727539 **e**: info@whlandscape.co.uk

Project:
Agricultural Building - Norrington Gate Farm, Melksham

On behalf of:
Josh Ovens

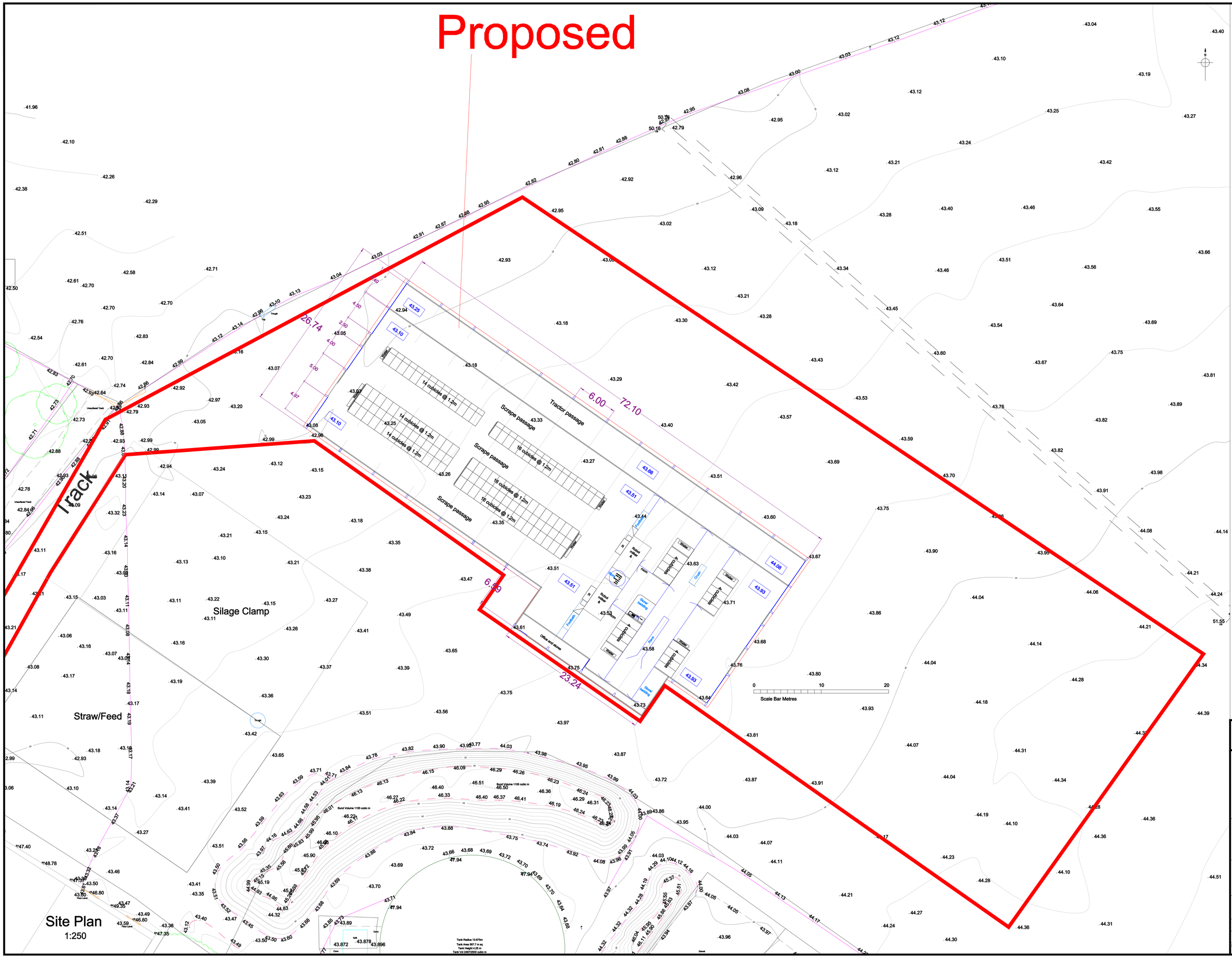
Drawing title:
Landscape and Visual Analysis

Drawing number:	Rev:	Date:
WHL-1569-04	A	Jan 24

Scale:	DB:	CB:
1:7500 @ A3	ES	WH

APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS



All Critical Dimensions to be Site Checked Prior To Design or Fabrication
Site Measurements should be taken for Confirmation.

CONSULTANT
Mr T McKendrick
The Dairy Group Ltd
New Agriculture House
Blackbrook Park Avenue
Taunton
TA1 2PX
Email: tim.mckendrick@the dairygroup.co.uk

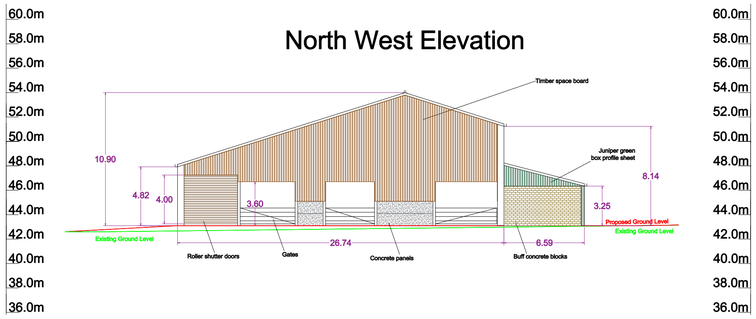
CLIENT
Josh Ovens
D Mortimer & Sons

LOCATION
Norrington Gate Farm
Broughton Gifford
Melksham, SN12 8LW

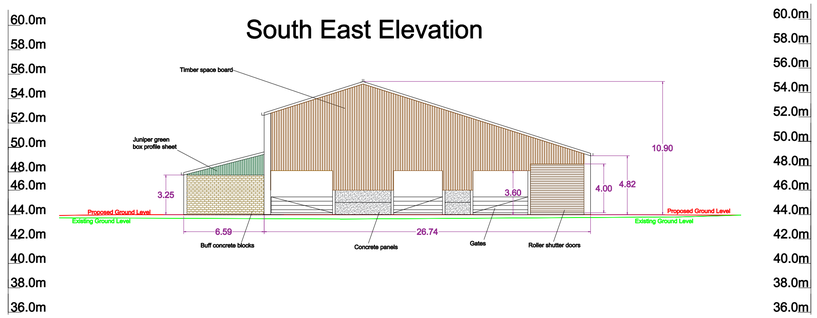
DRAWING TITLE
Site Plan - 2

JOB NO.		DRAWING NO.	
		Norrington_PLAN_3	
SHEET SIZE A1-Paperspace		REVISION SUFFIX Rev F	
SCALE 1:250	DATE Aug 2023	DRAWN Aug 2023	CHECKED

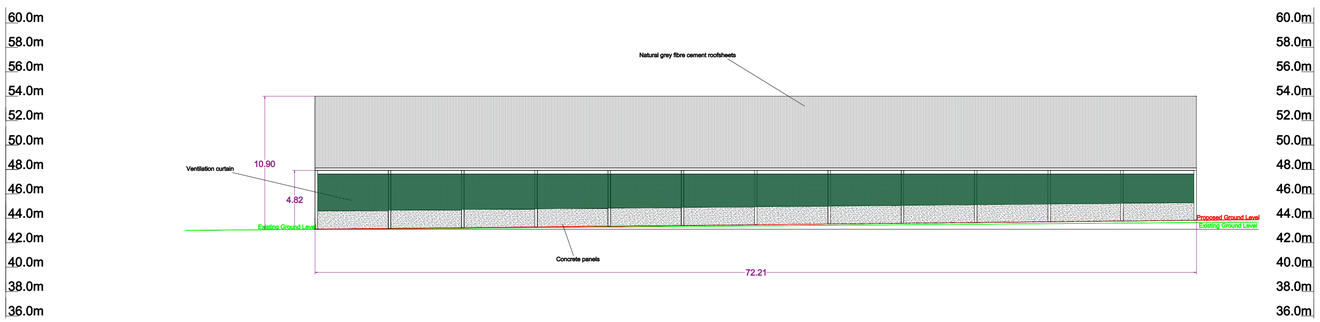
North West Elevation



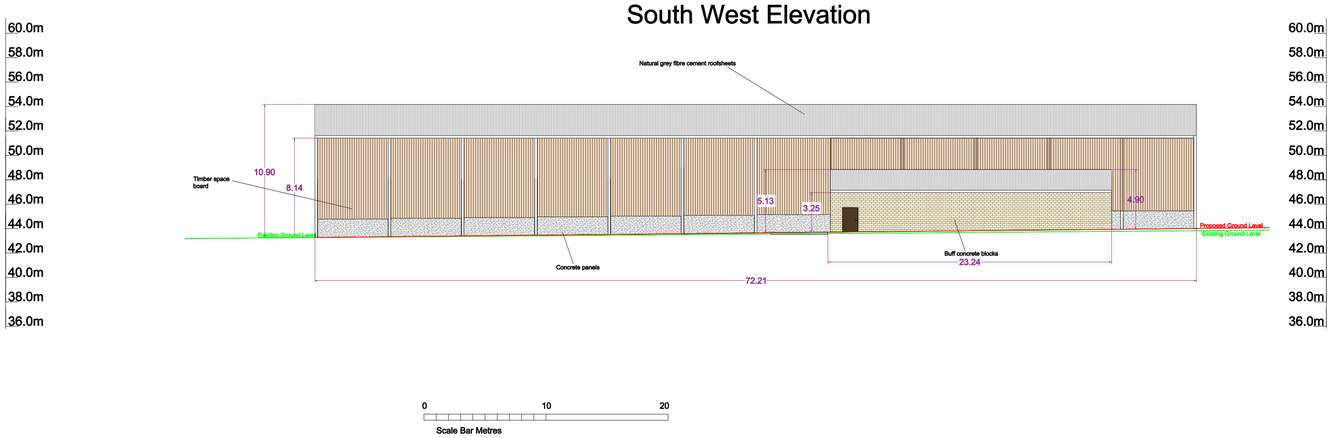
South East Elevation



North East Elevation



South West Elevation



0 10 20

Scale Bar Metres

Elevations

1:250 @ A1

All Critical Dimensions to be Site Checked Prior
To Design or Fabrication
Site Measurements should be taken for Confirmation.

CONSULTANT
Mr T McKendrick
The Dairy Group Ltd
New Agriculture House
Blackbrook Park Avenue
Taunton
TA1 2PX
Email: tim.mckendrick@the dairygroup.co.uk

CLIENT
Josh Ovens
D Mortimer & Sons

LOCATION
Norrington Gate Farm
Broughton Gifford
Melksham, SN12 8LW

DRAWING TITLE
Elevations

JOB NO.	DRAWING NO.
	Norrington_PLAN_5
SHEET SIZE: A1-Paperspace	REVISION SUFFIX: Rev F

SCALE	DATE	DRAWN	CHECKED
1:250	Aug 2023	Aug 2023	

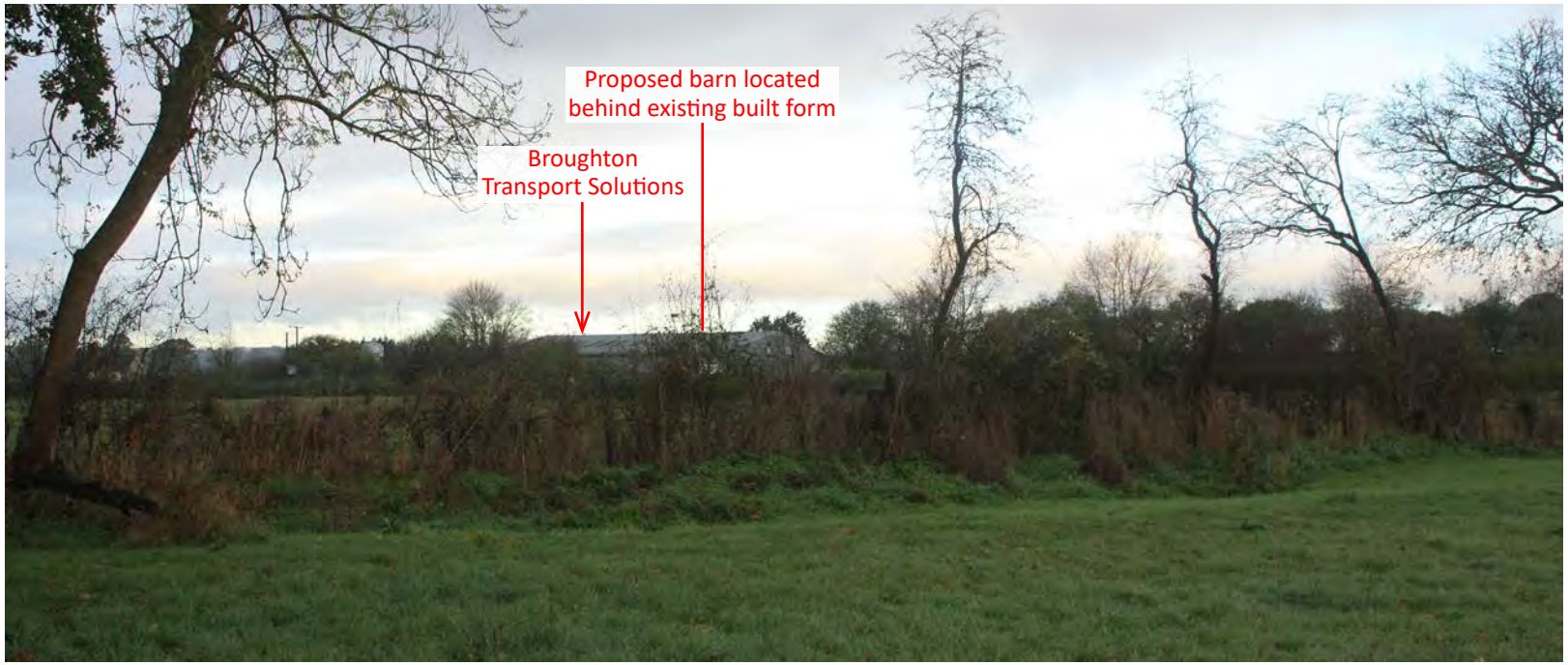
APPENDIX 2: VIEWPOINT PHOTOGRAPHS



VP: 1	**Viewpoint direction: North-east**	**Approximate distance from site: 130m**
Taken by: ES	**Photograph date: November 2022**	**OS map elevation: Between 40-45m AOD**



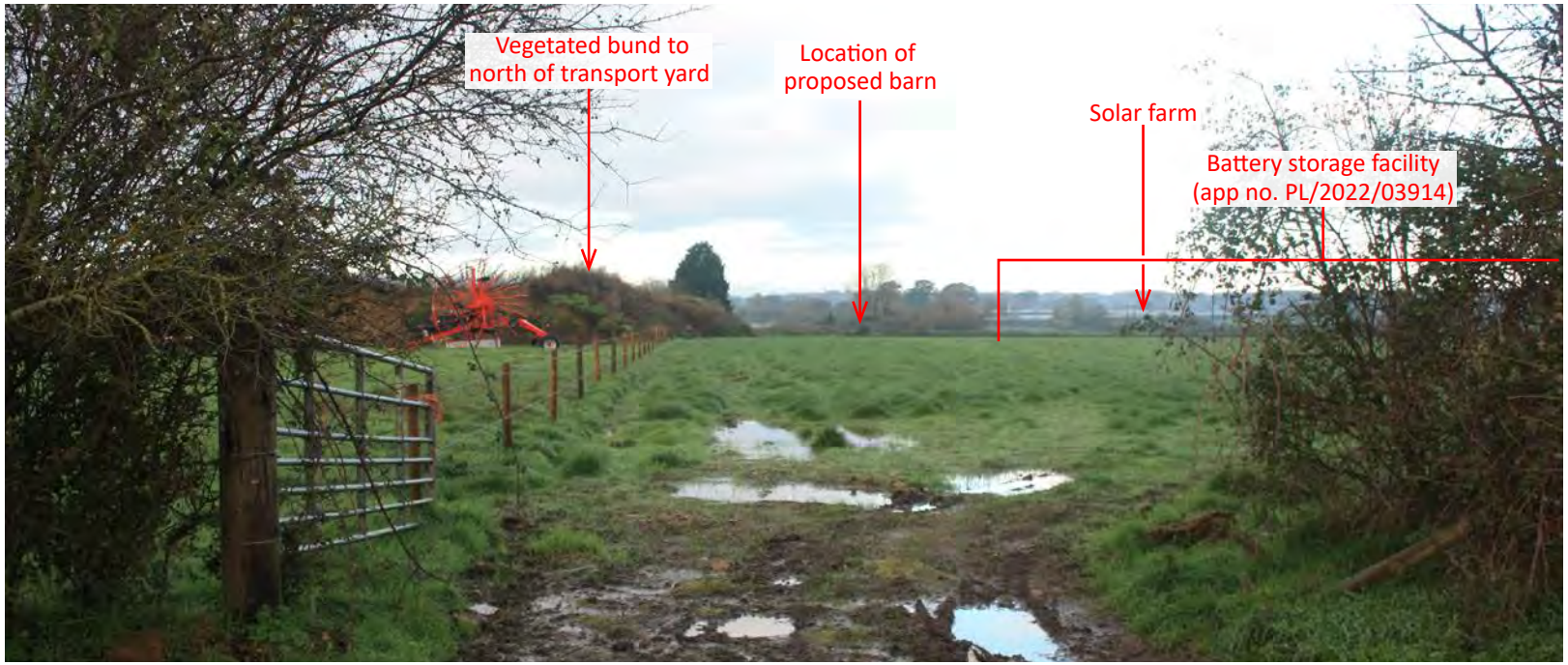
VP: 2	**Viewpoint direction: North-east**	**Approximate distance from site: 275m**
Taken by: ES	**Photograph date: November 2022**	**OS map elevation: Between 40-45m AOD**



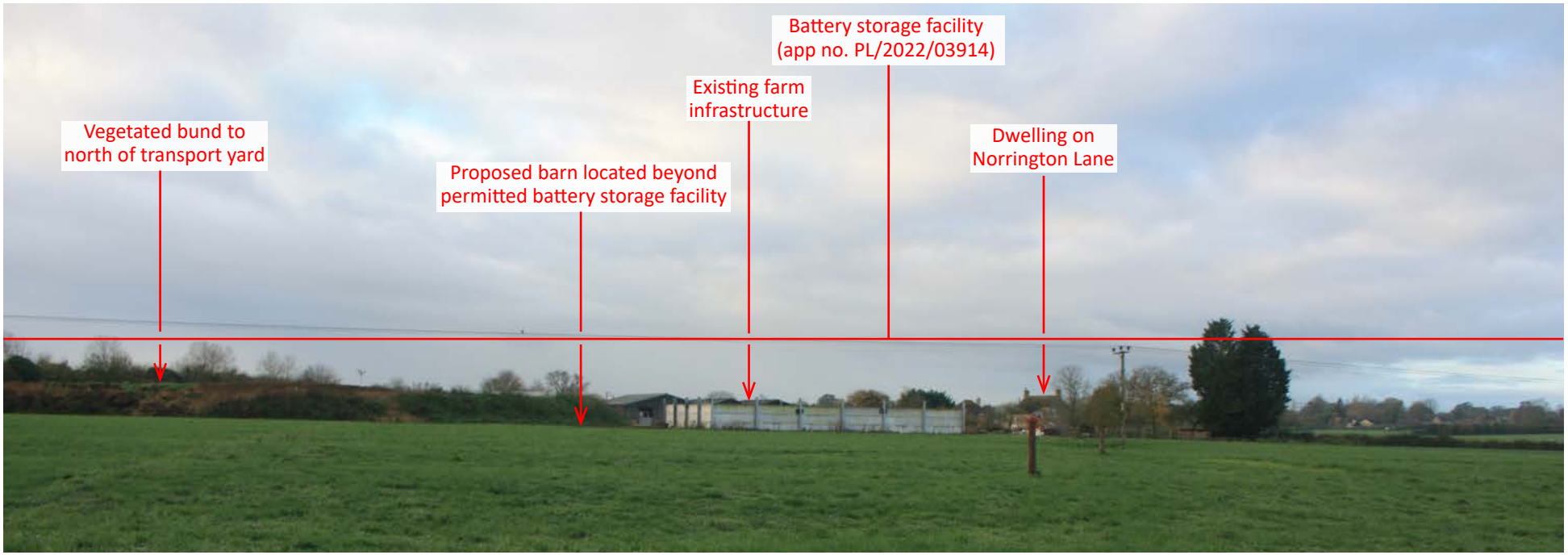
VP: 3	**Viewpoint direction: North-east**	**Approximate distance from site: 395m**
Taken by: ES	**Photograph date: November 2022**	**OS map elevation: Between 40-45m AOD**



VP: 4	**Viewpoint direction: North-east**	**Approximate distance from site: 190m**
Taken by: ES	**Photograph date: November 2022**	**OS map elevation: Between 40-45m AOD**



VP: 5	**Viewpoint direction: North-west**	**Approximate distance from site: 155m**
Taken by: ES	**Photograph date: November 2022**	**OS map elevation: Between 40-45m AOD**



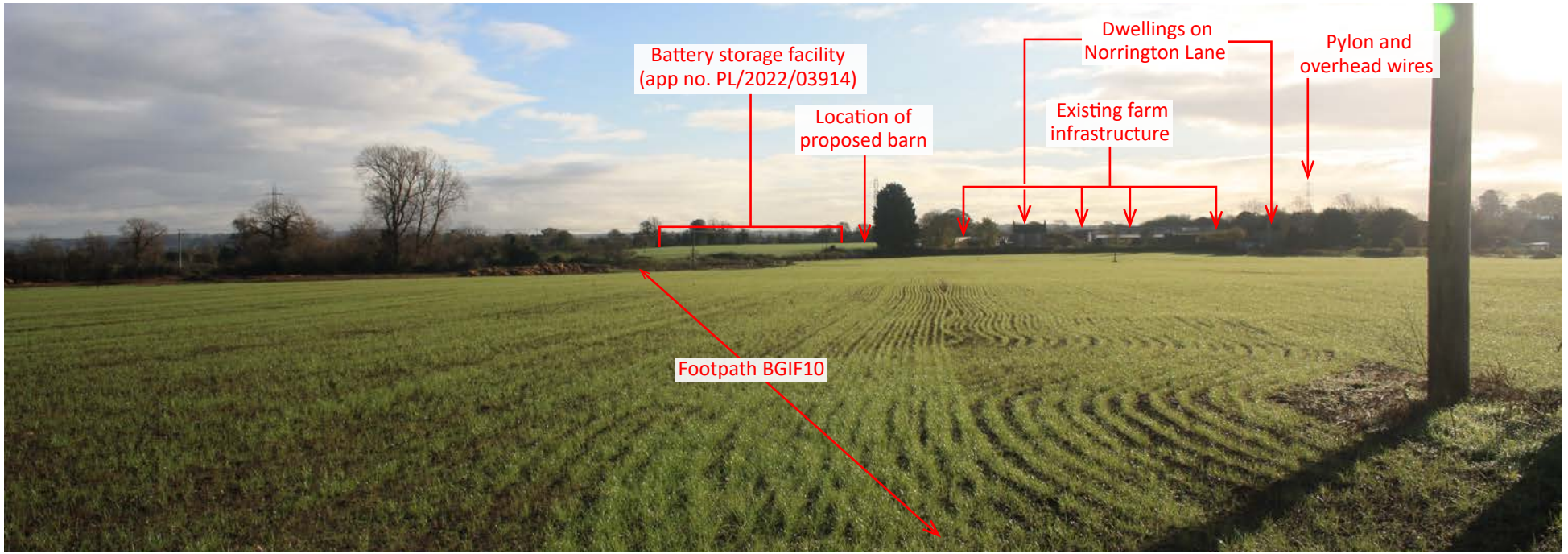
VP: 6	**Viewpoint direction: South-west**	**Approximate distance from site: 130m**
Taken by: ES	**Photograph date: November 2022**	**OS map elevation: Between 40-45m AOD**



VP: 7a	**Viewpoint direction: South-east**	**Approximate distance from site: 120m**
Taken by: ES	**Photograph date: November 2022**	**OS map elevation: Between 40-45m AOD**

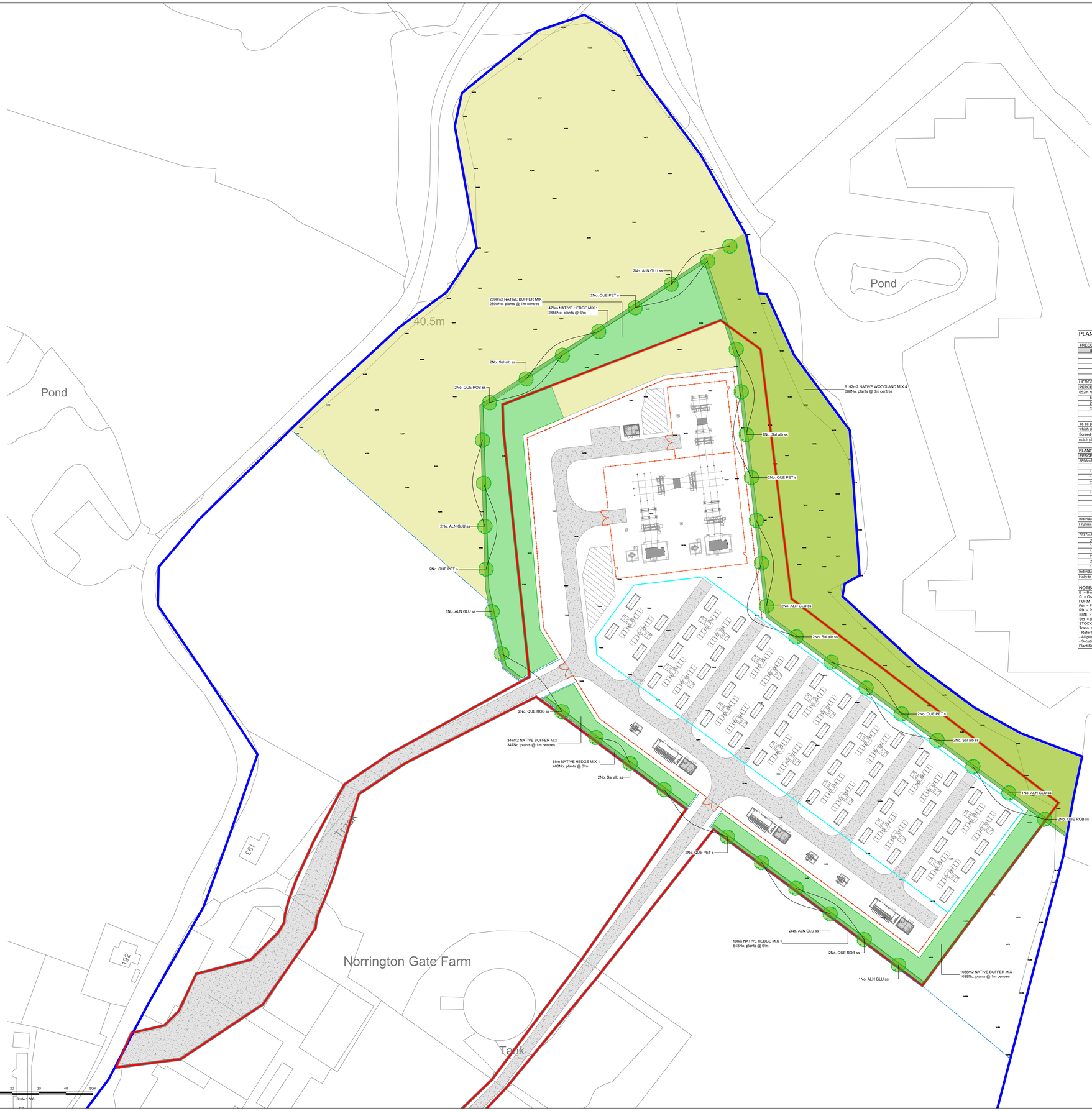


VP: 7b	**Viewpoint direction: South-east**	**Approximate distance from site: 110m**
Taken by: ES	**Photograph date: November 2022**	**OS map elevation: Between 40-45m AOD**



VP: 8	**Viewpoint direction: South-east**	**Approximate distance from site: 360m**
Taken by: ES	**Photograph date: November 2022**	**OS map elevation: Between 45-50m AOD**

APPENDIX 3: PLANTING PROPOSALS FOR BATTERY STORAGE FACILITY APP NO. PL/2022/03914



NOTES

- Do not scale from this drawing
- All dimensions are in meters unless stated otherwise
- This drawing is to be read in conjunction with all relevant drawings and documents associated with this project.
- All surveyed information including levels and layout is provided by others
- All existing and proposed dimensions, levels and locations to be checked and verified by the main contractor on site prior to the commencement of the works and any anomalies reported to the engineer.

KEY

- Boundary of land ownership
- Application boundary
- Proposed 2.4m Palladin fencing.
- Proposed 1.2m Post and rail Stock fencing.
- Acoustic Barrier
- Proposed tree
- Proposed hedges
- Proposed mixed native tree and shrub species mix
- Proposed woodland planting
- Areas managed for biodiversity - wildflora / species rich grassland

PLANT SCHEDULE

TREES

QTY	UNIT	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT	SPECIFICATION
11	No.	ALN GLU ss	Alnus glutinosa	RB	STD	10-12cm	
10	No.	QUE PET s	Quercus petraea	B	STD	100-125cm	1+2;transplant; seed raised
8	No.	QUE ROB ss	Quercus robur	C 25L	STD	10-12cm	
10	No.	Sal alb ss	Salix alba	RB	STD	10-12cm	2x; Selected Standard; clear stem 175-200cm; 4 breaks

HEDGE MIXES

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE	
652m NATIVE HEDGE MIX 1 planted @ 6/m in a Double Staggered Row						
50%	1956	No.	Crataegus monogyna	B Trans	60-80cm	
20%	782	No.	Corylus avellana	B Trans	60-80cm	
20%	782	No.	Cornus sanguinea	B Trans	60-80cm	
5%	196	No.	Ilex aquifolium	C 3L	40-60cm	
5%	196	No.	Rosa carina	B Trans	60-80cm	
To be planted in species groups of approximately 7-9, except for Rosa arvensis,						
which should be in smaller groups of 3 or individually scattered throughout planting area.						
Screed existing vegetation and notch plant in a double staggered row, 450mm between rows, 450mm centres (6no. Per lin.m),						
notch planted with rabbit protection and staked.						

PLANT MIXES

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE		SPECIFICATION
2898m2 NATIVE BUFFER MIX planted @ 1m centres							
5%	143	No.	Acer campestre	B Trans	60-80cm		1+1; Transplant - seed raised
10%	290	No.	Cornus sanguinea	B Trans	60-80cm		1+1; Transplant - seed raised; branched; 3 breaks
15%	435	No.	Corylus avellana	B Trans	60-80cm		1+2; Transplant - seed raised; branched; 3 breaks
28%	811	No.	Crataegus monogyna	B Trans	60-80cm		1+1; Transplant - seed raised
15%	435	No.	Ligustrum vulgare	C 2L	40-60cm		Branched; 3 breaks
10%	290	No.	Ilex aquifolium	C 3L	30-40cm		Leader with laterals
5%	145	No.	Prunus spinosa	B Trans	60-80cm		1+1; Transplant - seed raised; branched; 2 breaks
5%	145	No.	Quercus robur	B Trans	60-80cm		1+2; Transplant - seed raised
2%	58	No.	Rosa carina	B Trans	60-80cm		1+1; Transplant - seed raised; branched; 3 breaks
5%	145	No.	Viburnum opulus	B Trans	60-80cm		1+2; Transplant - seed raised; branched; 3 breaks
Individual varieties to be planted in groups of between 7 and 11, except for Acer and Quercus which should be planted singly.							
Prunus and Rosa to be planted to edge.							
7577m2 NATIVE WOODLAND MIX 4 planted @ 3m centres							
25%	211	No.	Betula pendula	B Trans	40-60cm		
10%	84	No.	Ilex aquifolium	C 2L	30-40cm		Leader with laterals
15%	126	No.	Prunus avium	B Trans	40-60cm		1+1; Transplant
20%	168	No.	Sorbus aucuparia	B Trans	40-60cm		1+1; Transplant
20%	168	No.	Quercus petraea	B FTH	125-150cm		
10%	84	No.	Salix caprea	B Trans	60-80cm		0/1: Cutting
Individual varieties to be planted in groups of between 3 and 7 at varying spacing of 1-7m (3m average) throughout woodland.							
Holly to be planted at 2m centres.							

NOTES AND ABBREVIATIONS

B = Bare root (bagged).
C = Container (or pot) grown, followed by size of the container (or pot).
FORM = Shape of tree as supplied by the nursery.
Fth = Feather.
RB = Rootballed (balled and wrapped).
SIZE = Height or Spread of juvenile plant.
Std = (clear stem) Standard.
STOCK = Root condition/protection method eg Bare root.
Trans = Transplant (or undercut seedling).
- Refer to specification for further information.
- All plants to be completely hardened off.
- Substitutions to be agreed with Landscape Architect.

Plant Schedule generated by "Qscape" software 07/10/2022

Rev	Date	Description	DRA	CHK	APP
PL03	21/12/22	Add Acoustic Fence	CW	RG	RG
PL02	10/10/22	For Planning	JH	CG	CG
PL01	06/10/22	For Planning	JH	CG	CG

Project
Norrington Gate
Battery Storage Site

Client
Arlington Energy

Drawing Title
Landscape Strategy Plan

Scale	Date	Status
1:500@A0	06/10/22	For Planning

Drawn	Designed	Checked	Approved
JH	SH	CG	CG

DWG No. SHF.349.014.ENZ.XX.XX.DR.L.00.001

Revision PL03

enzygo environmental consultants
BRISTOL 01454 269 237 www.enzygo.com
MANCHESTER 0161 413 6444
SHEFFIELD 0114 321 5151 hello@enzygo.com